

Building Elevation Above the Road

10-1-8: SITE PLAN REQUIRED:

A detailed site plan, drawn to scale, shall be filed as a part of any application prior to consideration for any building permit. The site plan shall show, where pertinent:

- A. Scale used.
- B. Direction of north point.
- C. Lot lines, adjacent streets or rights of way, easements, etc.
- D. Location of all existing structures on the property, including driveway entrances, utility poles, etc. (Ord. 2001-815-O, 12-17-2001, eff. 12-17-2001)
- E. Location of the proposed construction and improvements, including setbacks, location and dimensions of signs, location of garbage receptacles, etc. **The lowest floor level or opening into any residential building must be twenty four inches (24") above the crown of the road adjacent to the property.**

1. EXCEPTIONS:

- a. **When the property is lower than the street, the lowest floor elevation may be lower than the street if the** following three (3) requirements can be achieved:
 - (1) The drainage immediately around the building shall meet the minimum building code slope requirements of six inches (6") in ten feet (10').
 - (2) **The final grade perpendicular to all exterior walls must be sloped a minimum of twenty four inches (24") below the lowest floor or entrance to the building.**
 - (3) The drainage shall continue at a minimum of a two percent (2%) slope to an approved drainage easement.
- b. If there is a conflict between the requirements of this subsection E and Title 12, "Flood Control", of this code, Title 12 shall control (Ord. 2007-951-O, 12-4-2007)

- F. Motor vehicle access, including individual parking stalls, circulation patterns, curb and gutter and sidewalk locations.
- G. Any necessary explanatory notes.
- H. Name, address and telephone number of building contractor and owner.
- I. All other information that may be required as may be determined by the building inspector. (Ord. 2001-815-O, 12-17/*2001, eff. 12-17-2001)