

CRAIG L. WALLACE, P.S.M.
JAMES G. PEDEN JR., P.S.M.
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August 17, 2020

Peter Walden
Principal Planner
Growth Management Department
Development Review Division
2401 S.E. Monterey Road
Stuart, Florida 34996

**Re: Martin County Development Review Staff Report
for Old Trail PUD at Jonathan's Landing, Project No. 0037-003,
Wallace Surveying Corporation File No. 18-1147**

Dear Mr. Walden:

Please accept this letter and the enclosed materials as our response to the applicable comment items in the Development Review Staff Report for the Preliminary Plat. For your convenience, each comment by the County Surveyor in the Staff Report has been reiterated below with our response following in ***bold italics*** typeface.

L. Determination of compliance with county surveyor - Engineering Department

Unresolved Issues:

Item #1:

The plat must show the following: Permanent reference monuments (P.R.M.) must be placed at each corner or change in direction on the boundary of the lands being platted and must not be more than 800 feet apart unless inaccessible. Permanent control points (P.C.P.) must be set at the intersection of the of the right-of-way at the intersection of all streets and shown on the plat.

Remedy/Suggestion/Clarification:

Add PRMs and PCPs to meet this requirement.

Response:

P.R.M. 's have been added to meet 800 foot separation requirement and P.C.P. 's will be set before end of this week.

Item #2:

Plat certification and consent language must be provided in substantial conformance to ...
[Resolution No. 02-6.1]

Remedy/Suggestion/Clarification:

1. There is typo in the County Approval Signature.

Response: Corrected misspelling of “Couonty” to read “County”.

2. Ensure conformance of the dedications to the language provided in Resolution No. 02-6.1.
Specifically but not limited to the Access Easement and Preserve Easement Areas.

Response: Added/revised dedication language to conform to Resolution No. 02-6.1 requirements.

3. Include Public Flow-through easement language or provide engineer's opinion that it is not needed.

Response: Added dedication for Public Flow-through easement.

Item #3:

The following notes shall be shown:

1. 'This plat, as recorded in its original form in the public records, is the official depiction of the subdivided lands described hereon and will in no circumstances be supplanted in Authority by any other form of the plat, whether graphic or digital.';

2. and 'There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.'

[Ch. 177.091.(27), Prt 1, F. S.; Sec. 4.912.C.10 M.C. Code, Vol 2]

Response: Notice language below plat header at top of sheet 1 and Surveyor's Notes #6 on sheets 2 through 9 have been revised to match above items #1 and #2 verbatim.

If the plat contains public easements located within private streets or other right-of-way, the following note shall be provided:

'In the event that Martin County disturbs the surface of a private street due to maintenance, repair or replacement of a public improvement located therein, then the county shall be responsible for restoring the street surface only to the extent which would be required if the street were a public street, in accordance with county specifications.'

[Sec 4.912.C.10.c M.C. Code, Vol 2]

Remedy/Suggestion/Clarification:

Add or revise all notes including the private street note (SE Clubhouse Drive).

Response: Added private street note to Access Easement (SE Clubhouse Drive) and revised all notes as suggested.

Item #4:

Ensure plat is consistent with the approved final site plan.

Response: Plat appears to be consistent with the final site plan.

Item #5:

Please provide a Field Inspection Request for all PRMs, (PCPs and Lot Corners if applicable) prior to recordation of the plat.

Response: Will request Field Inspection Request upon plat approval.

Sincerely,



Wallace Surveying Corporation
Robert J. Cajal, P.S.M.
RC/rc
enclosures: