The MilCor Group Inc.

Engineering a sustainable environment

June 1, 2010

Mr. Glen Gareau, P.E.
South Florida Water Management District
Martin / St. Lucie Service Center
Willoughby Crossroads
780 SE Indian Street
Stuart, FL 34997

070612-9

Subject: Shoppes at Gateway
Environment Resource Permit Application #070612-9

Dear Mr. Gareau,

Please accept this as a written response to your Request for Additional Information, dated May 4, 2010, for Environment Resource Permit Application #070612-9. This response specifically addresses the Engineering-Related comments, numbers 1, 5, 6, and 7.

1. **Martin County agreement**
   As you are aware, MilCor has just recently been brought on board on this project. We have coordinated with County Engineering staff to determine if a Right-of-Way Use permit has been submitted, and what items are needed to satisfy their approval. Please see attached correspondence with the County. We are currently working with the property owner to address this needs list, and submit the application. Upon receipt of the permit, a copy will be forwarded to SFWMD.

5. **FDOT Permit for SR-76**
   From our coordination with the FDOT, the drainage connection permit that was approved for this work has expired, please see attached correspondence. MilCor is in the process of preparing a new application for the drainage connection. Upon receipt of the permit, a copy will be forwarded to SFWMD.

6. **Martin County Permit**
   This item will be addressed concurrent with Question #1

7. **Impaired Water Body**
   Please find attached Pre/Post Nutrient Budget. In order to meet the level of removal required, we are proposing over 200% of the required water quality, all of which will be held on-site (retention) in exfiltration. The detention area shall still be utilized as designed for attenuation; we are simply proposing to add weir plates in the catch basins prior to connection to the detention pond to hold the required water quality volume on-site.

If you have any questions, please do not hesitate to call me at 772-223-8850.

Sincerely,
The MilCor Group, Inc.

Melissa G. Corbett, PE
President

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2672 SE Willoughby Boulevard
Stuart
Florida
34994

Phone
772-223-8850
Fax
772-286-7297

Email
marketing@themilcorgroup.com

Web
www.themilcorgroup.com

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SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Form 0970
02/2004

070612-9

APPLICANT TRANSMITTAL FORM FOR REQUESTED ADDITIONAL INFORMATION

(One copy of this form must be included with the 4 sets of information submitted concerning a pending permit application for an Environmental Resource, Surface Water Management or Water Use Permit.)

For submittal addresses, see page 2.

Application #: 070612-9 **ER** [X] **SW** [ ] **WU** [ ]

Project Name: Shoppes at Gateway

Project Location: **County** Martin **S** 40 /**T** 38S/**R** 41E

Reviewer's Name: Glen Gareau, PE

Date: June 1, 2010

	Information included in response:	Additional	Revised
1.	Correspondence with Martin County	[X]	[ ]
2.	Correspondence with FDOT	[X]	[ ]
3.	Phosphorus & Nitrogen Budget Analysis	[X]	[ ]
4.		[ ]	[ ]
5.		[ ]	[ ]
6.		[ ]	[ ]
7.		[ ]	[ ]
8.		[ ]	[ ]
9		[ ]	[ ]
10.		[ ]	[ ]

Respondent Signature

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070612 - 9

The MilCor Group Inc.

Engineering a sustainable environment

The Shoppes at Gateway

Phosphorus and Nitrogen Budget Analysis

Prepared For:
The Amadi Companies

For Review By:
South Florida Water Management District

May 12, 2010

1. Introduction / Location
2. Pre Development Conditions
   - 2.1 Land Use
   - 2.2 Ground Cover / Soil Types
   - 2.3 Curve Number
   - 2.4 Annual Runoff Volume
   - 2.5 Pre Development Loading
3. Post Development Conditions
   - 3.1 Land Use
   - 3.2 Ground Cover / Soil Types
   - 3.3 Impervious Areas
   - 3.4 Curve Number
   - 3.5 Annual Runoff Volume
   - 3.6 Post Development Loading
   - 3.7 Treatment Requirements to Reduce Post Development Loading
4. Summary

Attachment A - Tables and appendix from *Evaluation of Current Stormwater Design Criteria within the State of Florida*

2672
Willoughby
Boulevard
Stuart
Florida
34994

Phone
772-223-8850
Fax
772-286-7297

Email
marketing@
themilcorgroup.
com

Web
www.
themilcorgroup.
com

Melissa Corbett, P.E.
#59292
June 1, 2010

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JUN 04 2010

Phosphorus and Nitrogen Budget Analysis
The Shoppes at Gateway

1. Introduction / Location

The Shoppes at Gateway encompasses approximately 7.98 acres of undeveloped land located on the northeast corner of Indian Street and Kanner Highway (S.R. 76) in the City of Stuart, Martin County, Florida. Section 40, Township 38S, Range 41E. During recent negotiations with the Florida Department of Transportation, 0.04 acres of unimproved land located along the southern edge of the property (adjacent to Indian Street) is to be transferred to the FDOT for construction of the Indian Street Bridge. Therefore, the project area is now 7.94 acres.

The project will discharge into the south fork of the St. Lucie River, which is considered an impaired water body that does not meet State water quality standards for nitrogen and phosphorous. The following analysis documents the pre versus post nutrient loading for the proposed project. Procedures for calculating the total nitrogen and total phosphorus loading from the site were based on the *Evaluation of Current Stormwater Design Criteria within the State of Florida*, June 2007. All tables and appendix material cited are from this document and are included in Attachment A.

