CAPTEC Engineering, Inc.
Civil Engineering Professionals

April 10, 2019
1767

Mr. Kevin Freeman
Development Director
Development Department
City of Stuart
121 SW Flagler Avenue
Stuart, Florida 34994

RE: North Point Development
City of Stuart Comments Response Submittal

Dear Mr. Freeman:

The following revised project information is hereby provided in response to the City of Stuart Commission request to incorporate an 8' wide sidewalk along the western property boundary. The requested sidewalk has been added from the proposed project entrance, south to the northern end of the existing guardrail at the drawbridge. Enclosed please find one (1) hard copy of the materials listed below in addition to a CD copy of all materials.

- Revised Item 2: Urban Code Conditional Use Justification Statement (revised to include updated parking count and building area)
- Revised Item 3: Drainage Statement
- Revised Item 6: Site Plan
- Revised Item 7: Paving and Drainage Plan
- Revised Item 8: Utilities Plan
- Revised Item 9: Landscape Plan
- Revised Item 11: Architectural Elevations and Floor Plans
- Item 12: Autoturn Plan for Fire Truck

Also provided is a sign schematic.

Please be advised that in order to accommodate the 8' wide sidewalk, the following modifications were made to the proposed site plan.

- The office building footprint was modified, but the total square footage remains 10,100 SF.
- The retail area has been reduced from 2,000 SF to 1,338 SF
- The total number of required parking spaces was reduced from 162 to 158 spaces
- The total number of provided parking spaces was reduced from 165 to 164 spaces (public parking spaces reduced from 54 spaces to 52 spaces due to addition of additional exit lane at project entrance)
- The dumpster locations have been adjusted, but two (2) double-dumpster enclosures are still provided

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It is our understanding that this project will be scheduled for the April 22, 2019 City of Stuart Commission Meeting. Should you have any questions or require additional information, please do not hesitate to contact Teri Andre, P.E. or me.
Sincerely,

Joseph W. Capra, P.E.
President

JWC/kk
Enclosures

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