



# City of PALM COAST

Community Development Department  
Planning Division

160 Lake Avenue  
Palm Coast, FL 32164  
386-986-3736

August 13, 2025

AJIT ABRAHAM  
777 MAIN ST  
FORT WORTH, TX 76102

RE: **PARAKEET GUMBO - TOWN CENTER PH 5 PORTION OF LOT 7 COMMENT LETTER; TECHNICAL SITE PLAN TIER 1; Application#: 6381**

Dear Mr. Abraham.,

Thank you for your recent application submittal. Staff has reviewed your documents, however; due to circumstances noted on the enclosed correspondence, your application cannot be approved at this time. The following attached are a list of staff comments based on the **1st** submittal.

If you desire to proceed, kindly resubmit the appropriate documents as follows:

- **Upload all electronically signed / sealed PDF plans to include revision dates. Unpaid fees will not allow you to resubmit your revised files.**
- **Upload files in a PDF format with civil plan sheets in a landscape orientation.**
- **Upload letter noting each comment and the manner in which each comment has been addressed.**
- **At resubmittal please upload all civil plan sheets as separate PDF files. Sheet file names must contain the sheet name and the sheet number ONLY.**

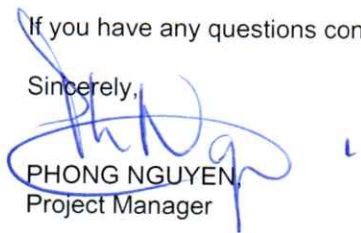
Each department shown below will have the reviewer's name and phone number. You may contact each department reviewer to discuss comments individually or if you wish, you can contact Irene Schaefer, 386-986-3749 to schedule a TRX meeting to discuss comments as a group.

Be aware upon your 3rd submittal of plans a resubmittal fee of 25% of the original application fee will be required.

Please note that the City has implemented a Public Arts Ordinance 2024-18, that will require vertical construction valued at \$1,000,000 or more, at time of building permit, to participate in the Art in Public Places Program.

If you have any questions concerning the comments noted, please contact me at 386-986-3779.

Sincerely,

  
PHONG NGUYEN,  
Project Manager

Copy: Ray Tyner, Deputy Chief Development Officer  
TRX Team  
Owner: DCB ORCHID LLC  
1040 CROWN POINTE PARKWAY, SUITE 560  
ATLANTA, GA 30338



# **Staff Comments 1st Submittal**

## **Reviewing Department Comments**

### **911 - E-911 STAFF**

#### **Comments:**

Marked INFORMATION By: DAMARIS RAMIREZ - (386)986-3750 -  
DRAMIREZ@PALMCOASTGOV.COM

If this address is to be kept confidential please apply at the property appraiser to have it kept confidential from the public.

### **ARCHR - ARCHITECTURAL REVIEW (386-986-3760)**

#### **Comments:**

Held By: RICHARD PICATAGI - (386)986-3760 - RPICATAGI@PALMCOASTGOV.COM

1. According to the City Land Development Code/Section 13.02.07 Exterior Materials/Finishes: "Finishes of exposed concrete block or corrugated metal are prohibited"

However, stucco treatment on a corrugated metal facade may be acceptable. Architect shall revise accordingly

2. Pitched roofs must be a minimum 5:12 slope. The proposed (submitted) building does not meet that requirement. Architect shall revise accordingly.

3. The Town Center Architectural Review Committee (ARC) will have ultimated approval authority of the building.

4. Provide letter of approval from ARC when obtained.

### **BLD - BUILDING PLAN REVIEW (386-986-3782)**

#### **Comments:**

Held By: PATRICK BUCKLEY - (386)986-3786 - PBUCKLEY@PALMCOASTGOV.COM  
COMMENTS PER THE 2023 FLORIDA BUILDING CODE-BUILDING (FBCB), FLORIDA BUILDING CODE-ACCESSIBILITY (FBCA), FLORIDA STATUTES, (FS), FLORIDA ADMINISTRATIVE CODE (FAC) AND AUTHORITY HAVING JURISDICTION (AHJ).

