



RESIDENTIAL SITE PLAN REQUIREMENTS

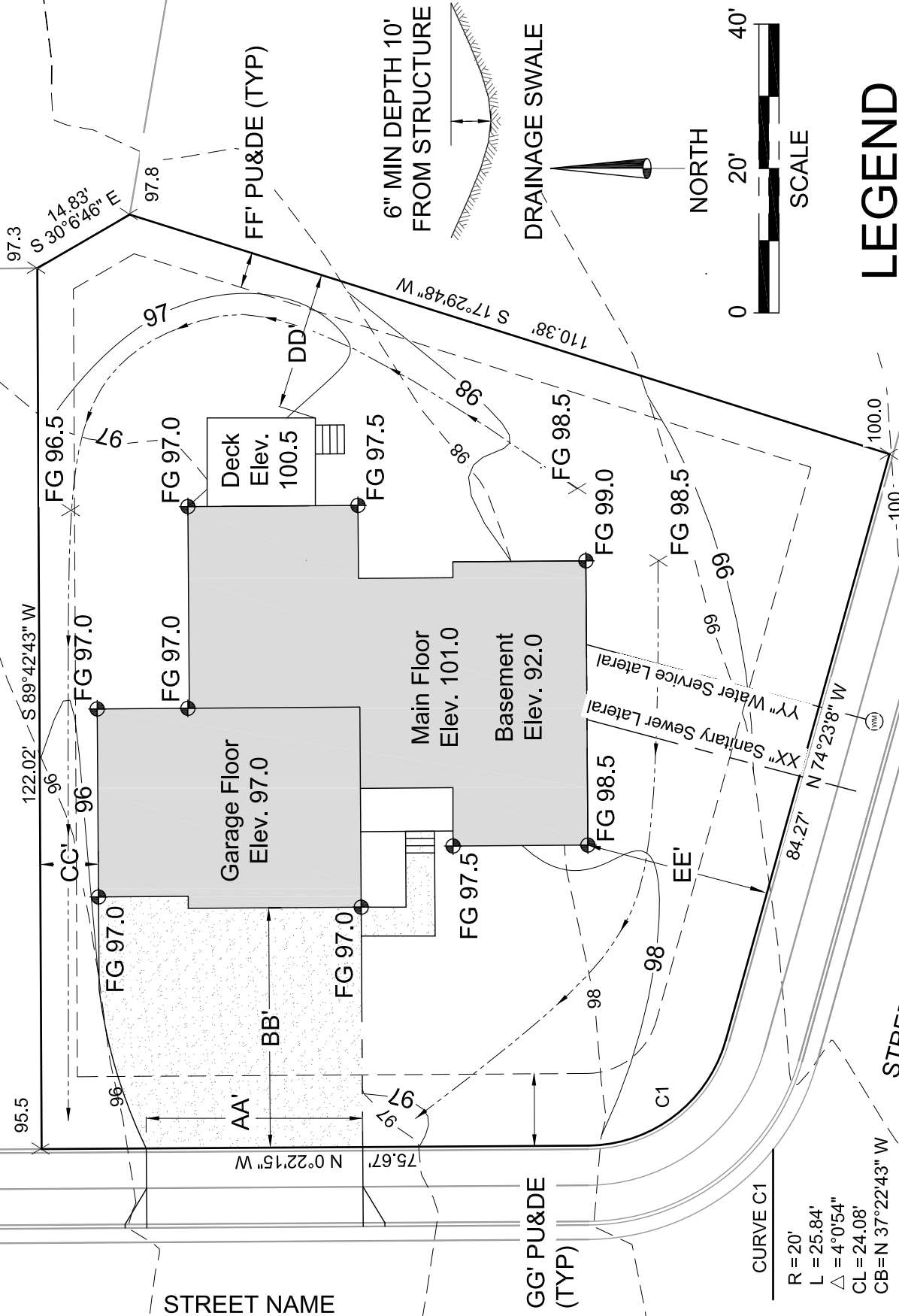
THE FOLLOWING INFORMATION SHALL BE SHOWN ON ALL RESIDENTIAL PLOTS.

