

# PLOT PLAN CHECKLIST - OUTLYING LOTS

Address: \_\_\_\_\_

Sidwell No.: \_\_\_\_\_

Date: \_\_\_\_\_ Checked By: \_\_\_\_\_

**Notes:**

**Waiting for:**

WC Soil Erosion Permit

WC Well/Septic Permit

WC Permit for a Drive Approach

In order to check this plot plan the following is required:

- T A print out of the information listed in Canton Applications for the parcel. This information will allow you to check the address, zoning and legal description for the parcel.
- T A reduced photocopy of the page in the tax map that contains the parcel. This will allow you to identify the adjacent parcels and road right-of-way.
- T Water Distribution map, Sanitary Sewer System map, Sanitary Sewer Master Plan and Storm Drainage Facilities map.
- T Flood Insurance Rate Map, Canton Township Wetlands map, Canton Township Drainage map.
- T Canton Township Thoroughfare Plan. This plan will designate the ultimate road right-of-way.

	<b>Item</b>	<b>Corrections Required</b>
	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.	
	The plot plan must have an accurate legend.	
	The plot plan must have a north arrow.	
	The sidwell number and address must correspond with that indicated on Canton Applications.	
	A written legal description that corresponds with the legal description given in Canton Applications and a boundary survey with length and bearing must be shown on plot 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 should also be given for any decks, bay windows, fireplaces or porches.	
	The side, rear and front setbacks must correspond with those listed in the Zoning Ordinance (Article 26, Section 26.02). The front setback must be measured from the ultimate road right-of-way.	
	The road name and road right-of-way must be on the plot plan.	
	Dimensions must be illustrated for the sidewalk (if required by Planning) and driveway. Side entry driveways must have a minimum of 22' from the garage door to the edge of the driveway.	
	There must be 1 street tree for every 40 feet of frontage (if required by Planning).	
	Any easements on the lot must be shown and labeled. There may be easements if this parcel is located within an older platted subdivision. Canton Applications will designate if the parcel is a part of a subdivision and the corresponding plat will be on file.	
	The plot plan must label any adjacent parcels including the sidwell number.	
	A benchmark must be provided.	
	Sump discharge must be illustrated.	

	<b>Item</b>	<b>Corrections Required</b>
	The sanitary lead must be accurately illustrated and labeled on the plot plan (if already existing in DPW records). A reduced photocopy of the page in the tax map that contains the parcel must be included with this request.	
	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.	
	All utilities in the vicinity of the parcel must be shown with dimensions from the property must be labeled.	
	The finished grade of the proposed house, as well as the finished grade of any homes on the adjacent parcels, must be labeled.	
	Detailed information on the proposed grades of the lot (existing and proposed lot grades and drainage arrows) must be provided. The plot plan must clearly illustrate that the parcel does not drain runoff into any adjacent parcels.	
	Place a note that: "The builder is responsible for resolving any drainage problems on adjacent properties that are a result of builder activities."	
	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 required 25' buffer strip must be illustrated on the plot plan when present.	
	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"	
	The limits of construction must be indicated on the plot plan. If the limits of construction are within 500' of a water way a Wayne County Soil Erosion Permit must be obtained.	
	Any creek, drain, or watercourse on the parcel must be labeled. A natural, undisturbed storm water protection buffer must be maintained along any creek, drain, or watercourse. This buffer must have a minimum width of 50 feet, measured from the centerline of the creek, drain, or watercourse.	