COMMENTS BELOW PER THE 2023 FBCB.

1. GEOTECHNICAL INVESTIGATION REPORT SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH F.S. 471.025 AND F.A.C. 61G15-23.004 AND INCLUDE THE REQUIRED STATEMENT.

2. IT IS SUGGESTED THE FIRE HYDRANT FLOW TEST INFORMATION BE REMOVED FROM THIS GEOTECHNICAL INVESTIGATION REPORT AS IT IS NOT A PART OF A GEOTECHNICAL INVESTIGATION AND SHOULD BE PROVIDED IN A SEPARATE DOCUMENT FOR RECORD KEEPING PURPOSES.

3. PROVIDE PERCENTAGE SLOPE INDICATORS ON ALL SIDES OF BUILDING SIGNIFYING MINIMUM SLOPES IN LANDSCAPED AREAS ARE PROVIDED WITH 5% SLOPE WITHIN TEN FEET OF BUILDING AND 2% FOR SIDEWALKS AND/OR OTHER IMPERVIOUS SURFACES WITHIN TEN FEET OF BUILDING. PROVIDE MULTIPLE SLOPE INDICATORS SIGNIFYING ALL POINTS ALONG EACH SIDE OF BUILDING ARE TO BE PROVIDED WITH MINIMUM PERCENTAGE SLOPES AND SLOPES ARE PERPENDICULAR TO BUILDING FOUNDATION FACES. PROVIDE GENERAL GRADING NOTE AND DETAILS BASED ON SECTION 1804.4 FOR INSTRUCTIONS TO CONTRACTOR THEY ARE TO MAINTAIN MINIMUM PERCENTAGE SLOPES AND MUST ALSO ACCOUNT FOR

SETTLEMENT OF BACKFILL. SEE SECTION 1804.4 FOR ADDITIONAL INFORMATION. SLOPE INDICATORS MUST BE BASED ON ELEVATIONS AT THE BUILDING PERIMETER ACCOUNTING FOR MINIMUM 6-INCH FOUNDATION HEIGHT ABOVE ADJACENT FINISHED GRADE IN SECTIONS 1403.8, 2114.2, 2305.12.5.1 (SEE EXCEPTIONS THAT ALLOW A REDUCTION TO 4-INCHES). SPOT ELEVATIONS ARE NOT SUFFICIENT TO ADDRESS THIS COMMENT. SLOPE INDICATORS AS DESCRIBED ABOVE ARE REQUIRED.

COMMENTS BELOW PER THE 2023 FBCA

1. IF YOU PROVIDE A "FACILITY" (DEFINED IN THE FLORIDA BUILDING CODE- ACCESSIBILITY, THEN THE FACILITY MUST BE ACCESSIBLE TO PERSONS WITH DISABILITIES. IN THIS CASE YOU ARE PROVIDING AN E.V. CHARGING STATION AND THEREFORE YOU MUST PROVIDE ONE (1) ACCESSIBLE E.V. CHARGING STATION (ACCESSIBLE PARKING SPACE, ACCESSIBLE CHARGING EQUIPMENT). IT APPEARS YOU ONLY NEED ONE (1) ACCESSIBLE PARKING SPACE, SO PERHAPS CONSIDER MOVING THE SECOND ONE ACROSS THE LOT TO THE E.V. STATION.

2. ACCESSIBLE PARKING LOT STRIPING DETAIL DOES NOT MATCH REQUIRED STANDARDS (WHITE STRIPING OUTLINED IN BLUE). REFER TO F.D.OT. STANDARD PLANS INDEX 711-001 FY 2024-25 FOR ACCEPTABLE ACCESSIBLE PARKING STRIPING. F.S. 553.5041 (6).

