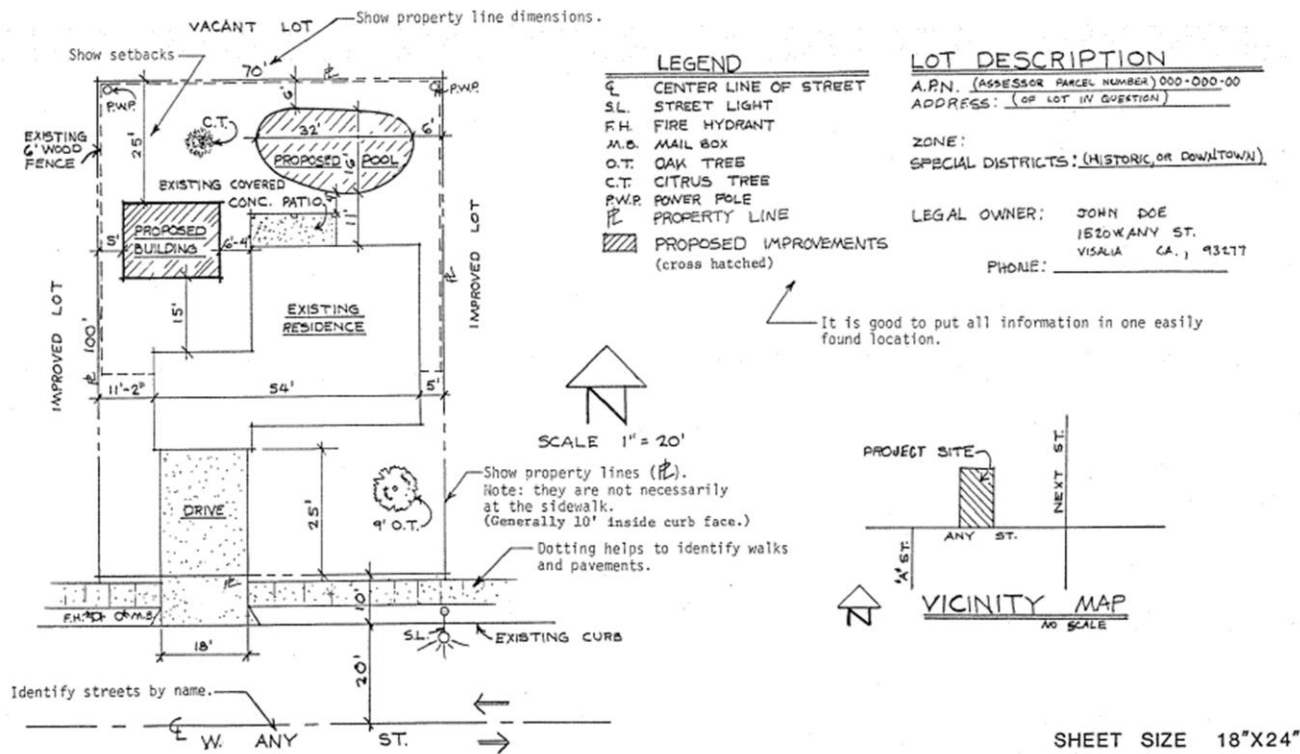


SAMPLE RESIDENTIAL SITE PLAN



WHAT IS A SITE PLAN?



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WHAT IS A SITE PLAN?

A Site Plan is an accurate drawing of your property that shows the size and configuration of your property and the size and location of features (buildings, driveways, sidewalks) of the property.

Site plans show both what currently exists and what physical changes you wish to make.

WHEN DO YOU NEED TO PREPARE A SITE PLAN?

Site Plans are required to accompany most applications that you will make to the City in order to get approval to change how your property is used. A Site Plan is often used in conjunction with Site Plan Review. Site Plans are required for:

- Site Plan Review: a pre-application process to review conceptual elements of multi-family, office, commercial, and industrial development
- Conditional use permit
- A variance to the zoning ordinance requirements
- The addition of any new structures
- Historic Preservation Advisory Committee: review of exterior alteration or addition to existing structures that are in the Historic District or on the Local Register

WHAT DOES A SITE PLAN SHOW?

A Site Plan should contain the following:

1. Name of the property owner and address of the property.
2. Contact number for applicant or project representative.
3. Identification of the drawing's scale (i.e. 1/8"=1' or 1"=10').
4. The location and dimensions of all parking areas, driveways, curb, gutter, and sidewalks (existing and proposed).
5. Identification of adjacent streets (by name), alleys or other adjacent public property.
6. Show trees and all other major landscaping.
7. Any easements that cross the property or other pertinent features.
8. A north arrow.
9. The property lines and property dimensions.
10. Location of public and private curbs, gutters, and sidewalks.
11. Location, size, and shape of any structures presently on the site and proposed for construction.
12. Dimensions showing: front, side, and rear yard setbacks, size of structures, paving, porches, and decks.
13. Identification of exactly what work is to be done, including the changes

that are proposed to the physical features of the site or existing structures.

14. A vicinity map showing where the subject site is located in relation to streets and landmarks.
15. Most plans must be submitted on a minimum of 18" x 24" sheet, ask planning staff for further guidance
16. Indicate location of underground utilities, if known.
17. Always try to show all the information requested on the site plan review application.
18. The Site Plan should cover approximately 50% of the 18" x 24" page (unless different sizing applies).

Disclaimer: This pamphlet is intended to provide general guidance and information; it is the user's responsibility to check that the information given in this pamphlet remains in accordance with any changes that may have been made to the Visalia City Ordinance Code. For more information, explanation, or assistance, please visit the Planning Division at the City of Visalia's website or call the Planner's Hotline at 559-713-4359.

Additional general information is available at the Planning Division Office, 315 E. Acequia, Visalia, California 93291 or on the City of Visalia Website www.ci.visalia.ca.us

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