

TYPICAL SITE PLAN

Site plans are required by both the Zoning and the Building Department Regulations. The purpose of a site plan is to provide accurate information for zoning and building officials to make a proper determination of compliance with the codes. The site plan may not only be used for Zoning and Building codes, but also for Subdivision Regulations, Flood Plain Management, Health Department Codes, and Driveway Permit Regulations by the County Engineer, etc. Accurate information of property lines, Right of Ways (ROW), easements, and set backs avoid future litigations and provide detailed information to homeowners as well as future homeowners.

Location of the items below in relationship to an approved well, septic tank and leach field is critical. A change in location of any of the below items which would encroach upon said well, septic and leach field, could result in the disapproval for building on the property. Lack of compliance with the site development plan may result in 1) the Certificate of Occupancy not being issued, 2) voiding the zoning permit, 3) voiding the building permit, or 4) all the above.

The following information **MUST** be on the **SITE PLAN**. (Check if applicable and completed)

1. Owner's name and address
2. Property boundary dimensions, and property acreage
3. ROW width of road in front (May be obtained from the Fayette County Engineer's office at 740-335-1541)
4. All structures, garages, pole barns, sheds, swimming pool, porches, carports etc. with distances from each other and property lines
5. Building construction line with set back at front, sides and rear
6. All utility and drainage easements shown on deeds
7. Location and distances to structures of Septic Tank, Well
8. Location of driveways and walks
9. Show appropriate scale for the size of the page of drawing and North arrow
10. Provide copy of "plat map" from the County Engineer Map Room at the third floor of the County Administration building at 133 S. Main Street, Washington C.H.

Additional requirements (If applicable):

Topography Survey with the 100 year floodplain contour, Base Flood Elevation (BFE) Certificate approved by the Flood Plain Manager, and lowest floor elevation of new structure, and/or a Developmental Permit from Flood Plain Manager.

See the reverse side for an example of a typical Site Development Plan
(Attach this document to the zoning and/or building permit application)

DOCUMENTS REQUIRED FOR ZONING AND BUILDING PERMITS

(Check if you have the documents)

1. Typical Site Plan
2. Property address from county engineer's office (335-1541)
3. Driveway permit from county engineer's office (335-1541)
4. Driveway or sign permits from state ODOT on State and US highways
(From local ODOT Highways Department on US 22 SW 335-1800)
5. Health Department well permit (335-5910)
6. Health Department septic/leach field/aerator permit (335-5910)
7. If Commercial, drawings must bear an original Architect or Engineer Seal, including site plan

SAMPLE SITE PLAN

