



**Building Department
3760 Darrow Road, Stow, Ohio
330.689.2729**

CHAPTER 4 ENGINEERING REQUIREMENTS

Site Plan for New One, Two, And Three-Family Dwellings.

4 Copies of a topographic survey and site plan are required when submitting for new one, two and three family dwellings. All site plans to be reviewed by the City shall include the following information:

A. General Information

- The scale of the site plan not less than 1-20 scale;
- Include the lot number, subdivision, builder and property owner; and
- Indicate lot dimensions including bearings and distances and also indicate true North with an arrow.

NOTE: All property pins including bearings and distances and also indicate true North with and arrow

B. Lot Dimension Information

- Distances of front, rear, and side yard;
- Building setback of all buildings existing and to be constructed on the lot;
- Location and dimension of all proposed and existing structures on the lot including porches, decks, fireplaces, etc.;
- Flow arrows indicating proposed site drainage pattern and swales;
- Show the location of city walks, driveways and approach, steps and building walks, retaining walls, fences, etc.;
- Show the location and size of sanitary and water service connections;
- Indicate storm water and sump drainage system;
- Show erosion control measures, if needed; and
- Show location and elevation of the benchmark used for the site.

C. Elevation Information

Elevation information shall be submitted in U. S. G. S. format. Benchmark information may be obtained from the Engineering Department, or from the Summit County Department of Environmental Services (D. O. E. S.). (Show existing elevations over proposed.) Required site elevation information should include:

- The first floor of the dwelling, garage finished floor, basement finished floor, and bottom of the footer on all buildings;
- Finish curb or crown of the street at a point of extension of the lot lines;
- Existing and proposed grade elevations at each principle corner of all proposed and existing structures on the lot;
- Existing and proposed grade elevations at each principle corner of all proposed and existing structures on the lot;
- Existing and proposed grade elevations at each principle corner of all proposed and existing structures on the lot;
- Finished grade at the back of the city walk;
- Finished ground and first floor elevations of buildings on adjacent lots; and
- Elevations and topographic for all areas within 25 ft. of lots which are on the same side of the street.

Note: The garage floor elevation shall be a minimum of +1.5 ft. above the top of the curb, in line with the center of the garage doorway. The maximum recommended drive slope is +10%.

D. General Grading Requirements

The slope away from buildings shall fall a minimum of 6 inches within the first 10 ft., except as restricted by the property line where the fall shall be 6 inches regardless of the horizontal distance.

All new single family dwellings are required to have a sump crock installed on the lowest floor level. This requirement may only be waived by the City Engineer.

Contact the Engineering Department at 330-689-2712 if you have any questions regarding this requirement.