COPC APPROVED: 11/12/2025
APP REQ #: 6381

PARAKEET - GUMBO

TECHNICAL SITE PLAN APPLICATION

Jacobs

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OCTOBER 7, 2025

CLIENT:
CONFIDENTIAL CLIENT

DESIGN TEAM

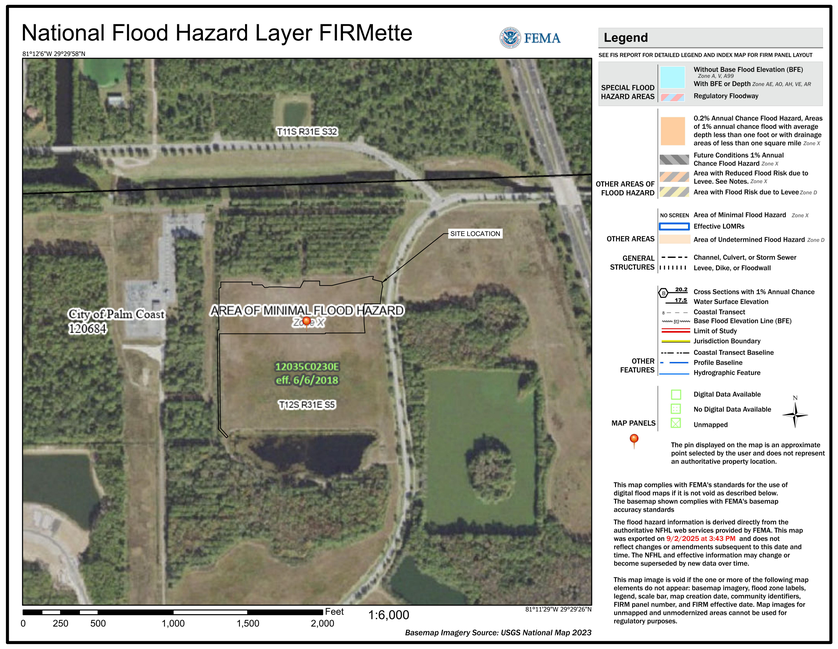
OWNER:
TARPON SERVICES LLC
2801 CENTERVILLE ROAD
1ST FLR, PMG 911
WILMINGTON, DE, 19808
CONTACT: MARK FUMIA
PH: (320) 440-3171
EMAIL: INFO@SEAFANINFRA.COM

ENGINEER, ARCHITECT, & LANDSCAPE ARCHITECT:
JACOBS ENGINEERING GROUP
777 MAIN STREET
FORT WORTH, TX, 76102
CONTACT: AJIT ABRAHAM
PH: (817) 347-5365
EMAIL: AJIT.ABRAHAM@JACOBS.COM

SURVEYOR:
SURVEYING AND MAPPING, LLC
9440 PHILIPS HIGHWAY
JACKSONVILLE, FL, 32256
CONTACT: SCOTT BOROWSKI
PH: (904) 886-0071
EMAIL: SCOTT.BOROWSKI@SAM.BIZ

GEOTECHNICAL ENGINEER:
PROFESSIONAL SERVICE INDUSTRIES, INC.
1748 33RD STREET
ORLANDO, FL, 32839
CONTACT: ROBERT A. TROMPKE, P.E.
PH: (407) 304-5560
EMAIL: ROBERT.TROMPKE@INTERTEK.COM

DESIGN TEAM



FEMA INFORMATION:
FEMA FIRM PANEL NUMBER: 12035C0230E, EFFECTIVE 6/6/2018
COMMUNITY NAME: PALM COAST, CITY OF
COMMUNITY NUMBER: 120684
BASE FLOOD ELEVATION: N/A - ZONE X

LOCATION MAP
NTS

SOILS MAP
SCALE: 1"=200'

SOILS INFORMATION:

