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March 4, 2022

Ms. Sandy Riffle, CMC
Deputy City Clerk
City of Edgewood
405 Bagshaw Way
Edgewood, FL 32809-3406

**RE: Holden Avenue PD – app – revised plan review
CPH Project No. E7601**

Dear Ms. Riffle;

We are in receipt of the revised plans, received on February 28, 2022, for the above listed project. The submittal includes development plans, landscape plans and a response letter to previous City and CPH comments. The response letter is referencing our comment letters from July of 2021 and September 28, 2021.

Please see our comments below that are a compilation from previous reviews:

- A. The DA states that a maximum of 3 lots shall be allowed to have a minimum lot width of 50 feet, unless specific conditions are met and approved by the City at Development Plan review and if the Developer shows evidence that the reduction of lot sizes allows for historic tree preservation. The plans show 20 50-foot lots. That is an increase of 17 lots. **The Developer will need to provide additional justification in written form for the increase in the number of 50 foot lots.** The written response letter only notes that a change in the number of lots is allowable and the Developer needs to show by competent, substantial evidence that the reduction of lot sizes allows for preservation of historic or specimen trees.
 - B. The DA also states there shall be a minimum of 36 60-foot lots. The plans show a total of 19 60-foot lots. That is a reduction of 17 lots. As noted in comment 1 above, this needs to be justified by the Developer. Is the Developer proposing to amend the DA or request a waiver of this DA requirement? Once resolved, please review and correct note #9 on sheet C-300.
1. Sheet C-000 – the legal description does not match the one shown on the Boundary Survey. There are six parcel ID numbers listed in the title area, but the legal description only lists two parcels.
 2. Sheet C100 – Sheet 1 of Boundary Survey – the survey datum is not stated.
 3. Sheet C101 – what is the developer's position on the gap between the parcels and what is being done to resolve?
 4. Sheet C300 – with the configuration for the parking lot on the southern end of the site. Will there be sufficient room for lush landscaping and a fence between the sidewalk



- and the lot line for Lot 21? Will there need to be some sort of “soft” buffer between the home and the parking lot and sidewalk?
5. Sheet C300 - The tot lot and the covered pavilion are not in the same tract and are on opposite ends of the development. These two features should be adjacent with each other. As an example, if a resident wishes to hold a birthday party for their child, will it be at the tot lot or the pavilion? At either location, they will not have the advantage of the other feature.
 6. Sheet C301 – arrows to be provided per the requirements of OCPW review for proposed bi-directional turn lane.
 7. Sheet C301 - A swale will now be collecting all the runoff from the south half of Holden Avenue and conveying the runoff into the on-site storm water pond. Is that the intent? We will need to see the storm water calculations with the construction plans as part of the review of the pond design and discharge.
 8. Sheet C302 – cul-de-sac will need to be larger to ensure that the fire trucks can maneuver without having to climb the curb.
 9. Sheet C302 – the corner at the exit will need to be softened to allow the fire truck to exit without climbing the “pointed” curb and the median curb.
 10. Sheet C305 - The first lot at the entrance is a 50-foot wide lot. This lot will be considered a corner lot and will need to meet the setback requirements on two sides. Will this lot be large enough for a home to fit? The corner lot, side setback is 15 feet. That leaves 30 feet of width upon which to build.
 11. Sheet C400 – where do the stormwater ponds discharge or do they retain the 100-year storm event?
 12. Sheet C500 – recommend that the water main be extended farther around the cul-de-sac to eliminate all the water service lines crossing the cul-de-sac.

This completes our review of the plan sheets.

Sincerely,
CPH, Inc.

A handwritten signature in cursive script that reads 'Allen C. Lane, Jr.'.

Allen C. Lane, Jr., P.E.
Project Engineer

CC: James Winter, CPH
Ellen Hardgrove, City Planner
File

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