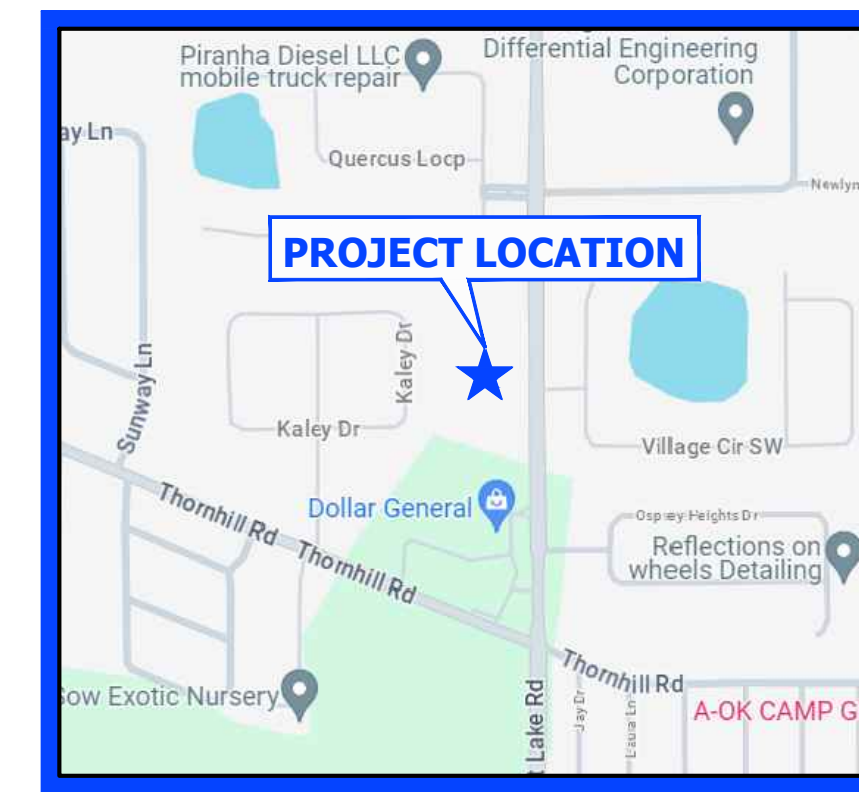


LEGEND

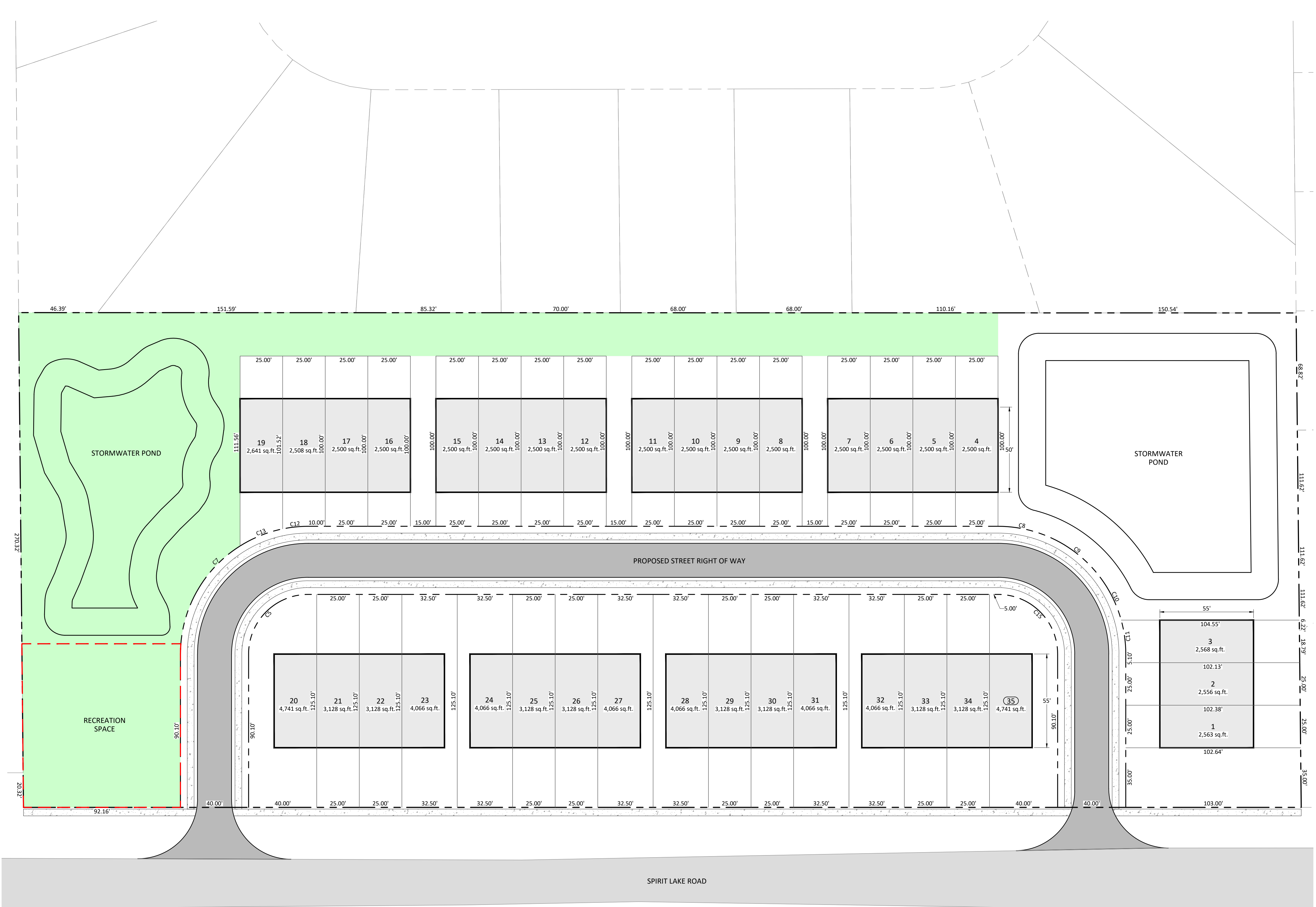
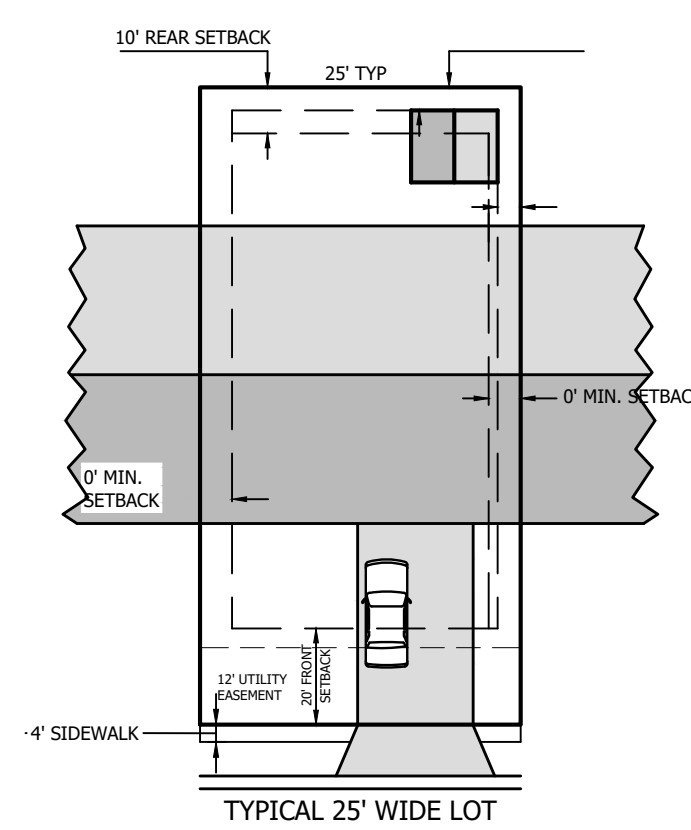
	PROPOSED CONCRETE
	PROPOSED PAVEMENT
	OPEN SPACE
	EDGE OF EXISTING PAVEMENT
	POND AND DITCH TOB AND TOS
	EXISTING LOT LINES
	RIGHT OF WAY
	EDGE OF CONCRETE
	EDGE OF PAVEMENT



VICINITY MAP

SITE CHARACTERISTICS

DEVELOPMENT STATISTICS:	
PARCEL ID:	25-29-02-000000-042030
PROPOSED USE:	MULTI-FAMILY TOWNHOMES
FLOOD AREA:	ZONE X
EXISTING LAND USE:	RL-4
PROPOSED LAND USE:	RL-4 (CU)
PARCEL AREA:	5.0 AC
PROPOSED UNIT COUNT:	35 UNITS
PROPOSED DENSITY:	7.0 DU/ACRE
PROPOSED MIN LOT AREA:	2,500 SQ FT
OPEN SPACE:	1.01 AC (20.2%)
RECREATION SPACE:	8,902 sq ft (0.204 AC)
BUILDING SETBACKS	
FRONT:	20'
SIDE:	0'
SIDE STREET:	15'
REAR:	10'
ESTIMATED TRIP GENERATION	
AVERAGE DAILY TRIPS	203 TRIPS
PEAK HOUR TRIPS	18 TRIPS
ESTIMATED DAILY UTILITY DEMAND	
POTABLE WATER	12,600 GPD
WASTEWATER	9,450 GPD
PARKING STATISTICS	
REQUIRED PARKING:	
2 SPACES PER UNITS = 70 SPACES	
TOTAL PARKING PROVIDED: 70 SPACES (2-CAR DRIVEWAYS)	



REVISION NO.	DATE	DESCRIPTION

CHARLES R. BROOKER III, P.E.
LICENSE NO. 88615

CLIENT: LAGANA ENTERPRISES
PROJECT NAME: SPIRIT LAKE ROAD DEVELOPMENT

TRADITIONS ENGINEERING

PROJECT NUMBER: 24-20
SHEET NUMBER: C-100

