



September 25, 2018

Writers e-mail: [enginpod225@aol.com](mailto:enginpod225@aol.com)

**VIA: HAND DELIVER TO:**

Mr. Vennis Gilmore  
Planning Analyst  
City of Fort Pierce  
Planning Department  
100 North U.S. #1  
Ft. Pierce, Florida 34950

**Subject: The Manor – 4201 South 25<sup>th</sup> Street, City of Fort Pierce, Florida  
Building Permit #1712-0599 – Response to Engineering Division Comments**

Dear Mr. Gilmore;

Enclosed please find ten (10) copies each of the revised Site and Engineering Plans, Landscape, and Boundary & Topographic Survey for The Manor project located at 4201 South 25<sup>th</sup> Street in the City of Fort Pierce, Florida. The plans have been revised in accordance with the comments received from the Technical Review Committee meeting held on September 20, 2018.

**A. Planning Department**

1. Please construct a sidewalk connection to the refuse collection area and a gated entrance for pedestrian access.

*Please be advised that the sidewalk connection to the refuse collection area has been added to the Site Plan. As far as a gated entrance for pedestrian access, please be advised that seeing the driveway access to the facility is not gated, the need for the gate at the pedestrian is not necessary.*

2. Please provide sidewalk connection striping to the entrance of the building for connectivity.

*Sidewalk connection striping has been added to the Site Plan from the front of the building to the pedestrian access connection to South 25<sup>th</sup> St...*

3. Please install a six (6) feet high opaque fence along the western and southern borders of the subject property.

*A fence, 6 ft. high opaque has been added to the site plan as requested.*



**B. St. Lucie County Engineering Division Department**

1. The radius of return on the driveways should be increased to 35 ft.

*Please be the driveway connection radius of returns have been increased to 35 ft.*

2. Additional re-grading of the swales may be required to maintain proper drainage.

*So noted. We will address this matter prior to the preparation of the final application for driveway connection permit.*

3. Provide a cross section of the proposed driveway from the high point to the inside lane of South 25<sup>th</sup> Street.

*Please refer to Sheet 3 of 8 of the revised Engineering Plans for the cross section requested.*

4. The applicant is advised that a Driveway Permit may be required for the proposed driveway improvements. Please contact Mr. Baby Thottakara, P.E. 772-462-2097 for more information.

*So noted.*

5. The applicant is advised that prior to executing any work within the County's road right-of-way, a Right-of-Way (ROW) permit is required. Please include the identification of all drainage structure and pipe information including inverts and sizes in the submittal for the ROW permit.

*So noted.*

**C. St. Lucie County Engineering – Survey Division**

Comments to be responded to by Others.

**D. City of Fort Pierce Engineering Department**

1. The site plan shall be updated to include a note specifying that all construction shall comply with Sections 17 and 22 of the City of Fort Pierce Code of Ordinances. The project will be constructed on Tract 2 and Tract 5; prior to the issuance of a Site Work Permit, a Unity of Title will be required.

*The requested note has been added to the Site Plan. As far as the second portion of this comment is concerned, this parcel is a single parcel and not made up of two separate parcels and a therefore a Unity of Title is not required.*



2. **ADVISORY COMMENT:** The drainage plan is conceptual at this point and will be reviewed in depth at the time of application for Site Work Permit.

*So noted.*

3. **ADVISORY COMMENT:** The applicant shall be made aware that an NPDES NOI Permit along with permits from St. Lucie County and NSLRWCD will be required at the time of application for Site Work Permit.

*So noted.*

If there are any questions or comments with regard to the matters contained herein, please do not hesitate to contact me @ 772-530-8261. Notice to Proceed shall commence upon receipt of a copy of this agreement executed by the parties.

Sincerely,  
**Ladyko Design Group, LLC.**

Richard M. Ladyko, P.E.  
President

cc: Red Lion Construction, LLC



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Richard M. Ladyko, P.E.  
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