

Information Sheet for Individual Building Sites Plan Review

Marion Municipal Code Chapter 153-4.C (Erosion and Sediment Control) requires a dimensioned drawing including the following:

1. Property address and legal description*;
2. Property lines and any existing easements of record;
3. Limits of area of land-disturbing activities;
4. Existing and proposed ground elevations (two-foot maximum interval);
5. A SWPPP if required under section 153-7, SWPPP Required.
6. Other information as required by the Erosion Control Officer.

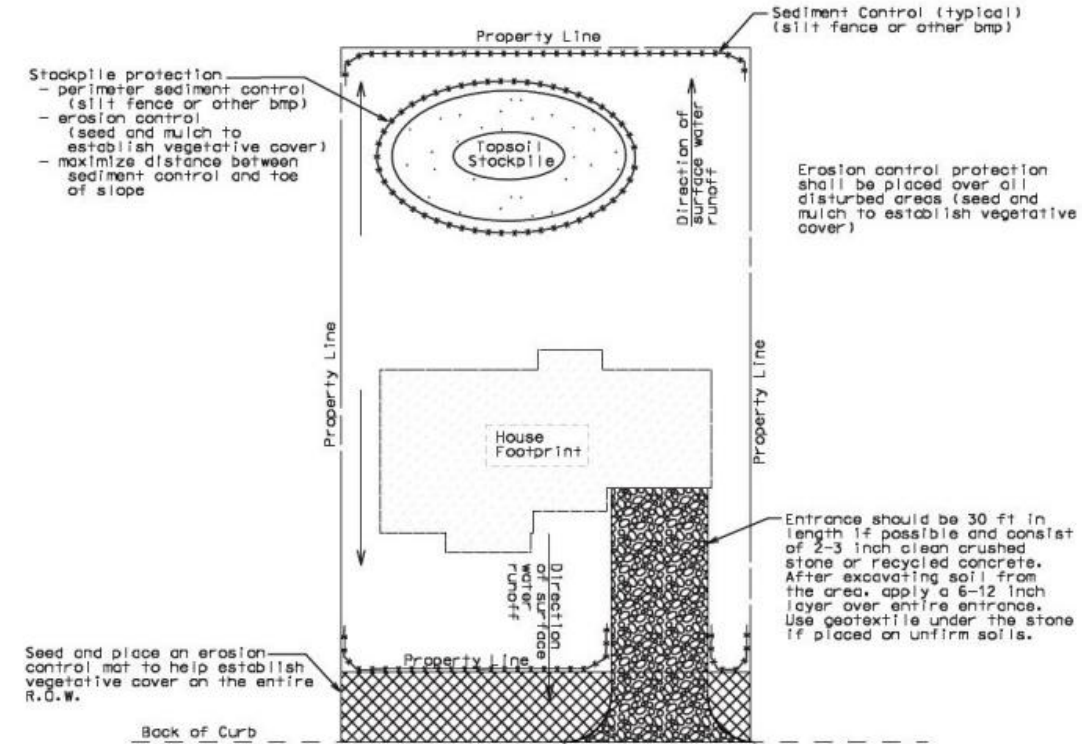
* *Property address and legal description* includes house number(s), lot number, building number, unit number or letter, and all information specific to the location of the building site.

“Other information as required” includes:

- Detailed site plan showing drainage flows onto, through and off your site.
- Topsoil – Source of topsoil and depth of topsoil on finished lot. At least 6” of topsoil is required unless a waiver is provided, or the site is grandfathered in.
- Driveway width at the property line (not to exceed 36’ or 24’ on cul-de-sac bulbs)
- Erosion control: mulch, straw matting, etc...
- Sediment control: staked-in filter sock may be adequate, but silt fence may be necessary.
- Show the location of the concrete washout and portable restroom – do not locate near a storm intake.
- Show locations for covered dumpster, materials/equipment storage, etc.
- North arrow.
- Do you need a Transfer of Ownership Agreement?
 - If yes, but you don’t have one, permit will not be issued.
- Show drainage easements, drainage swales, and overflow swales that have been designated on the site and how these will be protected from construction activities. Larger swales/easements will need silt fence. Include swale cross sections and overflow elevations if they are included in the development plans.
- Is there a Minimum Low Opening (MLO) for the lot? If so, please note those details and elevations.

EXAMPLE SITE PLAN

If surface water flowage easement feature present then seed and mulch for establishment of permanent vegetation.



- Sediment Control** (silt fence, compost socks, wattles, or other similar bmp)
 Note: Additional rows of sediment control may be needed on steeper slopes to break-up slope length. Place controls on the contour. When installing on the contour, the base of each end of silt fence should be at the same elevation as the top of the center of the fence in order to impound water.
- Gravel construction entrance**
 Note: Install the entrance immediately following the placement of footing and foundation structures.
- Direction of surface water runoff**
- Erosion control mat and vegetation**

Waste containment
Note: Indicate where wastes will be contained on-site (construction debris, concrete washout, sanitary waste, paint and other chemicals or indicate that you will use regional/development structures)

Final Stabilization and Soil Quality Restoration
It is recommended that post construction soils have a minimum of 5% organic matter and 40% soil pore space. This can be achieved by incorporating a minimum of 2 inches of organic material such as compost while tilling to a minimum depth of 12 inches.



Wood mulch from lumber waste covers bare ground.



This rock entrance provides mud-free access for construction workers and building materials.