City of Palm Coast, Florida
Agenda Item

Agenda Date: November 18, 2026 **Agenda Item:** D.3

Department **Division**	COMMUNITY DEVELOPMENT PLANNING	**Amount** **Org/Account #**	
Subject:	EVOLVE PHASE 2 TECHNICAL SITE PLAN – AR 6796		
Presenter:	**Michael Hanson, A.I.C.P, Senior Planner**		

Attachments:

1. Development Order
2. Staff Report
3. Map Series
4. Application Packet
5. Boundary Survey and Title
6. Site Data Information, Site Plan, Recreation Plan
7. Architectural Elevations
8. Landscape Plan
9. Transportation Impact Analysis
10. Environmental and Cultural Resource Reports
11. Geotechnical Report

Background:

The applicant has submitted a Technical Site Plan Tier 2 application for a phase 2 of the Evolve multifamily development off of US Highway 1. Phase 2 proposes an additional 96 dwelling units (48 one-bedroom, and 48 two/three-bedroom units) dispersed over four three-story buildings in addition to providing 201 parking spaces including 37 garage stalls dispersed over five one-story buildings. Additionally, phase two will provide additional recreation areas such as a community garden, pavilion area, dog park, hammock park, grilling pavilion, and recreation improvements on stormwater pond#1 (a dock, gazebo, and canoe/kayak launch). Phase One which includes 256 dwelling units and recreation areas, including an amenity clubhouse, is already largely developed on the property and this is the last planned phase for this project.

This project is located on Lot 4 of the Sand Lake Plat, which is ±98.85 acres in size, with approximately ±59.68 acres of uplands, and ±40.53 acres of wetlands. This could yield a theoretical maximum of ±837.59 dwelling units using the maximum Multifamily Residential (MFR-2) zoning district's density along with the 25-percent wetland density bonus. Phase One was approved for 256 dwelling units which have been constructed and are actively being leased to tenants. With the addition of the 96 dwelling units the total unit count is 352 dwelling units, which is within their theoretical maximum density.

The applicant is requesting the application come before the PLDRB for approval at its November public hearing. In order to accommodate the request, staff has determined that the application can move forward with an approval with conditions, subject to the following conditions:

1. The City receiving documentation from Flagler County Schools that school concurrency and any required mitigation is met prior to the City issuing a Development Order for the Technical Site Plan application.
2. The applicant submits an approved FEMA Letter of Map Amendment prior to a Site Development Permit being issued.
3. All recreation components for Phase Two and the remaining recreation components for Phase One depicted in the attached Recreation Plan file shall be completed prior to Phase Two receiving a Certificate of Occupancy on any of the proposed dwelling units.

Please note that the Interlocal agreement with Flagler Schools requires school concurrency and mitigation to be met prior to the project receiving a Development Order. Staff is aware that the applicant is actively working on this, and based on conversations with Flagler Schools, they did not object to the item moving forward for public hearing, but staff will condition the Development Order on being issued until such time that the applicant can prove that school concurrency/mitigation has been met. Further the City's Floodplain Administrator needs the Base Flood Elevation for the area determined prior to site work. And lastly, the third condition closes out a remaining punch list of required recreation components for Phase 1 that were supposed to be resolved previously, but as the applicant is working on funding mechanisms for Phase 1 and Phase 2, City staff previously determined that the remaining recreation components for the overall project could be pushed to the first Certificate of Occupancy for Phase 2.

This is a quasi judicial item, please disclose any ex parte communication.

Recommended Action:
STAFF RECOMMENDS THAT THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB) FIND THE PROJECT IN COMPLIANCE WITH LAND DEVELOPMENT CODE, AND THE COMPREHENSIVE PLAN; AND APPROVE THE TECHNICAL SITE PLAN – TIER 2 FOR EVOLVE PHASE II, APPLICATION NO. 6796 WITH THE STAFF RECOMMENDED CONDITIONS.

Prepared By:
Community Development Department
City of Palm Coast
160 Lake Avenue, Suite 135
Palm Coast, FL 32164

Reserved for Recording Information:

Return To:
City Clerk
City of Palm Coast
160 Lake Avenue, Suite 225
Palm Coast, FL 32164

CITY OF PALM COAST

TECHNICAL SITE PLAN TIER 2

DEVELOPMENT ORDER APPROVAL

EVOLVE PALM COAST PHASE 2

On November 18, 2026, the City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

SANDLAKE SUBD LOT 4 , ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 70 AND 71, PUBLIC REORDS OF FLAGLER COUNTRY, FLORIDA

(The afore described property description has been provided to the City of Palm Coast by the owner of the afore described property.)

FINDINGS OF FACT

Property Owner: **EVOLVE PALM COAST, LLC**
2918-A MARTINSVILLE ROAD
GREENSBORO, NC 27408

Project Name: **EVOLVE PALM COAST PHASE 2**
Project No.: **2026070001**
Application Type: **TECHNICAL SITE PLAN TIER 2**
Application No. **6796**

Requested Development Approval: **Site Plan Approval for an Apartment Complex (in accordance with stamped approved plans)**

Zoning Classification: MFR-2
FLUM: Mixed Use
Parcel #'s: 22-11-30-5545-00000-0040
Parcel Acreage:98.85

SITE DEVELOPMENT DATA

Building Use: Multi-Family Apartments

Bldg Height: 60' (3-story)

Total Bldg Square Footage: 26,099 X 4=104,396

Number of Bldgs: 4

Total Units: 96

Multi-Family Apartments

Bldg No.: 4 Garage No: 5	S.F. per Bldg:	Units: 96
Bldg 1	9,080	24
Bldg 2	9,080	24
Bldg 3	9,080	24
Bldg 4	9,080	24
Garage 1	2,109	
Garage 2, 3 and 4	1,934	
Garage 5	1,847	
Pavilion	907	

Parking Provided: Standard Spaces: 159 ; Accessible Spaces: 8 (3 in garage): Garage: 37

Bicycle Parking Spaces: 22

Density Proposed - ±8.47 DU/Acre
Density Max – 12 DU/Acre
Floor Area Ratio (FAR): 2.7

ISR – Existing – 12.3%, Proposed – 3%, Total – 15.3%
Pervious/Open Space: 84.7±

CONCLUSIONS OF LAW

The Development Approval sought is consistent with the *City of Palm Coast Comprehensive Plan* and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances as set forth in the Code of Ordinances of the City of Palm Coast.

The Owners have expressly agreed to be bound by and subject to the development

conditions and commitments stated below and have covenanted and agreed to have such conditions and commitments run with, follow, and perpetually burden the afore described property.

ORDER

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The afore mentioned application for Development Approval is **GRANTED**.

(2) All development of the property shall fully comply with all of the codes and ordinances in effect in the City of Palm Coast at the time of issuance of a development order and/or development permit, including but not limited to, all impact fee ordinances.

(3) Issuance of a Development Permit or Development Order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(4) The conditions upon this development approval and the commitment made as to this development approval, which have been accepted by and agreed to by the Owner of the property is as follows:

PLDRB Recommendation of Approval:

A. The applicant submits an approved FEMA Letter of Map Amendment prior to a Site Development Permit being issued.

B. All recreation components for Phase Two and the remaining recreation components for Phase One depicted in the attached Recreation Plan file shall be completed prior to Phase Two receiving a Certificate of Occupancy on any of the proposed dwelling units.

(5) This Development Order touches and concerns the afore described property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or in part by action of the City of Palm Coast by virtue of a document of equal dignity herewith. The Owners have expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(6) The terms and provisions of this Order are not severable and in the event any

portion of this Development Order shall be found to be invalid or illegal then the entire Development Order shall be null and void.

(7) The Development Order shall remain valid for a period of twelve (12) months from the date of issuance. If construction has not commenced or is not continuing in good faith to conclusion during this valid period, this Development Order will expire. The Development Order may be extended, upon request, during the period of three (3) months before the expiration of the valid period. Staff may approve an extension not to exceed twelve (12) months. A maximum of three (3) extensions may be granted.

(8) No construction of any TYPE shall commence until a mandatory pre-construction meeting has been conducted with City Staff.

(9) Utility fees and applicable agreements shall be executed prior to issuance of a Site Development permit.

(10) All required federal, state, county, and/or local permits shall be acquired prior to construction.

(11) All projects located in Special Flood Hazard Area “A” or “AE” zone(s) shall meet Chapter 10.02, Unified Land Development Code and Chapter 15, Code of Ordinances regarding Flood Damage Protection regulations. These building(s) and associated utilities will require elevation certificates at all three stages (construction drawing, building under construction and final construction) at building permit.

(12) This Development Order satisfies the concurrency requirements for transportation, parks & recreation and fire. This Development Order is limited to the land uses and associated development as listed below:

Description: Multi-Family ; Unit Amount:96 unit's

Concurrency shall remain valid with the life of this Development Order.

Done and Ordered on the date first written above.

As approved and authorized for execution by the
City Council of the City of Palm Coast, at their
regularly scheduled meeting of November 18, 2026.

Attest: **City of Palm Coast, Florida**

_____ _____

Irene Schaefer, Recording Secretary Sandra Shank, Chairperson

_____Sign and Record

Development Order Affidavit

OWNER'S CONSENT AND COVENANT:

Project Name: EVOLVE PALM COAST PHASE 2
Application Type: TECHNICAL SITE PLAN TIER 2
Application No.: 6796

COMES NOW, EVOLVE PALM COAST, LLC, the Owner on behalf of itself and its successors, assigns and transferees of any nature, whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, and conditions, and commitments set forth in this Development Order. Affiant states that he/she accepts the findings, as outlined in this Development Order, and further states that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing the said Development Order for EVOLVE PALM COAST PHASE 2:

EVOLVE PALM COAST, LLC
2918-A MARTINSVILLE ROAD
GREENSBORO, NC 27408

_____

Authorized Signer

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of _ physical presence or _ online notarization, this _____ day of _____, 2026, by _____ of EVOLVE PALM COAST, LLC who is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2026.

_____

Notary Public

COMMUNITY DEVELOPMENT DEPARTMENT
TECHNICAL SITE PLAN - TIER 2
STAFF REPORT FOR NOVEMBER 18, 2026
PLANNING AND LAND DEVELOPMENT REGULATION BOARD

OVERVIEW

Project Name:	Evolve Phase 2
Application Number:	AR # 6796
Property Owner:	Evolve Palm Coast LLC
Applicant:	Roger Strcula, P.E., Upham Inc.
Size of subject property:	±98.850 acres
Location:	East side of US Highway 1, approximately 2/3 of a mile north of its intersection with Whiteview Parkway
Address:	11 Evolve Parkway, Palm Coast, Florida 32164
Current FLUM designation:	Mixed Use
Current Zoning designation:	Multifamily Residential (MFR-2)
Current Use:	Multifamily Residential Development
Parcel ID #:	22-11-30-5545-00000-0040

REQUESTED ACTION

Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find the project in compliance with Land Development Code, and the Comprehensive Plan; and approve the Technical Site Plan – Tier 2 for Evolve Phase II, Application No. 6796 with the following conditions:

1. The City receiving documentation from Flagler County Schools that school concurrency and any required mitigation is met prior to the City issuing a Development Order for the Technical Site Plan application.
2. The applicant submits an approved FEMA Letter of Map Amendment prior to a Site Development Permit being issued.
3. All recreation components for Phase Two and the remaining recreation components for Phase One depicted in the attached Recreation Plan file shall be completed prior to Phase Two receiving a Certificate of Occupancy on any of the proposed dwelling units.

BACKGROUND/SITE HISTORY

The applicant has submitted a Technical Site Plan Tier 2 application for a phase 2 of the Evolve multifamily development off of US Highway 1. Phase 2 proposes an additional 96 dwelling units (48 one-bedroom, and 48 two/three-bedroom units) dispersed over four three-story buildings in addition to providing 201 parking spaces including 37 garage stalls dispersed over five one-story buildings. Additionally, phase two will provide additional recreation areas such as a community garden, pavilion area, dog park, hammock park, grilling pavilion, and recreation improvements on stormwater pond#1 (a dock, gazebo, and canoe/kayak launch). Phase One which includes 256 dwelling units and recreation areas, including an amenity clubhouse, is already largely developed on the property and this is the last planned phase for this project.

This project is located on Lot 4 of the Sand Lake Plat, which is ±98.85 acres in size, with approximately ±59.68 acres of uplands, and ±40.53 acres of wetlands. This could yield a theoretical maximum of ±837.59 dwelling units using the maximum Multifamily Residential (MFR-2) zoning district's density along with the 25-percent wetland density bonus. Phase One was approved for 256 dwelling units which have been constructed and are actively being leased to tenants. With the addition of the 96 dwelling units the total unit count is 352 dwelling units, which is within their theoretical maximum density.

The applicant is requesting the application come before the PLDRB for approval at its November public hearing. In order to accommodate the request, staff has determined that the application can move forward with an approval with conditions, subject to the following conditions:

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LAND USE AND ZONING INFORMATION

The subject property is designated as Mixed Use on the City's Future Land Use Map and zoned as Multifamily Residential (MFR-2). The following table summarizes the general land use and zoning information:

SURROUNDING ZONING AND FLUM CATEGORIES

Direction	FLUM Category	Zoning District
North	Residential	Single-Family Residential (SFR-2, SFR-3), Public/Semi-Public (PSP)
East	Residential	SFR-2, SFR-3
South	Mixed Use, Institutional, Residential	Single-Family Residential (SFR-1), General Commercial (COM-2), High Intensity Commercial (COM-3), PSP, Duplex (DPX)
West	Industrial (Flagler County), Industrial	Industrial (Flagler County), Light Industrial and Warehousing (IND-1), COM-3

SITE DEVELOPMENT REQUIREMENTS

Site development for the property must be in accordance with the requirements of the City of Palm Coast's Unified Land Development Code (LDC), and the City's Comprehensive Plan. The following table summarizes the basic development standards and how the proposed development project complies with these standards.

SITE DEVELOPMENT REQUIREMENTS

Criteria	Required	Provided
Minimum Development Site Area	4 Acres	±98.85 acres
Maximum Impervious Surface Ratio	0.70	±0.153
Maximum Density (units per acre)	12 DU/Acre	±8.47 DU/Acre[1]
Maximum Building Height	60 feet	±43 feet
Minimum Building Setbacks[2]	Front: 45 feet Interior Side: 30 feet	±141 feet ±79 feet
Minimum Parking[3]: 1.5:1 Bedroom DU 2: 2-3 Bedroom DU	200 spaces including 32 garage spaces, and 6 accessible parking spaces	201 spaces including 37 garage spaces, and 8 accessible parking spaces (3 garages, 5 open air)

[1]This is a gross calculation of taking the overall site inclusive of Phase 1 and Phase 2 to calculate out the density of the overall site. As previously stated, the overall property is ±98.85 acres in size, with approximately ±59.68 acres of uplands, and ±40.53 acres of wetlands. This could yield a theoretical maximum of ±837.59 dwelling units using the maximum Multifamily Residential (MFR-2) zoning district's density along with the 25-percent wetland density bonus.
[2]The MFR-2 setbacks are increased by 20 feet in accordance with LDC Section 3.05.02C, adding an additional 10 feet to setbacks for every story above the first floor.

[3]Phase 2 of the project has 96 dwelling units with 48 DU being one bedroom requiring 72 spaces, while the remaining 48 DU being 2 or 3 bedroom units requiring 96 parking spaces. LDC Sec. 4.01.03(A)3 are required to provide a minimum of 1/3 garages spaces for each dwelling unit, therefore, 32 garage spaces are required. 20 bicycle parking spaces are also required, while 22 are provided.

TECHNICAL SITE PLAN PROCESS

The Technical Site Plan review application process is specified in Chapter 2, Section 2.11 of the Unified Land Development Code (LDC). This review process is intended to ensure that site development takes place in an orderly and efficient manner through a process that provides adequate review based on the size and complexity of the proposed development. The purpose of detailed site plan review is to ensure compliance with all development regulations; therefore, the level of detail shall be that of construction plans and technical specifications. The review is based not only on conformance to Code, but also conformance with any applicable approved master plan or Special Exception. Approval of the construction plans and technical specifications represents the final development order. Therefore, approval of a Technical Site Plan Development Order authorizes an applicant to apply for a building permit.

The application incorporates a review/approval process coordinated by and through City staff, the PLDRB and City Council based upon the scale of development. As provided in Table 2-1 of Sec. 2.04 of the LDC, nonresidential projects ranging from 40,000 to 100,000 square feet of gross floor area are classified as Moderate or Tier 2 projects. The approval authority of this project is the PLDRB, which shall base their determination for approval or denial on the criteria found in LDC Sec. 2.05.05.

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2, SECTION 2.05.05

Prior to approval of a Development Order for a Technical Site Plan, the proposed project must be evaluated for conformance with the requirements of LDC Chapter 2, Section 2.05.05, which provides criteria that must be met to issue approval. The proposed project has been evaluated against the review criteria as directed by the LDC, which states: *When reviewing a development order application, the approval authority shall determine whether sufficient factual data was presented in order to render a decision. The decision to issue a development order shall be based upon the following, including but not limited to*:

A. The proposed development must not be in conflict with or contrary to the public interest;

Planning Staff Finding: The proposed development is not in conflict with or contrary to the public interest. The project is appropriately zoned and designated for the proposed use and within their maximum density limitations. Early concept plans for Phase 1 originally showed that Phase 2 would have up to 120 dwelling units; however, the approved Master Site Plan (MSP) application for Phase 1 did not include the units for Phase 2, and therefore the application is being processed as a Tier 2 Technical Site Plan (TSP) with approval at the PLDRB for approval as opposed to being approved administratively as a Tier 1 TSP. The overall development is ±98.85 acres in size and significantly setback and buffered from existing residential uses, and the City Council found the original MSP and TSP for Phase 1 compatible with the public interest.

B. The proposed development must be consistent with the provisions of the Land Development Code and the Comprehensive Plan;

Planning Staff Finding: The request will be consistent with all applicable portions of the LDC and the Comprehensive Plan. The following are a selection of goals, policies and objectives from the Comprehensive Plan that the project supports:

- **Chapter 1, Future Land Use Element: Goal 1.1 –** *Preserve the character of residential communities; prevent urban sprawl; and protect open spaces and environmental resources, while providing a mixture of land uses, housing types, services, and job opportunities.*

- **Chapter 1, Future Land Use Element: Objective 1.1.4 Discourage Urban Sprawl -** *Promote compact and contiguous development, a mixture of land uses, and discourage urban sprawl.*

- **Chapter 1, Future Land Use Element: Policy 1.1.4.3** - *Land use patterns will be required to be efficient and not disproportionately increase the cost of providing and maintaining public facilities, as well as providing housing and transportation strategies that will foster energy conservation.*

- **Chapter 1, Future Land Use Element: Goal 1.2** – *Maintain the community's quality of life through preservation and enhancement of environmental and community resources.*

C. The proposed development must not impose a significant financial liability or hardship for the City;

Planning Staff Findings: The public infrastructure needed to support the project is already in place or close to the site and any extensions or connections to utilities will be provided by the developer at the developer's expense and not impose a significant financial liability on the city. The property owner will be required to maintain their own on-site infrastructure.

D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants;

Planning Staff Finding: The City's technical review team analyzed the project's submittal and finds that with the approval with conditions, the project can meet all applicable code requirements so that the proposed development poses no unreasonable hazard, nuisance, nor does it constitute a threat to the general health, welfare, or safety of the City's inhabitants. These conditions will be monitored during the issuances of the Development Order, Site Development Permit, and Certificate of Occupancy as previously discussed.

E. The proposed development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes;

Planning Staff Finding: The applicant's application for Technical Site Plan has been reviewed by the City's technical review team to ensure compliance with the Land Development Code, the Comprehensive Plan, the Florida Building Code, the Florida Fire Prevention Code, and all other applicable state and federal regulations. This project shall be required upon approval of the Technical Site Plan application to submit for a Site Development Permit and Building Permit, which each permit the project shall be inspected to maintain compliance with all applicable codes and regulations.

SUMMARY OF FINDINGS

Staff finds that the proposed development complies with the requirements of the Land Development Code, and Comprehensive Plan. It further meets the review criteria for technical site plans found under LDC Sec. 2.05.05.

PUBLIC PARTICIPATION

Neighborhood meetings are not required for Technical Site Plan applications. Additionally, Technical Site Plan applications, including Tiers 2 and 3, do not require newspaper notification or the posting of the orange signs along the project's frontage.

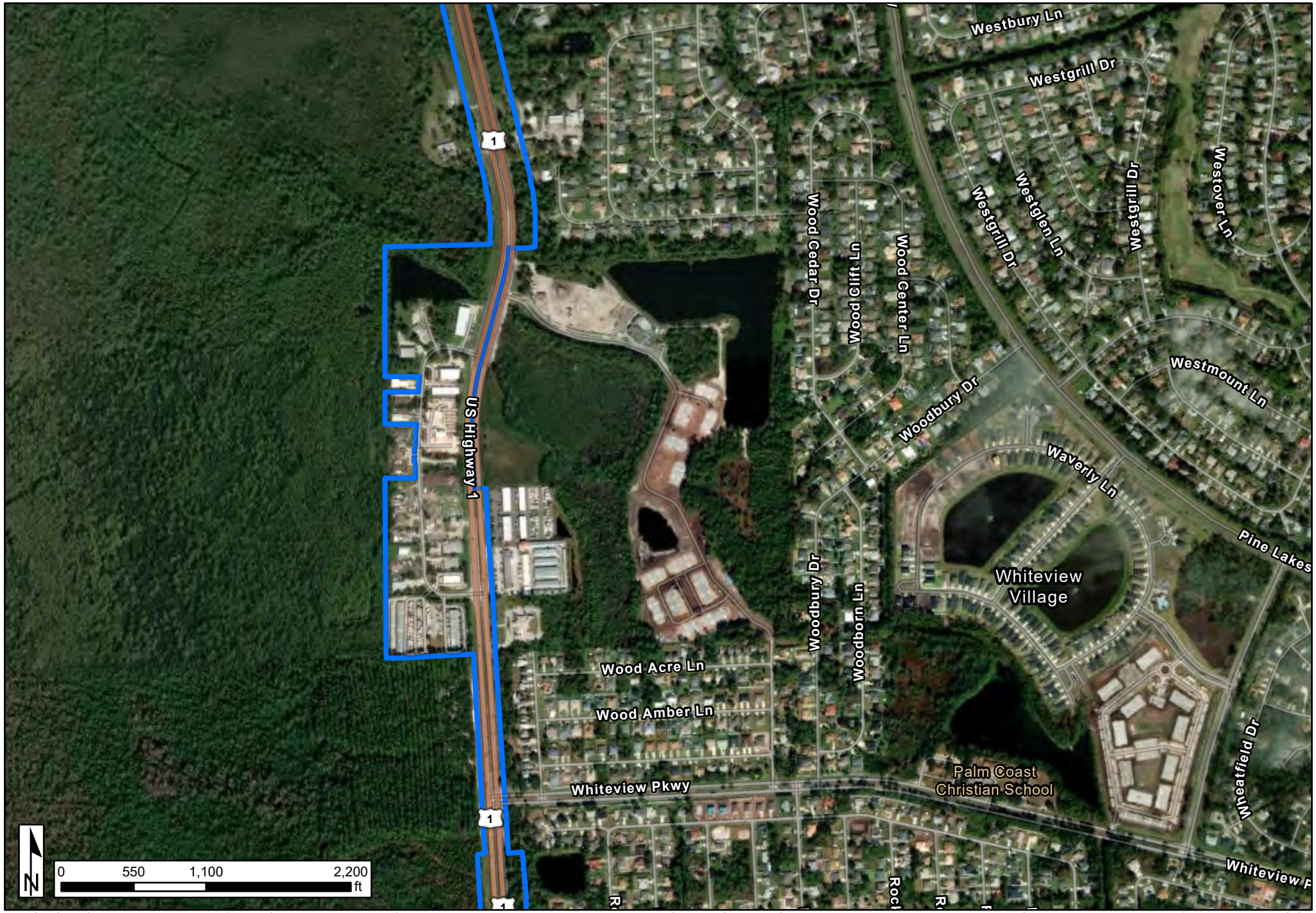
RECOMMENDATION

Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find the project in compliance with Land Development Code, and the Comprehensive Plan; and approve the Technical Site Plan – Tier 2 for Evolve Phase II, Application No. 6796 with the following conditions:

1. The City receiving documentation from Flagler County Schools that school concurrency and any required mitigation is met prior to the City issuing a Development Order for the Technical Site Plan application.
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Evolve - Distant Aerial

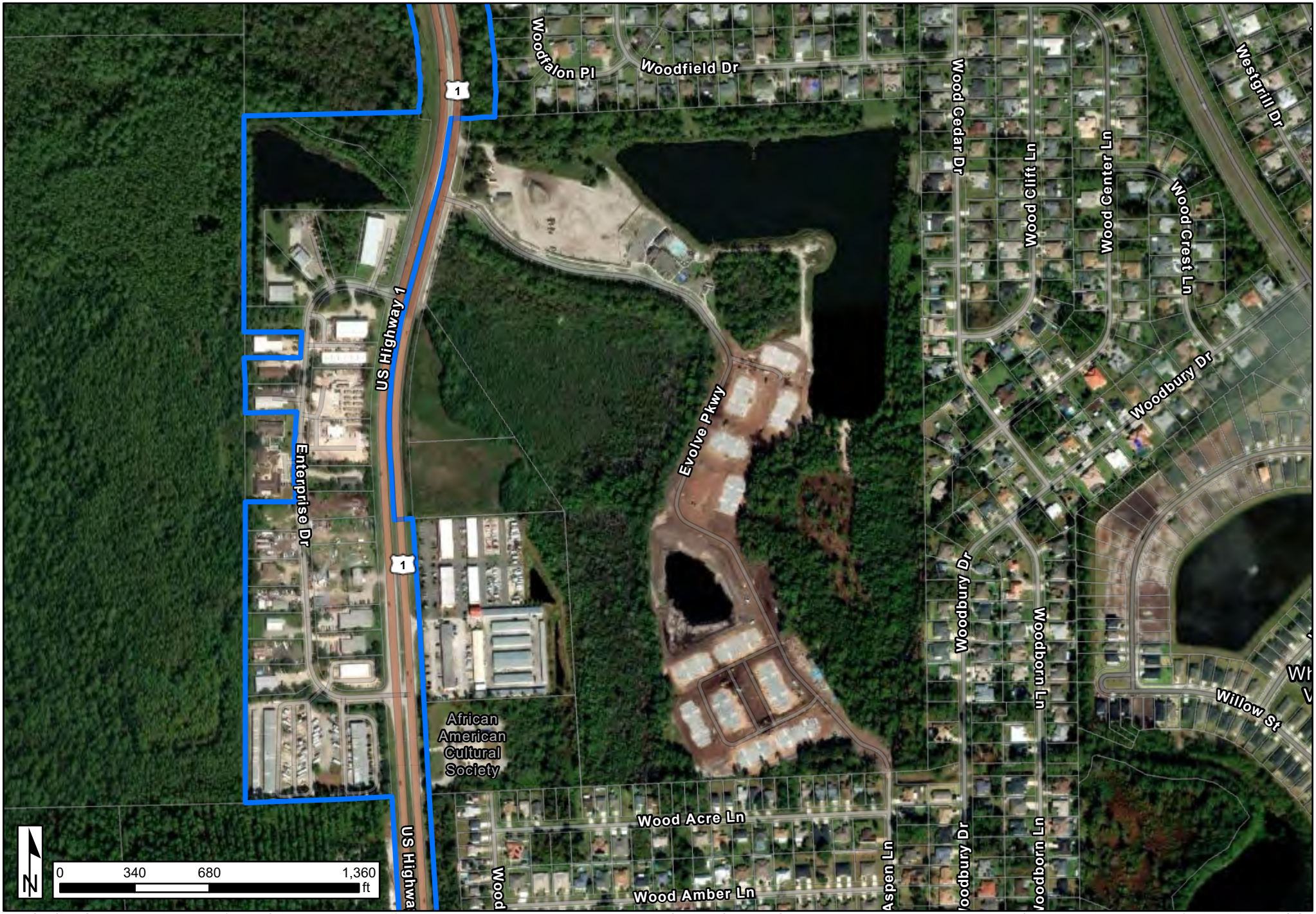
Thu, November 5, 2026 2:19 PM



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Evolve - Close Aerial

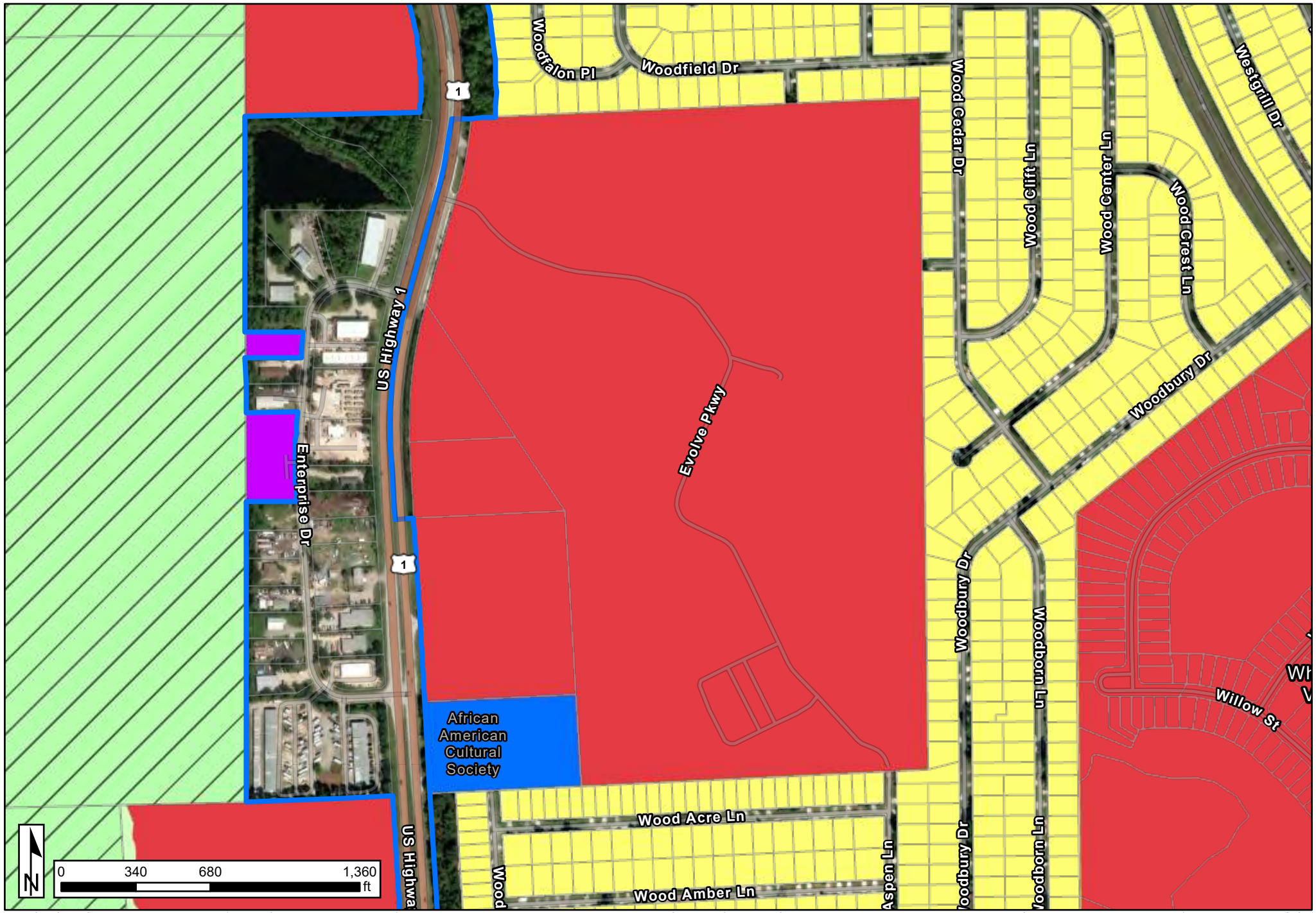
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Evolve - FLUM

