PLOT PLAN REQUIREMENTS:

1. THIS STANDARD IS TO BE USED FOR TYPICAL PAD GRADED LOTS.

2. INDICATE THE FOLLOWING: SCALE, NORTH ARROW, VICINITY MAP, CORNER ELEVATIONS, LOCATION OF CURB GUTTER & SIDEWALK IN RELATION TO PROPERTY LINE AND CENTERLINE OF STREET, ALL SETBACKS, SLOPE OF DRIVEWAY, PAD OR FINISH GROUND ELEVATION AT FOUNDATION, FINISH FLOOR ELEVATION, HIGH POINT ELEVATION OF DRAINAGE SWALE, ELEVATION AT TOP AND BOTTOM OF SLOPES, DIMENSIONS OF THE LOT, SHOW ALL EASEMENTS, DRAINAGE PATTERN AND SLOPE OF DRAINAGE, EXISTING CUT OR FILL SLOPES, AND TRACT, LOT NUMBERS, ADDRESS AND OWNER.

3. SHOW LOCATION OF ALL PROPOSED RETAINING WALLS WITH ELEVATION AT TOP AND BOTTOM OF WALLS. WALLS OVER 4’ IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING, AND WALLS SUPPORTING A SURCHARGE, ARE REQUIRED TO BE ENGINEERED.

4. SHOW EXACT LOCATION, DIAMETER, CRITICAL ROOT ZONE, AND EXISTING ELEVATION AT BASE OF ALL OAK TREES.
THERE SHALL BE A MIN. 5' UNOBSERVED AREA ON AT LEAST ONE SIDEYARD OF ANY RESIDENTIAL BUILDING.

SLOPE AWAY FROM BUILDING SHALL BE 2% MIN. AND SHALL EXTEND A MIN. OF 5 FEET.
NOTES:
1. A TURN AROUND IS REQUIRED ON ANY STREET, PUBLIC OR PRIVATE, EXCEEDING 150 FEET MEASURED FROM CENTERLINE OF CONNECTING STREET.

2. TURN AROUNDS SHALL BE CONSTRUCTED WITH ASPHALT, CONCRETE, BRICKS, PAVERS, OR TURF BLOCK AND SHALL SUPPORT HS-20 TRUCK LOADS.

3. THE MAXIMUM SLOPE OF A TURN AROUND SHALL BE 5 PERCENT IN ANY DIRECTION. OVERHEAD CLEARANCE SHALL BE 13 FEET SIX INCHES.