



TO: City of Fort Pierce Planning Department

300 Orange Ave., Sunrise Ctr. 3rd Floor

FROM: Dylan O'Berry

RE: 1006 Avenue H Site Plan, Duplex Project

This letter is in response to the site plan review comments provided regarding the 1006 Avenue H Site Plan. We have reviewed the comments and addressed them as follows:

1. **Electronic Copy of Certified Survey:** An electronic copy of the certified boundary and topographic survey has been provided.
2. **Plan Sheets C-2 & C-3:**
 - a. The site plan has been revised and replotted at the appropriate scale.
 - b. The required 15' landscape strip, measured from the top of the two retention areas to the North 10th Street and Avenue H rights-of-way, has been provided. The plan now includes clear setback dimensions to verify compliance.
 - c. The drainage plan has been revised to ensure that proposed elevations for the new parking lot correlate with surrounding elevations. Finished grade elevations now correspond to the datum utilized for the existing topographic information.
 - d. A minimum parking lot access aisle width of 26', as referenced in the City of Fort Pierce Code of Ordinances Section 125-315, has been provided. The parking stall lengths may be reduced from 20' to 19', which will provide 2' for utilization as part of the aisle width, as noted.
 - e. A landscape island separating the parking from the Avenue H driveway has been provided.
 - f. The sidewalk has been extended to connect with the handicap access aisle.
 - g. The site plan has been updated to reference the correct legal description, which now notes Lots 1, 2, 3, & 8 of the Englewood Park Subdivision.
 - h. Curbing has been indicated at all landscape islands.
 - i. The required 10' landscape strip between the vehicular use area (driveway) and the eastern retention area has been provided.

j. The Site Data has been verified and corrected. The accurate building coverage and pavement area percentages are now reflected on the plan.

3. Plan Sheets LS-1 & IR-1:

a. The landscape plan has been revised to address the previous comment. The plantings of the Laurel/Live Oak and Mahogany trees along Avenue H have been relocated to provide a minimum horizontal clearance of 40' from existing overhead electrical lines.

b. The tree/plant species of "FB," "IM," "SA," "LO," & "SS" as shown on sheet LS-1, have been identified.

c. The landscaping shown on plan sheet IR-1 now matches what is depicted on plan sheet LS-1.

4. Advisory Comments:

a. Prior to any site clearing activities, the applicant will provide a copy of the tree mitigation plan addressing impacts to the existing native trees located on site.

b. The drainage plan has been reviewed conceptually and will be reviewed in depth at the time of DPCR application.

