

January 22, 2019
Via: Hand Delivery

Project Number: P0801

Catherine Riiska, Principal Planner
Martin County Growth Management
2401 SE Monterey Road
Stuart FL, 34996

**Subject: Creative Land Management Development – MC #A040-015
Revised Major Master & Phase 1 Final Site Plan – Response to Staff Report**

Dear Ms. Riiska,

We are in receipt of the staff report dated December 20, 2018 and respectfully offer the following in response:

A-E: Acknowledged.

F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Unresolved Issues:

Item #1:

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved. MARTIN COUNTY, FLA., CGMP POLICY 4.1A.1. (2016)

Response: Acknowledged

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department

Unresolved Issues:

Item #1:

Legal Description

Thank you for providing the legal descriptions for the entire subject site of the application and the phase 1 area. Please provide the following legal descriptions for the development orders to be issued upon Board approval:

1. Exhibit A for the final overall site area subject to the master site plan development order minus the land dedication area.
Response: See attached
2. Exhibit A for the final site area subject to the phase one development order minus the land dedication area.
Response: See attached

Item #2:

Revised Master Site Plan

A complete site plan is required as part of the application. MARTIN COUNTY, FLA., LDR SECTION 10.2.B. (2016)

Remedy/Suggestion/Clarification:

1. It appears that there are significant areas of equipment/vehicular storage north of the existing dirt access drive and wood power poles, and also immediately north and south of the night security house. There also appears to be an additional parking area established north of the lake near the equipment storage area. Please revise the graphics to delineate these areas and to identify their existing and proposed use(s).

Response: This entire area has been labeled as grassed vehicular area on the master site plan. This area is shown to remain during all three phases of the project. The area has been added to the stage / interim use calculation with notes regarding the clean-up / restoration added.

2. Please add a note to designate the proposed timetable for completion of the equestrian trail, and for all other proposed restoration/removal activities, such as removal of stockpiles and restoration of parking or staging areas.

Response: Notes have been added to the master site plan describing activities associated with the equestrian trail, removal of stockpiles, and restoration of the grassed vehicular area.

ADDITIONAL REVISION: During the Staff Workshop, we discussed removal of the word "Revised" from the master site plan. This revision has been made. Also, for consistency with the Final Site Plan, we added "F.A.C." to the "Chapter 62-701.200" text in Note #5.

Item #3:

Phase 1 Final Site Plan

A complete site plan is required as part of the application. MARTIN COUNTY, FLA., LDR SECTION 10.2.B. (2016)

Remedy/Suggestion/Clarification:

1. Please relabel this plan title as "Phase 1 Final Site Plan".

Response: Removed.

2. It appears that there are significant areas of equipment/vehicular storage north of the existing dirt access drive and wood power poles, and also immediately north and south of the night security house. There also appears to be an additional parking area established north of the lake near the equipment storage area. Please revise the graphics to delineate these areas and to identify their existing and proposed use(s).

Response: This entire area has been labeled as grassed vehicular area on the master site plan. This area is shown to remain during all three phases of the project. The area has been added to the stage / interim use calculation with notes regarding the clean-up / restoration added.

3. Please add a note to designate the proposed timetable for completion of the equestrian trail, and for all other proposed restoration/removal activities, such as removal of stockpiles and restoration of parking or staging areas. Please clarify which improvements are proposed to be removed at project completion and which are proposed to remain.

Response: Response: Notes have been added to the master site plan describing activities associated with the equestrian trail, removal of stockpiles, and restoration of the grassed vehicular area.

4. Please add "F.A.C." to the "Chapter 62-701.200" text in Note #5 to accurately reference that this citation is from the Florida Administrative Code.

Response: Added

5. Please revise the Phase 1 Final Site Plan data tables to provide the final proposed site conditions, including the subtraction of the dedication parcel in phase 1.

Response: A table of existing conditions has been added, and the final conditions table has been updated to reflect the dedication parcel. Note that the Interim Use area has been revised to reflect the grassed vehicular area which will remain in use

until Ph 3 is complete. The notes regarding schedule addresses restoration of this area show the project not move forward with Phase 2.