2. Pre Development Conditions

The 7.94 acre subject site is a former fish hatchery with several ponds (isolated other surface waters) throughout the site. The areas located in between the fish ponds are overgrown with relatively dense pasture grass. The following analysis summarizes the pre development conditions:

2.1 Land Use

Woods, poor: Forest litter, small trees, and brush are destroyed by heavy grazing or regular burning.

2.2 Ground Cover / Soil Types

Woods, poor, Hydrologic Soil Group (HSG) A	6.37 acres
Woods, poor, Hydrologic Soil Group (HSG) D	1.57 acres

2.3 Curve Number (CN)

The Urban Hydrology for Small Watersheds, TR-55 was used to calculate the pre-conditions composite CN. For Woods, poor with HSG A, a CN of 45 is given and for HSG D, a CN of 83 is given. Based on areas, the composite CN number is 52.

2.4 Annual Runoff Volume

According to Table 4-23, Martin County falls into meteorological zone 5. The annual runoff coefficient was calculated with 0% DCIA and a CN of 52. Using Appendix C, a mean annual runoff coefficient (C value) was determined by interpolating between the CN values of 50 and 55 for a DCIA of 0%.

Annual C Value = 0.038

Based on Appendix A.3, the annual rainfall in the vicinity of Indian Street and Kanner Highway in Stuart is approximately 57 inches / year. Therefore, the annual generated runoff volume for the site would be:

Annual Generated Runoff Volume = 0.038 x 7.94 acres x 57 inches / year x 1 ft / 12 inches
= 1.43 ac-ft / year

2.5 Pre Development Loading

The following calculations demonstrate the pre development nutrient loadings conditions. Total nitrogen and total phosphorus runoff values were obtained from Table 4-17 for undeveloped / rangeland / forest: 1.15 mg/l Total N, 0.055 mg/l Total P.

Total Nitrogen Load for woods:
=1.43 ac-ft/yr x 43,560 sf/ac x 7.48 gal/cf x 3.785 l/gal x 1.15 mg/l x 1 kg/10^6mg
= 2.03 kg/year

Total Phosphorus Load for woods:
=1.43 ac-ft/yr x 43,560 sf/ac x 7.48 gal/cf x 3.785 l/gal x 0.055 mg/l x 1 kg/10^6mg
= 0.10 kg/year

3 Post Development Conditions

The Shoppes at Gateway is a proposed retail development consisting of two phases of construction. The first phase encompasses approximately 48,288 square feet of retail buildings and 4,080 square feet of bank building, with associated parking. Phase 2 includes 19,000 square feet of retail with associated parking.

Site runoff will be collected by the inlets and exfiltration trenches will provide water quality treatment prior to discharging to the on-site dry detention area for attenuation. The dry detention area discharges to the ditch system located within Kanner Highway via an existing 30-inch pipe on Indian Street. The Kanner Highway ditch ultimately outfalls into the south fork of the St. Lucie River, which is considered an "impaired water body".

In accordance with the SFWMD Basis of Review 4.2.4.5, if a project has the potential to contribute runoff to an impaired water body, it must be demonstrated that the proposed project will not add to the impairment.

3.1 Land Use

Commercial and Business

3.2 Ground Cover / Soil Types

Urban Districts, Commercial and Business, HSG A 7.94 acres

3.3 Impervious Areas

The 7.94 acre site contains 5.52 acres of impervious area, including the buildings and parking area. This equates to 69% impervious area, of which 100% is Directly Connected Impervious Area (DCIA).

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3.4 Curve Number (CN)

The Urban Hydrology for Small Watersheds, TR-55 was used to establish the post conditions CN. For Urban Districts, Commercial and Business with HSG A, a CN of 89 is given.

3.5 Annual Runoff Volume

According to Table 4-23, Martin County falls into meteorological zone 5. The annual runoff coefficient was calculated with 69% DCIA and a CN of 89. Using Appendix C, a mean annual runoff coefficient (C value) was determined by interpolating between the CN values of 85 and 90, and DCIA of 65 and 70%.

Annual C Value = 0.648

Based on Appendix A.3, the annual rainfall in the vicinity of Indian Street and Kanner Highway in Stuart is approximately 57 inches / year. Therefore, the annual generated runoff volume for the site would be:

Annual Generated Runoff Volume = 0.648 x 7.94 acres x 57 inches / year x 1 ft / 12 inches
= 24.44 ac-ft / year

3.6 Post Development Loading prior to Stormwater Treatment

The following calculations demonstrate the post development nutrient loadings conditions. Total nitrogen and total phosphorus runoff values were obtained from Table 4-17 for low intensity commercial: 1.18 mg/l Total N, 0.179 mg/l Total P.

Total Nitrogen Load for woods:
=24.44 ac-ft/yr x 43,560 sf/ac x 7.48 gal/cf x 3.785 l/gal x 1.18 mg/l x 1 kg/10^6mg
= 35.56 kg/year

Total Phosphorus Load for woods:
=24.44 ac-ft/yr x 43,560 sf/ac x 7.48 gal/cf x 3.785 l/gal x 0.179 mg/l x 1 kg/10^6mg
= 5.39 kg/year

3.7 Treatment Requirements to Reduce Post Development Loading

The table below demonstrates an annual required load reduction for total nitrogen of 94% and total phosphorus of 98%. For dry retention, the removal of total nitrogen and total phosphorus are identical since the removal efficiency is based on the portion of the annual runoff volume which is infiltrated. The required removal is based on the large of the two removal efficiencies required, or 98%.

