

**EXHIBIT "C"**

**TECHNICAL REVIEW COMMITTEE**

**COMMENTS**

PLANNING & DEVELOPMENT SERVICES DIVISION  
THOMAS CENTER BUILDING "B"  
306 NE 6<sup>TH</sup> AVENUE (352)334-5023

09/26/2013

# TRC COMMENTS

(CONTINUED)

<b>PETITION NO.</b> CC-13-60 WPP	<b>DATE PLAN RECEIVED:</b> 08/06/2013	<input type="checkbox"/> Concept <input type="checkbox"/> Minor <input checked="" type="checkbox"/> Prelim Dev <input checked="" type="checkbox"/> Final Dev <input type="checkbox"/> Amendment <input type="checkbox"/> Special Use <input type="checkbox"/> Planned <input type="checkbox"/> Design Plat <input type="checkbox"/> Dev <input type="checkbox"/> Other:Land Use
<b>REVIEWING BODY:</b> Technical Review Cmt.	<b>REVIEW DATE:</b> 08/21/2013	
	<b>REVIEW LEVEL:</b> N/A	
<b>REVIEW TYPE:</b>		<input type="checkbox"/> Concept <input type="checkbox"/> Minor <input type="checkbox"/> Dev. <input type="checkbox"/> Minor <input type="checkbox"/> Sub. <input type="checkbox"/> Street <input type="checkbox"/> Vacation <input type="checkbox"/> Other:Land <input type="checkbox"/> Use
<b>PROJECT DESCRIPTION:</b>	Review for <b>Petition CC-13-60 WPP.</b> Scott Stannard, Agent for Commercial Site Solutions, Inc. Requesting a Wellfield Protection Special Use Permit with development plan review to allow construction of a new gasoline service station with underground fuel storage tanks. Zoned: MU-2 (Mixed Use Medium Intensity district). Located at 6360 NW 13 <sup>th</sup> St.	
<b>PROJECT PLANNER:</b>	Lawrence Calderon	
<b>PROJECT LOCATION:</b>	Located at 6360 NW 13 <sup>th</sup> Street.	<b>PROPERTY AGENT:</b> Causseaux, Hewett & Walpole, Inc. agent for Garrison SW 17 <sup>th</sup> Ave.

## RECOMMENDATIONS/REQUIREMENTS/COMMENT

### • Planning Comments

#### Lawrence Calderon, Lead Planner,

1. Your proposed development is in the Wellfield Zone and must be processed as a Wellfield Special Use permit before the City Plan Board and the City Commission. You must demonstrate compliance with the requirements for the Wellfield protection zone. The proposal also triggers compliance with Policy 1.4.9 of the Concurrency Management Element of the Comprehensive Plan which has specific requirements. Additionally, the development must also comply with the general criteria for obtain a Special Use Permit as expressed in Sec. 30-233. I have listed the requirements below for your convenience.
2. The development includes outdoor storage, sales and display of products in front of the store; this service is not permitted in the MU-2 zoning district. You must petition the board for special authorization to operate such facilities. Please submit a request in accordance Sec. 30-67 and the supporting justification.
3. A typical parking space is 8.5 by 18; two feet of the 18-foot parking depth may be accommodated in the area of the front of each parking space. When adjacent to a sidewalk, you may accommodate the two feet as part of the sidewalk width. Parking spaces must meet required dimensions.
4. Staff acknowledges the location of the monument sign; please note that signage approval is not issued during development plan review.
5. The sidewalk should address pedestrian flow at the intersection; at a minimum, please address pedestrian crossing to the central median along NW 23<sup>rd</sup> Street. A refuge area shall be constructed in that median. The same applies to other intersections along 23<sup>rd</sup>, related to the project.

# *TRC COMMENTS*

(CONTINUED)

6. Please address pedestrian and bicycle connectivity to the southwest portion of the site to facilitate future connection to the adjacent site.
7. Please replace the chain-link fence with a different type of material.
8. There is a significant amount of impervious area on the site; can you please explore options of reducing the amount of paving? It appears that some impervious areas can be removed from the edges.
9. Could not find data pertaining to building architecture and glazing.
10. The lighting code referenced in your plans has been replaced with a new ordinance; please see the attached PDF.
11. The light intensities related to the canopy are higher than what is allowed by the code. Canopy lighting must not exceed a maximum of 10 fc; the data shows a range of 11 to 16 fc.
12. The vehicular use area lighting is shown as having a minimum of 0.5fc but the data shows numbers as low as 0.1fc.
13. No spill-over lighting data provided
14. Two light fixtures are located in required landscape islands, we need to evaluate the impact related to landscaping and maintaining the required lighting standards.