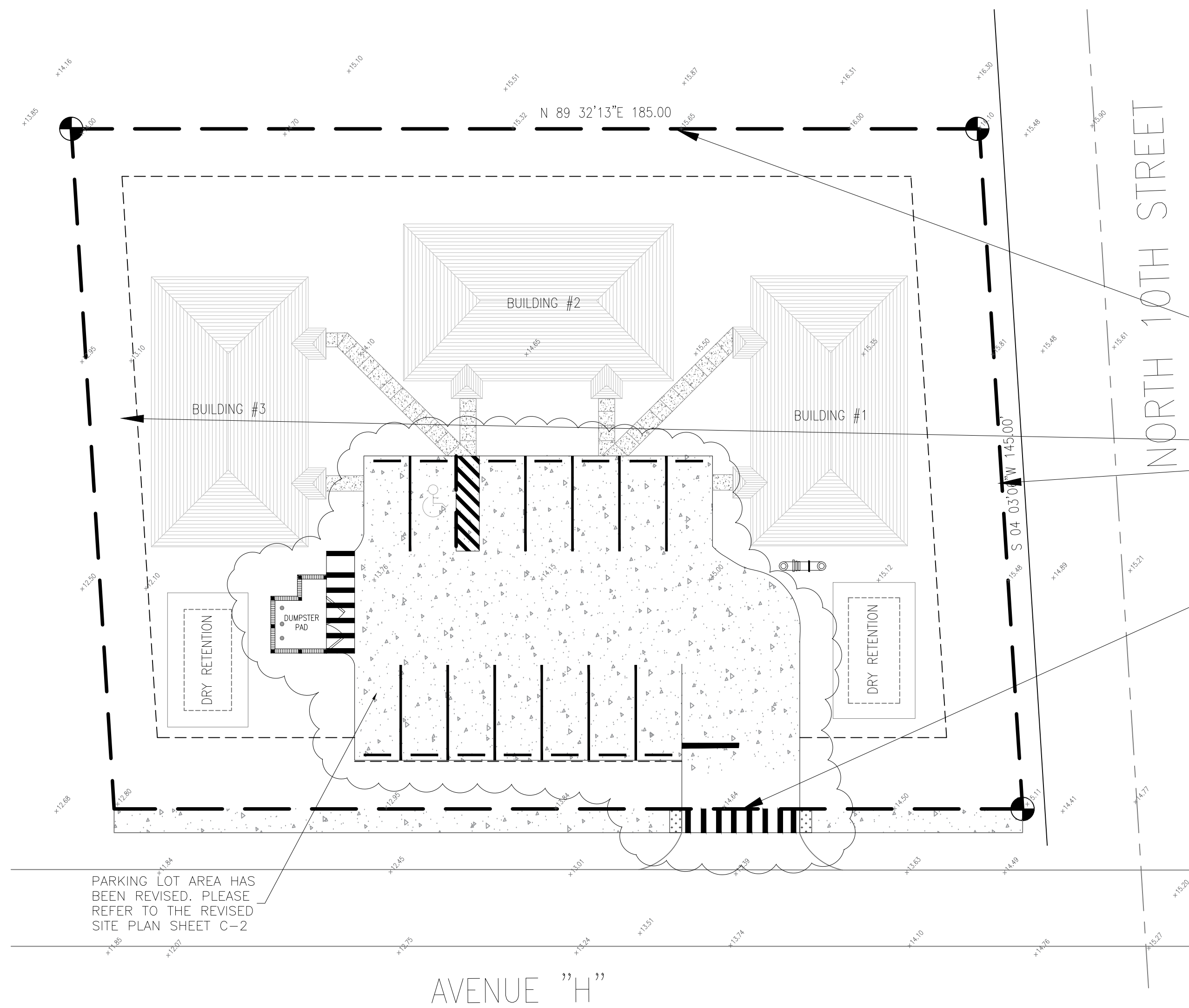
We believe that these revisions and responses adequately address the comments provided. We respectfully request your continued review and approval of the 1006 Avenue H Site Plan.

Sincerely,

Bart O'Brien, Office Manager
Art of Engineering, Inc.
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SITE DEMOLITION & EROSION CONTROL NOTES

- (1) CONTRACTOR SHALL FIELD VERIFY THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF DEMOLITION AND CONSTRUCTION ACTIVITIES.
- (2) EROSION AND SEDIMENT CONTROL DEVICES AND OTHER NECESSARY MEASURES ARE TO BE IMPLEMENTED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SATISFACTORY COMPLETION OF ALL WORK SPECIFIED.
- (3) ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS OF CITY, COUNTY, SIRWMD AND FDOT.
- (4) SOIL MATERIAL FROM THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS AND PONDS.
- (5) DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF THESE EFFORTS AND TO MAKE ADJUSTMENTS AS NECESSARY.
- (6) ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING STATE, COUNTY, CITY OR PRIVATE ROADS AND FACILITIES FROM THIS SITE DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
- (7) EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE FDOT ROADWAY & TRAFFIC DESIGN STANDARDS MANUAL, INDEX 102.
- (8) SILT FENCE LOCATION SHOWN ON PLAN IS THE MINIMUM EROSION AND SEDIMENTARY CONTROL MEASURE TO BE CONSTRUCTED. ADDITIONAL EROSION CONTROL MEASURES MUST BE LOCATED AS NEEDED DEPENDING ON THE ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.
- (9) CONTRACTOR SHALL OBTAIN PHOTOGRAPHIC RECORDS OF THE EXISTING SITE AND PERIMETER FACILITIES CONDITION PRIOR TO BEGINNING ANY SITE WORK.



1

SCALE: 1" = 20'

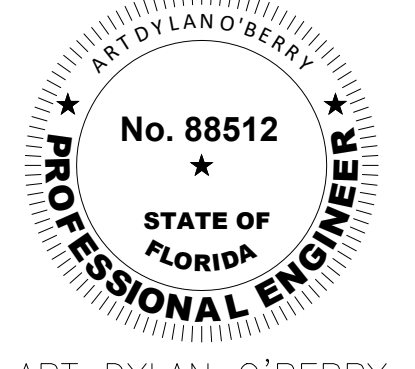
ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 119 AND 125

PLEASE REFER TO SHEET 9 (CD-1) FOR EROSION CONTROL NOTES AND DETAILS

EROSION CONTROL/DEMOLITION/REMOVAL NOTES:
CITY OF FORT PIERCE CODE ORDINANCE, SECTION 107-7.

