

Development Notes – Parcel 32701300012

- Subdivide ~0.70 acre parcel
 - five (5) 45'x135' "parent" lots (~6,075 sqft)
 - Unit Lot Subdivision further divides each parent lot into two fee-simple lots
 - easements recorded for stormwater, utilities and buildings located within 5' of lot lines
 - no wetlands or critical areas identified
- Logistics
 - Property has power, water and sewer (8") in 12th Avenue with manhole 20' from east-most property line
- Upgrade W/S lines with sleeves and pressure-rated piping to address reduced separation
- Install ten (10) two-section 28x40 (3 bed, 2 bath) manufactured homes on slabs
- Install paved walkways to street (not shown)
- Install curb/gutter/sidewalks (not shown)
- Provide 1 space paved parking per home (not required since near transit stop)
- Minimally grade site with most trees replaced (lots of English Ivy)
- Install lawn and trees for landscaping all unpaved areas