Item #4:

Other Agency Permits

The applicant has chosen Option 1 for submittal of other agency permits for consistency review. Pursuant to Section 62-701.720 (15), Clean debris may be used as fill or raw material in any area, including waters of the State, subject to receipt of an environmental resource permit from the Department where applicable. Please submit the FDEP authorization and other agency authorizations as identified in Section V of this report.

Staff acknowledges that the applicant has indicated that the FDEP ERP will be forthcoming. Please be advised that all other agency permits, as cited in Section V of this report, are required to be submitted for review prior to development order approval pursuant to the Option 1 choice. Therefore, this item will remain unresolved until the applicable authorizations have been received and verified as consistent with the County approved plans.

Response: Acknowledged.

Item #5:

Financial Disclosure

The substance of the resubmitted disclosure has changed from the first submittal. Not only the legal description, but the information provided in sections 1, 2, and 3 of the Affidavit as well. However, the signature page did not change. Pursuant to Florida law, it is illegal to change a notarized document once it is executed and notarized. Please resubmit with a new signature page, as a completely new document, in accordance with Florida law.

Response: An updated document is enclosed.

Additional Information:

Information #1:

The development order shall be conditioned as follows:

1. An annual progress report shall be submitted to the PDS within 30 days of the anniversary date of the permit for all mining permits that have a duration of more than one year. The report shall be prepared by a Florida registered engineer, shall demonstrate that the permit criteria have been met to date and that the project is in compliance with all other applicable permits. The annual progress report shall include record ("as-built") drawings of all work done to the date of the report. MARTIN COUNTY, FLA., LDR SECTION 4.349. (2001)

Response: Acknowledged.

2. A three-year performance bond/security is required to ensure that restoration of the excavation and/or fill or mining site shall be completed, including items such as, but not limited to, general clean-up, grading, and revegetation of the lake banks, littoral zones and upland transition zone. The amount of the security shall be approved by the County Engineer, and shall be based on 110 percent of a cost estimate prepared by a Florida registered engineer for the general clean-up, grading, and site restoration including the required littoral zone and upland plantings by an environmental professional. MARTIN COUNTY, FLA., LDR SECTION 4.350. (2001)

Response: Acknowledged.

3. Within 30 days of the completion of the excavation and/or filling or mining, a Florida registered professional engineer, a Florida registered professional surveyor and mapper, or a Florida registered professional landscape architect shall certify that the excavation was constructed in substantial conformance with the plans and specifications approved by the county. A certification statement must also appear on the certification report. MARTIN COUNTY, FLA., LDR SECTION 4.351. (2001)

Response: Acknowledged.

4. All disturbed mining/excavation areas shall be reclaimed, and reclamation shall begin immediately following excavation or each phase of excavation, whichever occurs first. All disturbed and reclaimed areas shall be planted or seeded with a permanent native ground cover to reduce the loss of topsoil due to water and wind erosion, to prevent the establishment of prohibited plant species and to provide adequate growing conditions for reclamation planting requirements. MARTIN COUNTY, FLA., LDR SECTION 4.348.C. (2001)

Response: Acknowledged.

5. A hauling operations report and payment of associated hauling fees shall be submitted quarterly to the County Public Works department. MARTIN COUNTY, FLA., LDR SECTION 4.343.C. (2001) See also Section M, Public Works.

Response: Acknowledged

Information #2:

No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials. MARTIN COUNTY, FLA., LDR SECTION 4.3.7. (2016)

Response: Acknowledged

H.: Acknowledged.

I. Determination of compliance with the property management requirements – Public Works Department

Unresolved Issues:

Item #1:

Title Commitment

The Applicant has provided a corrected Title Commitment for the property to be conveyed to Martin County.

Response: Acknowledged.

Schedule B-II

#6 Southern States Land & Timber Corporation - A Release will be needed for the Waiver and Deferred Payment Agreement (with Imposition of Lien) recorded in Official Records Book 2899, Page 775.