SOIL TYPES-DESCRIPTION	SYMBOL
MYAKKA-MYAKKA, WET, FINE SANDS, 0 TO 2 PERCENT SLOPES	11
VALKARIA FINE SAND, 0 TO 2 PERCENT SLOPES	19

NOTE: SOIL LOCATIONS ARE LOCATED ON ALL PHASES OF THE EROSION CONTROL PLANS CONTAINED WITHIN. ONLY SOILS WITH SYMBOLS 11 AND 19 ARE LOCATED WITHIN THE PROJECT SITE. SOILS OUTSIDE SITE ARE NOT LISTED IN THE TABLE ABOVE

SITE DATA ANALYSIS:

1. SITE SIZE: 307,168 SQ. FT. = 7.05 ACRES
2. ZONING OF PROPERTY: TOWN CENTER MPD TRACT 14A
3. FLUM OF PROPERTY: DRI-URBAN CORE
4. INTENDED USE MAIN BUILDING : TELECOMMUNICATIONS.
   MAIN BUILDING SIZE = 263'-5" LONG BY 131'-3" WIDE = 34,823 SQ. FT. +
   GUARD HOUSE = 8'-3" LONG BY 6'-3" WIDE = 52 SQ. FT. =
   TOTAL = 34,875 SQ. FT.
5. TOTAL BUILDING(S) SQUARE FOOTAGE-GROSS FLOOR AREA
   MAIN BUILDING = 263'-5" LONG BY 131'-3" WIDE = 34,823 SQ. FT. +
   GUARD HOUSE = 8'-3" LONG BY 6'-3" WIDE = 52 SQ. FT. =
   TOTAL = 34,875 SQ. FT.
6. TOTAL BUILDING FOOTPRINT = 34,875 SQ. FT.;
   AS PERCENTAGE OF THE TOTAL SITE = 34,875 SQ. FT / 307,168 SQ. FT. = 11.35%
7. VEHICULAR USE AREA (VUA) = 76,293 SQ. FT.
   AS PERCENTAGE OF THE TOTAL SITE = 76,293 SQ. FT / 307,168 SQ. FT. = 24.84%
8. SIDEWALKS AREA = 9,683 SQ. FT.
   AS PERCENTAGE OF THE TOTAL SITE = 9,683 SQ. FT / 307,168 SQ. FT. = 3.15%
9. SITE IMPERVIOUS SURFACE RATIO (ISR) = 134,433 SQ. FT. TOTAL IMPERVIOUS AREA
   AS PERCENTAGE OF THE TOTAL SITE = 134,433 SQ. FT / 307,168 SQ. FT. = 43.77%
   MAXIMUM ISR ALLOWED = 85%.
10. FLOOR AREA RATIO (FAR) AND AREA = 34,875 SQ. FT. TOTAL FLOOR AREA
    AS PERCENTAGE OF THE TOTAL SITE = 34,875 SQ. FT / 307,168 SQ. FT. = 11.35%
11. TOTAL PERVIOUS AREA = 172,735 SQ. FT.
    AS PERCENTAGE OF THE TOTAL SITE = 172,735 SQ. FT / 307,168 SQ. FT. = 56.23%
12. BUILDING HEIGHT = 32'-3"

LEGAL DESCRIPTION OF LOT 7B:

A PORTION OF LOT 7, AS SHOWN ON THE PLAT OF TOWN CENTER PHASE 5, AS RECORDED IN MAP BOOK 36, PAGES 79 THROUGH 83, RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LYING IN SECTION 5 TOWNSHIP 12 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 7, SAID CORNER BEING ON THE ARC OF A CURVE LEADING SOUTHERLY AND AFORESAID THE WESTERLY RIGHT OF WAY LINE OF TOWN CENTER BOULEVARD; THENCE SOUTHERLY ALONG WESTERLY RIGHT OF WAY LINE AND, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 870.00 FEET, AN ARC DISTANCE OF 333.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°58'58" WEST, 331.06 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 06°59'34" EAST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 3.16 FEET; THENCE SOUTH 89°50'47" WEST, 933.27 FEET, TO A WEST LINE OF SAID LOT 7; THENCE NORTH 00°40'20" WEST, ALONG LAST SAID LINE, 323.49 FEET, TO A NORTH LINE OF SAID LOT 7; THENCE NORTH 89°15'28" EAST, ALONG LAST SAID LINE, 959.75 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7.05 ACRES, MORE OR LESS.

