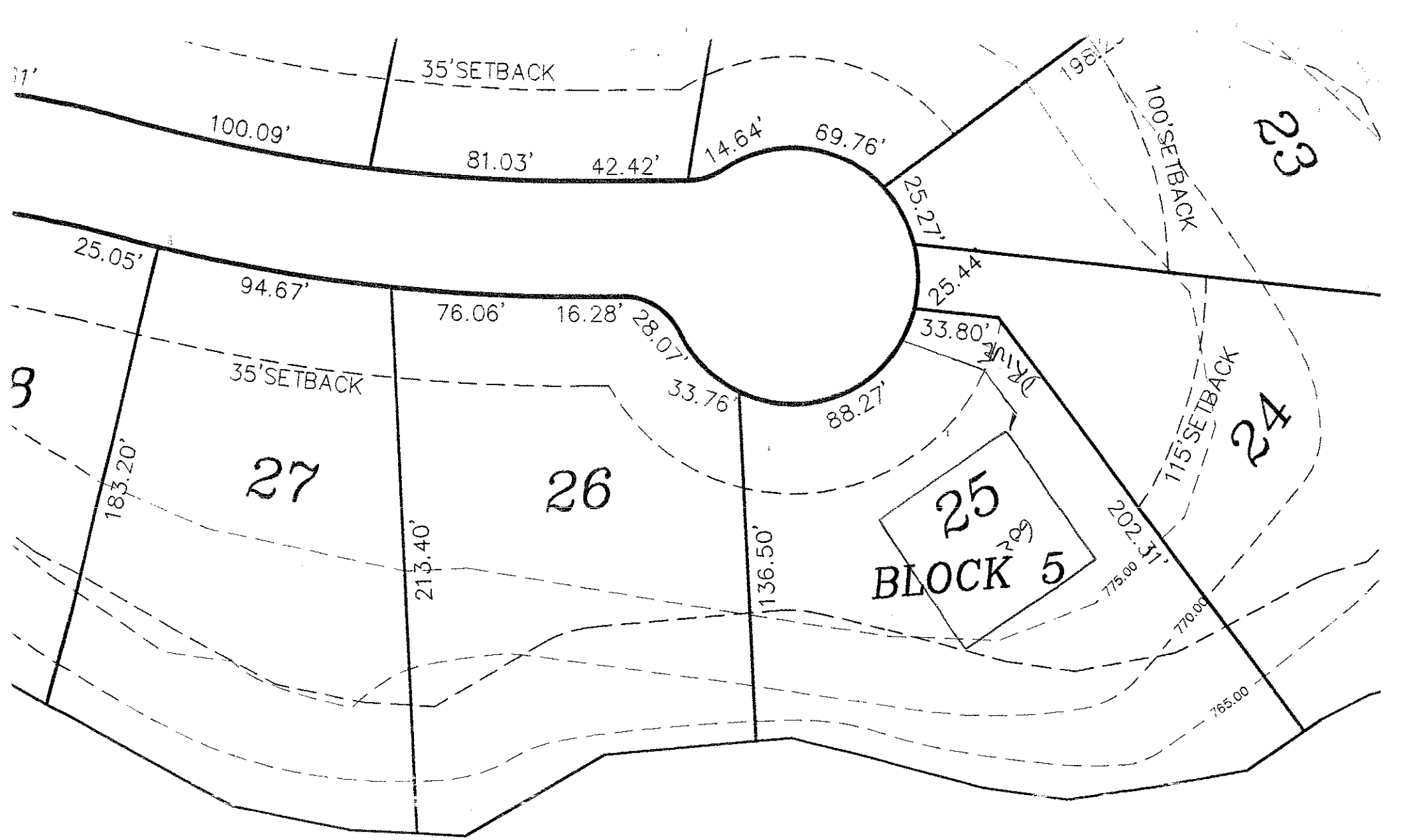
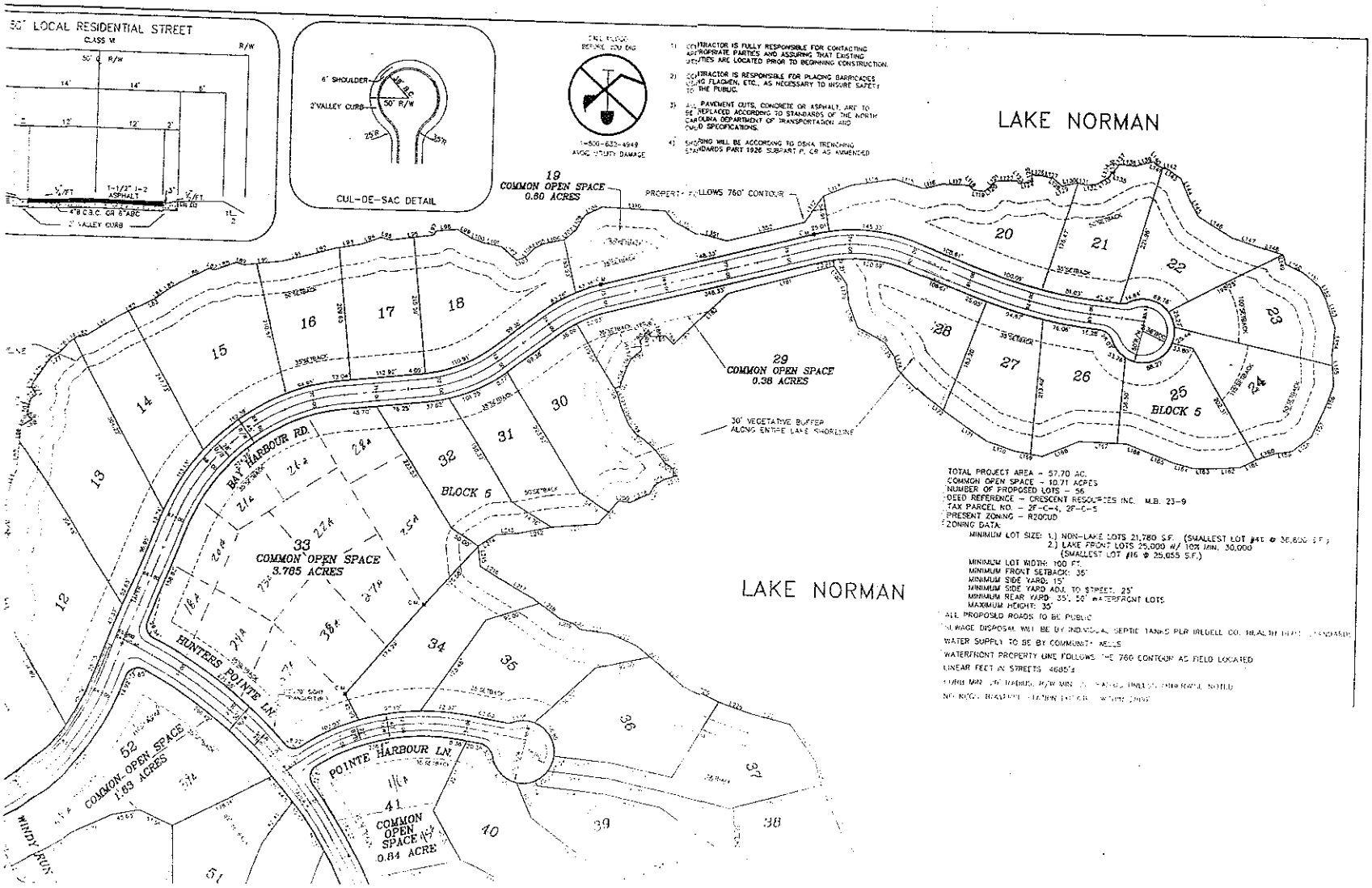

35'SETBACK
100.09'
81.03'
42.42'
14.64'
69.76'
25.27'
100'SETBACK
23
25.05'
94.67'
76.06'
16.28'
28.07'
25.44'
33.80'
DRIVE
35'SETBACK
33.76'
88.27'
115'SETBACK
24
27
26
25
BLOCK 5
183.20'
213.40'
136.50'
202.31'
775.00
770.00
765.00


50' LOCAL RESIDENTIAL STREET
CLASS VI
R/W
14'
14'
8'
12'
12'
3'
1-1/2" I-2 ASPHALT
4"ø C.S.C. OR 6" ABC
2' VALLEY CURB
6" SHOULDER
2' VALLEY CURB
50' R/W
25'R
35'R
CUL-DE-SAC DETAIL
1-800-632-4949
AVOID UTILITY DAMAGE
1) CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2) CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3) ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CPUD SPECIFICATIONS.
4) SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED
LAKE NORMAN
19
COMMON OPEN SPACE
0.60 ACRES
PROPERTY FOLLOWS 760' CONTOUR
29
COMMON OPEN SPACE
0.38 ACRES
30' VEGETATIVE BUFFER ALONG ENTIRE LAKE SHORELINE
BAY HARBOUR RD.