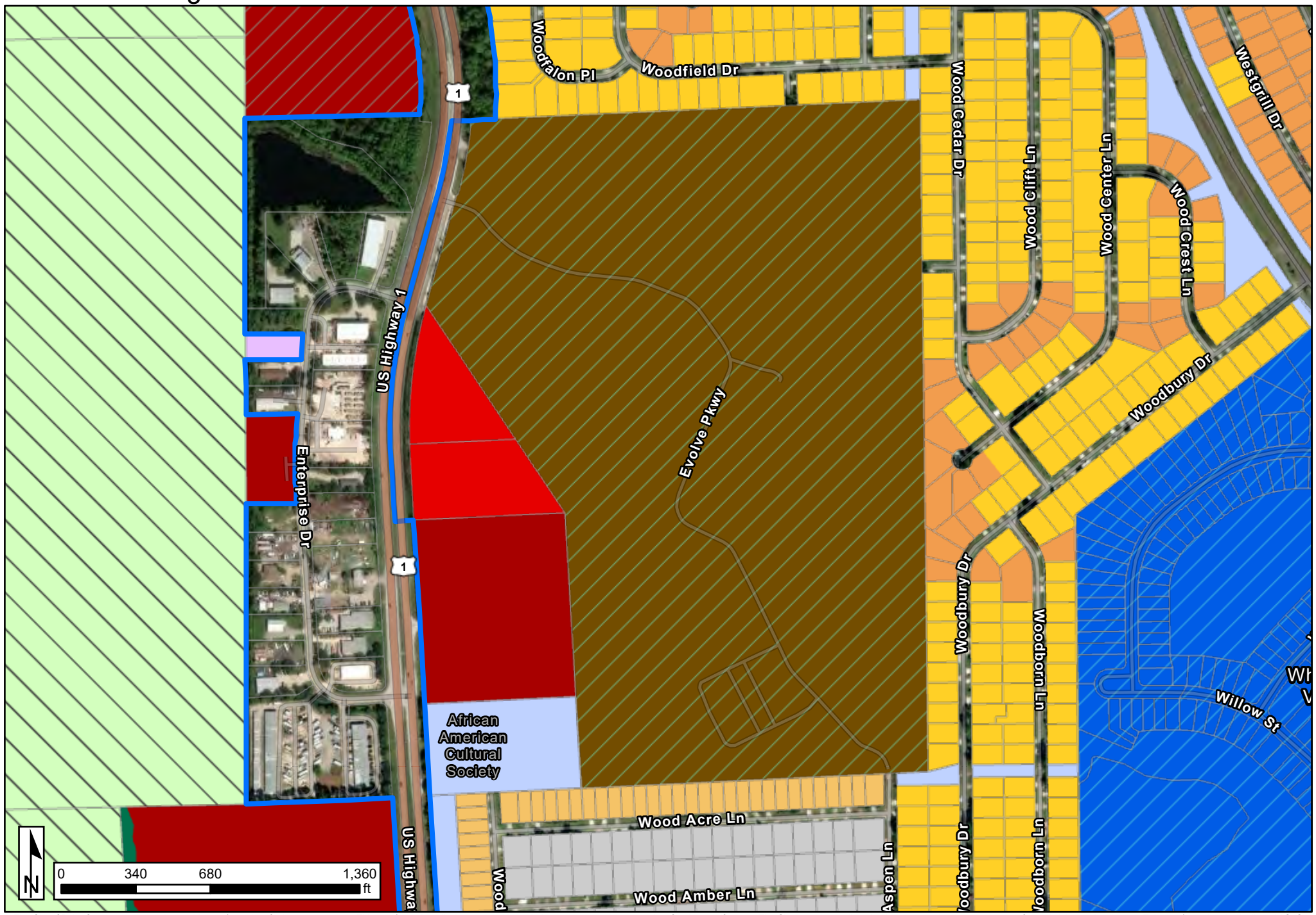
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Evolve - Zoning

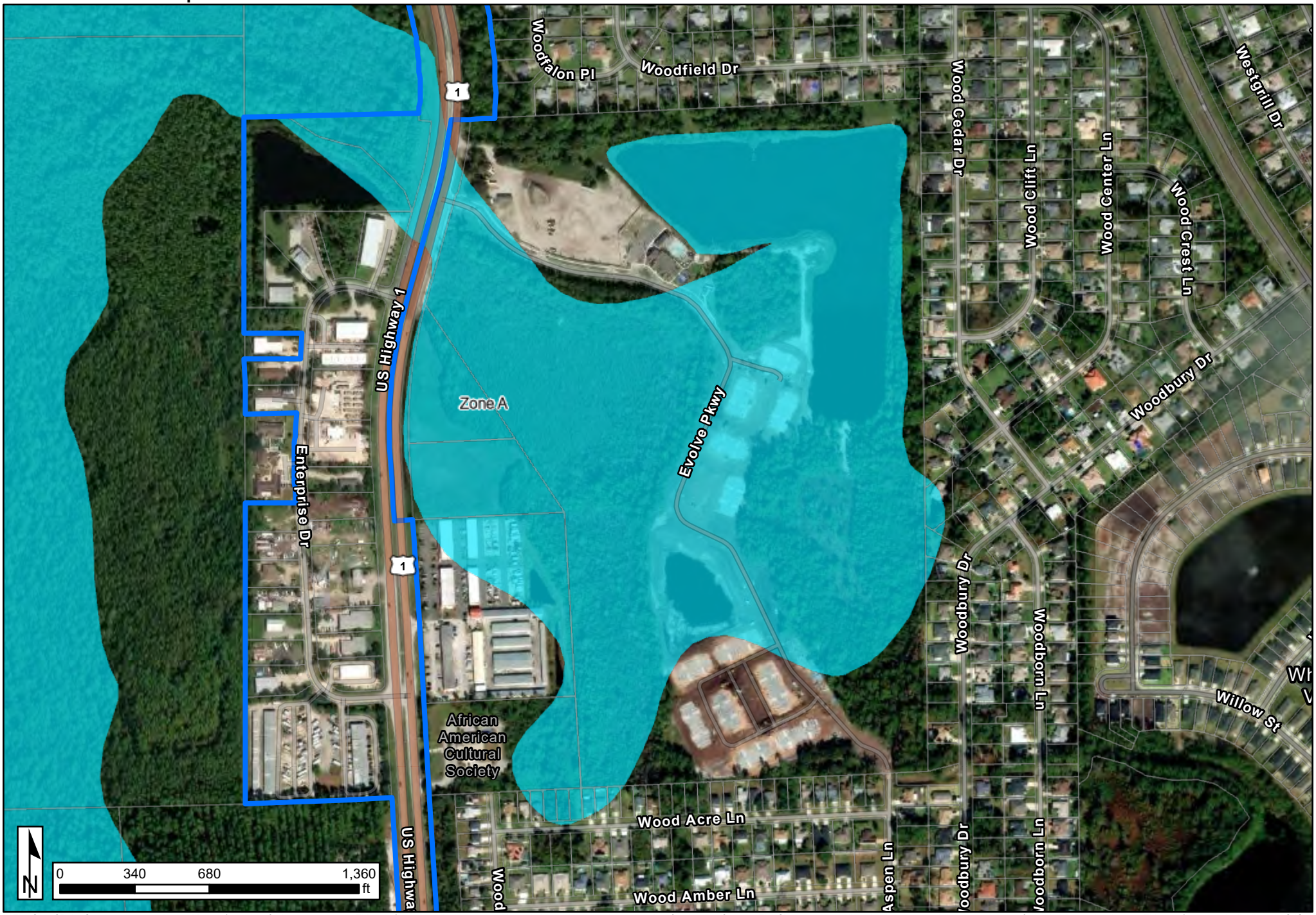
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Evolve - Floodplain

Thu, November 5, 2026 2:21 PM



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UPHAM INC
CIVIL ENGINEERING · SURVEYING · LANDSCAPE ARCHITECTURE

July 22, 2026

Mr. Phong Nguyen, PTP
Planning Manager
Community Development
City of Palm Coast
160 Lake Avenue
Palm Coast, Florida 32164

Re: Evolve Palm Coast – Phase 2
23 Evolve Parkway – Parcel No. 22-11-30-5545-00000-0040
Technical Site Plan Submittal

Mr. Nguyen:

Submitted is an application for Site Plan Approval for the proposed Phase 2 of Evolve Palm Coast, a multi-family development to include an additional 96-dwelling units.

A preapplication meeting was held with staff on May 20th to discuss the Phase 2 improvements for an additional 96-units to the already approved 256-units in Phase 1 (Proj. No. 2020010043).

The following files are provided in Adobe format for staff review. The civil and survey drawings are digitally signed in accordance with Florida Statute.

- Civil Drawings (Sheets C000 through C703 – 16 sheets)
- Landscape and Irrigation Drawings (Sheets L100 through L300 – 3 sheets)
- Boundary Survey (Sheets 1 through 11 – 11 sheets)
- Special Purpose Topographic Survey (Sheets SU-1 through SU-2 – 2 sheets)
- Architectural Drawings and Elevations (Sheets A001 through A201 – 4 sheets)
- Landowner Executed Application
- Owner Letter of Authorization
- Affidavit of Corporate Identity
- School Concurrency Application
- Warranty Deed
- Title Opinion
- Sunbiz Report – Detail by Entity Name
- SJRWMD Stormwater Modification Narrative
- Hydraulic Report
- TIA Report by Traffic & Mobility Consultants
- Phase 2 ESA Report by Atlantic Ecological Services

It is requested to review the application for consideration at the next available staff review meeting.

Should you have any questions please contact me by phone or email.

Sincerely,

Roger W. Strcula, PE, CPESC
President

Cc: John McDonald

265 Kenilworth Avenue • Ormond Beach, • Florida 32174 • 386.672.9515 • Fax 386.673.6554
LB #0003612 LC #0000357

GENERAL - APPLICATION

DATE	07/22/2026
APPLICATION TYPE	TECHNICAL SITE PLAN TIER 2

PROJECT NAME	Evolve Palm Coast - Phase 2				
LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS)	23 EVOLVE PKWY UNIT MASTER-BLDG 600 BUNNELL FL 32110				
PROPERTY APPRAISER'S PARCEL NUMBER	22-11-30-5545-00000-0040				
LEGAL DESCRIPTION					
SUBDIVISION NAME	EVOLVE PALM COAST PH 1- SANDLAKE SUBDIVISION LOT 4				
SECTION	22	BLOCK	00000	LOT	0040
PROPERTY ACRES	98.83	PROPERTY SQ FT	4305035		
FUTURE LAND USE MAP DESIGNATION	MIXED USE	EXISTING ZONE DISTRICT	MFR-2		
OVERLAY DISTRICT					
COMMUNITY PANEL NUMBER	120684	MAP PANEL DATE	06/06/2018		
FLOOD ZONE					
PRESENT USE OF PROPERTY	MULTI FAMILY RESIDENTIAL				

DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS)

Additional 96 dwelling units with additional site enhancements

PROPOSED NUMBER OF LOTS		IS THERE EXISTING MORTGAGE?	Yes

Owner	Applicant / Agent
Name: EVOLVE PALM COAST, LLC	Name: ROGER W STRCULA
Mailing Address: 2918-A MARTINSVILLE ROAD GREENSBORO, NC 27408	Mailing Address: 265 KENILWORTH AVE. ORMOND BEACH, FL 32174
Phone Number: (336) 269-2208	Phone Number: (386) 672-9515
E-mail Address: JOHN@EVOLVECOS.COM	E-mail Address: RWSTRCULA@UPHAMINC.COM
Mortgage Holder	**Engineer or Professional**
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
Architect	**Traffic Engineer**
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
Surveyor	**Landscape Architect**
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
Attorney	
Name:	
Mailing Address:	
Phone Number:	
E-mail Address:	

APPLICANT / OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning

APPLICANT / OWNER'S ELECTRONIC SUBMISSION STATEMENT: Under penalty of perjury, I declare that all the information contained in this development application is true and correct. By signing this Electronic Submission Form, I consent to use electronic communications, electronic records, and electronic signatures rather than paper documents for the form(s) provided on this web site. I understand that my electronic signature is legally binding, as stated by 2016 Florida Statutes Title XXXIX Chapter 668 Section 50

Signature of Property Owner or Applicant

ROGER W. STRCULA, PE, CPESC

Property Owner Letter of Authorization

****************IFAPPLICANT IS NOT THE PROPERTY OWNER*************

Dear Planning Manager,

I/We, Evolve Palm Coast LLC being the
(All property owners)

current property owner(s) of the property legally described as

Parcel # 22-11-30-5545-00000-0040 and also described as

Subdivision _____ Section_____, Block_____ ,Lot _____.

Street address 11 Evolve Parkway Palm Coast, FL 32164

Do hereby designate and authorize Roger W. Strcula, PE, CPESC
(name of authorized agent)

representing Evolve Palm Coast LLC
(All property owners)

To sign on my/our behalf, as my/our agent to submit an application for a

Major Site Plan Application
(type of application)

Or execute a Development Order for the property described above.

_____ _____

Signature of property owner Signature of property owner

Michael P. Winstead Jr. _____

Print Name **Print Name**

NOTARY: This instrument was acknowledged before me on this by means of ☒ physical presence or ☐ online notarization 14th **day of** June, 2024 **by**

Michael P. Winstead Jr. **who is/are personally known to me, or who has/have produced** n/a **as identification.**

(SEAL)

MEGAN BUCKLAND NOTARY PUBLIC NEW HANOVER COUNTY NC My Commission Expires

Megan Buckland

Signature of Notary Public, State of ~~Florida~~ North Carolina

AFFIDAVIT OF CORPORATE IDENTITY/AUTHORITY

STATE OF North Carolina

COUNTY OF New Hanover

COMES NOW, Michael P. Winstead, Jr., being first duly sworn, who deposes and says:

(1) That he/she is the Manager, an officer of Evolve Palm Coast LLC corporation existing under the laws of the State of North Carolina.

(2) That he/she is authorized to execute the following deeds or instruments on behalf of the above named corporation: Evolve Palm Coast LLC relating to the following described real property:

(3) That this affidavit is made to induce the City of Palm Coast to accept the above described property.

Signature of owner OR person authorized to represent this application

Signature	**Signature**
Michael P. Winstead Jr.	
Print	**Print**

NOTARY: This instrument was acknowledged before me on this by means of ☒ physical presence or ☐ online notarization 13 **day of** July, **20**26 **by** Michael P. Winstead Jr **who is/are personally known to me, or who has/have produced** n/a **as identification.**

(SEAL)

MEGAN BUCKLAND NOTARY PUBLIC NEW HANOVER COUNTY, NC My Commission Expires 08-05-2030

Megan Buckland

Signature of Notary Public, State of ~~Florida~~ North Carolina

A MAP SHOWING AN ALTA / NSPS SURVEY

A PORTION OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 30 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

LOT 4, SAND LAKE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 33, PAGE 70 AND 71, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE FURNISHED BY CHICAGO LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 13083254, AND A COMMITMENT DATE OF JULY 31, 2026 AT 8:00AM.

3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST.

4. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

5. THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS, OR AREAS OF PROTECTED SPECIES OF VEGETATION EITHER NATURAL OR CULTIVATED.

6. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. ADJOINING PROPERTY OWNERS SHOWN HEREON ARE BASED ON INFORMATION OBTAINED FROM THE FLAGLER COUNTY PROPERTY APPRAISER WEB SITE AND IS FOR INFORMATIONAL PURPOSES ONLY.

9. SEE MAP OF SURVEY FOR ON SITE TEMPORARY BENCHMARKS (TBM).

10. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

11. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONES "A", PER FLOOD INSURANCE RATE MAP, MAP NUMBER 12035C0120E, MAP EFFECTIVE DATE SEPTEMBER 29, 2017, AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

12. BEARINGS SHOWN HEREON, WHEN QUALIFIED AS (M) FOR MEASURED ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011) AND WERE DERIVED BY REDUNDANT GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK (RTN) SOLUTION.

13. SIGNIFICANT INTERIOR IMPROVEMENTS WERE LOCATED AS SHOWN HEREON. THERE MAY BE FARMING EQUIPMENT OR OTHER AGRICULTURAL USE FEATURES (INCLUDING BUT NOT LIMITED TO LIVESTOCK FEEDERS, IRRIGATION SPRINKLERS OR VALVES, POSTS, TANKS, DRAINAGE STRUCTURES AND FENCING) WHICH ARE NOT SHOWN HEREON. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING THE PROCESS OF CONDUCTING FIELDWORK.

14. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

15. SUBJECT PROPERTY CONTAINS 98.83 ACRES (MEASURED), 98.85 ACRES (DEED).

16. ALTA TABLE "A" LIST ITEMS 6(A), 6(B) & 7(C) CAN BE FOUND IN THE ZONING INFORMATION TABLE.

17. BUILDINGS OBSERVED, SHOWN ON SURVEY HEREON. THERE WAS EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

18. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON JUNE 04, 2026.

19. NO VISIBLE EVIDENCE OF ENCROACHMENTS ONTO OR OFF OF THE SUBJECT PROPERTY WAS OBSERVED AT THE TIME OF THIS SURVEY. ALL APPARENT IMPROVEMENTS LOCATED ON THE SUBJECT PROPERTY APPEAR TO BE WITHIN THE PROPERTY BOUNDARIES, AND NO VISIBLE IMPROVEMENTS FROM ADJOINING PROPERTIES WERE OBSERVED TO ENCROACH ONTO THE SUBJECT PROPERTY.

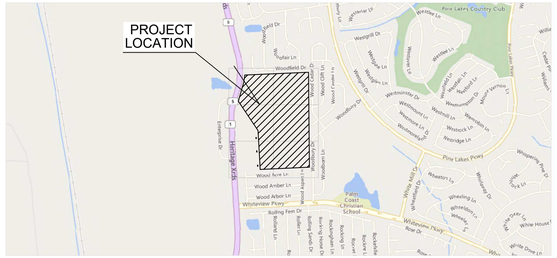
20. UNLESS SHOWN HEREON ANY VISIBLE EVIDENCE OF UTILITIES OBSERVED FROM GROUND LEVEL DURING THE FIELD SURVEY IS SHOWN HEREON. THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, WAS NOT DETERMINED EXCEPT AS INDICATED BY VISIBLE SURFACE EVIDENCE.

21. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.

22. UNLESS OTHERWISE NOTED, CORNER MARKERS SHOWN HEREON WERE FOUND DURING THE COURSE OF THIS SURVEY.

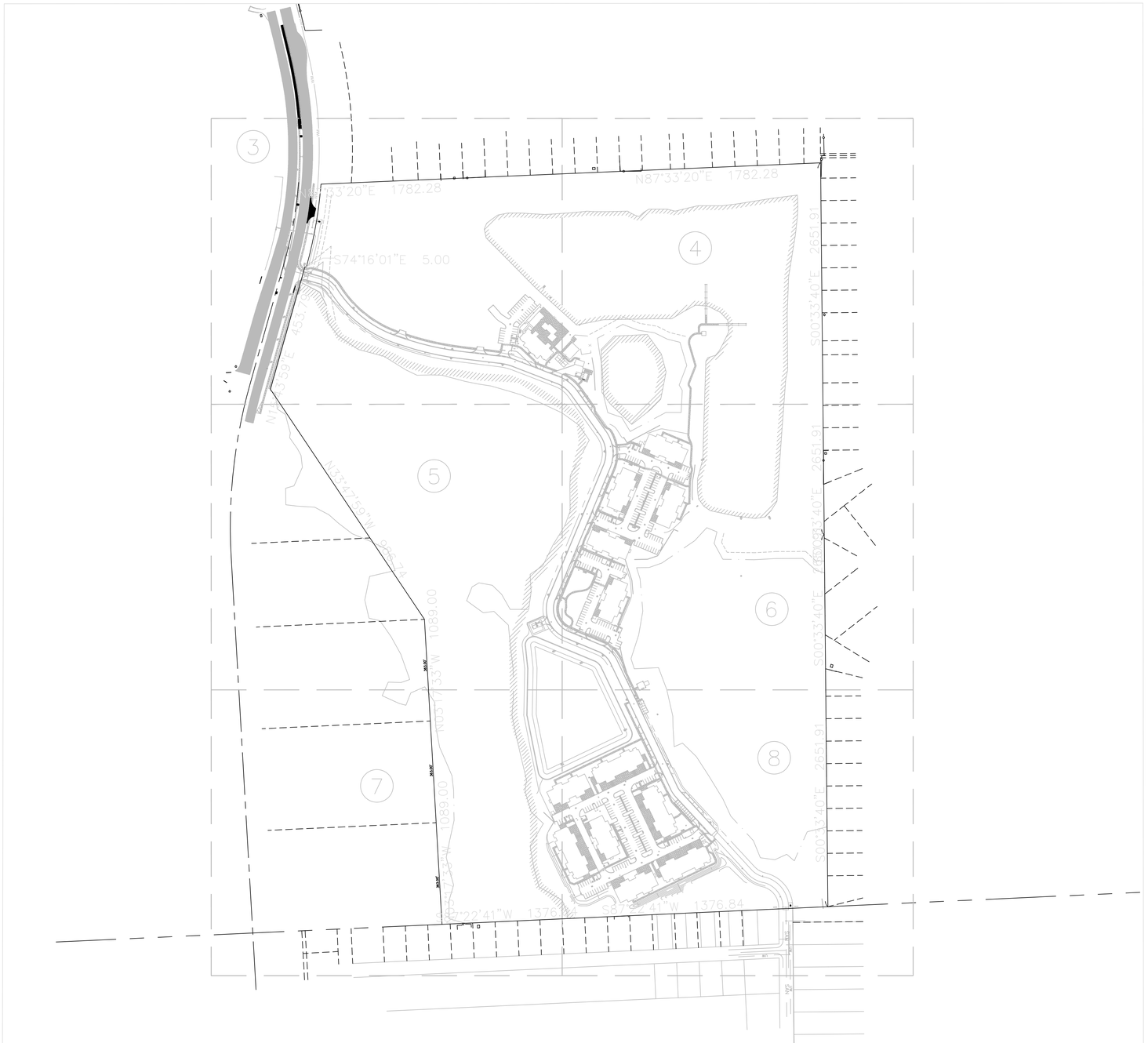
23. SUBJECT ADDRESS: 23 EVOLVE PARKWAY, PALM COAST, FL 32164.

24. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CLAYTON WALLEY USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.


PROJECT LOCATION
Pine Lakes Country Club
Pine Lakes Pkwy
Palm Coast Christian School
Bulldog Trail
Wood Amber Ln
Wood Arbor Ln
Wisteria Ln
Wisteria Dr
Woodfield Dr
Tartan Ln
Westgrill Dr
Westchester Ln
Westchester Dr
Westbrook Ln
Westbrook Dr
Westbrook Ct
Westbrook Cir
Westbrook Cir N
Westbrook Cir S
Westbrook Cir W
Westbrook Cir E
Westbrook Ct
Westbrook Ln
Westbrook Dr

A MAP SHOWING AN ALTA / NSPS SURVEY

A PORTION OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 30 EAST,
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.


3
4
5
6
7
8
N87°33'20"E 1782.28
N87°33'20"E 1782.28
S74°16'01"E 5.00
N74°43'59"W 435.71'
N33°47'50"W 98.34'
N00°26'40"W 1089.00'
N00°26'40"W 1089.00'
S87°22'41"W 1376.84
S87°22'41"W 1376.84
S00°33'40"E 2651.91
S00°33'40"E 2651.91
S00°33'40"E 2651.91
30' ROW
30' ROW
30' ROW

A MAP SHOWING AN ALTA / NSPS SURVEY

A PORTION OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 30 EAST,
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

LEGEND

SYMBOLS:

- POWER POLE (PP)
- SANITARY MANHOLE
- TRANSFORMER/ELECTRIC BOX
- LIGHT POLE
- CABLE TELEVISION BOX
- FIRE HYDRANT
- JUNCTION BOX
- CATCH BASIN
- SIGN
- ½" IRON ROD FOUND (NO I.D.)
- HEADWALL
- TELEPHONE BOX
- WATER VALVE
- DROP INLET
- GAS VALVE
- HANDICAP
- WATER METER
- METERED END SECTION
- BACK FLOW PREVENTOR
- UTILITY MARKER
- MAIL BOX
- NUMBER OF PARKING SPACES
- WATER VALVE
- FLAT GRATE INLET
- SHEET NUMBER
- CONCRETE

ABBREVIATIONS:

FT	FEET
ID	IDENTIFICATION
LB	LICENSED BUSINESS
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
R/W	RIGHT-OF-WAY
SQ	SQUARE
(M)	MEASURED
(R)	RECORDED
CONC	CONCRETE
SBL	SETBACK LINE

OE OVERHEAD POWER LINE

FENCE

GRAPHIC SCALE

N W E S

0 25 50 100

SCALE IN FEET

"MAP IS INTENDED TO BE PRINTED ON 24X36" 1" = 50'

SITE BENCHMARK #201
TOP OF PK NAIL & DISK
WITH "BM" LB #7143
ELEV = 32.16 (NAVD '88)
N:1890063.42
E:572647.81

SITE BENCHMARK #502
TOP OF PK NAIL & DISK
WITH "BM" LB #7143
ELEV = 32.74 (NAVD '88)
N:1889672.05
E:572617.46

5/8" IR&C w/ LB #7143

5/8" IR&C w/ LB #7143
FND 6"x6" CM w/ NO ID
(N10°44'59"E, 3.30')

FND 4"x4" CM w/ NO ID

5/8" IR&C w/ LB #7143
FND 5/8" IR&C w/ LS #4335
(S74°23'04"W, 1.02')

ACCESS

12' UTILITY EASEMENT PER MB 9, PG 44

LOT 6 BLOCK 31 WYNNFIELD MB 9 PG 44
LOT 7 BLOCK 31 WYNNFIELD MB 9 PG 44
LOT 8 BLOCK 31 WYNNFIELD MB 9 PG 44
LOT 9 BLOCK 31 WYNNFIELD MB 9 PG 44
LOT 10 BLOCK 31 WYNNFIELD MB 9 PG 44
LOT 11 BLOCK 31 WYNNFIELD MB 9 PG 44
LOT 12 BLOCK 31 WYNNFIELD MB 9 PG 44
LOT 13 BLOCK 31 WYNNFIELD MB 9 PG 44
BLOCK 31 WYNNFIELD MB 9 PG 44

N87°33'20"E 1782.28

R=1537.69 L=301.22 Δ=11°13'26"

S74°16'01"E 5.00

N15°43'59"E 453.79

US HIGHWAY 1
(PUBLIC VARIABLE WIDTH, RIGHT-OF-WAY)
(PER FDOT R/W MAP, SECTION 73001(105)75, DATED 6-26-53)

(50' RIGHT-OF-WAY WIDTH) ENTERPRISE DRIVE

CONSERVATION EASEMENT PER MB 33, PGS 70-71

TOP OF BANK

POND

PAVEMENT

AMENITY CENTER 1420 S.F.

AMENITY CENTER BUILDING 6099 S.F. 000

POOL

MATCHLINE SEE SHEET NO. 4

MATCHLINE SEE SHEET NO. 5

PARKING SPACES
PHASE 1 TOTAL STANDARD ASPHALT SPACES (325) TOTAL CONCRETE DRIVEWAY SPACES (84) TOTAL GARAGE SPACES (96) TOTAL PARKING SPACES (505)

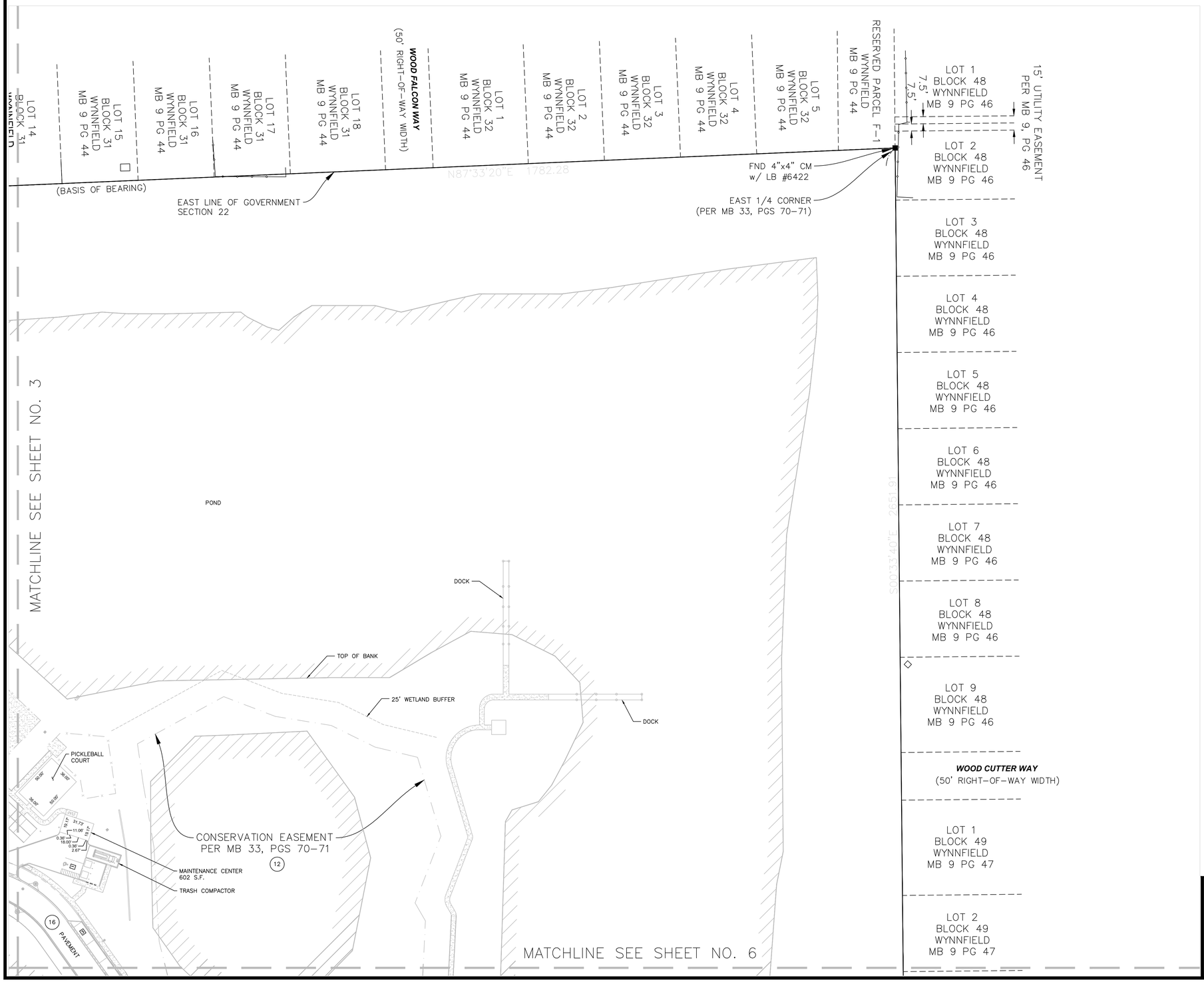
SEE SHEET 2 FOR KEYMAP

ALLIANT
10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904.240.1351 MAIN
www.alliant-inc.com
LB8289

SEE SHEET 1 FOR LEGAL DESC/SURVEYOR NOTES/VICINITY MAP		
DRAWN BY	ML	REVISIONS:
CHECKED BY	CW	
DATE ISSUED	08/28/26	
FIELD DATE	06/04/26	
SCALE	1"=50'	
JOB NO.	4001060	
SHEET	3 of 8	

A MAP SHOWING AN ALTA / NSPS SURVEY

A PORTION OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 30 EAST,
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.



