How to Create a Single Lot Site Plan

Site Plan: A drawing of a property as seen from above, including but not limited to a north arrow, sewer service line locations, grading and erosion control, and other pertinent information. Show proposed improvements with exact size, shape and location of all existing and proposed buildings and structures, parking areas, driveways, walkways and patios.

Site Plans Must be To Scale:

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

Draw Property Lines:

◯ Label all dimensions in feet.

◯ Show the property lines and note the setback, the building dimensions and the lot coverage. A plat of the neighborhood may help you in determining the dimensions of the parcel. This may be available through the Planning Department.

Draw all Buildings and Structures on the Plan:

◯ 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, bay windows and HVAC platforms.

Draw Driveway and Parking on the Plan:

◯ Show all parking areas, driveways (max slope is 8% within the first 15 feet from sidewalk), walkways and patios in their precise locations in relation to the property lines and with their accurate footprint. Show proposed paved areas with a dashed line. Show the length and width of driveways.

Locate Easements and Service Lines:

◯ Locate all easements on the property along with the location of the sewer service line and the location of the grinder pump (if applicable).

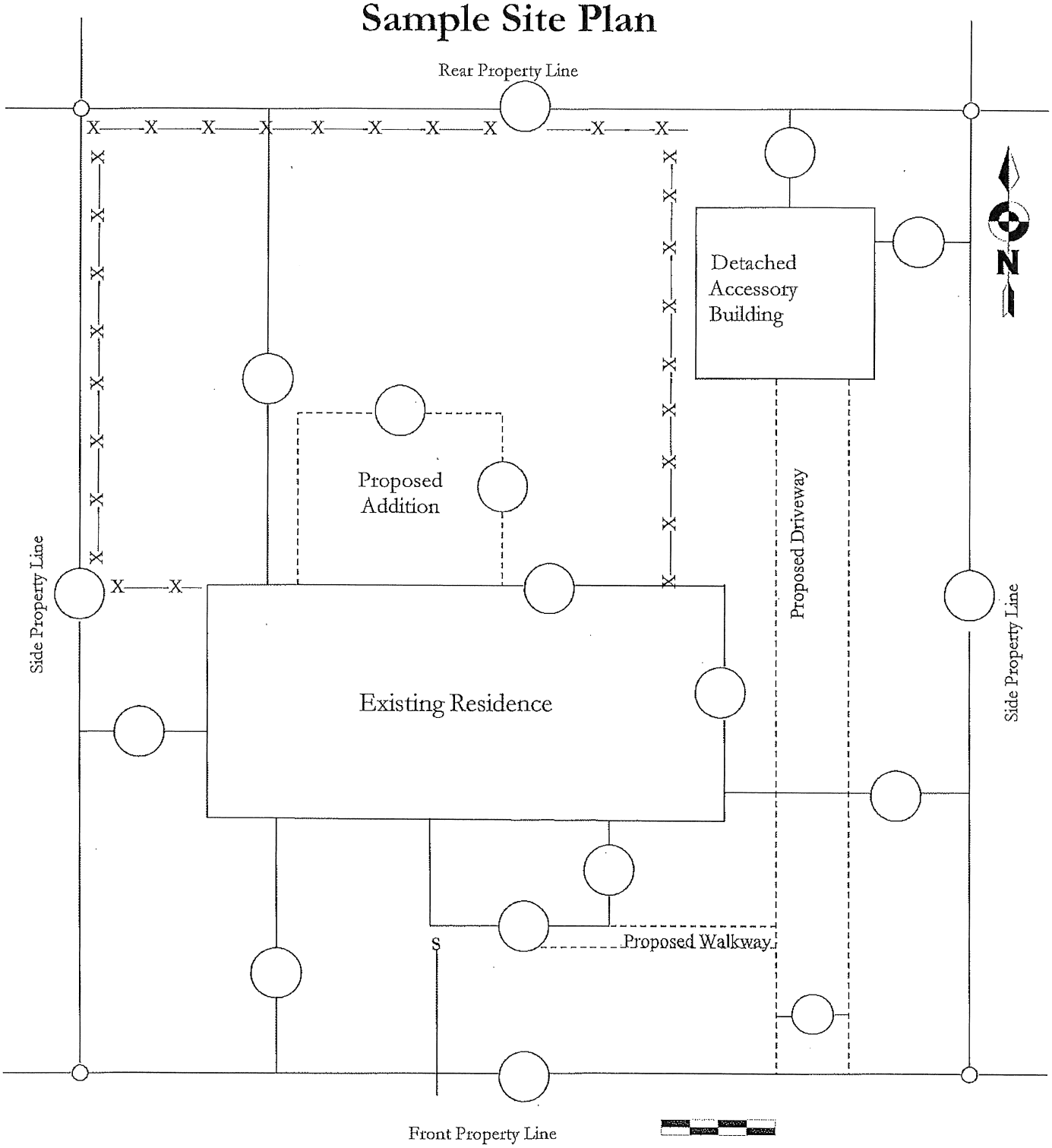
◯ Septic areas must be clearly labeled and approval from Williamson County Sewage Disposal is required.

Critical Lot Requirements:

◯ Engineered footing plan with Engineer's stamp on site plan and construction drawings.

