



**Planning and Engineering Department
7111 Bowie Lake Road
Fairview, TN 37062**

Plot Plan Requirements Checklist

Detailed Plot Plans submitted to the City of Fairview after June 1, 2024 are required when submitting an application for a building permit.

The Plot Plan shall contain, at a minimum, the following elements:

- Location of the home, patios, porches, HVAC, setbacks and any other standard items that have been on plot plans previously submitted
- A note if the structure will be constructed with a crawl space or a slab
- Minimum finish floor elevation (FFE) of the living space, garage/carport, and any porches/patios
- Proposed pavement locations included but not limited to driveways and sidewalks
- Existing contours at a minimum contour interval of 2 feet
 - It is recommended that the existing contours shall be the elevations that exists immediately before the construction of the building is to occur. If the lot is part of an approved as-built that contains elevation information. Those contours can be used as existing contours. If they are unavailable, then a field run survey will occur to obtain existing elevation information.
- Proposed contours at a minimum contour interval of 2 feet
- Proposed spot elevations at critical ground locations to portray the design intent for drainage flow directions within the lot and to provide City staff the information necessary to evaluate any potential impacts the lot grade may have on adjacent lots/parcels that have previously been developed. Critical locations include but may not be limited to the following:
 - High and low points along any property boundary line
 - High and low points along any proposed drainage path
 - Centerline of driveway at 4 locations:
 - Where the driveway and the road meet
 - Front of sidewalk
 - Back of sidewalk
 - 15' behind sidewalk
 - Please note that additional spot elevations may be requested by staff during the review process if the drainage pattern intent or feasibility is unable to be evaluated
- All initial and final erosion protection control measures that will be installed throughout construction. Included but not limited to:
 - Construction entrance
 - Silt fencing
 - Check dams
 - Concrete washouts