

COLLIER COUNTY
Growth Management Division

December 30, 2014

Davidson Engineering, Inc. Josh Fruth
4365 Radio Road - Suite 201
Naples, FL 34105

FAX - (239) 434-6084

RE: Site Development Plan
PL20130002049
Premier Auto Suites (SDP)

Dear Applicant:

The following comments are provided to you regarding the above referenced project. If you have questions, please contact the appropriate staff member who conducted the review. The project will retain a "HOLD" status until all comments are satisfied.

The following comments need to be addressed as noted:

Rejected Review: Addressing - GIS Review
Reviewed By: Annis Moxam

Please correct/change building letters to building numbers, (Unit numbers are good).

Rejected Review: Engineering Stormwater Review
Reviewed By: Brett Rosenblum

Additional Items that need to be addressed for Engineering Stormwater Review:
This project has a companion Conditional Use application (PL20130002048) that must be approved prior to approval of the SDP.

Additional Comments:

Provide a copy of SFWMD Permit, permit modification, or waiver. Engineering Services Policies and Procedures.

Additional Comments:

Provide handicap striping detail. LDC Exhibit "A"
Sheet 30 – Handicap parking detail striping does not appear to be correct. Please review and revise as applicable.

Additional Comments:

Internal roadways & parking aisles must be at a 25 year, 72 hour storm stage. CC Ordinance 90-10

Minimum drive aisle elevations should be 8.53 ft-NAVD. Revise site grading as applicable.

Additional Comments:

Sheet 35 – In General Note 5, remove reference to City of Naples.

Additional Comments:

Additional Items that need to be addressed for Engineering Stormwater Review:
Provide an engineer's certification that the receiving system has been inspected.

Additional Comments:

Additional Items that need to be addressed for Engineering Stormwater Review:
Confirm the grate elevation of the control structure DS#166. Sheet 6 says 7.25 but sheet 29 says 7.00.

Additional Comments:

Additional Items that need to be addressed for Engineering Stormwater Review:
Confirm the quantities and costs within the cost estimate. The Drainage & Stormwater Management quantities do not match the plans. The plans depict approximately 61 storm structures, but the cost estimate only accounts for 24. Provide an updated signed and sealed cost estimate and additional review and inspection fees as applicable.

Rejected Review: Engineering Transportation Review

Reviewed By: Tom Umscheid

Please change the referenced code; sheet 1 of 36 indicates compliance with the IBC not the FBC as in force at this time.

Additional Comments:

Confirm use and occupancy with the FBC chapter 3; if using storage "S" please confirm if this is low (S-2) or moderate hazard (S-1) or if this will be "U" utility use. If this is for vehicle storage will repairs be taking place in the units, storage of hazardous or flammable materials etc.

Rejected Review: Environmental Review

Reviewed By: David Anthony

Please provide a copy of the approved Conditional Use for the site. The SDP cannot be approved until the C.U. has been approved.

Additional Comments:

Please provide a Preserve Management Plan that addresses Section 3.05.07 H.1.g, numbers i, ii, and xii of the LDC.

Additional Comments:

Principle structures must be setback a minimum of 25 feet from the boundary of preserves and accessory structures, a minimum of 10 feet from the boundary of preserves. Include these setbacks in setback table on the site plans (Sheet 5 of 36). (LDC 3.05.07 H.3 & 3.05.07 H.1 h.)

Rejected Review: Landscape Review

Reviewed By: Daniel Smith

4.06.05 A. and B. Provide general landscaping requirements.

Buttonwoods can only be used for canopy trees if there are overhead utilities. In that case, they must be doubled. If this is not the case, a large canopy trees must be used in the buffers and vehicle use areas.

Additional Comments:

4.06.03 B.1.and 2. Provide interior vehicular use area landscaping, including terminal islands.

All terminal ends of the parking must contain a canopy tree. Please add additional plant material.

Additional Comments:

Miscellaneous Corrections.