3. ACCESSIBLE PARKING SIGN DETAIL IS INCOMPLETE, AND MISSING SEVERAL DETAILS. UNIVERSAL SYMBOL OF DISABILITY IS INCORRECT PROPORTIONS, THERE IS NO SIGN STATING PARKING BY DISABLED PERMIT ONLY, THERE IS NO SIGN STATING THE FINE AMOUNT (\$250) FOR ILLEGALLY PARKING IN AN ACCESSIBLE PARKING SPACE, THERE IS NO SIGN HEIGHT MEASUREMENT TO BOTTOM OF SIGN ABOVE THE GROUND. SEE F.D.OT STANDARD PLANS INDEX 711-001 AND 700-102 FY 2024-25 FOR PROPORTIONS, SIGN DETAILS, ETC. SEE F.S. 553-5041 (6) FOR SIGN MOUNTING HEIGHTS.

4. PROVIDE COMPLETE DETAILS OF ACCESSIBLE EXTERIOR ROUTE ACROSS ENTIRE SITE PER SECTION 206 TO INCLUDE: FROM PUBLIC STREETS AND SIDEWALKS; FROM ACCESSIBLE SITE ARRIVAL POINTS; FROM ACCESSIBLE PARKING (SEE SECTION 208.3.1 FOR ACCESSIBLE ROUTE MINIMUM WIDTHS RELATED TO ACCESSIBLE PARKING); FROM ACCESSIBLE BUILDING ENTRANCES AND FROM ALL COMMON FACILITIES. PLEASE NOTE THAT ALL ACCESSIBLE ELEMENTS ACROSS THE SITE MUST BE INTERCONNECTED BY ACCESSIBLE EXTERIOR ROUTES. COMPLETE DETAILS MEANS SUFFICIENT DETAILS AND DIRECTIONS FOR CONSTRUCTABILITY AND DIRECTIONS TO THE CONTRACTOR TO INCLUDE; CROSS AND RUNNING SLOPES PER SECTION 403 FOR EACH DIFFERING SEGMENT (THOSE WITH DIFFERENT SLOPES) OF ACCESSIBLE ROUTES; MAXIMUM SLOPE INDICATORS AND WIDTH AND LENGTH OF ACCESSIBLE LANDINGS AT BUILDING ENTRANCES AND EXITS AND GATES; CLEAR WIDTHS AND PASSING SPACES AT TURNS BASED ON TURN TYPE AS NECESSARY; MANEUVERING SPACE CLEARANCE DIMENSIONS BASED ON DIRECTION OF APPROACH AT ACCESSIBLE BUILDING ENTRANCES, EXITS AND GATES. THE PURPOSE OF THIS REQUEST IS TO IDENTIFY SLOPES AS ABSOLUTE MINIMUMS AND MAXIMUMS FOR EACH SEGMENT AND/OR COMPONENT OF ACCESSIBLE ROUTES AS NECESSARY FOR INSTRUCTIONS TO THE CONTRACTOR THAT SLOPES MUST BE MAINTAINED. SPOT ELEVATIONS ARE NOT SUFFICIENT TO ADDRESS THIS COMMENT. A COMMENT BOX BY ITSELF INSTRUCTING CONTRACTORS TO NOTE THE REQUIRED SLOPES IS NOT SUFFICIENT TO ADDRESS THIS COMMENT. SLOPE INDICATORS AS DESCRIBED ABOVE ARE REQUIRED.

**FD1 - FIRE REVIEW (386-986-3782)**

Comments:

Held By: JOSH MUNSON - (386)986-4736 - JMUNSON@PALMCOASTGOV.COM

All comments below per the 2023 Florida Fire Prevention Code and / or the 2023 Florida Building Code-Building.

Please provide a response letter addressing each of the comments and indicate the page number for the corrections.