- LOT LAYOUT SHOWING LEGAL BOUNDARY (BEARING AND DISTANCE).
- LOT ADDRESS AND LOT / PARCEL IDENTIFICATION.
- DIMENSIONS SHOWN IN FEET AND DECIMALS.
- PLAN SCALE AT STANDARD ENGINEERING SCALE (1"=10', 1"=20') WITH ALL TEXT LEGIBLE.
- DATE, NORTH ARROW, WRITTEN AND GRAPHIC SCALES.
- EXISTING CONTOURS AT ONE-FOOT INTERVALS.
- FINAL GRADING PLAN INCLUDING SPOT ELEVATIONS AND ONE FOOT CONTOURS.
- LOCATION OF TREES WORTHY OF PRESERVATION.
- LOCATION OF EXISTING BUILDINGS.
- ELEVATIONS OF MAIN, BASEMENT AND GARAGE FLOORS.
- LOCATION OF PROPOSED STRUCTURES AND IMPROVEMENTS.
- DRIVEWAY WIDTH (MAXIMUM WIDTH IS 30', OR $\frac{1}{3}$ LOT WIDTH, **WHICHEVER IS LESS**).
- BUILDING SETBACKS ARE AS MEASURED FROM ALL PROPERTY LINES. PROPERTY PINS MUST BE IN PLACE IN ORDER TO CORRECTLY LOCATE ALL STRUCTURES.
- LOCATION OF ALL EXISTING EASEMENTS AND/OR ENCUMBRANCES.
- WATER METER AND LATERAL LOCATION AND SIZE (INCLUDE PLANS FOR MAINLINE CONNECTION IF NOT STUBBED).
- SANITARY SEWER LATERAL LOCATION AND SIZE (INCLUDE PLANS FOR MAINLINE CONNECTION IF NOT STUBBED).
- SHOW EXISTING / PROPOSED ROADWAY IMPROVEMENTS (SIDEWALK, CURB & GUTTER, ROADWAY, ETC.).
- ANY USE OF ROCK RETAINING WALLS (LARGER THAN SINGLE ROCK HEIGHT) OR RETAINING STRUCTURES (WHICH HAVE AN EXPOSED HEIGHT OF MORE THAN 18" ABOVE THE FINISHED GRADE) REQUIRE ENGINEERING DESIGN AS PART OF THE PLAN SUBMITTAL. ENGINEERS CERTIFICATION OF ACCEPTABLE INSTALLATION IS ALSO REQUIRED UPON COMPLETION OF THE WALL CONSTRUCTION.

NOTES:

1. THE SAMPLE LOT PLAN SHOWN HERewith IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY, AND IS **NOT** INTENDED TO REFLECT ALL CONDITIONS WHICH MAY BE APPLICABLE. SPECIFIC RESIDENTIAL LAND USE REQUIREMENTS (E.G. ALLOWED USES, UNIT SIZE, ACCESSORY STRUCTURES, SETBACKS, ETC.) ARE AS CONTAINED IN TOOELE CITY CODE TITLE 7, CHAPTER 14.
2. ADDITIONAL REQUIREMENTS MAY APPLY FOR LOTS LOCATED WITHIN THE SENSITIVE AREA ZONING OVERLAY DISTRICTS (TOOELE CITY CODE TITLE 7, CHAPTER 12), FOR LOTS WITH PRIOR FILL PLACEMENT, AND/OR OTHER SITE CONDITIONS WHICH MAY EXIST.

SAMPLE RESIDENTIAL SITE PLAN



LEGEND

- FG = FINISH GRADE
- ##.# = SPOT ELEVATION
- AA, BB, ETC. = DIMENSION IN FEET

Name of Engineer / Surveyor
Address
City
Phone

NAME OF DEVELOPER / OWNER
ADDRESS
LOT / PARCEL ID