

## 1. Architectural Review Comments

COMMENT	RESPONSE	RESPONDENT
1. According to the City Land Development Code/Section 13.02.07 Exterior Materials/Finishes: "Finishes of exposed concrete block or corrugated metal are prohibited" However, stucco treatment on a corrugated metal facade may be acceptable. Architect shall revise accordingly.	A field applied elastomeric acrylic finish system will be added on top of the insulated metal panels on the facade facing the roadway to satisfy the requirement. Basis of Design: Stuc-O-Flex. Drawing A-300 will be revised to indicate area of field applied finish.	2025-08-26 D.Sweigart
2. Pitched roofs must be a minimum 5:12 slope. The proposed (submitted) building does not meet that requirement. Architect shall revise accordingly.	ARC has reviewed the proposed slope and provided an approval. Copy of the approval letter will be uploaded to the portal for record. No change to roof slope required.	2025-08-26 D.Sweigart
3. The Town Center Architectural Review Committee (ARC) will have ultimate approval authority of the building.	Noted. Approval letter was provided by ARC and will be uploaded to the portal for record.	2025-08-26 D.Sweigart
4. Provide letter of approval from ARC when obtained.	Letter will be uploaded to the portal for record.	2025-08-26 D.Sweigart

## 2. Building Plan Review Comments

COMMENT	RESPONSE	RESPONDENT
<b>Comments below per the 2023 FBCB</b>		
<p>1. Geotechnical investigation report shall be signed and sealed by a Florida licensed professional engineer in accordance with f.s. 471.025 and f.a.c. 61g15-23.004 and include the required statement.</p>	<p>Signed and sealed geotechnical report has been received. Will upload a copy to the portal for record</p>	<p>2025-08-28 A.Abraham</p>
<p>2. It is suggested the fire hydrant flow test information be removed from this geotechnical investigation report as it is not a part of a geotechnical investigation and should be provided in a separate document for record keeping purposes.</p>	<p>Fire hydrant flow test report has been removed and a separate document will be uploaded for record keeping purposes.</p>	<p>2025-08-28 A.Abraham</p>
<p>3. Provide percentage slope indicators on all sides of building signifying minimum slopes in landscaped areas are provided with 5% slope within ten feet of building and 2% for sidewalks and/or other impervious surfaces within ten feet of building. Provide multiple slope indicators signifying all points along each side of building are to be provided with minimum percentage slopes and slopes are perpendicular to building foundation faces. Provide general grading note and details based on section 1804.4 for instructions to contractor they are to maintain minimum percentage slopes and must also account for settlement of backfill. See section 1804.4 for additional information. Slope indicators must be based on elevations at the building perimeter accounting for minimum 6-inch foundation height above adjacent finished grade in sections 1403.8, 2114.2, 2305.12.5.1 (see exceptions that allow a reduction to 4-inches). Spot elevations are not sufficient to address this comment. slope indicators as described above are required.</p>	<p>Slope indicators will be included on Sheet C-230.</p>	<p>2025-08-28 C. Wraight</p>
<b>Comments below per 2023 FBCA</b>		

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<p>1. If you provide a 'facility' (defined in the Florida building code accessibility), then the facility must be accessible to persons with disabilities. In this case you are providing an E.V. charging station and therefore you must provide one (1) accessible E.V. charging station (accessible parking space, accessible charging equipment). It appears you only need one (1) accessible parking space, so perhaps consider moving the second one across the lot to the E.V. station.</p>	<p>EV charging station will be relocated in the accessible parking. Refer to Sheets E-050 Site Plan and C-200 Site Layout Plan.</p>	<p>2025-08-28 S. Manandhar</p>
<p>2. Accessible parking lot striping detail does not match required standards (white striping outlined in blue). Refer to F.D.O.T. Standard plans index 711-001 FY 2024-25 for acceptable accessible parking striping. F.s. 553.5041 (6).</p>	<p>Accessible parking lot striping detail will be updated to accommodate F.D.O.T. Standards (Sheets C-261 &amp; C-262).</p>	<p>2025-08-28 C. Wright</p>
<p>3. Accessible parking sign detail is incomplete and missing several details. Universal symbol of disability is incorrect proportions, there is no sign stating parking by disabled permit only, there is no sign stating the fine amount (\$250) for illegally parking in an accessible parking space, there is no sign height measurement to bottom of sign above the ground. See F.D.O.T standard plans index 711-001 and 700-102 FY 2024-25 for proportions, sign details, etc. See F.S. 553-5041 (6) for sign mounting heights.</p>	<p>Accessible parking sign detail will be updated to accommodate F.D.O.T Standards (Sheet C-261).</p>	<p>2025-08-28 C. Wright</p>
<p>4. Provide complete details of accessible exterior route across entire site per section 206 to include: from public streets and sidewalks; from accessible site arrival points; from accessible parking (see section 208.3.1 for accessible route minimum widths related to accessible parking); from accessible building entrances and from all common facilities. Please note that all accessible elements across the site must be interconnected by accessible exterior routes. Complete details means sufficient details and directions for constructability and directions to the contractor to include; cross and running slopes per section 403 for each differing segment (those with different slopes) of accessible routes; maximum slope</p>	<p>Details (including slope indicators, widths, spot elevations and other applicable directions to contractor) as described for accessible exterior routes will be included on Sheet C-230.</p>	<p>2025-08-28 C. Wright</p>