HUNTERS POINTE LN.
POINTE HARBOUR LN.
WINDY RUN
BLOCK 5
33
COMMON OPEN SPACE
3.765 ACRES
52
COMMON OPEN SPACE
1.69 ACRES
41
COMMON OPEN SPACE
0.84 ACRE
LAKE NORMAN
TOTAL PROJECT AREA = 57.70 AC.
COMMON OPEN SPACE = 10.71 ACRES
NUMBER OF PROPOSED LOTS = 56
DEED REFERENCE = CRESCENT RESOURCES INC. M.B. 23-9
TAX PARCEL NO. = 2F-C-4, 2F-C-5
PRESENT ZONING = R20CUD
ZONING DATA:
MINIMUM LOT SIZE: 1.) NON-LAKE LOTS 21,780 S.F. (SMALLEST LOT #41 @ 36,800 S.F.)
2.) LAKE FRONT LOTS 25,000 w/ 10% MIN. 30,000
(SMALLEST LOT #16 @ 25,055 S.F.)
MINIMUM LOT WIDTH: 100 FT.
MINIMUM FRONT SETBACK: 35'
MINIMUM SIDE YARD: 15'
MINIMUM SIDE YARD ADJ. TO STREET: 25'
MINIMUM REAR YARD: 35', 50' WATERFRONT LOTS
MAXIMUM HEIGHT: 35'
ALL PROPOSED ROADS TO BE PUBLIC
SEWAGE DISPOSAL WILL BE BY INDIVIDUAL SEPTIC TANKS PER IREDELL CO. HEALTH DEPT. STANDARDS
WATER SUPPLY TO BE BY COMMUNITY WELLS
WATERFRONT PROPERTY LINE FOLLOWS THE 760 CONTOUR AS FIELD LOCATED
LINEAR FEET IN STREETS 4685'±