Note: The Applicant has responded that Creative Land Management, LLC will pay the required fee of \$1,663.50 when the property is conveyed to Martin County. Proof of this payment must be shown on the Closing Statement

Response: Will show on closing statement as P.O.C. (paid outside of closing) as Southern States is holding an overpayment to be applied to this transfer.

#17 The Mutual Quit Claim Access Easement recorded in Official Records Book 2412, Page 2120 does not appear to be on the property being conveyed to Martin County.

Note: The Mutual Quit Claim Access Easement is not located on the property being conveyed to Martin County and it is unlikely that Martin County will be using the Access Easement. Since

Creative Land Management, LLC is the successor in interest to both Martin County Park of Commerce, Inc. and All County Environmental Products, Inc., the parties to the Mutual Quit Claim Access Easement, the County requests that Creative Land Management, LLC release the property being conveyed to Martin County from the terms of the Mutual Quit Claim Access Easement and delete B-II #17 from the Title Policy.

Response: *The exception in B-I #17 has already been scaled back such that the exception now only applies to paragraph 5 of the Mutual Quit Claim Access Easement (the "easement") which is the maintenance costs only. Creative Land Management ("CLM") and Martin County have agreed (assuming CLM is the successor in interest to the both prior parties to the Mutual Quit Claim Access Easement) that (a) CLM will release Martin County from the easement, (b) Martin County agrees that they will not use the easement and)c) if Martin County decides in the future it needs to use the agreement, it will pay it pro-rata share of maintenance costs. If the exception can be 100% deleted, it will be done. However, per my conversations with Colleen Holmes, the underwriter may want to keep the exception as to paragraph 5 due to Martin County having a maintenance cost obligation if, and only if, it decides to use the easement in the future. If that is the underwriter's position, then the exception could be amended to say it applies to paragraph 5 only as modified by the terms of the release. We need to confirm o the survey that CLM indeed is the successor in interest to both parties to the easement. Then we will prepare a draft of the release and send to Martin County for review and approval of the language.*

Item #2:

Survey and Sketch and Legal

The Survey and sketch and legal description provided by the Applicant have been reviewed by the County Surveying Division and approved.

Response: *Acknowledged.*

Item #3:

Phase I Environmental Site Assessment

The Updated Phase I Environmental Site Assessment provided by the Applicant has been reviewed and approved.

Response: *Acknowledged.*

J. Determination of compliance with environmental and landscaping requirements - Growth Management Department

Environmental

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

Landscape

Unresolved Issues:

Item #1:

Standard Application Requirements

The deficiencies noted in this section need to be addressed by the applicant with revised plans and documentation. To ensure a successful review, the following shall be provided with your resubmittal information:

Revision dates/notes on all affected plans.

Plans should be provided with "call-out" revision clouds/notes to identify areas that have been modified from the original submittal.

A summary of changes that are provided with your resubmittal information, the staff report may be used as a template for your responses. It is important that you be specific as to what has been changed and where the changes may be found in the resubmitted materials. Resubmittal comments provided to address deficiencies such as "see the revised plans" should be replaced with more specific language such as "refer to the revised 30' dimension to the NE buffer provided on sheet 3/4 and revised landscape note 3 on sheet 2/4".

Response: Acknowledged

Item #2:

Landscape Tabular Data

Landscape plans shall include a table which lists the gross and net acreage, acreage of development and preservation areas, number of trees and tree clusters to be protected within the developed area and within perimeter areas, and square footage of vehicular use areas (Ref. Section 4.662.A.10, LDR). Interior and perimeter vehicular use areas should be quantified separately in the table. Tabular data shall also indicate a calculation of the minimum total number of trees and shrubs required to be planted based upon the proposed developed area and separately based upon quantities required to meet the vehicular use area planting requirements and any required bufferyard requirements.