Add a note that preserves meet buffers requirements after exotic's are removed.

Additional Comments:

Miscellaneous Corrections.

Please add a detail (TYP.) showing the cross section of the proposed wall and B buffer.

Rejected Review: Transportation Pathways Review

Reviewed By: Matt McLean

Additional Comments- Transportation Pathways Review: Revise crosswalk striping to provide crosswalk parallel 4 ft off stop bar and then perpendicular leading to the central circle.

Additional Comments:

Additional Comments- Transportation Pathways Review: midblock crosswalk striping needs to be revised from H/c parking to Building J without impacting drive aisle.

Rejected Review: Transportation Planning Review

Reviewed By: Stephen Baluch

Right-of-Way (Ordinance 2009-19)

12/19/14 Comments:

1. On plan sheets, identify all streets shown as either “Public” (maintained by public entity) or “Private” (not maintained by public entity).
2. On plan sheet 8 at the entrances on Radio Rd. and Livingston Rd., provide additional striping to restrict pavement widths for the single lane roadway width limited to a maximum width of 14’ per Section III.B.4.b.(pg. 14) of the “Construction Standards Handbook for Work within the Public Right-of Way”. It is recommended that the inbound roadway be striped as two 12-foot lanes, and the outbound roadway be restricted with crosshatching to a single 12-foot wide right-turn only lane.
3. On plan sheet 8 at the entrances on Radio Rd. and Livingston Rd., add signs and pavement markings to indicate right-turn only on the outbound roadways.
4. On plan sheets 11 and 24 at the entrance on Radio Rd., add a note that a County “Permit to Perform Work and/or Maintenance in Public Right-of-Way” is required for work within the ROW on Radio Road.
5. On plan sheet 30, add references to the following FDOT detail index sheets for items within the roadway ROW (<http://www.dot.state.fl.us/rddesign/DS/15/STDs.shtm>):
Index No. 300 – Curb & Curb and Gutter
Index No. 17346 – Special Marking Areas

Additional Comments:

Access lighting (6.06.03)

12/19/14 Comment:

On lighting plan sheets L-3 and L-4, relocate the proposed light poles at the entrance on Radio Rd. off the Radio Rd. ROW.

Additional Comments:

TIS Guidelines (Resolution 06-299)

12/19/14 Comment:

After further consideration of the basis for trip generation, it appears that the use of Land Use Code (LUC) 233 is not compatible with the primary warehousing use of the facility. Please revise the TIS based on trip generation for a more appropriate land use type. Please amend the TIS methodology for County approval prior to preparing the revised TIS report, since an appropriate LUC compatible with the transportation impact fees for warehousing use still requires further review and discussion.

Rejected Review: Zoning Review

Reviewed By: Christopher Scott

This project has a companion Conditional Use application (PL2020130002048) that must be approved prior to approval of the SDP. This comment will remain until the CU is approved. Please be advised that any conditions placed on the development as part of the CU process must be reflected on the SDP.

Additional Comments:

The PUD limits the commercial Floor Area to 20% of the commercial site. This translates to a maximum of 139,130.64 square feet for this 15.97-acre property. As noted in the Zoning Verification Letter (PL20130002532), this maximum square footage applies "to overall quantity of leasable/saleable commercial floor space, including mezzanings, lofts, and similar useable space." The submitted site plan includes 195,494 square feet of leasable/saleable floor space (28.1%), which exceeds the allowed amount.

Additional Comments:

10.02.03.B.1.b.ii.(b)(v) On site plan, in chart form, setbacks & separation of structures required and provided

Please clarify the Minimum Building Separation calculations on Sheet 5. The entry is a series of heights with backslashes (/), but no clear indication of how, or to what buildings, they are applied. Are these minimum required separations, provided separations, or both? To which buildings do these apply? Also, there is a notation: "(Structurally Unified Buildings)" with no other description. Are certain buildings being structurally attached to eliminate the separation requirement? If so, please specify which buildings and show on the Architectural Plans how they are structurally attached buildings.

