

SHANNON WOODS SUBDIVISION
PHASE I
CONSTRUCTION DOCUMENTS
NC HWY 150 & NC HWY 16
CATAWBA COUNTY, NORTH CAROLINA

OWNER / DEVELOPER:

LENNAR

DAVID NELSON
(704) 542-8300
DAVID.NELSON@LENNAR.COM
6701 CARMEL ROAD,
SUITE 425
CHARLOTTE, NC 28226

DESIGN ENGINEER:

Cardno

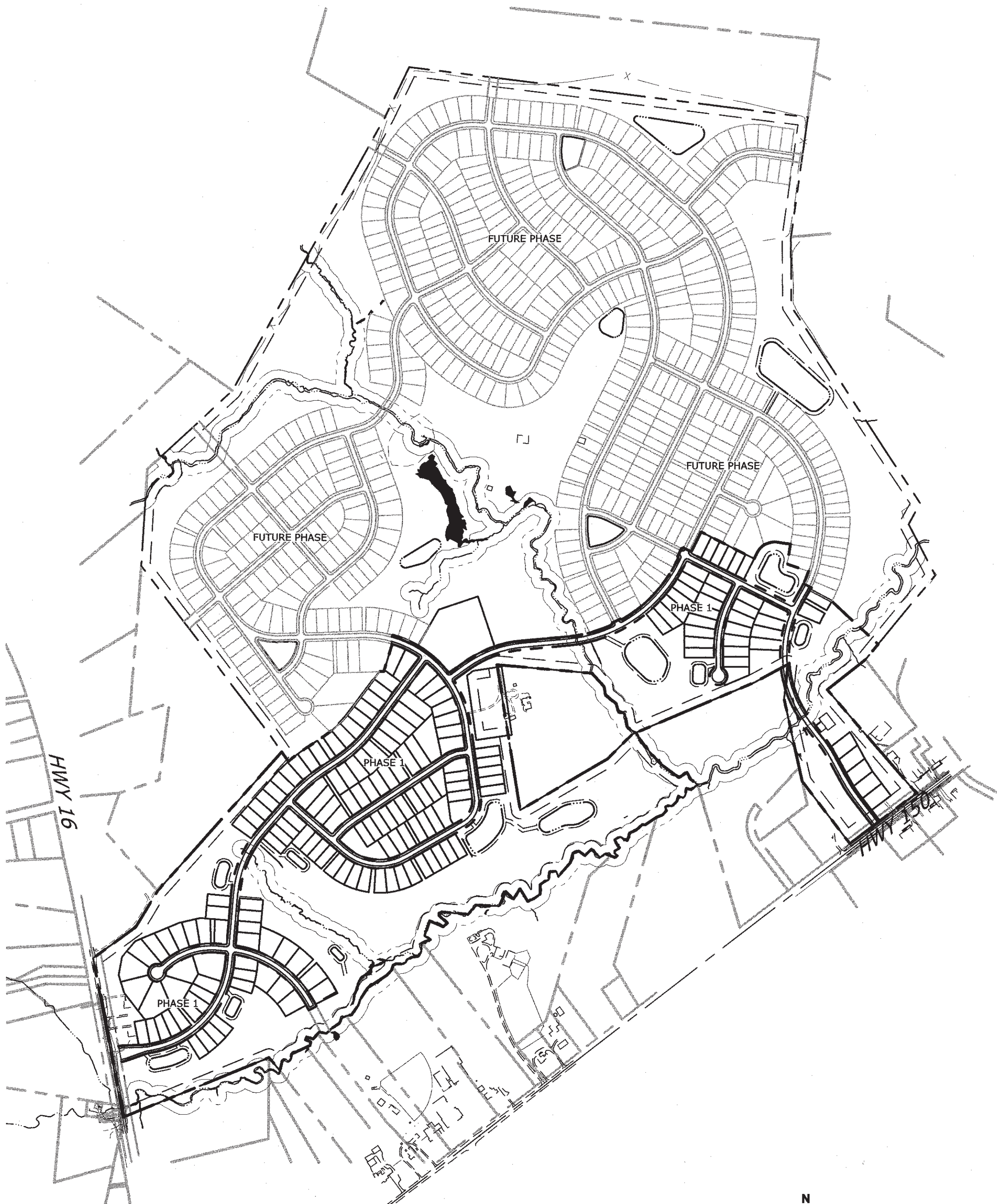
FRANK CANTRELL, PE
(704) 927-9700
FRANK.CANTRELL@CARDNO.COM
9800 SOUTHERN PINE BOULEVARD
SUITE 1
CHARLOTTE, NC 28273

