

WMSC Residential Site Plan Requirements

R-112.1 Plot (site) Plan

Drawn to scale and certified by a Professional Engineer or Surveyor, registered in the State of Ohio. The Plot Plan shall show the following:

1. The outline of the property showing all dimensions.
2. The proposed building or addition with distances to all property lines and other existing buildings on the property.
3. Show all walks and driveways.
4. The use of all structures proposed and existing.
5. The number of family units or housekeeping units.
6. All easements of record or proposed easements.
7. All stormwater management systems.
8. The limits of clearing, grading, excavation, or fill.
9. Show elevations above sea level for basement or lowest floor.
10. Show the approved drainage system from the downspout inlets to its outlet in a swale, street curb, or ditch, etc. Stormwater disposal and final grading shall comply with an approved subdivision plan, if any, and shall also comply with the WMSC Regulations as enforced by the CCBID.
11. Elevations of the existing and proposed grades at each corner of the proposed building and at each corner of the building site.
12. If property has sanitary sewer, show sanitary sewer line and sewer invert elevation at point of connection of building sewer. Sewer and water permit to be granted by the Clermont County Sewer District before a Building Permit can be issued or before construction is begun.
13. If property is to have onsite sewage disposal such information as may be required by the Clermont County General Health District must be included on the plot plan and a health permit must be issued before a building permit is granted or construction begun.
14. The driveway curb cut permit must be issued by the Clermont County Engineer before a building permit is granted.

The following will require a plot plan as described above, but will not require certification by a registered Professional Engineer or Surveyor.

1. Additions or improvements: The cost of which does not equal or exceed fifty (50) percent of the market value of the original structure. Cost shall be confirmed by Building Official.
- 2 Accessory Building: Any structure on the same lot with the main structure and of a nature customarily incidental and subordinate to the principle structure.