



Grady Minor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

July 21, 2017

Client Services
Collier County Growth Management
2800 N. Horseshoe Drive
Naples, FL 34104

**RE: Marquesa Isles of Naples, f/k/a County Barn Villas
PL20160002811 PPL Application
RAI No. 3 Response to Comments**

Dear Client Services:

The purpose of this submittal is to respond to your request for additional information dated July 10, 2017.

Enclosed please find the following items:

1. This Response Letter
2. Revised PPL Plans
3. Revised Landscape Plans
4. Copy of Approved Ordinance 2017-31
5. Monitoring Schedule
6. Email from Ray Bellows.

We offer the following in response to your comments:

Rejected Addressing - GIS Review: Annis Moxam

Correction Comment 4:

On the Landscape/Irrigation Plans lots 1-7, street name should be Ariane Drive not Marquesa Circle, please correct.

On Construction Plan sheet 8 of 23 lots 1-7, street name is Ariane Drive not Ariane Circle, please correct.

Response: The street names have been updated as requested.

Rejected Engineering Utilities Review: Brett Rosenblum

Correction Comment 1:

Provide confirmation from Collier County Public Utilities that the downstream wastewater system can accommodate the additional flows from the proposed project and will not adversely impact the downstream wastewater system. Contact Craig Pajer at 252-2554.

Rev 2 - Comment remains. Per response letter, no confirmation was provided. Please provide confirmation from Collier County Public Utilities that the downstream wastewater system can accommodate the additional flows from the proposed project and will not adversely impact the downstream wastewater system.

Rev 3 - Comment remains. Please provide confirmation from Collier County Public Utilities that the downstream wastewater system can accommodate the additional flows from the proposed project and will not adversely impact the downstream wastewater system

Response: Information has been provided to Public Utilities Staff.

Rejected Zoning Review: Christopher Scott

Correction Comment 1:

The property has a companion project that must be approved prior to approval of this application. The property is currently going through a PUD Rezone (PL20160001398) that must be approved prior to approval of this PPL. Upon approval of the PUD, please provide a copy of the PUD Ordinance, update coversheet to reflect correct zoning and ordinance number, and submit the required PUD Monitoring Schedule. At that time, the PPL will be reviewed for consistency with the approved Ordinance. Additional comments may be applicable.

REV2: Comment still applies.

REV3: Please update zoning to County Barn Road RPUD, Ord 17-31 on the coversheet and please provide a PUD Monitoring Schedule.

Response: The Cover Sheet has been updated and a monitoring schedule has been provided with this submittal.

Correction Comment 8:

Please provide the name, alignment, and existing/proposed right-of-way of all internal streets and alleys.

Maximum length of a cul-de-sac is 1000', unless a deviation is approved. The proposed Kerper Circle cul-de-sac is 1143.32' per the submitted plat. The initial PUDZ submittal does not include a deviation from the cul-de-sac length.

REV2: Pending PUDA approval.

REV3: Ord. 17-31 included a deviation to allow cul-de-sacs up to 1,100 feet. The proposed cul-de-sac is 1143.32' exceeds the allowed cul-de-sac length.

Client Services
Marquesa Isles of Naples
July 21, 2017
Page 3 of 3

Response: Please see the attached email from Ray Bellows authorizing the additional cul-de-sac length.

Please feel free to contact me should you require any additional information.

Sincerely,



D. Brent Addison, P.E.
Vice President

DBA/jj