

LEGEND

	EXISTING PROPERTY LINE
	EXISTING R/W LINE
	PROPOSED R/W LINE & TRACTS
	PROPOSED CURB & GUTTER
	PROPOSED CENTER LINE
	PROPOSED BUILDING OUTLINE
	PHASE LINE
	CONSTRUCTION STAGE LINE
	PROPOSED BUILDING SETBACK
	PROPOSED LOT LINE
	PROPOSED UTILITY EASEMENT
	PROPOSED TOP OF BANK
	NORMAL WATER LEVEL
	PROPOSED POND GRADE BREAK
	EXISTING FLOODPLAIN
	FLOOD ZONE BFE
	WETLAND LINE
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	UPLAND BUFFER
	UPLAND PRESERVATION
	SURFACE WATER
	EXISTING WETLANDS
	PROPOSED VEGETATIVE NATURAL BUFFER

NOTE: IF MODEL HOMES ARE PROPOSED, NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL A STABILIZED ACCESS, WATER AND SEWER SERVICE AND NEAREST FIRE HYDRANT ARE PROVIDED AND ACCEPTED BY NECESSARY REGULATORY AGENCIES.

STAGING NOTES:

- ALL DRAINAGE, LANDSCAPING AND UTILITY WORK APPLICABLE TO EACH STAGE MUST BE INSTALLED AND ACCEPTED BY REGULATORY AGENCIES PRIOR TO THE RELEASE OF CERTIFICATE OF OCCUPANCY FOR BUILDINGS IN THAT STAGE.
- ALL STORMWATER INFRASTRUCTURE SHALL BE CONSTRUCTED IN PHASE I, STAGE 1.
- THE MINIMUM ROAD RIGHT-OF-WAY REQUIRED FOR EACH STAGE OF CONSTRUCTION IN ACCORDANCE WITH THE CITY OF PALM COAST LAND DEVELOPMENT CODE SHALL BE CONSTRUCTED DURING STAGE CONSTRUCTION.

SITE DATA TABLE			
GROSS PROPERTY AREA	12,776,148 SF	293.30 AC	
DEVELOPABLE PROJECT AREA	8,927,867 SF	204.96 AC	
EXISTING WETLAND AREA	5,319,982 SF	122.13 AC	
EXISTING UPLANDS	8,530,156 SF	195.83 AC	
PROPOSED WETLAND IMPACTS	1,004,498 SF	23.06 AC	
TOTAL IMPERVIOUS AREA:			
PROPOSED PAVEMENT	389,232 SF	8.94 AC	
PROPOSED SIDEWALKS	99,787 SF	2.29 AC	
LOTS @ 75%	1,550,196 SF	35.59 AC	
GROSS IMPERVIOUS AREA	2,039,215 SF	46.81 AC	
GROSS IMPERVIOUS SURFACE RATIO	MAX 75%	15.96 %	

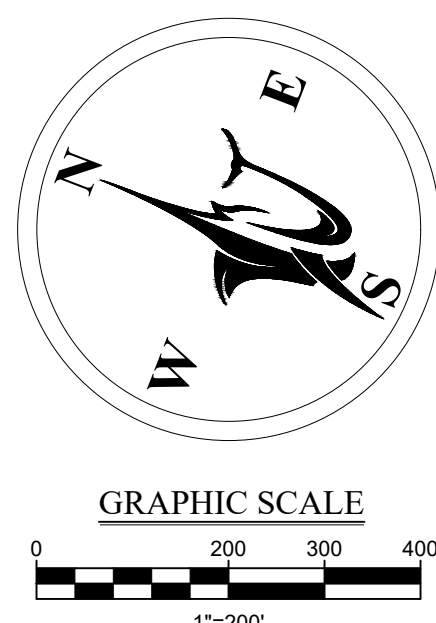
PROPERTY ID NO:	03-12-31-0000-01010-0150, 03-12-31-0000-01010-0160	
ZONING:	SFR-1	
FLUM:	CONSERVATION AND RESIDENTIAL	
FEMA FIRM PANEL NUMBER	12035C0141E & 12035C0231E	
FLOOD ZONE:	X & AE	
FRONT YARD SETBACK		
MINIMUM	20	20
REAR YARD SETBACK		
MINIMUM	10	10
SIDE YARD SETBACK		
MINIMUM	5	5
MINIMUM LOT SIZE		
MINIMUM	6,000 SF	
MAXIMUM BUILDING HEIGHT		
MAXIMUM	35'	
NUMBER OF UNITS		
MAXIMUM	482 (PH1 = 213; PH2 = 269)	
MAX DENSITY		
MAXIMUM	7 UNITS/AC	
PROPOSED DENSITY		
MAXIMUM	1.64 UNITS/AC	
RECREATION AREA/OPEN SPACE		
MAXIMUM	9.34 AC	

TRACT LEGEND

(*NOTE - TRACTS ARE IN ACCORDANCE WITH PLAT TRACTS DEVELOPED BY GHOTTO & ASSOCIATES, INC.)