Sample Site Plan is included on the next page

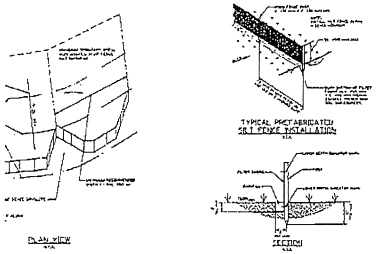
Sample Site Plan



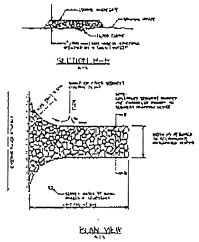
House Number and Street Name with Lot Number

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

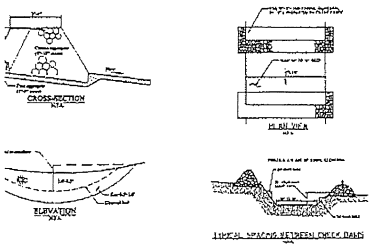
This document is not intended to allow a site plan to be used when a survey, prepared by a licensed surveyor, is required.



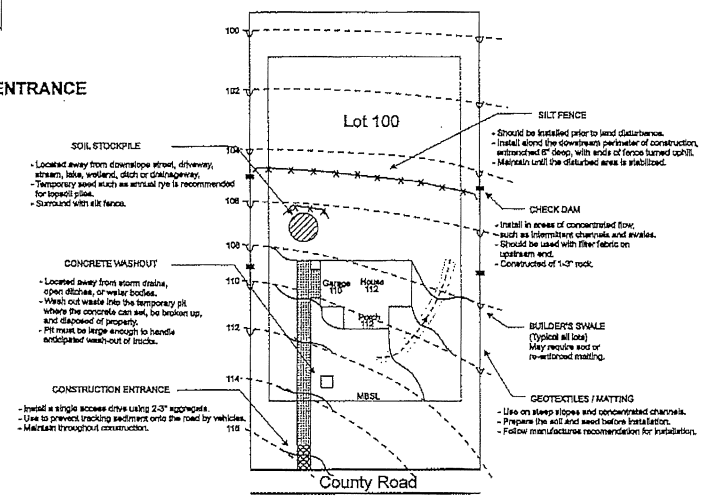
SILT FENCE

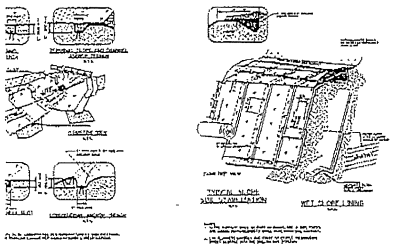


CONSTRUCTION ENTRANCE

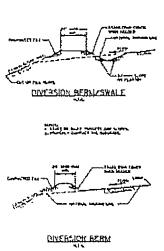


CHECK DAM





GEOTEXTILES / MATTING



SWALE / BERM

Additional Notes:

- Erosion or sedimentation, or transport of other pollutants or forms of pollution, due to various land development activities must be controlled.
- The owner/operator should perform inspections to ensure that vegetation, erosion and sediment control measures and other protective measures identified in the site plan are kept in good and effective operating condition.
- No land disturbance activities, whether by private or public action, shall be performed in a manner that will negatively impact storm water quality whether by illicit discharge, flow restrictions, increased runoff, or by diminishing channel or floodplain storage capacity.
- Within any Waterway Natural Areas (WNA), there shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the Williamson County Engineering Department.
- Prior to the final inspection, all disturbed areas should be adequately stabilized. Where driveway culverts are required, headwalls must be installed according to the Williamson County Subdivision Regulations. Culvert sizing should be done in accordance with the Williamson County Highway Department regulations and/or as specified by the recorded plat.

Scale Not To Exceed 1" = 50'

0 50 100 200 300 400 Feet

Erosion and Sediment Control Notes

The following pre-construction erosion prevention and sediment control Best Management Practices (BMPs) must be correctly installed prior to the initiation of the disturbance activities:

- A stabilized construction access, such as a temporary stone access, must be installed to prevent offsite tracking.
- Silt fence, or other sediment barriers, must be installed along topographical contours downslope of the area to be disturbed.
- Where applicable, inlet protection for nearby storm sewer curb and drop inlets must be installed.

The following erosion and sediment control BMPs must be performed until the project is completed:

- Erosion and sediment controls should be installed, inspected, and maintained in accordance with the Williamson County Storm Water Management Manual.
- Inspections of the control measures and disturbed areas must be performed by a qualified individual at least twice every calendar week until the site is adequately stabilized. Inspections should be performed at least 72 hours apart. Inspections should be documented and available if requested.
- Based on the results of inspections, any inadequate control measures or control measures in disrepair must be replaced or modified, or repaired as necessary, before the next rain event, but in no case more than 7 days after the need is identified.
- Sediment should be removed from sediment traps, silt fences, sedimentation ponds, and other sediment controls as necessary, and must be removed when design capacity has been reduced by 50%.
- Sediment that has escaped the construction site and has collected in the street or drainage structures must immediately be physically removed.
- Stabilization measure should be initiated as soon as possible on portions of the site where construction activities have temporarily or permanently ceased. Temporary or permanent soil stabilization at the construction site (or a phase of the project) must be completed not later than 15 days after the construction activity on that portion of the site has temporarily or permanently ceased. (Stabilization practices include: temporary seeding, permanent seeding, mulching, matting, and sod stabilization.)
- Roof downspouts must discharge onto splash blocks to prevent erosion. If downspouts are routed through drain lines, the system must not discharge directly into the street or drainage system.
- Restroom facilities for construction employees must be made available.
- Building and waste materials, and non-storm water discharges, such as concrete or paint wastewater, must be managed to prevent them from entering the storm water system or nearby waterbody.
- All damage to existing pavement, drainage structures, and curbs resulting from new construction must be repaired or replaced by like materials at the builder's expense.

Typical Site Specific Erosion Control Plan

Prepared for purposes of the application for Land Disturbance Permit

January 18, 2011

Must be sealed by one of the following:

1. Licensed Civil Engineer
2. Registered Land Surveyor
3. Registered Architect
4. Registered Landscape Architect
5. Certified Professional in Erosion and Sediment Control