



# NEWKIRK ENGINEERING, INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

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

December 19, 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 Resubmittal**

Dear Ms. McClenning:

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

- (2) Sets of Site Plan Drawings with Landscape and Architectural (24x36)
- (1) Set of Site Plan Drawings with Landscape and Architectural (11x17)
- Thumb Drive of Entire Submittal

In addition, the following comments are in response to PAR comments:

1. Review and ensure 2 additional fire hydrants on plans; need to make sure the one on the entrance is on the west side of property as Fire Department is concerned that if needed, it could be blocked. **Response: The project provides three (3) proposed fire hydrants. The fire hydrant at the entrance was relocated to the west side per comment. All fire hydrants will have Blue RPM within pavement for location identification.**
2. Add centrally located community mailbox. **Response: Community mailbox added to center of community. See revised site plan, Sheet 7.**
3. Steet speed limit signs are to go to 20 mph from 25 mph. **Response: Speed limit signs revised to 20 mph. See Sheet 7.**
4. Add 2 stop signs – one at entrance for residents to go left or right depending on which community and one exiting Legacy Cottages. **Response: Two (2) stop signs added to the revised site plan, Sheet 7.**
5. Site plan clarification – does not show fence all way around waters edge; had been noted and shown previously – needs to go around, especially near community play/game areas. **Response: Fence revised to be all the way around and to match. See revised site plan, Sheet 7.**
6. Ensure landscape and civil match and show fence all the way. **Response: Fence revised to be all the way around and to match. See revised site plan, Sheet 7.**
7. Keep façade/elevations different as shared. **Response: Acknowledged and agreed.**

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

Sincerely,

Harry Newkirk

Digitally signed by Harry Newkirk  
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Harry Newkirk, PE # 62971

President/CEO of Newkirk Engineering, Inc.