	LIFT STATION PURPOSES AND PERPETUAL MAINTENANCE TRACT
	COMMON AREA DRAINAGE AND MAINTENANCE AND PASSIVE RECREATION AND PERPETUAL MAINTENANCE TRACT
	COMMON AREA/CONSERVATION AND PERPETUAL MAINTENANCE TRACT
	COMMON AREA / PASSIVE RECREATION AND PERPETUAL MAINTENANCE TRACT
	COMMON AREA / AMENITY CENTER AND RECREATIONAL USE AND PERPETUAL MAINTENANCE TRACT

LOT COUNT TABLE					
MINIMUM WIDTH	MINIMUM DEPTH	TOTAL LOT COUNT	PHASE I	PHASE II	
X > 75'	125'	11	7	4	
X > 75'	120'	2	2	1	
X > 75'	130'	3	2	1	
X > 75'	140'	3	3	1	
X > 75'	150'	1	1	1	
X > 75' W/ DRAIN EASEMENT	125'	4	4	4	
X > 75' W/ DRAIN EASEMENT	130'	12	6	6	
X > 75' W/ DRAIN EASEMENT	150'	1	1	1	
X > 75' W/ DRAIN EASEMENT	140'	3	3	3	
70' W/ DRAIN EASEMENT	125'	3	3	3	
60' W/ DRAIN EASEMENT	125'	7	1	6	
60' W/ DRAIN EASEMENT	140'	4	1	3	
60' W/ DRAIN EASEMENT	130'	4	2	2	
60' W/ DRAIN EASEMENT	125'	34	3	31	
60' W/ DRAIN EASEMENT	120'	16	4	12	
60' W/ DRAIN EASEMENT	150'	1	1	1	
60' W/ DRAIN EASEMENT	140'	2	2	2	
60' W/ DRAIN EASEMENT	130'	21	14	7	
60' W/ DRAIN EASEMENT	125'	13	8	5	
60' W/ DRAIN EASEMENT	120'	2	2	2	
50' W/ DRAIN EASEMENT	150'	3	2	1	
50' W/ DRAIN EASEMENT	145'	4	1	4	
50' W/ DRAIN EASEMENT	140'	23	1	22	
50' W/ DRAIN EASEMENT	130'	86	48	38	
50' W/ DRAIN EASEMENT	125'	182	77	105	
50' W/ DRAIN EASEMENT	120'	25	23	2	
50' W/ DRAIN EASEMENT	150'	1	1	1	
50' W/ DRAIN EASEMENT	130'	6	5	1	
50' W/ DRAIN EASEMENT	125'	5	5	5	
		482	213	269	



Limits of work shown in RED.

COPC APPROVED: 1/8/2024
APP REQ #: 5514

REVISIONS		
NO.	DATE	DESCRIPTION
1	08-23-23	ISSUED FOR CONSTRUCTION PHASING
2		ISSUED FOR CONSTRUCTION PHASING
3		ISSUED FOR CONSTRUCTION PHASING
4		ISSUED FOR CONSTRUCTION PHASING
5		ISSUED FOR CONSTRUCTION PHASING
6		ISSUED FOR CONSTRUCTION PHASING
7		ISSUED FOR CONSTRUCTION PHASING
8		ISSUED FOR CONSTRUCTION PHASING
9		ISSUED FOR CONSTRUCTION PHASING

ENGINEERING PLANS FOR COLBERT LANDINGS - PHASE I MASTER GEOMETRY PLAN CITY OF PALM COAST, FLORIDA



FINAL ENGINEERING PLANS



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PROJECT NO:	22-061
ISSUE DATE:	08-08-23
DRAFTED BY:	JGS
DESIGNED BY:	TVB
CHECKED BY:	MHL
NOT VALID WITHOUT SEAL	



This item has been digitally signed and sealed by Matthew H. Lahti, P.E. on the date adjacent to the seal.

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