



NEWKIRK ENGINEERING, INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

October 28, 2024

Lupita McClenning, City Planner

Planning

Flagler Beach

800 S. Daytona Avenue

Flagler Beach, FL 32136

(386) 517-2000

Re: Legacy Pointe Cottages Site Plan Submittal

Dear Ms. McClenning:

Please find enclosed a Site Plan Review Application for the above referenced project:

- Application Fee of \$1,535
- (2) Sets of Site Plan Drawings with Landscape and Architectural (24x36)
- (1) Set of Site Plan Drawings with Landscape and Architectural (11x17)
- (1) Site Plan Application
- (1) Site Development Checklist
- (1) Warranty Deed
- (1) Stormwater Report
- (1) Geotechnical Report
- (1) Traffic Statement

The Applicant, ALT Homes LLC, proposes a 22-unit multi-family project. The site consists of 3.159 acres with 1.096 acres of impervious surface. Access to the site is from Leslie Street with exit on Joyce Street. Joyce Street right-of-way will be improved with pavement and curbing from John Anderson Highway to the project site. The site requires 44 parking spaces and 44 spaces are provided. Stormwater retention will be provided by interconnected dry retention pond and exfiltration trench system. Potable water is provided by 6-inch water main extension. Fire protection is provided by three (3) proposed fire hydrants. Sanitary sewer will be provided by 8-inch gravity main extension. Irrigation is provided by private well system.

If you have any questions or need additional information, please feel free to call or email me at Harry@Newkirk-Engineering.com.

Sincerely,

Digitally signed by Harry Newkirk
DN: c=US, o=Harry Newkirk Engineering, ou=Newkirk
Engineering, ou=PE # 62971, cn=Harry Newkirk
Date: 2024.10.28 09:53:16-0400

Harry Newkirk, PE # 62971
President/CEO of Newkirk Engineering, Inc.