## **GRU Comments**

**Ellen Underwood, New Development Coordinator, 393-1644**  
**[underwoodfe@gru.com](mailto:underwoodfe@gru.com)**

Please call me to schedule a Utility Project Meeting. A separate Utility Construction Permit may be required. A rehearsive from electric, natural gas, land rights, water/wastewater and grucom will be present to discuss the project.

## **Russ Ingram, Supervising Engineer Utility Designer, 393-1641**

Based on a review of plans stamped with a receipt date of June 4, 2013, this project meets the criteria for approval of the Well-field Protection Special Use Permit based on the City of Gainesville Code of Ordinances, Chapter 30, Sec. 30-202, (a) (1):

"There is no manufacture, storage, use, or sale of hazardous materials at the site or development as defined and regulated in the Alachua County Hazardous Materials Management Code, other than hazardous materials excluded from the provisions of the Hazardous Materials Management Code, as may be amended from time to time."

Please add the above note to the cover sheet of the plans.

**Fire and Life Safety Services (Approvable)**  
**Steve Hesson, Fire Inspector, 334-5065**

**John Hendrix, Environmental Coordinator**  
**E-mail: [hendrixjw@cityofgainesville.org](mailto:hendrixjw@cityofgainesville.org); Phone: 352-393-8347**

Environmental Comments: Approvable as submitted. John Hendrix, Environmental Coordinator E-mail:

**TRC COMMENTS**

(CONTINUED)

**Concurrency Comments (Approvable subject to below)**  
**Onelia Lazzari, Concurrency Planning, 334-5022**

Sheet 1 of 2

<b>Petition</b>	<u>CC-13-60WSU</u>	<b>Date Received</b>	<u>9/12/13</u>	<input checked="" type="checkbox"/>	Preliminary
<input type="checkbox"/> DRB	<input checked="" type="checkbox"/> PB	<input type="checkbox"/> Other	<b>Review Date</b>	<input checked="" type="checkbox"/>	Final
<b>Project Name</b>	<u>Murphy Oil</u>			<input type="checkbox"/>	Amendment
<b>Location</b>	<u>6360 NW 13<sup>th</sup> Street</u>			<input checked="" type="checkbox"/>	Special Use
<b>Agent/Applicant Name</b>	<u>Commercial Site Solutions</u>			<input type="checkbox"/>	Planned Dev.
<b>Reviewed by</b>	<u>Onelia Lazzari</u>			<input type="checkbox"/>	Design Plat
				<input type="checkbox"/>	Concept

Approvable (as submitted)       Approvable (subject to below)       Insufficient Information

PD Concept (Comments only)       Concept (Comments only)

RECOMMENDATIONS/REQUIREMENTS/COMMENTS
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1. Prior to the issuance of a final development order for this project, the developer must sign a TCEA Zone B Agreement for transportation mitigation based on the net, new average daily trip generation for the development. Please contact Onelia Lazzari at (352) 393-8694 for preparation of the TCEA Zone B Agreement and for a determination of how this development will meet the required TCEA Zone B standards.
2. Please add a Trip Generation note on the site plan coversheet or on Sheet C-4 as follows:
  - a. Show average daily trips, a.m. and p.m. peak hour of adjacent street traffic trips in the note along with any applicable credits (pass-by and redevelopment).
  - b. Please add a note indicating that this development is in Zone B of the City's Transportation Concurrency Exception Area (TCEA).
3. Please remove the references to the County under the site data on the coversheet. Since this development falls within City of Gainesville limits, it is not relevant to include information about County impact fees and County requirements about gas sales.
4. Per Concurrency Management Element Policy 1.5.5, at least 50% of the required street trees along NW 13<sup>th</sup> Street (US 441) must be 65-gallon size or 18 feet tall and 3.5 inch trunk caliper or equivalent in winter-dug and hardened-off balled and burlapped trees. Evergreen or semi-evergreen species are preferred for these larger trees to provide shading along the sidewalk area.
5. Because the trip generation for the gas station is based on the number of fueling positions, please provide evidence that the number of vehicles that can be fueled at the pump stations with both diesel and gasoline will only accommodate 1 vehicle at a time on each side of those pumps. Otherwise, the trip generation will have to be recalculated.

