

SITE PLAN CHECK OFF LIST

START DATE:

NAME:

ADDRESS:

CITY:

STATE:

APN #:

COUNTY:

Site Plan for a Residential Home Build: check off the applicable items as they are completed (all items may not be needed)

Gather necessary information:

NOT DONE Obtain the property parcel map survey or plot plan of the land.

NOT DONE Understand any local building codes, zoning regulations, Architectural Review Board and/or restrictions that may impact the site plan.

Identify project requirements:

NOT DONE Determine the size and layout of the house, including the dimensions of decks, porches, patios, garage, outdoor kitchen and/or other structures.

NOT DONE Consider any specific needs or preferences of the homeowner, such as outdoor amenities, parking areas, or landscaping features.

Analyze the site:

NOT DONE Evaluate the available view via house elevations and number of stories of the home.

NOT DONE Evaluate the topography of the land, including any slopes, hills, or natural features.

NOT DONE Identify existing trees, vegetation, or other elements that need to be preserved or removed.

NOT DONE Determine the location of utilities, such as water, electricity, gas, and sewer connections.

NOT DONE Determine the location of the driveway and its encroachment to the street.

Design the site plan: (Use a computer-aided design (CAD) software or hire a professional architect to create the site plan.)

NOT DONE Include all the setbacks along with any easements, well, septic and power pole locations.

NOT DONE Include accurate measurements, dimensions, and scale representation of the property, house, and other important elements.

NOT DONE Include the position of the house on the property, considering view from interior, setbacks, easements, and required distances from property lines. Also consider the angle of the sunlight seasonally when determining the orientation.

NOT DONE Plan the driveway, walkways, and access points to the house.

NOT DONE Include the approach to the house for the driveway and parking area which then formalizes home orientation.

NOT DONE Include access to remainder of the property for additional buildings: shops, barns, etc.

NOT DONE Include drainage plan and erosion control (this is not a common requirement).

NOT DONE Include the allocated spaces for outdoor areas, such as patios, decks, or gardens.

Ensure compliance with regulations:

NOT DONE Review the local building codes, zoning regulations, CC & R's and any other applicable guidelines to ensure the site plan meets all requirements.

NOT DONE Make any necessary adjustments to the site plan to address any compliance issues.

Get approvals and permits:

NOT DONE Submit the site plan to the local building department or relevant authorities for review and approval.

NOT DONE Obtain any required permits or clearances before commencing construction.

Communicate with contractors and builders:

NOT DONE Share the approved site plan with the construction team to ensure everyone is on the same page.

NOT DONE Discuss any specific requirements or modifications necessary during the construction process.

Regularly review and update the site plan:

NOT DONE Throughout the construction process, periodically review the site plan to ensure that the project is progressing as planned.

NOT DONE Make adjustments or modifications to the plan if necessary due to unforeseen circumstances or changes in the homeowner's preferences.

Remember, it is always advisable to consult with professionals such as architects, engineers, or local authorities to ensure accuracy and compliance with all regulations during the creation of a site plan for a residential home build.

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