



**LEGEND**

[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED PAVEMENT
[Line]	EDGE OF PAVEMENT
[Line]	POND AND DITCH TOB AND TOS
[Line]	BUILDING SETBACK LINES
[Line]	EDGE OF CONCRETE
[Line]	EDGE OF PAVEMENT
[Line]	PROPOSED STRIPING
[Line]	LANDSCAPE BUFFER LINE



VICINITY MAP

**SITE CHARACTERISTICS**

<b>DEVELOPMENT STATISTICS:</b>	
PARCEL ID:	23-27-14-000000-041110
PROPOSED USE:	MULTI-FAMILY DUPLEXES
FLOOD AREA:	ZONE X
EXISTING LAND USE:	RM
PROPOSED LAND USE:	PD (PLANNED DEVELOPMENT)
PARCEL AREA:	1.66 AC
PROPOSED UNIT COUNT:	16 UNITS
PROPOSED DENSITY:	9.64 DU/ACRE
RETENTION & OPEN SPACE:	0.72 AC (43%)
<b>ESTIMATED TRIP GENERATION</b>	
AVERAGE DAILY TRIPS	93 TRIPS
PEAK HOUR TRIPS	8 TRIPS
<b>ESTIMATED DAILY UTILITY DEMAND</b>	
POTABLE WATER	5,760 GPD
WASTEWATER	4,320 GPD
<b>PARKING STATISTICS</b>	
REQUIRED PARKING:	
2 SPACES PER UNITS =	32 SPACES
TOTAL PARKING PROVIDED:	32 SPACES

CLIENT:	TRIPLE L HOLDINGS LLC
PROJECT NAME:	JEMMA ESTATES
PROJECT NUMBER:	22-37
SHEET NUMBER:	C-100
DESCRIPTION:	PD SITE PLAN
DATE:	
REVISION NO.:	



GREEN ROAD, LAKELAND, FL 33810