1. Please place the following note on the cover sheet.

SEPARATE PERMITS REQUIRED FOR ALL FIRE ALARMS, FIRE SPRINKLER SYSTEMS, FIRE PROTECTION SYSTEMS, AS WELL AS FIRE UNDERGROUND INSTALLATIONS LOCATED ON PRIVATE PROPERTY DOWNSTREAM FROM THEIR CONNECTION TO CITY MAINS INCLUDING BUT NOT LIMITED TO: PRIVATE FIRE MAINS, BUILDING FIRE SERVICE LINES FOR FIRE SPRINKLER SYSTEMS, FIRE DEPARTMENT CONNECTION (FDC) LINES, FIRE PUMPS, PRIVATE FIRE HYDRANTS AND SIMILAR. ALL CONTRACTORS PERFORMING WORK ON FIRE UNDERGROUND INSTALLATIONS TO BE LICENSED FOR THE SCOPE OF THEIR WORK ACCORDING TO FLORIDA STATUTES CHAPTERS 633 AND 489. PLANS PREPARED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER (NORMALLY PART OF THE SITE DEVELOPMENT APPLICATION) AS WELL AS ANY SYSTEM LAYOUT PLANS PREPARED BY THE CONTRACTOR SHALL BE SUBMITTED WITH EACH APPLICATION FOR PERMIT. ALLOW SUFFICIENT TIME FOR PLAN REVIEW AND PLAN APPROVAL. NO WORK SHALL BE STARTED, COVERED OR OTHERWISE CONCEALED FROM VIEW UNTIL APPROVED TO COVER BY THE PALM COAST BUILDING DIVISION AND PERMIT IS ISSUED. CONTACT THE PALM COAST BUILDING DIVISION AT 386-986-3780 WITH QUESTIONS AND FOR MORE INFORMATION.

2. Please place fire department connections such that it/they are located at the nearest point of fire department apparatus accessibility or at a location approved by the authority having jurisdiction per NFPA 13: 16.12.5.7

3. Please provide note on plans indicating fire hydrant(s), FDC's, Dedicated Fire Flow Assemblies, etc. are to be located a minimum distance of 36 inches from edge of fire department access roads. If this cannot be accomplished, provide note indicating the presence of pipe bollards and a bollard detail in close proximity to fire access roads of not less than 36 inches or provide specs for bollards for protection of fire hydrants, dedicated fire flow assembly, and FDC's in areas where physical damage may occur per NFPA1 Sections 7.3.5 and 7.3.5.1 and the AHJ.

4. Please place a note on the Auto turn plan indicating there are no canopies, awnings, or height restrictions that are lower than the required fire department access of at least 13.6 inches high per FFPC 1 (2020) 18.2.3.5.1.2 and AHJ

5. Please show dimensional measurements such as to indicate the fire department access maintains a minimum of 24 feet along the access per NFPA 1141, 5.36, FFPC 18.2.3.5.2 with clearances established under 18.2.3.5

6. Please provide a note on plans indicating the angle of approach and departure for any part of the fire department access road including entrance transition from street shall not exceed 1 ft. drop in 20 ft. (5%) per Section 18.2.3.5.6.2.

7. Please provide information on the knox key switch for rapid entry access of fire department per FFPC 1, 18.2.2.2, and AHJ. And place the following on the cover sheet:

Please select FLAGLER COUNTY DEPT. of EMERGENCY MANAGEMENT, for jurisdiction or agency even though it is going in the city. This way it will get it keyed correctly. <https://www.knoxbox.com/Products/Commercial-KnoxBoxes>

### **PLC - PLANNING PROJECT MANAGER**

#### Comments:

Held By: PHONG NGUYEN - (386)986-3779 - PNGUYEN@PALMCOASTGOV.COM

1. This Technical Site Plan (TSP) application is for a ±33,408-square-foot data center building, a ±13,250-square-foot MEP Equipment Yard, a ±51.50-square-foot guardhouse. That equate to ±46,709.5 square feet of gross floor area. Therefore, this TSP application meets the threshold to be considered a Tier 2 application pursuant to Land Development Code (LDC) Sec. 2.04.01 Table 2-1. A TSP Tier 2 application is considered a moderate development level and requires approval by the City's Planning and Land Development Regulation Board through a public hearing process. The threshold of development that moves the project from Tier 1 to Tier 2 is the project hitting 40,000 square feet in gross floor area. Please address in details the MEP equipment yard because it makes a difference whether your application is approved administratively or going to Planning Board.

2. The overall site is approximately ±7.05 acres in size and is located within Tract 14A of the Town Center Master Planned Development (MPD). Within the MPD's Development Agreement (DA), Tract14A is designated as Town Business. The Future Land Use Designation is DRI-Urban Core.

3. Any regulation not explicitly modified by the MPD DA defaults to the LDC.

4. The MPD DA the minimum site dimensions are as follows:

a. Min. Lot Size: 20,000 square feet

b. Min. Lot Width: 100f

c. Building Setbacks:

i. Min. Front Yard - 20 feet

ii. Min. Street Side Yard - 20 feet

iii. Min. Interior Side Yard - 0 feet

iv. Min. Rear Yard - 20 feet

d. Building Height:

i. Min. 16 feet (measured: to roof peak)

ii. Max. 80 feet (measured: in accordance with the Land Development Code, which means mean roof height)

e. Max. Site Impervious Surface Ratio (ISR): 85%

5. The proposed Data Center is a permitted use for the Town Business Area in the MPD DA.

6. Sidewalks adjacent to Town Center Boulevard for the length width of the property shall be required. The applicant has the option of paying into the sidewalk fund or constructing the sidewalk. The sidewalk fund is established in the development fee schedule. Exhibit D of the MPD DA depicts sidewalks on both sides of Town Center BLVD. See Page 37 of MPD DA for dimensions. The sidewalk shall be interconnected to the site's sidewalk system as required by LDC Sec. 5.03.02.

7. MPD DA Section 7.0 Design Guidelines:

(f) Off-street parking lots will be located to the rear of structures, if possible.

If it is necessary to locate parking on the front or side of a structure, the parking will be screened with solid street walls, berms or landscaping a minimum of four feet in height.

(q) Parking lots will provide not less than one bicycle parking space for every twenty vehicle parking spaces.

(u) Fences or walls needed to provide extra security or safety may be permitted with a maximum height of 8 feet and may be located within the perimeter of the property as part of an approved or required landscape buffer plan meeting the requirements of the City's Land Development Code and upon approval by the City and the Town Center Architectural Review Board.

8. LDC Sec. 4.01.02.B.2 Allows for nonresidential development fencing to utilize barbed wire or other material upon approval by the Land Use Administrator.

9. The MPD DA has parking requirements for the site fitting "nonresidential commercial", which requires 1:350 square feet of gross floor area. This equates to approximately 100 spaces. The Concept Plan depicts 17 parking spaces, including two ADA-compliant spaces.

10. Pursuant to LDC Sec. 5.04.02.B.1. - Flexibility: The Land Use Administrator may authorize an adjustment in the total parking requirements where it is demonstrated that the application of the parking ratios is inappropriate for a proposed use due to the mix of existing or proposed uses on the property. A request for adjustment may require the submission of a site plan, traffic and parking study, and floor plan, which address the rationale for reducing or increasing parking requirements.

11. Pursuant to LDC Section 5.04.07, there needs to be min. of 12'x30'x14' unless it will accommodate semitruck/trailer in which case length increases to 55'. Provide dimensions for loading space.

12. Regarding the "borrow pit" depicted on the site plan, a borrow pit is not a permitted use within the MPD DA. On-site fill can be used to provide a building pad for the construction of a permitted structure. MPD DA Sec. 5.3(f) Clearing of trees, filling, excavation and dredging may be performed within Town Center consistent with permits issued from time to time by SJRWMD. All cleared and filled areas will be seeded or sodded and an average of one tree, with a minimum height of eight feet and two inches caliper measured six inches above grade, will be planted per acre. The trees may be grouped.