Additional Comments:

10.02.03.B.1.b.ii.(e)(iv) On Site Plan, location & arrangement of all buildings

Please graphically show separation dimensions between all adjacent buildings; specifically, show dimensions between buildings B and E, B and J, C and J, C and D, and D and E. Also, please identify the rectangle to the north of Building I, Unit 26. If this is a structure, please show separation between this structure and Building I and Building G.

Additional Comments:

The architectural plans show mezzanines within each unit. Please verify whether the mezzanine square footage was included in the LDC square footage calculations. Based on the external footprints provided on the architectural plans, it does not appear the mezzanine square footage is included.

Additional Comments:

10.02.03.B.1.b.ii.(c)(i) On site plan, in chart form, parking summary, type of use

Please specify the use of the structures in determining required parking spaces. The 1:20,000 sf is used for self-storage facilities; however, these units seem to be more substantial than a typical self-storage facility that are typically visited once per month. If using self-storage, please provide justification as to why this facility qualifies as self-storage as opposed to warehouse or other use.

Additional Comments:

10.02.03.B.1.b.ii.(c)(ii) On site plan, in chart form, parking summary, total building sq ft, by

use

Please include the recreational uses in the parking calculations.

Additional Comments:

10.02.03.B.2.e.xiii In SIP packet, Signed & sealed architectural plans, per LDC Section 5.05.08

Architectural plans are incomplete. Please include floor plan for building J, as well as exterior elevations of all facades.

Additional Comments:

10.02.03.B.1.b.ii.(c)(iv) On site plan, in chart form, number of loading spaces if applicable

The plans state loading spaces will be provided in the form of driveways. Minimum loading space size is 10'x20'. Please identify specific areas for loading spaces and show dimensions. Some driveways do not appear to meet minimum sizes.

Additional Comments:

10.02.03.B.1.b.ii.(e)(vii) On Site Plan, show directional movement of internal vehicular traffic and its separation from pedestrian traffic

Please provide directional areas on internal driveways. Is the area around Bldg J one way traffic?

Additional Comments:

10.02.03.B.1.b.ii.(e)(v) On Site Plan, location & configuration of all parking & loading

Please show dimensions of angled parking spaces.

Additional Comments:

10.02.03.B.2.e.x On Site Plan, location & dimensions of trash enclosures

Please provide internal dimension of the trash enclosures, either on the site plan or on the detail on Sheet 30.

Additional Comments:

10.02.03.B.1.b.ii.(e)(v) On Site Plan, location & configuration of all parking & loading

There does not appear to be a terminal landscape island to the north of parking lot adjacent to Building D. Some other terminal landscape islands may be deficient in size.

Additional Comments:

Please identify the structure, if any, in the circle south of the Clubhouse, Bldg J.

Rejected Review: Engineering Utilities Review

Reviewed By: Eric Fey

Utility Ord.7.2.1.-Please submit FDEP application.

Submit the appropriate FDEP applications for the domestic water and fire protection systems or provide verification of exemption.

Additional Comments:

Additional Items that need to be addressed for Engineering Utility Review:

Under “General Use & Irrigation” on page 3 of the Engineer’s Report, provide a discussion of potable water demand.

Additional Comments:

Additional Items that need to be addressed for Engineering Utility Review:

Under “Chlorine Dissipation Analysis” on page 3 of the Engineer’s Report, the reference to Utility Ordinance 98-53 is outdated and should be changed to USM 1.2.1.

Additional Comments:

Additional Items that need to be addressed for Engineering Utility Review:

Submit a hydraulic analysis demonstrating the adequacy of the domestic water system.

Additional Comments:

USM 1.2.1 - Provide chlormine dissipation report in engineers report.

