



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

April 9, 2018

Mr. Adam Hall, AICP
Planner
City of Alachua
Planning & Community Development
15100 NW 142nd Terrace
Alachua, FL 32615

Re: Erickson's Way - Final Plat Review

Dear Mr. Hall:

As you requested, our surveying staff has reviewed the Final Plat drawing and accompanied Boundary Survey for the above referenced project. The Plat was dated 4-3-18. We have reviewed the revised drawings to determine if the revisions have satisfactorily addressed the previous comments we provided via our 3-15-18 comment letter. Based on our review the comments have all been addressed and we have no further comments related to the Plat or Boundary Survey.

If we can provide any other services related to this project please let me know.

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 19, 2018

Also sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Review by Development Review Team (DRT) of:
Erickson's Way Minor Subdivision – Final Plat Application

Dear Mr. Sweger:

The application referenced above has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, April 4, 2018**. A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the City Commission. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If your revised application is received by the date specified above, and if your response adequately addresses the following comments, a hearing before the Planning & Zoning Board (PZB) may be scheduled for May 8, 2018.

Please address the following:

1. Concurrency Impact Analysis Report

- a. Table 2 (page 2) of Public Facilities Impact Analysis must include an analysis showing available PM peak trips.

2. Land Rights

- a. Deed references easement for utilities. Please confirm that this easement has been addressed in proposed plat.

3. LDR Compliance

- a. Per Section 7.3.7 (C) and Section 7.3.8 (C), of the City of Alachua Land Development Regulations, please provide written acknowledgment from Alachua County Health Department that all applicable regulations have been met.

- b. The boundary survey indicates the presence of an existing pole barn on subject property. The applicant must provide documentation that pole barn will not be located within any required setback for any proposed lot.
- c. In order to reduce the number of driveway connections to NW 197th Terrace, an ingress/egress easement must be provided on Lot 3 and Lot 4 from the east right of way line of NW 197th Terrace east 100 feet. Access to Lot 1 shall be by a connection shared with and located on Lot 3; access to Lot 2 shall be by a connection shared with and located on Lot 4. Provide a note on Lot 1 and Lot 2 indicating that access to NW 197th Terrace shall be provided by the ingress/egress easement located north/south of the lot.

4. Miscellaneous

- a. Page 1 of Public Facilities Impact Analysis states that an additional "two lots" will be created. Per proposed plat, an additional three lots are being created.

5. Public Services/Fire Marshall/Building Official/Outside Review Comments

- a. Please address comments from JBrown Professional Group in the attached letter, dated March 15, 2018.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

Attachments: Letter from A.J. "Jay" Brown, Jr., P.E., JBrown Professional Group, Inc., dated March 15, 2018

- c. Adam Boukari, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Project File



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March 15, 2018

Mr. Adam Hall, AICP
Planner
City of Alachua
Planning & Community Development
15100 NW 142nd Terrace
Alachua, FL 32615

Re: Erickson's Way - Final Plat Review

Dear Mr. Hall:

As you requested, our surveying staff has reviewed the Final Plat drawing an accompanied Boundary Survey for the above referenced project, prepared by EDA and dated 2-26-18. We have several comments, all minor in nature. The comments are provided below.

Boundary Survey

1. No Comment.

Record Plat

1. Please provide a copy of the Title Opinion Letter for review.
2. Recommend the SW corner be reset as a concrete monument. That is generally the standard monumentation for PRM's.
3. Recommend labeling the individual lot corners with a symbol and including said symbol in legend.
4. Suggest adding PRM = Permanent Reference Monument to the legend.

If the City or the applicant has any questions related to our comments, please feel free to contact us directly to discuss. We are happy to review the revised plat drawings once the comments are addressed. If we can provide any other services related to this project please let me know.

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Erickson's Way

APPLICATION TYPE: Final Plat (Minor Subdivision)

APPLICANT/AGENT: Clay Sweger, AICP, eda, inc.