	Total Nitrogen	Total Phosphorus
Pre Load (kg/yr)	2.03	0.10
Post Load (kg.yr)	35.56	5.39
Required Removal (%)	94.29	**98.15**

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The Shoppes at Gateway will utilize a treatment train approach, including dry retention for within exfiltration trench and dry detention, for the annual required load reduction.

A review of Appendix D, Calculated Performance Efficiency of Dry Retention as a Function of DCIA and Non-DCIA Curve Number, with the post development DCIA percentage of 69% and the post development CN of 89%, illustrates that the required retention depth exceeds 4.0 inches over the developed area, which would provide approximately 94.9% removal. Therefore, over 200% of the required water quality volume has been provided for within dry retention exfiltration, or over 5.0 inches times the percent impervious. Based on the attached exfiltration calculations, 427 linear feet of 18-inch exfiltration is required for 1.61 acre feet of water quality (200% of the required water quality volume of 0.81 ac-ft); 520 linear feet of exfiltration is proposed.

Runoff exceeding this volume shall flow from the exfiltration trench through a modified c-inlet into a dry detention pond with an underdrain system for the remaining nutrient removal prior to discharge.

4 Summary

Based on the site pervious / impervious calculations, 0.81 acre-feet of water quality treatment is required. This value is based on the South Florida Water Management District criteria of 2.5 inches times the percent impervious. In order to provide reasonable assurance that the project will not add to the impairment of the St. Lucie River, over 200% of the required water quality volume is proposed to be held on-site in exfiltration trench. Holding the required treatment volume in underground exfiltration aids in ensuring the nutrients that are captured do not reach the receiving waters of the St. Lucie River.

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Shoppes at Gateway

On Site Exfiltration Trench

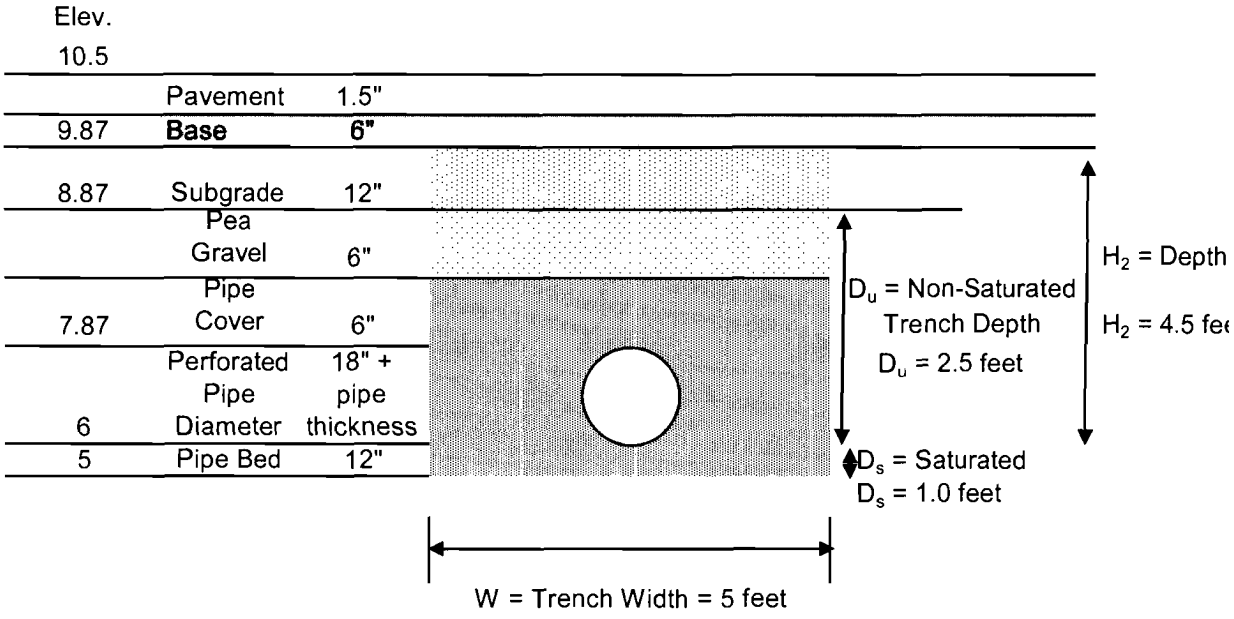
Given:

V =	1.61	AC-FT
	19.33	AC-IN
K =	9.1×10^{-4}	CFS/FT^2-FT. HEAD
	0.00091	CFS/FT^2-FT. HEAD
H_2 =	4.5	FEET
W =	5	FEET
D_u =	2.5	FEET
D_s =	1	FEET

$$L = \frac{V}{K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + 1.39\times10^{-4}WD_U}$$