SITE DATA TABLE

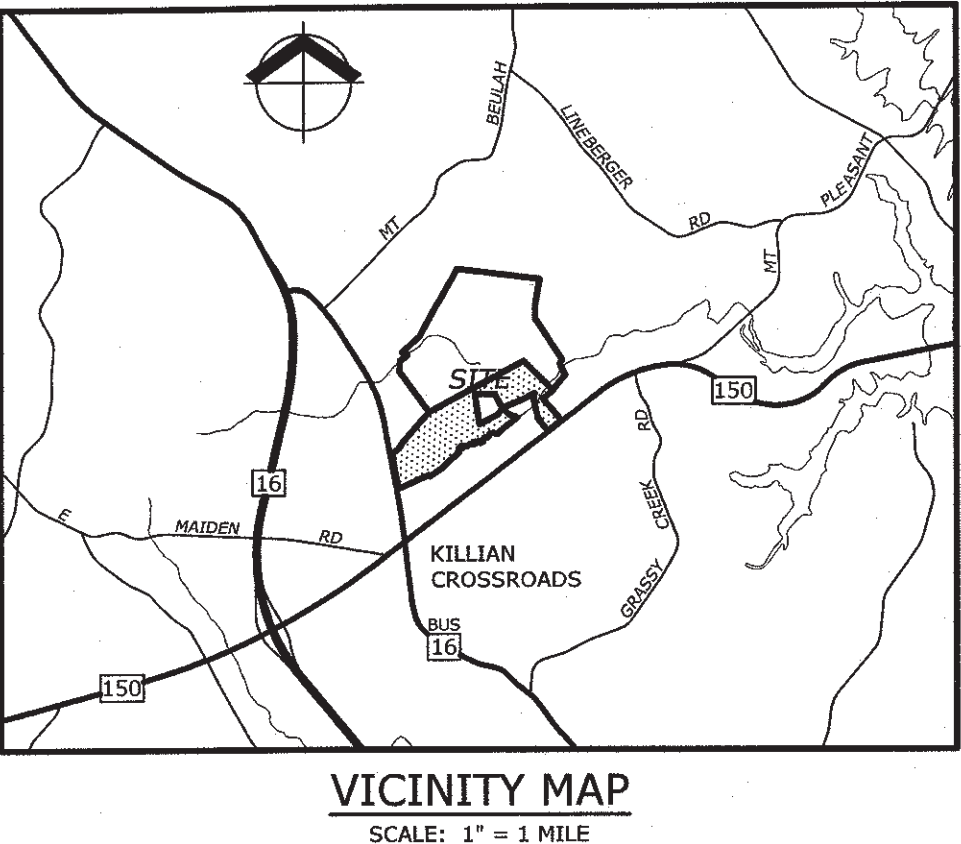
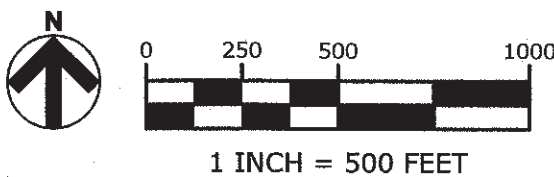
SITE ADDRESS:	MOUNTAIN CREEK TOWNSHIP SHERRILLS FORD CATAWBA COUNTY, NORTH CAROLINA
	PIDS: 368602770808, 368611661830, 368611662952, 368612872371, 3687048010340, 3687048010579, 369717001165, 368608897482, 369605081071, 36905090747, 369605082126
P.I.D. No.:	
OVERALL:	
RESIDENTIAL, INCL. R/W:	371.50± ACRES
CURRENT ZONING:	PD-CD
OPEN SPACE:	158.78± ACRES (38.80%)
Phase 1:	
TOTAL AREA, INCL. R/W:	135 ± ACRES
OPEN SPACE:	66.22 AC (49.39% OF TOTAL PHASE 1 ACREAGE)
55' X (135' MINIMUM)	110 LOTS
65' X (135' MINIMUM)	70 LOTS
TOTAL:	180 LOTS
BUILDING SETBACKS REQUIRED	
FRONT:	20 FT.
SIDE:	5 FT.
CORNER SIDE:	5 FT.
REAR:	25 FT.
BUILDING HEIGHT:	40 FT.

FLOOD ZONE INFORMATION
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 37103698001 & 37103697001 (EFFECTIVE SEPTEMBER 1, 2007), THE SUBJECT TRACT SHOWN HEREON LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).
WATERSHED: WS-IV PROTECTED
DRAINAGE BASIN: CATAWBA - WATEREE BASIN

NOTE:
CONSTRUCTION MATERIALS QUALITY AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH NCDOT SPECIFICATIONS AND STANDARDS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.



PHASE I PROJECT PLAN



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C-320 - C-328	OVERALL EROSION CONTROL PHASE II
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L-100	LANDSCAPE PLAN

SRB REVIEW - OVERALL PLANS ONLY

COVER SHEET

SHANNON WOODS - PHASE 1

LENNAR

CATAWBA COUNTY, NORTH CAROLINA



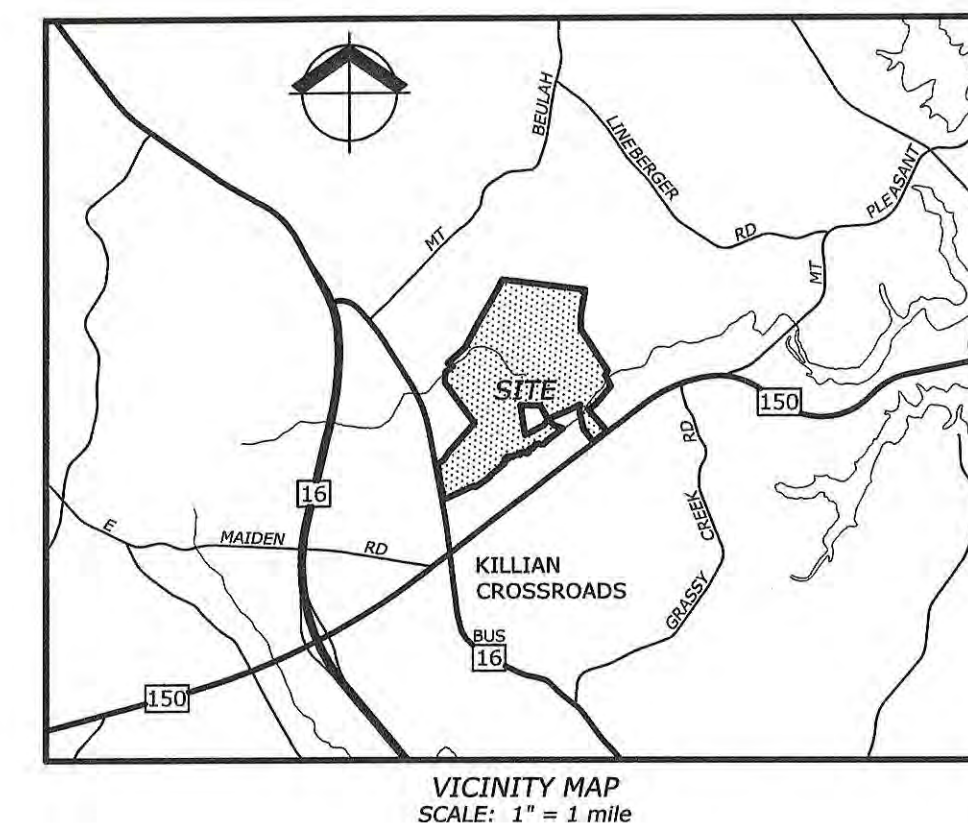
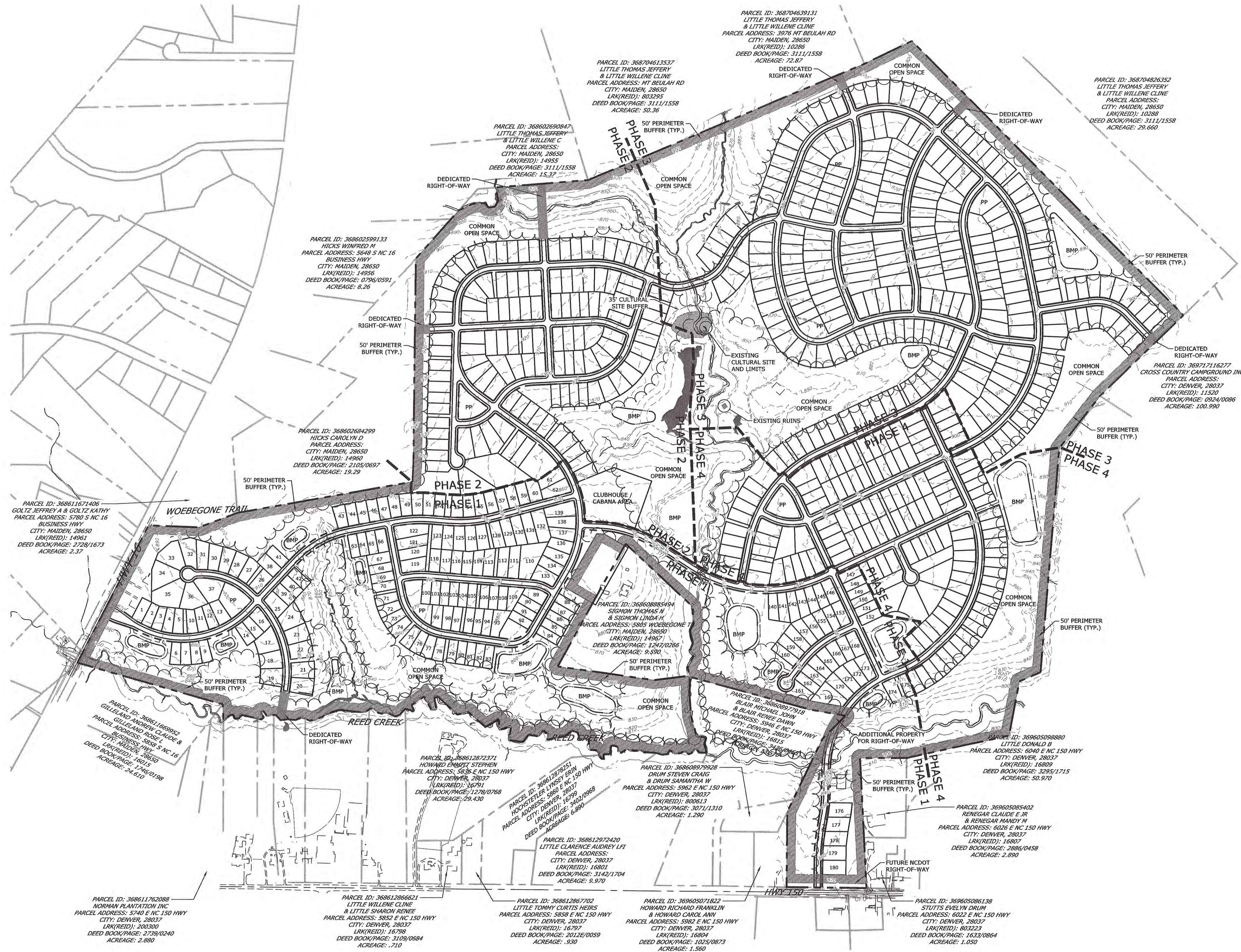
DATE	10/31/2019
DRAWN	MH/SM/SF
DESIGNED	MH
CHECKED	FC
PROJECT #	LEN2306049