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<p>indicators and width and length of accessible landings at building entrances and exits and gates; clear widths and passing spaces at turns based on turn type as necessary; maneuvering space clearance dimensions based on direction of approach at accessible building entrances, exits and gates. The purpose of this request is to identify slopes as absolute minimums and maximums for each segment and/or component of accessible routes as necessary for instructions to the contractor that slopes must be maintained. Spot elevations are not sufficient to address this comment. A comment box by itself instructing contractors to note the required slopes is not sufficient to address this comment. Slope indicators as described above are required.</p>		

### 3. Fire Review Comments

COMMENT	RESPONSE	RESPONDENT
<p>1. Please place the following note on the cover sheet. Separate permits required for all fire alarms, fire sprinkler systems, fire protection systems, as well as fire underground installations located on private property downstream from their connection to city mains including but not limited to: private fire mains, building fire service lines for fire sprinkler systems, fire department connection (FDC) lines, fire pumps, private fire hydrants and similar. All contractors performing work on fire underground installations to be licensed for the scope of their work according to Florida statutes chapters 633 and 489. Plans prepared by a Florida licensed professional engineer (normally part of the site development application) as well as any system layout plans prepared by the contractor shall be submitted with each application for permit. Allow sufficient time for plan review and plan approval. No work shall be started, covered or otherwise concealed from view until approved to cover by the palm coast building division and permit is issued. Contact the palm coast building division at 386-986-3780 with questions and for more information.</p>	<p>Will include comment on Cover Sheet.</p>	<p>2025-08-26 C. Kriebel</p>
<p>2. Please place fire department connections such that it/they are located at the nearest point of fire department apparatus accessibility or at a location approved by the authority having jurisdiction per NFPA 13: 16.12.5.7</p>	<p>Will relocate the FDC to be adjacent to the first hydrant on the site.</p>	<p>2025-08-26 C. Kriebel</p>
<p>3. Please provide note on plans indicating fire hydrant(s), FDC's, Dedicated Fire Flow Assemblies, etc. are to be located a minimum distance of 36 inches from edge of fire department access roads. If this cannot be accomplished, provide note indicating the presence of pipe bollards and a bollard detail in close proximity to fire access roads of not less than 36 inches or provide specs for bollards for protection of fire hydrants, dedicated fire flow assembly, and FDC's in areas</p>	<p>Will include note on Sheets C-002, C-273 and C-274.</p>	<p>2025-08-28 C. Wraight</p>

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<p>where physical damage may occur per NFPA1 Sections 7.3.5 and 7.3.5.1 and the AHJ.</p>		
<p>4. Please place a note on the Auto turn plan indicating there are no canopies, awnings, or height restrictions that are lower than the required fire department access of at least 13.6 inches high per FFPC 1 (2020) 18.2.3.5.1.2 and AHJ</p>	<p>Will include note on Sheets C-273 and C-274.</p>	<p>2025-08-28 C. Wright</p>
<p>5. Please show dimensional measurements such as to indicate the fire department access maintains a minimum of 24 feet along the access per NFPA 1141,5.36, FFPC 18.2.3.5.2 with clearances established under 18.2.3.5</p>	<p>Will include measurements to show this is accommodated on Sheets C-273 and C-274.</p>	<p>2025-08-28 C. Wright</p>
<p>6. Please provide a note on plans indicating the angle of approach and departure for any part of the fire department access road including entrance transition from street shall not exceed 1 ft. drop in 20 ft. (5%) per Section 18.2.3.5.6.2.</p>	<p>Will include note on Sheets C-273 and C-274.</p>	<p>2025-08-28 C. Wright</p>
<p>7. Please provide information on the knox key switch for rapid entry access of fire department per FFPC 1, 18.2.2.2, and AHJ. And place the following on the cover sheet: Please select FLAGLER COUNTY DEPT, of EMERGENCY MANAGEMENT, for jurisdiction or agency even though it is going in the city. This way it will get it keyed correctly. <a href="https://www.knoxbox.com/Products/Commercial-KnoxBoxes">https://www.knoxbox.com/Products/Commercial-KnoxBoxes</a></p>	<p>Knox box will be indicated on the fire department access plans (Sheets C-273 and C-274) and the site layout (C-200). Note will be added to the cover sheet.</p>	<p>2025-08-29 C. Kriebel</p>

