

miami county, kansas
building inspection department

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SITE PLAN STANDARDS:

A site plan is generally not required to be prepared by a registered surveyor, however when a proposed building is planned to be within ten feet (10') of a setback required by regulations or a parcel is less than one-hundred feet (100') in width a site plan and construction staking shall be required to be prepared by a registered surveyor. The county reserves the right to require a professionally prepared site plan and construction staking of a proposed building site whenever conditions warrant.

ATTENTION: Site plans that do not show the information requested below will be rejected during plan review and the site plan will be required to be prepared to acceptable standards, either by an individual or by a registered surveyor.

An acceptably prepared site plan will show the following;

- ◆ Site plans shall be drawn on paper adequate in size to accurately reflect the parcel and existing conditions and proposed construction as required.
- ◆ Site plans shall be drawn to scale and the scale shall be shown on the plans.
- ◆ North shall be indicated by an arrow on the drawing;
- ◆ Show the dimensions of all property lines and indicate the area or size of the property in acres or square feet;
- ◆ Indicate the location of public or private roads and show the name or number of the road;
- ◆ The location of any existing and proposed driveway entrances shall be shown with the distance from a property line to the centerline of the driveway given and the width of the proposed driveway shown;
- ◆ The location of any creeks, streams or drainage ditches and the boundaries of any flood hazard zone;
- ◆ The location of any utilities and recorded easements if known;
- ◆ The location of all existing buildings with the distance shown between building and property lines. The use and dimensions of existing buildings shall be indicated on the site plan;
- ◆ The approximate location of a septic tank, lateral field, lagoon or other component of a private sewage disposal system; buildings or access drives shall not be placed over septic tanks or disposal fields and proposed buildings shall maintain the required minimum setbacks;
- ◆ The location of proposed building with the distance between the proposed building and existing structures and property lines shown.