

The Dunes

LOT 36

SITE PLAN

REVIEWED

By barragani at 8:51 am, Mar 20, 2024

REVIEWED

By Tyler Johnson 03/21/2024 10:52:13 AM

REVIEWED FOR CODE COMPLIANCE

Jesus Martinez

9:58:29 AM

03/25/2024

LOT 36	
TOTAL LOT AREA	5,100 SF
FOOTPRINT AREA	1,639 SF
LOT COVERAGE	32.14%

The accuracy, location, and existence of easements, utilities, as well as property lines are the sole responsibility of the owner. It is the responsibility of the owner to seek permissions from easement holders for placement of improvements within easements. Further any improvements created, constructed, or otherwise permanently placed in any easement is the sole responsibility of the owner as is the removal of said improvements should that be deemed necessary by the City. Development review is strictly for adherence to City of Pasco standards Pasco Municipal Code and adopted Building Codes and is not a review of or guarantee of any easements or property lines.

18 Inch clearance is required around all meters.

3ft clearance is required around fire hydrants.

Franklin PUD Clearances are also required

Surface water is to be maintained on site. If inspector finds lot not matching site plan applicant must re-submit. Grade shall not change from the grading approved on this plan without City of Pasco approval.

Surface water is to be maintained on site. If inspector finds lot not matching site plan applicant must re-submit. Grade shall not change from the grading approved on this plan without City of Pasco approval.

1-Hour fire-resistance-rated construction on the underside of the projection per R302.1

VINYL FENCING

Maximum height 6'.

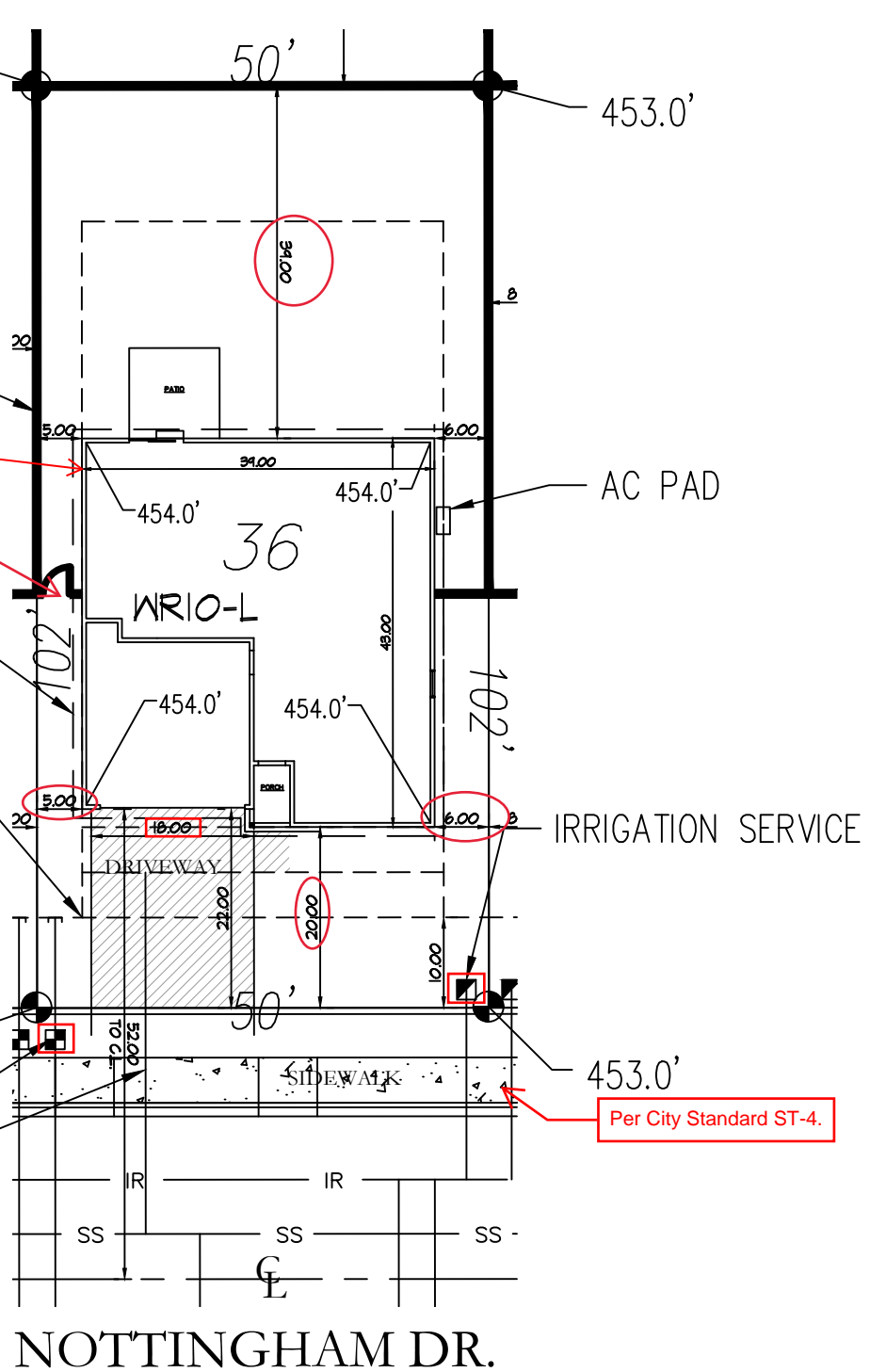
Minimum 3' wide gate.

ROOF OVERHANG
1 FT. TYP.

10' PUBLIC UTILITY
EASEMENT

453.0'
WATER METER

SAN.
LATERAL



Per City Standard ST-4.



Scale 1" = 20'



11305 NOTTINGHAM DR
B24-0527

ADDRESS: 11305 NOTTINGHAM DR

PARCEL # 115210096

PLAN: WR10-DL

SCALE: 1"=20'

DATE: 03/04/24

D.R. Horton Homes

13115 NE 4th St, Suite 120

Vancouver, WA

Phone: 360-360-2960