

ENGINEERS • SURVEYORS • ENVIRONMENTAL

Survey Department
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987-2362

December 27, 2018

Tracy Telle, Assistant City Engineer
City of Fort Pierce Engineering
100 North US 1
Fort Pierce, FL 34954

RE: Camping World Plat Review - Response to Comments
EDC Survey Project 16-342

Dear Tracy;

Following are our responses to the comments from the following:

Northstar Geomatics in their letter dated 12/21/18
John R. Andrews, City Engineer in his memo dated 12/20/18
Water/Wastewater Engineering department in memo dated 12/20/18
Grant Chambers, SLC Engineering - Development Review Committee memo dated 12/20/18
Rod Reed, SLC Engineering – Development Review Committee memo dated 12/20/18

RESPONSE TO COMMENTS BY NORTHSTAR GEOMATICS:

1. PRM's must be placed and verified by reviewing surveyor prior to approval by City Commission. Platting surveyor or designee must be present at inspection. Please notify reviewing surveyor to schedule PRM inspection.
PRM's will be placed by this office prior to approval by City Commission. The PRM inspection will be scheduled with the reviewing surveyor and the Platting surveyor or designee will be present at the inspection.
2. A written response to each item in this review is required with plat re-submittal.
A written response to each item in the review is contained in this letter.
3. Company Name and LB# required in Surveyor Signature information.
Company name and LB# is contained in the surveyor signature information on the Plat
4. FS Chap 177 requires black permanent ink. Site Map is shown in color?
Site map is now in black permanent ink.
5. Blank lines in Title Certification and Mortgagee's Joinder need to be completed.
The blank lines have been filled in in the Title Certification, but the recording information for the mortgage and security agreement has not been provided to this office at the time of writing this response.

6. Utility easement dedication must reference Cable TV language per FS. 177.
Language in the utility easement dedication has been amended to reference Cable TV language per FS. 177.
7. Remove seal for plat reviewer.
Seal for plat reviewer has been removed.
8. An additional PRM is required on the south line of plat. Max dist is 1400 ft.
An additional PRM has been added on the south line of the plat as requested.
9. Identify lift station easement on the map sheets.
Lift station easements are identified on the map sheets.
10. FS Chap 177.091(14) requires legal description of plat that is metes/bounds to show all information called for, such as POC, course bearings, distances and POB to be shown on the plat.
Legal description of the Plat has been amended to comply with FS Chapter 177.091(14).
11. City of Fort Pierce comments per memo from John Andrews PE to Brandon Creagan, Planner, dated December 20, 2018, have not been repeated in this review. Applicant should address Engineering Dpt comments separately to Mr. Andrews and CC Gregory Fleming PSM.
Comments from John Andrews PE to Brandon Creagan, have been addressed by this office in a separate correspondence of equal date.

RESPONSE TO COMMENTS BY JOHN R. ANDREWS, CITY ENGINEER:

1. The survey shall be updated to include the total acreage of the property surveyed.
The boundary survey has the acreage shown in Surveyor's Note #2
2. The following information and/or revisions shall be addressed on the plat:
Sheet 1 of 3:
 - a. Revise the legal description to describe the overall parcel as the current legal is based on descriptions from the existing parcel boundaries known as Parcel 1, Parcel 2, Parcel 3, Parcel 4 and Parcel 7. These parcels are not identified on the submitted Plat.
The legal description has been revised to describe the overall parcel.
 - b. Line Item Number 1, under the Dedication, shall be revised to read Tract R as opposed to the noted "Road Right-of-Way".
Line Item Number 1 has been revised to read "Tract R".
 - c. Revise all year notations from 2018 to 2019.
All year notations have been changed to 2019.
 - d. Under the City Commission Certificate, eliminate "This plat has been reviewed for conformity to Chapter 177.011-177.051 Florida Statutes by a Professional Surveyor and Mapper employed by or under contract with the City of Fort Piece".
The language specified in item d has been eliminated from the City Commission Certificate.
- Sheet 2 of 3:
 - a. Revise the Water Management Tract from being identified as Tract 1 to being recognized as "W.M.T." to coincide with the dedication notation of this parcel as noted on Sheet 1 of 3.

