

Board of County Commissioners
Interoffice-Memorandum

Date: March 4, 2014

To: Scott Brockmeier, Development Services Administrator

From: Kimberly A. Wood, P.E., Chief of Engineering Coordination

Subject: Crump Road Gas Station ~ LSP140004
PID: 12-04-20-018-0000

Public Works has reviewed the project and has the following comments which must be addressed prior to approval;

1. The application calls for a subdivision of property, the applicant must determine how the property is to be subdivided, via a plat or an ASAP one into two lot subdivision. If the applicant is proposing to subdivide the property using the one into two lot subdivision, it should be noted that siteplan approval would be conditional upon the subdivision approval. Also, the ASAP subdivision plans must include any existing easements with the type and recording information and any proposed easements.

If this will be platted then the siteplan application must include a preliminary plat including standard platting information such as;

- a. Unique subdivision name and all lots must be shown, dimensioned, and consecutively numbered, Lots 1 & 2.
 - b. Dedication information must be provided for proposed easements.
 - c. All easements must clearly be identified and dimensioned, if existing then the recording information must be provided.
2. Date on the cover sheet must be updated.
 3. Plans must be revised to note the disposition of the existing structure on the site.
 4. The southernmost drive must be reconfigured as a right in right out only, including a concrete pork chop.
 5. Plans must include a traffic and pedestrian circulation plan for the site. There must be safe pedestrian linkages between uses. In addition, the plans must demonstrate that emergency vehicles have access through the site (BUS 40) and delivery vehicles including semis, tankers, etc. can maneuver through the site and access the loading area without encroaching on parking spaces, curbs or the pump area.
 6. Plans must be revised to show all side streets, driveways etc. within 300 feet of each proposed connection.
 7. Driveway Connection permits must be obtained from Leon County for the connections to Crump Road. Please note minimum driveway culvert size is 18" CMP.
 8. Any stormwater discharges to County right of way will require the applicant to demonstrate that the roadside system has sufficient capacity to handle the discharge.
 9. Plans indicate a roadside ditch will be created along the frontage within the Crump Road right of way, note any work within County right of way will require Engineering review and approval prior to any construction.

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10. Plans indicate stormwater will be directed off site to a proposed drainage easement, how does this water enter the SWMF? Please note that any off-site easements must be recorded prior to siteplan approval. Unless the applicant is proposing to plat the subdivision, in which case the easement can be dedicated by the plat.
11. Sheet 4 of the siteplan includes a detail for sight distance for Williams Landing Road, should be revised for Crump Road and the actual sight triangles should be included on the plan for each driveway.
12. Standard parking spaces are 9' x 18', however there are several shown as 8' x 18', since these do not meet standard dimensions but do meet compact space dimensions they must be labeled/signed as such.
13. Sidewalks must be noted to meet ADA and FDOT standards.
14. The two pavement details appear to be identical, although one is labeled Standard Duty and the other is Heavy Duty, please clarify.
15. Plans must be revised to demonstrate how the dumpster area will be accessed and how the parking spaces on the north side of the building will function when the loading area is occupied.
16. Plans must be revised to include traffic control signage through the parking area particularly for the one way section at the carwash.

Due to the number of outstanding issues Public Works recommends a second ARM Meeting.