13. These comments are related to the Technical Site Plan Application Submittal Checklist. Please refer to that document to ensure compliance with all requirements.

a. See Row #28: The submitted Boundary Survey does not include Flood Insurance Rate Map (FIRM) information: community panel number, date, flood zone(s), Base Flood Elevation data in NAVD 88'.

b. Cover sheet to include:

i. Name, address, phone #, and e-mail address of the owner, engineer, landscape architect, surveyor, architect, environmentalist and developer

ii. Site location map inset with a north arrow indicator and sufficient information to locate the property in the field. Street names within the area are to also be included on the map.

c. Site Data analysis with the following information (typically found on a master site plan or site geometry plan):

i. Site size (in square feet and/or acreage)

ii. Zoning of property

iii. FLUM of property

iv. Intended uses and total square footage for buildings for each use

v. Total building(s) square footage-Gross Floor Area- (measure from outside walls); include square footage of any space with a roof (e.g. covered entry, open porch, portico, etc.)

vi. Total building footprint as percentage of site and area (via sq. ft. or acreage)

vii. Vehicular Use Area (VUA) percentage and area (see LDC Sec. 11.03.04.B for reference)

viii. Sidewalk(s) percentage of site and area

ix. Impervious Surface Ratio (ISR) and area

x. Floor Area Ratio (FAR) and area (only for non-residential)

xi. Pervious Ratio and area

xii. Parking calculations to include # required, existing, proposed vehicle spaces and bicycle rack spaces. Also include required/provided ADA accessible spaces.

xiii. Building Height for each building.

d. A space measuring at least 4" in width by 3" in height shall be provided in the upper right corner at the top of each sheet of plans to be reserved for the City's approval stamp.

e. Easements including locations, dimensions, and types (show both existing and proposed, see LDC Sec. 9.02.03., 11.03.05.C.1; 11.03.05.C.3; 11.03.05.C.6 for reference).

f. All existing and proposed structures depicting dimensions and locations.

g. Pad location, size, and setbacks for all dumpsters and recyclable containers (including details of enclosure).

h. Zoning of all adjacent properties and properties across rights-of-ways with the name of the rights-of-way(s) included.

- i. Location of bike racks and detail specifications (see LDC Sec. 5.04.03 and MPD DA for reference).
  - j. Show loading zones and along with dimensions (see LDC Sec. 5.04.07 for reference).
  - k. Show location of all mechanical equipment and utility boxes. Ground-mounted mechanical equipment shall be located within 20' of the principal structure, except transformers. Mechanical equipment includes, but is not limited to, air conditioning units, pool pumps, generators, and gas tanks (see LDC Sec. Sec. 11.03.01.H for reference).
  - l. Show location of all outdoor storage areas, loading and unloading areas, truck parking (this includes fleet storage). And depict all service support equipment (i.e. ice machines and dispensers, outdoor vending machines, and propane tanks and refilling areas, etc.) and label each (see LDC Sec. 5.04.09, Sec. 5.04.07, Sec. 4.17.02, Sec. 4.17.03, Sec. 11.03.01.H and MPD DA for reference).
  - m. Provide a note that states the minimum height of vehicular overhead obstructions shall not be less than 13'6" (see FFPC 18.2.3.4.1.2 for reference).
  - n. Primary, secondary and emergency access roads including site access locations, minimum access clearance widths and heights, lane widths for multi-lane / two-way roads, turning radius (including turning radius of any turn-arounds), lengths of dead-ends listed; gates and other controlled access points with width clearance dimensions. All fire department access roads shall be designed for a minimum 75,000 lb. apparatus / equipment weight (see LDC Sec. 5.02, FFPC 18.2.3.3 for reference).
  - o. Depict internal and external walkways/sidewalks, connections, width and provide specifications (see LDC 5.03.02 and MPD DA for reference).
  - p. Signage is regulated under Chapter 12 of the LDC, but the MPD DA modifies the sign regulations. Is signage proposed?
14. Requires an Entitlement Form from the CDD Declarant.
15. Public Arts Fee - Construction Valued over \$1 mil pays 0.05% up to a max of \$250k for art in public places program or provide public art of equal value.