Remedy/Suggestion/Clarification:

Original Comment: The 800,000 sf ft area shown on the plans to be restored requires installation of 320 trees to meet the 1 tree per 2500 sq. ft of site area required for commercial development; only 154 trees have been proposed. What methods are being proposed to restore the remainder of the site; per the formula approximately 700 additional trees shall be required. Comment not addressed. The boundary survey has been revised but indicates the Phase 1 parcel encompasses 80.53 acres which is also stated on the site plan and landscape plan, but the plan states that tree quantities required is only 320 trees and that 547 trees are provided; 320 trees demonstrate compliance for 18.36 acres. Please explain the discrepancy since the 80.53 acres minus the dedication area will require establishment of 1209 trees.

The landscape plan for Phase 1 is claiming credit for 393 existing trees which are to be silt fenced off from construction. It is suggested that consideration be given to the idea of proposing alternative compliance by dedicating these areas of existing vegetation to be natural vegetation areas to be preserved in perpetuity. Martin County Land Development Regulations Section 4.667.A.d allows consideration for:

d. Integration of proposed and existing vegetation is demonstrated in the plans with an emphasis on maintaining native community buffers and corridors, preserving or restoring forest community types, and providing for the natural ecological function of each type by using such techniques as preserving a diversity of upper story, midstory, and understory.

Provide details to demonstrate and dedication language if this method is to be proposed to demonstrate compliance.

Response: There are a total of 341 existing pines, 45 oaks, and 22 palms. The palms are counted as three to one in tree counts; therefore, we've accounted for 7 palms, resulting in total existing trees of 393. When accounting for the DBH of the existing trees, it results in a credit of 920 DBH tree credits. All existing trees shall be silt fenced off with "do not enter" signage to ensure protection. Additionally, the fill area shall be planted with native grasses. This results in a need for 284 additional native trees to be planted. These trees shall be planted mostly along the northern property line to provide a buffer between the neighboring development. The buffer may also be supplemented with native shrubs to meet required ocapacity. Notes describing signage, tree protection, native grasses, and supplements to the buffer have been added to the plan.

Item #3:

Landscape Bufferyard Requirements

Landscaped bufferyards shall be required between differing land uses and along certain transportation corridors. It is the intent of the code to encourage the preservation of existing vegetation for use in buffers as opposed to clearing and replanting designed landscapes. [Section 4.663.B., LDR]

Remedy/Suggestion/Clarification:

A 20-25 ft width dedicated perimeter buffer is now shown on the plans. Are there sufficient understory and trees to meet requirements for opacity? Please add a note that if necessary supplemental native trees and shrubs shall be added; provide plant list of species that will be installed if necessary to meet requirements.

There does not appear to be any existing vegetation within the northern 10 foot buffer, provide typical planting plan for this area.

Response: *A note including supplemental planting species have been added to the landscape plan. Most the required native tree plantings have been shown along this property line; however, supplementary native shrubs may be necessary to achieve required opacity.*

Item #4:

Landscape Material Standards-Trees

Please demonstrate compliance with the following requirements for proposed trees (Section 4.664.B., LDR):

1. All required trees shall have a minimum height of ten feet and one defined vertical stem with a minimum diameter of two inches caliper at the time of planting.
2. Planted trees must be a species with an average mature crown spread of at least 15 feet, or they must be grouped so as to create a crown spread of 15 feet.
3. Tree species and placement shall be selected so as to minimize conflicts with existing or proposed utilities.
4. Not more than 30 percent of all required trees shall be palms. Where used, two palms or three sabal palms shall constitute one required tree.
5. When more than ten trees are required to be planted to meet the requirements of this section 4.664, a mix of species shall be provided. The number of species to be planted shall vary according to the overall number of trees required to be planted.

Remedy/Suggestion/Clarification:

The Phase 1 Restoration Cost Estimate itemizes 8 ft trees in 15 gallon containers. The landscape plan specifies 10 foot B&B trees. Section 4.4.664.B.1 requires that trees be a minimum of 10 feet in height with a 2" minimum caliper.

Review plant list and sizes of trees required and rectify as required to demonstrate code compliance. Please specify that the slash pine be the variety 'densa'.