Site Civil Sheet Index

Sheet Number	Sheet Name	2025-06-20 TECHNICAL SITE PLAN APPLICATION
C-000	Cover	X
C-001	Notes, Symbols, and Abbreviations	X
C-002	General Notes	X
C-050	Existing Topographical Plan	X
C-051	Site Demolition Plan	X
C-200	Site Layout Plan	X
C-230	Grading and Storm Water Plan Sheet 1	X
C-231	Grading and Storm Water Plan Sheet 2	X
C-232	Storm Water Profiles	X
C-240	Overall Utilities Plan	X
C-241	Fire Water Main Line Profile	X
C-242	Domestic Water Main Profile	X
C-243	SV Telecom Lines - North and South Profiles	X
C-244	TV Telecom Profile	X
C-245	Sanitary Sewer Profile	X
C-260	Typical Construction Details Sheet 1	X
C-261	Typical Construction Details Sheet 2	X
C-262	Typical Construction Details Sheet 3	X
C-263	Typical Construction Details Sheet 4	X
C-264	Typical Construction Details Sheet 5	X
C-270	Vehicle Tracking Sheet 1	X
C-271	Vehicle Tracking Sheet 2	X
C-272	Vehicle Tracking Sheet 3	X
C-273	Vehicle Tracking - Fire Apparatus	X
C-274	Vehicle Tracking - Fire Apparatus	X
C-300	Erosion and Sedimentation Control - Pre-Grading	X
C-301	Erosion and Sedimentation Control - During Grading	X
C-302	Erosion and Sedimentation Control - After Construction	X
C-303	Erosion and Sedimentation Control Notes and Details	X
C-400	Landscaping Plan	X

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

2. CONTRACTOR SHALL CONTACT COPC FIRE MARSHAL FOR KNOX KEY SWITCH SPECIFICATIONS. CONTACT RANDY HOLMES (386) 896-2303

3. PLEASE SELECT FLAGLER COUNTY DEPT. OF EMERGENCY MANAGEMENT, FOR JURISDICTION OR AGENCY EVEN THOUGH IT IS GOING IN THE CITY. HTTPS://WWW.KNOXBOX.COM/PRODUCTS/COMMERCIAL-KNOXBOXES

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Discipline Principal, FL License No. 40772

MITCHELL LEE GRIFFIN LICENSE No 40772 STATE OF FLORIDA PROFESSIONAL ENGINEER

2025-10-07

This item has been digitally signed and sealed by Mitchell Lee Griffin on the date adjacent to the seal.

Signature must be verified on any electronic copies.

REVISIONS		
NO.	DATE	DESCRIPTION
1.0	2025-06-20	TECHNICAL SITE PLAN APPLICATION
2.0	2025-09-15	TECHNICAL SITE PLAN - 2ND SUBMISSION
3.0	2025-10-07	TECHNICAL SITE PLAN - 3RD SUBMISSION

Drawn By: CEW
Approved By: MG
Design Team: Civil

GUMBO

PROJECT ADDRESS:
1035 TOWN CENTER BLVD,
PALM COAST, FL 32164
Project Number: K4018368

COVER

Discipline:
CIVIL

Scale: NTS

Sheet Size: A0 - 33.1" x 46.8"

Sheet Number:
C-000

Current Rev: 3.0
Phase: TECHNICAL SITE PLAN APPLICATION
Model Name: GUMBO-CIVIL
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