**PLENG - PLANNING ENGINEER- COMM (386-986-2482)**

Comments:

Held By: DENNIS R. LEAP, P.E. - (386)986-2482 - DLEAP@PALMCOASTGOV.COM

General Notes (C-002)

- 1. Add note stating, "Contractor to attend a mandatory Pre-Construction Meeting with the City staff prior to any disturbance of the property".
- 2. Add note stating, "All utilities shall be located underground".

Grading and Stormwater Plan (C-230)

- 1. Provide pipe calculations so that the structures and pipes can be reviewed.
- 2. Add grades to the intersections (PC and PT) to ensure proper grading of the intersection
- 3. Add additional grades to the parking area to ensure proper grading of the parking area and flow of drainage runoff.

Typical Construction Details (C-260)

- 1. Detail 7 Parking Space Detail shows the parking space being 18' in depth but the Site Plan shows a 20' depth. Review and revise accordingly.

Lighting Plan

- 1. The Lighting should meet the requirements per LDC Section 9.08. Provide the light pole/wall pack details, and mounting height, and lighting details and pole base detail(direct bury, etc.).
- 2. The Lighting Plan should contain the following notes:
  - a. No lights allowed 90 degrees above horizontal plane, except accent lighting.
  - b. Light shielding requirements shall protect from glare, light spillage to pedestrians, aircraft and cars.
  - c. Mercury Vapor shall not be allowed.
  - d. Lighting Plan shall meet the requirements of Section 4 of IESNA RP-20-14 Lighting for

Parking Facilities; 2014 or current edition.

**PLFM - PLANNING FLOODPLAIN (386-986-4789)**

Comments:

Held By: JORDAN MYERS, C.F.M - (386)986-4789 - JMYERS@PALMCOASTGOV.COM  
Flood zone information is missing from the survey and cover sheet, please revise.

**PLSW - PLANNING STORMWATER/ENGINEERING**

Comments:

Held By: CARMELO MORALES - (386)986-4758 - CMORALES@PALMCOASTGOV.COM

1. An impervious area summary letter will need to be submitted to the city and the SJRWMD to confirm the proposed improvements conform to the allotted impervious area for Pond 22. Please coordinate with the original EOR for Town Center (Singhofen & Associates) to obtain the most up-to-date numbers.

2. Please add the contractor and owner's certifications to the Erosion and Sedimentation Control Notes and Details sheet (C-303) per the City of Palm Coast's LDC Section 9.04.07.D.

3. Portions of the proposed parking lot appear to have conflicting grading information. Please clarify proposed grading along parking area east of the proposed building.

4. Please provide a typical cross section over the proposed outfall storm pipe. According to the profile sheet, some areas above this pipe are being filled in upwards of 3'. Per the currently-drawn limits of disturbance lines on the Erosion Control plan sheet, this will make the banks steeper than 2:1 in some areas.

5. The proposed culvert at the main entrance may not be necessary since I believe that side of Town Center Blvd is curb and gutter with the road sloping toward the swale on the other side of the road. Please confirm with surveying since the survey provided appears to be a boundary survey without much topographic or stormwater infrastructure. Also, please confirm if any stormwater stub-outs were constructed as indicated by the asbuilts. If these stub-outs were constructed there may not be a need for the outfall storm pipe along the rear of the property.

6. Please provide a typical cross section for the Burrow Pit. Once completed, how will the pit/pond behave during large storm events? What will its contributing drainage basin be? Will it overflow? A 6" freeboard will be needed for the 25-Yr/24-Hr storm event.