#### 4. Planning Project Manager Comments

COMMENT	RESPONSE	RESPONDENT
<p>1. This Technical Site Plan (TSP) application is for a ±33,408-square-foot data center building, a ±13,250-square-foot MEP Equipment Yard, a ±51.50-square-foot guardhouse. That equate to ±46,709.5 square feet of gross floor area. Therefore, this TSP application meets the threshold to be considered a Tier 2 application pursuant to Land Development Code (LDC) Sec. 2.04.01 Table 2-1. A TSP Tier 2 application is considered a moderate development level and requires approval by the City's Planning and Land Development Regulation Board through a public hearing process. The threshold of development that moves the project from Tier 1 to Tier 2 is the project hitting 40,000 square feet in gross floor area. Please address in details the MEP equipment yard because it makes a difference whether your application is approved administratively or going to Planning Board.</p>	<p>Total building area, per architectural drawings, is 34,823 sq.ft (including guard house) which seems to fall within the limits specified under Tier 1. It is our understanding that MEP yard area would not be factored under "building" area as it is gravel area with sidewalks. The MEP yard does not have a roof and is separated by a wall from the building. Per email communication between City (Phong Nguyen) and Jacobs (Ajit Abraham) it was agreed that the application can stay as Tier 1 application.</p>	<p>2025-08-28 A.Abraham</p>
<p>2. The overall site is approximately ±7.05 acres in size and is located within Tract 14A of the Town Center Master Planned Development (MPD). Within the MPD's Development Agreement (DA), Tract14A is designated as Town Business. The Future Land Use Designation is DRI-Urban Core.</p>	<p>Will note on drawings what the planned FLUM would be.</p>	<p>2025-08-28 A.Abraham</p>
<p>3. Any regulation not explicitly modified by the MPD DA defaults to the LDC.</p>	<p>Noted.</p>	<p>2025-08-28 A.Abraham</p>
<p>4. The MPD DA the minimum site dimensions are as follows:                      a. Min. Lot Size: 20,000 square feet                      b. Min. Lot Width: 100ft                      c. Building Setbacks:                          i. Min. Front Yard - 20 feet                          ii. Min. Street Side Yard - 20 feet                          iii. Min. Interior Side Yard - 0 feet                          iv. Min. Rear Yard - 20 feet                      d. Building Height:</p>	<p>Noted. Will include setbacks on Sheet C-200. Will include ISR % calculation on Sheet C-200.</p>	<p>2025-08-28 C. Wraight</p>

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<p>i. Min. 16 feet (measured: to roof peak)                      ii. Max. 80 feet (measured: in accordance with the Land Development Code, which means mean roof height)                      e. Max. Site Impervious Surface Ratio (ISR): 85%</p>		
<p>5. The proposed Data Center is a permitted use for the Town Business Area in the MPD DA.</p>	<p>Noted.</p>	<p>2025-08-28 A.Abraham</p>
<p>6. Sidewalks adjacent to Town Center Boulevard for the length width of the property shall be required. The applicant has the option of paying into the sidewalk fund or constructing the sidewalk. The sidewalk fund is established in the development fee schedule. Exhibit D of the MPD DA depicts sidewalks on both sides of Town Center BLVD. See Page 37 of MPD DA for dimensions. The sidewalk shall be interconnected to the site's sidewalk system as required by LDC Sec. 5.03.02.</p>	<p>Sidewalks will be added on-site. Sidewalks will be called out on sheet C-200. Off-site sidewalks will be compensated by paying into the fund.</p>	<p>2025-08-28 C. Wright</p>
<p>7. MPD DA Section 7.0 Design Guidelines:                      (f) Off-street parking lots will be located to the rear of structures, if possible.                      If it is necessary to locate parking on the front or side of a structure, the parking will be screened with solid street walls, berms or landscaping a minimum of four feet in height.                      (q) Parking lots will provide not less than one bicycle parking space for every twenty vehicle parking spaces.                      (u) Fences or walls needed to provide extra security or safety may be permitted with a maximum height of 8 feet and may be located within the perimeter of the property as part of an approved or required landscape buffer plan meeting the requirements of the City's Land Development Code and upon approval by the City and the Town Center Architectural Review Board.</p>	<p>(f) Landscaping, with a minimum of four feet in height, is being provided as part of the proposed design. Parking is located on the front side of the building. The proposed landscape plan has provided landscaping in the form of tall grasses, shrubs and trees in direct line of sight between the right-of-way and the parking area, in addition to slatted fencing before the parking area. Parking and vehicles are expected to be minimally seen from the right-of-way with this design.                       (q) Two bicycle parking spaces are provided                       (u) Fencing details was shared with ARC for review and approval has been received. Proposed project will be using anti climb security fence.</p>	<p>2025-08-28 C. Wright</p>
<p>8. LDC Sec. 4.01.02.B.2 Allows for nonresidential development fencing to utilize barbed wire or other material upon approval by the Land Use Administrator.</p>	<p>Fencing details was shared with ARC for review and approval has been received. Proposed project will be using anti climb security fence.</p>	<p>2025-08-28 A.Abraham</p>