L = 427.71 FEET

520 Linear Feet Provided



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TABLE 4-23

COUNTIES INCLUDED IN THE DESIGNATED METEORLOGICAL ZONES

ZONE				
1	2	3	4	5
Okaloosa	St. Lucie	Monroe	Washington	Martin
Liberty	Columbia		Manatee	Broward
Bay	DeSoto		Levy	Miami-Dade
Wakulla	St. Johns		Pasco	Palm Beach
Leon	Seminole		Pinellas	
Santarosa	Sumter		Lee	
Gulf	Flagler		Hillsborough	
Franklin	Suwannee		Hernando	
Escambia	Gadsden		Sarasota	
Walton	Gilchrist		Duval	
	Glades		Dixie	
	Calhoun		Collier	
	Hamilton		Citrus	
	Hardee		Charlotte	
	Hendry		Taylor	
	Union		Nassau	
	Highlands		Jefferson	
	Putnam		Monroe	
	Holmes			
	Indian River			
	Jackson			
	Volusia			
	Lafayette			
	Lake			
	Polk			
	Brevard			
	Bradford			
	Baker			
	Madison			
	Osceola			
	Marion			
	Orange			
	Clay			
	Okeechobee			
	Alachua			

A summary of mean runoff coefficients for each cluster as a function of land use and hydrologic soil group is given in Table 4-24. The values summarized in this table reflect the mean runoff coefficients for each land use and hydrologic soil group and each meteorological monitoring site included in each of the five clusters. The values summarized in Table 4-24 reflect differences in runoff coefficients as a result of frequency distributions of common rain events only. This analysis does not include variability in rainfall depth throughout the State which must be multiplied times the mean runoff coefficients to obtain an estimate of annual runoff volume.

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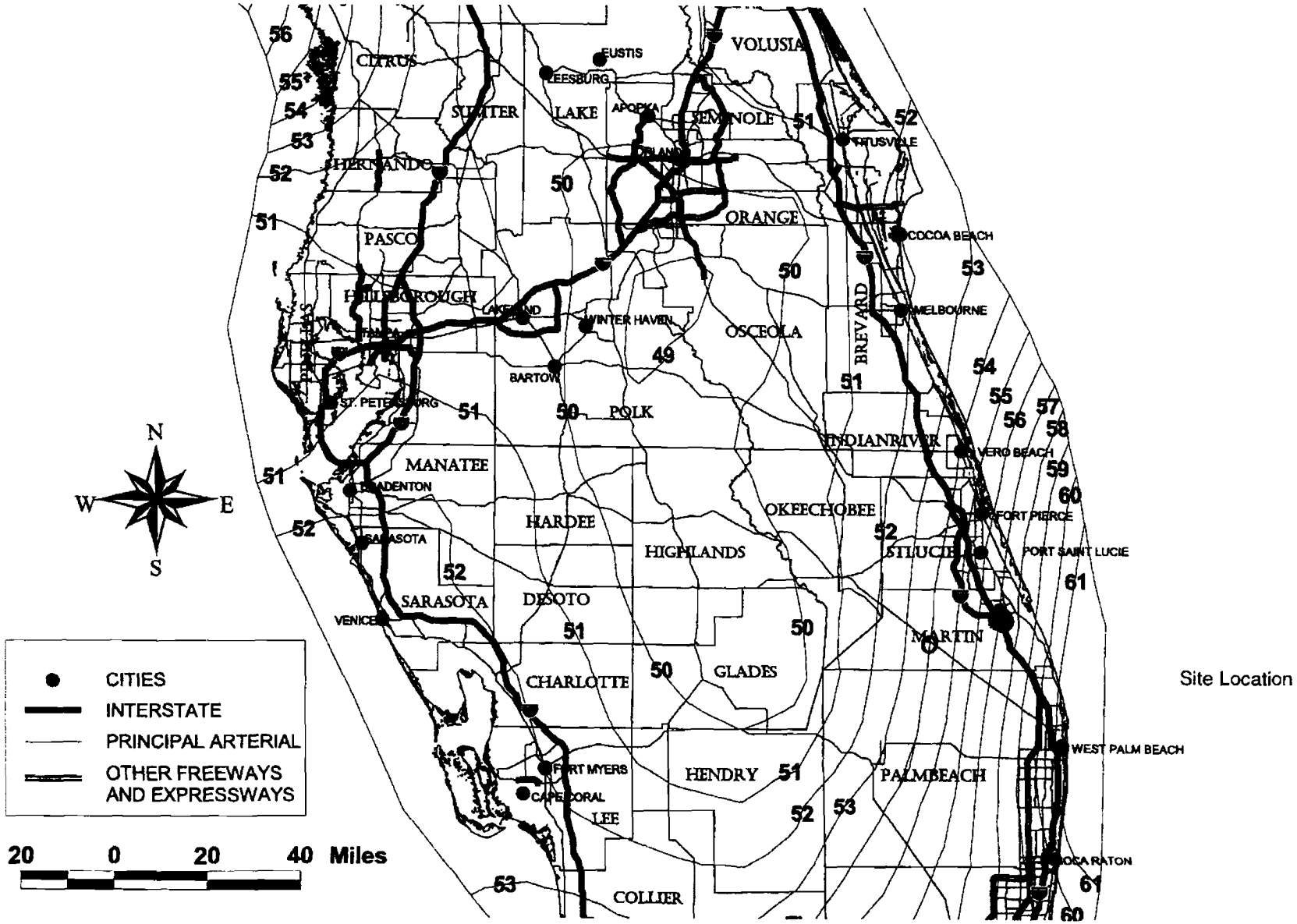
APPENDIX C