- 1- INSTALL SILT FENCE PER 1-ETAIL SHOWN ON THIS SHEET;
- 2- REMOVE ALL WITHIN THE LIMITS OF THE BUILDING;
- 3- REMOVE SHRUBBERY AND TREES;
- 4- REMOVE CURB WITHIN THE LIMITS OF THE SITE IMPROVEMENTS SHOWN ON THIS SHEET
- 5- PROTECT ALL WATER, SEWER MAIN PIPING;

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CONSULTING GROUP

PERMITS REQUIRED

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PERMIT #

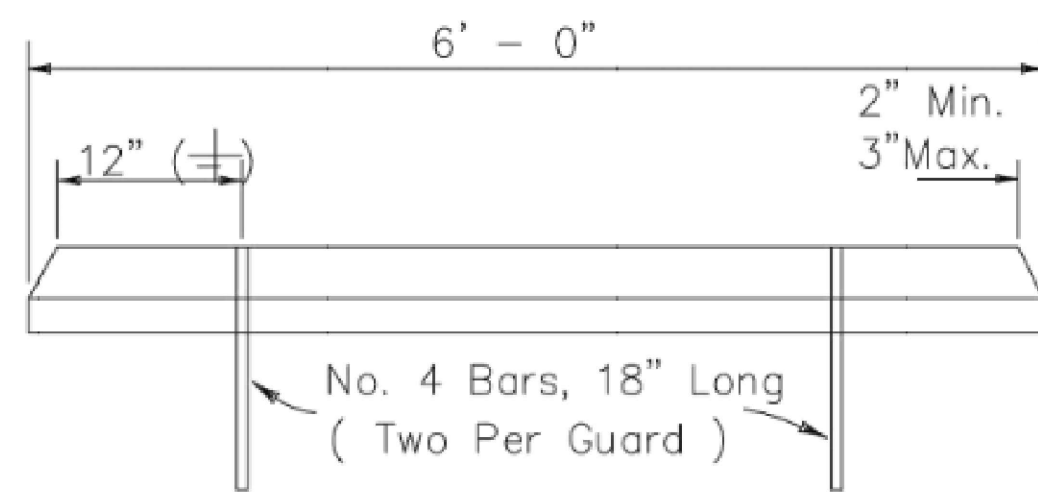
NO.	REVISIONS	DATE

Dylan O'Berry

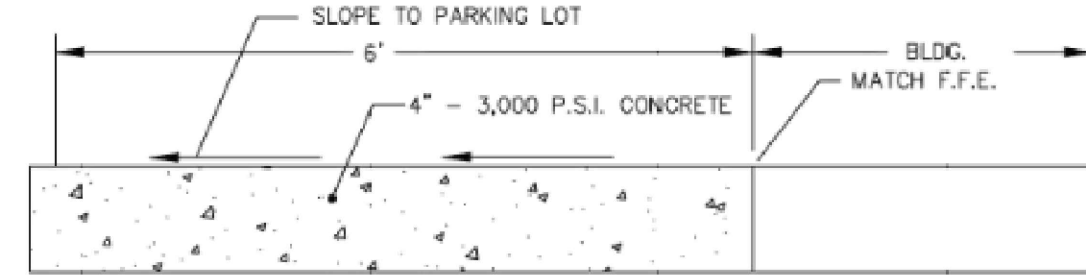
ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