A volumetric analysis was performed. This does not account for uneven flow through the system, which could result in varying travel times to each service connection. Please provide an accounting of the slowest travel time through the system, based on the results of a water model, using average daily (recommended) or peak hour (required) flow. See correction #18 regarding automatic flushing devices.

Additional Comments:

Additional Items that need to be addressed for Engineering Utility Review:

USM 2.3 – Pump station wet well fill time shall not exceed 30 minutes based on design average flow.

Wet well fill time is calculated as 47 minutes. Reduce storage depth and/or wet well diameter.

Note that there is no minimum storage depth per County or FDEP standards. If wet well diameter is reduced, a new utility deviation will be required. Recheck pump duty cycle after reducing storage volume to achieve 30-minute max. fill time.

Additional Comments:

Utility Ord. 8.2.5.h- Submit all pump station information in engineers report and on detail sheet.

Provide detail on the 4.2-CY concrete ballast.

Additional Comments:

Utility Ord 8.1- Submit fixture flows and irrigation flows for meter sizing.
Submit a “Water-Only Meter Application (Potable)” form for the irrigation meter. This form is available on the Collier County Government website (<http://www.colliergov.net/index.aspx?page=1724>).

Additional Comments:

USM.1.6.2-Please provide a Note line on plans on who is too install service lead and meter box.
Sheet 2 – In General Note 12, add “service lead” to the items installed by the Contractor for meters 3” and larger.

Additional Comments:

Utility Ord.8.2.5.d-Note that meter shall be sized by Public Utilities.
Sheet 2 – All meters shall be sized by Public Utilities. Revise General Notes accordingly.

Additional Comments:

Utility Ordinance 8.2.5.b Please include Master Utility Plan.
Sheet 7:

- a) Show the existing sewer leaving existing MH #224.
- b) In the enlarged insert, show the existing gate valves on the 8” water main at Skelly Road.
- c) Show the 1” irrigation meter and service line and the connection to the potable water distribution system, as described in the Engineer’s Report under “General Use & Irrigation.”
- d) Expand the 22’x35’ CUE to include maintenance access to the 3” potable water meter assembly.

Additional Comments:

Additional Items that need to be addressed for Engineering Utility Review:
Permanent structures are proposed on top of platted CUE’s. The CUE's must be vacated prior to SDP approval.

Additional Comments:

Additional Items that need to be addressed for Engineering Utility Review:
USM. 1.2.2 and 2.2.2- Water and force main setbacks (minimum 7.5 ft. setback from centerline of the pipe to residential roadways, curb and gutters, permanent structures, or plantings not specifically allowed by the ordinance).
Trees are proposed within 7.5 feet of proposed water and force mains.

Additional Comments:

Additional Items that need to be addressed for Engineering Utility Review:
USM. 1.2.3 and 1.3- Pipeline Separation Criteria. Verify required horizontal and vertical separation criteria for potable water pipelines relative to wastewater, stormwater, and/or non-potable irrigation water pipelines:

- a) Sheet 13 – Show conflict crossing of 8” WM with 18” RCP between DS #142 and DS #143.
- b) Sheet 17 – Move the 3” WS and 8” WM at the right (east) side of the last conflict (sta. 9+67 and beyond) up to the same elevations shown on sheet 11 to ensure the 18” minimum vertical clearance from the sanitary sewer at the south invert of MH #218.
- c) Sheet 17, 21-26 – The horizontal separation between the 3” WS and the sanitary sewer is less than the minimum standard of 10 feet.
- d) Sheets 17 & 24 – Conflicts are depicted with bends other than 45 degrees. Revise the labels accordingly.
- e) Sheet 18 – Show the sanitary sewer in profile view where it crosses the 3” WS and 8” WM.
- f) Sheet 19 – In the left profile, lower the dip in the 3” WS to maintain 18” min. vertical separation from the 24” RCP at the north invert of DS #126 and show the pipe.
- g) Sheet 20 – The horizontal separation between the 3” WS and the stormwater pipeline is less than the minimum standard of 10 feet.
- h) Sheet 22 – The label for the dips in the 3” WS and the 8” WM is partially outside the viewport.
- i) Sheet 22 – The 3” WS crosses the sewer near sta. 8+45 and appears to have less than the 18” min. vertical separation.
- j) Sheet 24 – Label 18” min. vertical separation where the 3” WS crosses the sewer near sta. 14+20.