Zone 5
Mean Annual Runoff Coefficients (C Values) as a Function of DCIA Percentage and Non-DCIA Curve Number (CN)

NDCIA CN	Percent DCIA																				
	0	5	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100
30	0.008	0.048	0.088	0.128	0.168	0.208	0.248	0.288	0.328	0.368	0.408	0.448	0.488	0.528	0.568	0.608	0.648	0.688	0.728	0.768	0.808
35	0.012	0.052	0.092	0.132	0.171	0.211	0.251	0.291	0.331	0.370	0.410	0.450	0.490	0.529	0.569	0.609	0.649	0.689	0.728	0.768	0.808
40	0.018	0.057	0.097	0.136	0.176	0.215	0.255	0.294	0.334	0.373	0.413	0.452	0.492	0.531	0.571	0.611	0.650	0.690	0.729	0.769	0.808
45	0.025	0.064	0.103	0.142	0.182	0.221	0.260	0.299	0.338	0.377	0.417	0.456	0.495	0.534	0.573	0.612	0.651	0.691	0.730	0.769	0.808
50	0.034	0.072	0.111	0.150	0.189	0.227	0.266	0.305	0.343	0.382	0.421	0.460	0.498	0.537	0.576	0.614	0.653	0.692	0.731	0.769	0.808
55	0.044	0.082	0.121	0.159	0.197	0.235	0.273	0.312	0.350	0.388	0.426	0.464	0.502	0.541	0.579	0.617	0.655	0.693	0.732	0.770	0.808
60	0.057	0.095	0.132	0.170	0.207	0.245	0.282	0.320	0.357	0.395	0.433	0.470	0.508	0.545	0.583	0.620	0.658	0.695	0.733	0.770	0.808
65	0.073	0.110	0.147	0.183	0.220	0.257	0.294	0.330	0.367	0.404	0.441	0.477	0.514	0.551	0.588	0.624	0.661	0.698	0.735	0.771	0.808
70	0.093	0.129	0.165	0.201	0.236	0.272	0.308	0.344	0.379	0.415	0.451	0.486	0.522	0.558	0.594	0.629	0.665	0.701	0.737	0.772	0.808
75	0.120	0.155	0.189	0.223	0.258	0.292	0.327	0.361	0.395	0.430	0.464	0.498	0.533	0.567	0.602	0.636	0.670	0.705	0.739	0.774	0.808
~~80~~	0.157	0.189	0.222	0.254	0.287	0.319	0.352	0.385	0.417	0.450	0.482	0.515	0.547	~~0.580~~	0.613	0.645	0.678	0.710	0.743	0.775	0.808
85	0.209	0.239	0.269	0.299	0.329	0.359	0.389	0.419	0.449	0.479	0.509	0.538	0.568	0.598	0.628	0.658	0.688	0.718	0.748	0.778	0.808
90	0.292	0.318	0.343	0.369	0.395	0.421	0.447	0.472	0.498	0.524	0.550	0.576	0.602	0.627	0.653	0.679	0.705	0.731	0.756	0.782	0.808
95	0.445	0.464	0.482	0.500	0.518	0.536	0.554	0.572	0.590	0.609	0.627	0.645	0.663	0.681	0.699	0.717	0.736	0.754	0.772	0.790	0.808
98	0.614	0.624	0.633	0.643	0.653	0.662	0.672	0.682	0.692	0.701	0.711	0.721	0.730	0.740	0.750	0.760	0.769	0.779	0.789	0.798	0.808

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APPENDIX A.3



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TABLE 4-17

SUMMARY OF LITERATURE-BASED RUNOFF CHARACTERIZATION DATA FOR GENERAL LAND USE CATEGORIES IN FLORIDA

LAND USE CATEGORY	TYPICAL RUNOFF CONCENTRATION (mg/l)						
	TOTAL N	TOTAL P	BOD	TSS	COPPER	LEAD	ZINC
Low-Density Residential[1]	1.61	0.191	4.7	23.0	0.008[4]	0.002[4]	0.031[4]
Single-Family	2.07	0.327	7.9	37.5	0.016	0.004	0.062
Multi-Family	2.32	0.520	11.3	77.8	0.009	0.006	0.086
Low-Intensity Commercial	1.18	0.179	7.7	57.5	0.018	0.005	0.094
High-Intensity Commercial	2.40	0.345	11.3	69.7	0.015	--	0.160
Light Industrial	1.20	0.260	7.6	60.0	0.003	0.002	0.057
Highway	1.64	0.220	5.2	37.3	0.032	0.011	0.126
Agricultural							
Pasture	3.47	0.616	5.1	94.3	--	--	--
Citrus	2.24	0.183	2.55	15.5	0.003	0.001	0.012
Row Crops	2.65	0.593	--	19.8	0.022	0.004	0.030
General Agriculture[2]	2.79	0.431	3.8	43.2	0.013	0.003	0.021
Undeveloped / Rangeland / Forest	1.15	0.055	1.4	8.4	--	--	--
Mining / Extractive	1.18	0.15	7.6[3]	60.0[3]	0.003[3]	0.002[3]	0.057[3]

1. Average of single-family and undeveloped loading rates
2. Mean of pasture, citrus, and row crop land uses
3. Runoff concentrations assumed equal to industrial values for these parameters
4. Value assumed to be equal to 50% of single-family concentration

The mean runoff characteristics summarized in Table 4-17 are recommended for use in general runoff characterization and loading studies within the State of Florida. However, in areas where more site-specific runoff characterization information is available, the site-specific data should be used instead of the generalized data summarized in Table 4-17.