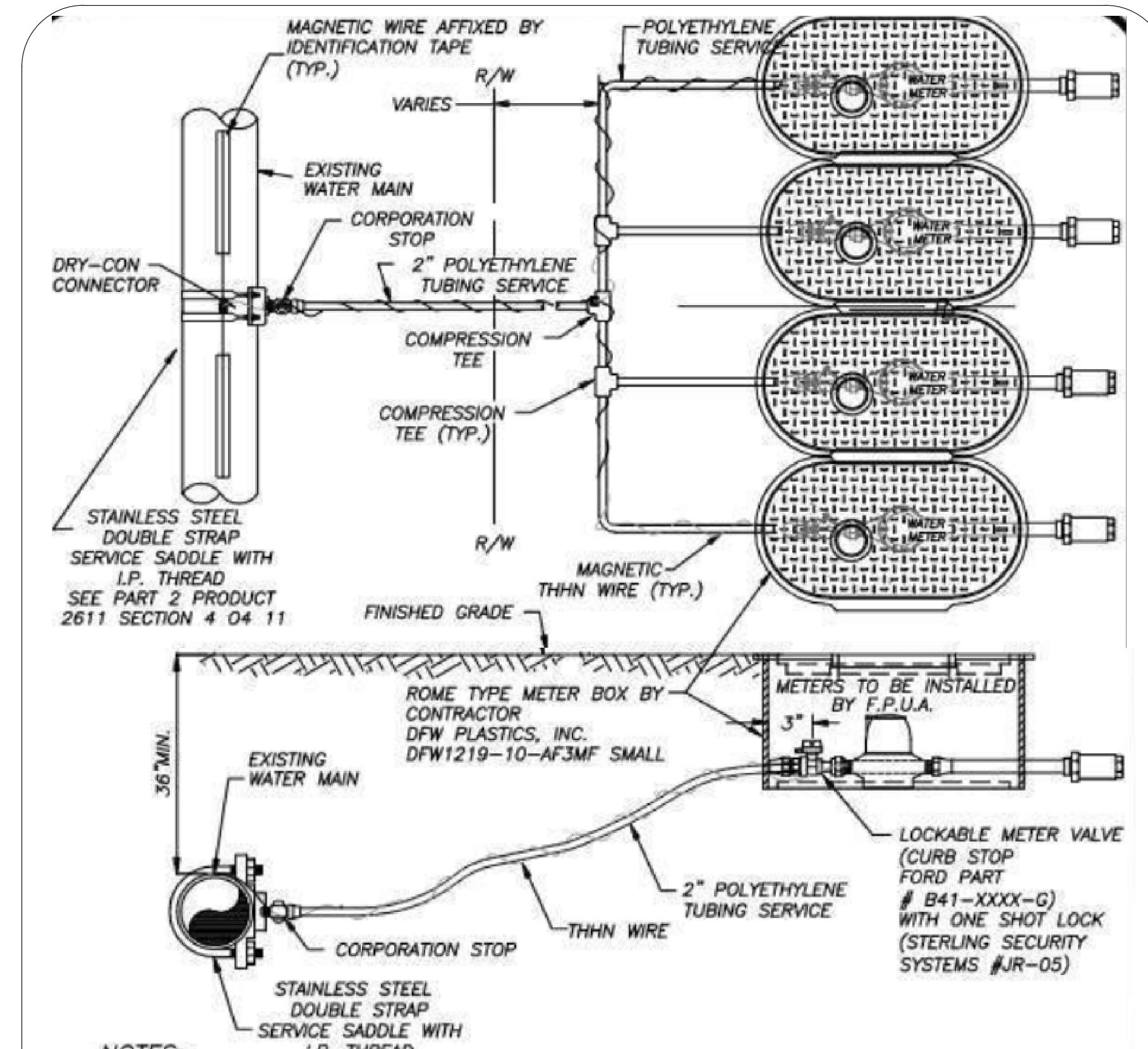
SHEET TITLE DEMO & EROSION CONTROL PLAN	
DATE 01/22/2025	SHEET C-1
SCALE N/A	
DRAWN BY DC	