Additional Comments:

Additional Items that need to be addressed for Engineering Utility Review:
 USM. 1.2.3- Pipeline Separation Criteria. Verify min. 18” vertical and 5’ horizontal separation criteria for wastewater pipelines relative to stormwater pipelines.

- a) Sheet 17 & 20 – The vertical separation between the sewer and the 14”x23” ERCP at sta. 8+32 (sheet 17) and sta. 4+59 (sheet 20) is less than the minimum standard of 18 inches. Show the ERCP at the conflict on sheet 20.
- b) Sheet 21 – Show the 36” RCP in profile view where it crosses the sewer near sta. 1+65.
- c) Sheet 27 – The horizontal separation between the sewer and adjacent stormwater pipeline is less than the minimum standard of 5 feet.

Additional Comments:

Additional Items that need to be addressed for Engineering Utility Review:
 Tech Specs. 330503 Part 1.3- Address mains under pavement requirements.
 PE tubing beneath pavement should be DR 9 – PR 200. (See Tech. Specs. 330502 1.1 B; Tech. Specs. 330503 1.3 C; Tech. Specs. 331200 2.3 G.4; and Detail W-12, Note 4.D.)

Additional Comments:

Additional Items that need to be addressed for Engineering Utility Review:
 Tech Specs. 330518 Part 3.2.P.2- Address gravity sewer pipe requirements for conflict crossings. Where a water main crosses over a gravity sewer with less than 18” vertical separation or crosses under a sewer, ensure compliance in regard to pipe and backfill materials and note that pipe segments shall be centered at the crossing.

Additional Comments:

USM.1.2.2-Automatic flushing device shall be provided at each dead end of a water main and

also near the mid-point of a looped water main.

Even if the revised chloramine dissipation analysis indicates adequate chloramine residual at full occupancy, a temporary automatic flushing device(s) will be needed until sufficient water consumption is reached. One AFD is required near the water service at the south end of Building I as that is a dead end. Provide others as needed to balance flow through the system.

Additional Comments:

Additional Items that need to be addressed for Engineering Utility Review:

Tech Specs. 022501 Part 3.1.A.1- A temporary blowoff assembly with bacterial sampling point shall be provided for full-bore flushing of each dead end water main and at other locations shown on plans.

Show TBO's w/BSP's as needed to facilitate flushing. At least one will be needed near the water service at the south end of Building I (dead end).

Additional Comments:

USM1.9-Label temporary sample point at the beginning and end of main and/ or every 1000'. Provide and label permanent sample points at the 2/3 point of the project and/ or every 3000'.

Additional Comments:

Additional Items that need to be addressed for Engineering Utility Review:

USM. Policy- Provide C/O every 75 feet.

Laterals are shown deviating around MH #'s 216 and 218A. Revise the alignments to eliminate unnecessary bends and add cleanouts as required per FBC 708.3.3. Consider connecting the laterals to the terminal manholes to minimize bends.

Additional Comments:

Additional Items that need to be addressed for Engineering Utility Review:

USM. 2.1.5- Manhole spacing shall be a maximum 400 ft and placed in roads.

a) Existing MH #224 is located in a proposed median island. Rebuild this manhole in the proposed pavement or obtain a utility deviation from USM 2.1.5.

b) Proposed MH #205 is located in a proposed median island. Move this manhole into the proposed pavement or obtain a utility deviation from USM 2.1.5.

Additional Comments:

Additional Items that need to be addressed for Engineering Utility Review:

To avoid maintenance issues, the change in direction of flow line channels should not exceed 90 degrees, as shown in standard detail WW-15.