LEGEND

SYMBOLS:

- POWER POLE (PP)
- SANITARY MANHOLE
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- LIGHT POLE
- CABLE TELEVISION BOX
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OE OVERHEAD POWER LINE

FENCE

GRAPHIC SCALE

N W E S

0 25 50 100

SCALE IN FEET

"MAP IS INTENDED TO BE PRINTED ON 24X36" 1" = 50'

PARKING SPACES
PHASE 1 TOTAL STANDARD ASPHALT SPACES (325) TOTAL CONCRETE DRIVEWAY SPACES (84) TOTAL GARAGE SPACES (96) TOTAL PARKING SPACES (505)

SEE SHEET 2 FOR KEYMAP

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SHEET	4 of 8	

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CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

MATCHLINE SEE SHEET NO. 3

MATCHLINE SEE SHEET NO. 6

US HIGHWAY No. 1 (S.R. ROAD No. 5)
(RIGHT-OF-WAY WIDTH VARIES)

PARCEL ID # 22-11-30-5545-00000-0031
OWNER: Pelican Qsr Solutions Inc
ADDRESS: 4560 US HIGHWAY 1 N
BUNNELL, FL 32110
SAND LAKE, LOT 3
ORB 2761, PG 1791
NOT A PART OF THIS SURVEY

PARCEL ID # 22-11-30-5545-00000-0030
OWNER: PIPE PROPERTY INC
ADDRESS: 4530 US HIGHWAY 1 N
BUNNELL, FL 32110
SAND LAKE, LOT 3
ORB 2716, PG 1817
NOT A PART OF THIS SURVEY

PARCEL ID # 22-11-30-5545-00000-0032
OWNER: HSC PALM COAST US 1 LLC
ADDRESS: BUNNELL, FL 32110
SAND LAKE
LOT 3
ORB 2716, PG 1817
NOT A PART OF THIS SURVEY

PARCEL ID # 22-11-30-5545-00000-0010
OWNER: TEAROC OF FLORIDA INC
ADDRESS: 4490 N US HIGHWAY 1 SUITE 111
PALM COAST, FL 32164
SAND LAKE
LOT 2
MB 33, PGS 70-71
NOT A PART OF THIS SURVEY

SITE
PARCEL ID # 22-11-30-5545-00000-0040
OWNER: MPW PALM COAST LLC
& MCFT PALM COAST LLC
ADDRESS: 23 EVOLVE PARKWAY,
PALM COAST, FL 32164
MB 33, PGS 70-71
SAND LAKE
LOT 4

SUBJECT PARCEL CONTAINS
4,305,097 SQ FT, OR 98.83 ± ACRE

CONSERVATION EASEMENT
PER MB 33, PGS 70-71
(12)

N74°45'15"W 1967.71'

5/8" IR&C
w/ LB #7143
FND 5/8" IR&C
w/ .B #6422
(S60°44'42"W, 0.62')

363.00'
N03°47'33"W 1089.00

PAVEMENT
(16)

LANDSCAPE

LIFT STATION
W/ FENCE

POND

MATCHLINE SEE SHEET NO. 7

LEGEND

SYMBOLS:
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SEE SHEET 2 FOR KEYMAP

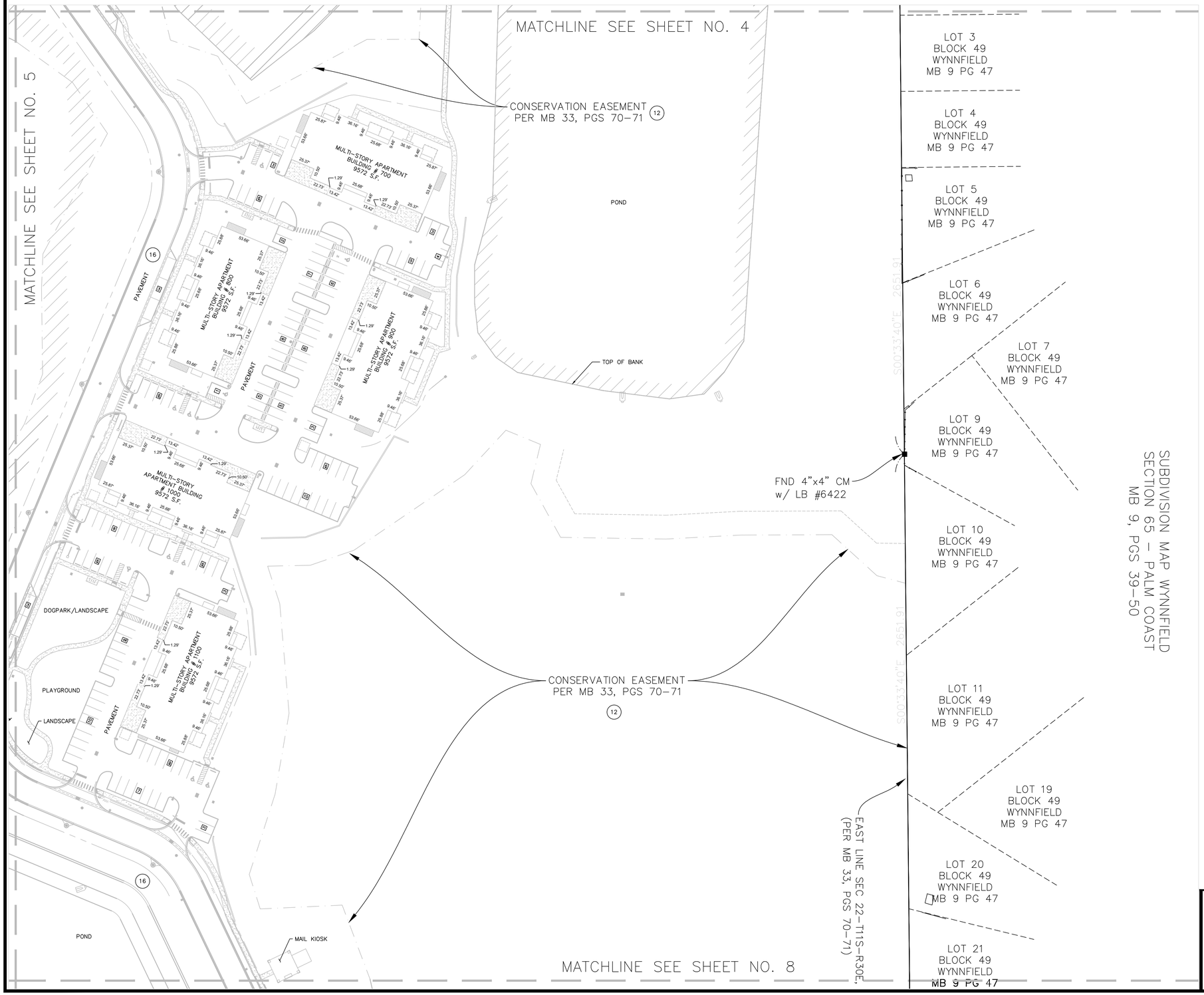
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Jacksonville, FL 32256
904.240.1351 MAIN
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LB8289

SEE SHEET 1 FOR LEGAL DESC/SURVEYOR NOTES/VICINITY MAP

DRAWN BY	ML	REVISIONS:
CHECKED BY	CW	
DATE ISSUED	08/28/26	
FIELD DATE	06/04/26	
SCALE	1"=50'	
JOB NO.	4001060	
SHEET	5 of 8	

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A PORTION OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 30 EAST,
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.



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ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
R/W	RIGHT-OF-WAY
SQ	SQUARE
(M)	MEASURED
(R)	RECORDED
CONC	CONCRETE
SBL	SETBACK LINE

———— OE————OE————
OVERHEAD POWER LINE
——x——x——x——x——
FENCE

GRAPHIC SCALE

N
W E
S

0 25 50 100
SCALE IN FEET

"MAP IS INTENDED TO BE PRINTED ON 24X36" 1" = 50'

PARKING SPACES
PHASE 1 TOTAL STANDARD ASPHALT SPACES (325) TOTAL CONCRETE DRIVEWAY SPACES (84) TOTAL GARAGE SPACES (96) TOTAL PARKING SPACES (505)

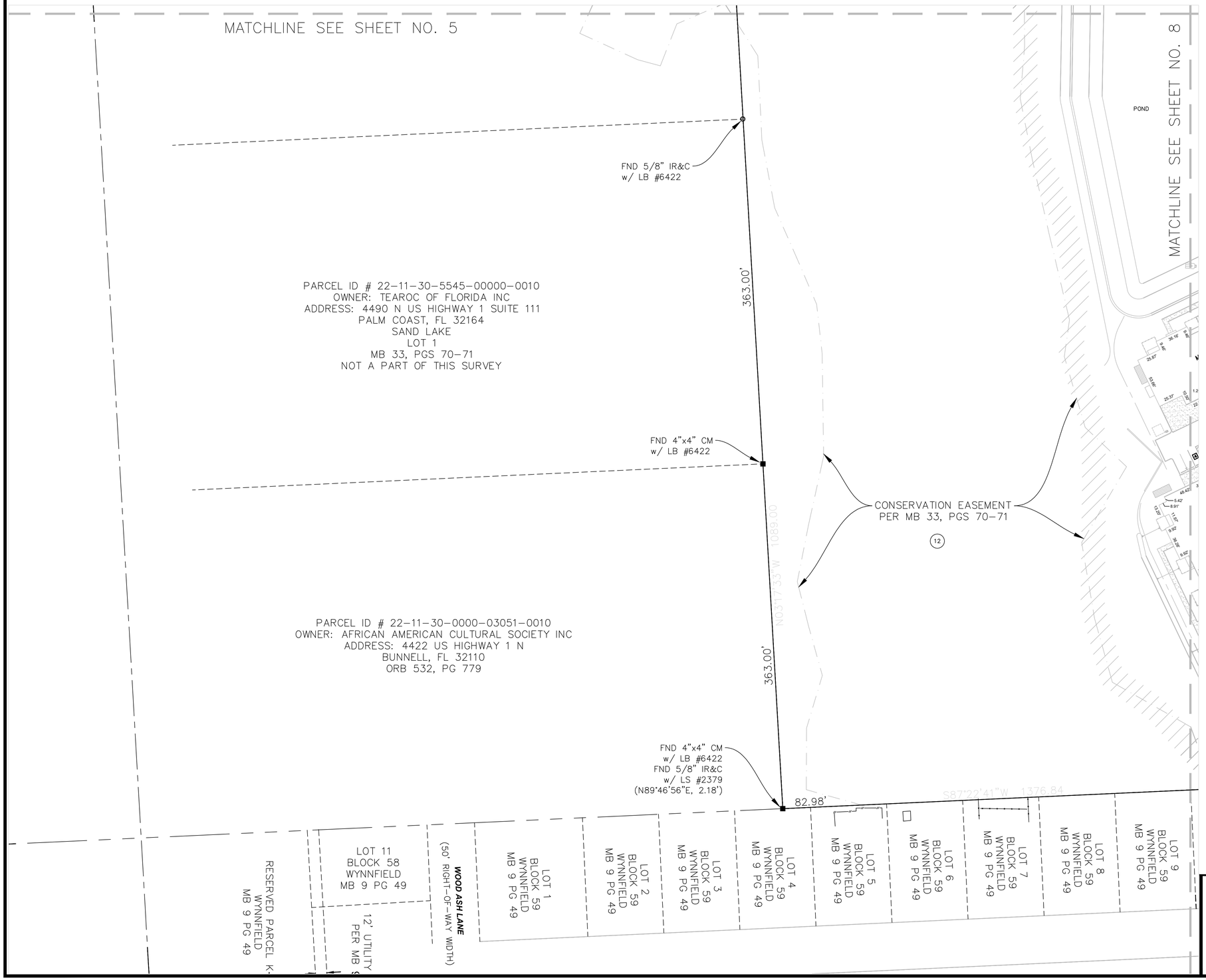
SEE SHEET 2 FOR KEYMAP

ALLIANT
10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904.240.1351 MAIN
www.alliant-inc.com
LB8289

SEE SHEET 1 FOR LEGAL DESC/SURVEYOR NOTES/VICINITY MAP		
DRAWN BY	ML	REVISIONS:
CHECKED BY	CW	
DATE ISSUED	08/28/26	
FIELD DATE	06/04/26	
SCALE	1"=50'	
JOB NO.	4001060	
SHEET	6 of 8	

A MAP SHOWING AN ALTA / NSPS SURVEY

A PORTION OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 30 EAST,
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.



LEGEND

SYMBOLS:

- POWER POLE (PP)
- SANITARY MANHOLE
- TRANSFORMER/ELECTRIC BOX
- LIGHT POLE
- CABLE TELEVISION BOX
- FIRE HYDRANT
- JUNCTION BOX
- CATCH BASIN
- SIGN
- ½" IRON ROD FOUND (NO I.D.)
- HEADWALL
- TELEPHONE BOX
- WATER VALVE
- DROP INLET
- GAS VALVE
- HANDICAP
- WATER METER
- METERED END SECTION
- BACK FLOW PREVENTOR
- UTILITY MARKER
- MAIL BOX
- (#) NUMBER OF PARKING SPACES
- WATER VALVE
- FLAT GRATE INLET
- (4) SHEET NUMBER
- CONCRETE

ABBREVIATIONS:

FT	FEET
ID	IDENTIFICATION
LB	LICENSED BUSINESS
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
R/W	RIGHT-OF-WAY
SQ	SQUARE
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OVERHEAD POWER LINE
——x——x——x——x——
FENCE

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SEE SHEET 2 FOR KEYMAP

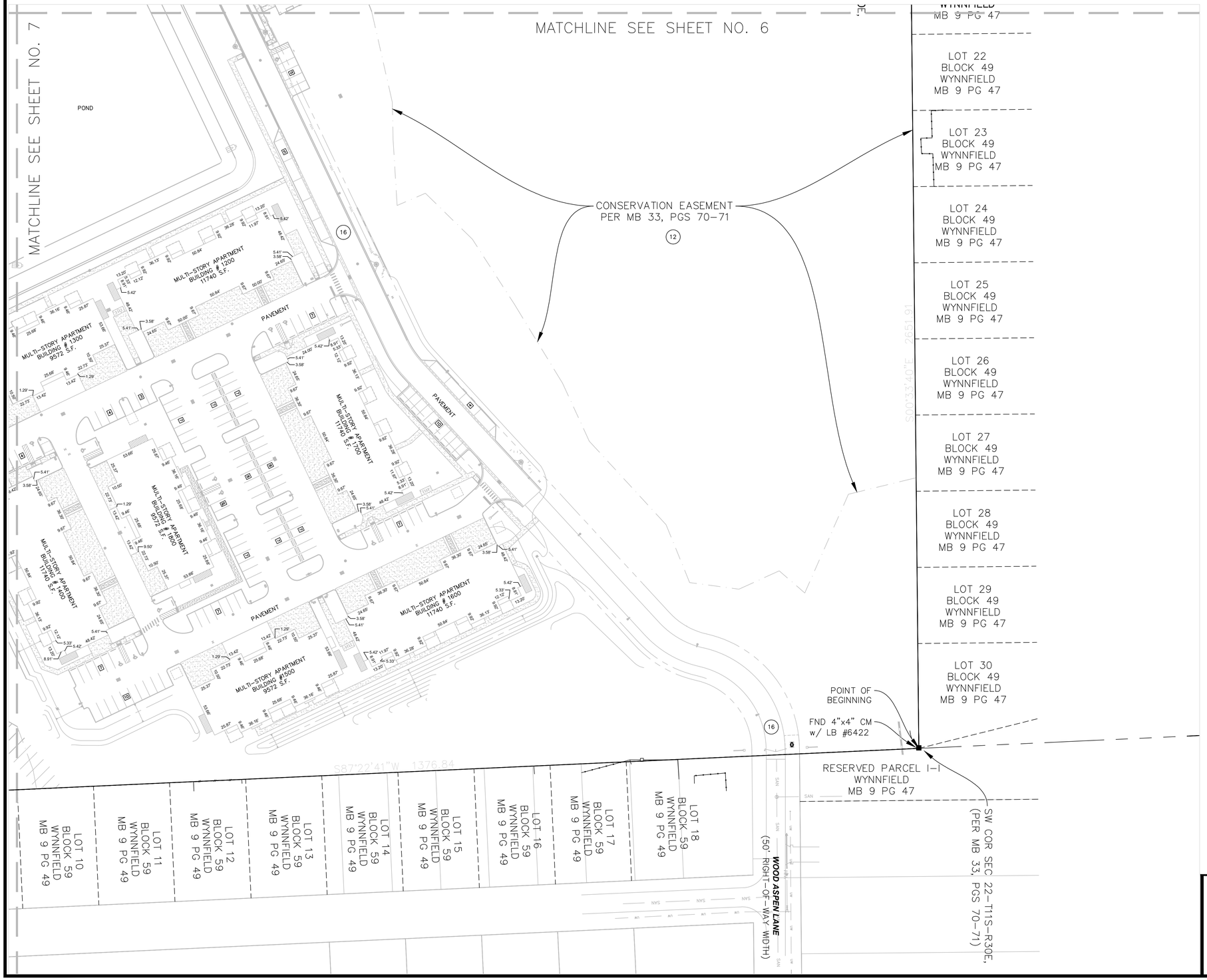
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SCALE	1"=50'	
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SHEET	7 of 8	

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SHEET	8 of 8	

WadeLaw,P.A.
JAMES E. WADE, III, Esq.

July 22, 2026

City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164

RE: Title Opinion for Evolve Palm Coast, LLC

Dear Sir or Madam:

We have reviewed the Title Search Property Information Report Old Republic File Number 1761763 (the "Title Report"), prepared by Old Republic National Title Insurance Company (the "Underwriter") in relation to certain real property located in the City of Palm Coast, Flagler County, Florida, included within that certain development owned by Evolve Palm Coast, as referenced in the Technical Site Plan Application for Evolve Palm Coast Phase II, and, as particularly described as Lot 4, Sand Lake, according to the map or plat thereof as recorded in Map Book 33, Pages 70 and 71, Public Records of Flagler County, Florida, (the "Property"). In connection therewith the Title Report states the following:

The Underwriter has reviewed the chain of title on the Property described herein from a root of title at least thirty (30) years on record as an approved base of title through July 1, 2026, at 11:00 p.m. (the "Effective Date"). As of the Effective Date, title to the Property was vested in:

1. Warranty Deed from MPW Palm Coast, LLC, a North Carolina limited liability company, to Evolve Palm Coast, LLC, a North Carolina limited liability company, recorded January 2, 2024, in O.R. Book 2836, Page 1907, Public Records of Flagler County, Florida.

The following mortgages are all the mortgages of record that have not been satisfied or released of record nor otherwise terminated by law:

1. Mortgage to Trustmark National Bank, mortgagee(s), recorded in O.R. Book 2836, Page 1910, Public Records of Flagler County, Florida.
2. Assignment of Rents and Leases recorded January 2, 2024, in O.R. Book 2836, Page 1933, Public Records of Flagler County, Florida.
3. UCC Financing Statement between Evolve Palm Coast, LLC, a North Carolina limited liability company, and Trustmark National Bank as recorded in O.R. Book 2836, Page 1939, Public Records of Flagler County, Florida.

116 Bushnell Plaza, Bushnell, FL 33513
Office: (352) 568-2500 · Fax: (352) 568-2501
www.WADELAW.US

Other encumbrances/ restrictions or easements affecting the title:

1. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded February 6, 2026, at O.R. Book 3028, Page 649, of the Public Records of Flagler County, Florida. (NOTE: The original Notice of Commencement recorded in O.R. Book 2836, Page 1947, had already expired when the first Amended Notice of Commencement was recorded in O.R. Book 2936, Page 1004. The 2nd Amended Notice of Commencement recorded in O.R. Book 3028, Page 649, was recorded after the expiration period set forth the first Amended Notice of Commencement. The expiration date set forth in the 2nd Amended Notice of Commencement is less than one year from recording of the 2nd Amended Notice of Commencement.)
2. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded October 3, 2025, at O.R. Book 2995, Page 237, of the Public Records of Flagler County, Florida.
3. Claim of Lien recorded in O.R. Book 3057, Page 347, Public Records of Flagler County, Florida.
4. Boundaries, lot lines, rights of way, Wetland Buffers and Conservation Easements contained on the Plat of Sand Lake, as recorded in Map Book 33, Pages 70 and 71, as affected by Plat Addendum and the terms and conditions set forth and recorded in O.R. Book 846, Page 475, Public Records of Flagler County, Florida.
5. Florida Water Services Corporation Developer Agreement recorded in O.R. Book 773, Page 432, Public Records of Flagler County, Florida.
6. Covenants, conditions and restrictions contained in the Master Site Plan and Development Order Approval recorded in O.R. Book 2484, Page 1781, Public Records of Flagler County, Florida.
7. Covenants, conditions and restrictions set forth under the Technical Site Plan Tier 1 Development Order Approval Aviara Subdivision Lot 4, recorded in O.R. Book 2728, Page 207, Public Records of Flagler County, Florida.
8. Covenants, conditions, restrictions, easements and fees set forth under the Utility Agreement for Water and Wastewater Service recorded in O.R. Book 2739, Page 1960, Public Records of Flagler County, Florida.
9. Covenants, conditions, reservations and restrictions set forth under the Public School Proportionate Share Mitigation Agreement recorded in O.R. Book 2821, Page 1918, re-recorded in O.R. Book 2822, Page 549, and as affected by Assignment of Public School Proportionate Share Mitigation Agreement recorded in O.R. Book 2843, Page 1070, Public Records of Flagler County, Florida, which contains provisions for impact fees.
10. Terms, covenants, conditions, restrictions and easements as set forth under the Utility Agreement for Water and Wastewater Service by and between The City of Palm Coast, and MPW Palm Coast, LLC and MCFT Palm Coast, LLC, recorded in O.R. Book 2827, Page 56, Public Records of Flagler County, Florida, which contains provisions for lien rights and fees.
11. Terms, provisions, conditions and restrictions as set forth under the City of Palm Cost Technical Site Plan Tier 1 Development Order Approval

Aviara Subdivision Lot 4, recorded December 6, 2023 in O.R. Book 2831, Page 770, Public Records of Flagler County, Florida.

12. Covenants, terms, conditions, restrictions and easement in favor of St. Johns River Water Management District, set forth under Deed of Conservation Easement recorded December 4, 2023 in O.R. Book 2830, Page 1786, Public Records of Flagler County, Florida.
13. Underground Easement in favor of Florida Power & Light Company recorded in O.R. Book 2976, Page 1392, Public Records of Flagler County, Florida.
14. FOR INFORMATIONAL PURPOSES ONLY: Recorded Notice of Environmental Resource Permit recorded in O.R. Book 2854, Page 1038, Public Records of Flagler
15. The general or special real property taxes that are required to be paid in 2026 and subsequent years.

This search is provided pursuant to the requirements of City of Palm Coast, Florida regarding Technical Site Plan Application for Evolve Palm Coast Phase II, and is not to be used as the basis for issuance of an insurance commitment and/or policy.

As of the Effective Date, the Property is encumbered by the following:

1. Rights or claims of parties in possession not shown by the public records.

2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

3. Easements or claims of easements not shown by the public records.

4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

The opinions are limited to the matters expressly stated herein, and no opinion is implied or may be inferred beyond the matters expressly stated.

The opinions as expressed in this letter are rendered as of July 22, 2026 and are based on existing law which is subject to change.

In the examination, both the Underwriter and the undersigned have assumed the genuineness of all signatures, the authenticity of all documents submitted to us as originals, the conformity to the original of all documents submitted to us as certified, photostatic or confirmed copies, and the authenticity of the originals of all such latter documents. In addition, as to certain matters, we may have relied on certificates or reports from various state authorities and public officials. We assume the accuracy of the factual and legal matters contained therein.

The opinions expressed in this letter are given solely for the benefit of addressee in connection with that certain development owned by Evolve Palm Coast, LLC within the

City of Palm Coast and may not be relied upon by any other party for any other purpose without prior written consent.

Sincerely,
WADELAW, P.A.

James E. Wade, III, Esq.

JEW/ar

LEGEND:

NOTE: NOT ALL SYMBOLS SHOWN HERE MAY BE APPLICABLE TO THESE DRAWINGS, ALSO THERE MAY BE ADDITIONAL SYMBOLS WITHIN PLANS NOT SHOWN HERE, SEE INDIVIDUAL DRAWING LEGEND WHERE APPLICABLE.

- CM.. 4"x4" CONCRETE MONUMENT (AS NOTED)
- RC.. IRON ROD & CAP (AS NOTED)
- IR.. IRON ROD (NO ID)
- NAIL & DISK (AS NOTED)
- NAIL & WASHER (AS NOTED)
- IPC.. IRON PIPE & CAP (AS NOTED)
- IP.. IRON PIPE (NO ID)
- METAL PIPE (AS NOTED)
- PKD.. PARKER-KALON MAGNETIC NAIL & DISK (AS NOTED)
- SPIKE.. RAILROAD SPIKE (NO ID)
- NAIL.. NAIL IN PAVEMENT (NO ID)
- X-CUT.. SURVEYOR'S X-CUT
- EXISTING ADA / HANDICAP SYMBOL
- EXISTING BICYCLE LANE SYMBOL
- EXISTING THRU LANE ARROW
- EXISTING TURN LANE ARROW
- EXISTING A/C UNIT
- EXISTING ANTENNA
- EXISTING BOLLARD
- EXISTING OBSERVATION WELL
- EXISTING PUMP
- EXISTING SIGN
- EXISTING TRAFFIC SIGNAL BOX
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING CONCRETE LIGHT POLE
- EXISTING FIBERGLASS LIGHT POLE
- EXISTING METAL LIGHT POLE
- EXISTING WOOD LIGHT POLE
- EXISTING MITER-END SECTION
- EXISTING STORMWATER MANHOLE
- EXISTING STORM INLET / CATCH BASIN
- EXISTING YARD DRAIN
- EXISTING ELECTRIC BOX
- EXISTING ELECTRIC LINE MARKER
- EXISTING ELECTRIC PANEL
- EXISTING ELECTRIC PEDESTAL
- EXISTING ELECTRIC METER
- EXISTING GUY ANCHOR
- EXISTING CONCRETE POWER POLE
- EXISTING METAL POWER POLE
- EXISTING WOOD POWER POLE
- EXISTING TRANSFORMER PAD
- EXISTING GAS LINE MARKER
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING REUSE BACKFLOW PREVENTER
- EXISTING REUSE SERVICE STUB
- EXISTING REUSE WATER METER
- EXISTING REUSE WATER VALVE
- EXISTING GREASE TRAP MANHOLE
- EXISTING LIFT STATION
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER VALVE
- EXISTING FIBER OPTIC CABLE MARKER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING TELECOM BOX
- EXISTING TELECOM LINE MARKER
- EXISTING TELECOM PEDESTAL
- EXISTING CABLE TV PEDESTAL
- BACTERIOLOGICAL SAMPLE POINT
- EXISTING END-CAP
- EXISTING 11° BEND
- EXISTING 22° BEND
- EXISTING 45° BEND
- EXISTING 90° BEND
- EXISTING TEE
- EXISTING CROSS
- EXISTING HOSE BIB
- EXISTING BLOW-OFF VALVE
- EXISTING BACKFLOW PREVENTER
- EXISTING DBL. DETECTOR CHECK VALVE
- EXISTING EXISTING FDC
- EXISTING FIRE HYDRANT
- EXISTING POST INDICATOR VALVE
- EXISTING REDUCER
- EXISTING WATER METER
- EXISTING WATER SERVICE STUB
- EXISTING WATER VALVE
- EXISTING WELL
- EXISTING AIR RELEASE VALVE
- EXISTING UNKNOWN MANHOLE
- EXISTING UTILITY VAULT (AS NOTED)
- EXISTING UNKNOWN UTILITY PEDESTAL
- BENCHMARK (AS NOTED)
- WETLAND FLAG (AS NOTED)
- BORING ID NUMBER / BORING ELEVATION
- EXISTING SOFT ELEVATION / EXISTING HARD ELEVATION
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- EXISTING EDGE OF WATER
- EXISTING BARB WIRE FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING GUARDRAIL
- EXISTING VINYL FENCE
- EXISTING WOOD FENCE
- EXISTING STORM PIPE
- EXISTING TOE OF SLOPE
- EXISTING TOP OF BANK
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND POWER
- EXISTING GAS LINE
- EXISTING RECLAIM WATER LINE
- EXISTING FORCE MAIN
- EXISTING SEWER LINE
- EXISTING TELECOM LINE
- EXISTING FIBER OPTIC CABLE
- EXISTING WATER LINE
- RIGHT-OF-WAY LINE
- EXISTING UNKNOWN UTILITY LINE
- EXISTING OVERHEAD TRAFFIC CABLE
- APPROXIMATE EXISTING TREE CANOPY
- PROJECT BOUNDARY
- PROPOSED CONSTRUCTION LIMITS
- PROPOSED SWALE
- PROPOSED EMPTY CONDUIT / SLEEVE
- PROJECT SITE CONTROL LINE

FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS FOR ROAD CONSTRUCTION 2026-2027 AND QUALIFIED PRODUCTS LIST

INDEX NO.	DESCRIPTION	INDEX NO.	DESCRIPTION
102-600	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES	520-001	CURB AND GUTTER
		522-001	CONCRETE SIDEWALK
425-010	STRUCTURE BOTTOMS TYPE J AND P	522-002	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS
425-001	SUPPLEMENTARY DETAILS FOR MANHOLES AND INLETS	570-001	PERMANENT EROSION CONTROL
425-021	CURB INLET TOPS - TYPES 5 AND 6	700-010	SINGLE COLUMN GROUND SIGNS
425-041	GUTTER INLET TYPE V	706-001	TYPICAL PLACEMENT OF RAISED PAVEMENT MARKERS
425-052	DITCH BOTTOM INLETS TYPES - C, D, E AND H		
430-001	MISCELLANEOUS DRAINAGE DETAILS	711-001	PAVEMENT MARKINGS

ABBREVIATIONS:

A/C	AIR CONDITIONING	FIRM	FLOOD INSURANCE RATE MAP	NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
AC	ACRES	FH	FIRE HYDRANT		
AHJ	AUTHORITY HAVING JURISDICTION	FL	FLORIDA	ORB	OFFICIAL RECORD BOOK
ALTA	AMERICAN LAND TITLE ASSOCIATION	FM	FORCE MAIN	(P)	REFERS TO PLAT OF RECORD
		FOC	FIBER-OPTIC CABLE	PC	POINT OF CURVE
ADA	AMERICAN DISABILITY ACT	FPD	FEET PER DAY	PCC	POINT OF COMPOUND CURVE
AWWA	AMERICAN WATER WORKS ASSOCIATION	FP&L	FLORIDA POWER & LIGHT	PCP	PERMANENT CONTROL POINT
		FWS	FLUSH WITH SIDEWALK	PE	PROFESSIONAL ENGINEER
BLDG	BUILDING	GNSS	GLOBAL NAVIGATION SATELLITE SYSTEM	PG(S)	PAGE(S)
BTM	BOTTOM			POC	POINT ON CURVE
(C)	CALCULATED	GW	GROUND WATER	PRC	POINT OF REVERSE CURVE
CA	CENTRAL ANGLE	HDPE	HIGH DENSITY POLYETHYLENE PIPE	PRM	PERMANENT REFERENCE MONUMENT
CH	CHORD LENGTH				
CHB	CHORD BEARING	ID	IDENTIFICATION	PSI	POUNDS PER SQUARE INCH
CMP	CORRUGATED METAL PIPE	INV	INVERT ELEVATION	PSM	PROFESSIONAL SURVEYOR AND MAPPER
CPP	CORRUGATED PLASTIC PIPE	K_H	HORIZONTAL PERMEABILITY		
CONC	CONCRETE	K_V	VERTICAL PERMEABILITY	PT	POINT OF TANGENCY
CR	COUNTY ROAD	KO	KNOCK OUT	PVC	POLYVINYL CHLORIDE
(D)	DESCRIPTION OR DEED	L	LENGTH	R	RADIUS
DIP	DUCTILE IRON PIPE	LB	LICENSED BUSINESS	RCP	REINFORCED CONCRETE PIPE
FD	FOUND	LC	LICENSED CORPORATION	RLA	REGISTERED LANDSCAPE ARCHITECT
EF	EFFECTIVE	LF	LINEAL FEET		
EL	ELEVATION	LLC	LIMITED LIABILITY COMPANY	R/W	RIGHT-OF-WAY
EOP	EDGE OF PAVEMENT	LS	LICENSED SURVEYOR	SF	SQUARE FEET
EOR	ENGINEER OR RECORD	(M)	FIELD MEASURED	SHW	SEASONAL HIGH WATER
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	MB	MAP BOOK	SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
		MES	MITERED-END SECTION		
ESMT	EASEMENT	MJ	MECHANICAL JOINT	SR	STATE ROAD
FAC	FLORIDA ADMINISTRATIVE CODE	MPH	MILES PER HOUR	STY	STORY
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	N/A	NOT APPLICABLE	SP	STATE PLANE
		NIC	NOT IN CONTRACT	SWFWMD	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
FDNR	FLORIDA DEPARTMENT OF NATURAL RESOURCES	NAD83	NORTH AMERICAN DATUM OF 1983	TELECOM	TELECOMMUNICATIONS
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	TYP	TYPICAL
				US	UNITED STATES
FFE	FINISH FLOOR ELEVATION	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	USACOE	UNITED STATES ARMY CORP OF ENGINEERS
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	No:	NUMBER	VCP	VITRIFIED CLAY PIPE