A WHEEL STOP
SCALE: NONE



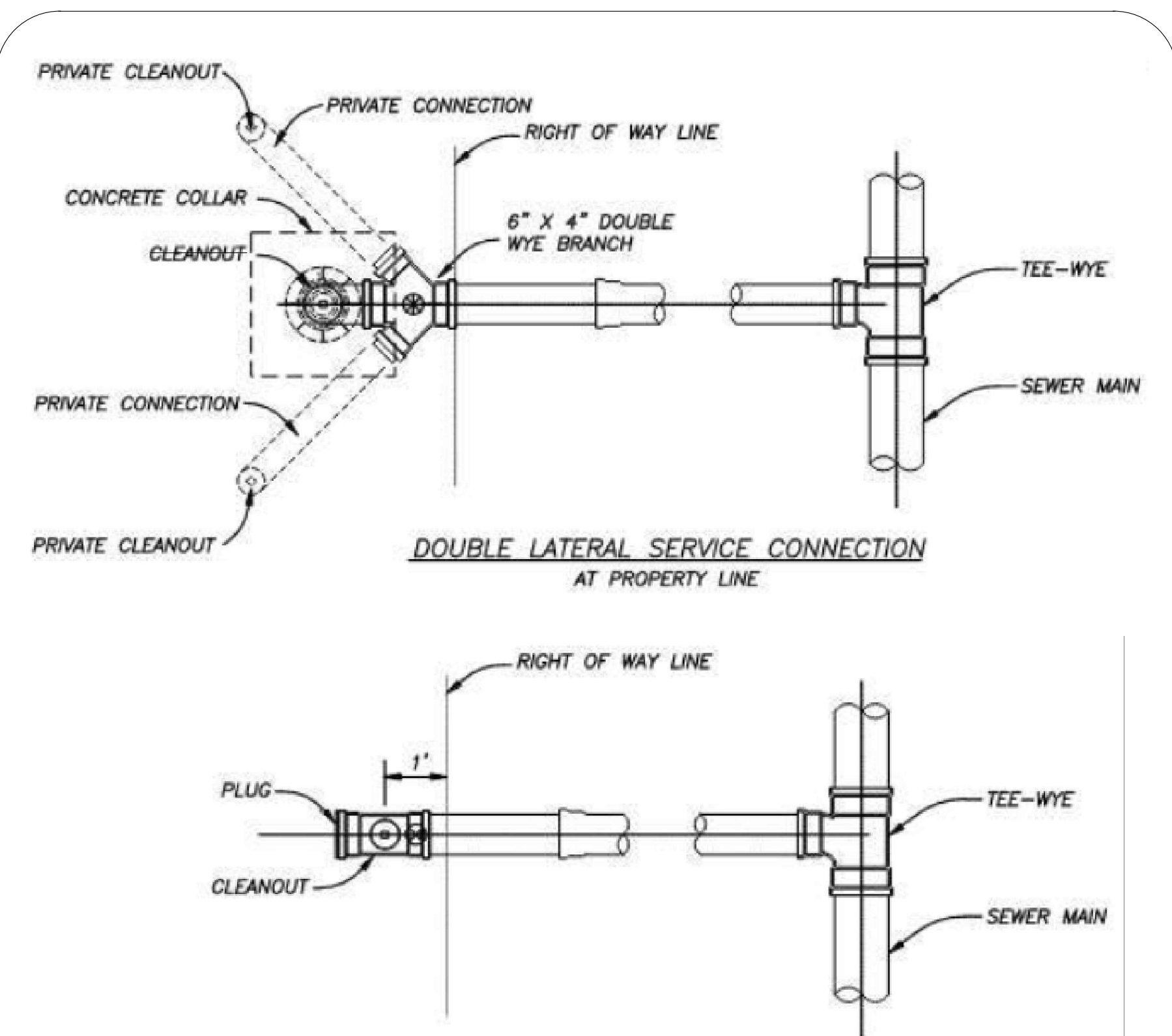
B CONC. SIDEWALK
SCALE: NONE



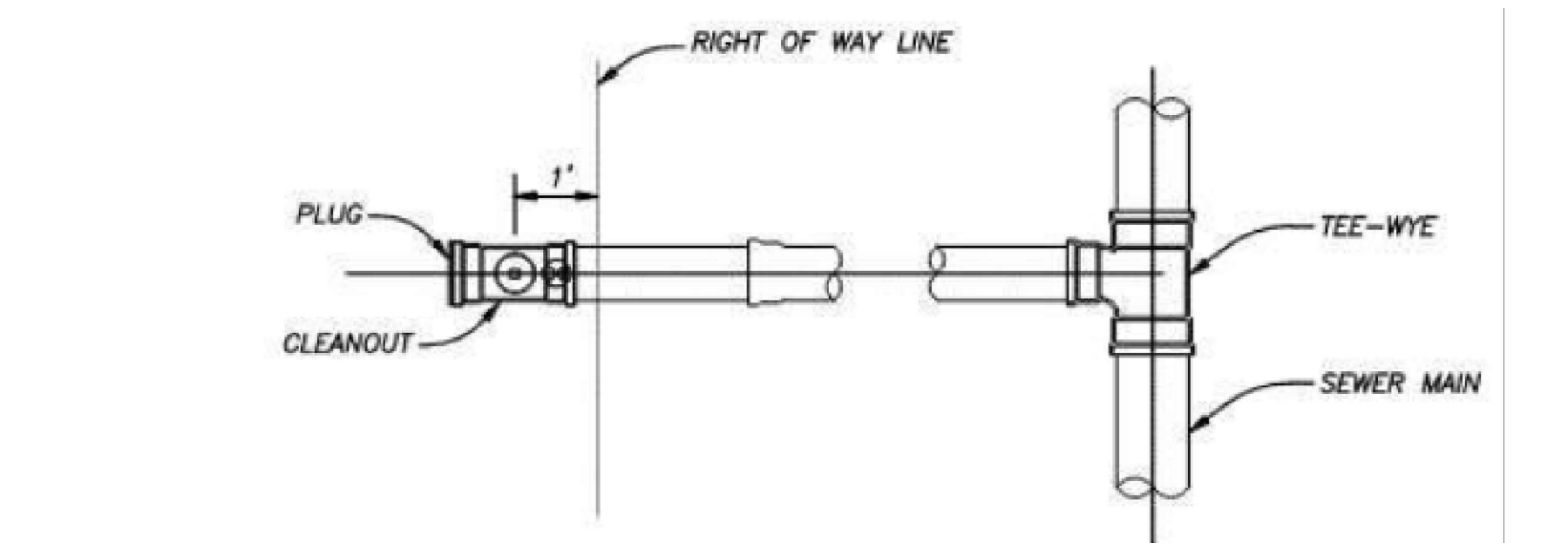
- NOTES:**
1. BLUE 10 GAUGE THIN WIRE SHALL BE ATTACHED TO THE SERVICE LINE AND RUN TO OUTER METERS ONLY.
 2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
 3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
 4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

TYPICAL MULTIPLE WATER SERVICE CONNECTION
(N.T.S.)

	TYPICAL MULTIPLE WATER SERVICE CONNECTION		W-4	