SHEET NUMBER

C-100

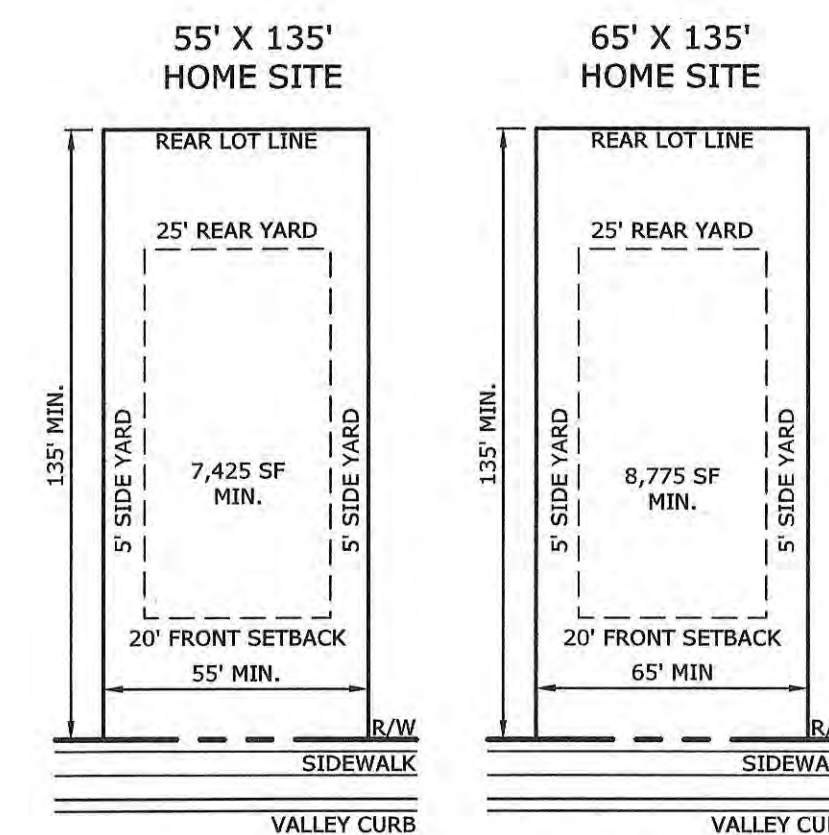
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CHARLOTTE, NORTH CAROLINA 28273
TEL: (704) 927-9700 FAX: (980) 422-0938
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LENNAR



LEGEND

PROJECT BOUNDARY
 ADJACENT PARCEL
 LANE
 STORMWATER BMP
 POCKET PARK
 EX. CULTURAL SITE AND LIMITS
 DEDICATED RIGHT-OF-WAY
 WETLANDS
 50' PERIMETER BUFFER
 50' RIPARIAN BUFFER
 PHASING LINES



TYPICAL RESIDENTIAL HOME SITE
MINIMUM DIMENSIONS AND SETBACKS
N.T.S

GENERAL NOTES

1. BASE INFORMATION PROVIDED PRELIMINARY BY "ALTA"/NPS LAND TITLE SURVEY OF PARCELS: 36860277008, 368611661830, 36861166952, 368612872731, 368704080310, 36874906578, 369717001165, 368668908490, 368660504071, 369605909747, 369605982126, 368602782402, 368602783158, BEING 380.34 ACRES PREPARED BY CARDNO DATED FEBRUARY 11, 2019.
2. TOPOGRAPHIC INFORMATION PROVIDED BY CARDNO DATED FEBRUARY 11, 2019.
3. THIS PROJECT IS LOCATED IN FEMA ZONE X AS INDICATED ON FEMA FIRM MAP NUMBER 37103659700, 37103686000, 37103695700, AND 37103695000 ALL DATED SEPTEMBER 5, 2007.
4. ALL STREAM AND WETLAND INFORMATION PROVIDED BY: WETLANDS AND ENVIRONMENTAL PLANNING GROUP, LEONARD S. RINDNER, PLLC, ON FEBRUARY 20, 2019

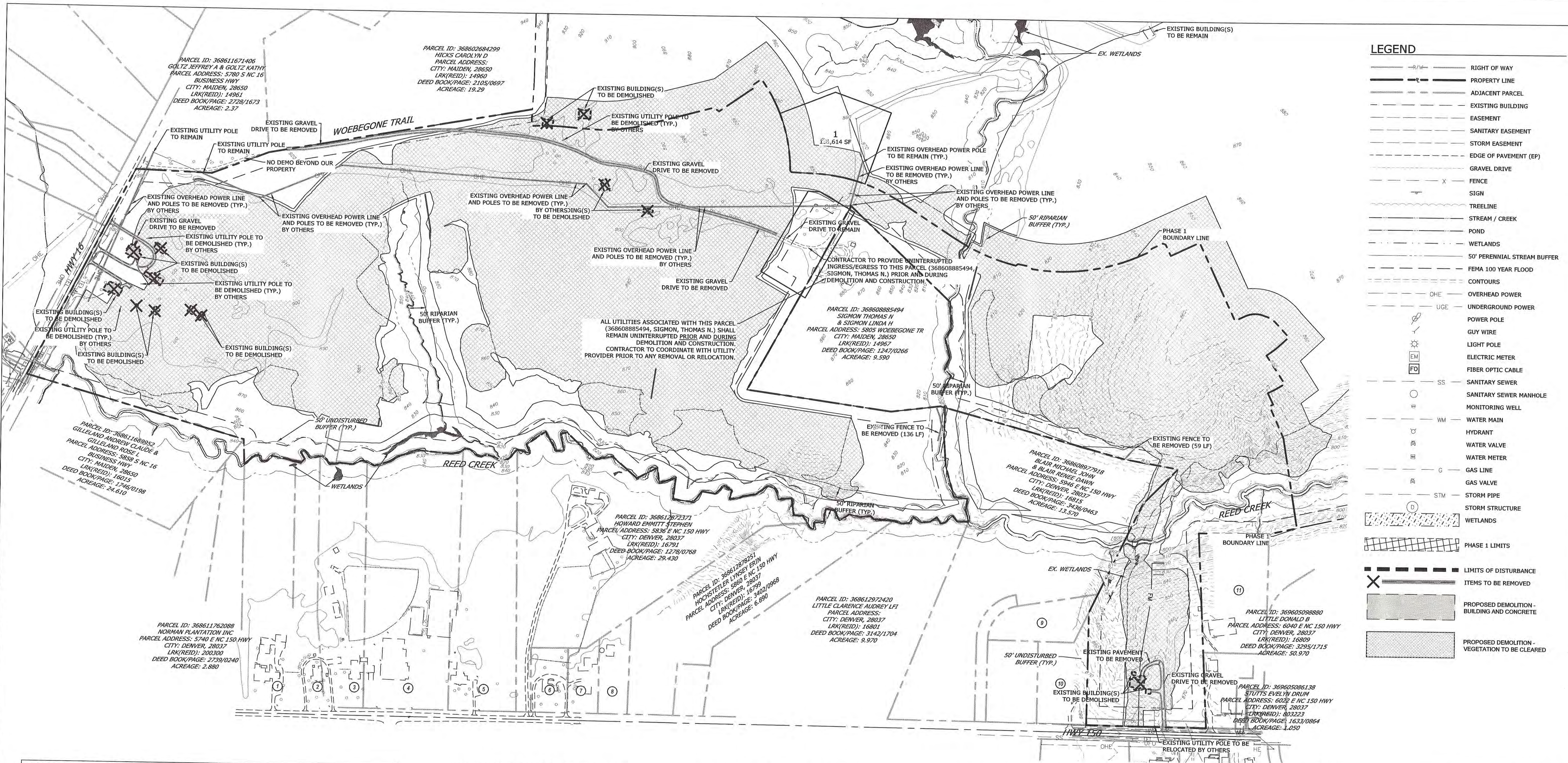
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DATE	10/08/2019
DRAWN	SF
DESIGNED	FC
CHECKED	FC
PROJECT #	LEN2306049
SHEET TITLE	

