



Inspectional Services Department

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SITE PLAN / PLOT PLAN REQUIREMENTS

- ◆ Drawn in ink to scale of 1" = 40' / 1" = 20' (as applicable)
- ◆ Contain original stamp and signature of Licensed Professional Land Surveyor (and Registered Professional Engineer if applicable)
- ◆ Lot size / Old/New/ Zoning District
- ◆ Lot line dimensions and bearings
- ◆ Existing / proposed contours (topography) as applicable (grade change)
- ◆ Existing / proposed building footprint (dimensioned) with all lot line and setback dimensions
- ◆ Location of water, sewer connections at inverts (as applicable)
- ◆ Top of concrete elevation, basement finished floor elevation (as applicable)
- ◆ Garage floor elevation (garage under) & elevation at back of sidewalk (as applicable)
- ◆ First floor sub floor elevations
- ◆ Site drainage (as required per Engineering Department) (as applicable)
- ◆ Average grade plane calculations from original grade (show work) Proposed building footprint on existing grades & proposed grades)
- ◆ Height of building calculations (show work)
- ◆ Basement definition (show where average grade is in relation to basement floor and ceiling)
- ◆ Existing / proposed open space calculation & lot coverage calculation
- ◆ Location of generators, transformers, & other structures (as applicable)
- ◆ Build factor calculation (ordinance section 1.5.6)
- ◆ Driveway openings (for NEW construction- 12'-0" Min – 20'-0" Max)
- ◆ On-site parking (as applicable) (Space dimensions & setback from street)
- ◆ Any and all easements
- ◆ Road layouts and right of ways (as applicable)
- ◆ All retaining walls (existing & proposed) TOW & BOW (if parallel, show dims face to face of walls)
- ◆ 60% Frontage requirements: Primary front line lot frontage
- ◆ If averaging front setbacks, then show each distance from abutting principal buildings to the property line & the average calculation

SEE REVERSE SIDE FOR RECOMMENDED LAYOUT OF ZONING CHART AND BUILDING SECTION

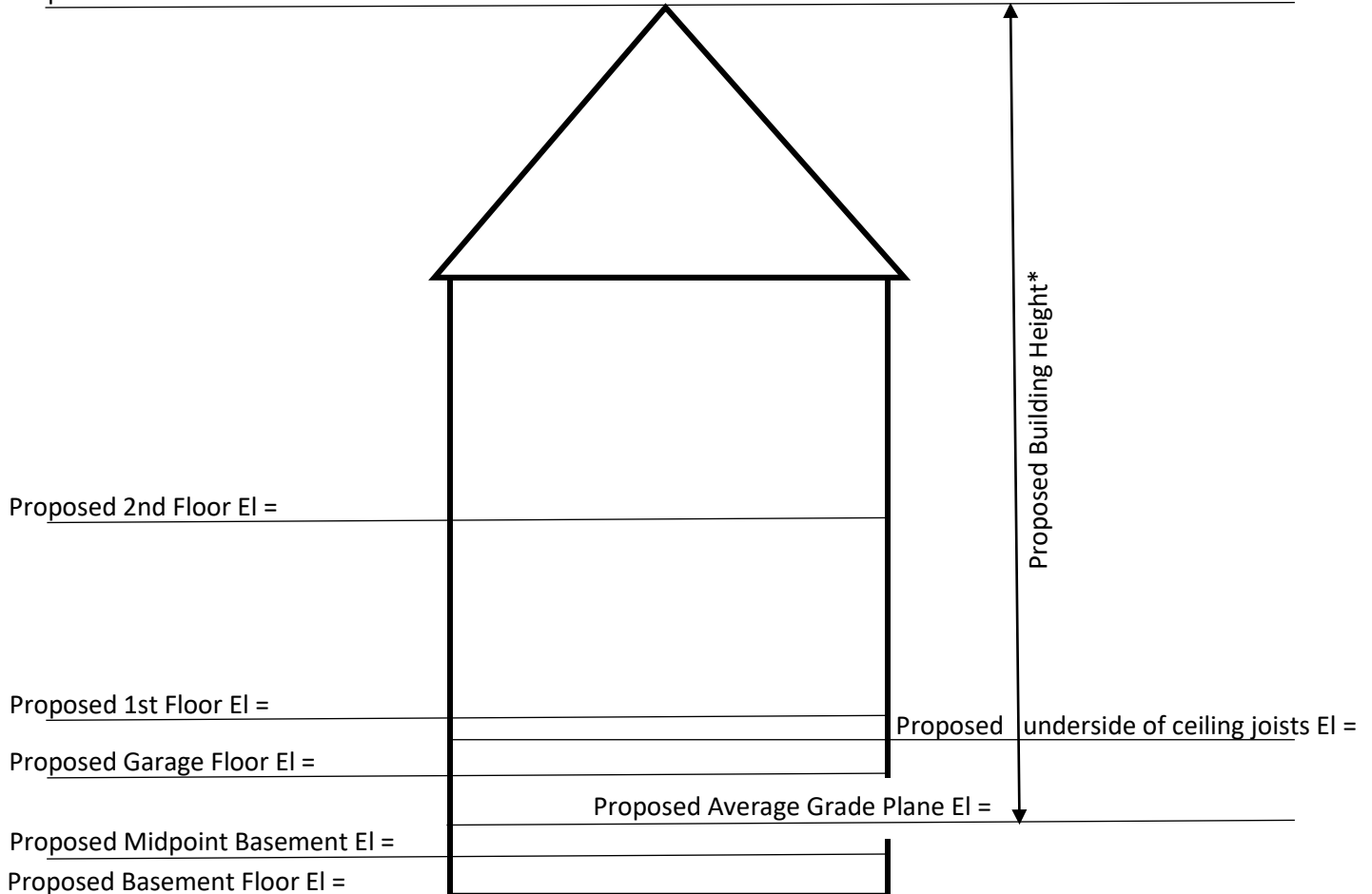
Example: Zoning Chart/Legend

| Zoning Chart | | | |
|---------------------------|----------|-------------------|----------|
| Zoning District: | | Date Lot Created: | |
| Regulation | Required | Existing | Proposed |
| Lot Area | | | |
| Lot Frontage | | | |
| Front Setback | | | |
| Side Setback | | | |
| Rear Setback | | | |
| Building Height | | | |
| Average Grade | | | |
| Lot Coverage | | | |
| Open Space | | | |
| 60% Primary lot frontage* | | | |

* Ch30 Section 1.5.7 Residential Façade Build Out Ratio

Example: Proposed Building Profile/Section

Proposed Roof Peak El = _____



*Flat roof should be shown as a flat roof