**TRC COMMENTS**

(CONTINUED)

6. Please label the area where a future cross-access connection can be made when redevelopment to the southwest of the site occurs.
7. Please illustrate on the final development plan the inclusion of a pedestrian crosswalk and pedestrian refuge at the location crossing NW 23<sup>rd</sup> Street. That pedestrian crosswalk/refuge shall be subject to the City's Public Works Department inspection and approval and shall be constructed prior to the final certificate of occupancy being issued for the development.
8. The building colors and building materials meet the City's requirements for the TCEA Special Use Permit.

**Building Department Comments****Doug Murdock, Building Official, 334-5050**

No Comments

**Urban Forestry Comments (Approvable with conditions)****Earline Luhrman, Urban Forestry Inspector, 393-8171**

## Plant List

1. Please replace the Drake elm with 'Allee' elm or Winged elm trees.
2. Please replace the Sand Live oak tree with standard Live oak trees.
3. Note concerning GRU easement no trees allowed; however shade trees can be planted on the edge of the GRU easement.

## Clear Zone

1. Trees located near the street shall be planted in locations that meet the clear zone requirements of the city public work department or the maintaining agency.

## Landscaping Notes---Please add

1. Mulch all disturbed areas with a three- (3) inch minimum layer of pine bark mulch
2. All plant material shall be guaranteed one year after acceptance by owner
3. Landscape contractor shall call Nature Operations at (352 393-8171) to schedule an on-site meeting prior to purchasing any plant material.
4. All trees in sod to be in a (4) foot minimum-mulched ring around the newly planted trees
5. All trees planted in sod to have (10) inch plastic protector around trunk base to protect from mowing damage.
6. Trees shall be planted so that the trunk flare is exposed and topmost root in the rootball originating

# TRC COMMENTS

(CONTINUED)

from the trunk is at soil surface or within the top inch of soil on the rootball.

7. The City shall require the rootball/container size of the tree, which takes precedence over the caliper size of the tree.

8. Removal of all construction debris, limerock, excess of builders sand, concrete and mortar debris, existing weeds and grasses, and all foreign materials in the planting bed and sod areas shall be removed and 36" of clean Florida fill of pH 5.5-6.5 shall be installed prior to any installation of plants or trees.

9. Call Nature Operations at (352) 393-8171 for a barricade inspection before clearing and grubbing work begins.

10. Automatic irrigation system should be provided for the development, and provide bubblers by each tree to be installed for the development.

11. Retention areas require pine straw mulch not pine bark mulch.

## Light Fixtures

1. Parking lot lighting locations shall not be in conflict with required trees or any existing trees required to remain on the property.

## Utilities

1. Make certain all utilities are shown on the landscape plan.

## Tree Barricades

1. Protective barriers shall be plainly visible and shall create a continuous boundary around trees or vegetation clusters in order to prevent encroachment by machinery, vehicles or stored materials

2. To further protect tree roots a layer of wood chips at least 8 inches thick shall cover the soil within the barricade.

3. High quality heritage trees shall be protected by galvanized chain link fencing a minimum of 48 inches high, 11-gauge wire, 2 inch mesh size secured with 1-7/8 inch line posts no further than 10 feet apart secured at a depth of 3 feet below the soil line. Corners shall be secured with 2-3/8 inch line post secured to a depth of 4 feet below the soil line.

4. No grade changes shall be made within the protective barrier zone without prior approval of the city manager or designee.

5. Where roots greater than one inch in diameter are damaged or exposed, they shall be cut cleanly and re-covered with soil within one hour of damage or exposure

# TRC COMMENTS

(CONTINUED)

**Public Works Recommendation: APPROVABLE (subject to comments)**

**Requirements: FDOT Approval Required**

Public Works Recommendation: APPROVABLE (subject to comments)

Requirements: FDOT Approval Required, 100-year Critical Duration Analysis Required, Treatment volume must be recovered within 72 hrs. (F.S. of 2), SJRWMD Approval Required

REVIEW SUMMARY: Approvable subject to Roadway-Site Design and Stormwater Management comments.

