

CREATING A RESIDENTIAL SITE PLAN

CHECKLIST

A residential site plan is a scaled drawing of a property as seen from above and is required for most residential permits including a new single-family home, duplex, ADU, shed, deck, patio cover, or addition. An example is on page 2.

The following elements should be included on the site plan:

SCALE & SIZE

- Either an architectural scale (1/16" = 1' or engineers scale (1" = 10', 1" = 20')
- Minimum size of 11" x 17"
- Leave a three-inch blank space in upper right corner for the City approval stamp

IDENTIFY PROPERTY FEATURES

- Property lines and dimensions
- Easements (size, type, and dimensions)
- Driveway (show width, length, distance to property lines and pavement type)
- Right-of-way including alley (width, center line dimensions)
- Street name (indicate public or private)
- Sidewalk & planter strip (width)
- North arrow
- Physical attributes and buffers (wetlands, streams, slopes, etc.) if applicable

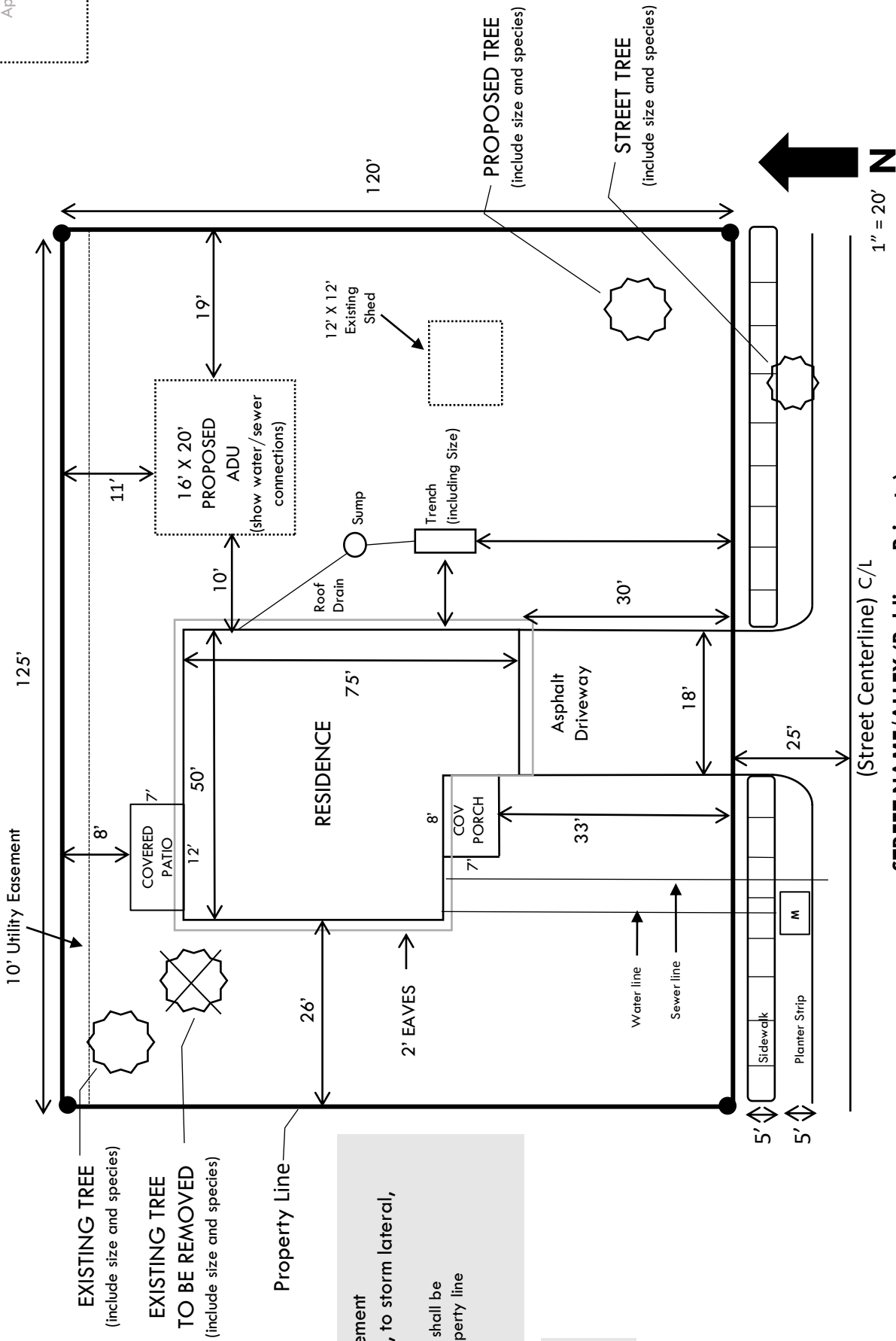
IDENTIFY EXISTING & PROPOSED STRUCTURES AND FEATURES

- Dimension, footprint, and roofline of structures (include any cantilevers and eaves)
- Setback from closest point of structure to property lines, edge of all easements and buffers (wetlands, streams, slopes, etc.)
- Trees (species, size of existing and proposed. Indicate if to be retained or removed)
- Retaining wall(s) (location & height)
- Physical attributes and buffers (wetlands, streams, slopes, etc.)

IDENTIFY SERVICES & SYSTEMS

- Water line and meter location
- Sewer lines and laterals or septic tanks and drain field (approval is required from Clark County Public Health prior to building permit approval)
- On-site stormwater management for roof and driveway runoff (infiltration trench, to storm lateral, storm facility, etc.)
- Erosion control measures

THIS EXAMPLE IS NOT TO SCALE – FOR REFERENCE ONLY



Show on-site stormwater management for roof runoff (infiltration trench, to storm lateral, Storm facility, etc.).

- Infiltration system piping and trench shall be located no closer than 5' to any property line and 10' to any structure

Show erosion control measures.
Include BMPT5.13

STREET NAME/ALLEY (Public or Private)

Address or parcel #/Subdivision Name & Lot #

Construction in the City's right-of-way (apron, wings, sidewalk, etc.) requires a ROW permit.