CONSTRAINTS MAP

SHEET NUMBER

C-101



ADJACENT PROPERTY OWNERS TABLE

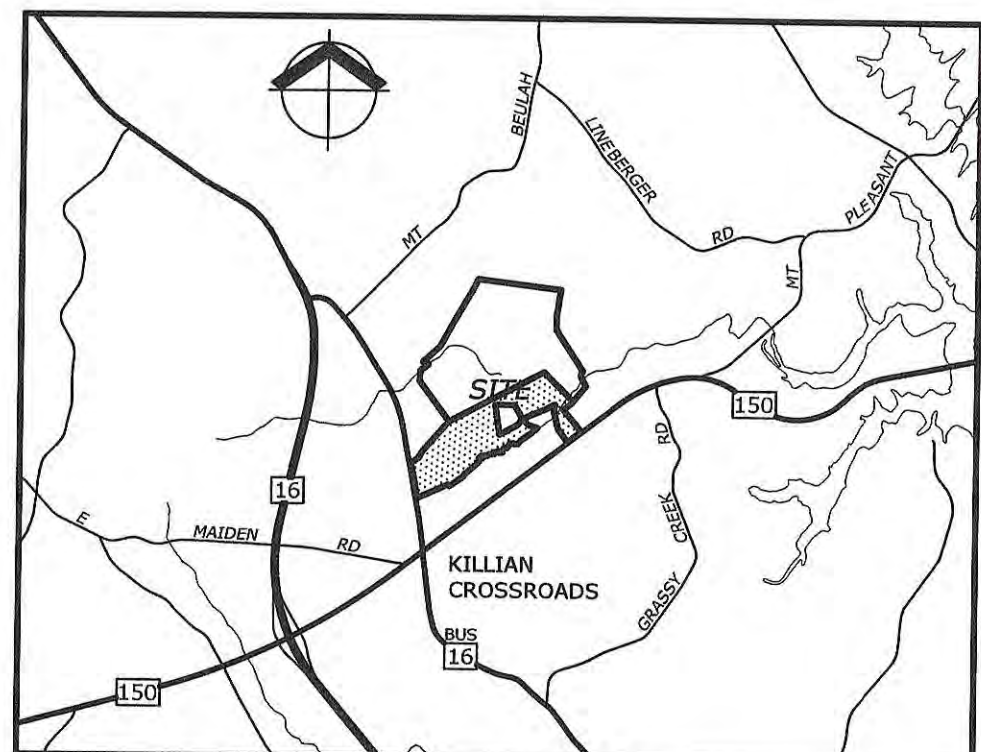
1	PARCEL ID: 368611764118 LUTZ BOBBY MOORE PARCEL ADDRESS: 5760 E NC 150 HWY CITY: DENVER, 28037 LRK(REID): 16790 DEED BOOK/PAGE: 2015E/0116 ACREAGE: 4.57	7	PARCEL ID: 368612856621 LITTLE WILLIAMS CLINE & LITTLE SHARON RENEE PARCEL ADDRESS: 5852 E NC 150 HWY CITY: DENVER, 28037 LRK(REID): 16798 DEED BOOK/PAGE: 3109/0684 ACREAGE: .710
2	PARCEL ID: 368612765273 MUNDY FRANCES R & MUNDY JERRY H PARCEL ADDRESS: 5780 E NC 150 HWY CITY: DENVER, 28037 LRK(REID): 70943 DEED BOOK/PAGE: 3307/1612 ACREAGE: 2.400	8	PARCEL ID: 368612867702 LITTLE TOMMY CURTIS HEIRS PARCEL ADDRESS: 5852 E NC 150 HWY CITY: DENVER, 28037 LRK(REID): 16797 DEED BOOK/PAGE: 2012E/0059 ACREAGE: .930
3	PARCEL ID: 368612766364 HELDERMAN DONNA H & HOWARD DOUGLAS S PARCEL ADDRESS: 5794 E NC 150 HWY CITY: DENVER, 28037 LRK(REID): 16793 DEED BOOK/PAGE: 2730/0162 ACREAGE: 4.020	9	PARCEL ID: 368608979928 DRUM STEVEN CRAIG & DRUM SAMANTHA W PARCEL ADDRESS: 5962 E NC 150 HWY CITY: DENVER, 28037 LRK(REID): 80813 DEED BOOK/PAGE: 3071/1310 ACREAGE: 1.290
4	PARCEL ID: 368612768394 HELDERMAN DONNA H & HOWARD DOUGLAS PARCEL ADDRESS: 5794 E NC 150 HWY CITY: DENVER, 28037 LRK(REID): 16795 DEED BOOK/PAGE: 3445/1189 ACREAGE: 7.100	10	PARCEL ID: 368605071822 HOWARD RICHARD FRANKLIN & HOWARD CAROL ANN PARCEL ADDRESS: 5962 E NC 150 HWY CITY: DENVER, 28037 LRK(REID): 16804 DEED BOOK/PAGE: 1025/0873 ACREAGE: 1.350
5	PARCEL ID: 368612860666 ADAMS VICTORIA LEE HOWARD & HOWARD EMMITT STEPHEN PARCEL ADDRESS: 5814 E NC 150 HWY CITY: DENVER, 28037 LRK(REID): 16795 DEED BOOK/PAGE: 2014E/0121 ACREAGE: 5.490	11	PARCEL ID: 368605085402 RENEGAR CLAUDE E JR & RENEGAR HARRY H PARCEL ADDRESS: 6026 E NC 150 HWY CITY: DENVER, 28037 LRK(REID): 16807 DEED BOOK/PAGE: 2886/0458 ACREAGE: 2.890
6	PARCEL ID: 368612865522 ADAMS VICTORIA LEE HOWARD & HOWARD EMMITT STEPHEN PARCEL ADDRESS: 5838 E NC 150 HWY CITY: DENVER, 28037 LRK(REID): 16796 DEED BOOK/PAGE: 2014E/0121 ACREAGE: .810		