7. Please regrade main entrance to reduce/limit the amount of runoff going back to Town Center Blvd.

**TRENG - TRAFFIC ENGINEER (386) 986-3740**

Comments:

Held By: PHONG NGUYEN - (386)986-3779 - PNGUYEN@PALMCOASTGOV.COM

1) Please provide stop bar and stop sign (R1-1) at the entrance for exiting traffic. Stop sign shall be 30 inch and stop bar shall be 24 inch thermoplastic striping. Location of stop bar shall be no closer than 10 feet from edge of pavement of Town Center Blvd and no farther than 15 feet.

2) Provide a 6" wide solid yellow striping centerline starting from the stop bar for 30 feet into the site on the driveway.

3) Please provide a note on site plan that all striping within Town Center Blvd right-of-way shall be thermoplastic.

4) Shift the eastern crosswalk further north 15 feet and provide a stop bar and stop sign (R1-1) 4 feet south of the new location of eastern crosswalk for northbound traffic.

- 5) Label and provide ADA compliant ramp with tactile warning strip at every location sidewalk slopes down to parking lot pavement elevation.
- 6) Provide a "sidewalk ends" sign at the right-of-way line of Town Center Blvd.
- 7) Provide three Object Markers (OM4-2) signs at the end of the pavement on the south driveway connection to future site.
- 8) Traffic Report is acceptable.

**UD1 - UTILITY DEPT (COMM)**

Comments:

Held By: GREG DEGLER - (386)986-2384 - GDEGLER@PALMCOASTGOV.COM

1. Fees, agreements and FDEP permits shall be completed prior to issuance of the site development permit
2. For matters regarding Utility Capacity Fees, Utility Metering Agreements and FDEP Permits please contact Rebecca Teixeira RTeixeira@palmcoastgov.com and Samantha Borges at SBorges@palmcoastgov.com or at 386-986-2355
3. You may want to look at using SDR-9 blue polyethylene tubing 2" or 3" in lieu of 2.5" C-900 for the onsite potable water. Pipe and fittings will likely be more readily available using the polyethylene tubing. If you decide to use polyethylene tubing, the 8"x2-1/2" REDUCER would be changed to an 8"x2" tap plug with a corporation stop (valve). Should you decide to use PVC, please add a valve on the potable water side of the 8"x8" TEE to allow for the isolation of the potable water line without shutting down the fire line, should the need arise.
4. Please upsize sewer laterals from 4" to 6", at a 1% minimum slope. The riser pipe to cleanout is a minimum of 4" for a 6" sewer lateral as depicted on C-261, item 5
5. Please tie in sewer laterals into the 8" sewer main with a wye connection, instead of the manholes.
6. An outside drop connection shall be required for all influent (sewer) connections which have a difference of 2 feet or more between inverts as shown on FIG SS-14. Please include FIG SS-14 from the City of Palm Coast Standard Construction Details, July 2022 edition and note the applicable Sanitary Manholes as Drop Manholes.
7. A 2" reclaim stubout is available approximately 58 ft south of the sanitary sewer stubout. Irrigation with potable water is not allowed, you may use a well, stormwater pond or the available reclaim stubout.
8. If the intent is to use the available 2" reclaim stubout for irrigation, please include FIG, W-3, W-4, W-14 & M-10 from the City of Palm Coast Standard Construction Details, July 2022 edition
9. Please add FIG SS-17, W-9 & W-12 from the City of Palm Coast Standard Construction Details, July 2022 edition
10. I do not believe the callout for the 8"x6" reducer before the Dedicated Fire Flow Assembly is supposed to be there. This reducer does not align with the 8" fitting callouts (Tee & 90-DEG BEND) on either side of it. Please insert an 8" gate valve at this location to allow for the isolation of the fire line without shutting down the potable water, should the need arise.
11. Provide City of Palm Coast utility meter assembly (fire & water) easement.

12. Please add a note that onsite utilities will be private.

13. Please add a note that a City of Palm Coast representative must be on-site during connections to existing utility systems