



Abraham Chabab, P.E.

5428 NW Edgewater Ave.

Port St. Lucie, FL 34983



Feb. 26, 2016

Kori Benton , Senior Planner
City of Fort Pierce, Planning Dept.
100 N. US#1
Fort Pierce, FL 34954

**RE : Technical Review for St. Andrew's Early Learning Center
Located at 317 S. 2nd Street, Fort Pierce, FL.**

Dear Mr. Benton:

This letter will provide you with the changes that have been recommended by city staff. Outstanding comments have been addressed in the following order:

A-Technical Review Comments, Planning Department:

-Comment 1

Maximum number of students that can be enrolled is 49 and hours of operations are from 7AM to 6PM.

-Comment 2

Hours of operations are as follows:

Students will arrive between 7AM and 8 AM.

Classes are from 8AM to 4PM

Students will leave between 4PM and 6 PM.

-Comment 3

Please see traffic statement.

-Comment 4

We have revised site plan to show 90-degree parking with drop-off and pick-up area. Existing driveway cuts will be utilized with minor changes to the driveway that is located at the south end.

-Comments 5, 6 & 8

It is essential that we provide two driveways with one-way configuration. This is to facilitate drop-off and pick-up area for students on daily basis. Distance between two proposed driveways is 44 feet center to center.

-Comment 7

Pavement markings and signs will be provided for parking areas.

-Comment 9

We do not anticipate "internal capture" to be more than few students per day. This is in reference to students to be escorted by parents or teachers from adjacent campus.

772-878-5079 772-475-6630 Fax 772-785-8291

Email: agchabab1@msn.com

**RE : Technical Review for St. Andrew's Early Learning Center
Located at 317 S. 2nd Street, Fort Pierce, FL.**

B-Technical Review Comments, Engineering Department:

-Comment 1

Signed and sealed survey is enclosed.

-Comment 2

Location Map has been added to site plan.

-Comment 3

Property lines with required information have been added to site plan..

-Comment 4

Distance between two proposed driveways is 44 feet center to center.

-Comment 5

We have revised site plan to show 90-degree parking with drop-off and pick-up area. It is essential that we provide two driveways with one-way configuration. This is to facilitate drop-off and pick-up area for students on daily basis.

-Comment 6

Parking Stall has been revised to reflect 9.5'.

-Comment 7

Please see revised site plan.

-Comment 8

Pavement markings and signs have been added to site plan.

-Comment 9

Please see revised site plan.

-Comment 10

Site data that shows existing and proposed pervious /impervious has been added. We will comply and provide water quality/quantity for additional impervious area.

-Comment 11

Please see revised site plan.

-Comment 12

A note regarding City of Fort Pierce Ordinances Sections 17 and 22 has been added to site plan.

C-Technical Review Comments, FPUA:

-Comment 1

A Transitional Manhole has been added at the south east corner of the property.

We have enclosed the required copies to be distributed for next available staff meeting. Should you have any questions or require additional information, please contact me at your convenience.

Sincerely



Abraham Chabab , P.E.

cc: Mike Menard, Cook & Menard Architecture Inc.