EXISTING CONDITIONS NOTES

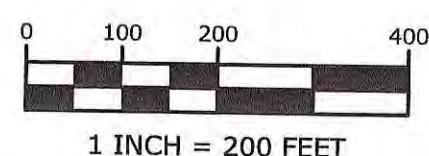
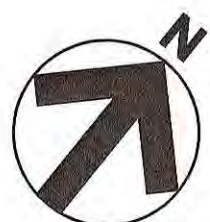
- ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL ORDINANCES, COUNTY AND STATE.
- CONTRACTOR SHALL COORDINATE OBTAINING ALL NECESSARY DEMOLITION PERMITS FROM CATAWBA COUNTY AS NECESSARY.
- NO DEMOLITION PRIOR TO PRE CONSTRUCTION MEETING. DEMOLITION PRIOR TO PRE CONSTRUCTION MEETING AND GRADING PERMIT WILL BE SUBJECT TO IMMEDIATE CIVIL PENALTIES.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 37103696003 & 37103697003 (EFFECTIVE SEPTEMBER 5, 2007), THE SUBJECT TRACT SHOWN HEREON LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
- ALL ITEMS NOTED TO BE REMOVED SHALL BE DONE SO AS PART OF THE CONTRACT FOR GENERAL CONSTRUCTION.
- CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. BOTH PUBLIC AND PRIVATE. CONTRACTOR IS FULLY RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL REPAIR ANY DAMAGE AS A RESULT OF THIS CONTRACT.
- REMOVE ALL UTILITIES TO EXISTING STRUCTURES ON SITE WHETHER SHOWN OR NOT. CUT AND CAP ALL UNDERGROUND LINES AT THE PROPERTY LINE UNLESS OTHERWISE NOTED. CONTACT ALL UTILITY COMPANIES PRIOR TO DISCONNECTION OR DEMOLITION.
- CONTRACTOR SHALL REMOVE ALL EXISTING TREES, CONCRETE, ASPHALT AND OTHER EXISTING STRUCTURES INDICATED ON PLAN. CONTRACTOR SHALL DISPOSE OF ALL DEBRIS TO AN APPROVED (LEGAL) OFF-SITE LOCATION.
- FOR ALL ITEMS TO BE REMOVED - REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, INCLUDE ALL UNDERGROUND ELEMENTS AS WELL, INCLUDING, BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPE, ETC.
- BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL DETERMINED BY A SITE SOILS ENGINEER.
- LIMITS OF REMOVAL SHOWN ON DEMOLITION PLAN ARE APPROXIMATE ONLY. ACTUAL QUANTITIES MAY VARY DUE TO CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION, REMOVAL AND RESTORATION WORK NECESSARY TO PERMIT CONSTRUCTION OF THE PROPOSED PROJECT.
- THE CONTRACTOR SHALL COORDINATE WITH THE SITE CONSTRUCTION MANAGER FOR THE REMOVAL AND/OR RELOCATION OF EXISTING TREES.
- PROTECT ADJACENT CURB, TREES, BUILDINGS, UTILITIES AND OTHER ITEMS TO REMAIN FROM DAMAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR PAYMENT OF ANY DAMAGED ITEM TO REMAIN.
- SURVEYOR SHALL REPORT ANY ENCROACHMENTS OR DISCREPANCIES GENERATED ON THIS CLEARING PLAN IMMEDIATELY TO ENGINEER FOR DECISION.
- SURVEYOR SHALL VERIFY CLOSURE AND ACCURACY OF CURVE DATA PRIOR TO COMMENCEMENT OF FIELD STAKING.
- HATCHED AREA ON THIS PLAN INDICATES HEAVILY WOODED AREAS TO BE REMOVED AND DEMOLITION ITEMS. CONTRACTOR SHALL MAKE EVERY EFFORT TO SAVE ANY SPECIMEN TREES NEAR CLEARING LIMITS.
- CONTRACTOR SHALL MAKE EVERY EFFORT TO SAVE ADDITIONAL TREES WHEREVER POSSIBLE.
- CLEARING LIMITS ON THE PLAN INDICATE THE EXTENT OF ALL MAJOR CLEARING REQUIRED. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY INCIDENTAL CLEARING REQUIRED FOR MINOR DISCREPANCIES IN GRADE, UTILITY INSTALLATION, EROSION CONTROL MEASURES, ETC.
- CONTRACTOR SHALL COORDINATE UTILITY REMOVAL AND RELOCATIONS WITH ALL UTILITY COMPANIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC THROUGHOUT CONSTRUCTION TO AND FROM THE ADJOINING PROPERTIES AND SHALL INSTALL TRAFFIC CONTROL DEVICES AND SIGNAGE AS NECESSARY IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ALL AREAS DISTURBED BY CONSTRUCTION TO A CONDITION EQUAL TO OR BETTER THAN EXISTING AND SHALL BE RESPONSIBLE FOR PHOTO-DOCUMENTATION OF PRE-CONSTRUCTION CONDITIONS.
- CONTRACTOR SHALL COORDINATE WITH THE SITE GEOTECHNICAL ENGINEER FOR EARTH DISTURBING AND SITE PREPARATION RECOMMENDATIONS. DEVELOPER SHALL PROVIDE SITE GEOTECHNICAL ENGINEER AS NECESSARY.
- CONTRACTOR TO ENSURE THAT EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO ANY CONSTRUCTION.