SITE DEVELOPMENT NOTES:

1. THE LOT HAS A FUTURE LAND USE OF MIXED USE.
2. THE LOT IS ZONED MULTI-FAMILY RESIDENTIAL (MFR-2) AND THE PROPOSED USE IS APARTMENT COMPLEX.
3. FLOOD PLAIN CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), MAP NUMBER 12035C0120E, COMMUNITY: FLAGLER COUNTY, DATED: 06/06/2018, THE PROPERTY APPEARS TO BE IN FLOOD ZONE "A" AND "X".
4. DEVELOPMENT INFORMATION:

	EXISTING (PHASE 1)			PROPOSED (PHASE 2)			TOTAL (PHASES 1 & 2)		
SITE COVERAGE	(SF)	(AC)	%	(SF)	(AC)	%	(SF)	(AC)	%
BUILDINGS	127,850	2.94	3.0	36,319	0.83	0.8	164,169	3.77	3.8
PAVEMENT	374,244	8.59	8.7	65,451	1.50	1.5	439,695	10.09	10.2
CONCRETE SIDEWALKS	27,257	0.63	0.6	29,509	0.67	0.7	56,766	1.30	1.3
OPEN SPACE	3,775,751	86.68	87.7	-131,279	-3.01	-3.0	3,644,472	83.67	84.7
TOTAL PROPERTY AREA	4,305,102	98.83	100.0	4,305,102	98.83	100.0	4,305,102	98.83	100.0
TOTAL IMPERVIOUS AREA	529,351	12.15	12.3	131,279	3.01	3.0	660,630	15.16	15.3

FLOOR AREA RATIO (FAR) (PHASE 1)
FLOOR AREA (PHASE 1 269,855 GSF / TOTAL SITE AREA 4,305,102 GSF = 6.3%
FLOOR AREA RATIO (FAR) (PHASE 2)
FLOOR AREA (PHASE 2 115,061 GSF / TOTAL SITE AREA 4,305,102 GSF = 2.7%
FLOOR AREA RATIO (FAR) (PHASES 1 AND 2)
FLOOR AREA (PHASE 1 269,855 + PHASE 2 115,061 GSF / TOTAL SITE AREA 4,305,102 GSF = 9.0%

PHASE 2 - FLOOR AREA BREAKDOWN
BUILDING TYPE "A" GSF (4 BLDGS AT 26,099 SF) = 104,396 SF
GRILL PAVILION GSF = 907 SF
GARAGE 1 GSF = 2,109 SF
GARAGES 2, 3, 4 GSF (3 BLDGS AT 1,934 SF) = 5,802 SF
GARAGE 5 GSF = 1,847 SF

PHASE 2 - BUILDING TYPE "A" BREAKDOWN (ALL RESIDENTIAL BLDGS ARE THE SAME)
BUILDING EXTERIOR AREA (MEASURED FROM OUTSIDE WALLS) = 9,080 SF
CIRCULATION / COVERED ENTRY = 728 SF
UTILITY = 77 SF
BALCONY / PORCH = 594 SF
RESIDENTIAL UNITS = 7,616

PHASE 2 VEHICLE USE AREA (VUA) = 67,294 SF (NET INCREASE OF 1.5% TO SITE)

PHASE 2 RECREATIONAL AREA BREAKDOWN
TOTAL DISTURBED AREA FOR PHASE 2 = 250,470 SF (5.75 AC)
REQUIRED RECREATIONAL AREA = 62,618 SF (25.0%)
PROVIDED RECREATIONAL AREA = 66,001 SF (26.4%)
COMMUNITY GARDEN AND PAVILION AREA = 29,680 SF
DOG PARK = 5,306 SF
HAMMOCK PARK AND WALKWAY = 9,157 SF
GRILL PAVILION AND SEATING AREA = 6,153 SF
WALKING TRAIL = 15,705 SF

5. STORMWATER TREATMENT IS AVAILABLE FROM THE MASTER STORMWATER POND CONSTRUCTED WITH PHASE 1 OF THE EVOLVE AT PALM COAST DEVELOPMENT, PER SJRWMD PERMIT NO. 185523-3, THE ORIGINALLY PERMITTED FUTURE DEVELOPMENT AREA INCLUDED 137,450 SQUARE FEET (3.16 ACRES) OF IMPERVIOUS AREA, THE PROPOSED PHASE 2 DEVELOPMENT CONTAINS A TOTAL OF 191,279 SQUARE FEET (3.01 ACRES) OF IMPERVIOUS AREA, WHICH IS APPROXIMATELY 6,177 SQUARE FEET (0.14 ACRES) LESS THAN THE IMPERVIOUS AREA PREVIOUSLY PERMITTED.

THE ORIGINALLY PERMITTED TOTAL IMPERVIOUS AREA WITHIN THE LAKE NO. 1 DRAINAGE BASIN WAS 372,439 SQUARE FEET (8.55 ACRES), REPRESENTING APPROXIMATELY 27.0% OF THE BASIN'S TOTAL 31.37-ACRE DRAINAGE AREA. WITH THE PROPOSED PHASE 2 DEVELOPMENT, THE TOTAL IMPERVIOUS AREA WITHIN THE LAKE NO. 1 BASIN WILL BE REDUCED TO 366,262 SQUARE FEET (8.41 ACRES), REPRESENTING APPROXIMATELY 26.8% OF THE TOTAL BASIN AREA. CONSEQUENTLY, THE BASIN'S COMPOSITE CURVE NUMBER WILL DECREASE FROM THE PREVIOUSLY PERMITTED VALUE OF 87.04 TO 86.78, REFLECTING A SLIGHT REDUCTION IN RUNOFF POTENTIAL COMPARED TO THE APPROVED DESIGN CONDITIONS.

BASED ON THE PERMITTED STORMWATER REPORT PREPARED BY CPH, PROJECT NO. E10102, DATED MAY 18, 2023, THE RUNOFF GENERATED BY THE PROPOSED DEVELOPMENT REMAINS WITHIN THE ASSUMPTIONS OF THE PERMITTED DESIGN. THEREFORE, LAKE NO. 1 WILL CONTINUE TO OPERATE AS DESIGNED, AND THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE STORMWATER POND'S STORAGE CAPACITY, TREATMENT PERFORMANCE, OR ATTENUATION CHARACTERISTICS.

6. PARKING TABULATION

REQUIRED	PROVIDED
1,5 SPACES / 1 BR DU = 1,5 x 48 UNITS = 72 SPACES	STANDARD SPACES = 159 SPACES
2,0 SPACES / 2-3 BR DU = 2,0 x 48 UNITS = 96 SPACES	GARAGE SPACES = 37 SPACES (3 ARE ADA)
GARAGE SPACES = 96 UNITS x 1/3 = 32 SPACES	ADA SPACES = 8 (5 SPACES + 3 IN GARAGES)
	TOTAL SPACES = 201 SPACES
BICYCLE PARKING = 10% OF VEHICLE PARKING 205 SPACES x 0,10 = 21 SPACES (BIKES)	PROVIDED 22 BICYCLE SPACES

7. BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT	45'	45'
SIDE	30'	30'
STREET SIDE	40'	40'
REAR	40'	40'

LANDSCAPE BUFFERS

	REQUIRED	PROVIDED
MFR TO COM, IND, PSP	10' (TYPE C)	10' (TYPE C)
MFR TO MFR	10' (TYPE C)	10' (TYPE C)
MFR TO SFR	20' (TYPE E)	20' (TYPE E)
MFR- TO US-1	25' (TYPE G)	25' (TYPE G)

8. BUILDING HEIGHT MAXIMUM = 60'
PROPOSED BUILDING HEIGHT = 42' - 11 1/2" TO ROOF MIDPOINT PER ARCHITECTURAL DRAWINGS.
9. THE POTABLE WATER AND WASTEWATER UTILITIES WILL BE PROVIDED BY CITY OF PALM COAST
10. RECLAIM WATER IS NOT AVAILABLE. IRRIGATION WILL BE PROVIDED BY PRIVATE STORMWATER POND HARVESTING PUMP, CONSTRUCTED WITH PHASE - 1.
11. REFER TO TOPOGRAPHIC AND SPECIAL PURPOSE SURVEY PERFORMED BY UPHAM, INC. PROJECT NO. 260412 DATED JUNE 24, 2026, INCLUDING ANY UPDATES.

LEGAL DESCRIPTION:

LOT 4 SAND LAKE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 70 AND 71, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

PARCEL ID: 22-11-30-5545-00000-0040

GENERAL CONSTRUCTION NOTES

1. GOVERNING SPECIFICATIONS: CITY OF PALM COAST DEVELOPMENT CODE, LATEST EDITION, FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN AND CONSTRUCTION STANDARDS, LATEST EDITION, AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, LATEST EDITION, AND SUPPLEMENTS THERETO IF NOTED IN THE SPECIAL PROVISIONS FOR THIS PROJECT.
2. ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH CITY OF PALM COAST STANDARDS AND STANDARD DETAILS.
3. THE CONTRACTOR SHALL PAY FOR AND OBTAIN A BUILDING PERMIT. CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETINGS BEFORE THE CONTRACTOR'S START OF WORK. THE CONTRACTOR SHALL CONTACT THE BUILDING DEPARTMENT FOR INFORMATION ON ISSUANCE OF CITY PERMITS AND / OR OTHER REQUIREMENTS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR DISCREPANCIES AMONG THE DIVISIONS OF THE DRAWING AND SPECIFICATIONS PRIOR TO THE BID DATE. NEITHER THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES RAISED AFTER THE BID OPENING. ACCORDINGLY, IN LIGHT OF THESE OBLIGATIONS, THE ENGINEER IS OBLIGATED TO INTERPRET THE DRAWINGS AND SPECIFICATIONS IN A MANNER THAT WILL PROVIDE THE OWNER WITH A COMPLETE, FUNCTIONING FACILITY FOR THE BID PRICE.
5. THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLEMENTARY, AND ANY REQUIREMENT OF ONE SHALL BE A REQUIREMENT OF THE OTHER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS AND TO COMPARE THE REQUIREMENTS OF EACH DIVISION AND ENSURE THAT EACH TRADE OR SUBCONTRACTOR IS MAKING THE ALLOWANCES NECESSARY TO PROVIDE THE OWNER A COMPLETE FACILITY, OPERATIONAL IN ALL RESPECTS, UNLESS OTHERWISE SPECIFICALLY STATED IN THE DRAWINGS.
6. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INSTRUCTING THE CONTRACTOR IN THE METHODS OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE METHOD TO CONSTRUCT THE IMPROVEMENTS AS SHOWN ON THE PLANS.
7. MEASURES SHALL BE IMPLEMENTED AT THE CONTRACTOR'S DISCRETION TO VISIBLY BARRICADE THE WORK AREA AND PROVIDE SAFE MEANS OF INGRESS AND EGRESS AROUND THE CONSTRUCTION SITE.
8. LITTER CONTROL MEASURES TO PREVENT WIND-DRIVEN DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED IMMEDIATELY AT THE COMPLETION OF CONSTRUCTION ACTIVITIES AND BE INSPECTED BY THE ENGINEER FOR ITS APPROVAL.
9. AT NO TIME SHALL EXCAVATIONS BE LEFT UNCOVERED AFTER WORKING HOURS. CONTRACTOR SHALL SECURE THE WORK AREA AT THE END OF EACH DAY'S WORK.
10. AT ALL TIMES, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT UNDERGROUND UTILITIES, STRUCTURES AND OTHER ASSOCIATED FACILITIES FROM DAMAGE DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEASURES OF PROTECTION. ANY DAMAGED FACILITIES SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE AHJ OR ENGINEER AT THE CONTRACTORS EXPENSE.
11. THERE SHALL BE NO DEVIATIONS FROM THESE DRAWINGS UNLESS APPROVED IN WRITING BY THE ENGINEER AND THE OWNER.
12. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
13. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COST.
14. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-1-A IN ACCORDANCE WITH AASHTO M-145 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL, NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO, 200 SIEVE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF THE RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER, TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND BASE DENSITIES AT UTILITY CROSSINGS, MANHOLES, INLETS, STRUCTURES, TEST SHALL INCLUDE ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC.
16. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
17. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
18. ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES BASED ON NAVD 1988 DATUM.
19. FILL MATERIAL IS TO BE PLACED IN ONE FOOT LIFTS AND COMPACTED TO THE APPROPRIATE DENSITY (98% FOR PAVED AREAS AND 95% FOR BUILDING PADS AND ALL OTHER AREAS AS PER AASHTO T-180). THE CONTRACTOR SHALL ADHERE TO THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT FOR THE SITE AND BUILDING PREPARATIONS.
20. NO BURYING OF ANY ORGANIC OR CLAYEY MATERIALS ALLOWED WITHIN THE SITE BOUNDARY, THE CONTRACTOR SHALL EMPLOY A GEOTECHNICAL FIRM TO INSPECT AND MONITOR THE EARTHWORK AND MATERIALS TESTING.
21. CONTRACTOR TO ATTEND A MANDATORY PRE-CONSTRUCTION MEETING WITH THE CITY STAFF PRIOR TO ANY DISTURBANCE OF THE PROPERTY.
22. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.

REVISIONS

DATE	DESCRIPTION
09/16/26	REV PER TRX 08/26/26
	COMMENTS
10/14/26	REV PER TRX 10/07/26
	COMMENTS

Roger W Strcula — Digitally signed by Roger W Strcula. Date: 2026.10.27 14:24:09 -04'00'

ROGER W. STRCULA — LICENSED LANDSCAPE ARCHITECT — NO. 52784 — STATE OF FLORIDA — PROFESSIONAL LANDSCAPE ARCHITECT — NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

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LC# 0000357
LB# 0000812

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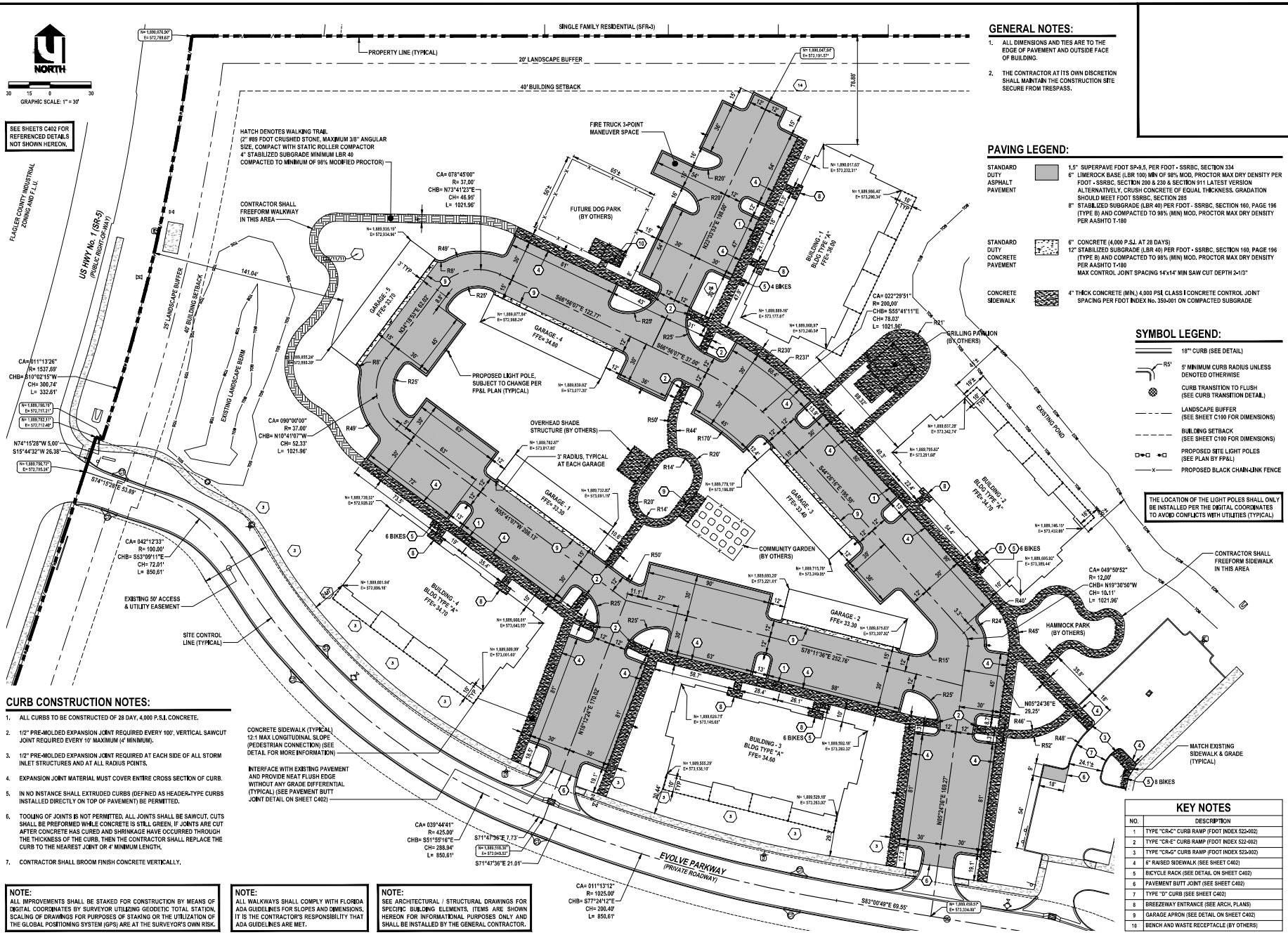
evolve

SITE DEVELOPMENT INFORMATION

EVOLVE PALM COAST - PHASE 2
23 EVOLVE PARKWAY
PALM COAST, FLORIDA 32164

PROJECT No:	260409
DATE:	JUNE 30, 2026
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:
C100



GENERAL NOTES:

1. ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
2. THE CONTRACTOR AT ITS OWN DISCRETION SHALL MAINTAIN THE CONSTRUCTION SITE SECURE FROM TRESPASS.

PAVING LEGEND:

STANDARD DUTY ASPHALT PAVEMENT	1.5" SUPERPAVE FDOT SP-9.5, PER FDOT - SSRBC, SECTION 334 6" LIMEROCK BASE (LBR 100) MIN OF 98% MOD, PROCTOR MAX DRY DENSITY PER FDOT - SSRBC, SECTION 200 & 230 & SECTION 911 LATEST VERSION ALTERNATIVELY, CRUSH CONCRETE OF EQUAL THICKNESS. GRADATION SHOULD MEET FDOT SSRBC, SECTION 285 8" STABILIZED SUBGRADE (LBR 40) PER FDOT - SSRBC, SECTION 160, PAGE 196 (TYPE B) AND COMPACTED TO 98% (MIN) MOD. PROCTOR MAX DRY DENSITY PER AASHTO T-180
STANDARD DUTY CONCRETE PAVEMENT	6" CONCRETE (4,000 P.S.I. AT 28 DAYS) 12" STABILIZED SUBGRADE (LBR 40) PER FDOT - SSRBC, SECTION 160, PAGE 196 (TYPE B) AND COMPACTED TO 98% (MIN) MOD. PROCTOR MAX DRY DENSITY PER AASHTO T-180 MAX CONTROL JOINT SPACING 14'x14' MIN SAW CUT DEPTH 2-1/3"
CONCRETE SIDEWALK	4" THICK CONCRETE (MIN.) 4,000 PSI, CLASS I CONCRETE CONTROL JOINT SPACING PER FDOT INDEX No. 350-001 ON COMPACTED SUBGRADE

SYMBOL LEGEND:

- 18" CURB (SEE DETAIL)
- R5' — 5' MINIMUM CURB RADIUS UNLESS DENOTED OTHERWISE
- CURB TRANSITION TO FLUSH (SEE CURB TRANSITION DETAIL)
- LANDSCAPE BUFFER (SEE SHEET C100 FOR DIMENSIONS)
- BUILDING SETBACK (SEE SHEET C100 FOR DIMENSIONS)
- PROPOSED SITE LIGHT POLES (SEE PLAN BY FP&L)
- PROPOSED BLACK CHAIN-LINK FENCE

THE LOCATION OF THE LIGHT POLES SHALL ONLY BE INSTALLED PER THE DIGITAL COORDINATES TO AVOID CONFLICTS WITH UTILITIES (TYPICAL)

CURB CONSTRUCTION NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 4,000 P.S.I. CONCRETE.
2. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED EVERY 100', VERTICAL SAWCUT JOINT REQUIRED EVERY 10' MAXIMUM (4' MINIMUM).
3. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED AT EACH SIDE OF ALL STORM INLET STRUCTURES AND AT ALL RADIUS POINTS.
4. EXPANSION JOINT MATERIAL MUST COVER ENTIRE CROSS SECTION OF CURB.
5. IN NO INSTANCE SHALL EXTRUDED CURBS (DEFINED AS HEADER-TYPE CURBS INSTALLED DIRECTLY ON TOP OF PAVEMENT) BE PERMITTED.
6. TOOLING OF JOINTS IS NOT PERMITTED. ALL JOINTS SHALL BE SAWCUT. CUTS SHALL BE PREFORMED WHILE CONCRETE IS STILL GREEN, IF JOINTS ARE CUT AFTER CONCRETE HAS CURED AND SHRINKAGE HAVE OCCURRED THROUGH THE THICKNESS OF THE CURB, THEN THE CONTRACTOR SHALL REPLACE THE CURB TO THE NEAREST JOINT OR 4' MINIMUM LENGTH.
7. CONTRACTOR SHALL BROOM FINISH CONCRETE VERTICALLY.

NOTE: ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION, SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

NOTE: ALL WALKWAYS SHALL COMPLY WITH FLORIDA ADA GUIDELINES FOR SLOPES AND DIMENSIONS, IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ADA GUIDELINES ARE MET.

NOTE: SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS, ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

KEY NOTES

NO.	DESCRIPTION
1	TYPE "CR-C" CURB RAMP (FDOT INDEX 522-002)
2	TYPE "CR-E" CURB RAMP (FDOT INDEX 522-002)
3	TYPE "CR-G" CURB RAMP (FDOT INDEX 522-002)
4	6" RAISED SIDEWALK (SEE SHEET C402)
5	BICYCLE RACK (SEE DETAIL ON SHEET C402)
6	PAVEMENT BUTT JOINT (SEE SHEET C402)
7	TYPE "D" CURB (SEE SHEET C402)
8	BREEZEWAY ENTRANCE (SEE ARCH. PLANS)
9	GARAGE APRON (SEE DETAIL ON SHEET C402)
10	BENCH AND WASTE RECEPTACLE (BY OTHERS)

REVISIONS

DATE	DESCRIPTION
09/16/26	REV PER TRX 08/26/26
	COMMENTS
10/14/26	REV PER TRX 10/07/26
	COMMENTS

Roger W Strcula — Digitally signed by Roger W Strcula Date: 2026.10.27 14:37:21 -04'00'

ROGER W. STRCULA LICENSED LANDSCAPE ARCHITECT NO. 52784 STATE OF FLORIDA PROFESSIONAL SEAL NOT VALID WITHOUT SIGNATURE AND DATE

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evolve

SITE GEOMETRY & LAYOUT PLAN

EVOLVE PALM COAST - PHASE 2
23 EVOLVE PARKWAY
PALM COAST, FLORIDA 32164

PROJECT No:	260409
DATE:	JUNE 30, 2026
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER: **C400**

NORTH

GRAPHIC SCALE: 1" = 30'

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY PLANT QUANTITIES

ALL CHANGES TO PLANT MATERIALS AND LOCATIONS MUST BE APPROVED BY THE CITY OF PALM COAST

NOTICE:
EXISTING BUFFERS WERE PLANTED, AS PERMITTED, WITH PHASE-1 AND SHALL NOT BE DISTURBED (SEE PLANS BY CPH FOR BUFFER COMPOSITION AND ANY ASSOCIATED QUANTITY CALCULATIONS)

EXISTING 20' LANDSCAPE BUFFER

PROPERTY LINE (TYPICAL)

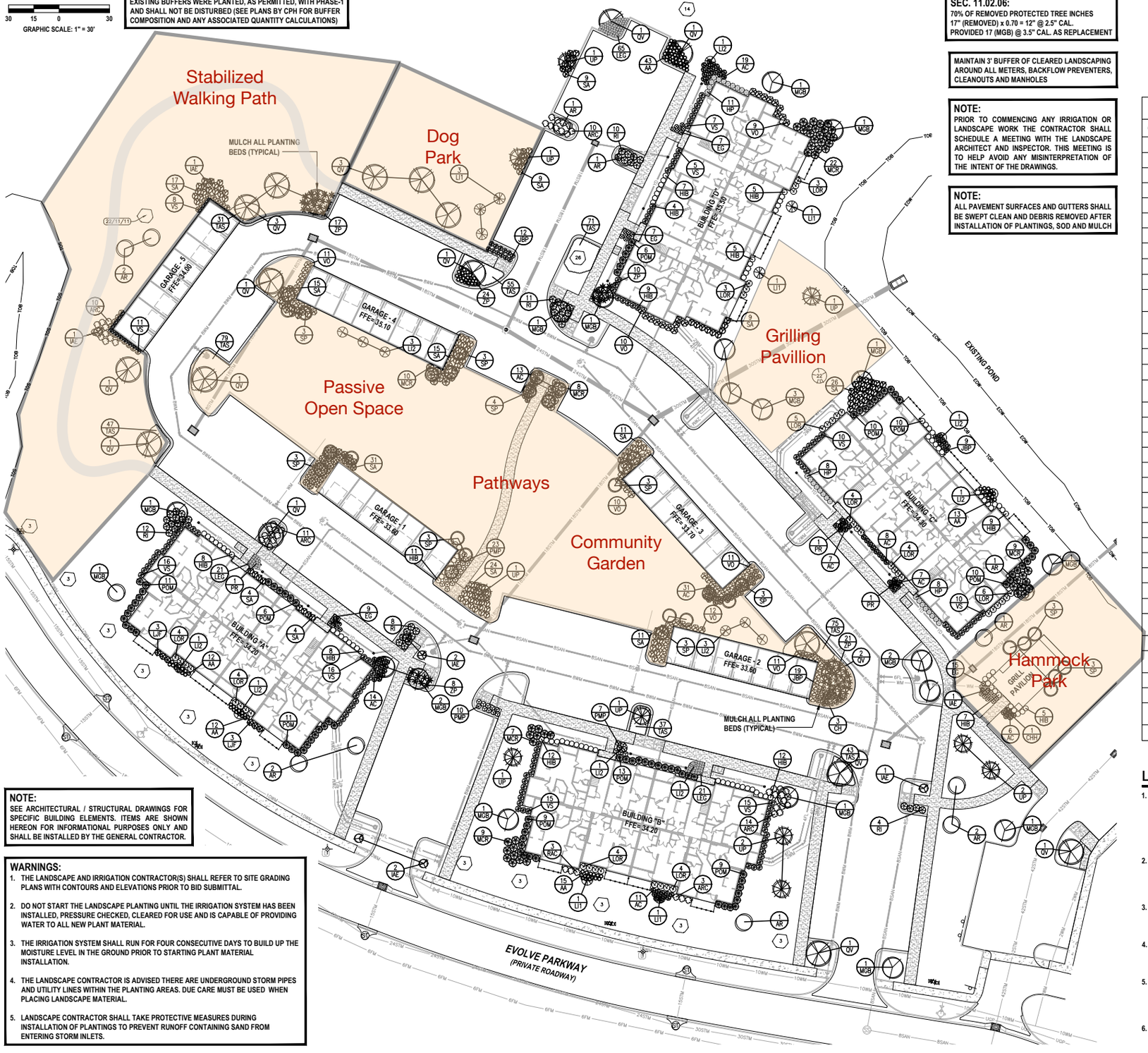
SEC. 11.02.03:
PHASE 1 ACCOUNTED FOR AND PROVIDED MORE THAN ENOUGH PRESERVATION FOR PHASE 2 DEVELOPMENT

SEC. 11.02.06:
70% OF REMOVED PROTECTED TREE INCHES
17" (REMOVED) x 0.70 = 12" @ 2.5" CAL.
PROVIDED 17 (MGB) @ 3.5" CAL. AS REPLACEMENT

MAINTAIN 3' BUFFER OF CLEARED LANDSCAPING AROUND ALL METERS, BACKFLOW PREVENTERS, CLEANOUTS AND MANHOLES

NOTE:
PRIOR TO COMMENCING ANY IRRIGATION OR LANDSCAPE WORK THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE LANDSCAPE ARCHITECT AND INSPECTOR. THIS MEETING IS TO HELP AVOID ANY MISINTERPRETATION OF THE INTENT OF THE DRAWINGS.

NOTE:
ALL PAVEMENT SURFACES AND GUTTERS SHALL BE SWEPT CLEAN AND DEBRIS REMOVED AFTER INSTALLATION OF PLANTINGS, SOD AND MULCH



NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

WARNINGS:

1. THE LANDSCAPE AND IRRIGATION CONTRACTOR(S) SHALL REFER TO SITE GRADING PLANS WITH CONTOURS AND ELEVATIONS PRIOR TO BID SUBMITTAL.
2. DO NOT START THE LANDSCAPE PLANTING UNTIL THE IRRIGATION SYSTEM HAS BEEN INSTALLED, PRESSURE CHECKED, CLEARED FOR USE AND IS CAPABLE OF PROVIDING WATER TO ALL NEW PLANT MATERIAL.
3. THE IRRIGATION SYSTEM SHALL RUN FOR FOUR CONSECUTIVE DAYS TO BUILD UP THE MOISTURE LEVEL IN THE GROUND PRIOR TO STARTING PLANT MATERIAL INSTALLATION.
4. THE LANDSCAPE CONTRACTOR IS ADVISED THERE ARE UNDERGROUND STORM PIPES AND UTILITY LINES WITHIN THE PLANTING AREAS. DUE CARE MUST BE USED WHEN PLACING LANDSCAPE MATERIAL.
5. LANDSCAPE CONTRACTOR SHALL TAKE PROTECTIVE MEASURES DURING INSTALLATION OF PLANTINGS TO PREVENT RUNOFF CONTAINING SAND FROM ENTERING STORM INLETS.