Response: *The plant list / sizes has been revised to meet County standards. The slash pines have been specified as 'densa.'*

Item #5:

Construction Standards - Tree Protection

Please provide for the locations, construction and maintenance requirements of tree protection barricades on the appropriate pages of the landscape and construction plans [Section 4.666.B., LDR]. The following shall be included on the land-clearing page:

Remedy/Suggestion/Clarification:

Location of protected trees with tree protection barricades, where warranted. Barricades must be constructed around the critical protection zone of each tree or cluster of trees. Because of the long-term construction activity on this site it is suggested that more substantial protection than silt fence be proposed to protect the existing vegetation, silt fence typically does not survive intact for more

than 6-12 months. It is also recommended that signage be installed to inform workers on the site that these are protected areas. Provide details of how this shall be accomplished.

Response: *It is incumbent on the property owner to ensure that the tree protection remain in place throughout the duration of construction. The owners have chosen to stay with the silt fence; therefore, notes have been added regarding inspection / maintenance / replacement. Please note that "keep out" signage has been added to aid in ensuring trees are protected.*

Item #6

Additional Landscape Condition

Cross-section indicates that only 2.5 feet of fill is to be placed over the buried construction debris. This is not considered to be sufficient depth of soil to provide for establishment of trees. The University of Florida Cooperative recommends a minimum of 5-6 feet of soil to provide for tree growth.

The response letter states that the proposed 2.5 feet of fill shown on the cross-section is consistent with the stipulation agreement, however, the stipulation agreement did not address filling of the lake but was for establishment of littoral and upland plantings. Where the lake had been over-excavated the stipulation cross-section showed filling to bring the grade up to existing grade which in some areas was more than 22 feet.

What is the quality and composition of the 2 feet of "dirt" proposed to be installed – is it going to have a suitable mixture of organics, texture, pH, and other nutrients to be appropriate for plant establishment? Provide specifications for the proposed fill and cover. Consideration should be given to the concept that the majority of trees should be established on areas that are not being filled with concrete debris but rather in areas where there may be native soils and sufficient planting depth for healthy establishment and long-term survivability.

Response: *During the staff workshop, it was discussed that no trees would be planting on the lake that is being filled. The focus of the plantings shall be along the north and west boundary lines to buffer adjacent property owners; these areas were not excavated and therefore have natural soils. Good clean fill; empty of debris shall be placed over the construction debris to allow for native grasses to grow.*

Item #7

Additional Landscape Condition

Since the balance of the lake is not included in this phase requirements within the stipulation agreement not included in this phase need to be implemented. Please provide for construction of littorals and upland transition areas associated.

Response: *As discussed in the staff workshop, the Phase 2 and 3 littoral and upland transitional plantings are included in the attached cost estimate for bonding; therefore, there are no plans for the construction / installation of them. Should the project not move forward beyond Ph. 1, the plantings shall be required.*

K-L: Acknowledged.

M. Determination of compliance with engineering, storm water and flood management requirements - Public Works Department

Unresolved Issues:

Item#1:

The detailed cost estimate for the restoration performance security as described in the Development Order requirement below must be created using Martin County's Engineer's Opinion

of Probable Cost form. The security provided with this application will replace the existing security provided with the Stipulated Agreement.

Response: *Please see attached cost estimate based on construction of Phase 1.*

Additional Information:

Information #1:

Development Order Requirement

A three-year performance bond/security is required to ensure that restoration of the excavation and/or fill or mining site shall be completed, including items such as, but not limited to, general clean-up, grading, and revegetation of the lake banks, littoral zones and upland transition zone. The amount of the security shall be approved by the County Engineer, and shall be based on 110 percent of a cost estimate prepared by a Florida registered engineer for the general clean-up, grading, and site restoration including the required littoral zone and upland plantings by an environmental professional. The guarantees for phased projects may be bonded separately.

Response: *Please see attached cost estimate based on construction of Phase 1. The cost estimate includes the littoral and upland transition plants for Phases 2 and 3 such that if the project does not move forward, the plants may be installed.*

N-Z: Acknowledged.