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<p>9. The MPD DA has parking requirements for the site fitting "nonresidential commercial", which requires 1:350 square feet of gross floor area. This equates to approximately 100 spaces. The Concept Plan depicts 17 parking spaces, including two ADA-compliant spaces.</p>	<p>The facility is not intended to be used by the public and has a planned occupancy of no more than 15 people (employees + visitor). We request an exception to this criteria.</p>	<p>2025-08-28 C. Wright</p>
<p>10. Pursuant to LDC Sec. 5.04.02.B.1. - Flexibility: The Land Use Administrator may authorize an adjustment in the total parking requirements where it is demonstrated that the application of the parking ratios is inappropriate for a proposed use due to the mix of existing or proposed uses on the property. A request for adjustment may require the submission of a site plan, traffic and parking study, and floor plan, which address the rationale for reducing or increasing parking requirements.</p>	<p>The facility is not intended to be used by the public and has a planned occupancy of no more than 15 people (employees + visitor). We request an exception to this criteria.</p>	<p>2025-08-28 C. Wright</p>
<p>11. Pursuant to LDC Section 5.04.07, there needs to be min. of 12'x30'x14' unless it will accommodate semitruck/trailer in which case length increases to 55'. Provide dimensions for loading space.</p>	<p>The facility has an interior loading dock as shown on building plans. Please refer to C-200 for planned loading dock location. A dotted line has been included to show the planned interior loading space.</p>	<p>2025-08-28 C. Wright</p>
<p>12. Regarding the "borrow pit" depicted on the site plan, a borrow pit is not a permitted use within the MPD DA. On-site fill can be used to provide a building pad for the construction of a permitted structure. MPD DA Sec. 5.3(f) Clearing of trees, filling, excavation and dredging may be performed within Town Center consistent with permits issued from time to time by SJRWMD. All cleared and filled areas will be seeded or sodded and an average of one tree, with a minimum height of eight feet and two inches caliper measured six inches above grade, will be planted per acre. The trees may be grouped.</p>	<p>The "borrow pit" will be removed.</p>	<p>2025-08-28 C. Wright</p>
<p>13. These comments are related to the Technical Site Plan Application Submittal Checklist. Please refer to that document to ensure compliance with all requirements.</p>		