LEGEND:

35 RI — QUANTITY OF PLANTS / PLANT CODE (SEE SCHEDULE)

PLANT SCHEDULE

CODE	QNTY	SPECIFIC NAME	COMMON NAME	SPECIFICATIONS	NATIVE
			- CANOPY TREES -		
AR	11	ACER RUBRUM	FLORIDA FLAME	3.5" CAL., 12'-14' HGT.	Y
IAE	7	ILEX ATTENUATA	EAGLESTON HOLLY	3.5" CAL., 12'-14' HGT.	Y
MGB	17	MAGNOLIA SSP.	MAGNOLIA BRACKEN BROWN	3.5" CAL., 12'-14' HGT.	Y
QV	18	QUERCUS VIRGINIANA	LIVE OAK	3.5" CAL., 12'-14' HGT.	Y
SP	30	SABAL PALMETTO	SABAL PALM	12" CAL., 8-10 CT.	Y
UP	9	ULMUS PARVIFOLIA	DRAKE ELM	3.5" CAL., 12'-14' HGT.	N
TOTAL	92				
			- UNDERSTORY TREES -		
CH	3	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	5' OA.	N
LI1	6	LAGERSTROEMIA INDICA NATCHEZ	WHITE CRAPE MYRTLE	1.5" CAL., 8' HGT., SINGLE	N
LI2	12	LAGERSTROEMIA INDICA CATAWBA	PURPLE CRAPE MYRTLE	1.5" CAL., 8' HGT., SINGLE	N
PR	3	PHOENIX ROEBELENII	TRIPLE ROEBELENII PALM	6' HGT., 3 STEMS	N
TOTAL	24				
			- SHRUBS -		
ARC	51	AZALEA RHODODENDRON 'CONLEA'	AUTUMN ROUGE ENCORE	3 GAL., 18" x 15"	N
HIB	98	HIBISCUS SSP.	RED HIBISCUS	3 GAL., 18" HGT., FULL	N
HP	143	HAMELIA PATEN COMPAGTA	DWARF FIREBUSH	3 GAL., 16" HGT., FULL	Y
LJF	36	LIGUSTRUM JAPONICUM	JACK FROST LIGUSTUM	3 GAL., 16" HGT., FULL	N
LOR	40	LOROPETALUM CHINENSIS	PURPLE DIAMOND	3 GAL., 15" x 15"	N
PMP	39	PODOCARPUS MACROPHYLLUS	PRINGLES PODOCARPUS	3 GAL., 18" HGT., FULL	N
POM	84	PODOCARPUS MACROPHYLLUS	PODOCARPUS	7 GAL., 20" HGT., FULL	N
RI	42	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL., 16" HGT., FULL	N
SA	153	SCHEFFLERA ARBORICOLA	GOLD CAPELLA	3 GAL., 18" HGT., FULL	N
VO	73	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL., 18" HGT., FULL	N
VS	166	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	7 GAL., 24" HGT., FULL	N
ZP	59	ZAMIA PUMILA	COONTIE	3 GAL., 14" HGT., FULL	Y
TOTAL	686				
			- GROUND COVER -		
AA	120	AGAPANTHUS AFRICANUS	LILY OF THE NILE	1 GAL., 12" HGT.	N
AC	114	ABELIA X CHINENSIS ROSE CREEK	ROSE CREEK ABELIA	3 GAL., 15" HGT., 15" SPR.	N
EG	37	EVOLVLUS GLOMERATUS	BLUE DAZE	1 GAL., 12" SPR.	N
JBP	166	JUNIPERUS CONFERTA BLUE PACIFIC	JUNIPER BLUE PACIFIC	3 GAL., FULL	N
LEG	143	LIRIOPE MUSCARI	EMERALD GODDESS LIRIOPE	1 GAL., 12" HGT., FULL	N
MCR	64	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL., 20" HGT., FULL	Y
TAS	428	TRACHELOSPERMUM ASIATICUM	SUMMER SUNSET JASMINE	1 GAL., 12" SPR., FULL	Y
TOTAL	1072				

LANDSCAPE NOTES:

1. PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.
2. IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.
3. ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.
4. ALL LANDSCAPED AREAS WILL BE 100% IRRIGATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A RAIN SENSOR.
5. CONTRACTOR SHALL REPLACE ANY EXISTING SOD OR OTHER PLANT MATERIALS DAMAGED DURING CONSTRUCTION IN AREAS THAT ARE OUTSIDE PROPOSED LANDSCAPE AS SHOWN ON THE PLAN.
6. SCREEN ALL FPL TRANSFORMERS AND HVAC UNITS WITH A MEDIUM LANDSCAPE SCREEN.
9. PER CODE SECTION 11.03.09B2, LANDSCAPE AND IRRIGATION AS-BUILTS ARE REQUIRED PRIOR TO THE CERTIFICATE OF OCCUPANCY OF THE PROJECT BEING ISSUED. THE IRRIGATION AS-BUILTS PROVIDED TO THE CITY FOR FUTURE REFERENCE SHALL INCLUDE CERTIFICATION BY A LANDSCAPE ARCHITECT FOR LOCATION OF WATER SOURCE, RAIN SENSOR, VALVES, CLOCKS, AND HEADS. THE PURPOSE OF THE IRRIGATION AS-BUILT DRAWINGS IS TO PROVIDE REASONABLE ASSURANCE THAT THE IRRIGATION SYSTEM IS INSTALLED IN ACCORDANCE WITH CITY APPROVED IRRIGATION PLANS. APPROXIMATE UNDERGROUND PIPE RUN LOCATIONS WILL BE ACCEPTABLE IN LIEU OF EXACT LOCATIONS. AS-BUILTS MAY BE BONDED ACCORDING TO THE PROCEDURE AS NOTED IN SECTION 11.03.09.B.1. CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH IRRIGATION AS-BUILT DRAWINGS FOR FIELD VERIFICATION / CERTIFICATION.
10. MAINTAIN A MIN. 8' SEPARATION BETWEEN SHADE TREES AND UNDERGROUND UTILITIES.
11. MAINTAIN 15' SEPARATION BETWEEN SHADE TREES AND STREET LIGHTING.

REVISIONS	
DATE	DESCRIPTION

RICHARD L. POORE REGISTERED LANDSCAPE ARCHITECT LA533 STATE OF FLORIDA
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LB# 0000812 LC# 0000057

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evolve companies

LANDSCAPE PLAN

EVOLVE PALM COAST - PHASE 2
tbd EVOLVE PARKWAY
PALM COAST, FLORIDA 32164

PROJECT No:	260409
DATE:	JUNE 24, 2026
DESIGN BY:	RLP
DRAWN BY:	JMB
CHECKED BY:	RLP
SCALE:	1" = 30'

SHEET NUMBER:
L100

NORTH

100 50 0 100

GRAPHIC SCALE: 1" = 100'

WOOD CUTTER WAY

SINGLE FAMILY RESIDENTIAL

40' BUILDING SETBACK

20' TYPE "E" LANDSCAPE BUFFER

WETLAND 3 OUTFALL

GATE w/ KNOX BOX

WOOD ASPEN LANE

SEE DETAIL "A" PAGE C200

PHASE 2 PROPOSED 40' DOCK AND 16' x 16' GAZEBO

POND 1 OUTFALL

SWI-1D 0.008± AC

NEW DOCKS

WI-3 0.001± AC

WETLAND (W-3)

EMERGENCY ACCESS AND EGRESS - PAVED

SAND POINTE

CONSERVATION EASEMENT SIGNAGE (TYP)

EXISTING WETLAND EASEMENT (TYP)

POND 2 OUTFALL

WOOD FALCON WAY

W-5 1.46± AC

EXISTING WETLAND EASEMENT (TYP)

POND #1 (SW-1)

WETLAND (W-4)

APARTMENT CLUSTER No.1

BLDG #100 TYPE 1 22 UNITS

BLDG #200 TYPE 1 22 UNITS

BLDG #700 TYPE 1 22 UNITS

BLDG #1000 TYPE 1 22 UNITS

BLDG #1100 TYPE 1 22 UNITS

BIKE RACK

GRILLING PAVILION

APARTMENT CLUSTER No.2

BLDG #1400 TYPE 2 20 UNITS

BLDG #1700 TYPE 2 20 UNITS

BLDG #1200 TYPE 2 20 UNITS

BLDG #1800 TYPE 2 20 UNITS

BLDG #1500 TYPE 1 22 UNITS

BLDG #1300 TYPE 1 22 UNITS

DOG PARK

PLAYGROUND

SEE DETAIL "B" PAGE C200

SWI-2 2.24± AC

POND #2

BIKE RACK

MFER-1

SINGLE FAMILY RESIDENTIAL

RECREATION AREA SWI-1A 0.005± AC

PHASE 2 PROPOSED CANOE & KAYAK LAUNCH

TRASH COMPACTOR AND RECYCLE STRUCTURE

MAINTENANCE BUILDING

PICKLEBALL

CLUB HOUSE, LEASING OFFICE & MAIL ROOM

BLDG #600

BLDG #300 TYPE 2 20 UNITS

BLDG #400 TYPE 2 20 UNITS

BLDG #200 TYPE 2 20 UNITS

BLDG #100 TYPE 2 20 UNITS

BLDG #500 TYPE 2 20 UNITS

BAGHAD PARKWAY

50' ACCESS & UTILITY EASEMENT

50'x50' LIFT STATION SITE

EXISTING WETLAND EASEMENT (TYP)

EXISTING WETLAND LINE

25' AVG, 15' MIN BUFFER LINE

WETLAND PRESERVE LINE (PREVIOUSLY PLATTED)

WI-2 2.70± AC

WETLAND (W-1)

FLOOD ZONE "A"

20' TYPE "E" LANDSCAPE BUFFER

40' BUILDING SETBACK

20' TYPE "E" LANDSCAPE BUFFER

40' BUILDING SETBACK

PHASE 2 SEPARATE SUBMITTAL AND DESIGN

EXISTING WETLAND EASEMENT (TYP)

DRIVE TO REMAIN UNTIL PHASE 2 COMPLETED. EXISTING CONC TO BE DEMOLISHED.

PROPOSED INTERSECTION IMPROVEMENTS AND DRAINAGE TO BE DETERMINED BY FDOT PERMITTING

US-1

WETLAND 1 OUTFALL

40' BUILDING SETBACK 25' TYPE "E" LANDSCAPE BUFFER

WETLAND (W-1)

10' TYPE "C" LANDSCAPE BUFFER

40' BUILDING SETBACK

COM-1, IND-1 & PSP

REVISIONS	
DATE	DESCRIPTION

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PHASE 2 PROPOSED GAZEBO, DOCK, & LAUNCH

EVOLVE PALM COAST - PHASE 2

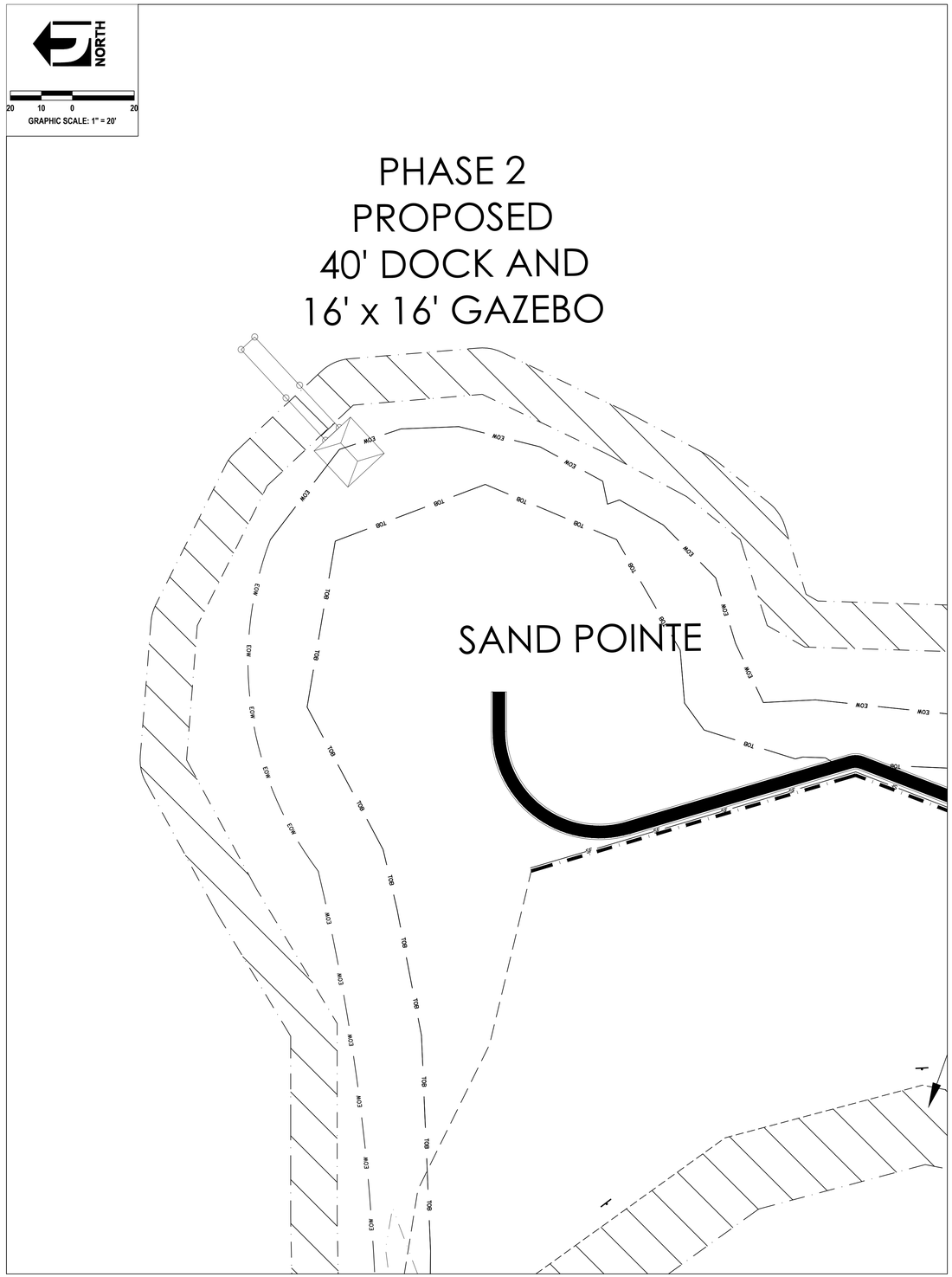
tbd EVOLVE PARKWAY
PALM COAST, FLORIDA 32164

PROJECT No:	260409
DATE:	07/02/2026
DESIGN BY:	
DRAWN BY:	
CHECKED BY:	
SCALE:	1" = 100'

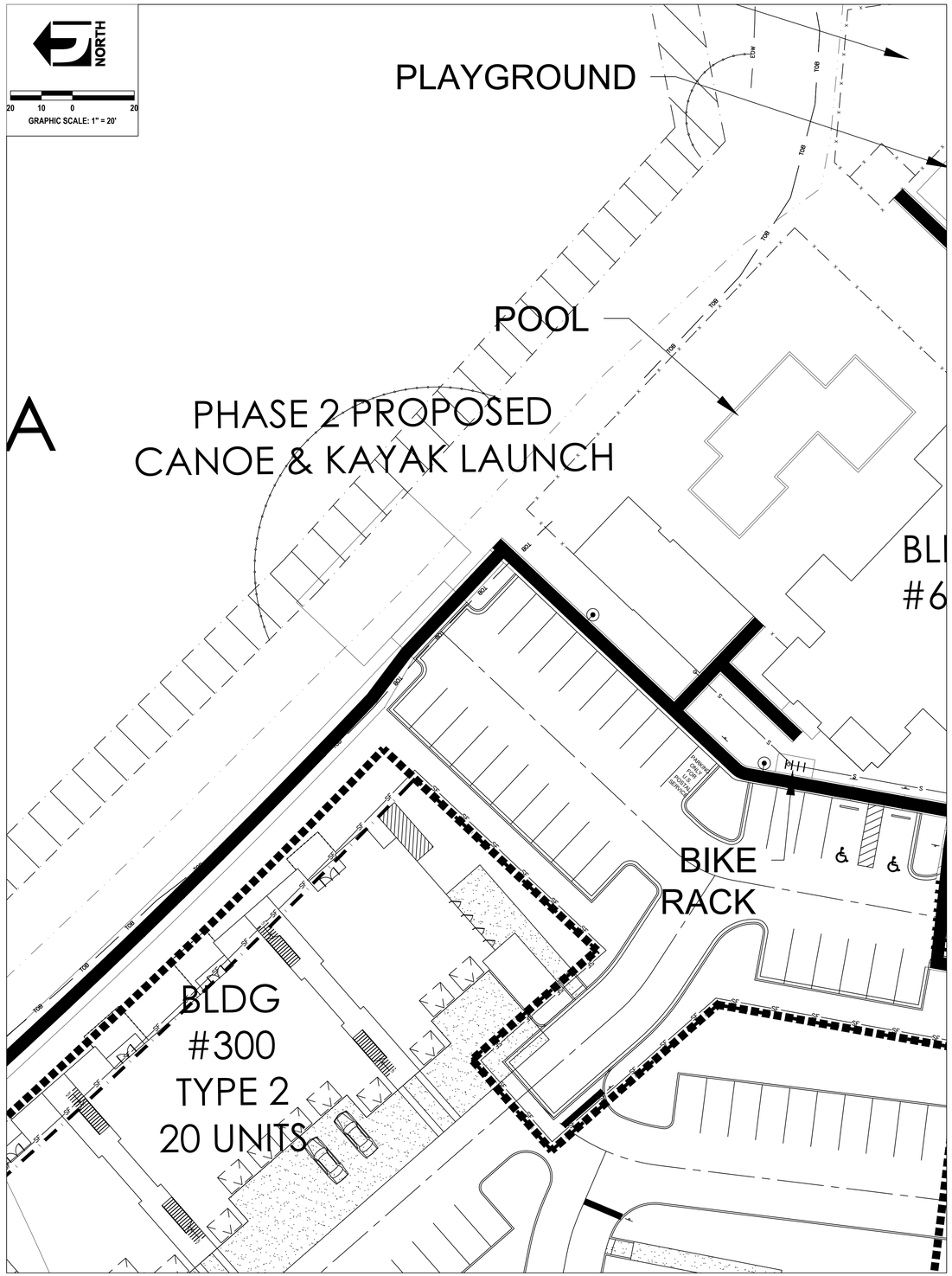
SHEET NUMBER:

C100

DETAIL "A"



DETAIL "B"



REVISIONS	
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PHASE 2 PROPOSED
GAZEBO, DOCK, & LAUNCH

EVOLVE PALM COAST - PHASE 2
tbd EVOLVE PARKWAY
PALM COAST, FLORIDA 32164

PROJECT No:	260409
DATE:	07/02/2026
DESIGN BY:	
DRAWN BY:	RME
CHECKED BY:	$$$
SCALE:	1" = 20'

SHEET NUMBER:
C200

PALM COAST PHASE 2
BUILDING A
PALM COAST, FL

PERMIT SET
JULY 15, 2026



*RENDERING IS FOR GRAPHIC PURPOSES ONLY

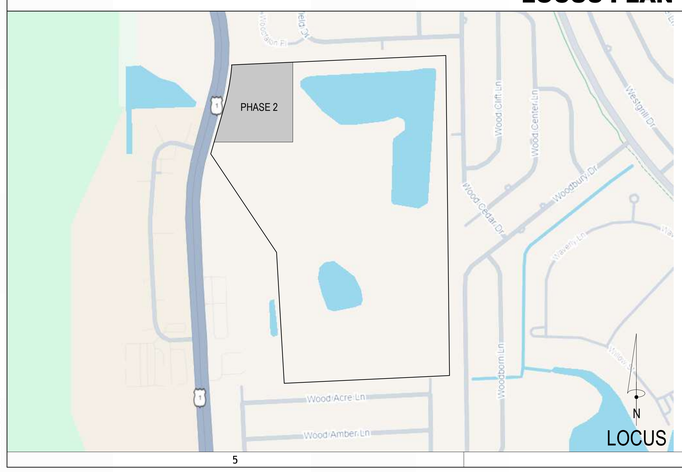
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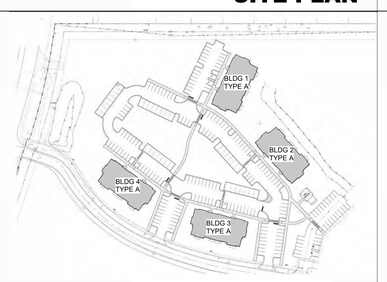
DRAWING INDEX

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LOCUS PLAN



SITE PLAN



PROJECT TEAM

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STATE OF FLORIDA
JOHN H. LARSEN
AR0017131
REGISTERED ARCHITECT

PALM COAST PHASE 2
APARTMENT - BLDG A
MULTIFAMILY BUILDING
PALM COAST, FL
CLIENT: EVOLVE COMPANIES

REV	DATE	DESCRIPTION
B	9/23/2026	PALM COAST PERMIT RESPONSE
A	9/02/2026	SITE PLAN COMMENTS

DESIGN
DELIVERABLE: PERMIT SET
ISSUE DATE: JULY 15, 2026

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DRAWN BY: **RP**
CHECKED BY: **JB**
PROJECT NUMBER: **100.50.26070.000**

SHEET TITLE:
COVER SHEET, LOCUS PLAN, AND SITE PLAN

SHEET NUMBER:
G000

Autodesk Docs://Evolve Palm Coast - Phase 2/Palm Coast Phase 2 - Building A.rvt
9/22/2026 2:45:58 PM



BUILDING A SOUTH ELEVATION
3/32" = 1'-0"
C1

BUILDING A NORTH ELEVATION
3/32" = 1'-0"
B1



BUILDING A WEST ELEVATION
3/32" = 1'-0"
A4



BUILDING A EAST ELEVATION
3/32" = 1'-0"
A1

ELEVATION GENERAL NOTES

1. SEE SPECIFICATIONS FOR DETAILED INFORMATION.
2. SEE A201-2017 FOR GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
3. SEE SHEET A000 FOR TYPICAL NOTES, SYMBOLS, ACCESSIBILITY MOUNTING STANDARDS, AND ABBREVIATIONS. SEE SHEET G001 FOR CODE SUMMARY INFORMATION.
4. CONTRACTOR TO COORDINATE CONSTRUCTION WITH ALL TRADES PRIOR TO COMMENCEMENT OF WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, PATCHING, AND REPLACING ANY DAMAGE DUE TO CONSTRUCTION OR INSTALLATION OF TRADES. REPAIR, PATCH, AND FINISH OF EXISTING CONDITIONS DAMAGED BY NEW WORK SHALL MATCH ADJACENT WORK.
6. EXTERIOR DIMENSIONS ARE TAKEN FROM FACE OF SHEATHING OR MASONRY U.N.O. SEE WALLS SECTIONS AND DETAILS FOR MORE INFORMATION.
7. CONTRACTOR TO FIELD VERIFY DIMENSIONS AND CONNECTION POINTS PRIOR TO COMMENCEMENT OF NEW CONSTRUCTION. IN CASE OF CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
8. ALL ITEMS TO BE SUPPLIED AND INSTALLED BY CONTRACTOR UNLESS SPECIFICALLY LISTED AS "N.I.C." OR "BY OTHERS".
9. COORDINATE SEQUENCE OF WORK TO PROTECT ADJACENT SPACES FROM CONSTRUCTION ZONE. PROVIDE BARRIER SEPARATION AS REQUIRED AND DIRECTED BY GENERAL CONTRACTOR AND OWNER.
10. MAINTAIN FIRE RATING OF CONSTRUCTION WHERE ANY ITEMS ARE BUILT INTO CONSTRUCTION. ALL PENETRATIONS SHALL BE FIRE STOPPED AND SEALED IN ACCORDANCE TO APPLICABLE U.L. ASSEMBLY RATING.
11. REFER TO STRUCTURAL AND MEP/FP DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION.
12. REFER TO SHEET A541 FOR DRIER VENT, PIPE, AND ELECTRICAL PENETRATIONS DETAILS.

ELEVATION KEY NOTES

E1	42" HT. GUARDRAIL COLOR - BLACK
E3	COMPOSITION SHINGLE ROOF
E9	CANOPY

MATERIAL LEGEND

PNL-01		FIBER CEMENT HORIZONTAL SIDING BM SECRET
PNL-03		FIBER CEMENT BOARD AND BATTEN PANEL SIDING BM WHITE DOVE
PNL-04		FIBER CEMENT HORIZONTAL SIDING BM WHITE DOVE
PNL-05		FIBER CEMENT TRIM SW IRON ORE
PNL-06		FIBER CEMENT PANEL SW IRON ORE
PNL-07		FIBER CEMENT BOARD AND BATTEN PANEL SIDING SW IRON ORE
S1		STONE
E3		ARCHITECTURAL ROOF SHINGLE

GUTTER AND DOWNSPOUTS - BLACK

SCHEME B COLOR OPTION

SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



ARCHITECTURE PLANNING INTERIORS LANDSCAPE ARCHITECTURE GRAPHICS
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STATE OF FLORIDA
JOHN H. LARSEN
REGISTERED ARCHITECT
AR0017131

PALM COAST PHASE 2 APARTMENT - BLDGS A

MULTI FAMILY BUILDING
PALM COAST, FL
CLIENT: EVOLVE COMPANIES

REV	DATE	DESCRIPTION
A		DESIGN DELIVERABLE: PERMIT SET
		ISSUE DATE: JULY 15, 2026

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DRAWN BY: RP
CHECKED BY: JB
PROJECT NUMBER: 100.50.26070.000

SHEET TITLE:
BUILDING A - EXTERIOR ELEVATIONS

SHEET NUMBER:
A201

Autodesk Docs://Evolve Palm Coast - Phase 2/Palm Coast Phase 2 - Building A.rvt
7/14/2026 5:24:25 PM

5 4 3 2 1

NORTH

30 15 0 30

GRAPHIC SCALE: 1" = 30'

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY PLANT QUANTITIES

ALL CHANGES TO PLANT MATERIALS AND LOCATIONS MUST BE APPROVED BY THE CITY OF PALM COAST

NOTICE:
EXISTING BUFFERS WERE PLANTED, AS PERMITTED, WITH PHASE-1 AND SHALL NOT BE DISTURBED (SEE PLANS BY CPH FOR BUFFER COMPOSITION AND ANY ASSOCIATED QUANTITY CALCULATIONS)

SINGLE FAMILY RESIDENTIAL (SFR-3)

PROPERTY LINE (TYPICAL)

EXISTING 20' LANDSCAPE BUFFER

CONTRACTOR TO LIMIT DISTURBANCE OF NATURAL BUFFER WHERE POSSIBLE

MULCH ALL PLANTING BEDS (TYPICAL)

BAHIA SOD DISTURBED POND SLOPE (TYPICAL)

EXISTING POND

NOTE:
INSTALL ST. AUGUSTINE SOD OR MATCH SOD FOR PHASE-1 FOR ALL LAWN AREAS (TYPICAL)

MULCH ALL PLANTING BEDS (TYPICAL)

SITE LIGHT POLE (TYPICAL)

CONTRACTOR SHALL MAINTAIN 15' MIN. BETWEEN SHADE TREES AND LIGHT POLES (TYPICAL)

GARAGE - 5 FFE= 33.70

GARAGE - 4 FFE= 34.80

GARAGE - 1 FFE= 33.30

GARAGE - 3 FFE= 33.40

GARAGE - 2 FFE= 33.30

BUILDING - 1 BLDG TYPE "A" FFE= 34.60

BUILDING - 2 BLDG TYPE "A" FFE= 34.10

BUILDING - 4 BLDG TYPE "A" FFE= 34.70

BUILDING - 3 BLDG TYPE "A" FFE= 34.60

EVOLVE PARKWAY (PRIVATE ROADWAY)

NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

WARNINGS:

1. THE LANDSCAPE AND IRRIGATION CONTRACTOR(S) SHALL REFER TO SITE GRADING PLANS WITH CONTOURS AND ELEVATIONS PRIOR TO BID SUBMITTAL.
2. DO NOT START THE LANDSCAPE PLANTING UNTIL THE IRRIGATION SYSTEM HAS BEEN INSTALLED, PRESSURE CHECKED, CLEARED FOR USE AND IS CAPABLE OF PROVIDING WATER TO ALL NEW PLANT MATERIAL.
3. THE IRRIGATION SYSTEM SHALL RUN FOR FOUR CONSECUTIVE DAYS TO BUILD UP THE MOISTURE LEVEL IN THE GROUND PRIOR TO STARTING PLANT MATERIAL INSTALLATION.
4. THE LANDSCAPE CONTRACTOR IS ADVISED THERE ARE UNDERGROUND STORM PIPES AND UTILITY LINES WITHIN THE PLANTING AREAS. DUE CARE MUST BE USED WHEN PLACING LANDSCAPE MATERIAL.
5. LANDSCAPE CONTRACTOR SHALL TAKE PROTECTIVE MEASURES DURING INSTALLATION OF PLANTINGS TO PREVENT RUNOFF CONTAINING SAND FROM ENTERING STORM INLETS.

SEC. 11.02.03:
PHASE 1 ACCOUNTED FOR AND PROVIDED MORE THAN ENOUGH PRESERVATION FOR PHASE 2 DEVELOPMENT

SEC. 11.02.06:
70% OF REMOVED PROTECTED TREE INCHES
17" (REMOVED) x 0.70 = 12" @ 2.5" CAL.
PROVIDED 17 (MGB) @ 3.5" CAL. AS REPLACEMENT

MAINTAIN 3' BUFFER OF CLEARED LANDSCAPING AROUND ALL METERS, BACKFLOW PREVENTERS, CLEANOUTS AND MANHOLES

NOTE:
PRIOR TO COMMENCING ANY IRRIGATION OR LANDSCAPE WORK THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE LANDSCAPE ARCHITECT AND INSPECTOR. THIS MEETING IS TO HELP AVOID ANY MISINTERPRETATION OF THE INTENT OF THE DRAWINGS.

NOTE:
ALL PAVEMENT SURFACES AND GUTTERS SHALL BE SWEPT CLEAN AND DEBRIS REMOVED AFTER INSTALLATION OF PLANTINGS, SOD AND MULCH

LEGEND:

35 RI — QUANTITY OF PLANTS / PLANT CODE (SEE SCHEDULE)

NOTICE: ALL TREES AND SHRUBS TO BE FLORIDA NUMBER 1 OR BETTER QUALITY

PLANT SCHEDULE

CODE	QNTY	SPECIFIC NAME	COMMON NAME	SPECIFICATIONS	NATIVE
		- CANOPY TREES -			
AR	14	ACER RUBRUM	FLORIDA FLAME	3.5" CAL., 12'-14' HGT.	Y
IAE	18	ILEX ATTENUATA	EAGLESTON HOLLY	3.5" CAL., 12'-14' HGT.	Y
MGB	19	MAGNOLIA SSP.	MAGNOLIA BRACKEN BROWN	3.5" CAL., 12'-14' HGT.	Y
QV	19	QUERCUS VIRGINIANA	LIVE OAK	3.5" CAL., 12'-14' HGT.	Y
SP	42	SABAL PALMETTO	SABAL PALM	12" CAL., 8-10 CT.	Y
UP	10	ULMUS PARVIFOLIA	DRAKE ELM	3.5" CAL., 12'-14' HGT.	N
TOTAL	122				
		- UNDERSTORY TREES -			
CH	3	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	5' OA.	N
LI1	6	LAGERSTROEMIA INDICA NATCHEZ	WHITE CRAPE MYRTLE	1.5" CAL., 8' HGT., SINGLE	N
LI2	12	LAGERSTROEMIA INDICA CATAWBA	PURPLE CRAPE MYRTLE	1.5" CAL., 8' HGT., SINGLE	N
PR	3	PHOENIX ROEBELENII	TRIPLE ROEBELENII PALM	6' HGT., 3 STEMS	N
TOTAL	24				
		- SHRUBS -			
ARC	61	AZALEA RHODODENDRON 'CONLEA'	AUTUMN ROUGE ENCORE	3 GAL., 18" x 15"	N
HIB	110	HIBISCUS SSP.	RED HIBISCUS	3 GAL., 18" HGT., FULL	N
HP	187	HAMELIA PATEN COMPACTA	DWARF FIREBUSH	3 GAL., 16" HGT., FULL	Y
LJF	36	LIGUSTRUM JAPONICUM	JACK FROST LIGUSTUM	3 GAL., 16" HGT., FULL	N
LOR	40	LOROPETALUM CHINENSIS	PURPLE DIAMOND	3 GAL., 15" x 15"	N
PMP	39	PODOCARPUS MACROPHYLLUS	PRINGLES PODOCARPUS	3 GAL., 18" HGT., FULL	N
POM	84	PODOCARPUS MACROPHYLLUS	PODOCARPUS	7 GAL., 20" HGT., FULL	N
RI	42	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL., 16" HGT., FULL	N
SA	153	SCHEFFLERA ARBORICOLA	GOLD CAPELLA	3 GAL., 18" HGT., FULL	N
VO	73	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL., 18" HGT., FULL	N
VS	166	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	7 GAL., 24" HGT., FULL	N
ZP	83	ZAMIA PUMILA	COONTIE	3 GAL., 14" HGT., FULL	Y
TOTAL	752				
		- GROUND COVER -			
AA	120	AGAPANTHUS AFRICANUS	LILY OF THE NILE	1 GAL., 12" HGT.	N
AC	114	ABELIA X CHINENSIS ROSE CREEK	ROSE CREEK ABELIA	3 GAL., 15" HGT., 15" SPR.	N
EG	37	EVOLVLUS GLOMERATUS	BLUE DAZE	1 GAL., 12" SPR.	N
JBP	166	JUNIPERUS CONFERTA BLUE PACIFIC	JUNIPER BLUE PACIFIC	3 GAL., FULL	N
LEG	143	LIRIOPE MUSCARI	EMERALD GODDESS LIRIOPE	1 GAL., 12" HGT., FULL	N
MCR	64	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL., 20" HGT., FULL	Y
TAS	775	TRACHELOSPERMUM ASIATICUM	SUMMER SUNSET JASMINE	1 GAL., 12" SPR., FULL	Y
TOTAL	1419				

LANDSCAPE NOTES:

1. PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.
2. IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.
3. ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.
4. ALL LANDSCAPED AREAS WILL BE 100% IRRIGATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A RAIN SENSOR.
5. CONTRACTOR SHALL REPLACE ANY EXISTING SOD OR OTHER PLANT MATERIALS DAMAGED DURING CONSTRUCTION IN AREAS THAT ARE OUTSIDE PROPOSED LANDSCAPE AS SHOWN ON THE PLAN.
6. SCREEN ALL FPL TRANSFORMERS AND HVAC UNITS WITH A MEDIUM LANDSCAPE SCREEN.
9. PER CODE SECTION 11.03.09B2, LANDSCAPE AND IRRIGATION AS-BUILTS ARE REQUIRED PRIOR TO THE CERTIFICATE OF OCCUPANCY OF THE PROJECT BEING ISSUED. THE IRRIGATION AS-BUILTS PROVIDED TO THE CITY FOR FUTURE REFERENCE SHALL INCLUDE CERTIFICATION BY A LANDSCAPE ARCHITECT FOR LOCATION OF WATER SOURCE, RAIN SENSOR, VALVES, CLOCKS, AND HEADS. THE PURPOSE OF THE IRRIGATION AS-BUILT DRAWINGS IS TO PROVIDE REASONABLE ASSURANCE THAT THE IRRIGATION SYSTEM IS INSTALLED IN ACCORDANCE WITH CITY APPROVED IRRIGATION PLANS. APPROXIMATE UNDERGROUND PIPE RUN LOCATIONS WILL BE ACCEPTABLE IN LIEU OF EXACT LOCATIONS. AS-BUILTS MAY BE BONDED ACCORDING TO THE PROCEDURE AS NOTED IN SECTION 11.03.09.B.1. CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH IRRIGATION AS-BUILT DRAWINGS FOR FIELD VERIFICATION / CERTIFICATION.
10. MAINTAIN A MIN. 8' SEPARATION BETWEEN SHADE TREES AND UNDERGROUND UTILITIES.
11. MAINTAIN 15' SEPARATION BETWEEN SHADE TREES AND STREET LIGHTING.