	DATE: 02-09	DESIGN: JLC	BY: JLC	APPD: JLC
DESIGNED: JLC	REVISION:	COMPUTER FILE #	WATER/WASTEWATER ENGINEERING	
DRAWN BY: JLC	SCALE: N.T.S.	WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY	
SCALE: N.T.S.	DATE: 2010	SHEET 1 OF 1		



DOUBLE LATERAL SERVICE CONNECTION AT PROPERTY LINE

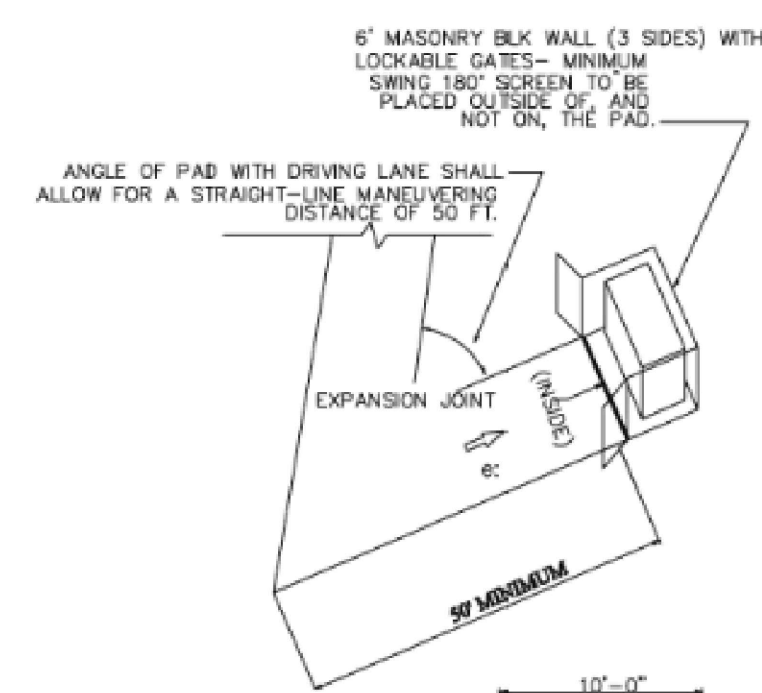


SINGLE SERVICE LATERAL CONNECTION

⊕ = BALL TYPE WASTEWATER LOCATOR INSTALLED ABOVE THIS POINT
BALL BY 3M CORP. OR APPROVED EQUAL
SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

SERVICE CONNECTION
(N.T.S.)

