



**CITY OF POWELL 47
HALL STREET
POWELL, OHIO 43065**

TO: BUILDERS, DEVELOPERS, CONTRACTORS AND DESIGNERS

SUBJECT: PLOT PLAN REQUIREMENTS

TWO (2) COPIES OF A LOT SITE GRADING PLAN ARE REQUIRED BY THE CITY ENGINEER'S OFFICE WHEN BUILDING PLANS ARE SUBMITTED. THEY SHOULD ACCOMPANY THE BUILDING PLANS, BUT NOT ATTACHED TO THE PLANS. (SHOULD BE 8 1/2" x 14" OR FOLDED TO FIT SAME).

1. BUILDER'S NAME, ADDRESS, AND TELEPHONE NUMBER.
2. LOT NUMBER AND HOUSE ADDRESS.
3. LOT CORNER MONUMENTS.
4. NORTH ARROW AND SCALE.
5. BEARINGS OF PROPERTY LINES.
6. RECORDED PLAT – BOOK & PAGE.
7. LOCATION AND SIZE OF ALL EASEMENTS, SETBACKS AND RESERVE AREAS.
8. DISTANCE FROM HOUSE WALLS TO LOT LINES.
9. UTILITIES LOCATIONS & INVERTS – SANITARY, WATER, GAS AND ELECTRIC.
10. LOCATION OF SIDEWALK, CURB, LAMP POST, STREET SIGNS, HYDRANTS AND MAILBOX.
11. LOT CORNER ELEVATIONS – FINISH GRADE.
12. HOUSE CORNER ELEVATIONS – FINISH GRADE (ALL CORNERS).
13. ELEVATIONS AT ALL GRADE BREAKS (AT HOUSE AND ON LOT).
14. ELEVATIONS OF ADJACENT HOUSES (FINISH GRADE & FINISH FLOOR).
15. TOP OF FOUNDATION BLOCK ELEVATION – (8" MIN. ABOVE GRADE).
16. FINISH FLOOR ELEVATION.
17. WATER FLOW LINES (DRAINAGE DIRECTIONAL ARROW).
18. FLOOD ROUTING PATH (IF APPLICABLE).
19. DRIVEWAY LOCATION AND ELEVATION (8% MAX. GRADE).
20. INDICATE SUMP AND GUTTER DRAINAGE.
21. REFERENCE BENCH MARK.
22. SIGNATURE OF THE REGISTERED SURVEYOR PREPARING THE PLOT PLAN.

The grading plans will not be considered unless all of the above are shown. A subdivision or development grading plan is available from the Developer. Every attempt must be made to adhere to the Developer's approved grading plan and to prevent drainage onto adjacent house properties. Any deviation from the approved grading plan will require resubmission and/or an "as-built" plan.

For further information, you may call the City Engineer's office at (614) 885-5380.