Kimley»Horn

To: Tom Reetz
Senior Planner
City of Stuart Development Department

From: Kevin Roberson, P.E.
Kimley-Horn and Associates, Inc.

Date: February 28, 2020

Re: Trillium Townhomes – Stuart, Florida – Plat review

Dear Mr. Reetz,

Kimley-Horn has reviewed the plat submittal documents provided to Kimley Horn on February 14, 2020, prepared by Caufield and Wheeler, Inc. for the proposed Trillium Townhomes development in Stuart, Florida.

Please find below our review comments:

1. On Sheet 1, under the legal description, please describe the significance of Parcels 6 A and 6 B. Those are not found within the plat.
   Text of Parcel 6 A and 6 have been removed.
2. On Sheet 1 under the Certificate of Ownership and Dedication, Item 7, how is this Tract conveyed? ***By future deed, dedication has been revised.***
3. On Sheet 1 under the Certificate of Ownership and Dedication, Item 8, how is this Lake Maintenance Easement conveyed? ***By future deed, dedication has been revised.***
4. On Sheet 1 under approval by City of Stuart, please replace City Engineer with Kevin M. Roberson, City Engineer - Kimley Horn and Associates Inc. ***Revised as requested.***
5. On Sheet 2 Tract AE on the left side of the sheet, please add "and utility purposes" after access easement to match the cover sheet. ***Revised as requested.***
6. On Sheet 3 Tract AE on the left side of the sheet, please add "and utility purposes" after access easement to match the cover sheet. ***Revised as requested.***
7. On Sheet 3, define the limits of the easement within Lot 70. ***Added dimensions to esmt.***
8. On Sheet 4, define the limits of the easement within Lots 71-76. ***Added dimensions to esmt.***
9. On Sheet 4, the existing easements must show bearings and distances if not coincident with parcel lines. ***Added bearing and distances as required.***
10. On Sheet 4 Tract AE on the left side of the sheet, please add "and utility purposes" after access easement to match the cover sheet. ***Revised as requested.***
11. On Sheet 4, add matchline designations on top and right sides of sheet. ***Added designations.***
12. On Sheet 5, add matchline designations on left side of sheet. ***Added designations.***

Thank you for the opportunity to assist the City of Stuart in reviewing the noted project. By conducting this limited evaluation, Kimley-Horn is not assuming responsibility for the content and accuracy of the plans, which remain the sole responsibility of the Engineer of Record and the Surveyor of Record. Please contact us if you have any questions or need additional information.

Sincerely,

Kimley-Horn and Associates, Inc.



Kevin M. Roberson, P.E.
Vice President

NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

April 6, 2020

Mr. Thomas Reetz
Senior Planner
City of Stuart Development Department
Via email

RE: Plat Review # 1 – Trillium Plat

Dear Mr. Reetz:

As you requested, I have reviewed the above referenced plat for conformance with City of Stuart Ordinance No. 1804-01 which was provided to me by the City of Stuart for plat review purposes. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, mathematical calculations or acreages shown on this plat. It is my understanding that this plat was reviewed for conformance with Chap 177, Florida Statutes by Kimley Horn. A duplicate review of Chap 177 was not performed by the undersigned as directed by City staff.

My first review comments are as follows:

1. City Ordinance No. 1804-01 requires digital CAD file in Florida State Plane Coordinates be provided before plat recordation. ***CAD file will be provided.***
2. PRM's must be field verified by reviewing surveyor prior to final approval. Platting surveyor to notify reviewer when PRM's are ready for inspection and must accompany reviewer on inspection. Reviewing surveyor can be contacted at 772-181-6400, or email at gregf@nsgeo.com. ***PRM's have been verified***
3. Sheet numbers are required to be in lower right-hand corner on each sheet. ***City requested upper right for sheet number to be consistent with other plats.***
4. Date of boundary survey must be within 180 days of plat submittal. ***Updated survey to be provide.***
5. Surveyor's notes required on each sheet. ***Added notes as requested.***
6. A written response to each comment is required with next plat review.

Reviewed By:



Gregory S. Fleming
For NorthStar Geomatics, Inc.

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