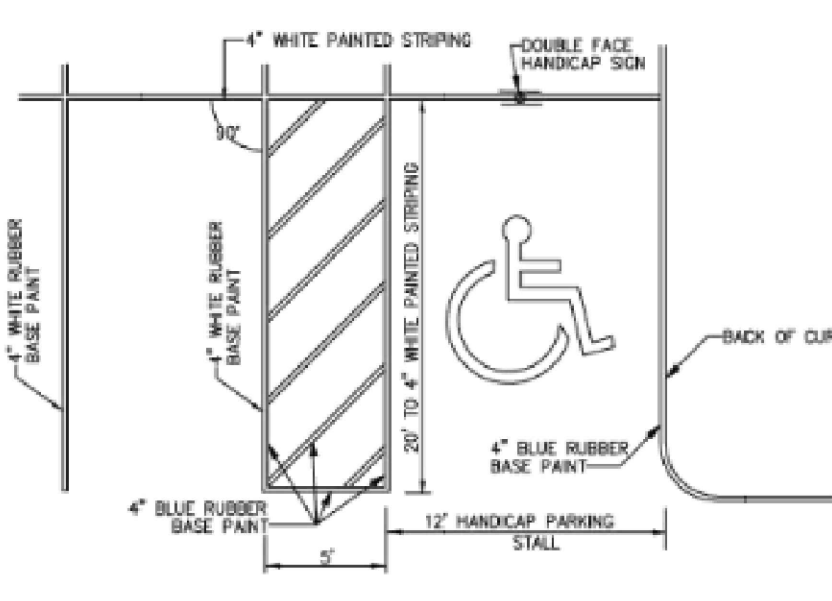
	SERVICE CONNECTION WASTEWATER		S-3	
	DATE: 02-09	DESIGN: JLC	BY: JLC	APPD: JLC
DESIGNED: JLC	REVISION:	COMPUTER FILE #	WATER/WASTEWATER ENGINEERING	
DRAWN BY: JLC	SCALE: N.T.S.	SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY	
SCALE: N.T.S.	DATE: 2010	SHEET 1 OF 1		



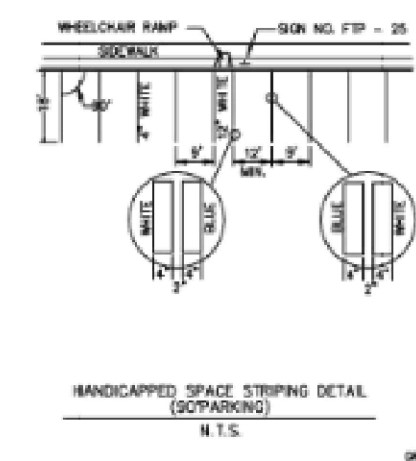
D DUMPSTER PAD STALL DETAIL
SCALE: NONE

3000 PSI CONCRETE
3/8" REBAR-12" O.C.E.W.
(OR 6"x6"-10"x10" WIRE MESH)

DUMPSTER PAD
NOT TO SCALE



G HANDICAP PARKING STALL DETAIL
SCALE: NONE

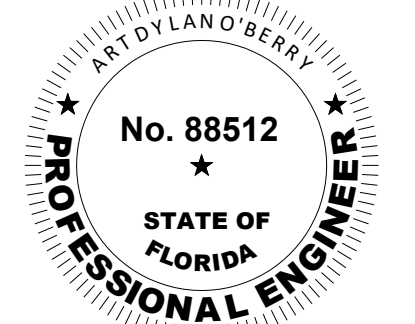


PAVEMENT MARKING FOR WHEELCHAIR RAMPS
N.T.S.

H HANDICAP PARKING SIGN DETAIL
SCALE: NONE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE ORDINANCES SECTION 119 AND 125

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PERMIT #

NO.	REVISIONS	DATE
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Dylan O'Berry
ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLIX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST. LUCIE COUNTY

SHEET TITLE DETAILS	
DATE 01/22/2025	SHEET
SCALE N/A	C-4
DRAWN BY DC	

Not needed for this resubmittal at this time.

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