REVISIONS

DATE	DESCRIPTION
09/16/26	REV PER TRX 08/20/26
	COMMENTS
10/14/26	REV PER TRX 10/07/26
	COMMENTS

REGISTERED LANDSCAPE ARCHITECT RICHARD L. POORE LA533 STATE OF FLORIDA — NOT VALID UNLESS SIGNED AND DATED

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LANDSCAPE PLAN

EVOLVE PALM COAST - PHASE 2
23 EVOLVE PARKWAY
PALM COAST, FLORIDA 32164

PROJECT No:	260409
DATE:	JUNE 30, 2026
DESIGN BY:	RLP
DRAWN BY:	JMB
CHECKED BY:	RLP
SCALE:	1" = 30'

SHEET NUMBER:

L100

NORTH

30 15 0 30

GRAPHIC SCALE: 1" = 30'

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY PLANT QUANTITIES

ALL CHANGES TO PLANT MATERIALS AND LOCATIONS MUST BE APPROVED BY THE CITY OF PALM COAST

NOTICE:
EXISTING BUFFERS WERE PLANTED, AS PERMITTED, WITH PHASE-1 AND SHALL NOT BE DISTURBED (SEE PLANS BY CPH FOR BUFFER COMPOSITION AND ANY ASSOCIATED QUANTITY CALCULATIONS)

SINGLE FAMILY RESIDENTIAL (SFR-3)

PROPERTY LINE (TYPICAL)

EXISTING 20' LANDSCAPE BUFFER

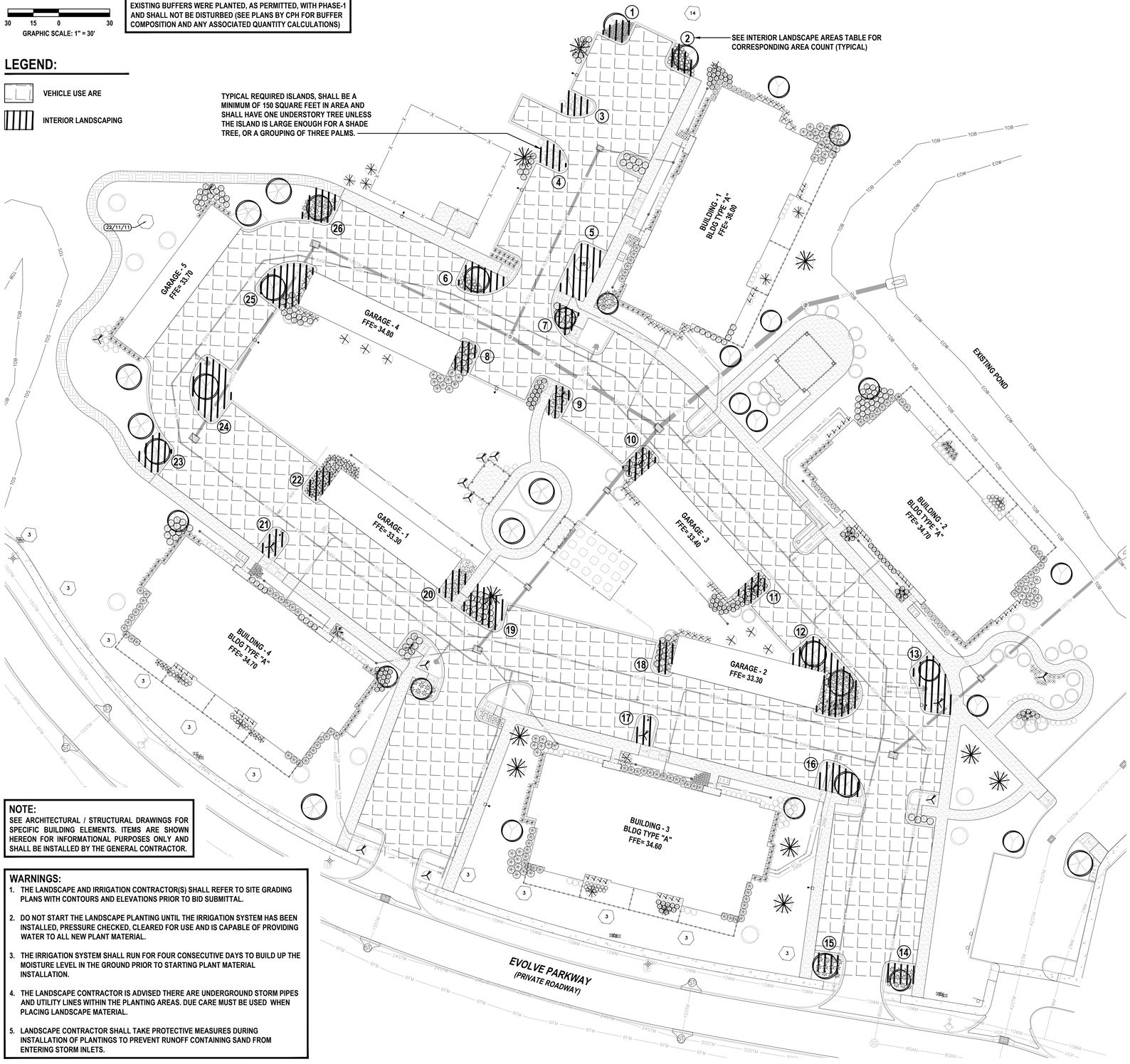
LEGEND:

VEHICLE USE ARE

INTERIOR LANDSCAPING

TYPICAL REQUIRED ISLANDS, SHALL BE A MINIMUM OF 150 SQUARE FEET IN AREA AND SHALL HAVE ONE UNDERSTORY TREE UNLESS THE ISLAND IS LARGE ENOUGH FOR A SHADE TREE, OR A GROUPING OF THREE PALMS.

SEE INTERIOR LANDSCAPE AREAS TABLE FOR CORRESPONDING AREA COUNT (TYPICAL)



NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

WARNINGS:

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VEHICLE USE AREA CALCULATION:
TOTAL VEHICLE USE AREA = 67,294 SF
REQUIRED INTERIOR LANDSCAPE = 6,729 SF (10.0%)
PROVIDED INTERIOR LANDSCAPE = 7,791 SF (11.6%)

INTERIOR LANDSCAPING AREAS

No.	AREA (SQFT)
1	156.77
2	166.42
3	192.75
4	192.75
5	516.64
6	342.23
7	172.18
8	185.89
9	175.24
10	202.68
11	185.89
12	927.17
13	527.81
14	192.52
15	186.04
16	353.66
17	159.74
18	185.89
19	417.48
20	187.83
21	159.74
22	185.89
23	293.09
24	637.48
25	581.53
26	305.83
TOTAL	7791.14

REVISIONS

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	COMMENTS
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	COMMENTS

RICHARD L. POORE REGISTERED LANDSCAPE ARCHITECT LA533 STATE OF FLORIDA
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INTERIOR LANDSCAPE EXHIBIT

EVOLVE PALM COAST - PHASE 2

23 EVOLVE PARKWAY
PALM COAST, FLORIDA 32164

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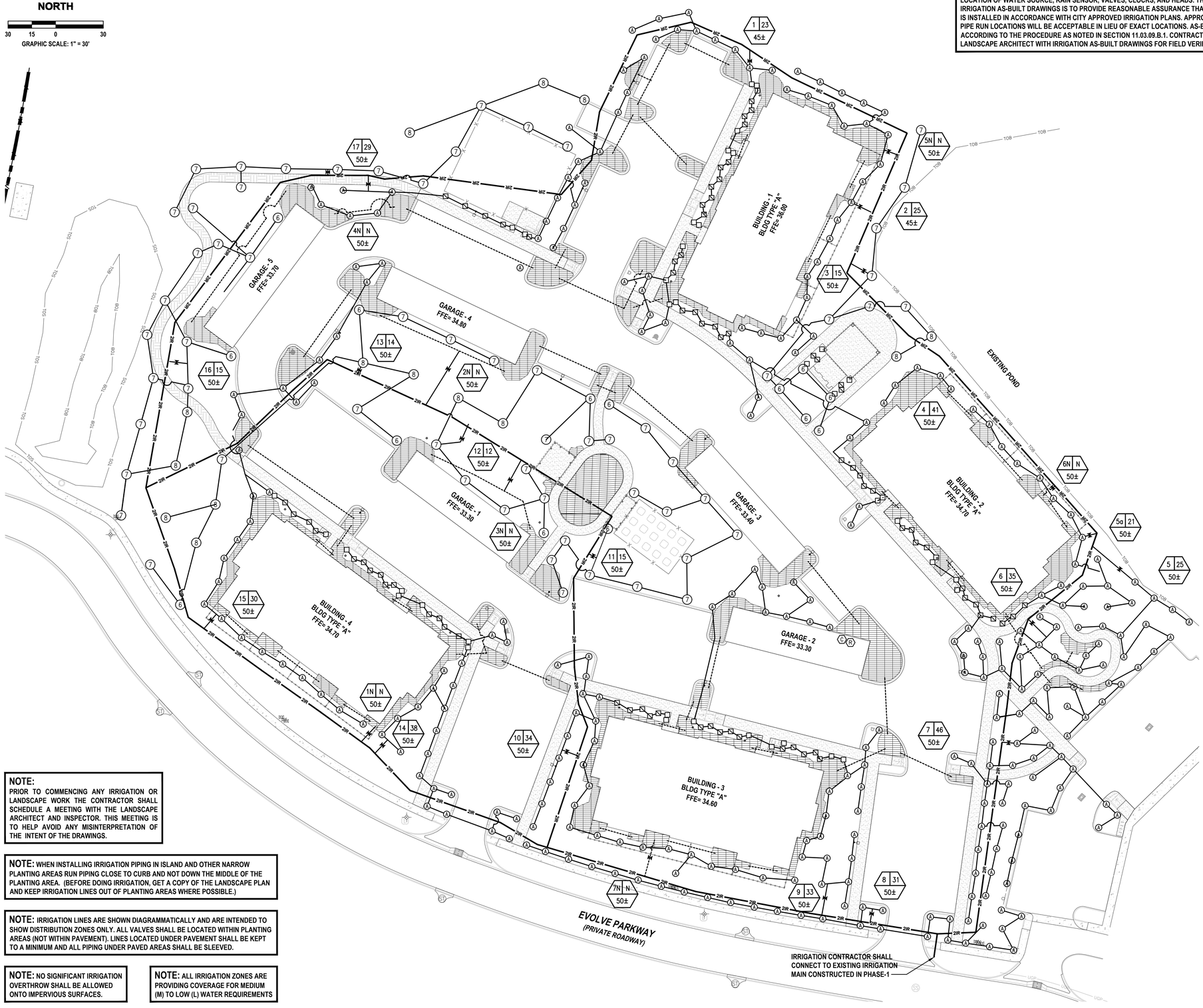
L101

NORTH

30 15 0 30

GRAPHIC SCALE: 1" = 30'

AS-BUILT DRAWING NOTE:
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NOTE: WHEN INSTALLING IRRIGATION PIPING IN ISLAND AND OTHER NARROW PLANTING AREAS RUN PIPING CLOSE TO CURB AND NOT DOWN THE MIDDLE OF THE PLANTING AREA. (BEFORE DOING IRRIGATION, GET A COPY OF THE LANDSCAPE PLAN AND KEEP IRRIGATION LINES OUT OF PLANTING AREAS WHERE POSSIBLE.)

NOTE: IRRIGATION LINES ARE SHOWN DIAGRAMMATICALLY AND ARE INTENDED TO SHOW DISTRIBUTION ZONES ONLY. ALL VALVES SHALL BE LOCATED WITHIN PLANTING AREAS (NOT WITHIN PAVEMENT). LINES LOCATED UNDER PAVEMENT SHALL BE KEPT TO A MINIMUM AND ALL PIPING UNDER PAVED AREAS SHALL BE SLEEVED.

NOTE: NO SIGNIFICANT IRRIGATION OVERTHROW SHALL BE ALLOWED ONTO IMPERVIOUS SURFACES.

NOTE: ALL IRRIGATION ZONES ARE PROVIDING COVERAGE FOR MEDIUM (M) TO LOW (L) WATER REQUIREMENTS

IRRIGATION LEGEND: 2 - WIRE RAINBIRD SYSTEM

(USE THE FOLLOWING IRRIGATION EQUIPMENT OR EQUAL)

□	15' EST (RAIN BIRD 15' END STRIP)	0.61 GPM
◪	15' SST (RAIN BIRD)	1.21 GPM
⊠	9' SST (RAIN BIRD)	1.73 GPM
A	ADJUSTABLE 15' RADIUS	VARIES
Q	QUARTER 15' RADIUS	0.92 GPM
H	HALF 15' RADIUS	1.85 GPM
T	THREE QUARTER 15' RADIUS	2.78 GPM
F	FULL 15' RADIUS	3.70 GPM
H	RAIN BIRD 18 SERIES VAN	1.33 GPM
H	RAIN BIRD 18 SERIES VAN	2.66 GPM
H	RAIN BIRD 18 SERIES VAN	3.99 GPM
H	RAIN BIRD 18 SERIES VAN	1.33 - 5.32 GPM
6	HUNTER GEAR DRIVE	1.6 GPM
7	HUNTER GEAR DRIVE	3.4 GPM
8	HUNTER GEAR DRIVE	8.6 GPM
▲	BUBBLER	1.5 GPM

2" VALVE (PRESSURE REDUCING)

2" BACKFLOW PREVENTER

C — RAIN BIRD ESPLXM: 50 STATION WITH ESPLXD-75 MODULES TO EXPAND TO 75 ZONES

R — RAIN SENSOR SHUTOFF

W — WELL MUST PROVIDE A MINIMUM 60 GPM @ 60PSI

NETAFIM SHALL BE LOCATED AT SHRUBS AND GROUND COVER AREA

2 18 38± — ZONE NUMBER; NUMBER OF HEADS (N) DENOTES NETAFIM; APPROX. GALLONS PER MINUTE

2R 2R — 2" LOOPED MAIN (MUST BE SCH40 PIPE - SIZE AS NOTED)

PIPING FOR NETAFIM

SLEEVE UNDER PAVEMENT FOR WATER AND WIRE (4" MIN.)

SLEEVE UNDER PAVEMENT FOR PIPE NOT SHOWN (SEE SCHEDULE FOR SIZE REQUIREMENTS)

BACK OF CURB — 12" MIN.

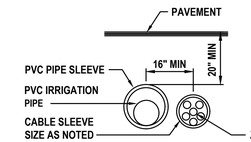
NOTES:

- ALL SPRAY HEADS ARE TO BE RAIN BIRD 6" POPUP FOR TURF AREA AND ALL OTHER SPRAY HEADS ARE TO BE ON POPUP AND/OR RISER TO ASSURE 100% COVERAGE. ALL RISERS ARE TO BE STAKED AND CODED PURPLE.
- ALL ZONES TO HAVE PRESSURE REDUCING VALVES OR PRESSURE REDUCING HEADS.
- VERIFY DEPTH OF OTHER UTILITIES TO AVOID CONFLICT WITH INSTALLATION OF IRRIGATION PIPING, VALVES AND SPRAY HEADS.
- ALL PIPING UNDER PAVING OR CONCRETE TO BE SLEEVED. NO SLEEVING HAS BEEN NOTED ON PLAN. USE 4" MINIMUM SLEEVES. UNLESS IRRIGATION CONTRACTOR CHANGES SLEEVE SIZES THAT WORK BETTER FOR HIM.
- ALL HEADS, PIPING, VALVE BOX COVERS AND BUBBLERS TO BE CODED IN PURPLE.

PIPE SIZING INFORMATION:

GALLONS PER MINUTE (GPM)	PIPE SIZE
0-4	1/2"
4-8	3/4"
9-12	1"
13-22	1 1/4"
23-30	1 1/2"
31-50	2"
51-70	2 1/2"
71-110	3"

NOTE:
AT THE DISCRETION AND SOLE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR, THE DIAMETER OF THE SLEEVE PIPE MAY BE REDUCED.



PIPE SLEEVE SCHEDULE

PIPE SIZE	SLEEVE SIZE
2" - 3"	6"
1" THRU 1 1/2"	4"
1/2" AND 3/4"	3"

REVISIONS

DATE	DESCRIPTION
09/16/26	REV PER TRX 08/20/26
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IRRIGATION PLAN

EVOLVE PALM COAST - PHASE 2
23 EVOLVE PARKWAY
PALM COAST, FLORIDA 32164

PROJECT No:	260409
DATE:	JUNE 30, 2026
DESIGN BY:	RLP
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SCALE:	1" = 30'

SHEET NUMBER:

L200

EVOLVE PALM COAST
Project № 22249.02.01
June 2026

TRAFFIC IMPACT ANALYSIS
CITY OF PALM COAST
FLORIDA

Prepared for:
Evolve Companies
2918-A Martinsville Road
Greensboro, North Carolina 27408

Prepared by:

988 Woodcock Road, Suite 200
Orlando, Florida 32803
www.trafficmobility.com
(407) 531-5332

EXECUTIVE SUMMARY

Project Information

Name:	Evolve Palm Coast
Location:	East of US 1 and north of Whiteview Parkway
Jurisdiction:	City of Palm Coast, Florida
Description:	352 multifamily dwelling units

Findings

Trip Generation:	2,186 New Daily Trips / 136 AM Peak Hour / 176 PM Peak Hour
Access Plan:	One (1) directional median access driveway.
Roadway Capacity:	The study roadway segments are projected to operate at an adequate LOS.
Intersection Capacity:	US 1 and the full median opening is projected to operate above its adopted LOS; however, the volume to capacity ratio is less than 1.0. The project access driveway is projected to operate adequately.

Recommendations

Access Review:	The directional access driveway on US 1 is recommended to include a 510-foot southbound left turn lane and a 460-foot northbound right turn lane, each including 50-foot tapers. The existing turn lanes are projected to adequately serve the access driveway.

PROFESSIONAL ENGINEERING CERTIFICATION

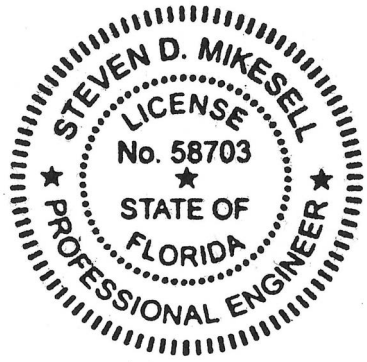
I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Evolve Palm Coast

LOCATION: City of Palm Coast, Florida

CLIENT: Evolve Companies

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

Steven D Mikesell

Digitally signed by Steven D Mikesell
Date: 2026.06.10 09:27:53 -04'00'

ON THE DATE ADJACENT TO THE SEAL

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TRAFFIC & MOBILITY CONSULTANTS LLC
988 WOODCOCK ROAD, SUITE 200
ORLANDO, FLORIDA 32803
CERTIFICATE OF AUTHORIZATION CA-30024
STEVEN D. MIKESELL, P.E. NO. 58703

Prepared By: TR
Checked By: JK
Approved By: SDM

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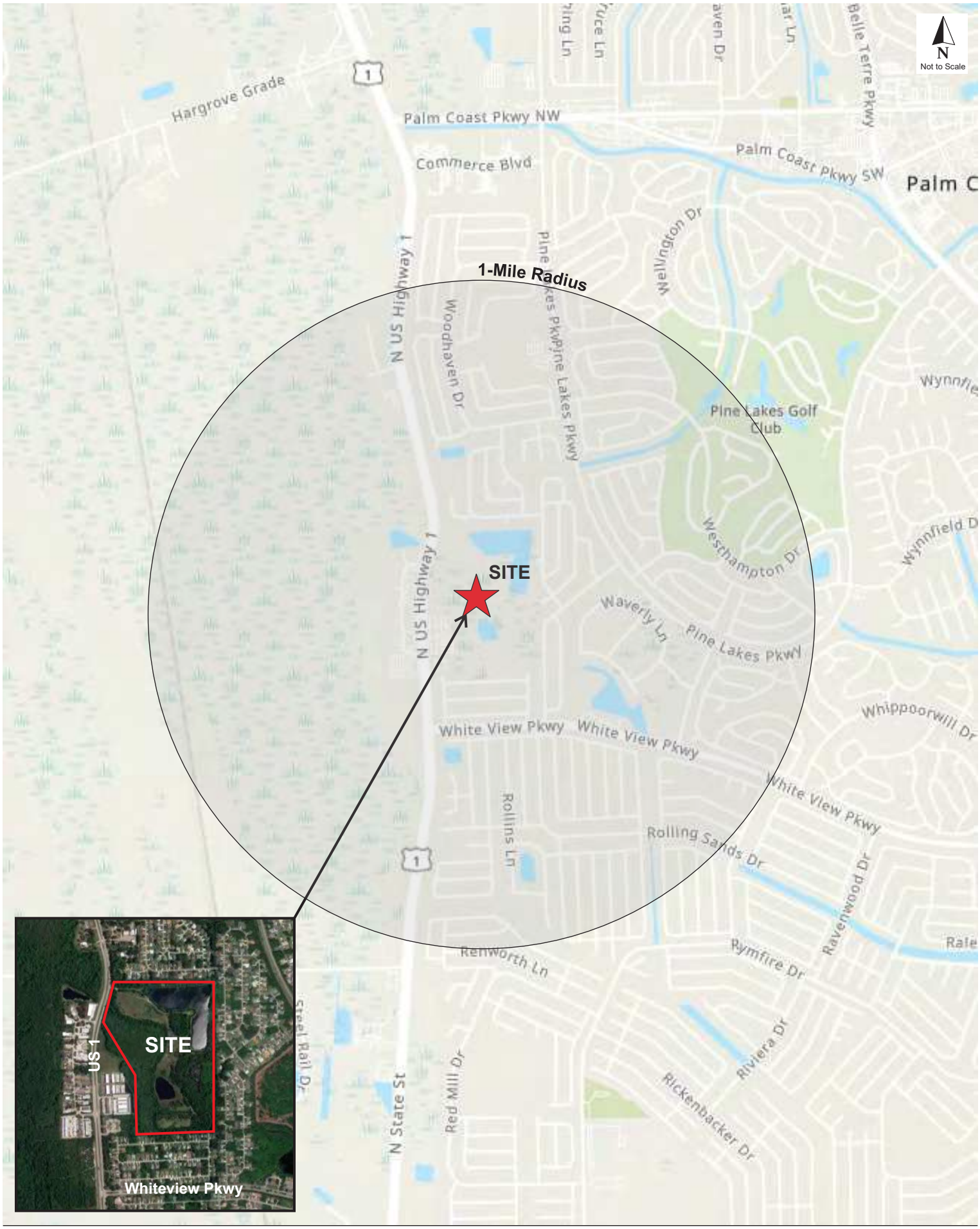
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1.0 INTRODUCTION

This Traffic Impact Analysis (TIA) was conducted to assess the impact of the proposed Evolve Palm Coast development, a residential development consisting of 352 multifamily dwelling units with an anticipated buildout year of 2027. This report builds upon a previously completed study and has been updated to reflect current conditions, methodology, and agency requirements where applicable. This revised TIA includes the additional unit counts for Phase 2 of the development. The original TIA, dated August 2023, was performed for Phase 1 of the development, which included 256 multifamily dwelling units. The development is designed to be accessed using a directional median opening.

The site is located east of US 1 and north of Whiteview Parkway, in the City of Palm Coast, Florida. **Figure 1** depicts the site location and the surrounding transportation network. The preliminary development site plan is provided in **Appendix A**. The study was conducted in accordance with the approved methodology, included in **Appendix B**.

Data used in the analysis consisted of site plan/development information provided by the project engineers and peak hour intersection traffic counts obtained by Traffic & Mobility Consultants LLC (TMC). Other pertinent traffic data was obtained from the City of Palm Coast, River to Sea Transportation Planning Organization (R2CTPO), and the Florida Department of Transportation (FDOT).


N
Not to Scale
Hargrove Grade
Palm Coast Pkwy NW
Commerce Blvd
Palm Coast Pkwy SW
Palm C
Belle Terre Pkwy
Wellington Dr
1-Mile Radius
N US Highway 1
Woodhaven Dr
Pine Lakes Pkwy
Pine Lakes Golf Club
Wynnfie
SITE
Westhampton Dr
Wynnfield D
Waverly Ln
Pine Lakes Pkwy
Whippoorwill Dr
White View Pkwy
White View Pkwy
White View Pkwy
Rollins Ln
Rolling Sands Dr
Ravenwood Dr
Rale
Renworth Ln
Rymfire Dr
Riviera Dr
Rickenbacker Dr
Red Mill Dr
N State St
Steel Rail Dr
US-1
SITE
Whiteview Pkwy

1.1 Study Level and Area

The project generates more than 50 peak hour external trips; therefore, a Major Traffic Review is required. The study area was assessed based on the project's generated peak hour trips and type of development. In accordance with the approved methodology, the TIA includes the following roadway segments and intersections:

Study Roadways

- Pine Lakes Parkway
  - Commerce Boulevard to White Mill Drive
  - White Mill Drive to Belle Terre Parkway
- US 1
  - Palm Coast Parkway to Whiteview Parkway
  - Whiteview Parkway to Royal Palms Parkway
- White Mill Drive
  - Pine Lakes Parkway to Whiteview Parkway
- Whiteview Parkway
  - US 1 to White Mill Drive
  - White Mill Drive to Belle Terre Parkway

Study Intersections

- US 1 and Palm Coast Parkway (Signalized)
- US 1 and Whiteview Parkway (Signalized)
- US 1 and Full Median Opening (Unsignalized)
- US 1 and Project Access Driveway (Unsignalized)

2.0 EXISTING CONDITIONS ANALYSIS

Existing conditions in the vicinity of the site were analyzed to establish a baseline for the traffic conditions prevailing in the vicinity of the proposed development. The analysis included a review of existing roadway segment capacity and analysis of the intersection operations at the study intersections.

2.1 Roadway Segment Capacity

A roadway segment capacity analysis was conducted by comparing existing traffic volumes and their respective service capacities according to the level of service (LOS) standard. The existing traffic volumes were obtained from the *2024 City of Palm Coast Transportation Facility Status Report*, included in **Appendix C**. The LOS capacity was calculated from the *2023 FDOT Multimodal Quality/Level of Service (MQ/LOS)* which is included in **Appendix D**. **Table 1** summarizes the roadway segment capacity analysis, which indicates that the study roadway segments are currently operating at an adequate LOS.

Table 1
Existing Roadway Capacity Analysis

Roadway Segment	# LNS	Class	LOS Std	LOS Cap	Volume	V/C	LOS
Pine Lakes Pkwy							
Commerce Blvd to White Mill Dr	2	C3R	D	1,820	968	0.53	C
White Mill Dr to Belle Terre Pkwy	2	C3R	D	1,820	1,160	0.64	C
US 1							
Palm Coast Pkwy to Whiteview Pkwy	4	C2	D	5,290	1,960	0.37	B
Whiteview Pkwy to Royal Palms Pkwy	4	C2	D	5,290	2,057	0.39	B
White Mill Dr							
Pine Lakes Pkwy to Whiteview Pkwy	2	C3R	D	1,820	452	0.25	C
Whiteview Pkwy							
US 1 to White Mill Dr	4	C3R	D	3,020	880	0.29	C
White Mill Dr to Belle Terre Pkwy	2	C3R	D	1,820	784	0.43	C

Source: 2024 City of Palm Coast Transportation Status Report
LOS Capacity calculated by 2023 FDOT MQ/LOS Table

2.2 Intersection Capacity

The intersection capacity analysis was performed for the AM and PM peak hour periods. The capacity analysis was performed using *Synchro* and the methods of the *Highway Capacity Manual (HCM)*. Turning movement volumes obtained during the AM and PM peak hour are displayed in **Figure 2**. Existing turning movement counts were collected on April 15, 2026. All counts were collected during peak season; therefore, a peak seasonal factor was not applied. The turning movement counts and the *2025 Peak Season Factor Category Report* for Flagler County, obtained from the *Florida Traffic Online (FTO)* website, are included in **Appendix E**.

The results of the intersection capacity analysis, summarized in **Table 2,** revealed that the study intersection of US 1 and the full median opening north of the proposed access is currently experiencing delays at the westbound approach during the AM peak hour. Although delay exceeds the adopted LOS threshold, the volume-to-capacity ratio remains below 1.0, indicating the intersection operates within capacity. The remaining study intersections are currently operating at an adequate LOS. Detailed existing conditions *HCM* analysis worksheets and signal timing data are included in **Appendix F**.

