

How to create a Site Plan

A Site Plan is a drawing of a property as seen from above. The Site Plan must also show proposed improvements with exact size, shape and location of all existing and property buildings and structures; parking areas and spaces; driveways, walkways, and decks; and drainage and utility easements (water, sewer, power, gas, etc.).

1 USE A SCALE

Choose a standard scale, either an Architectural or Engineering Scale and note the numeric scale used on the site plan (e.g. 1 inch = 20 feet)

2 DRAW PROPERTY LINES

Label all property line dimensions in feet. A plat of your property may be on file with York County and available on their website (<https://qpublic.schneidercorp.com/>). You may be required to obtain an updated property survey depending on the complexity of your project.

3 DRAW ALL BUILDINGS AND STRUCTURES

Show existing buildings and structures as a solid line ——— and all additions as a dashed line - - - - -.

Be sure to show the precise footprint of all buildings or structures including, but not limited to steps, decks, porches, fences, HVAC platforms, storage buildings, etc.

4 DRAW DRIVEWAY AND PARKING

Show all parking areas, driveways, walkways, patios in their precise locations in relation to your property lines and with their accurate footprint. Show proposed paved areas with a dashed line.

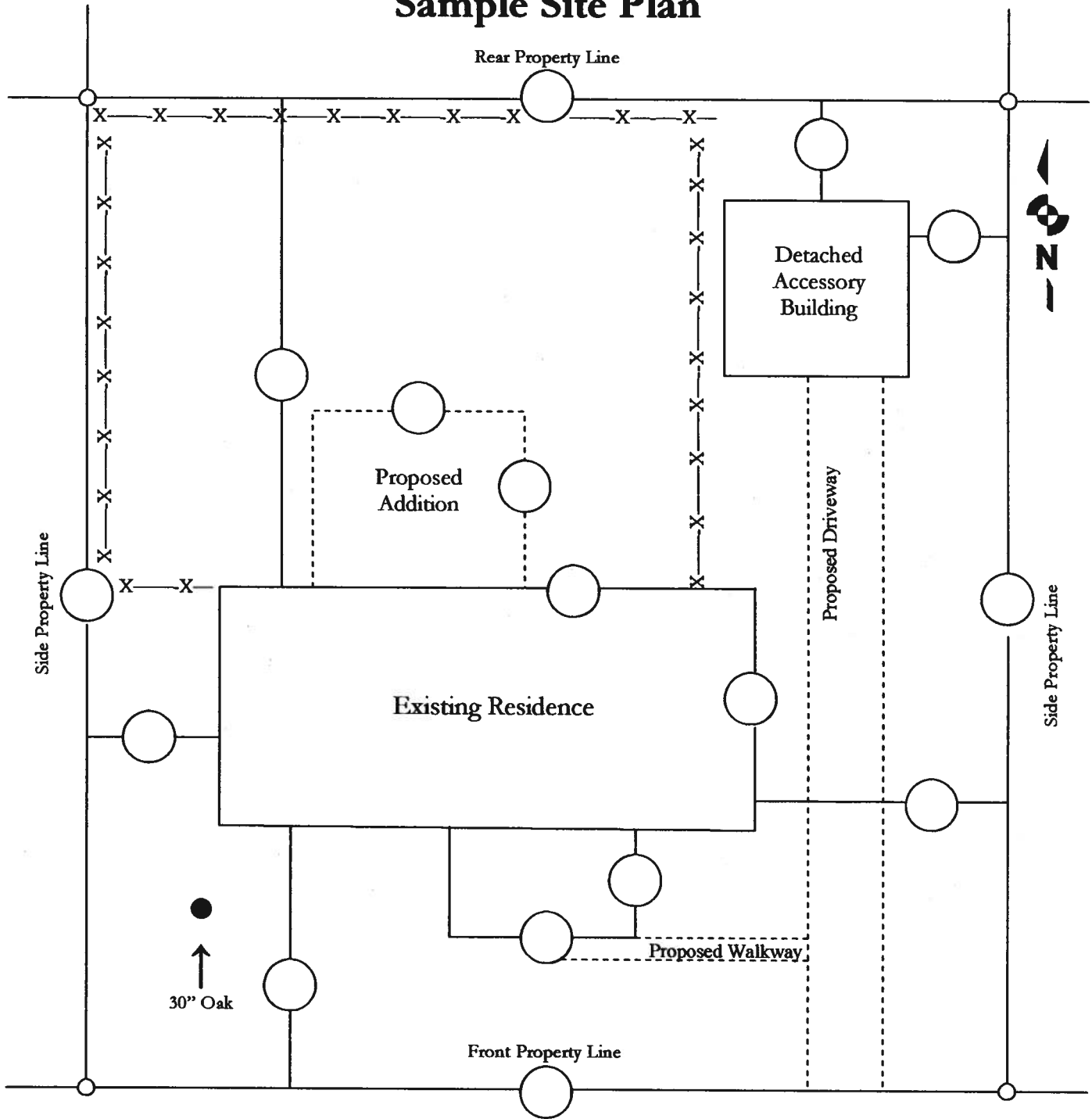
5 LOCATE PROTECTED TREES

Use a dot • to indicate the location of Protected Trees which are those measuring 24” or more in diameter at breast height. Label with diameter and species name.

6 OTHER REQUIRED ITEMS

North Arrow, property address, tax map number, subdivision name, owner name, and scale. Drainage, utility easements, required bufferyards, areas in floodplain and any other feature on the property that is significant or that may be required such as signs, paved areas, commercial dumpster, etc.

Sample Site Plan



Street Name and House Number
100 Main Street

Note: On the site plan you create please show distances in feet where you see circles shown on the Sample Site Plan above.

This document is not intended to allow a site plan to be used when a survey, prepared by a licensed surveyor, is required.