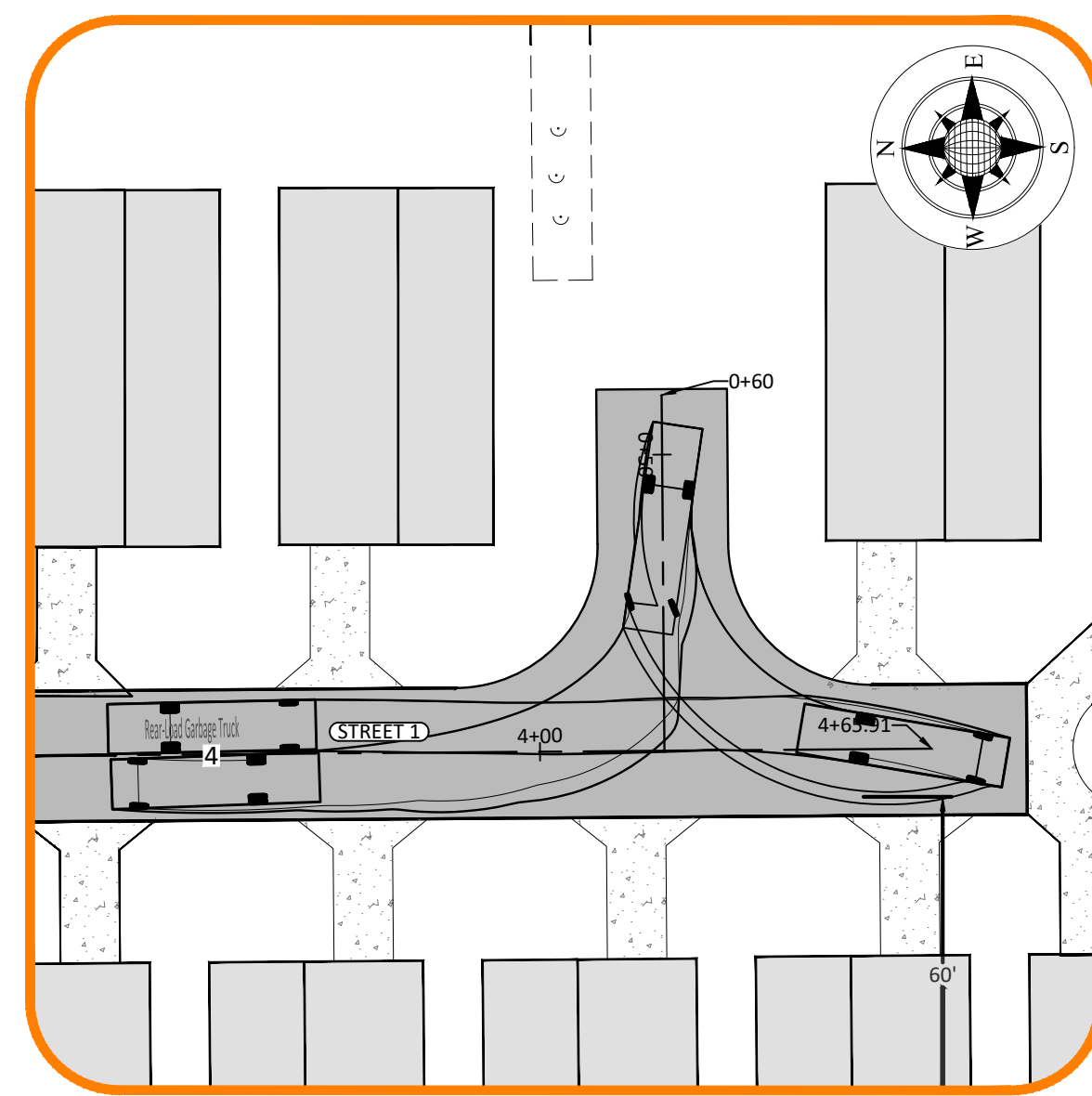
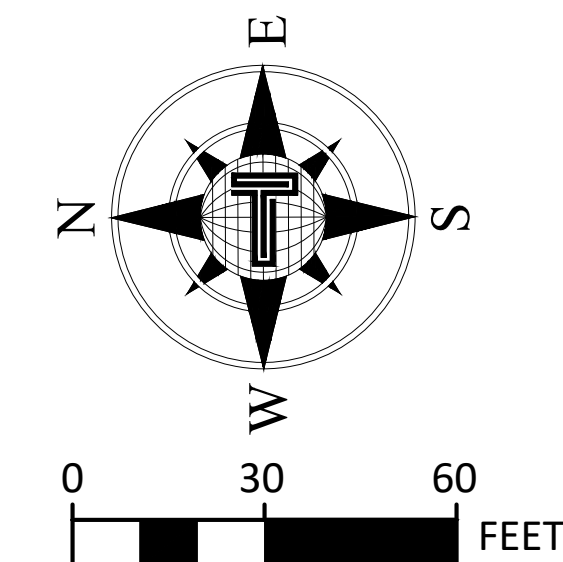