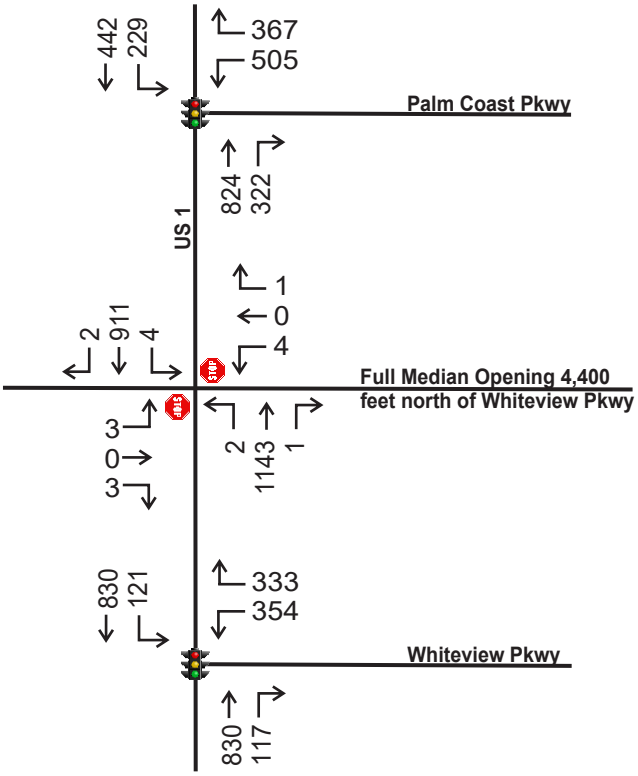
Table 2
Existing Intersection Capacity Analysis

Intersection	Traffic Control	Time Period	EB		WB		NB		SB		Overall	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
US 1 & Palm Coast Pkwy	Signal	AM	--	--	47.0	D	32.9	C	26.5	C	35.4	D
		PM	--	--	41.9	D	28.8	C	30.7	C	33.3	C
US 1 & Whiteview Pkwy	Signal	AM	--	--	30.5	C	20.3	C	10.9	B	18.7	B
		PM	--	--	27.3	C	17.0	B	8.1	A	14.2	B
US 1 & Full Median Opening at Bunnell District Forestry	TWSC	AM	32.9	D	56.1	F	10.0	A	11.2	B	--	--
		PM	46.5	E	28.9	D	10.2	B	9.8	A	--	--

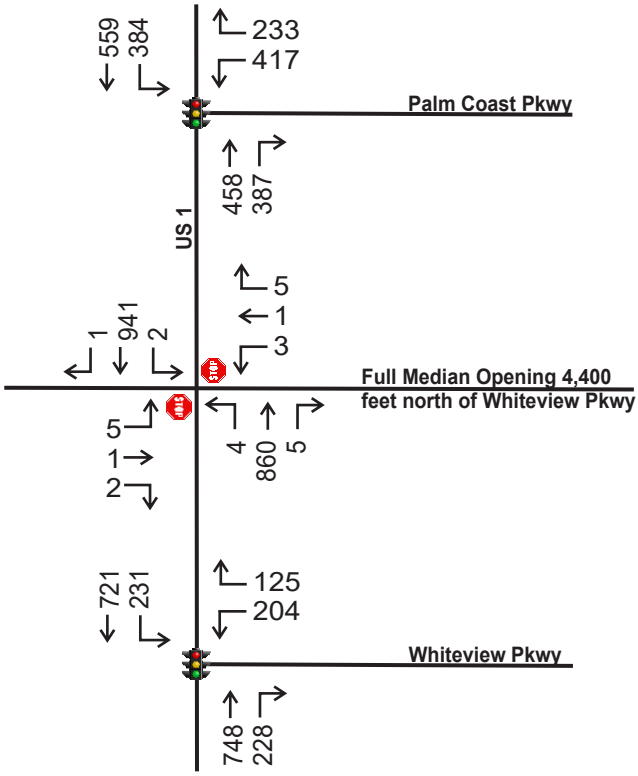
Average delay is in seconds

N
Not to Scale

AM Peak



PM Peak



3.0 PROJECT TRAFFIC

3.1 Trip Generation

The traffic generation of the proposed development was calculated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition.* The trip generation for the project is summarized in **Table 3** and the ITE printouts are provided in **Appendix G**.

Table 3
Trip Generation Calculations

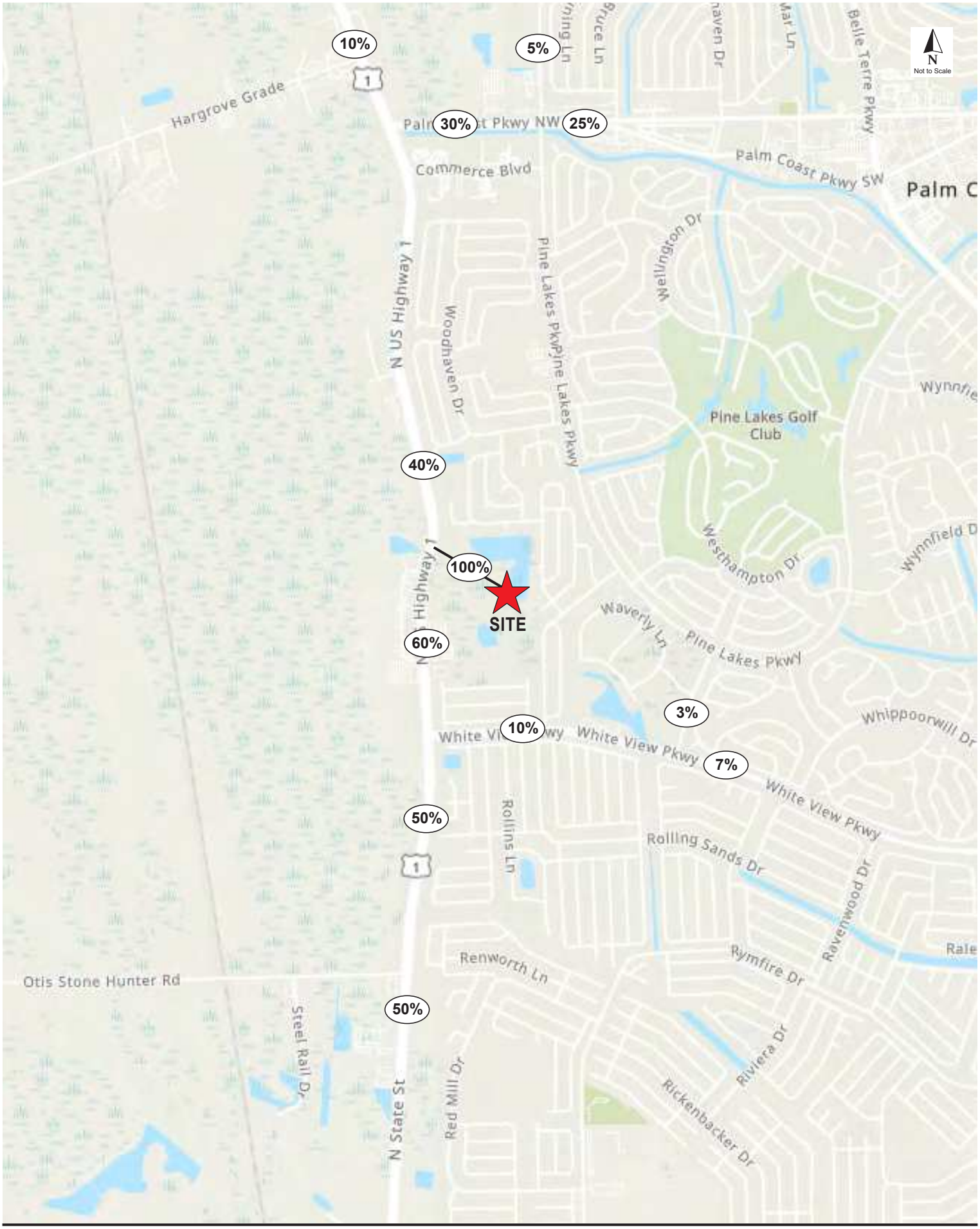
ITE Code	Land Use	Size	Daily		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
220	Multifamily Housing (Low-Rise)	352 DU	6.21	2,186	0.39	136	33	103	0.50	176	109	67

Trip Generation analysis based on ITE Trip Generation Manual, 12th Edition

The proposed development is projected to generate 2,186 new daily trips of which 136 trips occur during the AM peak hour, and 176 trips occur during the PM peak hour.

3.2 Trip Distribution/Assignment

The trip distribution pattern was developed using the latest version of the *Central Florida Regional Planning Model (CFRPM v7)*. The model distribution was manually adjusted based on local knowledge, professional engineering judgement, and the location of the development with respect to the study area attractions and activity centers to better reflect prevailing travel and traffic flow patterns in the study area. The raw model plot is provided in **Appendix H**, and the adjusted project trip distribution is shown in **Figure 3.**


10%
5%
30%
25%
40%
100%
SITE
60%
3%
10%
7%
50%
50%
Hargrove Grade
Commerce Blvd
Palm Coast Pkwy SW
N US Highway 1
Woodhaven Dr
Pine Lakes Pkwy
Wellington Dr
Pine Lakes Golf Club
Westhampton Dr
Waverly Ln
White View Pkwy
Whippoorwill Dr
Rollins Ln
Rolling Sands Dr
Ravenwood Dr
Renworth Ln
Otis Stone Hunter Rd
Steel Rail Dr
N State St
Red Mill Dr
Rymfire Dr
Riviera Dr
Rickenbacker Dr
Belle Terre Pkwy
Not to Scale

4.0 PROJECTED CONDITIONS ANALYSIS

An analysis of projected conditions was conducted to determine the impact of the proposed development on the roadway segments capacity, as well as the proposed access connections and intersections adjacent to the site. The project buildout year for the analysis is 2027.

4.1 Planned and Programmed Improvements

Roadway improvements programmed from the R2CTPO *Transportation Improvement Program FY 2025/26 – 2029/30*, City of Palm Coast *Capital Improvement Program*, and FDOT *Work Program* were reviewed to determine if any roadway or intersection improvements are funded for construction. No improvements were found within the study area.

4.2 Roadway Segment Capacity

A projected roadway capacity analysis was conducted by comparing projected traffic volumes on the study roadway segments to their service capacity for the buildout year 2027. The total buildout traffic volume is composed of projected background traffic and the project trips. The background traffic was determined using the growth rates obtained from the historical counts obtained from the *Florida Traffic Online* website. Where calculated growth rates from the historical counts were below 2%, a conservative minimum of 2% was applied consistent with typical assumptions for the area. The historical counts and calculated growth rates are included in **Appendix I.** Along with the growth rate, vested trips obtain from the *2024 City of Palm Coast Transportation Facility Status Report* were added to each segment. **Table 4** summarizes the roadway segment capacity analysis, which reveals that the study roadway segments are projected to operate at an adequate LOS.

Table 4
Projected Roadway Segment Capacity Analysis

Roadway Segment	# LNS	Class	LOS Std	LOS Cap	Existing Volume	Background 2027 AGR	Vested	Volume	V/C	LOS	Buildout 2027 Distr	Trips	Volume	V/C	LOS
Pine Lakes Pkwy															
Commerce Blvd to White Mill Dr	2	C3R	D	1,820	968	4.1%	35	1,122	0.62	C	0%	0	1,122	0.62	C
White Mill Dr to Belle Terre Pkwy	2	C3R	D	1,820	1,160	4.1%	22	1,325	0.73	C	0%	0	1,325	0.73	C
US 1															
Palm Coast Pkwy to Whiteview Pkwy	4	C2	D	5,290	1,960	2.0%	545	2,623	0.50	B	100%	176	2,799	0.53	B
Whiteview Pkwy to Royal Palms Pkwy	4	C2	D	5,290	2,057	2.0%	463	2,643	0.50	B	50%	88	2,731	0.52	B
White Mill Dr															
Pine Lakes Pkwy to Whiteview Pkwy	2	C3R	D	1,820	452	2.0%	18	497	0.27	C	3%	5	502	0.28	C
Whiteview Pkwy															
US 1 to White Mill Dr	4	C3R	D	3,020	880	2.0%	10	943	0.31	C	10%	18	961	0.32	C
White Mill Dr to Belle Terre Pkwy	2	C3R	D	1,820	784	2.0%	23	854	0.47	C	7%	12	866	0.48	C

Source: 2024 City of Palm Coast Transportation Status Report
AGR: Annual Growth Rate

4.3 Intersection Capacity Analysis

The background traffic was determined using the growth rates obtained from adjacent roadways**.** The projected volumes for the intersection capacity and operations analysis were calculated by assigning the project trips to the roadways and adding those volumes to the background volumes at the study intersections. The intersection volume projection sheets are included in **Appendix J**. The study intersections were analyzed in accordance with the methods of the *Highway Capacity Manual* (HCM) as applied in the Synchro analytical tool. **Table 5** shows the intersection analysis for background and buildout conditions.

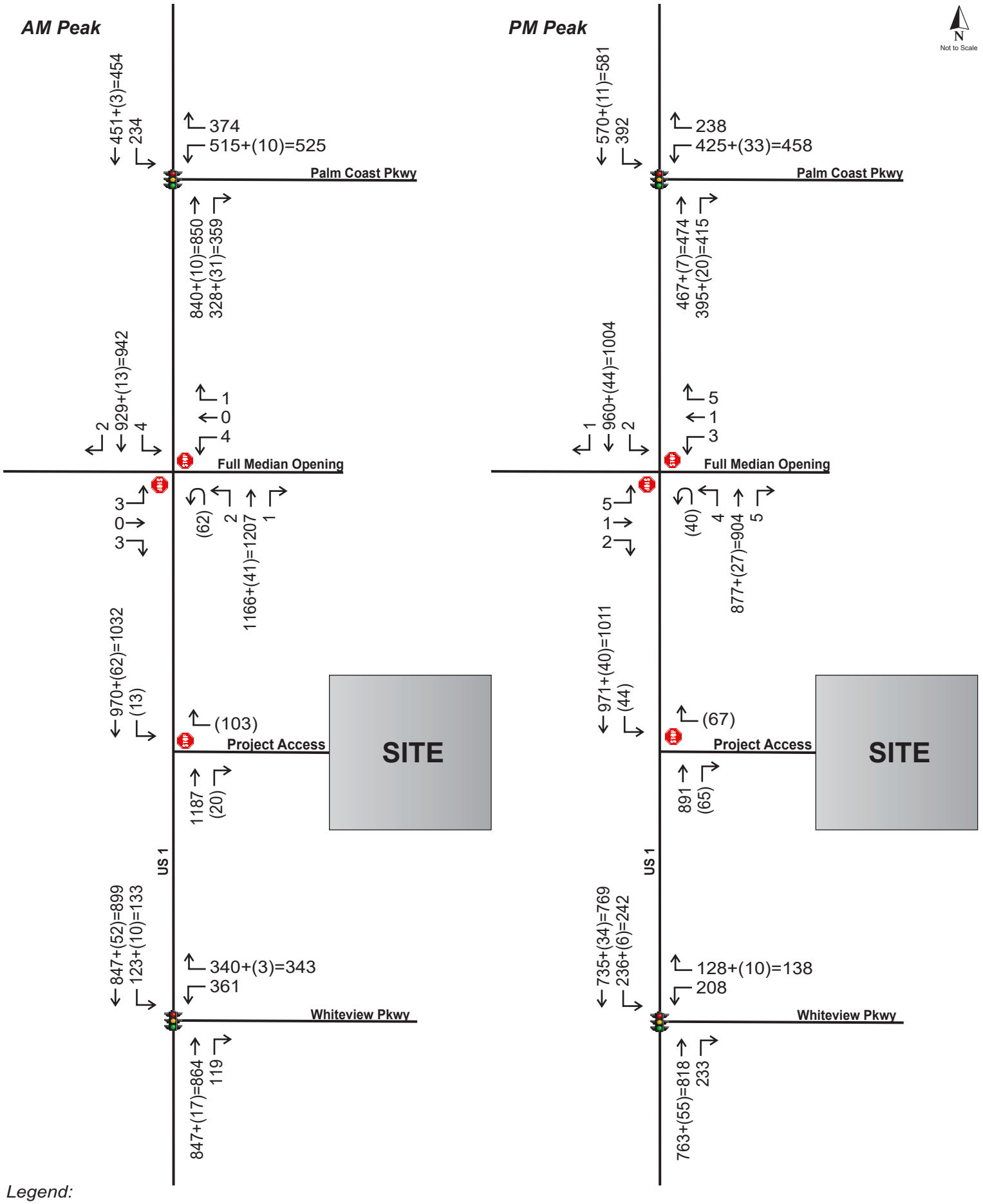
Table 5
Projected Intersection Capacity Analysis

Intersection	Traffic Control	Scenario	EB		WB		NB		SB		SB	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
US 1 & Palm Coast Pkwy	Signal	Background	--	--	50.5	D	33.9	C	27.8	C	37.3	D
		Buildout	--	--	53.6	D	34.6	C	28.6	C	38.8	D
		Background	--	--	42.7	D	29.4	C	32.3	C	34.5	C
		Buildout	--	--	45.2	D	30.8	C	35.4	D	37.1	D
US 1 & Whiteview Pkwy	Signal	Background	--	--	31.7	C	20.6	C	11.1	B	19.2	B
		Buildout	--	--	32.8	C	20.9	C	11.3	B	19.5	B
		Background	--	--	27.3	C	17.4	B	8.3	A	14.5	B
		Buildout	--	--	27.5	C	17.8	B	8.4	A	14.8	B
US 1 & Full Median Opening at Bunnell District Forestry	TWSC	Background	34.4	D	59.2	F	10.1	B	11.3	B	--	--
		Buildout	52.6	F	100.7	F	10.9	B	11.5	B	--	--
		Background	48.9	E	30.0	D	10.3	B	9.9	A	--	--
		Buildout	67.2	F	37.9	E	10.9	B	10.0	A	--	--
US 1 & Project Access Driveway	Directional Median	Buildout	--	--	16.9	C	--	--	12.1	B	--	--
		Buildout	--	--	12.9	B	--	--	10.8	B	--	--

Average delay is in seconds

The unsignalized intersection of US 1 and the full median opening is projected to operate with delays at the minor street approaches during the AM peak hour and the eastbound approach during the PM peak hour. However, the volume to capacity ratio for this movement is less than 1.0; therefore, the intersection operates below its capacity.

The projected AM and PM peak hour volumes are illustrated in **Figure 4**. The background and buildout conditions *HCM* analysis worksheets are included in **Appendix K**.



Legend:
Background + (Project) = Total

4.4 Existing Turn Lane Length Analysis

The existing turn lane lengths the development is projected to use were analyzed. As shown in **Table 6**, the existing turn lanes are projected to have adequate queue storage at buildout conditions. The required deceleration length is based on the Florida Design Manual Exhibit 212-1, which is provided in **Appendix L**.

Table 6
Existing Turn Lane Length Analysis

Intersection	Lane	Exsiting Lane Length (ft)	Design Speed (mph)	Decel. Length (ft)	Existing				Buildout			
					95th % Queue	Queue Length (ft)	Req. Length (ft)	Adequate?	95th % Queue	Queue Length (ft)	Req. Length (ft)	Adequate?
US 1 & Whiteview Pkwy	SB Left	560	60	405	3	75	480	Yes	3	75	480	Yes
US 1 & Full Median Opening at Bunnell District Forestry	NB Left	500	60	405	0	0	405	Yes	1	25	430	Yes

5.0 ACCESS REVIEW

The development will be accessed via one (1) access driveway on US 1, which is an Access Class 3 roadway. For this TIA, the turn lanes will be analyzed for a directional median opening condition. An existing full median opening is located approximately 800 feet north of the proposed access driveway, which serves the Florida Department of Agriculture Bunnell Forestry Station east and west of the opening. This spacing does not meet FDOT requirements for a directional median opening; however, the Forestry Station is likely relocating to a different property. When the station is relocated, it is recommended that the median is converted into a directional median opening. Subsequent coordination with FDOT has indicated that a directional median opening is the preferred access configuration. This analysis reflects that updated access condition. Final median configuration will be subject to FDOT review and approval. The median spacing to the south of the proposed access driveway is approximately 2,230 feet. This current spacing meets the length requirements for a directional opening. At the project access driveway, US 1 is a 4-lane divided roadway with a posted speed of 60 miles per hour (mph) adjacent to the site. An access analysis was performed to determine the need for deceleration turn lanes at the project access driveway. The access driveway was analyzed using the *National Cooperative Highway Research Program (NCHRP) Report 457 – Evaluating Intersection Improvements: An Engineering Study Guide*. Excerpts are included in **Appendix M**. The required deceleration distance was determined based on *Exhibit 212-1* of the *FDOT Design Manual*. The 95th percentile queue was obtained from the *HCM* printouts. The calculations for the turn lane lengths are as follows:

Left Turn Lane Length = Deceleration Distance + Queue Length
Deceleration Distance @ 65 mph Design Speed = 460 feet
Queue Length = 95th Percentile Queue (veh/lane) * 25 (feet/veh) or 50 feet minimum
Queue Length = 50 feet
Left Turn Lane Length = 460 feet + 50 feet = 510 feet

Right Turn Lane Length = Deceleration Distance
Deceleration Distance @ 65 mph Design Speed = 460 feet
Right Turn Lane Length = 460 feet

The directional access driveway on US 1 is recommended to include a 510-foot southbound left turn lane and a 460-foot northbound right turn lane, each including 50-foot tapers. There are recently constructed turn lanes at the access driveway. The southbound left turn lane and the northbound right turn lane are approximately 530 and 480 feet, respectively. The existing turn lanes are projected to adequately serve the developments access driveway.

6.0 STUDY CONCLUSIONS

This traffic analysis was conducted to assess the impact of the proposed Evolve Palm Coast development in the City of Palm Coast, Florida. The site is located east of US 1 and north of Whiteview Parkway. The project is a proposed residential development of 352 multifamily dwelling units with a projected buildout year 2027. The analysis included a determination of project trip generation, a review of existing and projected roadway and intersection capacity, and an access review. The results of the traffic analysis for the development are summarized as follows:

- The development is projected to generate 2,186 new daily trips of which 136 trips occur during the AM peak hour, and 176 trips occur during the PM peak hour.
- The study roadway segments are projected to operate at an adequate LOS.
- The unsignalized intersection of US 1 and the full median opening is projected to operate with delays at the minor street approaches during the AM peak hour and the eastbound approach during the PM peak hour. However, volume to capacity ratio for this movement is less than 1.0; therefore, the intersection operates below its capacity.
- The project access driveway is projected to operate adequately.
- It is recommended to convert the existing full median opening at the Florida Department of Agriculture Bunnell Forestry Station to a directional median opening once the office is relocated.
- The directional access driveway on US 1 is recommended to include a 510-foot southbound left turn lane and a 460-foot northbound right turn lane, each including 50-foot tapers. The existing turn lanes are projected to adequately serve the developments access driveway.

ATLANTIC ECOLOGICAL SERVICES

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www.atlanticeco.com

July 14, 2026

Evolve Palm Coast LLC
Attn: John McDonald
2918-A Martinsville Road
Greensboro, NC 27408

RE: Evolve Palm Coast Phase 2
Protected Species Report
Flagler County, FL
AES #22-127

Dear Mr. McDonald,

Atlantic Ecological Services, LLC (AES) visited the Evolve Palm Coast Phase 2 Property for the purposes of conducting a review for the presence of protected species based on direct and indirect observations, as well as to determine potential for occurrence of protected species based on suitable habitat. The site assessment was conducted on July 9, 2026. The Flagler County Parcel # is 22-11-30-5545-00000-0040. The subject property is located in a portion of Section 22, Township 11 South, Range 30 East in Flagler County, Florida. Please see the attached Location and Aerial Maps. The subject property is approximately 5.63 acres and consists of cleared open land and forested uplands. This general area is known to be occupied by the protected gopher tortoise (*Gopherus polyphemus*). The subject property is planned as a recreational area associated with a residential development. Prior to clearing and grading a gopher tortoise survey is required by the City of Palm Coast. The results are documented within this letter report.

Mr. Jody Sisk of AES performed the protected species review on the subject property. Mr. Sisk currently holds certifications from the City of Palm Coast as a Qualified Environmental Professional, including Gopher Tortoise Agent (#19567), Wetlands (#19568), and Listed Species (#19569).

METHODS

Habitat Mapping

Each community and land use area was categorized according to the Florida Department of Transportation's (FDOT) 1999 *Florida Land Use, Cover and Forms Classification System* (FLUCCS). The boundaries of each FLUCCS code were delineated based on vegetative composition, soil characteristics, topography, and aerial interpretation. See the Results Section below for a description of the habitats found. Please also see the attached Habitat Map depicting the findings.

Protected Species Review

Prior to visiting the site, a background literature search was conducted to compile a list of state and federally protected animal and plant species that could occur on-site. The three primary sources of literature reviewed include the Florida Fish and Wildlife Conservation Commission's (FWC) *Florida's Endangered Species, Threatened Species, And Species of Special Concern*, the United States Fish and Wildlife Service's (USFWS) Threatened and Endangered Species System (TESS) database, and the Florida Department of Agriculture and Consumer Services (FDACS), Division of Plant Industry's (DPI) *Notes on Florida's Endangered and Threatened Plants*. Additional information was gathered from the Florida Natural Areas Inventory (FNAI) *Field Guides to the Rare Animals/Plants of Florida*, and the Florida Committee on Rare and Endangered Plants and Animals (FCREPA) *Rare and Endangered Biota of Florida*: Volumes 1-5, and the FWC's Eagle Nest Locator and Audobon's Florida EagleWatch websites were also reviewed to obtain location data recorded by others for those species.

RESULTS

Habitats

Uplands

Open Land (FLUCCS 190) – Approximately 5.27 acres of the subject property consist of cleared open land. Vegetation is primarily composed of weedy species including dogfennel (*Eupatorium capillifolium*), horseweed (*Erigeron canadensis*), beggartick (*Bidens alba*), torpedo grass (*Panicum repens*), pennywort (*Hydrocotyle* spp.), grapevine (*Vitis* spp.), Virginia creeper (*Parthenocissus quinquefolia*), passionfruit (*Passiflora edulis*), lantana (*Lantana camara*), and wax myrtle (*Myrica cerifera*).

Upland Scrub, Pine and Hardwoods (FLUCCS 436) – Approximately 0.36 acres of forested habitats are located within the subject property. The canopy included cabbage palm (*Sabal palmetto*), southern magnolia (*Magnolia grandiflora*), slash pine (*Pinus elliottii*), golden rain tree (*Koelreuteria paniculata*), and Eastern red cedar (*Juniperus virginiana*).

Wildlife Observations

Wildlife observations, both direct and indirect, were made throughout the course of the site investigation. A list of species observed is provided in the following table:

Table 1: Wildlife species observed on the subject property in Flagler County, Florida.

Taxon	Common Name	Scientific Name	Protected*
Birds			
	Carolina wren	*Thryothorus ludovicianus*	No

Protected Species

Table 2: Protected wildlife species with the potential to occur on the Evolve Palm Coast Phase 2 Property, in Flagler County, Florida.

Species Name	Common Name	Agency Listing		Likelihood of Occurrence	Habitat
		FWC	FWS/NMFS		
Drymarchon couperi	Eastern indigo snake	T	T	Low	Pine flatwoods, hardwood forests, moist hammocks, and areas that surround cypress swamps
Gopherus polyphemus	Gopher Tortoise	T		Moderate	Longleaf pine sandhills, xeric oak hammocks, scrub, pine flatwoods, dry prairies, and coastal dunes

T=Threatened

A 100% gopher tortoise burrow survey was conducted on July 9, 2026, in accordance with the techniques outlined in the publication*, Ecology and Habitat Protection Needs of Gopher Tortoise (*Gopherus polyphemus*) Populations Found on Lands Slated for Development in Florida*. Mr. Jody N. Sisk led the survey and is currently a FWC Authorized Gopher Tortoise Agent (GTA-09-00003). No gopher tortoises or potentially occupied gopher tortoise burrows were identified on the subject property, or adjacent within 25 feet.

The presence of the eastern indigo snake (*Drymarchon corais couperi*) is unlikely due to the proximity to heavily trafficked roadways, lack of high-quality upland or wetland habitats, and the absence of gopher tortoise burrows within the property. Therefore, development of the subject property is not likely to adversely affect the eastern indigo snake.

The FWC's Eagle Nest Locator and Audobon's Florida EagleWatch websites were queried for data regarding documented southern bald eagle (*Haliaeetus l. leucocephalus*) nests in the project vicinity. The southern bald eagle is protected under the Bald and Golden Eagle Protection Act. A known bald eagle nest is located approximately 4.25 miles northeast of the subject property. As part of the site review, AES scoped all trees with potential for eagle nesting. No bald eagle nests are located on the subject property, and the property does not fall within the protection zone of any known bald eagle nests.

No other protected flora or fauna species are expected to inhabit the subject property.

CONCLUSION

Atlantic Ecological Services, LLC conducted a site review on the Evolve Palm Coast Phase 2 Property for the purposes of determining the presence of and/or potential presence of state and federally protected wildlife and plant species.

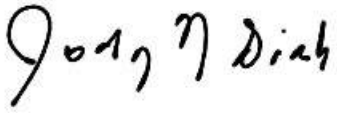
The subject property consists of cleared open land and forested uplands located on the east side of U.S. Highway 1 and south of Woodfield Drive in Palm Coast, Flagler County, Florida

A 100% gopher tortoise burrow survey was completed on the subject property on July 9, 2026. No gopher tortoises or potentially occupied gopher tortoise burrows were identified during the survey.

No other protected flora or fauna species are anticipated to be impacted by development of the subject property.

Should you have any questions or concerns please feel free to contact me at (904) 347-9133 or jody@atlanticeco.com.

Sincerely,



Jody N. Sisk
Senior Ecologist

Enclosures

Technical Literature References

Chafin, L.G. 2000. *Field Guide to the Rare Animals of Florida*. Florida Natural Areas Inventory, Tallahassee, Florida.

Coile, Nancy C. 1998. *Notes of Florida's Endangered and Threatened Plants*. (Rule 5B-40 Florida's Regulated Plant Index), Botany Contribution 38, 2nd Ed. Florida Department of Agriculture and Consumer Services, Division of Plant Industry, Gaineville, Florida. 119 pp.

