



April 30, 2019

Via: *Electronic and Hand Delivery*

Brandon Creagan
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

**Re: Gateway Plaza Wawa – 2111 S. US Highway 1
Technical Review Project # 19-0700002
Development & Design Review – Response to Comments**

Dear Brandon:

On behalf of our client, please find the attached response to comments received on April 17, 2019 for a project known as Gateway Plaza Wawa Design & Development Review. Each comment is identified below followed by a response in ***bold italics***.

PLANNING COMMENTS

1. All parking areas must be lit to a minimum average of 2 foot-candles pursuant to City Code 22-60 (j)(1)(a). Please adjust the lighting plan to reflect this.

RESPONSE: Please see attached revised photometric plans.

2. An irrigation plan will be required at the time of Building Permit pursuant to City Code 22-178(c).

RESPONSE: Please see attached the irrigation plans.

3. The sidewalk along US Highway 1 must be connected with the sidewalk that leads to the front entrance. This can be achieved through additional sidewalks and or painted crosswalk across the site.

RESPONSE: Please see revised site plan which includes sidewalk connection and cross-walk striping.

ENGINEERING COMMENTS

1. Provide a note on the plans that all construction shall comply with the City of Fort Pierce Code of Ordinances Section 17 and 22.

RESPONSE: Please see revised plans. This note has been added.

2. Provide a traffic study in accordance with the City of Fort Pierce Code of Ordinances Section 22-217(f) for a large scale development.

RESPONSE: During the response period of these comments EDC coordinated directly with Fort Peirce Engineering Department, Planning, St. Lucie County, and the Florida Department of Transportation. Revised traffic calculations for ITE land use code 960 have been provided on the updated site plan and capacity analysis. Please see enclosed approval notice from the Engineering Department regarding this item.

FORT PIERCE POLICE DEPARTMENT COMMENTS

1. Does the door that leads out to the north dumpster area have a window in it (like the south rear exit door adjacent to the dumpster)? (If yes, then please disregard comment).

RESPONSE: Per architect coordination the door that leads out to the north dumpster has a window in it. It has 4" x 25" laminated glass.

2. I shall also presume that the door that leads from the outside to the north dumpster area will feature a locking mechanism (if yes, disregard this comment).

RESPONSE: Per architect coordination the door that leads from the outside to the north dumpster area has a locking mechanism.

FPUA COMMENTS

1. FPUA W/WW Engineering: Water and sewer services are available to serve this property. Please submit 3 complete sets of utility construction plans with applicable FPUA details along with a completed commercial service application to Water and Wastewater Engineering for review at 1701 S. 37th Street, Fort Pierce, FL. For more information, please contact us at 772-466-1600 x 3474.

RESPONSE: Acknowledged. Submittal of materials to FPUA will be delivered under separate cover.

2. FPUA Electric & Gas Engineering: Both electric and gas service is available to the site. Utility easements will be required for the proposed FPUA facilities. Please provide AutoCad drawings, electrical plans and gas drawings (if gas service is required).
Approved.

RESPONSE: Acknowledged. Submittal of materials to FPUA will be delivered under separate cover.

We feel the attached adequately addresses staff comments and respectfully request the approval of this project. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,
ENGINEERING DESIGN & CONSTRUCTION, INC.



David Baggett, P.E.
Project Engineer

cc: Scott Kearney - Wawa

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