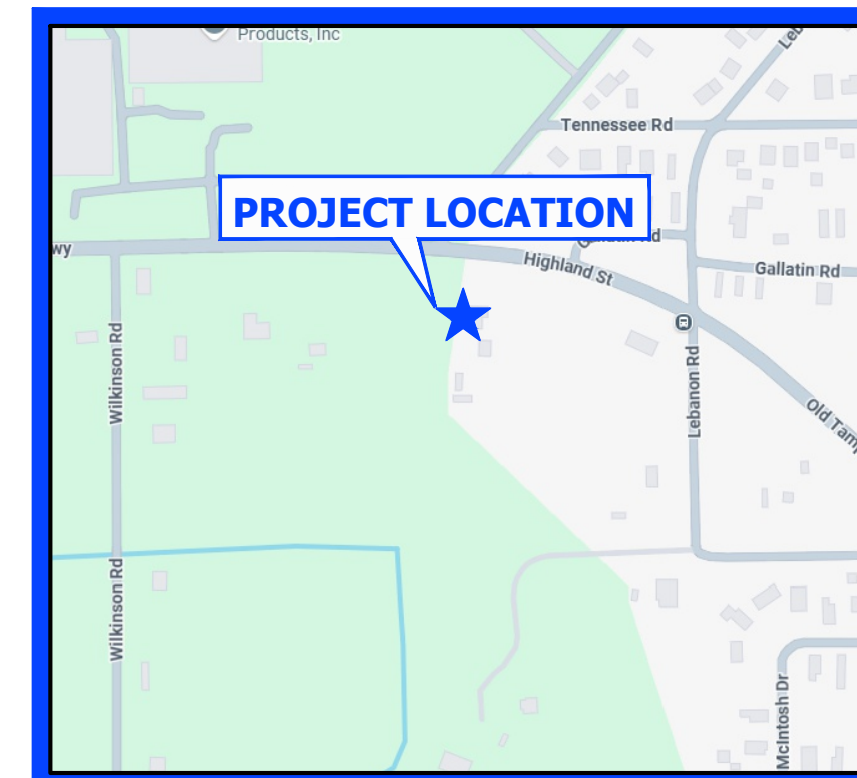


Rear-Load Garbage Truck	
Overall Length	35.000'
Overall Width	8.375'
Overall Body Height	10.546'
Min Body Ground Clearance	1.000'
Track Width	8.375'
Lock-to-lock turn	6.00s
Curb to Curb Turning Radius	29.300'



LEGEND

	PROPOSED CONCRETE
	PROPOSED PAVEMENT
	EDGE OF EXISTING PAVEMENT AND DITCH TO BOTTOM
	EXISTING LOT LINES
	RIGHT OF WAY
	EDGE OF CONCRETE
	EDGE OF PAVEMENT

VICINITY MAP

SITE CHARACTERISTICS

DEVELOPMENT STATISTICS:

PARCEL ID:	23-28-22-091000-000901
PROPOSED USE:	MOBILE HOME PARK
FLOOD AREA:	ZONE X
EXISTING LAND USE:	RL-4
PROPOSED LAND USE:	RL-4
PARCEL AREA:	4.93 AC
PROPOSED UNIT COUNT:	19 UNITS
PROPOSED DENSITY:	3.85 DU/ACRE
RECREATION AREA REQ:	9,500 SQ.FT
RECREATION AREA PROVIDED:	44,927 SQ.FT (WALKING PATH AROUND POND)

BUILDING SETBACKS

FRONT: 15'
SIDE: 10' (BETWEEN BUILDINGS)
REAR: 10'

ESTIMATED TRIP GENERATION

AVERAGE DAILY TRIPS	135 TRIPS
PEAK HOUR TRIPS	11 TRIPS

ESTIMATED DAILY UTILITY DEMAND

POTABLE WATER	6,840 GPD
WASTEWATER	PRIVATE SEPTIC

PARKING STATISTICS

REQUIRED PARKING:
2 SPACES PER UNITS = 38 SPACES
TOTAL PARKING PROVIDED: 38 SPACES (2-CAR DRIVEWAYS)



PROJECT NUMBER

23-8

SHEET NUMBER

C-100

REVISION NO.	DATE	DESCRIPTION
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CHARLES R. BROOKER III, P.E.

ERIC BROWN

PROJECT NAME:	HIGHLANDS STREET MOBILE HOME PARK
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CONDITIONAL USE PLAN

OLD TAMPA HIGHWAY, LAKE LAND, FLORIDA 33815

**TRADITIONS
ENGINEERING**



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