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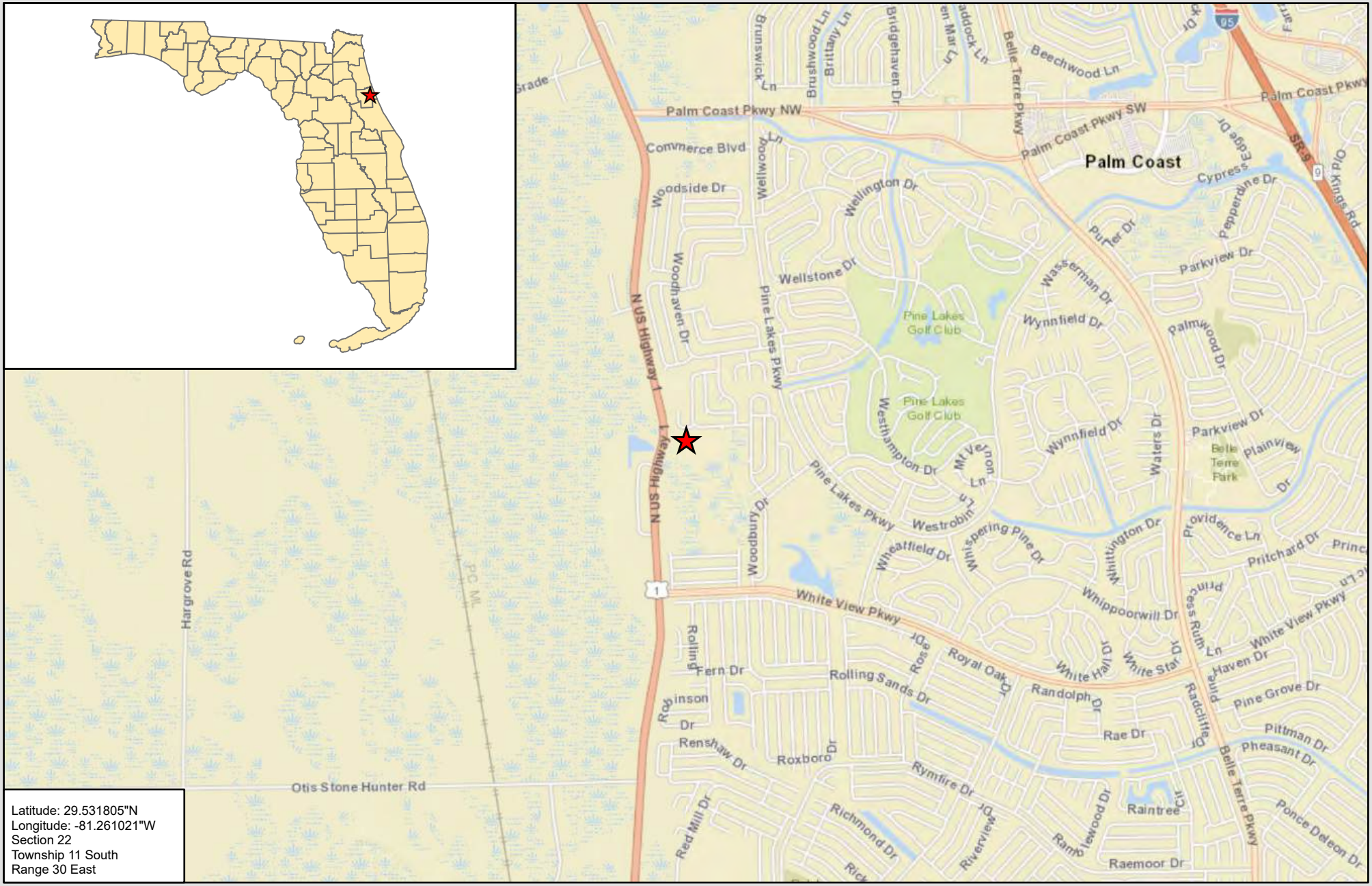
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Latitude: 29.531805"N
Longitude: -81.261021"W
Section 22
Township 11 South
Range 30 East

Image Source: ESRI 2024
Date: 07-09-26

0 1,500 3,000 Feet

N

Location Map
Evolve Palm Coast Phase 2
Flagler County, Florida

ATLANTIC ECOLOGICAL SERVICES
WWW.ATLANTICECO.COM
904-347-9133 | jody@atlanticeco.com
201 Basque Rd | St. Augustine, FL 32080

Document Path: C:\Users\JonathanOravetz\Desktop\GIS\Aviara Property\Aviara Property\mxd\Phase 2.mxd



Image Source: ESRI 2025
Date: 7-7-26

0 50 100 Feet

N

Aerial Map
Evolve Palm Coast Phase 2
Flagler County, Florida

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Document Path: C:\Users\NoahHoffman\Documents\ArcGIS\Projects\MyProject17\MyProject17.aprx



Image Source: ESRI 2025
Date: 07-09-26

0 250 500 Feet

N

Topographic Map
Evolve Palm Coast Phase 2
Flagler County, Florida

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Image Source: ESRI 2025
Date: 07-09-26

0 50 100 Feet

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Soil Map
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Image Source: ESRI 2025
Date: 07-09-26

0 50 100 Feet

N

Habitat Map
Evolve Palm Coast Phase 2
Flagler County, Florida

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FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

St. Johns River Water Management District
4049 Reid Street
Palatka, Florida 32177

November 21, 2022

RE: DHR Project File No.: 2022-7282, Received by DHR: October 24, 2022
Application No.: 193293-1
Project: Evolve Palm Coast
County: Flagler

To whom it may concern:

Our office reviewed the referenced project in accordance with Chapters 267.061 and 373.414, *Florida Statutes*, and implementing state regulations, for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places*, or otherwise of historical, architectural or archaeological value.

It is the opinion of this office that the proposed project is unlikely to affect historic properties. However, since unexpected finds may occur during ground disturbing activities, we request that the permit, if issued, include the following special condition regarding inadvertent discoveries:

- If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, *Florida Statutes*.

If you have any questions, please contact Daniel Vasquez, Historic Sites Specialist, by email at *Daniel.Vasquez@dos.myflorida.com*.

Sincerely,

Kelly L Chase
For

Alissa S. Lotane
Director, Division of Historical Resources
& State Historic Preservation Officer

OF JAX, INC.

REPORT OF A PRELIMINARY GEOTECHNICAL EXPLORATION PROPOSED EVOLVE PALM COAST PHASE 2 PALM COAST, FLORIDA AGES JOB NO. J22427, REPORT NO. 001

PREPARED FOR

EVOLVE PALM COAST, LLC

JULY 13, 2026

PREPARED BY
AGES OF JAX, INC.

AGES of JAX, Inc.

P O Box 24008, Jacksonville Fl 32241-4008
9556 Historic Kings Road South, Suite 201 ● Jacksonville, Florida 32257-2010
(904) 886-0766 ● (904)

OF JAX, INC.

July 13, 2026

EVOLVE PALM COAST, LLC
2012 East wood Road
Wilmington, North Carolina 28403

Attn: Mr. Keith Brewer

Re: Report of a Preliminary Geotechnical Exploration
Proposed Evolve Palm Coast Phase 2
Palm Coast, Florida
AGES Job No. J22427, Report No. 001

Dear Mr. Brewer:

AGES of JAX, Inc. (AGES) has completed a preliminary geotechnical exploration of the subsurface conditions beneath the residential building construction areas of the above referenced project. Our services were performed in general accordance with our Proposal No. 26JP9639 dated June 19, 2026 and were formally authorized by Mr. John McDonald of Evolve Palm Coast, LLC via Email correspondence on June 19, 2026. This report briefly summarizes our understanding of the planned construction; describes the field exploration performed; presents the data obtained along with our evaluation of the subsurface conditions encountered with respect to the proposed construction; outlines our recommendations for foundation design and site preparation and presents applicable roadway pavement design and construction recommendatiions.

It is our opinion that a moderate amount of site preparation would be necessary in order to support the proposed residential structure on a properly designed and constructed conventional shallow foundation system. The site preparation considered necessary will consist of clearing any conflicting wooded areas, stripping of surficial vegetation or organic containing topsoils, removal of the slightly silty to silty fine sands with many roots, many organics and wood which were encountered at borings B2(2.0'-4.0'), B3(3.0'-4.0',6.0'-12.0') and B4(8.0'-12.0'), backfilling of the over-excavated areas with suitable compacted fill, grading of the site to the final finish grades and the placement of any compacted structural backfill and fill required for site development.

Assuming site preparation is performed as recommended in this report for the shallow foundation option, the applicable shallow foundation system may be designed using an allowable soil bearing pressure of 2,500 psf. Provided that the design and construction recommendations outlined subsequently are implemented, we estimate that total structural settlement due to fill and structural loads will be on the order of one inch or less. In addition, post construction differential settlements should be within tolerable magnitudes. The total and differential settlement should occur concurrently with construction due to the generally sandy nature of the soils encountered.

We appreciate the opportunity to be of service as the geotechnical consultant during this phase of your project. Should you have any questions concerning this report or if we may be of any further service to you, please feel free to contact us.

TIMOTHY R. WHEELER LICENSE No. 42802 STATE OF FLORIDA PROFESSIONAL ENGINEER

Very truly yours,

AGES of JAX, INC.

Timothy R. Wheeler, P.E.
Principal Engineer
Registered, Florida No. 42802

TRW/trw/J21427.wpd
Attachments

Email Distribution: Addressee (1); Evolve Palm Coast, LLC - Mr. John McDonald (1)

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DATA ATTACHMENTS

Site Location Map
Field Exploration Plan
Key to Soil Classification
Generalized Subsurface Profile
Test Boring Records
Summary of Laboratory Test Data
Field Exploration Procedures
Laboratory Test Procedures

REPORT ATTACHMENTS

1.0 PROJECT BACKGROUND INFORMATION

General project information has been provided by Mr. Keith Brewer of Evolve Companies during recent phone conversations and Email correspondence. We have also received Email correspondence from Mr. Brewer, dated June 18, 2026, which included a Site Plan AutoCadd drawing, undated, prepared by Evolve Companies. This project information provides the site boundaries, preliminary aspects of the proposed development, proposed building locations and proposed asphalt roadway pavement area layout and configuration.

Based upon the information provided, we understand that Evolve Palm Coast, LLC is planning to construct a multi-family residential development located at 4800 US 1 North in Bunnell, Florida. The proposed building construction will include:

* Four(4) 3-story, wood framed buildings with post tensioned concrete slabs with an individual floor footprint of approximately 9,000 to 9,500 square feet.

Detailed structural loading information was not provided, therefore we have estimated maximum column loads on the order of 100 kips and maximum perimeter wall loads on the order of 3 to 4 klf. We have also estimated that live slab on grade loads will be 125 pounds per square foot and that less than one(1) to two(2) feet of elevating fill will be added in the planned building and pavement construction areas.

2.0 PRELIMINARY GEOTECHNICAL EXPLORATION

2.1 Purpose of Exploration

The objective of this preliminary geotechnical exploration was to obtain site and subsurface data for use in the: (1) Evaluation of the site with respect to the proposed multi-family residential construction, and (2) Development of foundation design and earthwork construction recommendations for the proposed construction. Therefore, the geotechnical exploration for this project included the collection of site and subsurface data and the performance of a geotechnical engineering analysis and evaluation.

2.2 Subsurface Testing

To explore the subsurface conditions at the site, our personnel performed eight(8) 25-foot deep standard penetration test borings (B1 to B8) within the proposed multi-family residential building construction footprints. The field services were performed during the period of June 24 to June 25, 2026. The boring locations were established by our personnel using paced and taped measurements from existing site features and survey controls and confirmed with our GPS based measuring equipment. The boring locations, as shown on the attached Field Exploration Plan, should be considered approximate. The ground surface elevations at the boring locations were not provided. The soils were visually classified by our engineer. A brief discussion of the drilling procedures is provided in the attached Field Exploration Procedures.

2.3 Laboratory Testing

Representative soil samples obtained during our field exploration were returned to our laboratory. The samples were examined by a geotechnical engineer and were visually classified in general accordance with ASTM D 2488 (Unified Soil Classification System).

Five(5) percent moisture content tests, five(5) percent fines content tests and five(5) percent organic content tests were conducted in the laboratory on representative soil samples obtained from the borings. These tests were performed to aid in classifying the soils and to help quantify and

correlate engineering properties. The results of these tests are presented on the attached Summary of Laboratory Test Data Sheet. A brief description of the laboratory procedures used is also attached.

3.0 GEOTECHNICAL FINDINGS

3.1 Site Conditions

The existing site conditions were observed by our field representatives on December 8, 2025. As shown on the attached Site Location Map and Field Exploration Plan, the site is located at 4800 US 1 North in Bunnell, Florida. The site is slightly wooded near borings B5 and B6, has a somewhat level topography and is mostly covered with grasses and scattered underbrush. The site is bordered by undeveloped property on the north and south sides, a retention pond on the east side and Highway US 1 to the west. No surface water was observed at the time of our visit. The surface soils primarily consisted of brown, grey and grey brown fine sands with rock pieces and. Crushed concrete was encountered at borings B5 and B7.

3.2 Subsurface Conditions

The subsurface conditions outlined below highlight the major subsurface stratifications encountered during our geotechnical exploration of the site. When reviewing the Generalized Subsurface Profile(GSP), Test Boring Records, Auger Boring Records and the subsurface conditions outlined below, it should be understood that the subsurface conditions will vary across the proposed construction area and between the boring locations.

3.2.1 General Soil Profile - Soil borings B1 to B8, performed within the approximate multi-family residential structure building footprint(s), typically encountered alternating strata of very loose to dense light grey to dark grey, light brown to dark brown, reddish brown, grey brown and dark grey brown fine sands(SP), slightly silty fine sands(SP-SM) and silty fine sands(SM), along with grey sandy silts(MH),to the maximum boring termination depth of 25 feet. Penetration resistance values within these strata varied from 3 to 47 blows per foot. It should be noted that borings B2(2.0'-4.0'), B3(3.0'-4.0',6.0'-12.0') and B4(8.0'-12.0') encountered slightly silty to silty fine sands with many roots, many organics and wood.

3.2.2 Groundwater Conditions - The groundwater levels encountered at the boring locations was 4.0 to 7.5 feet below the existing ground surface at the time of drilling. The groundwater level should be expected to fluctuate due to seasonal climatic variations, surface water runoff patterns, construction activity and the subsequent development and other interrelated factors. Since groundwater variations are anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based on the assumption that variations will occur.

4.0 GEOTECHNICAL ENGINEERING EVALUATION

4.1 Basis of Evaluation & Recommendations

Our geotechnical engineering evaluation of the site and subsurface conditions with respect to the planned construction, and our recommendations for foundation design and site preparation/earthwork construction, are based upon: (1) Our site observations; (2) The field test data obtained during our current geotechnical exploration of the site; and (3) Our understanding of the project information and structural loading conditions as presented in this report. If the structural information is altered, please contact us so we may review our recommendations. If any site or subsurface conditions are encountered during construction which appear to deviate from data obtained during this geotechnical exploration (as documented herein), please contact us so that we may visit the site, observe the differing conditions, and evaluate the new information relative to our geotechnical evaluation and recommendations.

4.2 Geotechnical Engineering Evaluation

Assuming that the site preparation procedures outlined in this report are implemented, the proposed multi-family residential structures can be supported upon properly designed and constructed conventional shallow foundation systems. Provided that structural loads do not exceed the assumed values as indicated in the Project Information section of this report, the shallow foundation systems may be designed using an allowable soil bearing pressure of 2,500 psf. Provided that the design and construction recommendations outlined subsequently are implemented, we estimate that total structural settlement due to fill and structural loads should be on the order of one inch or less. In addition, post construction differential settlements should be within tolerable magnitudes. The settlements should occur concurrently with construction due to the generally sandy nature of the soils encountered. Site preparation necessary for proper foundation performance includes items as listed below:

* Establishment of temporary groundwater and surface water runoff control measures to maintain the groundwater level 2.0 feet below the construction grade.

* Clearing/grubbing all remaining conflicting wooded areas, stripping the existing vegetation and removing the excessively organic surficial soils from within the construction areas to depths on the order of 3 to 6 inches.

* Excavate the building construction areas to remove the slightly to silty fine sands with many small roots, many organcis and wood encountered at borings B2(2.0'-4.0'), B3(3.0'-4.0',6.0'-12.0') and B4(8.0'-12.0'). Excavation depths may be deeper in some areas. The removal operation should be monitored by a qualified senior engineering technician or engineer to verify that the deleterious organic materials have been completely removed.

* Replace the excavated material with compacted structural fill.

* Compaction of the exposed natural soils to densities equivalent to 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) using a 4 to 5-ton vibratory drum roller. **AGES** representatives should be present to monitoring the surface compaction operations;

* Placement and compaction of any required structural fill to densities equivalent to 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) within the building areas.

5.0 FOUNDATION DESIGN & SITE PREPARATION RECOMMENDATIONS

5.1 Foundation Design Recommendations

5.1.1 Foundation Type - We consider a conventional shallow foundation system applicable for this project if the site preparation recommendations presented in section 5.2 of this report are performed.

5.1.2 Bearing Pressure & Depth - The maximum allowable soil bearing pressure for use in shallow foundation design should not exceed 2,500 psf. The foundations should be designed based upon the maximum load which could be imposed by all loading conditions. The exterior footings should bear at a depth of at least 12 inches below the exterior final grades and the interior footings should also bear at least 12 inches below final grades. These minimum bearing depths should provide the necessary confinement for the soils at the foundation bearing levels.

5.1.3 Foundation Size - The minimum widths recommended for isolated column and continuous wall footings are 24 and 18 inches, respectively. Even though the maximum allowable soil bearing pressure may not be achieved, these minimum width recommendations should control the minimum size of the foundations.

5.1.4 Bearing Material - The foundations may bear in either the compacted suitable natural granular soils or compacted structural backfill or fill. The bearing level soils, after compaction, should exhibit densities equivalent to 95 percent of the modified Proctor maximum dry density (ASTM D 1557) to a depth of at least one-foot below the foundation bearing levels.

5.2 Site Preparation Recommendations

5.2.1 Temporary Groundwater Control - During our geotechnical exploration, the groundwater levels were encountered at depths varying from 4.0 to 7.5 feet below the existing site grades. Dependent upon the groundwater levels encountered at the time of construction, temporary de-watering will probably be required in some areas of the site. If necessary, the groundwater should be controlled at all times at a depth of at least two feet below the construction level. It should be anticipated that a well point system and/or a "sock" pipe with filter fabric may be necessary for dewatering deeper excavations which could be required for unsuitable organic soil removal. Groundwater and surface water control means and methods are the responsibility of the Contractor.

5.2.2 Existing Utilities - Prior to construction, the locations of any existing underground utility lines within the construction area should be established. Provisions should be made to relocate interfering utilities to appropriate locations. It should be noted that if underground pipes are not properly removed or plugged, they may serve as conduits for subsurface erosion which may subsequently lead to excessive settlement of overlying structure(s). All excavations for the removal of utilities should be backfilled to the desired finish grades and compacted to at least 95 percent of the Modified Proctor maximum dry density.

5.2.3 Site Clearing and Stripping - After implementation of the necessary temporary groundwater control measures, the next step of site work should include clearing/grubbing any remaining conflicting wooded areas, stripping of all encountered root mat and topsoil and removal of surficial organic soils. This clearing/stripping work should be performed within and to a distance of at least five feet beyond the perimeter of the planned construction areas. The perimeter areas should then be graded to help direct surface water runoff away from the planned building construction areas.

5.2.4 Unsuitable Soil Removal - The next phase of site preparation should consist of the removal of the slightly silty to silty fine sands with many roots, many organcis and wood which were encountered at borings B2(2.0'-4.0'), B3(3.0'-4.0',6.0'-12.0') and B4(8.0'-12.0') . Excavation depths may be deeper in some areas. The removals should then be performed within and to a distance of at least five feet beyond the perimeter of the planned building construction areas. The removal operation should be monitored by a qualified senior engineering technician or engineer to verify that the deleterious organic materials have been completely removed. The perimeter areas should be graded to help direct surface water runoff away from the planned construction areas.

5.2.5 Site & Fill Compaction - After completing the initial site preparation as described in Sections 5.2.1 to 5.2.4 above, the exposed sandy soils should be compacted to densities of at least 95 percent of the Modified Proctor maximum dry density to a depth of 12 inches using a medium weight vibratory drum roller which has a minimum at-drum weight on the order of four(4) to five(5) tons and a minimum drum diameter on the order of four(4) feet, with the exception that a lightweight vibratory drum or sled compactor having a maximum static weight on the order of 2,000 to 2,500 pounds should be used within 50 feet of existing structures. The structural fill required to raise the site to the planned finished grades may then be placed in loose lifts not exceeding 12 inches in thickness, and should be compacted to densities as recommended above. Loose lifts should not exceed eight inches in areas of the site in which lightweight vibratory equipment is used.

Fill and backfill materials used at this site may consist of Class I Fill/Backfill. The required soil gradation and plasticity requirements are as follows:

> **CLASS I FILL/BACKFILL:** non-plastic, non-expansive, inorganic, granular soils (SP, SP-SM per the USCS Soil Classification System; A-3, A-2-4 per the AASHTO Soil Classification System) containing less than 10 % fines passing the number 200 sieve and exhibiting a Plasticity Index < 4. The material may be used in all fill and backfill applications.

5.2.6 Surcharging Building Pad Areas(Optional) - Subsequent to completion of initial site preparation and surface compaction, all permanent structural fill required for site development purposes should be placed and compacted to similar densities. Subsequent to placement of the permanent fill, we would recommend that the building be surcharged with an additional four(4) feet of sandy fill (above the planned finish floor elevation) for an approximate period of 3 to 4 months to simulate future permanent fill and building related loads. The purpose of the surcharge program is to induce the anticipated fill and building related soil settlement prior to construction of the building. More detailed recommendations concerning the surcharge program requirements are included below. We suggest that the following sequence of construction:

1. After completion of the surface compaction effort but prior to initiation of filling operations, install a minium of three(3) settlement plates at representative locations within the individual building areas and take an initial top of pipe reading at each point.

2. Complete the filling and compaction operations of the structural fill, including the surcharge fill, within the construction area. The settlement plates must not be disturbed during the filling process.

3. Monitor the settlement of the surcharge program by conducting settlement plate differential surveys. A licensed surveyor should be retained by the owner to conduct the surveys biweekly for the first 3 months and then monthly for the remainder of the surcharge period. **AGES** will review the data to determine when the mound may be removed.

5.2.7 Disturbed Soil Conditions - Should the near-surface soils and/or structural fill material experience "pumping" and subsequent soil strength loss during site work construction, work upon these areas should be immediately terminated and: (1) The disturbed soils removed and backfilled with "dry" structural fill soils, (i.e. percent water content on the order of five to 10 percent) which are then compacted; or (2) The excess moisture content within the disturbed soils allowed to dissipate before recompacting. Furthermore, the groundwater table should be checked and controlled as necessary to help insure proper draw-down of any high groundwater conditions that may be causing the "pumping" conditions during compaction or construction activity upon these soils.

5.2.8 Foundation Areas - After placement and compaction of all structural fill, the foundations may be excavated to their planned bearing levels using a "smoothed" bucket backhoe. All fine sandy soils present at the bearing level should be compacted to densities equal to 95% of the Modified Proctor maximum dry density. Compaction of the fine sandy bearing level soils in the small footing areas may be best achieved using lightweight, walk-behind sleds, rollers, or tampers having a minimum total weight of 100 lbs. Loose lifts of backfilled fine sandy soil in the footing excavations, if needed, should be placed in thicknesses of up to 6 inches, prior to densification with the lightweight compaction equipment.

5.3 Additional Field Exploration

Slightly silty to silty fine sands with many roots, many organcis and wood were encountered at borings B2(2.0'-4.0'), B3(3.0'-4.0',6.0'-12.0') and B4(8.0'-12.0') . We recommend a series of backhoe-excavated test pits be performed in the vicinity of the appropriate borings to delineate the vertical and

lateral extent of these soils and to allow a better determination of the content of these soils and, therefore, to better evaluate the need for over-excavation beneath the construction areas. **AGES** can perform these additional services if requested.

6.0 PAVEMENT DESIGN & CONSTRUCTION RECOMMENDATIONS

The subsurface conditions at this site appear favorable for use of a combination of flexible and/or rigid pavements in the parking/drive areas, provided that the recommendations outlined below are implemented. Flexible pavement combines the strength and durability of several layer components to produce an appropriate and cost-effective combination of available construction materials. Concrete pavement has the advantage of the ability to "bridge" over isolated soft areas, it requires less lighting and it typically has a longer service life than asphalt pavement. Disadvantages of rigid pavement include an initial higher cost and more difficult patching of distressed areas than occurs with flexible pavement.

The pavement thickness recommendations and construction recommendations presented in this report are based upon our past experience on similar projects. Detailed pavement design calculations were performed to verify adequacy of the recommended pavement sections. We request that **AGES** be retained to review the final pavement design, paving and drainage plans, and specifications to evaluate whether our guideline recommendations have been properly interpreted and implemented into the project design.

6.1 Asphalt (Flexible) Pavements

Project specific traffic loading conditions have been provided to us. We have used the following assumptions in our pavement evaluation:

1. The 12" of subgrade soils below the base course are compacted to 98 percent of Modified Proctor test maximum dry density (ASTM D 1557) with a design LBR value of 40 (after stabilization).

2. A 20 year design life.

3. Terminal serviceability index (P_t) of 2.5.

4. Reliability of 85 percent, and total equivalent 18-kip single axle loads (E_{18}SAL) of 36,500, we recommend the design shown in the table below for a standard duty asphalt pavement.

STANDARD DUTY ASPHALT/LIMEROCK PAVEMENT		
Pavement Layer	**Thickness**	**Minimum Requirements**
Asphalt Wearing Surface FDOT Type Superpave (SP)	1.5 Inch (one 1.5-inch lift)	Follow FDOT Current Specifications Sections 330 and 334
Limerock or Crushed Concrete Base Course	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of at least 100.

Assuming the above factors for standard duty pavements apply to heavy duty pavements, with total equivalent 18 kip single axle loads (E_{18}SAL) increased to 73,000, we recommend using the design in the table on the next page, for heavy duty pavement areas.

HEAVY DUTY ASPHALT/LIMEROCK PAVEMENT		
Pavement Layer	**Thickness**	**Minimum Requirements**
Asphalt Wearing Surface FDOT Type Superpave (SP) - Placed in two equal lifts	2.0 Inch Minimum (two 1.0-inch lifts)	Follow FDOT Current Specifications Sections 330 and 334
Limerock or Krushed Concrete Base Course	8 Inch Minimum	100% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of at least 100.

6.1.1 Stabilized Subgrade - We recommend that subgrade materials be compacted in place according to the requirements in the "Site Preparation" section of this report. Further, beneath limerock base course, stabilize the subgrade materials to a minimum Limerock Bearing Ratio (LBR) of 40 percent as specified by Florida Department of Transportation (FDOT) requirements for Type B Stabilized Subgrade. The subgrade material should be compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D 1557, AASHTO T-180) value to a depth of 12 inches.

The stabilized subgrade can be a blend of existing soil and imported material such as limerock or shell. If a blend is proposed, we recommend that the contractor perform a mix design to find the optimum mix proportions.

The primary function of stabilized subgrade beneath the base course is to provide a stable and firm subgrade so that the limerock can be uniformly placed and properly compacted. Depending upon the soil type, the subgrade material may have sufficient stability to provide the needed support without additional stabilizing material. Generally sands with silt or clay should have sufficient stability and may not require additional stabilizing material. Cleaner fine sands such as those encountered near the ground surface at this site will require some stabilization in order to provide a minimum LBR value of 40. If the subgrade is constructed of different material (such as off-site fill), LBR testing will be needed to evaluate those soils. An **AGES** representative should check the soils exposed on the finished subgrade to evaluate whether or not additional stabilization will be required beneath the base course.

6.1.2 Limerock Base Course Preparation - The limerock base course (for the flexible pavement areas) should be placed in 6 inch maximum lifts and compacted to densities equivalent to 100 percent of the Modified Proctor maximum dry density (ASTM D 1557). The surface of the limerock base course material should be "primed" with any of the following cutback asphalt grades: RC-70, RC-250, MC-70, or MC-250. Approximately 0.15 gallons per square yard should be applied to the base course surface. Care should be exercised to prevent over-priming of the base course surface. Prior to asphalt placement, the prime coat should be fully set and cured. The specifications governing the placement of prime coats on pavement base course surfaces and sanding is outlined in Section 300 of the Florida DOT Standard Specifications for Road and Bridge Construction (latest edition).

The primed base course should be sanded if: (1) more than one day (24 hours) will elapse prior to laying the asphalt wearing surface and excess prime is not absorbed, or (2) construction equipment will operate over the unprotected primed base course. If sanding is required, approximately 10 pounds of sand per square yard of surface (i.e., about 1/4 inch of sand) should be spread over the primed base course. The sand surface coating should contain less than 10 percent fines (i.e., material passing the No. 200 sieve) and be composed of non-plastic, inorganic, granular soil.

6.1.3 Wearing Surface - The wearing surface should consist of Florida Department of Transportation (FDOT) Type SP Superpave asphaltic concrete. Where applicable, the wearing surface should be constructed in two equal lifts (a leveling binder course and a surface course). Specific requirements for Type SP asphaltic concrete wearing surface are outlined in the Florida Department of Transportation, "Standard Specifications for Road and Bridge Construction", Current Edition, Sections 330 and 334.

6.1.4 Curbing - We recommend that curbing around any landscaped sections adjacent to the parking lots and driveways be constructed with full-depth curb sections designed in accordance with current local design standards. Using extruded curb sections which lie directly on top of the final asphalt level, or eliminating the curbing entirely, can allow migration of irrigation water from the landscape areas to the interface between the asphalt and the base. This migration often causes separation of the wearing surface from the base and subsequent rippling and pavement deterioration. We also recommend that topsoil placed behind the curbs in the landscape areas be limited to 6 inches vertical thickness within 5 feet of flexible pavement.

6.2 Concrete (Rigid) Pavements

Concrete pavement is a rigid pavement that transfers much lighter wheel loads to the subgrade soils than a flexible asphalt pavement. For a concrete pavement subgrade, we recommend using the existing surficial sands or recommend clean fine sand fill (SP), densified to at least 98 percent of Modified Proctor test maximum dry density (ASTM D 1557) without additional stabilization, with the following stipulations as shown below:

1. Subgrade soils must be densified to at least 98 percent of Modified Proctor test maximum dry density (ASTM D 1557) to a depth of at least 18 inches prior to placement of the base material.
2. The surface of the compacted base material must be smooth, and any disturbances or wheel rutting corrected prior to placement of concrete.
3. The subgrade soils must be moistened prior to placement of concrete.
4. Concrete pavement thickness should be uniform throughout, with exception to thickened edges (curb or footing).
5. The bottom of the pavement should be separated from the estimated typical wet season groundwater level by at least 18 inches.

Our recommendations for slab thickness for standard duty concrete pavements are based on (a) The subgrade soils densified to 98 percent of the Modified Proctor maximum dry density (ASTM D 1557), (b) Modulus of subgrade reaction (k) equal to 200 pounds per cubic inch, © A 20 year design life, and (d) Total equivalent 18-kip single axle loads (E_{18}SAL) of 36,500. We recommend using the design shown in the table below for standard duty concrete pavements.

STANDARD DUTY (UNREINFORCED) CONCRETE PAVEMENT		
Minimum Pavement Thickness	**Maximum Control Joint Spacing**	**Recommended Sawcut Depth**
4 Inches	10 Feet x 10 Feet	1-1/4 Inches

Our recommendations for slab thickness for heavy duty concrete pavements are based on the same factors as above with the exception of a) total equivalent 18-kip single axle loads (E_{18}SAL) increased to 73,000. Our recommended design for heavy duty concrete pavement is shown below.

HEAVY DUTY (UNREINFORCED) CONCRETE PAVEMENT		
Minimum Pavement Thickness	**Maximum Control Joint Spacing**	**Recommended Sawcut Depth**
6 Inches	12 Feet x 12 Feet	1-1/2 Inches

We recommend using concrete with a minimum 28-day flexural strength (modulus of rupture)

of at least 650 pounds per square inch, based on 3rd point loading of concrete beam test samples. Layout of the sawcut control joints should form square panels, and the depth of sawcut joints should be at least 1/4 of the concrete slab thickness.

We recommend allowing **AGES** to review and comment on the final concrete pavement design, including section and joint details (type of joints, joint spacing, etc.), prior to the start of construction. For further details on concrete pavement construction, please reference the "Guide to Jointing of Non-Reinforced Concrete Pavements" published by the Florida Concrete and Products Association, Inc., and "Building Quality Concrete Parking Areas", published by the Portland Cement Association.

6.3 Permanent Groundwater Control Measures

One of the most critical factors influencing pavement performance in Northeast Florida is the relationship between the pavement subgrade and the seasonal high groundwater level. Many roadways and parking areas have been destroyed as a result of deterioration of the base and the base/surface course bond. We recommend that the seasonal high groundwater and the bottom of the limerock base course be separated by at least 24 inches for asphalt pavement. A separation of 18 inches is recommended for rigid pavement. If this separation cannot be achieved through grading and permanent surface drainage improvements, it will be necessary to install an underdrain system to control the groundwater. **AGES** should review the final paving and grading plans to evaluate the need for underdrains.

6.0 QUALITY CONTROL TESTING GUIDELINES

Prior to initiating compaction operations, we recommend that representative samples of the structural fill material and exposed in-place fine sandy soils be collected and tested to determine their compaction and classification characteristics. The maximum dry density, optimum moisture content, gradation, and plasticity characteristics should be determined. These tests are needed for compaction quality control of the structural fill and existing soils and to determine if the fill material is acceptable.

A representative number of field in-place density tests should be performed in the compacted existing soils and in each one foot lift of structural fill/backfill to confirm that the required degree of compaction has been obtained. At each test level, we recommend that at least one density test be performed for every 3,000 square feet of construction area (minimum of three tests per lift). In-place density tests should also be performed at representative locations in the bearing level soils of the footings. We recommend that at least one density test be performed in each isolated column footing and every 100 linear feet in continuous footings.

7.0 CONSTRUCTION PLANS & SPECIFICATIONS REVIEW

We recommend that **AGES** be provided the opportunity to review the foundation plans and the specifications prepared from the recommendations presented in this report. If necessary, we will suggest any modifications that may be required to verify that our recommendations have been properly interpreted and implemented. Our report has been written in a guideline recommendation format and is not appropriate for use as or inclusion into the specifications without being reworded in specification type format. It is recommended that this report not be made part of the contract documents. However, it should be made available to prospective contractors for information purposes only.