Comments: STORMWATER MGT Approvable (subject to comments) Reviewed By: Andy Roberts

1. City stormwater requirements are for stormwater management facilities to be designed to attenuate the 100 year critical storm events and not the 25 year storm events. The table provided for the Water Quantity Calculations on page 7 only reports the 25 year storm events. It appears that the 100 year critical storm events were analyzed. Please update the report accordingly. [LDC Sec. 30-270(b)(2)a.5. ; City Of Gainesville Engineering Design & Construction Manual (CoGEDCM) Chapter 4, Table 4.2, pg. 7]

2. The Hogtown Creek Basin criterion is to retain the increase in runoff for the 100 year critical storm events for the first 72 hours following the storm event. This needs to be analyzed for each storm event and then check the volume discharged after 72 hours for the post-developed condition as compared to that of the pre-developed condition. [LDC Sec. 30-270(b)(2)c.1. ; CoGEDCM Chapter 4, Section 4.4, pg. 8]

3. The justification for the elevation for the flood zone being 188.5 is acceptable, but using the stormwater management facilities as the location of the compensating volume is not acceptable. The stormwater management facilities will be attenuating the increased runoff from the development so that same volume cannot be used also to compensate the additional loss in volume in the flood plain. Please update the site design to accommodate the volume needed for the flood plain compensation loss due to fill.

4. The soils report has the seasonal high water table at ground surface to twelve inches below surface. Without more data to verify which is applicable to this site, the more conservative value should be use and would mean that the seasonal high water table should be at the existing ground elevation. The lowest spot elevation on the site is 187.1 and therefore, that should be the elevation for the seasonal high water table. That would then make the bottom of the stormwater management facility six inches below the seasonal high water table and would be a wet facility at times. Please provide additional geotechnical data to support your seasonal high water elevation of 186.00 or re-design the proposed stormwater management system.

5. The required amount of water quality treatment volume per City of Gainesville Engineering Design and Construction Manual is the greater of one inch over the drainage area or 1.25 inches over the impervious area for off-line treatment. For on-line treatment it is the amount of off-line treatment plus an additional 0.5 inches over the drainage area. Please update the calculations and stormwater management system accordingly. [CoGEDCM Chapter 4, Table 4.3, pg. 8]

6. The curve number calculations use the value for Type A soils for the pervious areas (CN=39) when the value for Type B soils is required (CN=80) for good cover. Please update the curve numbers accordingly.

**TRC COMMENTS**

(CONTINUED)

7. The water quality treatment volume is required to be recovered within 72 hours. This is accomplished through the use of perforated under drain and sand filter. The elevation of the under drain is proposed to be 164.00. This is two feet below the seasonal high water table in the design and three feet below what is currently provided by the geotechnical report. This under drain can therefore not be used to recover the required water quality treatment volume as it would be constantly drawing down the seasonal high water table first. Please provide the recovery calculations based on the under drain including the drawdown of the seasonal water table or provide a different recovery method or analysis

8. The proposed under drain will also provide additional discharge from the site that is not included in the attenuation calculations. Please update the results to include this discharge as it appears that all water collected by the stormwater management facility will ultimately be discharged.

9. The provided report and analysis only depicts the attenuation of the design high water elevation and discharge rates provided by the proposed stormwater management facility. The system/facility must also attenuate the discharge volume to be equal to or below the pre-developed amount. Please provide this information. [LDC Sec. 30-270(b)(2)a.5. ; CoGEDCM Chapter 4, Table 4.2, pg. 7]

10. Please provide pipe sizing calculations for the proposed stormwater pipes to meet the City if Gainesville criteria. [CoGEDCM Chapter 4, Table 4.2, pg. 7]

Comments: ROADWAY & SITE DESIGN Approvable (subject to comments) Reviewed By: Rick Melzer

1. An easement may be required for the public sidewalk proposed on private property. FDOT must be consulted for a determination.

Comments: TRANSPORTATION No Comment Reviewed By: Debbie Leistner

Comments: TRANSIT No Comment

Comments: SOLID WASTE No Comment

Comments: SURVEY No Comment

**Community Redevelopment Agency (No Comments)**  
**Kelly Huard Fisher, CRA Project Coordinator, 334-2205**

**Hazardous Materials - ACEPD (INSERT REVIEW RESULT)**  
**Agustin Olmos, Water Resources Supervisor, PE, 264-6800**

See below.



