

36 THE SITE PLAN

The site plan illustrates the existing natural and built features of a site and describes proposed construction in relation to these existing features. Usually based on an engineer's land survey, the site plan is an essential piece of a set of construction documents. A completed site plan should include the following items:

1. Name and address of property owner
2. Address of property, if different from owner's address
3. Legal description of property
4. Source and date of land survey
5. Description of the site boundaries: dimensions of property lines, their bearing relative to north, angles of corners, and radii of curves
6. Contract or project limits, if different from site boundaries
7. North arrow and scale of drawing
8. Location and description of bench marks that establish the reference points for the location and elevations of new construction
9. Identification and dimensions of adjacent streets, alleys, and other public rights-of-way
10. Location and dimensions of any easements or rights-of-way that cross the site
11. Dimensions of setbacks required by the zoning ordinance
12. Location and size of existing structures and a description of any demolition required by the new construction
13. Location, shape, and size of structures proposed for construction, including roof overhangs and other projections
14. Location and dimensions of existing and proposed paved walkways, drives, and parking areas
15. Location of existing utilities: water mains, sanitary and storm sewers, gas lines, electrical power lines, telephone and cable lines, fire hydrants, as well as proposed points of connections
16. Existing contour lines, new contour lines and the finish grades of drives, walks, lawns, or other improved surfaces after completion of construction or grading operations
17. Existing plant materials to remain and those to be removed
18. Existing water features, such as drainage swales, creeks, flood plains, watersheds, or shorelines
19. Proposed landscaping features, such as fencing, retaining walls and plantings; if extensive, landscaping and other site improvements may be shown on a separate site plan.
20. References to related drawings and details