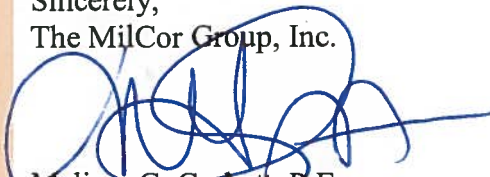
Please find the following materials for review:

1. Legal Description – Overall less dedication;
2. Legal Description – Phase 1 less dedication;
3. Updated Affidavit of Interest Disclosure;
4. Signed and sealed Restoration cost estimate;
5. Two (2) Master Site Plan;
6. Two (2) Phasing Plan;
7. Two (2) Phase 1 Final Site Plan;
8. Two (2) Phase 1 Landscape Plan; and
9. CD containing AutoCAD File of Site Plans and bookmarked pdf of submittal.

Please note that no construction plans have been included as there were no revisions required.

Thank you for your time and assistance.

Sincerely,
The MilCor Group, Inc.



Melissa G. Corbett, P.E.
President

Enclosures: as listed

Cc: Jason Pepitone

This spreadsheet is in compliance with the Martin County required format.

Enter data in unprotected (blue) fields only. All other calcs are computed automatically.

If a category or unit price cannot be found that matches the particular work, enter the item and unit price under the Miscellaneous heading



MARTIN COUNTY ENGINEERING DEPARTMENT ENGINEER'S OPINION OF PROBABLE COST

PROJECT NAME: Creative Land Management

PHASE/PARCEL/PLAT: Phase 1

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
EARTHWORK/SITEWORK				
a) Mobilization	1	LS	\$5,000.00	5,000.00
b) Clearing, grading and grubbing	0.0	AC	\$3,000.00	0.00
c) Excavation (cut)	0	CY	\$7.00	0.00
d) Embankment (fill)	146,636	CY	\$6.50	953,134.00
e) Sod and seed/mulch	263,995	SY	\$0.31	81,838.45
f) Concrete disposal	0.0	TN	\$60.00	0.00
g) Erosion control	1	LS	\$32,750.00	32,750.00
h) Fencing/railing	0	LS	\$0.00	0.00
i) Materials testing	0	LS	\$2,500.00	0.00
			Subtotal	1,072,722.45
ROADWORK				
a) Asphalt milling, 1" avg.	0	SY	\$1.50	0.00
b) Stabilized subgrade, roll in place	0	SY	\$3.00	0.00
c) Stabilized subgrade, Type B, 12" thick	0	SY	\$7.50	0.00
d) Paving base, optional base group 6	0	SY	\$12.50	0.00
e) Paving base, optional base group 9	0	SY	\$15.50	0.00
f) Paving base, other	0	SY	\$0.00	0.00
g) Asphaltic concrete, SP-9.5, 1-1/2" thick	0	SY	\$15.00	0.00
h) Asphaltic concrete, SP-9.5, 2 1/2" thick	0	SY	\$25.00	0.00
i) Asphaltic concrete, SP-9.5, 3" thick	0	SY	\$30.00	0.00
j) Asphalt overlay, SP-9.5 (<= 150 tons)	0.0	TN	\$150.00	0.00
k) Asphalt overlay, SP-9.5 (> 150 tons)	0.0	TN	\$120.00	0.00
l) Pervious asphalt or concrete	0	SY	\$60.00	0.00
m) Concrete curb & gutters	0	LF	\$14.25	0.00
q) Sidewalk, 6' wide	0	LF	\$25.00	0.00
r) Maintenance of traffic (M.O.T.)	0	LS	\$0.00	0.00
			Subtotal	0.00
DRAINAGE				
a) Inlets / Manholes (<10' depth)	0	EA	\$3,000.00	0.00
b) Inlets / Manholes (10' or > depth)	0	EA	\$4,000.00	0.00
c) Control structures	0	EA	\$6,000.00	0.00
d) Endwalls	0	CY	\$700.00	0.00
e) Rip-rap	0	CY	\$80.00	0.00
f) Storm culvert, 15" dia. or equiv.	0	LF	\$28.00	0.00
g) Storm culvert, 18" dia. or equiv.	0	LF	\$34.00	0.00
h) Storm culvert, 24" dia. or equiv.	0	LF	\$48.00	0.00
i) Storm culvert, 30" dia. or equiv.	0	LF	\$65.00	0.00