COMMENT	RESPONSE	RESPONDENT
<p>a. See Row #28: The submitted Boundary Survey does not include Flood Insurance Rate Map (FIRM) information: community panel number, date, flood zone(s), Base Flood Elevation data in NAVD 88'.</p>	<p>FIRM information will be provided on the Cover Sheet and Sheet C-002. Updated boundary survey with FIRM info has been uploaded to the portal.</p>	<p>2025-08-28 C. Wright</p>
<p>b. Cover sheet to include:</p> <ul style="list-style-type: none"> <li>i. Name, address, phone #, and e-mail address of the owner, engineer, landscape architect, surveyor, architect, environmentalist and developer.</li> <li>ii. Site location map inset with a north arrow indicator and sufficient information to locate the property in the field. Street names within the area are to also be included on the map.</li> </ul>	<p>Supporting information and Site Location map will be added to the Cover sheet.</p>	<p>2025-08-28 C. Wright</p>
<p>c. Site Data analysis with the following information (typically found on a master site plan or site geometry plan):</p> <ul style="list-style-type: none"> <li>I. Site size (in square feet and/or acreage)</li> <li>II. Zoning of property</li> <li>III. FLUM of property</li> <li>IV. Intended uses and total square footage for buildings for each use</li> <li>V. Total building(s) square footage-Gross Floor Area- (measure from outside walls); include square footage of any space with a roof (e.g. covered entry, open porch, portico, etc.)</li> <li>VI. Total building footprint as percentage of site and area (via sq. ft. or acreage)</li> <li>VII. Vehicular Use Area (VUA) percentage and area</li> <li>VIII. Sidewalk(s) percentage of site and area</li> <li>IX. Impervious Surface Ratio (ISR) and area</li> <li>X. Floor Area Ratio (FAR) and area (only for non-residential)</li> <li>XI. Pervious Ratio and area</li> <li>XII. Parking calculations to include # required, existing, proposed vehicle spaces and bicycle rack spaces. Also include required/provided ADA accessible spaces</li> <li>XIII. Building Height for each building.</li> </ul>	<p>Site Data Analysis information and calculations as listed will be included on Sheet C-200.</p>	<p>2025-08-28 C. Wright</p>

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d. A space measuring at least 4" in width by 3" in height shall be provided in the upper right corner at the top of each sheet of plans to be reserved for the City's approval stamp.	Title Block will be adjusted to accommodate on all sheets of the plans.	2025-08-28 C. Wraight
e. Easements including locations, dimensions, and types (show both existing and proposed).	Existing and proposed easements will be clearly indicated on Sheet C-050. Proposed easements will be shown appropriate sheets (Sheet C-240).	2025-08-28 C. Wraight
f. All existing and proposed structures depicting dimensions and locations.	Dimensions of structures will be shown on Sheet C-200.	2025-08-28 C. Wraight
g. Pad location, size, and setbacks for all dumpsters and recyclable containers (including details of enclosure).	Information will be shown on Sheet C-200.	2025-08-28 C. Wraight
h. Zoning of all adjacent properties and properties across rights-of-ways with the name of the rights-of-way(s) included.	Zoning of adjacent properties and across right-of-way will be shown on Sheet C-050.	2025-08-28 C. Wraight
i. Location of bike racks and detail specifications.	Bike racks will be shown on Sheet C-200 and details will be provided on Sheet C-264.	2025-08-28 C. Wraight
j. Show loading zones and along with dimensions.	The proposed site does not include any external loading and unloading zones. There is an internal loading dock where materials will be delivered to site. A dotted line will be added to show the planned interior loading space.	2025-08-28 C. Wraight
k. Show location of all mechanical equipment and utility boxes. Ground-mounted mechanical equipment shall be located within 20' of the principal structure, except transformers.	Per email conversation between City (Mr. Phong Nguyen) and Jacobs (Ajit Abraham), this requirement is deemed not applicable as the MEP yard is screened by louvers.	2025-08-28 A.Abraham
l. Show location of all outdoor storage areas, loading and unloading areas, truck parking. And depict all service support equipment and label each.	The proposed site does not include any outdoor storage areas, loading and unloading zones/areas, or truck parking. It is not expected to have service support equipment for the areas listed, since there are no proposed areas as such.	2025-08-28 C. Wraight
m. Provide a note that states the minimum height of vehicular overhead obstructions shall not be less than 13'6".	There are no vertical vehicular overhangs on through the vehicular paths of travel, however a note as commented will be included on Sheets C-002, C-273 and C-274.	2025-08-28 C. Wraight
n. Primary, secondary and emergency access roads including site access locations, minimum access clearance widths and heights, lane widths for multi-lane / two-way roads, turning radius, lengths of dead-ends listed; gates and other controlled access points with width clearance dimensions. All	Dimensions (widths, radii, clearances, etc.) of all access roads are shown on Sheet C-200. However, dimensions and drive information will be clearly shown on Sheets C-273 and C-274.	2025-08-28 C. Wraight