**DEVELOPMENT REVIEW EVALUATION***Hazardous Materials*

ALACHUA COUNTY ENVIRONMENTAL  
PROTECTION DEPARTMENT  
201 SE 2<sup>ND</sup> AVENUE SUITE 201 (352)264-6800

<b>Petition No.</b> CC-13-60 WSP	<b>Date Plan Received:</b>	<b>Review Type:</b> Preliminary
<b>Reviewing Body:</b> Technical Review Committee	<b>Meeting Date:</b>	
<b>Project Description:</b> Murphy Express Gas Station	<b>Project Planner:</b> Lawrence Calderon	
<b>Project Location:</b> Parcel:	<b>Property Owner/Agent:</b>	

 **APPROVABLE**  
(AS SUBMITTED)

 **APPROVABLE**  
(SUBJECT TO BELOW)

 **DISAPPROVED**  
(SEE BASIS FOR DISAPPROVAL)

 **INCOMPLETE**

This review is confined to an evaluation of the project's ability to comply with the requirements of the Hazardous Materials Management Code, Chapter 353, Alachua County Code.

Comments by:

Agustin Olmos, P.E.

**RECOMMENDATIONS/COMMENTS**

Property currently Commercial building and parking lot.

Will require specific plans for the storage tank system including a list of all state approved components to be installed. These documents need to be provided and approved at least 30 days prior to the start of installation activities. Contact: Timothy H. Ramsey, Petroleum Contracts Supervisor- 352-264-6843 if any questions.

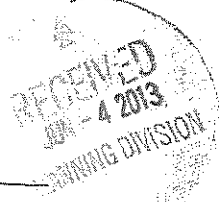
*Basis for Disapproval (If applicable)*



Gus: Requires Wellfield Special Use Permit (Gene Francis)

WELLFIELD PROTECTION PERMIT

Date: 6/1/13



Name of Business: Proposed Murphy Express Gas Station

Wellfield Zone: Primary Secondary X Tertiary (Check One)

Proposed use of building: (Attach a detailed statement regarding the use of the property, why the property should be granted a permit, and addressing each of the (8) findings listed.)

Please indicate the following: Reuse of existing building X New construction
Reuse of existing building/plan: Please attach a layout showing how the building and property will be used. All storage, display, office and parking areas must be shown.
New construction: Please schedule a First Step Meeting (352) 334-5055. Afterwards, submit plans in accordance with instructions given in First Step.

After an assessment by appropriate Gainesville Regional Utilities, Alachua County Environmental, Public Works and Community Development Staff, the City Manager or designee may approve and issue a Wellfield protection permit in the tertiary and secondary zones in accordance with Article VII, Development Review Process, based on the following findings:

- (1) That the proposed use or development will not endanger the city's potable water supply.
(2) That necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development. The development must be connected to the potable water and wastewater system.
(3) That the use or development conforms to the city's comprehensive plan.
(4) That the proposed use complies with all federal, state and local laws, rules, regulations, and ordinances now and hereafter in force which may be applicable to the use of the site.
(5) That there has been proper abandonment, as regulated by the relevant water management district or state agency, of any unused wells or existing septic tanks at the site. An existing septic tank may remain if it is used solely for domestic waste and if it meets all applicable state and local regulations.

(6) That the use is not listed as a use subject to the specially regulated industry use provisions in Section 30-70.

(7) There is no current proposed underground storage of petroleum products and/or hazardous material, as defined in the Alachua County Hazardous Materials Management Code, at the development site.

(8) That the applicant is in compliance with the requirements of the Alachua County Hazardous Materials Management Code, and all applicable state and federal regulations.

Applicant signature [Signature] Date 6-3-13

Official Use Only\*\*\*\*\*

Staff Review (check one):

GRU	Approved <input type="checkbox"/>	Approved w/conditions <input type="checkbox"/>	Denied <input type="checkbox"/>
ACEPD	Approved <input checked="" type="checkbox"/>	Approved w/conditions <input type="checkbox"/>	Denied <input type="checkbox"/>
Planning	Approved <input type="checkbox"/>	Approved w/conditions <input type="checkbox"/>	Denied <input type="checkbox"/>

Approval Staff [Signature] Date 6/13/13

***TRC COMMENTS****(CONTINUED)*

**GPD Crime Prevention Unit Comments (INSERT REVIEW RESULT)  
Insert Name, Title, 334-2385**

Sgt. Jaime Kurnick  
352-393-7750

**Recommendations:**

Provide Adequate lighting around the parking areas and the exterior of the business. White light source is recommended which includes LED or Metal Halide, but any lighting source will work well as long as it meets the needed (FC).

Please ensure that the landscaping will not interfere with the lighting of the parking areas. Trees sometimes encompass the lights which inhibits the lighting of the parking areas.