

## Erosion Control Requirements

- \* Elevation of all lot corners, the building pad, side front and rear yard lines, elevations at all low openings or all lookout/walkouts, garage slab elevation, top of footing elevation, lowest floor elevation, top of block elevation and curb elevation
- \* Drainage arrows showing how the lot is to drain
- \* Percent of driveway slope and width of curb cut at the street (calculate slope at center of driveway)
- \* Distance to reference points from lot corner along lot line to verify building placement

*An example certificate of survey on the reverse side demonstrates the minimum detail expected.*

Additionally, the Building Official requires **TWO** sets of **Construction Plans** drawn to scale. An approved set of plans will be returned to you; the second set will be filed with the City. The following items must be included on all construction plans (as applicable):

- \* Floor plan of basement and each floor above
- \* Fire protection between house and attached garage
- \* Foundation drainage
- \* Names and addresses of: General Contractor, Plumber, Mechanical, Electrician
- \* Energy Calculations
- \* Cross Section detailing foundation, footings, wall roof, steps, deck (as applicable)

The following standards apply for R-1 zoning district:

### **Site Requirements:**

Minimum Lot Area - 10,500 (sgl family) 15,000 (two family)

Minimum Lot Width - 75'

Maximum Lot Coverage - 25%

### **Setback Requirements:**

Front Setback - 30'

Rear Setback - 25'

Side Setback - 6'

Maximum Area of Garage - 1,200 sq. ft.

Corner lots at street intersections shall maintain front yard setbacks on each street side

### **Structure Requirements:**

Maximum Height - 2 & 1/2 Stories

Minimum Building Width - 24'

Minimum Building Area - 576 sq. ft.

**Please contact the Planning/Zoning Office with questions at (320) 352-2203.**