PROPERTY OWNER: Brian and Heather Russell

DRT MEETING DATE: March 19, 2018

DRT MEETING TYPE: Staff

CURRENT FLUM DESIGNATION: Moderate Density Residential (0 – 4 units/acre)

CURRENT ZONING: Residential Single- Family 1 (RSF-1)

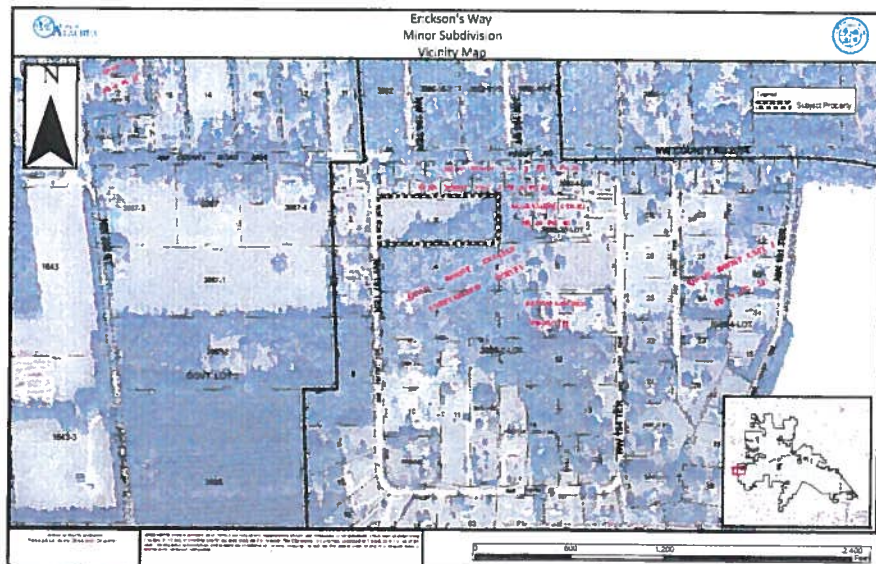
OVERLAY: N/A

ACREAGE: ±5.21 acres

PARCELS: 03986-002-002

PROJECT SUMMARY: Proposed final plat (Minor Subdivision) to replat a 5.21 acre subject property (Parcel No. 03986-002-002), being a portion of Lot 2 of Quail Roost Estates, an unrecorded subdivision, into a total of 4 lots.

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **4:00 PM on Wednesday, April 4, 2018.**



Deficiencies to be Addressed

1. Concurrency Impact Analysis Report

- a. Table 2 (page 2) of Public Facilities Impact Analysis must include an analysis showing available PM peak trips.

2. Land Rights

- a. Deed references easement for utilities. Please confirm that this easement has been addressed in proposed plat.

3. LDR Compliance

- a. Per Section 7.3.7 (C) and Section 7.3.8 (C), of the City of Alachua Land Development Regulations, please provide written acknowledgment from Alachua County Health Department that all applicable regulations have been met.

4. Miscellaneous

- a. Page 1 of Public Facilities Impact Analysis states that an additional "two lots" will be created. Per proposed plat, an additional three lots are being created.

5. Public Services/Fire Marshall/Building Official/Outside Review Comments

- a. Please address comments from JBrown Professional Group in the attached letter, dated March 15, 2018.
- b. Forthcoming comments from Public Services, if any.

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE
COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 4:00
PM ON THE RESUBMISSION DATE OF THURSDAY, APRIL 4, 2018.**



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March 15, 2018

Mr. Adam Hall, AICP
Planner
City of Alachua
Planning & Community Development
15100 NW 142nd Terrace
Alachua, FL 32615

Re: Erickson's Way - Final Plat Review

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1. No Comment.

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1. Please provide a copy of the Title Opinion Letter for review.
2. Recommend the SW corner be reset as a concrete monument. That is generally the standard monumentation for PRM's.
3. Recommend labeling the individual lot corners with a symbol and including said symbol in legend.
4. Suggest adding PRM = Permanent Reference Monument to the legend.

If the City or the applicant has any questions related to our comments, please feel free to contact us directly to discuss. We are happy to review the revised plat drawings once the comments are addressed. If we can provide any other services related to this project please let me know.

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: March 20, 2018

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E. *RJV*
Public Services Director

RE: Erickson's Way – Final Plat (Minor Subdivision)

Public Services have reviewed the Erickson's Way – Final Plat (Minor Subdivision) Plans and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	No Comments.
END OF COMMENTS	

Please advise if you have any questions or require additional information.

Please advise if you have any questions or require additional information.

cc: Adam Hall – AICP Planner
Harry Dillard – Lead Engineering Technician



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 5, 2018

Also sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review of Erickson's Way Subdivision – Final Plat Application

Dear Mr. Sweger:

On February 28, 2018, the City of Alachua received your application for a Minor Subdivision, which proposes to replat a 5.21 acre subject property (Parcel No. 03986-002-002), being a portion of Lot 2 of Quail Roost Estates, an unrecorded subdivision, a 5.21 acre subject parcel into a total of 4 lots.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is **complete**. Detailed comments will be provided at a later date by separate cover or at a DRT Meeting.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File