



INSTRUCTIONS FOR PREPARATION OF A SITE PLAN

Site plan must be **current**, drawn to scale, and **show all property lines**. If unable to draw to scale, property lines must still be shown noting actual dimensions or total acreage.

Failure to include all of the items listed below may delay the review necessary to obtain a permit

ITEMS THAT MUST BE SHOWN ON YOUR SITE PLAN:

- ☐ 1. **NORTH ARROW.**
- ☐ 2. **SCALE OF DRAWING.**
- ☐ 3. **STREET NAME** accessing the parcel.
- ☐ 4. **ALL PROPERTY LINES AND DIMENSIONS** – existing and proposed.
- ☐ 5. **DRIVEWAYS, ROADS, INTERNAL ROADS, PARKING AND CIRCULATION AREAS** – existing and proposed and label as "Paved" or "Gravel." Show driveway to public right-of-way.
- ☐ 6. **EXISTING AND PROPOSED STRUCTURES** - label as "Proposed" and "Existing". Include dimensions and distance to all property lines and other structures.
- ☐ 7. **UTILITY LINES AND EASEMENTS.**
- ☐ 8. **GEOGRAPHIC FEATURES** – ground slope and direction of slope, escarpments, streams, ponds, or other drainage ways.
- ☐ 9. **WELLS** – existing and proposed on this parcel and adjacent parcels within 100 feet.
- ☐ 10. **FENCES, RETAINING WALLS** – location of existing and/or proposed.
- ☐ 11. **PARTITIONING** (if applicable) – proposed new property line shown by dashed lines, with parcels labeled as "Parcel 1", "Parcel 2", etc.
- ☐ 12. **SEPTIC SYSTEM and REPLACEMENT AREA** – existing and proposed. Show existing septic tank, drain field lines and distance from structure(s).
- ☐ 13. **STORM WATER SYSTEMS OR DETENTION BASINS** – show existing and proposed.
- ☐ 14. **CUTS/FILLS** – show existing and proposed.
- ☐ 15. **ELEVATIONS** – at lot corners or construction area and at corners of building site.
- ☐ 16. **FLOODPLAIN** – if applicable, show the boundary of the 100 year floodplain.

If sanitary sewer service is not available, a septic system must be installed. Include the following additional items on the site plan:

- ☐ 17. **TEST HOLES** – show distances between holes and property lines. One test hole should be located in the center of the initial system installation site, the other in the center of the replacement area. Accuracy of location is very important.
- ☐ 18. **PROPOSED SEPTIC SYSTEM AND REPLACEMENT SYSTEM** – show septic tank and distance from structure; show disposal trenches and length, width, and distance between trenches.

Commercial development must also include the following:

- ☐ 19. **FIRE DEPARTMENT ACCESS**
- ☐ 20. **FIRE HYDRANTS** – locations
- ☐ 21. **HANDICAP ACCESS**
- ☐ 22. **LANDSCAPING** – existing and proposed landscaping areas.
- ☐ 23. **PARKING** – lot configuration, number of parking spaces, and off-street loading area.

Additional information such as patio slabs, walkways, roof overhangs, etc. may be required for the issuance of your permit.

YOU MAY USE THE REVERSE SIDE OF THIS FORM TO DRAW YOUR SITE PLAN

Property Owner(s) Name: _____ Phone: _____
Site Address: _____ City: _____ Zip: _____
Subdivision: _____ Lot: _____ Block: _____
Manufactured Home Park: _____ Space: _____
Assessor Map # (T-R-Sec-TL(s)): _____ Total # Acres _____
Zoning Designation: _____ Planning Map _____
Permit Specialist Review: _____ Date: _____

SITE PLAN MUST SHOW ALL PROPERTY LINES AND DIMENSIONS

☐ Drawn to Scale: 1 square = _____ Feet Not Drawn to Scale: Total Acres _____

I certify that the above information is accurate to the best of my knowledge. I AM THE [] Owner or [] Authorized Agent

NAME (please print): _____ Telephone # _____

Applicant's Signature: _____ Date: _____

Applicant's Mailing Address: _____ City: _____ Zip: _____

PLANNING: **FOR OFFICE USE ONLY** _____ Date: _____

PUBLIC WORKS: _____ Date: _____

BUILDING INSPECTION (Acceptable for Planning requirements only) _____ Date: _____

SAMPLE RESIDENTIAL SITE PLAN



SCALE: 1"=50'

