P.O. Box 92

Phone (772) 287-3636

C. CALVERT MONTGOMERY & ASSOCIATES, INC.

ENGINEERS

STUART, FLORIDA 34995

March 24, 2021

Kevin Freeman, Development Director
City of Stuart
121 SW Flagler Ave.
Stuart Fl. 34994

RE: Palmetto Cove
924 SW Palm City Road

Dear Kev:

We're hereby re-transmitting our submittal of February 17th, 2021 addressing the Fire & Public Works Departmental comments contained in your Steve Mayer's email of February 10th, 2021 to Donna Dempsey, and but with inclusion of an additional exhibit in response to a follow-up request made by Mathew Cawley of the Fire Department:

Fire:

1) *NFPA 1, 18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 feet.*
   The drive aisle pavement width thru the Development has been revised on the Site Plan and Conceptual Engineering Plan to provide the minimum twenty (20) feet as requested.
2) *NFPA 1, 18.2.3.4.3.1 The turning radius of a fire department access road shall be as approved by the AHJ. Submit Autoturn using Stuart Fire Rescue truck specifications. Contact mcawley@ci.stuart.fl.us for specification sheet.*
   Please see the Fire Truck Maneuvering Exhibit enclosed depicting Stuart's Fire Rescue vehicle route thru the site.
3) *Show location of fire hydrants.*
   The nearest existing fire hydrants are shown on the revised Site Plan and Conceptual Engineering Plan. Please also refer to the Fire Hydrant Location Exhibit providing additional distances from the existing hydrants to the building corners as measured along the fire hydrant access roads (routes) per NFPA 1, 18.5.1.4 and 18.5.3.

Public Works:

In reviewing the above referenced project, this Department does not approve the RPUD application only. Please address the following comments;

WATER-
The proposed individual water meters will be installed by City of Stuart staff as each owner/resident establishes the applicable individual utility accounts with the City of Stuart.
Agree.

SANITARY SEWER-
The proposed lift station /ancillary piping is to remain privately owned & maintained.
The proposed gate valve (GV) located at the connection/wet-tap at the City of Stuart infrastructure must be a resilient wedge gate valve w/ 2" operating nut.
Agree.

SANITATION-
Assuming CARTS- Please verify
Applicant must provide an AutoTurn exhibit ensuring a 42 ft side loading (from passenger side) sanitation truck can service all carts safely with minimal backing.
Individual carts will be provided as each owner/resident establishes the applicable individual utility accounts with the City of Stuart.
When not out for service, all Carts must be kept within the proposed garages/screened from eye.
Agree as to all. Waste & recycling carts will be utilized instead of an onsite dumpster(s) and enclosure. The truck route is provided on the Sanitation Truck Maneuvering Exhibits.

If DUMPSTER(S)- *Please verify.*
Not applicable.

Abandonment of the existing alleyway is required.
Agree.

The proposed on-street parking (SW Halpatiokee St.) is to owned & maintained by the developer/ POA/ HOA.
Understood.

The proposed 15 ft ROW dedication is located within a Martin County ROW.
Agree.

MC ROW approval/permit is required for the construction of the SW Palm City Rd. entrance/exit.
Agree. The driveway connection and Martin County Right-of-Way Permit will be addressed concurrently with the Palm City Road right-of-Way dedication.

The City of Stuart Utility Availability fees will be calculated based on the proposed number of multi-family units/ cabana. Please contact Marc Rogolino for estimated fee totals.
Additional review is required
Agree.

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.
Agree.

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.
Agree.

If you should have any further questions or comments please don't hesitate to contact Mr. McCarthy's office, or you may contact me directly at 772-287-3636, or by email at scott@ccmaengineers.com .

Sincerely,

C. CALVERT MONTGOMERY & ASSOCIATES, INC.

Scott T. Montgomery

Attach.

Cc: Client
Terence McCarthy