Consider reconfiguring the sanitary sewer improvements to avoid severe angles at MH #205 and MH #219.

Additional Comments:

USM.Section 3-Use the latest details and only those which apply to the project.

Provide details G-10, W-2, W-6, and WW-4. Delete details G-2, G-2A, W-5, and W-12.

Additional Comments:

Additional Items that need to be addressed for Engineering Utility Review:

In the design calculations for the grinder pump station, a static head of 26.0 feet is used, but the elevation change from lead pump on elevation to the gravity sewer is approximately 9.25 feet. Also, a tie-in pressure of 5 PSI (11.55 feet) is identified but the 2" force main discharges at atmospheric pressure. Please revise the design calculations and review the pump selection.

Additional Comments:

Additional Items that need to be addressed for Engineering Utility Review:

Sheet 2:

- a) General Note 17 specifies that fire hydrants be within 3 feet of the back of curb line but Utility Detail W-3 requires the auxiliary valve to be within 5 feet of the hydrant. This could result in valve boxes being in the 3' valley gutters proposed throughout the project and/or in fire hydrants being located very close to the roadways. Consider adjusting this note and the hydrant locations so that auxiliary valves will be behind the curb line.
- b) "Water & Sewer Inspection Notes" 3.D. #'s 3-18 are construction related notes, not general inspections.
- c) "Water & Sewer Inspection Notes" 3.D. #'s 8, 16, and 17 are redundant and/or inconsistent with "Potable Water Mains" notes 2 and 3 and "Gravity Sewer Mains" note 1.
- d) Water piping/tubing 3" and smaller shall be AWWA C901 polyethylene, DR 11 – PR 160 (unpaved) or DR 9 – PR 200 (paved). Revise "Water & Sewer Inspection Notes" 3.D. #9 accordingly.

Additional Comments:

Additional Items that need to be addressed for Engineering Utility Review:

Avoid conflicts:

- a) Consider moving stormwater pipes to avoid unnecessary conflicts with proposed water, fire sprinkler, and sewer services. Where crossing beneath a stormwater pipe is necessary, consider showing the services in profile view to help the Contractor identify these locations and avoid relaying pipe.
- b) Sheet 17 – The sewer lateral at the south end of Building I will be in conflict with the 24" RCP at the north invert of DS #126. Consider moving DS #126 to the northwest corner of the intersection and reconnecting it to DS #118 and DS #127 instead of DS #119 and DS #128 and lowering the pipes to pass under the sewer laterals serving Buildings H and I.
- c) Sheet 17 – The sewer lateral at the east end of Building G will be in conflict with the 36" RCP near sta. 9+02. Consider moving DS #129 to the northwest corner of the intersection and reconnecting it to DS #127 and a new junction box between DS #139 and DS #140 instead of DS #128 and DS #141 and lowering the westerly pipe to pass under the sewer lateral serving Building H.
- d) Sheets 17 & 20 – The 3" WS and 8" WM are in conflict at sta. 8+40 (sheet 17) and sta. 4+52 (sheet 20).
- e) Sheet 18 – The auxiliary valve of the fire hydrant assembly at sta. 2+60 will be in conflict with the 18" RCP. Relocate the fire hydrant or the RCP.
- f) Sheet 19 – In the right profile, adjust the 3" WS and 8" WM to avoid a conflict with the sewer lateral at the north end of Building E. Show the lateral with invert elevation at the farthest crossing.

Additional Comments:

Additional Items that need to be addressed for Engineering Utility Review:

Show missing information:

- a) Sheets 11-20 & 25-27 – Show stationing in the plan views.
- b) Sheets 11 & 27 – Show “INV EL OUT (E) = 2.33” for existing MH #224.
- c) Sheets 12 & 25 – Show conflict crossings of 3” WS and 8” WM at sta. 3+08 (sheet 12) and sta. 0+13 (sheet 25).
- d) Sheet 14 – Label the dips in the 3” WS.