MARTIN COUNTY ENGINEERING DEPARTMENT

ENGINEER'S OPINION OF PROBABLE COST

j) Storm culvert, 36" dia. or equiv.	0	LF	\$88.00	0.00
k) Storm culvert, 48" dia. Or equiv.	0	LF	\$125.00	0.00
l) Exfiltration trench	0	LF	\$100.00	0.00
			Subtotal	0.00

UTILITIES

a) Water main, 4"	0	LF	\$13.00	0.00
b) Water main, 6"	0	LF	\$17.50	0.00
c) Water main, 8"	0	LF	\$23.50	0.00
d) Water main, 10"	0	LF	\$31.25	0.00
e) Water main, 12"	0	LF	\$40.00	0.00
f) Water service, single	0	EA	\$790.00	0.00
g) Water service, double	0	EA	\$930.00	0.00
h) Fire hydrant assembly	0	EA	\$3,600.00	0.00
i) Sewer main, 8" gravity (<=8' depth)	0	LF	\$28.00	0.00
j) Sewer main, 8" gravity (<8'-12' depth)	0	LF	\$43.00	0.00
k) Sewer main, 8" gravity (<12'-16' depth)	0	LF	\$88.00	0.00
l) Sewer main, 8" gravity (<16'-20' depth)	0	LF	\$104.00	0.00
m) Sewer main, force, (4")	0	LF	\$13.50	0.00
n) Sewer manhole (<=8' depth)	0	EA	\$2,900.00	0.00
o) Sewer manhole (<8'-12' depth)	0	EA	\$3,850.00	0.00
p) Sewer manhole (<12'-16' depth)	0	EA	\$5,500.00	0.00
q) Sewer manhole (<16'-20' depth)	0	EA	\$8,800.00	0.00
r) Sewer lateral, single	0	EA	\$900.00	0.00
s) Sewer lateral, double	0	EA	\$1,100.00	0.00
t) Lift Station	0	EA	\$0.00	0.00
u) Directional drill (<= 6" dia.)	0	LF	\$50.00	0.00
v) Directional drill (8"-10" dia.)	0	LF	\$88.00	0.00
w) Directional drill (12" or > dia.)	0	LF	\$140.00	0.00
			Subtotal	\$0.00

TRAFFIC

a) Signage	0	LS	\$0.00	0.00
b) Striping	0	LS	\$0.00	0.00
c) Control devices (signals)	0	EA	\$0.00	0.00
			Subtotal	\$0.00

SURVEY

a) Setting P.C.P.'s	0	LS	\$0.00	0.00
b) Setting and replacing all P.R.M.'s	0	LS	\$0.00	0.00
c) Setting all lot corners	0	LS	\$0.00	0.00
			Subtotal	\$0.00



MARTIN COUNTY ENGINEERING DEPARTMENT
ENGINEER'S OPINION OF PROBABLE COST

MISCELLANEOUS

a)	Restoration Fill	1,422,185	SY	\$0.00	0.00
b)	Plant Materials (New Trees)	1	LS	\$20,590.00	20,590.00
c)	Upland/Littoral Plants (Phase 2-3)	1	LS	\$48,800.00	48,800.00
				Subtotal	\$69,390.00

TOTAL ESTIMATED COST OF IMPROVEMENTS \$1,142,112.45

****Disclaimer****

- 1) Unit prices pre-entered on this spreadsheet reflect Martin County annual requirements contractors' unit prices and should not be modified without the approval of the County Engineer or his designee.

Prepared by:

Melissa G. Corbett, P.E.

Professional Engineer's Name

Professional Engineer's Signature

59292

P.E. No.

1-22-19

Date

The MilCor Group, Inc.

Firm's Name and Licensed Business No. (if applicable)

10975 SE Federal Highway, Hobe Sound, FL 33455

Firm's Address

772-223-8850

Phone No.

County Engineer's (or designee) Acceptance

