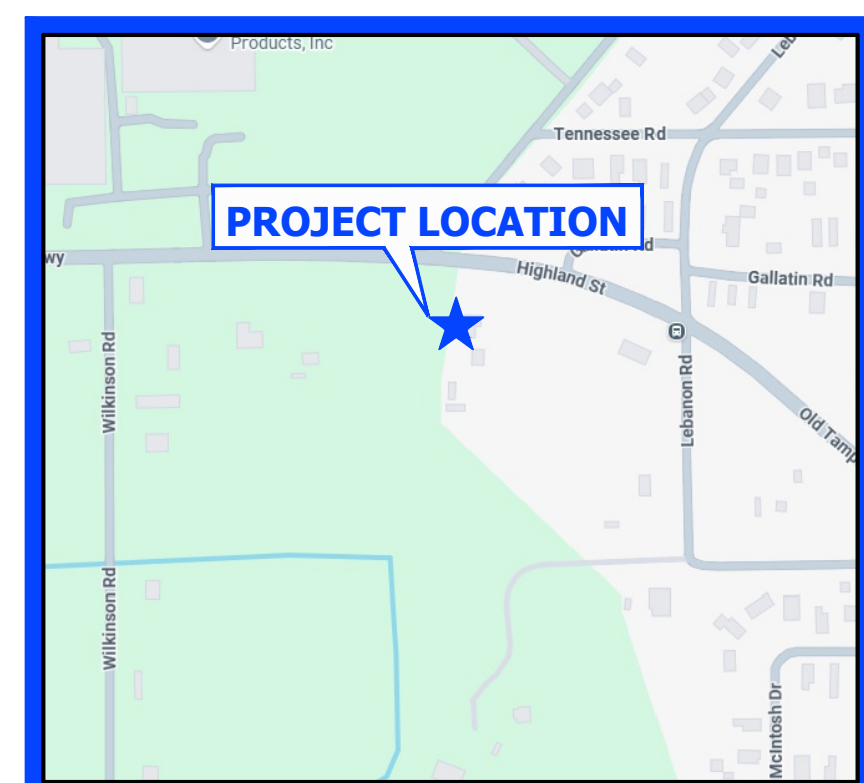


LEGEND

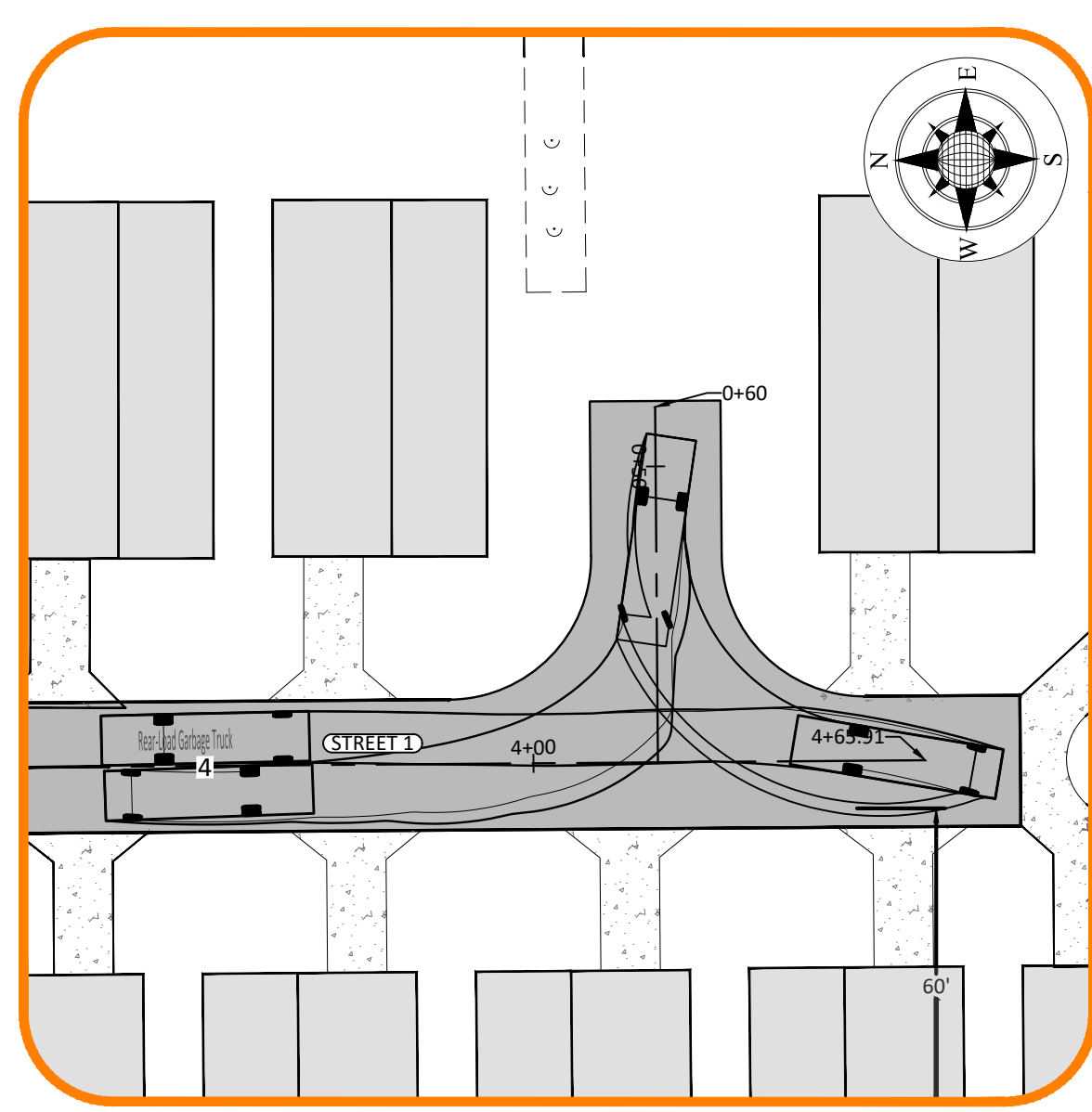
	PROPOSED CONCRETE
	PROPOSED PAVEMENT
	EDGE OF EXISTING PAVEMENT
	FOND AND DITCH TOB AND TOS
	EXISTING LOT LINES
	RIGHT OF WAY
	EDGE OF CONCRETE
	EDGE OF PAVEMENT



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)



ENLARGED VIEW PORT OF GARBAGE TRUCK PATH
N.T.S.

Back-Load Garbage Truck	35.000ft
Overall Length	25.00ft
Overall Width	10.00ft
Overall Body Height	10.00ft
Max Body Ground Clearance	1.00ft
Track Width	8.50ft
Lock-to-lock Time	10.00sec
Clear to Clear Turning Radius	29.50m

REVISION NO.	DATE	DESCRIPTION

CHARLES R. BROOKER III, P.E.
LICENSE NO. 88815

CLIENT: ERIC BROWN
PROJECT NAME: HIGHLANDS STREET MOBILE HOME PARK

TRADITIONS ENGINEERING

PROJECT NUMBER: 23-8
SHEET NUMBER: C-100