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fire department access roads shall be designed for a minimum 75,000 lb. apparatus / equipment weight.		
o. Depict internal and external walkways/sidewalks, connections, width and provide specifications.	<p>Site sidewalks outside of the building are shown with dimensions on Sheet C-200. Details are shown on Sheet C-260. Per the Building Review Comment #4, details (including slope indicators, widths, spot elevations and other applicable directions to contractor), as described in Building Review Comment #4, for accessible exterior routes will be included on Sheet C-230.</p> <p>Owner will pay into the sidewalk fund.</p>	2025-08-28 C. Wright
p. Signage is regulated under Chapter 12 of the LDC, but the MPD DA modifies the sign regulations. Is signage proposed?	Signage is proposed. Will review to ensure that its aligned with Chapter 12 of the LDC.	2025-08-28 C. Dolezal
14. Requires an Entitlement Form from the CDD Declarant.	Reached out to ARC to obtain the form. Walker Douglas in communication with DC Blox to verify project isn't exceeding the allocated 200,000 sq.ft of DC space. Form to be included once document is received from ARC.	2025-09-10 A.Abraham
15. Public Arts Fee - Construction Valued over \$1 mil pays 0.05% up to a max of \$250k for art in public places program or provide public art of equal value.	Noted. Owner is working on making the first partial payment when building permit is submitted.	2025-08-28 A.Abraham

## 5. Planning Engineer Comments

COMMENT	RESPONSE	RESPONDENT
<b>General Notes (C-002)</b>		
1. Add note stating, "Contractor to attend a mandatory Pre-Construction Meeting with the City staff prior to any disturbance of the property".	Note will be added (Sheet C-002).	2025-08-28 C. Wraight
2. Add note stating, "All utilities shall be located underground".	Note will be added (Sheet C-002).	2025-08-28 C. Wraight
<b>Grading and Stormwater Plan (C-230)</b>		
1. Provide pipe calculations so that the structures and pipes can be reviewed.	Pipe calculations will be added (Sheet C-230).	2025-08-28 C. Wraight
2. Add grades to the intersections (PC and PT) to ensure proper grading of the intersection	Elevations and grades will be added at the intersections (Sheet C-230).	2025-08-28 C. Wraight
3. Add additional grades to the parking area to ensure proper grading of the parking area and flow of drainage runoff.	Grades will be added in the parking area (Sheet C-230).	2025-08-28 C. Wraight
<b>Typical Construction Details (C-230)</b>		
1. Detail 7 Parking Space Detail shows the parking space being 18' in depth but the Site Plan shows a 20' depth. Review and revise accordingly.	Parking space detail will be updated (Sheet C-260).	2025-08-28 C. Wraight
<b>Lighting Plan</b>		
1. The Lighting should meet the requirements per LDC Section 9.08. Provide the light pole/wall pack details, and mounting height, and lighting details and pole base detail(direct bury, etc.).	Details sheet E-804 has lighting details for pole base and will include the wall pack details. Mounting height will be indicated on sheet E-051.	2025-08-29 S. Manandhar

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2. The lighting plan should contain the following notes:	Lighting plans E-050 & E-051 general notes section updated accordingly.	2025-08-29 S. Manandhar
a. No lights allowed 90 degrees above horizontal plane, except accent lighting.	Lighting plans E-050 & E-051 general notes section updated accordingly.	2025-08-29 S. Manandhar
b. Light shielding requirements shall protect from glare, light spillage to pedestrians, aircraft and cars.	Lighting plans E-050 & E-051 general notes section updated accordingly.	2025-08-29 S. Manandhar
c. Mercury Vapor shall not be allowed.	Lighting plans E-050 & E-051 general notes section updated accordingly.	2025-08-29 S. Manandhar
d. Lighting Plan shall meet the requirements of Section 4 of IESNA RP-20-14 Lighting for Parking Facilities; 2014 or current edition.	Lighting plans E-050 & E-051 general notes section updated accordingly.	2025-08-29 S. Manandhar

## 6. Floodplain Review Comments

COMMENT	RESPONSE	RESPONDENT
1. Flood zone information is missing from the survey and cover sheet, please revise.	Flood information will be added to the Cover Sheet and included in updated survey. Revised survey has been uploaded to portal.	2025-08-28 C. Wright

