

## RESIDENTIAL SITE PLAN REQUIREMENTS

A residential building permit application must contain sufficient information to allow the Development Services Department to determine whether the lot development complies with the requirements of the Zoning and Development chapters of the Unified Development Code (UDC). We must be able to clearly determine and measure the locations of property lines and any existing or proposed structures. **Anything over 30" in height must meet the building setback requirements.**

Site plans must be drawn to one of the following conventional scales:

Standard engineer's scale (1"=10', 1"=20', etc.)

Standard architect's scale (1/8"=1', 1/4"=1', etc.)

**Site plans which are not legible or do not scale properly when reviewed may not be accepted and will result in a delay in the review of the building permit.**

### Site plans must show all of the following:

- |   |  |
|---|--|
| <input type="checkbox"/> Street Address   | <input type="checkbox"/> Drainage Easements          |
| <input type="checkbox"/> Subdivision Name and Lot Number  | <input type="checkbox"/> Tree Preservation Easements |
| <input type="checkbox"/> Lot boundaries with Dimensions   | <input type="checkbox"/> Access Easements            |
| <input type="checkbox"/> Centerline of Street   | <input type="checkbox"/> Access Drives               |
| <input type="checkbox"/> Street Rights-of-way   | <input type="checkbox"/> Sidewalks                   |
| -Measured from centerline   | <input type="checkbox"/> Driveways                   |
| -Include Master Street Plan right of way  | <input type="checkbox"/> Curb Cuts                   |
| <input type="checkbox"/> Zoning Setbacks  | <input type="checkbox"/> Accessibility Details       |
| <input type="checkbox"/> Proposed Setbacks  | -Include ADA ramps                                   |
| -Measured from street right-of-way line   | <input type="checkbox"/> Floodplain Limits           |
| to roof overhangs   | <input type="checkbox"/> Streamside Protection Zones |
| <input type="checkbox"/> Utility Easements  |  |
| <input type="checkbox"/> Location of Overhead Electrical Lines  |  |
| <input type="checkbox"/> Surface & underground drainage as required by Grading and Drainage ordinance |  |

Individuals needing assistance preparing an accurate site plan or gathering any of the above information are encouraged to contact the Planning Division (479-575-8267). **Staff will not create site plans for permitting;** however, we are able to help with layout information such as lot dimensions, easements and required setbacks. Scales are available for use in the Planning Office and staff will help applicants in using them.