Several assumptions were made in assigning runoff concentrations to provide a more complete database for the general land use categories. First, runoff characterization data was not available for copper, lead, or zinc in low-density residential land uses in the literature. Therefore, to provide estimates of runoff characteristics for these parameters, typical concentrations of copper, lead, and zinc in low-density residential areas are assumed to be equal to 50% of the mean values listed for single-family residential. Heavy metal concentrations were also not available for copper, lead, or zinc for mining/extractive land uses. As a result, runoff concentrations for these parameters in mining/extractive areas are assumed to be similar to concentrations observed in industrial areas. Pollutant contributions from mining activities are generated primarily from the movement of trucks and automobiles along access roads into and out of the site, as well as parking lots and garages. These activities are very similar to those occurring in industrial areas.

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Mean Annual Mass Removal Efficiencies for 3.75-inches of Retention for Zone 5

NDCIA	Percent DCIA																			
CN	5	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100
30	99.7	99.7	99.7	99.6	99.5	99.4	99.3	99.1	98.8	98.5	98.2	97.8	97.4	97.0	96.5	96.1	95.6	95.1	94.6	94.1
35	99.1	99.3	99.4	99.3	99.3	99.2	99.0	98.8	98.6	98.3	98.0	97.6	97.3	96.9	96.4	96.0	95.5	95.1	94.6	94.1
40	98.6	98.9	99.0	99.0	99.0	98.9	98.7	98.5	98.3	98.0	97.7	97.4	97.1	96.7	96.3	95.9	95.4	95.0	94.5	94.1
45	97.9	98.4	98.6	98.6	98.6	98.5	98.4	98.2	98.0	97.7	97.5	97.2	96.9	96.5	96.2	95.8	95.4	95.0	94.5	94.1
50	97.1	97.8	98.1	98.2	98.2	98.1	98.0	97.8	97.6	97.4	97.2	96.9	96.7	96.4	96.0	95.7	95.3	94.9	94.5	94.1
55	96.4	97.1	97.5	97.6	97.6	97.6	97.5	97.4	97.2	97.0	96.9	96.7	96.4	96.2	95.9	95.5	95.2	94.8	94.5	94.1
60	95.5	96.4	96.8	96.9	97.0	97.0	97.0	96.9	96.8	96.7	96.6	96.4	96.2	95.9	95.7	95.4	95.1	94.7	94.4	94.1
65	94.7	95.5	96.0	96.3	96.4	96.5	96.4	96.4	96.4	96.3	96.2	96.1	95.9	95.7	95.5	95.2	94.9	94.7	94.4	94.1
70	93.9	94.7	95.3	95.5	95.7	95.8	95.9	95.9	95.9	95.9	95.9	95.7	95.6	95.4	95.2	95.0	94.8	94.6	94.3	94.1
75	93.2	94.0	94.5	94.8	95.1	95.2	95.4	95.5	95.5	95.5	95.4	95.4	95.3	95.1	95.0	94.8	94.7	94.5	94.3	94.1
80	92.6	93.3	93.8	94.2	94.5	94.7	94.9	95.0	95.0	95.0	95.0	95.0	94.9	94.8	94.7	94.6	94.5	94.4	94.2	94.1
85	92.5	93.0	93.4	93.8	94.0	94.2	94.3	94.4	94.5	94.5	94.5	94.6	94.5	94.5	94.4	94.4	94.3	94.3	94.2	94.1
90	92.6	92.9	93.1	93.3	93.5	93.7	93.8	93.9	94.0	94.1	94.1	94.1	94.2	94.2	94.2	94.2	94.2	94.1	94.1	94.1
95	92.9	93.0	93.1	93.2	93.3	93.4	93.5	93.6	93.7	93.7	93.8	93.8	93.9	93.9	94.0	94.0	94.0	94.0	94.0	94.1
98	93.5	93.5	93.6	93.6	93.6	93.7	93.7	93.8	93.8	93.8	93.9	93.9	93.9	93.9	94.0	94.0	94.0	94.0	94.0	94.1

