TRE

TAN ALLAS,

524

SILT FENCE TO BE INSTALLED PER CITY REQUIREMENTS. GENERAL CONTRACTOR TO CONFIRM DRAINAGE AND CONSTRUCTION ACCESS.

PROVIDE MINIMUM REQUIRED TREES PER CITY

17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECT PLACEMENT OF THE BUILDING.

18. PERMIT MUST BE APPROVED BEFORE ANY SITE WORK

UNLESS NOTED OTHERWISE GENERAL CONTRACTOR TO VERIFY FINISHED SLAB HEIGHT ABOVE FINISHED GROUND FLOOR FOR ACCURATE DRAINAGE PER

25' FRONT BUILDING LINE 5'-0" RIGHT SIDE BUILDING LINE 5'-0" LEFT SIDE BUILDING LINE 10'-0" REAR BUILDING LINE

1. WATER METER MAY NOT BE LOCATED IN DRIVEWAY OR APPROACH 2. KEEP 20' X 20' VISIBILITY TRIANGLES AT ALLEY CLEAR SIDEWALKS AND DRIVE APPROACH REQUIRE A SEPARATE PERMIT 4. FENCE WILL REQUIRE A SEPERATE PERMIT. POOL DESIGN SHALL REQUIRE A SEPERATE PERMIT. S 45° 36′ 52′′ W 32.00′ SITE IMPROVEMENTS SUBJECT TO FIELD INSPECTORS

7. GENERAL CONTRACTOR TO VERIFY ALL OR ANY DEED RESTRICTIONS BEFORE ANY SITE WORK IS STARTED. GENERAL CONTRACTOR TO VERIFY ALL OR ANY SETBACKS BEFORE ANY SITE WORK IS STARTED.

GENERAL CONTRACTOR TO VERIFY ALL OR ANY EASMENTS BEFORE ANY SITE WORK IS STARTED.

SITE NOTES

10. GENERAL CONTRACTOR TO VERIFY MINIMUM SQUARE

FOOTAGE ALLOWED ON THE PROPERTY. 11. UTILITY AND DRAINAGE EASMENTS MUST REMAIN

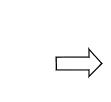
OPEN AND UNOBSTRUCTED. NO ENCROACHMENTS

12. WATER SHALL NOT BE REDIRECTED TO DRAIN ONTO

SETBACK UP TO 12 SF TOTAL. FIELD VERIFY.

WATER COURSE ARROWS DENOTE WATER FLOW, DRAINAGE TO BE DESIGNED BY GRADER.

MINIMUM SETBACKS



SITE PLAN GRAPHIC LEGEND

LOT COVERAGE & SQUARE FOOTAGE

LOT GRADING & DRAINAGE:

DRAINAGE BOTH TO STREET & TO REAR LOT LINE

Only side swales are needed to drain both to the street and to the rear lot line. They should extend back of the

of the rear building wall; then splash blocks from rear

downspouts should be placed to direct roof water to the

side swales for drainage directly to the abutting street. Thus the amount of water carried on the rear slope to

or other properties is kept as small as possible.

This reduces erosion and disposal problems.

A Curb-top on lot line extension at highest lot corner

B-C Side swale C-D Protective side slope at extension of rear wall

COMPLY WITH LOCALLY ADOPTED

*Call 811 for utility locations before digging.

CODES PER MUNICIPALITY

THIS PLAN SET SHALL

GRADING REQUIREMENT

TOTAL LOT SIZE =3,400 SF

TYPE "B" LOT GRADING

easements

A-B Parkway slope

TOTAL LOT COVERAGE = 39%

TOTAL STRUCTURE SIZE = 1,200 SF

ARROWS DENOTE WATER COURSE DIRECTION

INDICATES SILT FENCE AROUND PROPERTY

SITE PLAN

5' REAR SETBACK

2,845 SF

RESIDENCE/

-45'**-**0"-

VALLEY STREET

N 45° 36' 52" E 32.00'

20' WIDE

APPROACH

W/5' RADIUS

CURB

95

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SCALE: 1/8" = 1'-0"



July 15, 2025

W S BEATTY SURVEY BLK 3391 $\frac{1}{4}$ TR 17A

New Construction

SITE PLAN

A.00