

To: All Residential Building Contractors:

RE: Site Plan Requirements

Some have found it difficult to develop and submit a complete site plan with the new house plans. The common question is “What do you want?” To help clarify that question here is a list of items that should be included on your next site plan for a new house.

1. A straight line drawing made with instruments.
2. Size to fit on a standard 8.5 x 11 inch paper, edges of the paper may not be the lot lines.
3. The lot size and placement of house will be to a defined scale with scale shown.
4. The site plan will be fully dimensioned showing front, side and rear lot dimensions.
5. All setbacks are to be labeled, front, side rear with dimensions.
6. Street frontage will be defined, dimensioned and labeled.
7. All easements will be shown and dimensioned.
8. All storm sewer openings will be identified, and invert shown.
9. Elevations will be shown in USGS or Corp of Engineer datum.
10. Any grade change of 1 foot will be shown.
11. Top of curb or edge of road is to be identified in USGS or C of E datum.
12. Top of all wall elevations are to be show in USGS or C of E datum.
13. Minimum building openings as set by engineer will be shown, if applicable.
14. Grades in front, rear, and side of house to be shown as well as in rear lot corners.
15. With a Soil Erosion application, silt fence shall be used and shown on plan.
16. With a SESC permit, straw bails with silt fence are to be used around storm outlets.
17. Existing grade lines going through the lot.

If there is an unusual condition that may warrant additional information, that information will also need to be included in this site plan.