VIA EMAIL

January 31, 2020

Tom Reetz
Senior Planner
City of Stuart Planning Department
49 Flagler Avenue
Stuart, Florida

Re: Stuart Ocean Townhomes -RPUD Rezoning & Major Development Site Plan
3rd Resubmittal - Response Letter

Our Ref #: 19005

Dear Tom,

Below, please see responses to 2nd round of comments received from staff regarding Public Works and Fire Department comments on 1-29-20. Please let me know if you have any questions or would like to discuss in more detail. Thank you.

Fire Department

1. FFPC 6th edition, NFPA 1 18.5.1 Fire hydrants shall be provided in accordance with Section 18.5 for all new buildings, or buildings relocated into the jurisdiction unless otherwise permitted by 18.5.1.1 or 18.5.1.2. NFPA 1 18.5.1.4 The distances specified in Section 18.5 shall be measured along the fire department access roads in accordance with 18.2.3.

Response: Acknowledged. The plans have been updated to ensure hydrant have been provided in accordance with Section 18.5 of FFPC 6th Edition. Please see attached sheets C-10.0, C-10.1, TR-1 and TR-2.

2. Curbs at the turn arounds shall be mountable curbs.

Response: The curbs at the turn arounds shall be mountable Type E curbs. Please see attached sheet C-5.1, 5.2 & 5.5.

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Public Works

1. WATER- The proposed water supply connection is not approved. The site water supply must take place at/from the City of Stuart owned infrastructure and within the SE Ocean Blvd. R.O.W. with applicable backflow protection.

Response: The proposed water supply has been revised to connect to the City of Stuart owned infrastructure within SE Ocean Blvd. with backflow protection. Please see attached sheet C-10.4.

2. Must utilized City of Stuart Construction Standard details (latest version) as it relates to the all proposed construction within the Public ROW as well as the proposed potable water meters & water meter boxes. Each potable water meter box must include an inlet lockable curb stop, a dual check located on the outlet side of the meter and a manufactured opening within the meter box lid for the AMR antenna for radio read meters.

Response: All proposed construction within public right-of-way, will utilize the City of Stuart Construction Standard details. The water meters have been provided with the mentioned specifications. Please see attached sheets C-10.0 and C-10.4.

3. All construction pertinent to this Department shall be installed, inspected and tested in accordance with the City of Stuart Minimum Design and Construction Standards latest edition and the City of Stuart Specifications and Ordinances where applicable. In case of discrepancies between the construction plans and afore mentioned manuals, the most restrictive shall apply.
All plans to be reviewed by this Department shall be routed through the Permit Technician in the Development Department. Approval by this department shall not be construed to be a license to proceed with work and shall not be construed as authority to violate, cancel, alter or set aside any of the provisions of the City Code. Approval shall not prevent this department from thereafter requiring a correction of errors in plans, construction or violation of City Code.
CODE COMPLIANCE RESTS WITH THE DESIGN ENGINEER.

Response: Acknowledged. All construction pertinent to the department will be installed, inspected and tested in accordance with City of Stuart Minimum Design and Construction Standards.

If you have any questions or comments or need additional materials please call or email me. Thank you for your time and assistance.

Sincerely,

Michael Houston ASLA
President HJA Design Studio, LLC



c.c. Aimee Carlson
Andrew Maxey
Todd Troxell