



May 4, 2020  
1746

via-hand delivery

Mr. Matthew Stahley  
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RE: Magnolia Ridge of Palm City  
Martin County Project Number P161-004  
Response to Staff's Final Comments

Dear Mr. Stahley:

In addition to this response letter to Staff's final comments, please find enclosed one (1) CD of digital files and one (1) hard copy of the following documents for final approval:

- CD Containing pdfs of all submitted items
- Site Plan
- Auto Turn Exhibit
- Construction Plans

#### **LAND USE ZONING**

**COMMENT 1:** Under Total Site Area please revise the proposed density since the total site area was corrected to 3.56 acres the density would now be 7.86 UPA.

**RESPONSE:** The Total Site Area and Density have been revised.

**COMMENT 2:** On the site plan and the open space plan please clearly label the mean high-water line to avoid confusion with other lines referenced in the legend.

**RESPONSE:** The mean high-water line is now clearly labeled on the site plan and open space plan.

**COMMENT 3:** Please remove the note on the **open space plan** that references the area in between the mean highwater line and property line being the drainage easement area, as the drainage easement area is the area from the property line all the way to the top of bank.

**RESPONSE:** The referenced note has been removed.

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## **ENGINEERING OFF-STREET PARKING**

**COMMENT 1:** Although the auto turn exhibit was revised, it does not incorporate the parameters for emergency vehicles utilized in Martin County (attached). Revise auto turn accordingly. In the event that this cannot be achieved, a paved area may need to be striped as a no-parking zone.

**RESPONSE:** See the revised auto turn exhibit with the requested vehicle sizes.

## **STORMWATER MANAGEMENT PLAN**

**COMMENT 1:** Although the water quality calculations were revised to include 3-inches over the percent impervious of the total basin area as requested, the revision did not incorporate the 25% safety factor required to meet Martin County's water quality requirements for dry detention. Revise Section 1.3A of the stormwater report accordingly.

**RESPONSE:** This comment has been eliminated based on Harold Tourjee's and Stephanie Piche's telephone conversation on May 1, 2020, and subsequent email from Stephanie Piche, P.E., on May 1, 2020.

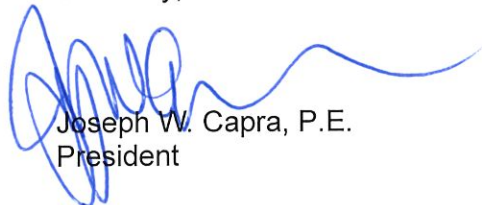
## **STORMWATER MANAGEMENT CONSTRUCTION PLANS**

**COMMENT 1:** Per email correspondence with Michelle Cullum, dated 4/27/2020, revise proposed grading along west side of parcel to remove the swale and add roof gutters to direct the stormwater to the front of the lots. Email was provided to applicant via email.

**RESPONSE:** The revised Paving, Grading and Drainage Plan was submitted to and accepted by Michelle Cullum, P.E. per her email dated 04/29/2020.

I believe this adequately resolves all issues for approval. A separate submittal has been made to Martin County Utilities. We look forward to being placed on the next available LPA Meeting.

Sincerely,



Joseph W. Capra, P.E.  
President

Enclosures