Mean Annual Mass Removal Efficiencies for 4.00-inches of Retention for Zone 5

NDCIA	Percent DCIA																			
CN	5	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100
30	99.8	99.8	99.7	99.7	99.6	99.5	99.4	99.2	99.0	98.8	98.5	98.1	97.8	97.4	97.0	96.6	96.2	95.7	95.2	94.8
35	99.3	99.5	99.5	99.5	99.4	99.3	99.2	99.0	98.8	98.6	98.3	98.0	97.7	97.3	96.9	96.5	96.1	95.7	95.2	94.8
40	98.8	99.1	99.2	99.2	99.1	99.1	99.0	98.8	98.6	98.3	98.1	97.8	97.5	97.2	96.8	96.4	96.0	95.6	95.2	94.8
45	98.3	98.6	98.8	98.8	98.8	98.8	98.6	98.5	98.3	98.1	97.8	97.6	97.3	97.0	96.7	96.3	96.0	95.6	95.2	94.8
50	97.6	98.1	98.4	98.4	98.5	98.4	98.3	98.1	98.0	97.8	97.5	97.3	97.1	96.8	96.5	96.2	95.9	95.5	95.1	94.8
55	96.9	97.6	97.8	98.0	98.0	97.9	97.9	97.7	97.6	97.4	97.3	97.1	96.9	96.7	96.4	96.1	95.8	95.4	95.1	94.8
60	96.2	96.9	97.2	97.4	97.5	97.5	97.4	97.3	97.2	97.1	97.0	96.8	96.7	96.4	96.2	96.0	95.7	95.4	95.1	94.8
65	95.5	96.2	96.6	96.8	96.9	96.9	96.9	96.9	96.8	96.8	96.7	96.6	96.4	96.2	96.0	95.8	95.6	95.3	95.0	94.8
70	94.7	95.4	95.9	96.2	96.3	96.4	96.4	96.4	96.4	96.4	96.3	96.3	96.1	96.0	95.8	95.6	95.4	95.2	95.0	94.8
75	94.1	94.8	95.2	95.5	95.7	95.8	95.9	96.0	96.0	96.0	96.0	95.9	95.8	95.7	95.6	95.5	95.3	95.1	95.0	94.8
80	93.5	94.1	94.5	94.9	95.1	95.3	95.4	95.5	95.6	95.6	95.6	95.6	95.5	95.4	95.4	95.3	95.1	95.0	94.9	94.8
85	93.3	93.8	94.1	94.4	94.7	94.8	95.0	95.1	95.1	95.2	95.2	95.2	95.2	95.2	95.1	95.1	95.0	94.9	94.9	94.8
90	93.4	93.7	93.9	94.1	94.3	94.4	94.5	94.6	94.7	94.8	94.8	94.8	94.8	94.9	94.9	94.9	94.8	94.8	94.8	94.8
95	93.7	93.8	93.9	94.0	94.1	94.2	94.3	94.3	94.4	94.5	94.5	94.6	94.6	94.6	94.7	94.7	94.7	94.7	94.8	94.8
98	94.2	94.3	94.3	94.3	94.4	94.4	94.4	94.5	94.5	94.5	94.6	94.6	94.6	94.6	94.7	94.7	94.7	94.7	94.8	94.8

Melissa Corbett

From: Lisa Wichser [lwichser@martin.fl.us]
Sent: Tuesday, May 11, 2010 5:46 PM
To: Melissa Corbett
Cc: Alex Trovato
Subject: RE: Shoppes at Gateway / Indian Street & Kanner Hwy
Attachments: Shoppes at Gateway.pdf

You're in luck; I created the attached pdf from the e-mail strings I had with the previous engineer. Hopefully, it is self explanatory, but let me know if you need further clarification.

Lisa

Lisa A. Wichser, P.E.
Traffic Engineering / Development Review Administrator
Martin County Engineering Department
(772) 288-5927

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From: Melissa Corbett [mailto:melissac@themilcorgroup.com]
Sent: Tuesday, May 11, 2010 1:46 PM
To: Lisa Wichser
Cc: Alex Trovato
Subject: RE: Shoppes at Gateway / Indian Street & Kanner Hwy

Sorry – thought he did. Could you please give me a little more information as far as what the previous engineer has submitted to the County and what if any comments you have regarding drainage connection and turn lane. We are not going to receive anything from the previous engineer – we're starting from scratch so I'm trying to understand what has been agreed to and what has never been seen / reviewed. Has an application with plans and cals ever been submitted?

Thanks
Melissa

From: Lisa Wichser [mailto:lwichser@martin.fl.us]
Sent: Tuesday, May 11, 2010 12:46 PM
To: Melissa Corbett
Cc: Alex Trovato; John Toebe
Subject: RE: Shoppes at Gateway / Indian Street & Kanner Hwy

Melissa,

I was (still am) coordinating all the City projects, so I had several meetings with the previous engineers regarding this turn lane and drainage design. John would not have been included as he doesn't handle right-of-way use permits.

Lisa

Lisa A. Wichser, P.E.
Traffic Engineering / Development Review Administrator
Martin County Engineering Department
(772) 288-5927

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From: Melissa Corbett [mailto:melissac@themilcorgroup.com]
Sent: Tuesday, May 11, 2010 12:10 PM
To: John Toebe
Cc: Lisa Wichser; Alex Trovato
Subject: Shoppes at Gateway / Indian Street & Kanner Hwy

Good Afternoon John,

We have been brought on board to try to finalize a project known as the Shoppes at Gateway. It is located at the northeast corner of Indian Street and Kanner Hwy, in the City of Stuart. Prior to getting into the design too far, we wanted to coordinate with the County and see what (if anything) has ever been submitted to you. We'll need a right-of-way permit, but there are issues with the Indian Street Bridge, a turn lane into the project, and discharging into County (Indian Street) drainage system.

I have attached the PGD plan from the previous engineer of record for your reference in case nothing has ever been submitted.

