

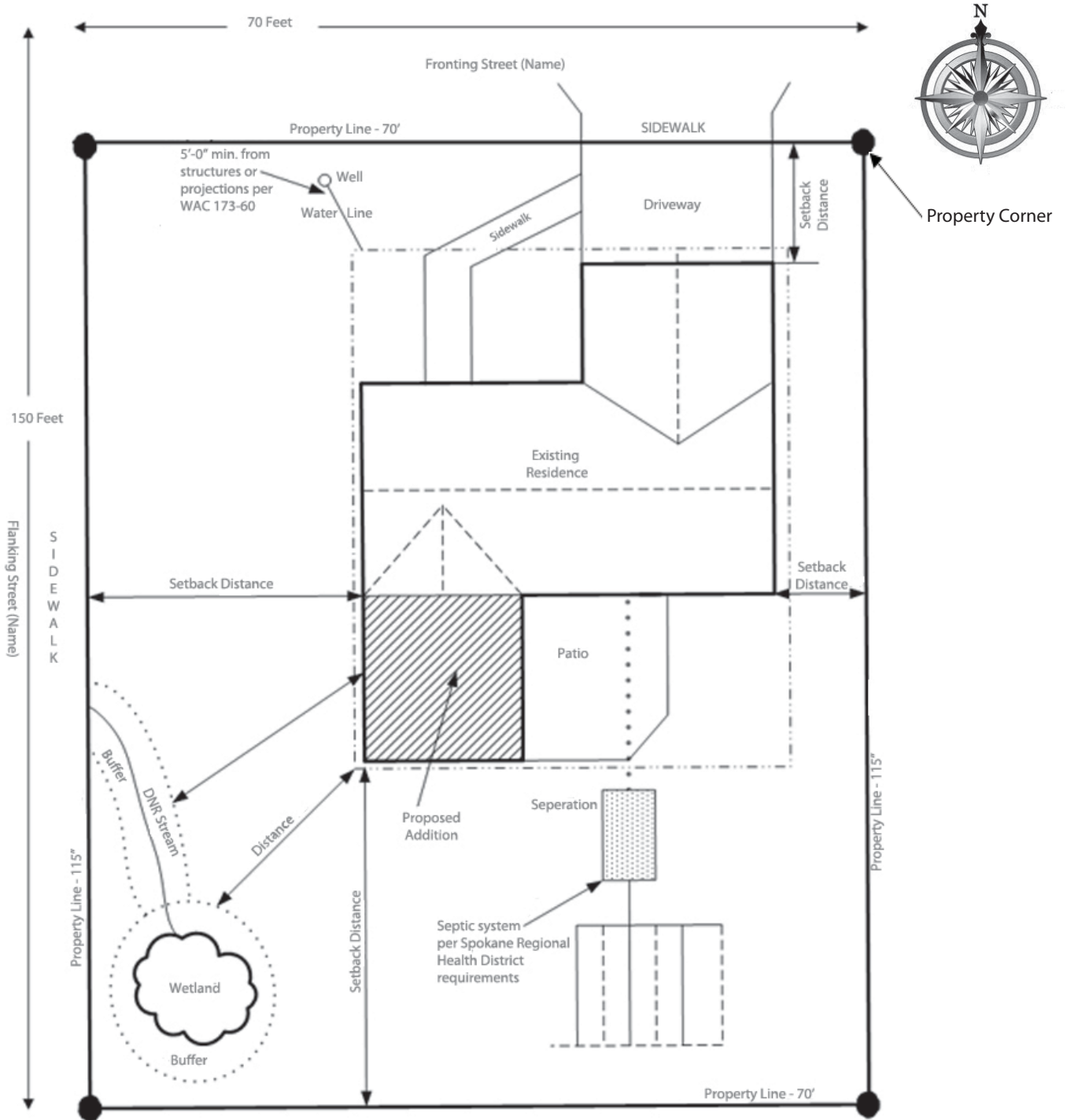


Residential Site Plans

BP-72

Department of Building and Planning

SAMPLE RESIDENTIAL SITE PLAN



Help us serve you faster by making sure your building height is indicated on your plans.

Your Residential Site Plan Should Include:

- Site plans on 8-1/2 x 11 inch paper are preferred.
- Scale used and a marker showing the direction of north.
- Location and dimension of all property lines.
- Adjoining street(s) location & names and points of vehicular ingress/egress, including drive-ways/access easements, sidewalks, curbing etc.
- Location, dimension and use of all existing and proposed buildings, structures, parking areas, drainage, landscape areas or other planned site improvements such as stairs, ramps, retaining or other walls, etc. For all proposed buildings show porches, walks, decks, roof overhangs, etc.
- Sidewalks, curbing, stairs, ramps, retaining or other walls, etc.
- Existing buildings scheduled for demolition or removal
- Location, dimensions and type of all public and private easements (i.e.: drainage, access, utilities).
- Setbacks/distances from buildings to property lines, easements & center line of rights of way, other buildings, streams, water bodies, ordinary high water mark (OHWM), and wetlands etc.
- If the project is located within 250 feet of a body of water regulated by the Shoreline Management Act, the ordinary high water mark (OHWM) needs to be indicated.
- All water bodies such as lakes, creeks, streams, ponds and wetlands need to be indicated.
- Critical Areas buffers
- Location of slopes over 30%.
- Location of any floodplains
- Location of proposed or existing sewage disposal system(s), well(s), sewer line(s), and water line(s) and distances to buildings.

Please note that while every effort is made to assure the accuracy of the information contained in this brochure it is not warranted for accuracy. This document is not intended to address all aspects or regulatory requirements for a project and should serve as a starting point for your investigation. For detailed information on a particular project, permit, or code requirement refer directly to applicable file and/or code/regulatory documents or contact the appropriate division or staff