

Recommend Approval: _____ Date: _____ Conditional Approval: _____

SITE PLAN DEVELOPMENT REVIEW COMMENTS

Reviewer: Thomas Brown, Jr Phone: 595-3434
DRC Meeting Date: «DRCmeetingdate» Permit (DRC Planning ID) #: «EncompassNumber»
Initial Review Date: «DateReviewed» Engineering Project ID # «EngineeringNumber»
Project Name: «ProjectName»
Project Address: «ProjectAddress»
Applicant's Name & Phone: «Applicant»
Type Submittal: Site Plan (SP)
Mini-Site Plan; Mini-DRC (SPM)

PLEASE ADDRESS THE FOLLOWING COMMENTS:

Part I - Access Management

No comments. No new or modified driveway(s) are proposed.

Note: Since building expansion is expected to increase traffic by more than 50%, access to this site will need to be modified to be in compliance with the Land Development Code (7.11.07B).

1. Please provide the following information, which is needed to review this application:

- Location of all existing and proposed driveways.
- Width of driveways and radius or flare dimensions.
- Type of trucks intended to serve the site. Describe how the trucks will access the site without the need to back into or from the right-of-way.
- Show all existing commercial driveways and/or streets within 125/245/440 feet of the proposed driveway. Proposed driveways need to align with, or be sufficiently offset from, existing driveways and streets.
- Vicinity map scale.

x. Show the driveway radii to be 35 feet. This size is adequate to serve an SU design vehicle within a 24' driveway. If pickup or van-size vehicles will be the largest vehicles, which need to access this site, then 25' radii are adequate.

x. Since _____ has curb & gutter, note or show the use of a *concrete urban flared turnout* per Plan C, Sheet 2 of 6, FDOT Index #515, for the driveway.

x. The proposed driveway, which connects to a paved County road, needs to be paved to the right-of-way line.

x. Describe how the right-of-way for _ will be restored after removal of the existing driveway.

x. Construct a 5' x 55'/70' rectangular asphalt or concrete turnout for the driveway.

x. Note that non-handicap parking space lines will be white.

x. Note or show a 3' transition at the end of the driveway curb & gutter on _ (re: transition detail in FDOT's *Roadway and Traffic Design Standards*, Index #300).

x. Note that all traffic control signs and markings used on the plan will conform with the *Manual On Uniform Traffic Control Devices* (MUTCD), FHWA, latest edition. Reference the sign codes contained in the MUTCD for all traffic control signs. Note the color and size of all pavement markings, referencing details in FDOT's *Roadway and Traffic Design Standards* where applicable.

x. One driveway is sufficient to serve the __ <daily/peak hour> trip ends estimated to be generated/attracted by this site. Since _ is functionally classified as a _, the mobility function of _ needs to be conserved through the application of access management principles.

Construct a __ bound __ turn lane on __ for the __. __ trip ends to __ are estimated for this movement during the afternoon peak hour assuming __% of total trips will originate from the __.

Provide sufficient information with which to properly construct the turn lane on __ (e.g., pavement design and specifications, cross sections, slope, drainage, core samples during construction).

x. Construct a 5'-wide concrete sidewalk along the __ frontage of this site since it is located within 1500 feet of a school [re: ' 7.11.05(A)]. Provide a cross-section of the area between the edge of pavement and right-of-way line which shows where and how the sidewalk will be constructed. Please be advised that the applicant will be responsible for all costs associated with construction of the sidewalk. Dedication of an easement parallel to the right-of-way in which to construct the sidewalk is an option if placement in the right-of-way is a problem.

Construct a 5'-wide concrete sidewalk along the __ frontage of this site to connect with the existing sidewalk along __ [re: ' 7.11.05(A)]. Provide a cross-section of the area between the edge of pavement and right-of-way line which shows where and how the sidewalk will be constructed. Please be advised that the applicant will be responsible for all costs associated with construction of the sidewalk. Dedication of an easement parallel to the right-of-way in which to construct the sidewalk is an option if placement in the right-of-way is a problem.

Provide a pedestrian circulation system (e.g., sidewalks) to allow safe travel between buildings and outparcels.

No entrances or exits shall direct traffic into adjacent residential areas i.e., __ (6.05.1xE).

Provide a copy of the FDOT *Driveway/Connection Application* for the driveway onto _.

[Advisory] A copy of the *Driveway Connection Permit* issued by the FDOT is required prior to issuance of a building permit.

Part II - Right of Way

Reserve any right-of-way needed to widen __ identified in FDOT=s PD&E study. Please contact Mr. Jim DeVries, FDOT Urban Planning Manager, at 934-4030 for information.

The *Pensacola Urbanized Area Transportation Study, 2020 Plan Update*, has identified the need to widen _ in the vicinity of the site to four lanes. More than _ feet of additional right-of-way will very likely be required to construct a 4-lane divided roadway. Right-of-way acquisition associated with the future widening of _ will affect the future internal operation of _. Therefore, reservation of _ feet of right of way or an additional building setback of _ feet to accommodate future roadway improvements is requested.

Escambia County has programmed a project to widen _ to four lanes and has identified the need to acquire _ feet of right of way at this site. Therefore, **reservation** of _ feet of frontage for right of way to accommodate future roadway improvements is required.

x. [Request] The *Escambia County Comprehensive Plan* has functionally classified _ as a **local** road. The County standard right-of-way width for a local road with curb and gutter is 50 feet. Since _ has only _ feet of existing right-of-way, reservation of a _=-wide strip of land for right-of-way to accommodate future roadway improvements is requested.

x. [Request] The *Escambia County Comprehensive Plan* has functionally classified _ as a **local** road. The County standard right-of-way width for a local road with swale drainage is 66 feet. Since _ has only _ feet of existing right-of-way, reservation of a _=-wide strip of land for right-of-way to accommodate future roadway improvements is requested.

x. [Request] The *Escambia County Comprehensive Plan* has functionally classified _ as a **collector** road. The County standard right-of-way width for a collector road is 80 feet. Since _ has only _ feet of existing right-of-way, reservation of a _=-wide strip of land for right-of-way to accommodate future roadway improvements is requested.

x. [Request] The *Escambia County Comprehensive Plan* has functionally classified _ as an **arterial** road. The County standard right-of-way width for an arterial road is 100 feet. Since _ has only _ feet of existing right-of-way, reservation of a _=-wide strip of land for right-of-way to accommodate future roadway improvements is requested.