

Palm Coast Retirement Community

PLT - PLANNING TECHNICIAN (386-986-3736)

Comments:

1. Additional Parking will required per PUD Agreement should the parking flexibility be denied by City Council.

Informational Comments:

1. SITE STATISTICAL

PALM COAST RETIREMENT COMMUNITY (AT TOWN CENTER PH I)

PARCEL NO.06-12-31-5815-00000-0220 / Lot 22 / Tract 10B of PUD Conceptual

ZONE: PUD / LAND USE: URBAN CENTER (Project is within Urban Center Area) AND TOWN COMMONS (-located in rear)

FLUM: DRI-URBAN CORE

BLDG AREA: 45' Main Building / 19' 6" Duplexs

PROPERTY IS LOCATED WEST OF TOWN CENTER BLVD AND TOWN COURT.

2. Upon final approval of the plans by the DRC, PLDRB, and City Council, and prior to issuance of a development order, civil plans are to be submitted to the Planning Division in electronic format as an autocad 14 version or later. Two copies shall be provided on 3 1/2 inch floppy disk or cd. If possible, provide landscape plan, floor plan and building elevations.

3. Be advised that final site plans to be used as part of the development order shall be signed and sealed by a professional engineer licensed to practice in the State of Florida. The final landscape and irrigation plans shall be signed and sealed by a registered landscape architect (ensure that the raised seal is clear and legible on all re-submitted plans).

PLFM - PLANNING FLOODPLAIN (386-986-3736)

Informational Comments:

Flood Zone X

Community Panel Number 12035C0230D dated 7/17/06

UD1 - UTILITY DEPARTMENT (386-986-2350)

Comments:

1. Utility fees, Agreements and FDEP permits must be completed before a pre-construction meeting will be scheduled

SW1 - STORMWATER ENGINEER (386-986-4760)

Comments:

1. Provide copy of SJRWMD modification letter.