Thanks for your thoughts – please feel free to give me a call to discuss.
Melissa

Melissa G. Corbett, P.E.
The MilCor Group, Inc.
6526 S. Kanner Hwy., #236
Stuart, Florida 34997
P: 772-223-8850
F: 772-223-8851
C: 772-215-2280

SCANNED 06/03/2010 PM





Think Green! Don't print this e-mail unless it's really necessary.

Melissa Corbett

From: Rodriguez, Juan [Juan.Rodriguez@dot.state.fl.us]
Sent: Wednesday, May 12, 2010 1:18 PM
To: Melissa Corbett
Subject: RE: Shoppes at Gateway / Indian Street & Kanner Hwy

Hi Melissa,

You may call Josette (954) 777-4383 to schedule a pre-application meeting for this project. It looks like the access and the drainage permit needs to resubmitted.

Thanks,

Juan Carlos Rodriguez
Permit Coordinator
3400 W. Commercial Blvd.
Ft. Lauderdale, Florida 33309
954-777-4437

Please consider the environment before printing this e-mail.

From: Melissa Corbett [mailto:melissac@themilcorgroup.com]
Sent: Wednesday, May 12, 2010 10:39 AM
To: Rodriguez, Juan
Subject: FW: Shoppes at Gateway / Indian Street & Kanner Hwy

Good morning Juan Carlos,

The MilCor Group has been brought on board to try to finalize a project known as the Shoppes at Gateway. It is located at the northeast corner of Indian Street and Kanner Hwy (SR-76), in the City of Stuart, in the vicinity of the proposed connection of the Indian Street Bridge.

I have been coordinating with the Fort Pierce Service Center to try and determine where this project is with FDOT permitting. According to Paul Brege, the old permit # is 2008A-490-0043 for the proposed driveway connection to SR 76. This permit was apparently voiced by the District Permits office for lack of information that was requested. Before we simply resubmit the same design, I wanted to touch base and make sure nothing has changed with respect to the Indian Street Bridge or the District's requirements on the design. Will we need to go in for a pre-app prior to submitting again?

I have attached the PGD plan from the previous engineer of record for your reference in case nothing has ever been submitted.

Thank you in advance for any information you can provide.
Please feel free to give me a call to discuss.
Melissa

From: Brege, Paul [mailto:Paul.Brege@dot.state.fl.us]
Sent: Tuesday, May 11, 2010 5:16 PM
To: Melissa Corbett

Cc: Alex Trovato
Subject: RE: Shoppes at Gateway / Indian Street & Kanner Hwy

Melissa,
Juan Carlos in Dist.Permits voided this permit from lack of information that was requested. I would suggest calling Juan to make sure nothing has changed on the design. I think there may have been issues concerning the new Indian Street Bridge Intersection. There also may be a bond or letter of Credit issue for the turn lane on SR 76.
The old permit # 2008A-490-0043 Driveway on SR 76.

Thanks
Paul Brege
Permits Manager
Treasure Coast Operations
Tel. (772) 489-7123
Cell. (772) 216-4263
paul.brege@dot.state.fl.us

From: Melissa Corbett [mailto:melissac@themilcorgroup.com]
Sent: Tuesday, May 11, 2010 2:26 PM
To: Brege, Paul
Cc: Alex Trovato
Subject: RE: Shoppes at Gateway / Indian Street & Kanner Hwy

Any idea why the Driveway Permit was voided? Was it voided by the Fort Lauderdale office?
Will we need to go in for a pre-app prior to submitting again?
Sorry to be a pain, just trying to get a handle on this project. Thanks!

From: Brege, Paul [mailto:Paul.Brege@dot.state.fl.us]
Sent: Tuesday, May 11, 2010 1:56 PM
To: Melissa Corbett
Cc: Alex Trovato
Subject: RE: Shoppes at Gateway / Indian Street & Kanner Hwy

Hello Melissa,
Well, after checking my permit records the driveway permit was voided by Dist. The drainage permit expired on March 24, 2010 and I'm not sure about all the utility permits that were involved in that project. Also the drainage permit has been revised I sent you the new permit form.

Thanks
Paul Brege
Permits Manager
Treasure Coast Operations
Tel. (772) 489-7123
Cell. (772) 216-4263
paul.brege@dot.state.fl.us

From: Melissa Corbett [mailto:melissac@themilcorgroup.com]
Sent: Tuesday, May 11, 2010 12:17 PM

To: Brege, Paul
Cc: Alex Trovato
Subject: Shoppes at Gateway / Indian Street & Kanner Hwy

Good Afternoon Paul,

We have been brought on board to try to finalize a project known as the Shoppes at Gateway. It is located at the northeast corner of Indian Street and Kanner Hwy, in the City of Stuart. Prior to getting into the design too far, we wanted to coordinate with the FDOT and see what (if anything) has ever been submitted to you. It is our understanding that the Drainage Connection Permit has been received, and that negotiations regarding right-of-way for the Indian Street Bridge have been addressed. I believe we'll need a Driveway and Utility Connection Permit.

I have attached the PGD plan from the previous engineer of record for your reference in case nothing has ever been submitted.

Thanks for your thoughts – please feel free to give me a call to discuss.
Melissa

Melissa G. Corbett, P.E.
The MilCor Group, Inc.
6526 S. Kanner Hwy., #236
Stuart, Florida 34997
P: 772-223-8850
F: 772-223-8851
C: 772-215-2280




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