

Site Plan Requirements

Submittal Requirements for Review



What is Required in a Site Plan?

The site plan submitted for review must include all the details of the proposed development. All proposals must clearly illustrate the **Basic Site Plan** (features 1 - 6) and only larger projects must include **Major Site Plan** (features 1 - 10).

BASIC SITE PLAN

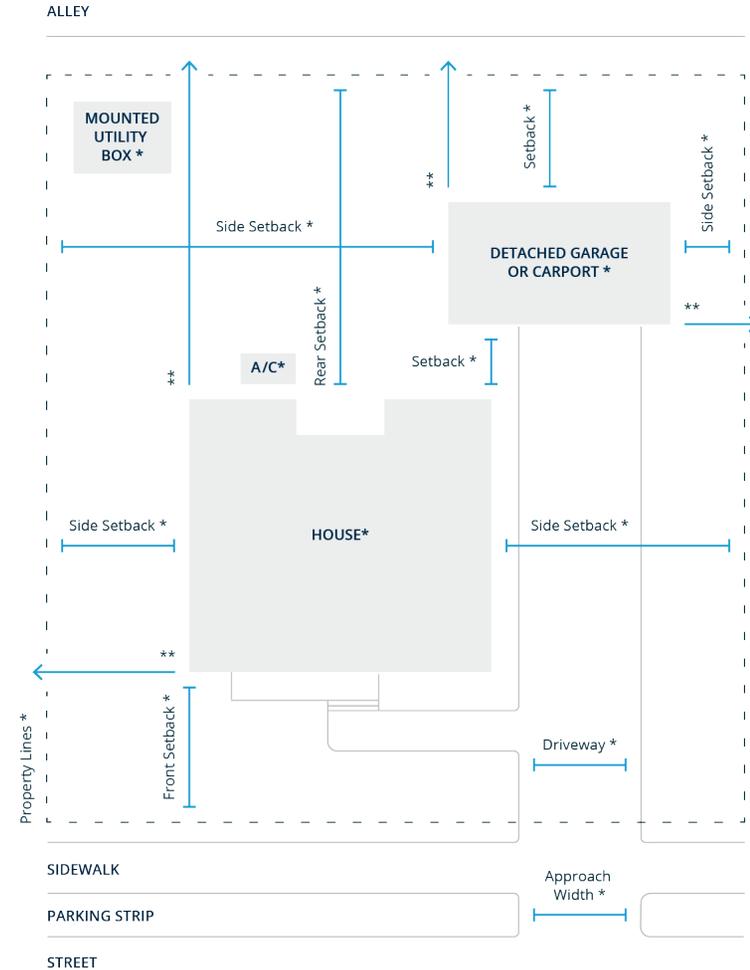
1. Verified property line location, dimensions, direction from back of the curb or sidewalk to property line, dimension of parkway strip, lot square footage, scale and north arrow direction.
2. Streets, alley, affected easements, and right-of-ways.
3. Location and dimensions of all hard surfaced areas including curb and gutter, sidewalks, driveways, parking spaces, loading areas, garbage areas, and access points to public streets or alleys.
4. 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 and proposed street trees, sprinkler system, and curb cuts.

MAJOR SITE PLAN

1. Size, shape, and location of all existing landscape features including large trees, pools, decks, patios, exterior lighting, utility lines, steams, and any other exterior element.
2. Landscape plan including location, spacing, size, quantity, type of all proposed plant materials and installation details, and a signature from a licensed landscape architect or US-EPA WaterSense certified professional verifying code compliance.
3. Sprinkler plan including location, spacing, and size of all shrub or lawn heads, water lines, and valves.
4. Location and height of fences, retaining walls, and railings.
5. Contour lines indicating existing & proposed grade changes at intervals not to exceed 2'.
6. Location, height, size, and design of all existing & proposed exterior signs and advertising features.
7. Location and type of catch basins or surface water detention basins and other surface drainage facilities.
8. Show all existing & proposed public way improvements.
9. Show the location, setbacks and dimensions of all existing & proposed ground mounted utility boxes on private property and in the public right-of-way.
10. Location, setbacks and dimensions of all existing & proposed air conditioning units.

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All plans must be accurately drawn to a scale of at least 1 inch equals 20 feet (1" = 20') and must be presented on sheets no smaller than 8.5" x 11".



* Indicate dimensions where noted.
 ** Distance to nearest point of dwelling on adjacent lot.