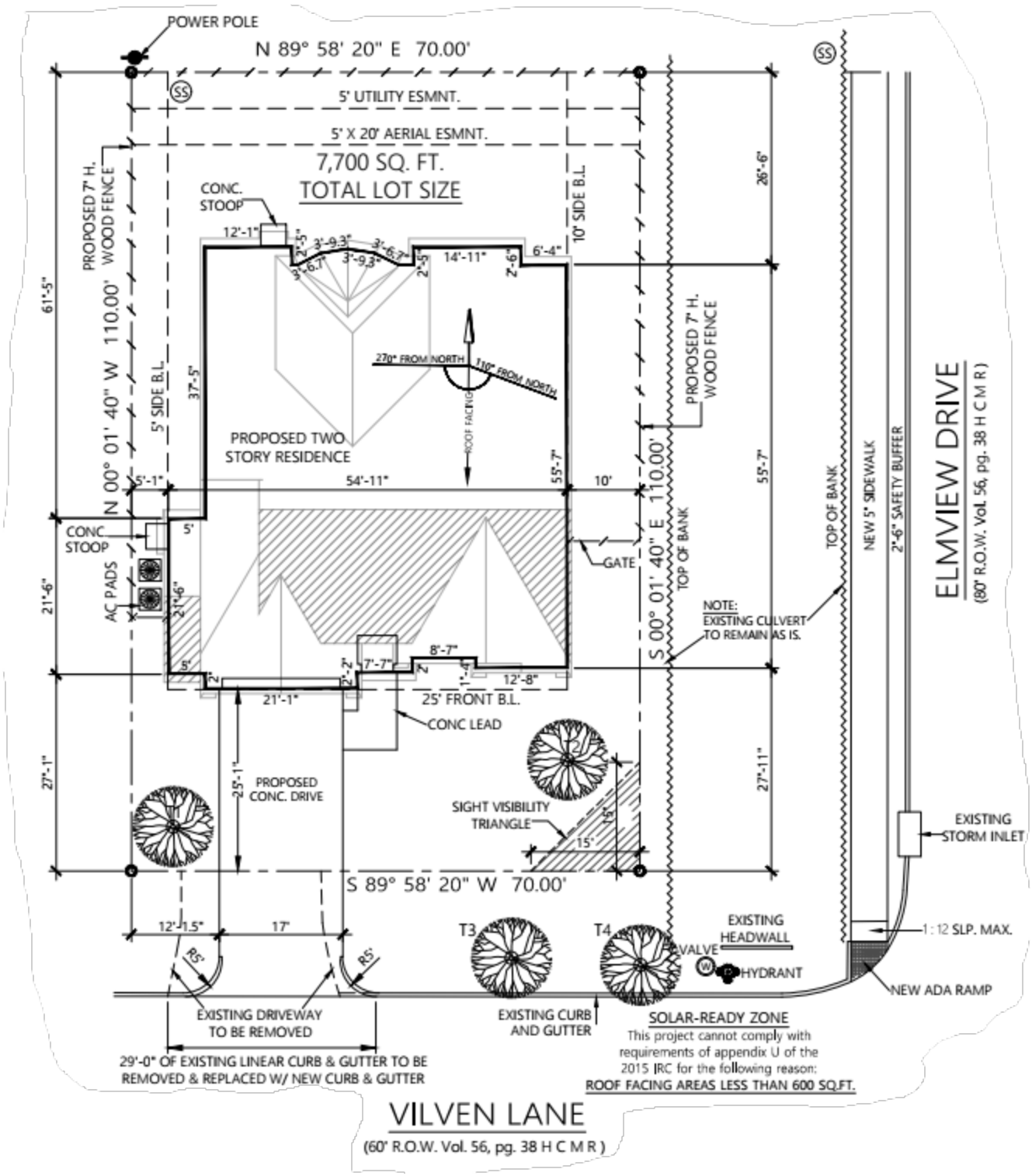
POWER POLE
N 89° 58' 20" E 70.00'
5' UTILITY ESMNT.
5' X 20' AERIAL ESMNT.
7,700 SQ. FT.
TOTAL LOT SIZE
CONC. STOOP
PROPOSED 7' H. WOOD FENCE
N 00° 01' 40" W 110.00'
5' SIDE B.L.
10' SIDE B.L.
270° FROM NORTH
110° FROM NORTH
ROOF FACING
PROPOSED TWO STORY RESIDENCE
54'-11"
55'-7"
10'
GATE
CONC STOOP
AC PADS
S 00° 01' 40" E 110.00'
TOP OF BANK
NOTE: EXISTING CULVERT TO REMAIN AS IS.
NEW 5' SIDEWALK
2'-6" SAFETY BUFFER
ELMVIEW DRIVE
(80' R.O.W. Vol. 56, pg. 38 H C M R)
25' FRONT B.L.
CONC LEAD
PROPOSED CONC. DRIVE
SIGHT VISIBILITY TRIANGLE
EXISTING STORM INLET
S 89° 58' 20" W 70.00'
EXISTING HEADWALL
1:12 SLP. MAX.
VALVE
HYDRANT
NEW ADA RAMP
EXISTING DRIVEWAY TO BE REMOVED
EXISTING CURB AND GUTTER
29'-0" OF EXISTING LINEAR CURB & GUTTER TO BE REMOVED & REPLACED W/ NEW CURB & GUTTER
SOLAR-READY ZONE
This project cannot comply with requirements of appendix U of the 2015 IRC for the following reason:
ROOF FACING AREAS LESS THAN 600 SQ.FT.
VILVEN LANE
(60' R.O.W. Vol. 56, pg. 38 H C M R)