

PLOT PLAN CHECKLIST - SUBDIVISION / SITE CONDOMINIUM LOTS

Subdivision: _____ Lot No.: _____

Notes:

Date: _____ Checked By: _____

	Item	Corrections Required
	The plot plan must be signed and sealed by a licensed surveyor/engineer.	
	The name, address, and phone number of the surveyor, and the client for whom the plot plan was prepared for, is required.	
	The plot plan must indicate the scale it has been drawn to and on a sheet no larger than 11" x 17."	
	The plot plan must have an accurate legend.	
	The plot plan must have a north arrow.	
	The lot number and address must be shown. The lot / address is:	
	The property description (with Liber, Page and Section) and name of subdivision/condominium must correspond with the Plat/Final Plan.	
	The unexcavated areas of the house must be labeled or hatched.	
	The length of all the exterior walls of the house must be indicated. Dimensions must also be given for any decks, bay windows, fireplaces or porches.	
	Dimensions must be illustrated for the sidewalk and driveway. Side entry driveways require a minimum of 22' from the garage door to the edge of the driveway.	
	The number of street trees must correspond with the list provided in the Residential Developmental Guidelines.	
	The side, rear and front setbacks must correspond with those listed in the Residential Developmental Guidelines.	
	A benchmark must be provided.	
	The plot plan must label any adjacent lot numbers and/or park names as illustrated on the Plat/Final Plan or Exhibit.	
	Indicate location of any retaining walls proposed on this site. If no retaining walls are proposed, provide a note on the plan stating "No retaining walls proposed on this building site"	
	Place a note that: "The builder is responsible for resolving any drainage problems on adjacent properties that are a result of builder activities."	
	All utilities must be shown and their dimensions from the property line must be labeled.	
	The sump and sanitary leads must correspond with that given on the Final Measures and indicated on the plan.	
	The top of curb elevations must be labeled at the corners of the lot.	
	Flood plain contours with the 100-year flood plain elevation and wetland boundaries with the 25' buffer strip labeled on the plan must be illustrated on the plot plan when present.	
	Show the sanitary service lead connection to the home. A clean-out must be placed at every bend and for every 100 lineal feet of lead.	
	The finished grade of the proposed house must be labeled and correspond with the Final Measures.	
	The street name and road R.O.W. must match that shown on the Plat/Final Plan or Exhibit.	
	The lot dimensions and bearings (when applicable) should correspond to the Plat/Final Plan or Exhibit.	
	Any fire hydrants in the vicinity must be illustrated and the finished grade must be labeled and correspond with the Final Measures. A minimum distance of 10' must be maintained between any fire hydrant and the edge of a driveway. This distance must be labeled.	
	Manholes, gatewells and catch basins must be illustrated and the AB rim elevations must be labeled and correspond with the Final Measures.	
	The lot grades and drainage arrows must correspond with the approved grading plan and adjacent approved plot plans.	
	All the easements on the lot must be shown and labeled. These easements must correspond with those on the Plat/Final Plan or Exhibit.	