The Water Management Tract has been revised to be described as “W.M.T.”

- b. Sheet 1 of 3, Line item 4 under Dedications, references a Lift Station Easement yet I was unable to locate this easement on the plat; please update the plat accordingly.

The lift station easement has been identified on the map sheets.

3. Address any comments from the City’s reviewing surveyor, Northstar Geomatics.
Comments from Northstar Geomatics have been addressed above.

RESPONSE TO WATER/WASTEWATER ENGINEERING COMMENTS:

FPUA W/WW Engineering: water and wastewater services are available to facilitate this development. Water/Wastewater Engineering Department has received Utility plans for this project. We are currently working with the Developer’s Engineer on creating Water and Wastewater Supply Agreement for this project.

RESPONSE TO COMMENTS FROM GRANT CHAMBERS, SLS ENGINEERING DIVISION:

1. On item number 2 under dedications, please include language stating that the County shall have the right to drain into and through the proposed water management tract.
Language stating the County will have the right to drain into and through the tract has been added.
2. Add a 15 FT wide drainage easement from Jenkins Road Right-of-Way to the water management tract
Fifteen-foot-wide drainage easement has been added connecting Jenkins road to the water management tract.
3. The County recommends adding 25 FT corner clips where Tract R meets Tract 4 to help protect site distance when Jenkins Road is expanded.
Twenty-five-foot corner clips have been added where Tract R meets Tract 4
4. The County recommends adding ingress/egress easements for potential future access to Graham Road.
Access will be identified when the vacant parcels are developed.

RESPONSE TO COMMENTS FROM ROD REED, COUNTY SURVEYOR:

No Comments for this Project. The City has a consultant that reviews all final plats
No response necessary.

Please let us know if you have any questions or need anything further.

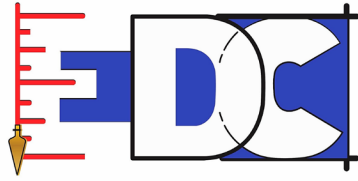
Sincerely,

A handwritten signature in blue ink, appearing to read "Michael T. Owen". The signature is fluid and cursive, with a large initial "M" and "O".

Michael T. Owen

Enclosures

cc: Gregory Fleming, Northstar Geomatics
John Andrews, PE
Brandon Creagan, Planner
Water/Wastewater Technical Review Committee
Grant Chambers, Engineering
Rod Reed, County Surveyor



February 27, 2019

Via: Courier

Brandon Creagan, Planner
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

**Re: Camping World Final Plat – Response to Comments
TRC No # 17-0900002**

Dear Brandon:

On behalf of our client, please find the attached response to plat comments received on the February 13, 2019, for the Final Plat for Camping World. Each comment is identified below followed by a response in ***bold italics***.

ENGINEERING COMMENTS

1. Permanent Reference Monument inspection must be completed prior to the City's final approval. The applicant shall coordinate a field inspection with Greg Fleming of Northstar Geomatics once all the PRM's are set.
Response: This inspection with Northstar Geomatics occurred on 02/27/2019.
2. Address the attached comments generated by Northstar Geomatics.
Response: Please see revised plat.

NORTHSTAR COMMENTS

1. The owner of the plat per the title certification is not the same entity that is signing the dedication.
Response: Please see revised plat.
2. Specific language for Cable TV must be included in the utility easement dedication.
Response: Please see revised plat.

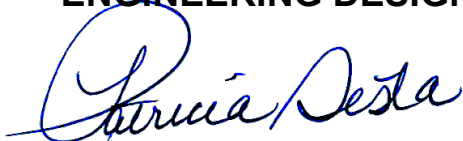
3. PRM's must be placed and verified by reviewing surveyor prior to approval by City Commission. Platting surveyor or designee must be present at inspection. Please notify reviewing surveyor to schedule PRM inspection.

Response: This inspection has been scheduled for 02/26/19.

We feel the attached adequately addresses staff comments and respectfully request the approval of this Right-of-Way application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.



Patricia Sesta
Planner

cc: Conor Keilty – Structured Real Estate

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