

**PARKING**  
**RESIDENTIAL:**  
 2 SPACES PER UNIT  
 9 UNITS = 18 SPACES  
**TOTAL REQUIRED PARKING SPACES = 18 SPACES**  
**TOTAL SPACES PROVIDED = 18 SPACES**

**LIGHTING**  
 NEW LIGHTING WILL NOT EXCEED 0.5  
 FOOT CANDLES AT PROPERTY LINE

**ADJACENT USES**  
 ALL ADJACENT PROPERTIES ARE ZONED R1, R4 AND R6  
 AND ARE RESIDENTIAL USE

**LANDSCAPE**

W. MOSS AVE. FRONTAGE = 141 FT.	- 71 POINTS
UNION ST. FRONTAGE = 324 FT.	- 162 POINTS
W. MARTIN LUTHER KING JUNIOR DR. FRONTAGE = 158 FT.	- 79 POINTS
<b>TOTAL POINTS REQUIRED</b>	<b>- 312 POINTS REQUIRED</b>

3 EXISTING SHADE TREES	= 60 POINTS
13 NEW SHADE TREES	= 260 POINTS
<b>TOTAL</b>	<b>= 320 POINTS PROVIDED</b>

**PARKING = 18 SPACES - 18 POINTS REQUIRED**  
**1 NEW SHADE TREES = 20 POINTS PROVIDED**

**SHADE TREES - 20 POINTS**

**TRAFFIC GENERATION**  
 BASED ON THE ITE MANUAL LAND USE: (230) RESIDENTIAL  
 CONDOMINIUM/TOWNHOUSE

**NUMBER OF DWELLING UNITS = 9 UNITS**

BASED UPON THE ITE MANUAL FOR LAND USE: (230) AND DWELLING UNITS,  
 THE FOLLOWING TRAFFIC GENERATION HAS BEEN CALCULATED:

WEEKDAY A.M. PEAK HOUR VEHICLE TRIP ENDS - 4 VEHICLES  
 WEEKDAY P.M. PEAK HOUR VEHICLE TRIP ENDS - 4 VEHICLES  
**TOTAL TRIP ENDS - 8 VEHICLES**

**ZONING**

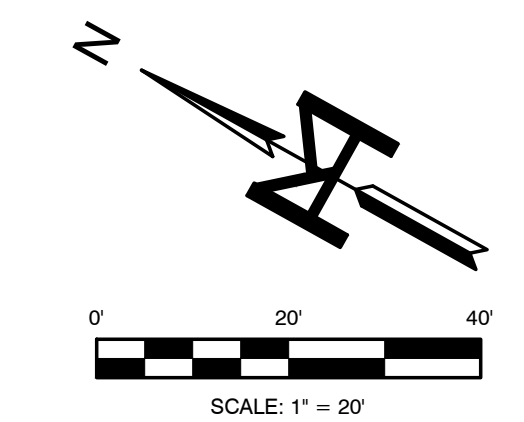
EXISTING LOT	ZONED R1, SINGLE FAMILY RESIDENTIAL
PROPOSED LOT	ZONED R4 WITH SPECIAL USE FOR TOWNHOUSES

**LOTS**

TAX ID NO.	18-08-226-030	824 W. MOSS AVE.
	18-08-226-024	W. MOSS AVE.

**SETBACKS - R4 (BUILDING/PARKING)**

FRONT = 15'  
 SIDE = 4'



**PRELIMINARY ONLY**  
 NOT FOR CONSTRUCTION

REV.	DATE	NATURE OF REVISION	CHECKED

FILE NAME: DESIGN OPTION 3 REVISED SANITARY SCOTT LEWIS.dwg Nov 21, 2017