

What is a site plan?

A site plan is a drawing that depicts the intensity, density, height and setbacks of a proposed project/development to a property site. It may include drainage, landscaping, sidewalk and other site construction issues. The site plan should show the existing and proposed conditions on the lot(s).

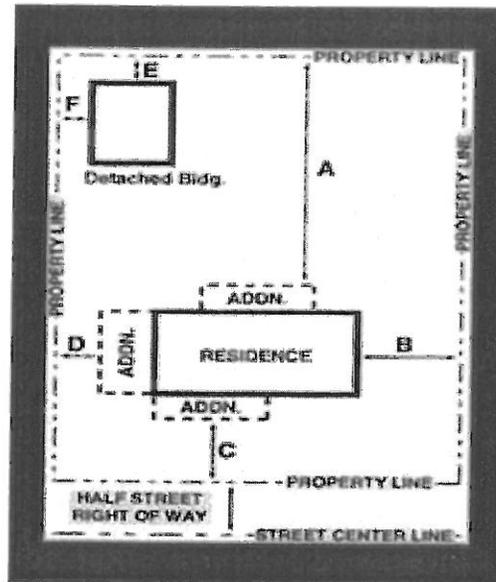
What is the purpose of a site plan?

A site plan may be required to determine whether a proposed development complies with the Land Development Code, or the community standards established for Dayton.

What should be included in a site plan?

1. Property owner's name
2. Property owner's physical and mailing address
3. Date of plan preparation
4. North point indicator
5. Scale (nothing greater than 1" equals 100')
6. Property's boundary line dimensions
7. Location, identification and dimensions of existing and proposed, if applicable:
 - a) Front, Rear and side yard setbacks;
 - b) Locations and square footage of existing and proposed structures/additions;
 - c) Adjacent streets and street rights-of-ways;
 - d) On-site street and street rights-of-way;
 - e) Utilities and utility easements;
 - f) Buildings and structures;
 - g) Parking facilities
 - h) Water bodies;
 - i) Surface water holding ponds, drainage ditches and drainage patterns;
 - j) Wetlands;
 - k) Sidewalks, walkways, driveways, and loading areas;
 - l) Fences and retaining walls;
 - m) All exterior signs including elevations, materials and dimensions; and,
 - n) Any other information required to determine compliance with all applicable regulations.

Example:
(This is best used for residential
plans.)



SITE PLAN

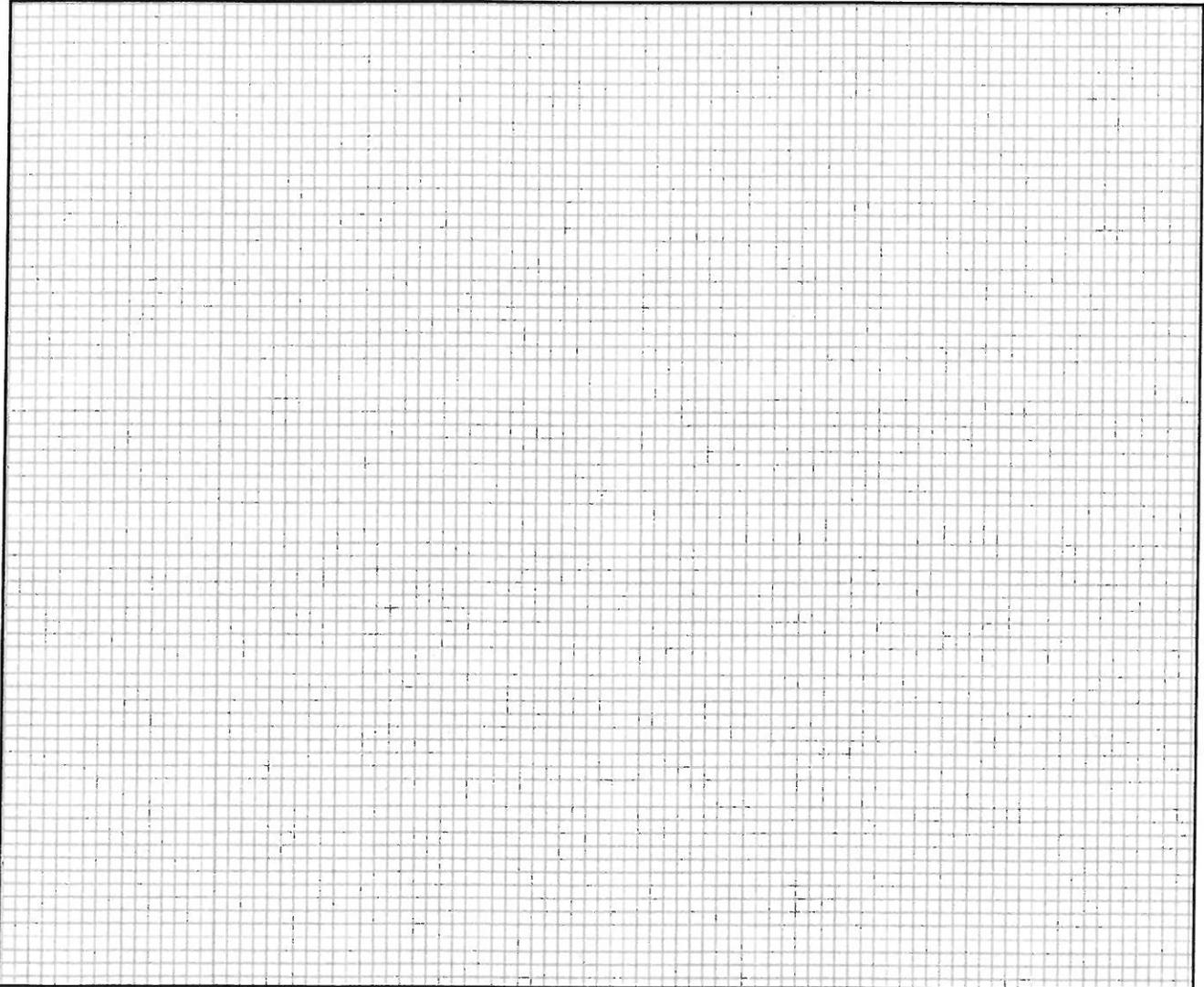
Property Owner Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Draw legibly and a fairly large scale to show the following:

North Arrow
Street frontage
Driveways
Lot lines and dimensions
Location of fence

Distances between structures and property lines
Distance to and location of any streams, creeks,
rivers, canals, etc., if any
Location of septic tank and drain field
Easements, if any



I certify that the proposed construction will conform to the dimensions and uses shown above and that no changes will be made without first obtaining approval.

Signature of owner/applicant

Date

Zone

Zoning approval