
Site Plan Requirements for Single-Family Building Permits

What is a Site Plan? A site plan is an accurate, scaled drawing of a piece of property showing its size and shape, along with the size, shape, and location of all the features located on the property (existing and/or proposed buildings, structures, driveways, utilities, trees, etc.)

What is the purpose of a Site Plan? Site plans are intended to show how the land use relates to the features of a parcel and its surrounding area. The City Planner, Engineer, and Light & Power use these site plans to verify the proposed project meets the standards and code requirements.

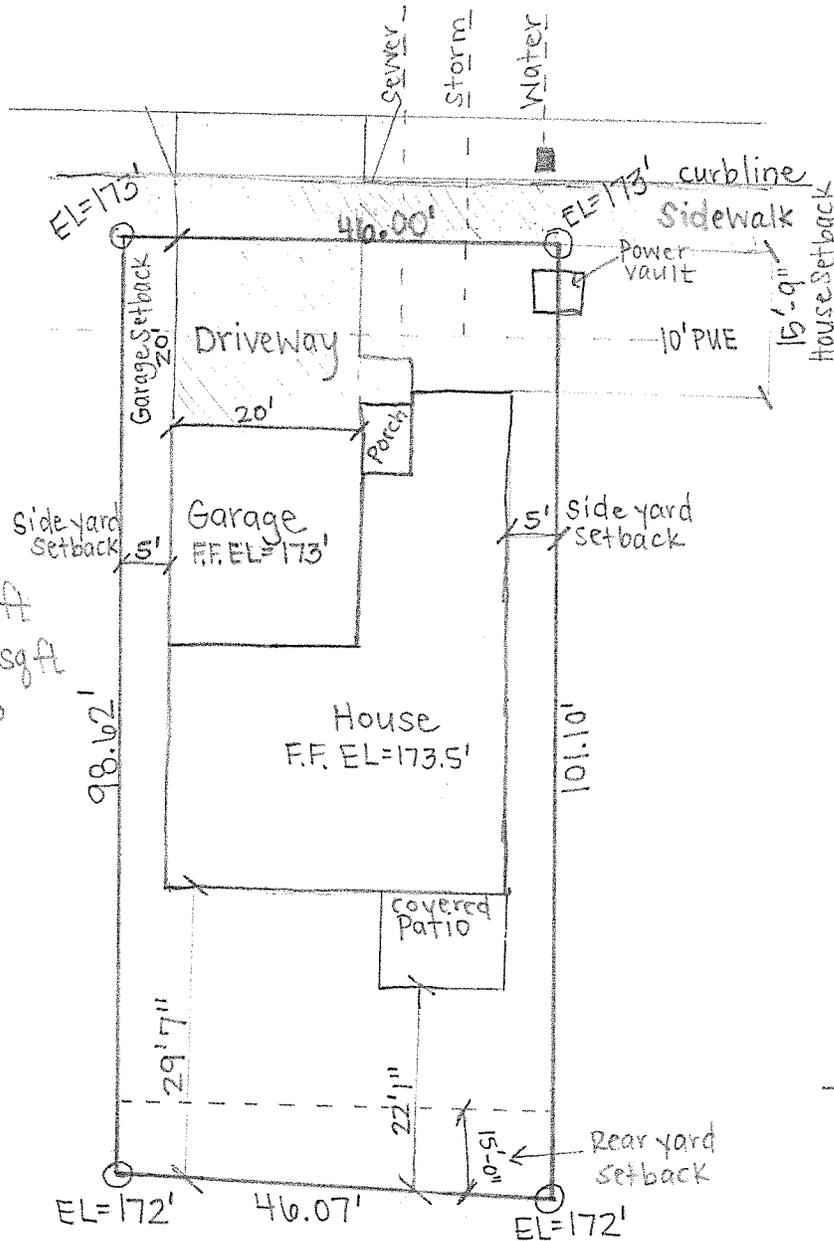
When is a Site Plan required? Site plans are required for any new construction or construction that alters the footprint of the building.

What information should a Site Plan include? Property lines shall be determined by survey monuments, not fence lines or hedge rows. Site plans need to provide the following information:

- Site plan must be drawn to scale (1" = 20' is preferred)
- Property address with identification of adjacent streets (by name) or alleys
- Lot and building setback dimensions on all corners
- Property corner elevations. If there is more than a 4-ft elevation differential, the site plan must show grade contour lines at 2-ft intervals.
- Location of easements (such as a PUE) and driveway
- Footprint of structure (including decks, patio covers, porches, etc.)
- Location of utilities (Power, Water, Sewer, Storm)
- Direction indicator
- Lot area
- Building coverage area (percentage of coverage)
- Impervious area (Sidewalk, driveway, etc.)
- Existing structures or trees on site (if any)

An example of a site plan for a new single family dwelling may be found on the reverse of this document. Site plans may be hand drawn provided it is legible, submitted on either 8.5" x 11" or 11" x 17" paper, and shows what is required.

123 Main Street



Zoning: R-7

Lot Coverage:

Lot Area: 4,593 sq ft

Building Area: 1,974 sq ft

Percentage: 43.0%

Building:

House: 1,065 sq ft

Garage: 360 sq ft

Porch: 41 sq ft

Patio: 140 sq ft

Height: 25'-0"



Scale: 1" = 20'

Site Plan