## 7. Stormwater and Engineering Comments

COMMENT	RESPONSE	RESPONDENT
1. An impervious area summary letter will need to be submitted to the city and the SJRWMD to confirm the proposed improvements conform to the allotted impervious area for Pond 22. Please coordinate with the original EOR for Town Center (Singhofen & Associates) to obtain the most up-to-date numbers.	Singhofen-Halff (SH) has been contacted. Parakeet-Gumbo will change the outfall pipeline profile/structure and utilize stub-out on Town Center Parkway (Sheets C-230 and C-232). Jacobs will resubmit revised drawings to SH to obtain the approval letter. This letter is required for SJRWMD ERP permit also.	2025-08-28 Mitch Griffin
2. Please add the contractor and owner's certifications to the Erosion and Sedimentation Control Notes and Details sheet (C-303) per the City of Palm Coast's LDC Section 9.04.07.D.	This certification will be added.	2025-08-28 Mitch Griffin
3. Portions of the proposed parking lot appear to have conflicting grading information. Please clarify proposed grading along parking area east of the proposed building.	Grading in the parking lot was clarified (Sheet C-230).	2025-08-28 Mitch Griffin
4. Please provide a typical cross section over the proposed outfall storm pipe. According to the profile sheet, some areas above this pipe are being filled in upwards of 3'. Per the currently-drawn limits of disturbance lines on the Erosion Control plan sheet, this will make the banks steeper than 2:1 in some areas.	The revised site plan lowered the outfall pipe to avoid high fill. All slopes are 3H:1V or less, all fill inside private utility easement.	2025-08-28 Mitch Griffin
5. The proposed culvert at the main entrance may not be necessary since I believe that side of Town Center Blvd is curb and gutter with the road sloping toward the swale on the other side of the road. Please confirm with surveying since the survey provided appears to be a boundary survey without much topographic or stormwater infrastructure. Also, please confirm if any stormwater stub-outs were constructed as indicated by the as-builts. If these stub-outs were constructed there may not be a need for the outfall storm pipe along the rear of the property.	SH identified a drainage pipe stub-out is in vicinity of the entrance, and the Parakeet-Gumbo site plan was revised to tie into it. This stub out will serve the swale in front of the building but will not eliminate the need for the developed site to drain directly to the pond.	2025-08-28 Mitch Griffin
6. Please provide a typical cross section for the Burrow Pit. Once completed, how will the pit/pond behave during large storm events? What will its contributing drainage basin be? Will it	This was not a wet pond, just an area to allow percolation. This area was revised to raise the grade to avoid confusion.	2025-08-28 Mitch Griffin

COMMENT	RESPONSE	RESPONDENT
overflow? A 6" freeboard will be needed for the 25-Yr/24-Hr storm event.		
7. Please regrade main entrance to reduce/limit the amount of runoff going back to Town Center Blvd.	The grade was reviewed to address this comment. This project site cannot accept drainage from the road. Inlets allow driveway runoff and TC Blvd run-on to go to swale. The stub-out pipe takes the road runoff south.	2025-08-28 Mitch Griffin

## 8. Traffic Engineer Comments

COMMENT	RESPONSE	RESPONDENT
1. Please provide stop bar and stop sign (R1-1) at the entrance for exiting traffic. Stop sign shall be 30 inch and stop bar shall be 24 inch thermoplastic striping. Location of stop bar shall be no closer than 10 feet from edge of pavement of Town Center Blvd and no farther than 15 feet.	Stop bar and stop sign will be added (Sheet C-200).	2025-08-28 C. Wraight
2. Provide a 6" wide solid yellow striping centerline starting from the stop bar for 30 feet into the site on the driveway.	Centerline striping will be added as described (Sheet C-200).	2025-08-28 C. Wraight
3. Please provide a note on site plan that all striping within Town Center Blvd right-of-way shall be thermoplastic.	Note will be added (Sheet C-200).	2025-08-28 C. Wraight
4. Shift the eastern crosswalk further north 15 feet and provide a stop bar and stop sign (R1-1) 4 feet south of the new location of eastern crosswalk for northbound traffic.	Crosswalk will be shifted (Sheet C-200).	2025-08-28 C. Wraight
5. Label and provide ADA compliant ramp with tactile warning strip at every location sidewalk slopes down to parking lot pavement elevation.	Ramps will be labeled as ADA compliant with tactile warning strip (Sheet C-200).	2025-08-28 C. Wraight
6. Provide a "sidewalk ends" sign at the right-of-way line of Town Center Blvd.	Sign will be added (Sheet C-200).	2025-08-28 C. Wraight
7. Provide three Object Markers (OM4-2) signs at the end of the pavement on the south driveway connection to future site.	Object Markers (OM4-2) signs will be added (Sheet C-200).	2025-08-28 C. Wraight
8. Traffic Report is acceptable.	No action.	2025-08-28 C. Wraight

