



# Town of Farragut - Building Code Enforcement & Inspections

## Sample of Residential Site Plan - Including Swimming Pools & Detached Accessory Buildings

### RESIDENTIAL SITE PLAN CHECKLIST: INCLUDING SWIMMING POOLS & DETACHED ACCESSORY BUILDINGS

- | Y                        | N                        |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Site Address (include Street name and number) (*some sites may require a certified address from MPC)  |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Lot number  |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Lot Area (in sq.ft.)  |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. All property lines clearly identified and labeled   |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. All building setback lines clearly identified and labeled with dimensions shown for all improvements in relation to setback lines   |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. All easements clearly identified and labeled (easements include but are not limited to: drainage, utility, sign, walking trails, etc.)  |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Any/All "No-Build" areas clearly identified and labeled (examples include but are not limited to: building setbacks from sink hole lip elevations, flood plains, wetlands, etc.) If there is a minimum floor elevation (MFE) required for the site it must be shown on the site plan  |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Scale used for site plan labeled (acceptable scales are: 1"=20', 1"=30' and 1"=40')   |
| <input type="checkbox"/> | <input type="checkbox"/> | 9. All existing and proposed structures (footprint) clearly identified and labeled   |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. All patios, porches, decks, sidewalks, driveways, HVAC pads, etc. clearly identified and labeled   |
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Dimensions: all sides of primary structure are dimensioned to the nearest point of the respective property line  |
| <input type="checkbox"/> | <input type="checkbox"/> | 12. Dimensions: all patios, decks, etc. are dimensioned to the nearest point of the respective property line   |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Dimensions: all sides of accessory structure are dimensioned to the nearest point of the respective property line  |
| <input type="checkbox"/> | <input type="checkbox"/> | 14. Zoning information shown (please note the specific zone for the site)  |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Lot coverage information: Please note the Maximum allowable lot coverage for the buildings and the total lot coverage. Also include the "actual" lot coverage for the structure and total lot coverage. (*note: Building coverage is everything under a permanent roof. Total coverage is the structure plus all patios, decks, sidewalks, driveways, HVAC pads, etc. combined)<br>*for Swimming Pools, please note the total water surface area separate from the pool deck area* |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. North arrow shown  |
| <input type="checkbox"/> | <input type="checkbox"/> | 17. Erosion control information included (show location of silt fencing and construction entrance, this may be submitted on a separate sheet)  |

#### IMPORTANT NOTES:

- a) This Site plan checklist is to be used as a **guide only** to help ensure the information required to obtain a permit has been provided to the Town of Farragut Building Code Division.
- b) Some sites may require additional information, a foundation survey, and/or an "as-built" to verify compliance with code and zoning requirements.
- c) Site plans that do not include all of the information above and/or that are not to scale will be denied and a revised site plan with the required information/scale must be re-submitted for review and approval.
- d) All information on the site plan must match the final recorded plat (zone, lot coverage requirements, setbacks, easements, etc.)
- e) If you have questions about the site plan requirements, please contact the Building Code Division at 865-675-2384 for additional information.