Bradley County Building Inspections

SITE SKETCH VS SITE PLAN

Site Sketch – Is a graphic representation of a proposed development of a parcel of land describing with reasonable certainty the type and intensity of use thereon. This applies to single-family and multi-family residential units, where less than four connected units are on a parcel of up to one (1) acre.

A ***site sketch*** is required when erecting, enlarging or altering any building or structure with less than an acre of land disturbance, and shall contain in addition to such basic information as owner name and address, date, tax map and parcel number, as well as the following:

- The actual shape, location, and dimensions of the lot to be built upon
- The shape, size and location of all existing and proposed buildings or other structures
- The location and approximate dimension of all points of access to a public street or road
- The location of all driveways and entrances
- The location of the construction entrance
- Location of areas subject to flooding (if applicable)
- Location of erosion prevention measures (silt fencing or other sediment barriers)
- Nearest available fire hydrants

Site Plan – Is a surveyed and engineered graphic representation of a proposed development of a parcel of land describing with reasonable certainty the type and intensity of use thereon.

A ***site plan*** is required for all multi-family residences, commercial, and industrial building projects and any of the following activities:

- When disturbing an acre or more of land
- When altering the grade of a body of land as to change the contours in excess of two (2) feet
- When constructing any road or streets (public or private), alleys, sidewalks, curbs, gutters, retaining walls, drains, sewer lines, or off street parking lots
- When changing or diverting the flow of stormwater or natural water courses

If the ***site plan*** is deemed inadequate in detail for stormwater management, a separate drainage plan will be required to be prepared by a licensed civil engineer approved by the State of Tennessee.

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The ***site plan*** shall contain, as a minimum, the following items and information, in addition to basic information such as owner name and address, date, scale, property lines, north indicator, tax map and parcel number.

- Total land area
- Existing and proposed topography of existing land and impervious areas shown in five (5) foot intervals (two (2) foot intervals may be required)
- Elevations of all existing and proposed streets, alleys, utilities, both sanitary and stormwater sewers, and existing buildings and structures
- All existing and proposed impervious areas
- Natural or artificial watercourses
- Limits of flood plains (if applicable)
- Existing and proposed slopes, terraces, or retaining walls
- All existing and proposed stormwater drainage structures or features
- All stormwater structures/features immediately upstream and downstream of the site
- Erosion and siltation control plans
- Drainage calculations when required
- Drainage easements when required

If the proposed land disturbance is for purposes other than actual building construction, a *"Conceptual Grading Plan"* may be submitted. This plan will contain all of the above requirements with the exception of any buildings or paving details. If the proposed land disturbance is for grading only, this should be indicated on the "*Conceptual Plan*", and a "Grading Only" permit may be issued, and would require any future or additional work to include building construction, paving, etc., will require that another ***Site Plan*** be submitted and approved and the necessary permits obtained at that time.