

San Juan Diego Off-Site Parking – 2912 Delaware Ave

January 23, 2015

Site Plan with Conditional Use Application

TRC Project No. 04000015

Response to Comments January 12, 2015 through January 16, 2015

DEPARTMENT OF ENGINEERING

COMMENT 1 Being as Delaware Road is classified as a St. Lucie County Urban Collector road; please verify with St. Lucie County that the existing 60' right-of-way width is sufficient.

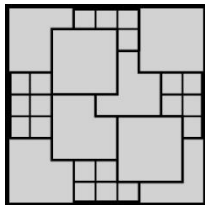
RESPONSE BASED ON 1/23/15 CONVERSATION WITH MR. RON HARRIS, COUNTY SURVEYOR FOR ST. LUCIE COUNTY, THE 60' RIGHT-OF-WAY ON DELAWARE ROAD IS SUFFICIENT.

COMMENT 2 ADA compliant handicapped ramps are required for the sidewalk connections at Citrus/30th and 30th/Delaware.

RESPONSE A NOTE TO REPLACE RAMPS TO COMPLY WITH CURRENT FDOT CURB RAMP REQUIREMENTS REFERENCE FDOT INDEX 304, CR-G WAS ADDED TO THE CIVIL ENGINEERING PLAN.

COMMENT 3 Provide a note on the Site Plan that all construction shall comply with Sections 17 and 22 of the City of Fort Pierce Code of Ordinances.

RESPONSE THE NOTE WAS ADDED TO THE SITE PLAN



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COMMENT 4 Citrus Avenue and South 30th Street currently have 50 feet wide right-of-way widths. In accordance with the City of Fort Pierce Code of Ordinances the minimum right-of-way width for a local road shall be 60 feet. The applicant will be required to provide one half of the required 10' for a total right-of-way easement donation of 5'. A sketch and description along with recent owners and encumbrances search will be required to be submitted at time of Building Permit submittal. Specific information may be obtained from the Planning and Zoning Department.

RESPONSE THE 5' EASEMENT HAS BEEN SHOWN ON THE SITE PLAN.
DOCUMENTATION WILL BE PROVIDED AT TIME OF BUILDING PERMIT SUBMITTAL AS REQUESTED.

COMMENT 5 The Paving, Grading, and Drainage Plan is a conceptual plan at this point and will be reviewed in detail during the Building Permit application process.

RESPONSE ACKNOWLEDGED.

COMMENT 6 Prior to issuance of a building permit the applicant shall have provided the appropriate easement documentation for the sidewalk easement at the southwest corner of the site.

RESPONSE ACKNOWLEDGED.

COMMENT 7 Being as there are multiple platted properties that will be utilized in this development the project will be required to provide a Unity of Title.

RESPONSE ACKNOWLEDGED.

WASTE / WASTEWATER ENGINEERING

COMMENT 1 Owner will need to submit for removal of water, wastewater, gas and electric that may be onsite.

RESPONSE THIS REQUIREMENT WILL BE INCLUDED AS PART OF THE BUILDING PERMIT SUBMITTAL.

ELECTRIC AND GAS ENGINEERING

COMMENT 1 Electric & Gas is available but no additional comments.

RESPONSE ACKNOWLEDGED

GAS

COMMENT 1 Please call for locates make sure there is no gas in the way.
RESPONSE ACKNOWLEDGED

PLANNING DEPARTMENT

COMMENT 1 A pedestrian cross walk should be placed closer to the entrance of the church. Below I provided a rough sketch of where the crosswalk should be placed. Please see Section 22-62: Sidewalks of our Code of Ordinance for more detail.

RESPONSE THE REQUESTED PEDESTRIAN CROSS WALK AND ASSOCIATED SIDEWALKS HAVE BEEN ADDED TO THE SITE PLAN. ALSO, A NOTE HAS BEEN ADDED THAT ALL CONSTRUCTION WILL COMPLY WITH SECTION 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

COMMENT 2 Request the 2-way drive aisle measurements; currently the plan does not indicate the aisle widths.

RESPONSE THE 2-WAY DRIVE AISLE MEASUREMENTS ARE INCLUDED IN THE DIMENSION STRING TO THE RIGHT OF THE SITE PLAN. A CLARIFICATION NOTE, "TYP AT 2-WAY DRIVE AISLE" HAS BEEN ADDED AT THE APPROPRIATE DIMENSIONS.

COMMENT 3 Need verification of the landscape area calculation; currently there is a discrepancy in calculation.

RESPONSE A CLARIFICATION NOTE HAS BEEN ADDED TO THE CALCULATION FOR THE LANDSCAPING INTERIOR TO PARKING AREA.

COMMENT 4 The off-site parking driveway aisles shall be a hardened surface as per engineering requirements. Please see Section 17-29 Paving and Drainage Construction of our Code of Ordinance to assist with materials.

RESPONSE THE SITE PLAN HAS BEEN REVISED TO SHOW ASPHALT-PAVED DRIVE AISLES. ALSO, A NOTE HAS BEEN ADDED THAT ALL CONSTRUCTION WILL COMPLY WITH SECTION 17 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.