

Topo Checklist

Basics

- | | |
|---|--|
| <input type="checkbox"/> Stamped and Signed by PS | <input type="checkbox"/> Property Lines match Plat |
| <input type="checkbox"/> North Arrow and Scale | <input type="checkbox"/> Subdivision Developer's Signature of approval with date (if required by Developer) |
| <input type="checkbox"/> Benchmark is shown on plan | <input type="checkbox"/> Provide the Individual Lot Notice of Intent form submitted to the Ohio EPA for sites covered under an NPDES Construction Storm Water Permit |
| <input type="checkbox"/> Street name given | |
| <input type="checkbox"/> Sublot No. shown | |
| <input type="checkbox"/> 5' wide sidewalks shown | |

SHORD

- 15,750 SF for a lot where sanitary sewers are installed and the street is paved, and with a minimum frontage of 90'
- Front Yard - 20% of the average or normal depth of the lots having their front lines along such street frontage shall be the front yard line, but the distance such front yard line is back of the street line need not be more than 50'
- 10' Side Yard Setback, 5' Side Yard only for Garage side, and 5' setback concrete drive to property line
- No dwelling house shall be erected less than 15' from any other building in a Residence District.
- Rear yard the depth of which shall not be less than the greater of the following:
Fifteen percent of the depth of the lot; or 50'
- Additions - Fifty percent of the area of the rear yard may be occupied by one-story accessory buildings; however, no such accessory building shall be located nearer than five feet to the side and rear lot lines nor further than ten feet from the side and rear lot lines
- Swimming Pools See SHORD 1131.02 for location and setbacks, See SHORD 1131.03 for Barrier Requirements (Fences) and See SHORD 1131.09 for drainage

Utilities

- Sanitary Connected to Sanitary with proposed % Grade
- Water Connected to Water
- Storm Connected to Storm with proposed % Grade
- Utility Easements shown
- Rim Elevations given on proposed catchbasins and yard drains

Grades

- Finished Floor Elevation of house given
- Percent Grade of Driveway is less than 12%
- FFE given of existing adjacent lots
- Slopes do not exceed 3:1
- Proposed Grades provide drainage

General Notes to Minimally Include

- See Separate "Soil Erosion and Sediment Control Plans" for OEPA requirements and Sequence of Construction for this lot.
- Premium joints shall be used for sanitary and storm work.
- Builder/Landscaper shall maintain positive drainage away from the house
- Grading beyond the property lines is prohibited unless written permission is granted to the contractor by the affected property owner(s).
- Contractor shall verify sanitary and storm hookups and inverts prior to basement excavation.
- Concrete driveways and sidewalks shall be constructed in accordance with SHORD 1106. Stamp concrete driveway and sidewalk with the following symbols for locations of cleanouts and valves: storm - +; sanitary - Δ; and water - W
- The Contractor is required to schedule an inspection for performing a DYE test to prove that the sanitary and storm sewer connections are properly connected. Testing procedures shall be per the City Engineer or Building Commissioner requirements. Approval is required before 2nd Building Permit is issued.
- Cleanouts caps shall be in accordance with SHCO 733.11

If Geotech Report is Included/Required with Submittal

- In General Notes include "The contractor/builder shall adhere to the recommendations provided in COMPANY NAME's subsurface investigation report dated XXXX, ##, #####.