

Avery Park
Architectural Review Board
Plot Plan /Grading Plan Requirements
(Instructions for Surveyor/Engineer)
(Checklist Item No. 6)

1. Drawing Size must be minimum 8-1/2" x 11"
2. Location of house and attachments with distance from two corners of the house to property line on line parallel with house line, then distance from that point to nearest lot corner
3. Building setback and easement lines extended to property line. Minimum: 25' front, 20' back and 10' side property lines
4. Drainage structure and direction of flow including driveway culverts – manmade or natural – existing or proposed to be approved by the ARB and Buncombe County permitting
5. Finished floor elevation of lowest floor with plumbing
6. Proposed location of septic tank
7. Retaining walls: existing or proposed
8. Erosion Control Plan & Sediment Containment Plan
9. Location of all utilities on lot
10. Certification to be printed on the plot plan
11. Proposed driveway, patios, walkways, other paved surfaces and parking location, as well as any proposed gates, columns, fences, etc.
12. All proposed grading and approximate limits of existing trees and large understory massings (i.e., Rhododendron, Mountain Laurel) to be preserved.
13. Any proposed locations of ancillary structures, decks, stairways, garages, and other secondary buildings.

I hereby certify that I have surveyed the herein described property on the ground per plat and except herein shown, this plat confirms therewith and is true and accurate. I have shown all-existing and proposed improvements located on the property together with easements and setback lines as outlined Avery Park Construction Guidelines and Covenants and Restrictions.

Signature: _____

North Carolina Registration Number _____

Issued: November 2005, Revised 03-18-07, Revised 1 Sep 2017