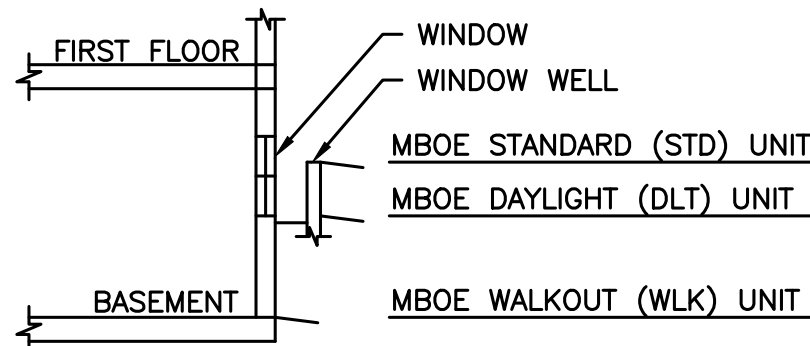


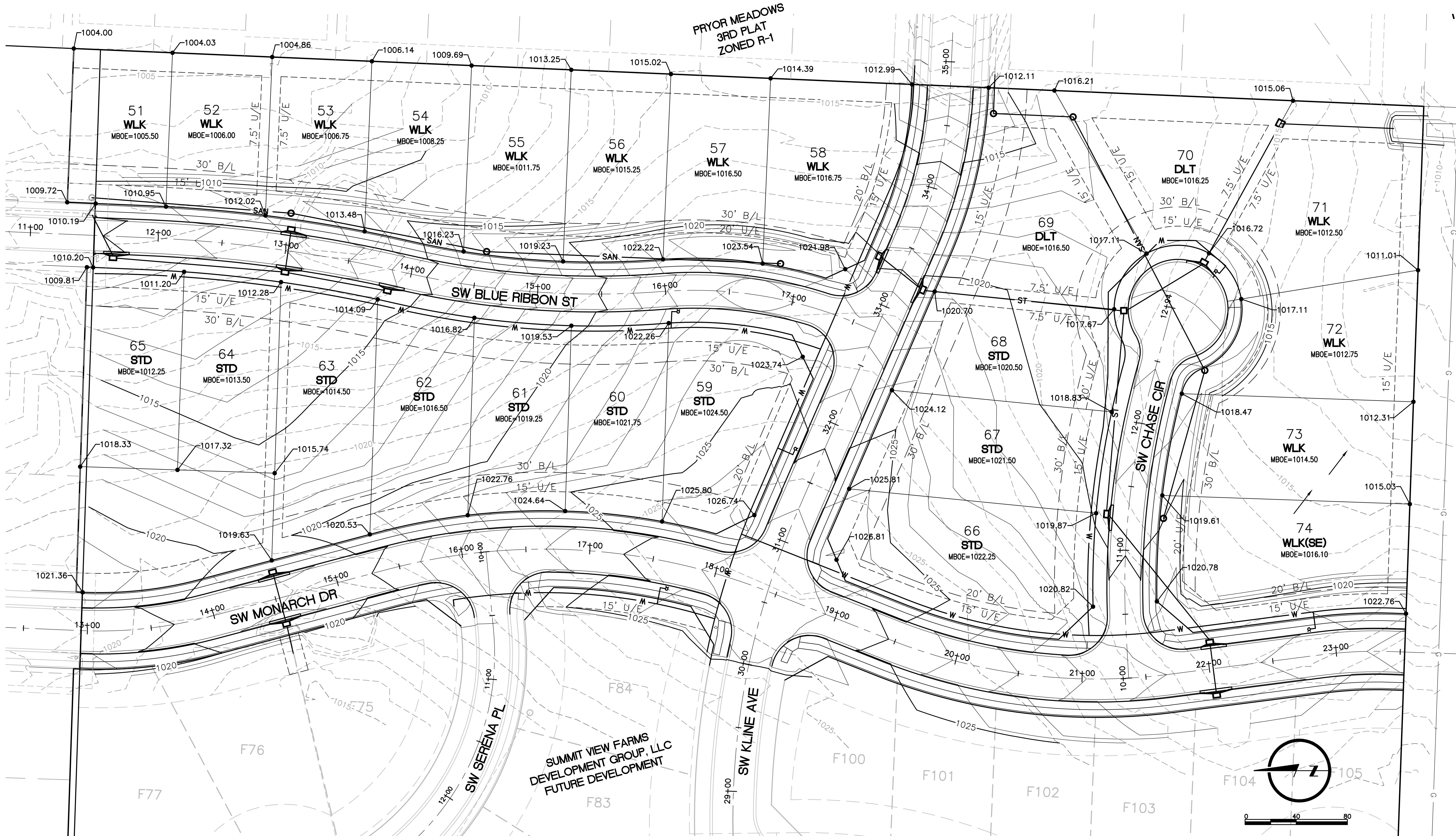
L:\Engineering\0316050 SVFD06 Summit View Farms 3rd Plat\Drawings\CONSTRUCTION DRAWINGS\PAV-PLANS\0316050-PAV-MDP.dwg, 10/25/2018 4:12:33 PM, DAN MCGHEE, LAMP RYNEARSON & ASSOCIATES



TYPICAL UNIT SECTION
NOT TO SCALE

GENERAL NOTES:

1. MINIMUM BUILDING OPENING ELEVATIONS (MBOE'S) SHOWN REPRESENT THE MINIMUM RECOMMENDED ELEVATIONS THAT WILL PROVIDE ADEQUATE POSITIVE STORM WATER DRAINAGE TO THE LOWEST POINT ON THE LOT FROM THE ANTICIPATED LOW SIDE OF THE BUILDING. THE HOME BUILDER SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE POSITIVE DRAINAGE AWAY FROM ALL BUILDING OPENINGS TO PREVENT LOCALIZED STRUCTURE FLOODING.
2. A DAYLIGHT OR STANDARD UNIT MAY BE CONSTRUCTED ON WALKOUT LOT, AND A STANDARD UNIT MAY BE CONSTRUCTED ON A DAYLIGHT LOT.
3. A DAYLIGHT UNIT IS DEFINED AS A UNIT HAVING A WINDOW ON THE BASEMENT LEVEL WITH AT LEAST 5'-4" OF CLEARANCE FROM THE FINISHED FIRST FLOOR ELEVATION TO THE BOTTOM OF THE WINDOW. CLEARANCES LESS THAN 5'-4" ARE DEFINED AS STANDARD UNITS, WHETHER OR NOT A WINDOW WELL IS REQUIRED.
4. REFER TO SANITARY SEWER SHEETS FOR SEWER MAIN AND LATERAL ELEVATIONS. BASEMENT ELEVATION MAY NEED TO BE HIGHER THAN MBOE SHOWN FOR GRAVITY BASEMENT SEWER SERVICE.
5. ALL FRONT LOT ELEVATIONS ARE PROPOSED ELEVATIONS.
6. HOME BUILDERS SHALL MAINTAIN 2% GRADE, 1.5% ACROSS SIDEWALKS, WITHIN RIGHT-OF-WAY.



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REVISIONS				
09/19/18 - RESUBMITAL PER ADJUSTED LAYOUT				
09/19/18 - RESUBMITAL PER CITY COMMENTS				
10/05/18 - RESUBMITAL PER CITY COMMENTS				
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MASS GRADING, EROSION CONTROL, PAVING, STORM AND SANITARY PLANS				
MASTER DRAINAGE PLAN				
LARKIN LAMP RYNEARSON - ENGINEERS TMO Certificate of Authority No. 2013011903				
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