



NEWKIRK ENGINEERING, INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

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

June 3, 2024

**Re: Legacy Pointe Cottages
Project Benefits Letter**

To Whom May Concern:

The Legacy Pointe Apartments project was approved by Flagler Beach with 39 units with a density of 12.35 units per acre. The proposed project, "Legacy Pointe Cottages", proposes 22 units with a density of 6.96 units per acre. The proposed project has the following benefits when compared to the current approved project.

Description	Approved Legacy Pointe Apartments	Proposed Legacy Pointe Cottages	Difference
Units	39	22	17
Density (units/acre)	12.35	6.96	5.39
Building Stories	3	1	2
Traffic Average Daily Trips	259	146	113
Traffic AM Peak Hour Trips	20	11	9
Traffic PM Peak Hour Trips	24	14	10
Potable Water Demand (gpd)	11700	6600	5100
Wastewater Demand (gpd)	9750	5500	4250
Solid Wast Demand (cy/month)	58.5	33	25.5
Asphalt Pave Joyce Street	No	Yes	
Private Yards	No	Yes	

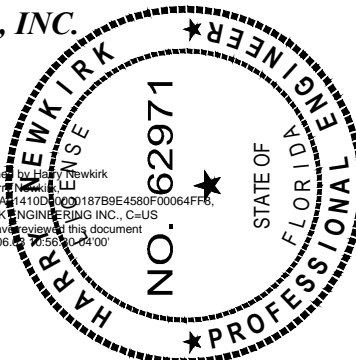
If you have any questions or need additional information, please feel free to call or email me at Harry@Newkirk-Engineering.com.

Sincerely,

NEWKIRK ENGINEERING, INC.

Harry Newkirk

Digitally signed by Harry Newkirk
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dnQualifier=1410D5000187B9E4580F0064FF6,
O=NEWKIRK ENGINEERING INC., C=US
Reason: I have reviewed this document
Date: 2024.06.03 10:56:30 -0400



HARRY H. NEWKIRK,
P.E. FL. REG. NO. 62971

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