Additional Comments:

Additional Items that need to be addressed for Engineering Utility Review:

Correct the following:

- a) Sheet 14 – Provide correct north arrows for both plan views.
- b) Sheet 14 – The gate valve shown on the left (east) side of the 3” WS tee at sta. 11+80 is not shown in plan view.
- c) Sheet 18 – The water service shown in profile view from sta. 0+00 to sta. 0+30 is a 2” WS but is identified as a 3” WS.
- d) Sheet 21 – In the plan view, change “8” FM” to “8” WM” near sta. 4+90.
- e) Sheet 27 – In the profile view, the 36” RCP crossing at sta. 11+80 is shown at inv. el. 1.50 but should be above el. 2.00 per the drainage data table on sheet 6.

Rejected Review: Architectural Review

Reviewed By: Madelin Bunster

5.05.08 C.9.b.i. Primary façades. All exterior façades of freestanding structures, including structures located on outparcels, are considered primary façades and must meet the requirements of this section with respect to the architectural design treatment for primary façades - section 5.05.08 C.2., except for those façades considered secondary façades. Please indicate and label, at least the West-Livingston Road, South-Radio Road, and Northeast- residential facing elevations as primary façades. These elevations facing the roads, considered primary façades, have not been provided for review.

Additional Comments:

5.05.08 D.2.d. Self Storage Buildings. Please identify if the use of the buildings in the project are for self-storage use. If self-storage is the use, then the requirements of Section D.2 shall apply. Primary façade standards can be replaced with the options identified. Please note the option used for each primary façade. In the case that none of the options are met, or if the buildings are not self-storage, then Section 5.05.08 C.2 Primary façade standards must be met.

Additional Comments:

5.05.08 C.2.c. Design features. The design of primary façades must include, at a minimum, two of the following design features identified in LDC section 5.05.08 C.2.c. If the options of Section D.2 are not met, please provide two of the design features for each primary facade for review. Note, for each primary façade: the two design features being provided, the area of the each primary façade (elevation) and areas of glazing (as well as trellises if used).

Additional Comments:

5.05.08 C.5.b. Building Design treatments. Each building must have at least 4 of the 22 optional design treatments on each façade and identified on the drawings (indicate with graphics and text). Please provide and identify, for each individual building elevation, at least four of the design treatments. Please note that windows shown high on several elevations, with sills above 14 feet, labeled display windows as a design treatment, cannot be considered display windows defined as windows used for the display of goods (generally at eye level).

Additional Comments:

Architectural drawings provided do not identify all buildings, interior spaces, and locations of door and window openings. Please provide more detailed information on the floor plans and elevations to include the above information. Also provide a plan and elevations of the building identified as a "Clubhouse" on some drawings. There are also unidentified spaces at the ends of Units A, D, and I without any openings.

Additional Comments:

5.05.08 C.5.c. Highlight on the drawings (using graphics and text) the selection of at least 2 of the 4 site design element options. Please locate and identify the site design elements for the project.

Additional Comments:

5.05.08 C.6. Windows must not be false or applied. Please identify, particularly on the primary facades, the glazing for the windows or if spandrel panels are used. If Section D.2 - Self-storage applies, note use of translucent material at windows openings into the storage areas per 5.05.08 D.2.c.

Additional Comments:

5.05.08 C.9.d.ii. Primary façade standards. Trellis or latticework used as a support for climbing plants may count as window area equal to the plant coverage area. Please identify, using graphics and text, the location, design, and area of any trellises being used on the primary façades.

Additional Comments:

5.05.08 C.10.c.i. Roof treatments. Roof Design Standards. Parapets used to screen mechanical equipment must be no less than the maximum height of the equipment. Please identify, detail, and note any mechanical equipment on the roof, the height of the equipment and the height of the surrounding parapets.

