



RESIDENTIAL LOT SURVEY STANDARDS CHECKLIST

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To: Building Division Building Permit Number: \_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Filing: \_\_\_\_\_

Property Address: \_\_\_\_\_

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	Accepted	Accepted as Noted	Not Accepted	Element
1				North Arrow, scale, and project specific benchmark are shown.
2				Dimensions of the lot are shown (to be reviewed by the Planning Division).
3				Location and size of all structures on the lot including the building outline, driveways, walkways and patios are shown. Provide dimensions from structure to property line at a minimum of two points per side, widely separated, on each side of all structures. Stoops and landings need not be dimensioned.
4				All portions of the structure comply with the setback requirements. Dimensions are provided (at the front, side and rear yards) from the property line to portions of the structure, allowing verification of this requirement (including roof overhang, patio structures, chimneys, etc.) Refer to the Official Development Plan for specific requirements (to be reviewed by the Planning Division).
5				Locations of water and sewer service are shown.
6				Location of water meter is shown.
7				Location and dimension of easements are shown (to be reviewed by the Planning Division).
8				Finished floor, lower floor, garage floor, and top of foundation elevations are shown.
9				Finish grade spot elevations are shown at building corners, property corners, high grade points, and grade break locations. Finish grade spot elevations along each property line, shown at a spacing not to exceed 20 feet between points. (Grade contour lines can be used but shall not be used in lieu of spot elevations.)
10				Finish grade spot elevations are shown on adjacent properties, 20 feet from property line, and shown at a spacing not to exceed 20 feet between points. (If adjacent lots are bare dirt buildable lots or are under construction - indicate such on plan.)
11				Arrows indicating direction of drainage flow with percentage slope labeled to within 1/10 <sup>th</sup> of a percent accuracy are shown. Provide sufficient number of arrows to adequately show lot drainage.



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12				Minimum 2% slope is provided on any part of the property, and minimum 5% slope is provided from the structure or top of window well for a minimum 10 feet from the structure or window well or to the adjacent property line if the building setback is less than 10 feet or in accordance with the soils report recommendations. Any concrete slabs adjacent to structures may have a minimum slope of 2% and then follow the 5% criteria above.
13				No part of the lot shall exceed a maximum slope of 5 (horizontal): 1 (vertical). If slopes exceed these criteria, a landscape wall shall be installed. Landscape wall materials shall be in conformance with the approved Official Development Plan for the subdivision. Landscape berms not adjacent to structures on the property are not subject to these criteria and shall follow the City's "2004 Landscape Regulations."
14				Existing adjacent street flow line elevations are shown and are shown at a spacing not to exceed 20 feet between points.
15				Minimum of 12 inches plus 2% above the gutter flow line of the adjacent street to the top of the foundation (plus 12 inches to finished floor elevation) is provided. Any variance to these criteria must be approved by the City Engineer or Designee.
16				Locations of roof drains are shown.
17				No driveways shall exceed a maximum slope of 10% or a minimum slope of 2%, measured at the centerline. Slopes are shown.
18				Total irrigable area of the lot is provided. Irrigable area is defined as all portions of the lot without permanently installed hardscape, also equivalent to permeable area.

Additional Comments:

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