## 9. Utility Department Comments

COMMENT	RESPONSE	RESPONDENT
<p>1. Fees, agreements and FDEP permits shall be completed prior to issuance of the site development permit</p>	<p>According to Ms. Samantha Borges: <i>“Once the development order has been issued, I will be able to provide you with our Application for Service Extension. I will need that application to be completed and returned to me along with building plans and your engineer’s determination on if your project will require FDEP permitting or not. I will then be able to begin working on getting together the Utility Agreement.”</i></p> <p><b>AND</b></p> <p><i>“The Development Order comes before Utility Agreement. I did verify with Community Development that this process is still the same.”</i></p>	<p>2025-08-28 A.Abraham</p>
<p>2. For matters regarding Utility Capacity Fees, Utility Metering Agreements and FDEP Permits please contact Rebecca Teixeira RTeixeira@palmcoastgov.com and Samantha Borges at SBorges@palmcoastgov.com or at 386-986-2355</p>	<p>According to Ms. Samantha Borges: <i>“Once the development order has been issued, I will be able to provide you with our Application for Service Extension. I will need that application to be completed and returned to me along with building plans and your engineer’s determination on if your project will require FDEP permitting or not. I will then be able to begin working on getting together the Utility Agreement.”</i></p> <p><b>AND</b></p> <p><i>“The Development Order comes before Utility Agreement. I did verify with Community Development that this process is still the same.”</i></p>	<p>2025-08-28 A.Abraham</p>
<p>3. You may want to look at using SDR-9 blue polyethylene tubing 2" or 3" in lieu of 2.5" C-900 for the onsite potable water. Pipe and fittings will likely be more readily available using the polyethylene tubing. If you decide to use polyethylene tubing, the 8"x2-1/2" REDUCER would be changed to an 8"x2" tap plug with a corporation stop (valve). Should you decide to use PVC, please add a valve on the potable water side of the 8"x8" TEE to allow for the isolation of the potable water line without shutting down the fire line, should the need arise.</p>	<p>Material will be updated as noted and updates will be made accordingly as commented (Sheets C-240 and C-242).</p>	<p>2025-08-28 C. Wright</p>
<p>4. Please upsize sewer laterals from 4" to 6", at a 1% minimum slope. The riser pipe to cleanout is a minimum of 4" for a 6" sewer lateral as depicted on C-261, item 5</p>	<p>Sewer laterals will be upsized to 6" with a 1% minimum slope. Riser pipe will be included as noted.</p>	<p>2025-08-28 C. Wright</p>

COMMENT	RESPONSE	RESPONDENT
5. Please tie in sewer laterals into the 8" sewer main with a wye connection, instead of the manholes.	Sewer laterals will be tied in with a wye instead of the manholes.	2025-08-28 C. Wright
6. An outside drop connection shall be required for all influent (sewer) connections which have a difference of 2 feet or more between inverts as shown on FIG SS-14. Please include FIG SS-14 from the City of Palm Coast Standard Construction Details, July 2022 edition and note the applicable Sanitary Manholes as Drop Manholes.	The drop at sanitary sewer MH 1 (2-foot drop) will be reduced to eliminate the need for outside drops.	2025-08-28 C. Wright
7. A 2" reclaim stub out is available approximately 58 ft south of the sanitary sewer stub out. Irrigation with potable water is not allowed, you may use a well, stormwater pond or the available reclaim stub out.	Noted. Potable water will not be used for irrigation. Irrigation will be fed from reclaim line..	2025-08-28 C. Wright
8. If the intent is to use the available 2" reclaim stub out for irrigation, please include FIG, W-3, W-4, W-14 & M-10 from the City of Palm Coast Standard Construction Details, July 2022 edition	Noted. Potable water will not be used for irrigation. Will review the need for irrigation and use the reclaim line if its deemed needed.	2025-08-28 C. Wright
9. Please add FIG SS-17, W-9 & W-12 from the City of Palm Coast Standard Construction Details, July 2022 edition	Details will be added (Sheets C-261 & C-262)	2025-08-28 C. Wright
10. I do not believe the callout for the 8"x6" reducer before the Dedicated Fire Flow Assembly is supposed to be there. This reducer does not align with the 8" fitting callouts (Tee & 90-DEG BEND) on either side of it. Please insert an 8" gate valve at this location to allow for the isolation of the fire line without shutting down the potable water, should the need arise.	Configuration of fittings and valves will be updated as noted (Sheet C-240).	2025-08-28 C. Wright
11. Provide City of Palm Coast utility meter assembly (fire & water) easement.	Easement will be provided and shown (Sheet C-240).	2025-08-28 C. Wright
12. Please add a note that onsite utilities will be private.	Note will be added (Sheet C-240)	2025-08-28 C. Wright

COMMENT	RESPONSE	RESPONDENT
13. Please add a note that a City of Palm Coast representative must be on-site during connections to existing utility systems	Note will be added (Sheet C-240)	2025-08-28 C. Wright