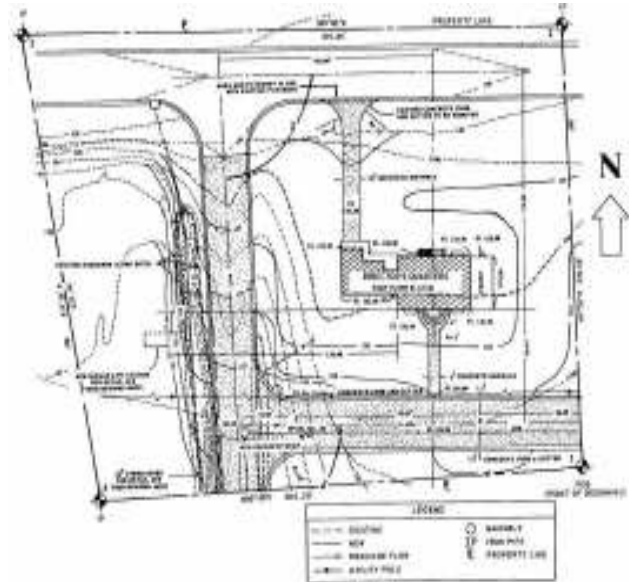
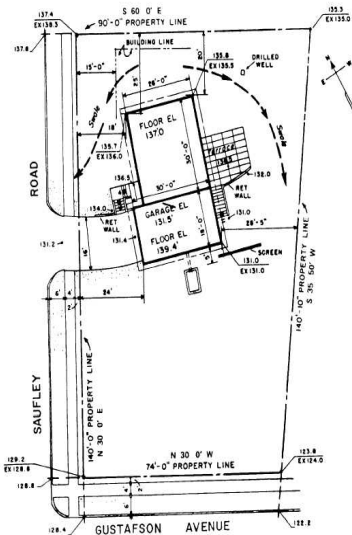


PROS OF SITE PLANS/PLOT PLANS

What is a site plan or plot plan?

A **site plan** is similar to a survey map; it shows existing and finished land contours, property boundaries, existing roads, utilities, trees, the outlines of existing and proposed structures, and any other vital physical features on or near the construction site. In short, site plans provide essential data for graders.



A **plot plan** shows the survey information, elevations and grading requirements. Plot plans expand on the site plan by focusing on the actual changes that will need to be made to the site, i.e. footprints of proposed buildings, drilling locations for wells, among other items. In short, plot plans provide essential data for laying out the building.

Why do I need a site plan or plot plan?

The majority of all building departments nationwide require a site plan or plot plan, if not both, for all new construction, additions, etc.

What should be included in a site/plot plan?

All submitted site plans should contain the following information:

- A legend which includes but is not limited to...
 - Name and address of the property owner.
 - North arrow and map scale.
 - A legal description of the property based on land survey findings.
 - Name, address and contacts of the project manager.
 - Number of units to be constructed (if applicable).
- A map which shows but is not limited to...
 - Location map.
 - Property lines.
 - Elevations and contours.
 - The footprint of all existing and/or proposed structures.
 - Utilities and other easements.
 - Location of all existing and/or proposed streets, parking areas, and access roads adjacent to the property.
 - Significant trees, rocks, swales, streams and other natural terrain features.

Additional information may be required per local building permit regulations.



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