Additional Comments:

5.05.08 C.12.c. Entryway/customer entrance treatment. Multiple-tenant buildings and developments. Please show, using graphics and text, the design and location of the entryway/customer entrance treatment with shaded outdoor community space a minimum of one percent of the total gross floor area of all on-site buildings. The community space shall be

located off, or adjacent to, the main circulation path of the complex and must incorporate benches or other seating components, and be set back from a drive or parking area by a minimum of 15 feet.

Additional Comments:

5.05.08 C.13.b Materials and colors. Exterior building colors. The use of color materials or finish paint above level 8 saturation (chroma) or below lightness level 3 on the Collier County Architectural Color Charts is limited to no more than 10 percent of a façade or the total roof area. The use of naturally occurring materials are permissible, such as marble, granite, and slate and the following man-made materials: silver unpainted metal roofs. The use of florescent colors is prohibited. Please provide color information for the slate roof tiles for review.

Additional Comments:

5.05.08 E.2.c. Pedestrian Pathways. Minimum ratios. Pedestrian pathway connections must be provided from the building to adjacent road pathways at a ratio of one for each vehicular entrance to a project. Drive aisles leading to main entrances must have at least a walkway on one side of the drive isle. Please provide a pedestrian pathway from the buildings to the Livingston Road vehicular entrance.

Additional Comments:

5.05.08 E.3.b. Service function areas and facilities. Buffering and screening standards. Service function areas must be located and screened so that the visual and acoustic impacts of these functions are fully contained and screened from adjacent properties, including public and private streets. Please identify and locate any mechanical or other equipment at grade, if provided, and the requisite screening.

Additional Comments:

5.05.08 E.3.d. Service function areas and facilities. Trash enclosures. For the location, size, and design standards for trash enclosures, see section 5.03.04 Dumpsters. Please provide the colors for the elevations of the trash enclosures.

Additional Comments:

5.05.08 E.4. Fences and walls. Fences forward of the primary facade, excluding chain link, wire mesh and wood are permitted under the following conditions: i. Fences shall not exceed 4 feet in height. ii. The fence provides either an open view at a minimum of 25 percent of its length or provides variation in its height for a minimum of 15 percent of its length with a deviation of at least 12 inches. Landscape drawings identify a 6 foot high fence along the north, northeast, and east property lines. This fence does not appear to be identified on the site/civil drawings. Please coordinate the sets of drawings to match. If a fence is provided on the east side, please note that fences forward of the primary facade are limited to 4 feet in height as detailed in Section 5.03.02.G - Fences and Walls - Supplemental standards for structures subject to Section 5.05.08.

Additional Comments:

5.05.08 E.6.b. Lighting. Shielding standards. Lighting must be designed so as to prevent direct

glare, light spillage and hazardous interference with automotive and pedestrian traffic on adjoining streets and all adjacent properties. Light sources must be concealed or shielded. If site lighting on poles is being proposed, please provide cut sheets of the design of the lighting for review.

Additional Comments:

The architectural drawings show the multiple buildings being phased. If this is planned, please revise site drawings to match and identify/detail the phasing for review.

Additional Comments:

This review shall be considered incomplete pending the receipt of the additional information requested. Future reviews may generate additional corrections.

Additional Comments:

Please provide letter verifying that the project has satisfied Article 7.12 of the Briarwood PUD requiring buildings to comply with the architectural review standards specified by the recorded covenants and deed restrictions that go with the properties, if any.

The following comments are informational and/or may include stipulations:

- Gopher tortoise relocation must be completed by the time of preconstruction meeting. Results of the burrow excavation and the number of tortoises and their commensals that were relocated must be presented at the preconstruction meeting.

When addressing review comments, please provide a cover letter outlining your response to each comment. Include a response to completed reviews with stipulations.

If you have any questions, please contact me at (239) 252-2460.

Sincerely,

Christopher Scott
Principal Planner
Growth Management Division
Development Review