

# Site Plan Requirements

## Contents

The required site plan shall consist of all the details of the proposed development submitted for review by this department. All plans shall be accurately drawn to scale of not less than 1" equals 20' and contained on a sheet size not less than 8 1/2" X 11". All proposals must clearly illustrate the following BASIC SITE PLAN features 1-6 and only larger projects must include MAJOR SITE PLAN features 7-13.

## Basic site plans

- 1 Verified property line location, dimensions, direction from back of the curb or sidewalk to property line, dimension of parkway strip, lot square footage, scale and north arrow direction.
- 2 Streets, alley, affected easements, and right-of-ways
- 3 Location & dimensions of all hard surfaced areas including curb and gutter, sidewalks, driveways, parking spaces, loading areas, garbage areas, and access points to public streets or alleys.
- 4 The size, shape, and location of all existing and proposed structures including overhang projections, garages, carports, sheds, and the distance to the nearest point of any dwelling on abutting properties. 10' required from garage to nearest dwelling on adjacent lot(s).
- 5 Front, side, and rear yard setback dimensions from property line to all existing and proposed structures
- 6 Parking strip layout, including lawn areas, location of existing & proposed street trees, sprinkler system, & curb cuts

## Major site plans

- 1 The size, shape, & location of all existing landscape features including large trees, pools, decks, patios, exterior lighting, utility lines, steams, & any other exterior element
- 2 Landscape plan including location, spacing, size, quantity, & type of all proposed plant materials & installation details
- 3 Sprinkler plan including location, spacing, & size of all shrub or lawn heads, water lines, & valves.
- 4 Location & height of fences, retaining walls, & railings
- 5 Contour lines indicating existing & proposed grade changes at intervals not to exceed 2'
- 6 Location, height, size, & design of all existing & proposed exterior signs & advertising features
- 7 Location & type of catch basins or surface water detention basins & other surface drainage facilities
- 8 Show all existing & proposed public way improvements