DEMOLITION GENERAL NOTES

- ALL DEMOLISHED MATERIALS AND ITEMS SHALL BE COMPLETELY REMOVED AND PROPERLY DISPOSED OF OFFSITE. LOCATION TO BE DOCUMENTED AND REPORTED TO OWNER.
- OWNER SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF DEMOLITION ACTIVITIES.
- IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB. IMMEDIATELY NOTIFY THE OWNER AND THE ENGINEER.
- ALL UTILITIES SHALL BE DISCONNECTED AND CAPPED PRIOR TO DEMOLITION ACTIVITIES.
- ANY ADJACENT INFRASTRUCTURE OR VEHICLES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT NO COST.
- SITE SHALL BE CLEARED OF ALL DEBRIS, DUST, AND MUD UPON COMPLETION OF SITE WORK ACTIVITIES, AND SITE SHALL BE RESTORED TO ORIGINAL CONDITION UPON COMPLETION OF WORK.
- CONTRACTOR SHALL CONTACT PRIVATE UTILITY LOCATE FIRM PRIOR TO CONSTRUCTION AND NOTIFY 811.
- TREE REMOVAL TO BE PERFORMED ONLY AS NOTED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ABANDONMENT AND REMOVAL OF ALL ONSITE AND OFFSITE UTILITIES, AS INDICATED ON THE PLANS INCLUDING BUT NOT LIMITED TO ELECTRIC AND GAS, IF NECESSARY.
- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION IMMEDIATELY UPON COMPLETION OF DEMOLITION.
- ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE.
- ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREAS OR ANY RIGHT-OF-WAY.



