

SITE PLAN REQUIREMENTS FOR NEW SINGLE FAMILY DWELLINGS

Building permit applications for new development on properties served by private well and/or septic must be accompanied by a suitable site plan. A site plan is necessary to ensure that the proposed house location meets all applicable setbacks and allows for the installation of a well and/or septic system at the appropriate depth and location as determined during percolation testing and approved on the percolation certification plan.

GENERAL SITE PLAN DESIGN

Site plans must be prepared by a professional engineer or surveyor and must be drawn to an appropriate scale (1:30 to 1:100). The site plan must include the following information:

- Identification of the property including lot and parcel number, adjacent road, street address, and subdivision name.
- Name, address, and contact information of the owner, developer, and the person preparing the plan.
- All existing and any proposed property lines.
- Location of the septic disposal area, well, and well box or two alternate well locations as approved on the percolation certification plan.
- 30 foot and 100 foot radius lines around the well and the well box or alternate well sites.
- Topographical contour lines at two foot intervals and statement verifying such.
- The proposed house footprint and proposed driveway location.
- Proposed locations of the septic tank, distribution box, initial system trenches, house connection, and associated plumbing lines consistent with design plan.
- Proposed location of the water line connecting the well to the house.
- Locations of any existing structures labeled as to whether they will remain or be removed.
- Elevations of the proposed house first floor and basement, as well as invert elevations of the house sewer connection, septic tank, and distribution box accurate to within six inches.
- Location of all neighboring wells and septic systems within 100 feet of the property boundaries as well as all wells or proposed well sites within 200 feet down gradient of the septic disposal area.

Any changes to the sewage disposal area, well sites, or well box will require a revised percolation certification plan. Any revisions to the site plan must be resubmitted to the Department of Inspections, Licenses, and Permits.

10/24/2018 MJD