VICINITY MAP
SCALE: 1" = 1 MILE



BY EXISTING CONDITIONS & DEMOLITION PLAN

SHANNON WOODS - PHASE 1

LENNAR

CATAWBA COUNTY, NORTH CAROLINA

DATE DESCRIPTION



DATE 10/31/2019
DRAWN MH/SM/SF
DESIGNED MH
CHECKED FC
PROJECT # LEN2306049

SHEET NUMBER

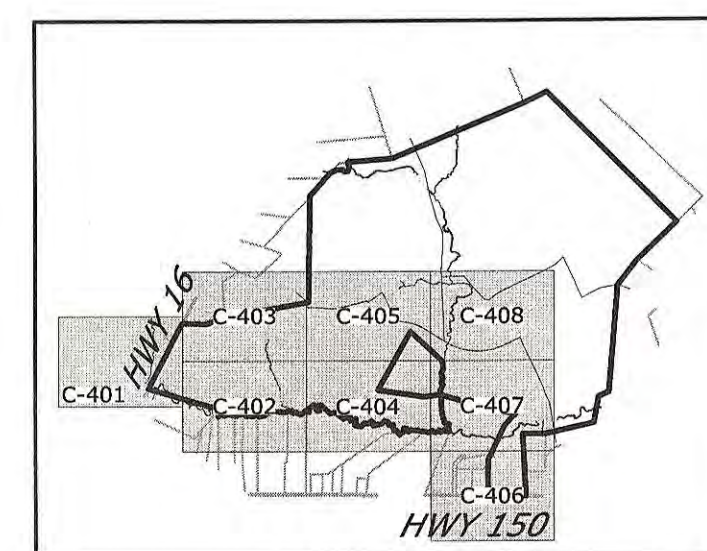
C-200

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1	PARCEL ID: 368611764118 LUTZ, ROBBY MOORE PARCEL ADDRESS: 5780 E NC 150 HWY CITY: DENVER, 28037 LRK(REID): 16790 DEED BOOK/PAGE: 2015E/0116 ACREAGE: 4.57	2	PARCEL ID: 368612766523 MUNDY FRANCES R & MUNDY JERRY H PARCEL ADDRESS: 5780 E NC 150 HWY CITY: DENVER, 28037 LRK(REID): 70943 DEED BOOK/PAGE: 3307/1612 ACREAGE: 2.400	3	PARCEL ID: 368612766364 HELDERMAN DONNA H & HOWARD DOUGLAS S PARCEL ADDRESS: 5780 E NC 150 HWY CITY: DENVER, 28037 LRK(REID): 16793 DEED BOOK/PAGE: 2730/0162 ACREAGE: 4.020	4	PARCEL ID: 368612768534 HELDERMAN DONNA H & HOWARD DOUGLAS PARCEL ADDRESS: 5794 E NC 150 HWY CITY: DENVER, 28037 LRK(REID): 16792 DEED BOOK/PAGE: 3445/1189 ACREAGE: 7.100	5	PARCEL ID: 368612800666 ADAMS VICTORIA LEE HOWARD & HOWARD EMMITT STEPHEN PARCEL ADDRESS: 5814 E NC 150 HWY CITY: DENVER, 28037 LRK(REID): 16795 DEED BOOK/PAGE: 2014E/0121 ACREAGE: 5.490	6	PARCEL ID: 368612865522 ADAMS VICTORIA LEE HOWARD & HOWARD EMMITT STEPHEN PARCEL ADDRESS: 5838 E NC 150 HWY CITY: DENVER, 28037 LRK(REID): 16796 DEED BOOK/PAGE: 2014E/0121 ACREAGE: .810
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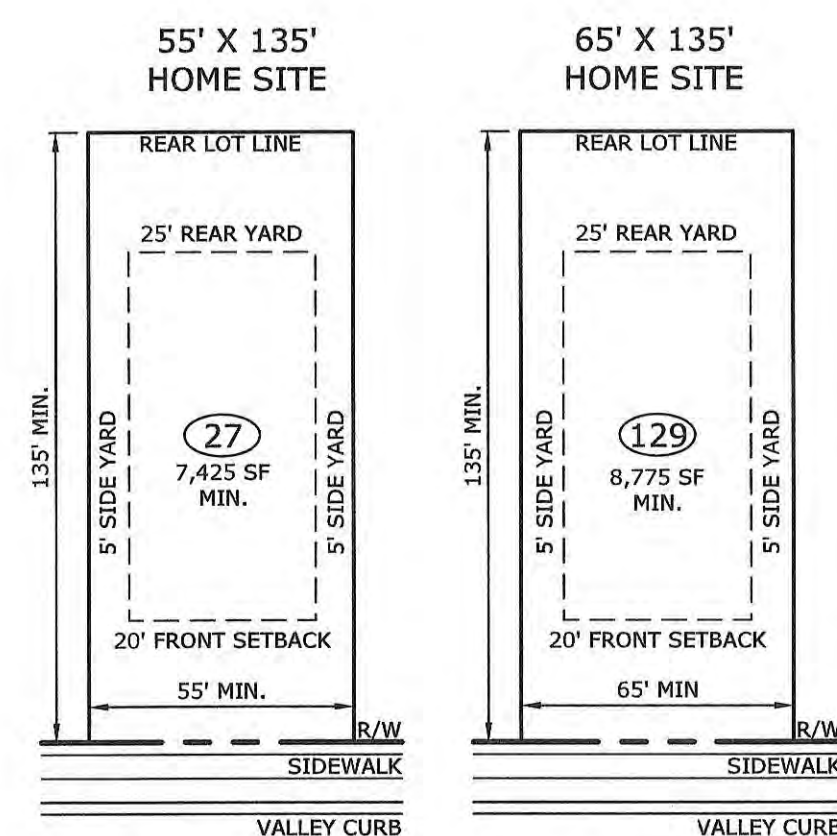
SHEET INDEX
NTS

LEGEND

	RIGHT OF WAY
	PROPERTY LINE
	ADJACENT PARCEL
	EASEMENT
	FACE OF CURB (FC)
	BACK OF CURB (BC)
	EDGE OF PAVEMENT (EP)
	CENTER LINE OF PAVEMENT
	CONCRETE SIDEWALK
	PARCEL LINE
	SETBACK LINE
	STORMWATER EASEMENT
	SANITARY SEWER EASEMENT
	LANDSCAPE BUFFER
	FENCE
	SIGN
	STREAM / CREEK
	POND
	WETLANDS
	50' PERENNIAL STREAM BUFFER
	FEMA 100 YEAR FLOOD
	WETLANDS
	LOT NUMBER

OVERALL SITE NOTES

1. ALL SITE DIMENSIONS SHOWN ARE TO THE TOP BACK OF CURB, UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
2. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
3. SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH CATAWBA COUNTY STANDARD DETAILS AND SPECIFICATIONS AND NCDOT STANDARD DETAILS AND SPECIFICATIONS.
4. ASPHALT PAVING, CONCRETE SIDEWALK AND CONCRETE CURBING SECTIONS SHALL BE CONSTRUCTED PER THE DETAILS.
5. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS.
6. ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAY INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
7. ANY MATERIAL DEMOLISHED AS INDICATED ON THIS PLAN IS BE HAULED OFF-SITE TO AN APPROVED LANDFILL.
8. DURING CONSTRUCTION THE PROJECT SITE SHALL COMPLY WITH FIRE DEPARTMENT GUIDELINES FOR EMERGENCY VEHICLE ACCESS.
9. SIGHT DISTANCE INFORMATION NOTE: AREAS WITHIN THE SIGHT TRIANGLE ARE TO BE CLEAR OF LANDSCAPING, SIGNS OR OTHER VISIBILITY OBSTRUCTIONS PER JURISDICTIONAL REQUIREMENTS
10. THE CONTRACTOR IS RESPONSIBLE FOR ANY CURB & GUTTER AND PAVEMENT DAMAGE DURING CONSTRUCTION. OWNER WILL PAY FOR REPAIRS DUE TO FAILURE TO PROTECT AND OBSERVE EXISTING CONCRETE CURB & GUTTER AND PAVEMENT.
11. A MINIMUM STREET WIDTH OF 20 FEET SHALL BE MAINTAINED AT ALL TIMES BOTH DURING AND AFTER CONSTRUCTION.
12. A 36 INCH CLEAR SPACE SHALL BE MAINTAINED AROUND ALL HYDRANTS AT ALL TIMES BOTH DURING AND AFTER CONSTRUCTION. WORK SHALL BE DONE ON ALL HYDRANTS PRIOR TO ANY BUILDING CONSTRUCTION.



TYPICAL RESIDENTIAL HOME SITE DIMENSIONS
N.T.S

