



Homeowner's Guide

Local Environmental Requirements for Residential Projects

Types of Projects Covered

- Pool (reference back)
- Deck
- Guest House
- Porch
- Patio
- Shed

Types of Projects NOT Covered

- New Home

Why do I need a land approval review?

- **Preserve our Environment and Community:** Maintain a healthy environment for both your family and neighbors. By making choices that protect the land, water, and wildlife, you help preserve the beauty and safety of our community for everyone to enjoy.
- **Property Protection:** Safeguard both your property and neighboring properties by minimizing potential negative impacts from land development. Careful planning helps avoid issues like soil erosion, flooding, or damage to natural habitats that could affect surrounding areas.
- **Achieve Best Results While Saving Time and Money:** By following local rules and planning carefully, you can complete your home projects safely and efficiently. This helps you avoid costly repairs, fines, or delays in the future, saving you both time and money.



Resources

For more information about homeowner permits, visit <https://www.tyronega.gov/building-department>.

Learn to access your property plat through the Fayette Tax Map:



Helpful Terms to Reference:

- **Limits of disturbance** includes the property boundaries for all construction related activities like grading, tree clearing, and earth moving. This can be the same or more than the structure's footprint. If your property is situated on a slope, you may be required to install a silt fence as an erosion control measure to prevent soil erosion.
- **Specimen trees** consists of any hardwood trees with a diameter of 24 inches or more, and any evergreen trees with a diameter of 30 inches or more. When planning construction near a specimen tree, avoid building too close to it.
- **Flood-prone areas** have an increased risk of flood damage. It is important to include the Lowest Floor Elevation of structures near these areas.
- **Riparian buffer** (or **stream buffer**) is a strip of natural vegetation along the bank of a stream, lake, or other water body that helps protect the water quality and habitat. Buffers typically extend at least 25 feet from the water's edge.
- **Wetlands** are areas where water saturates the land, filtering pollutants and providing habitat for wildlife.
- **Drainage easements** help direct the flow of water, either above ground or underground through pipes, ensuring that water flows safely away from roadways and your home.
- If a project is near an environmentally sensitive area, you may be required to submit a site plan prepared by a registered land surveyor.



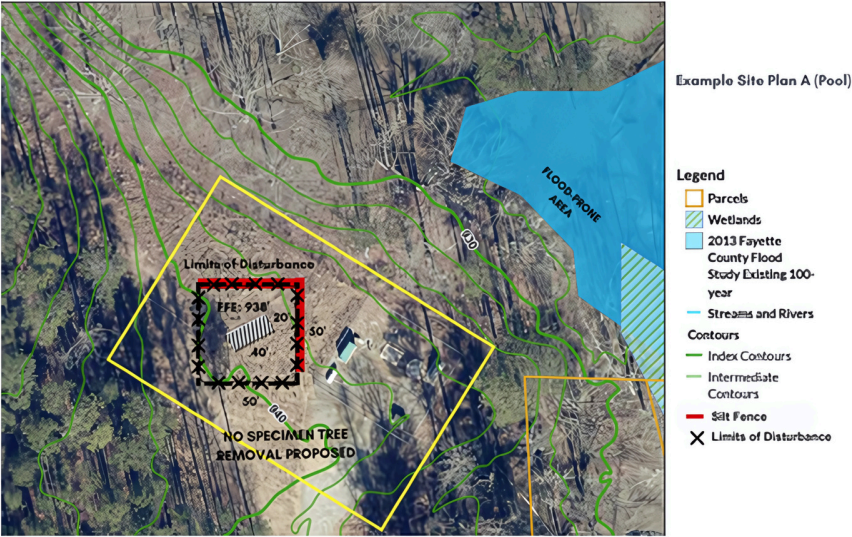
What do I need in my site plan?

- ☐ Limits of Disturbance
- ☐ Specimen Trees
- ☐ Erosion Control *
- ☐ Flood Prone Area *
- ☐ Stream Buffers *
- ☐ Wetlands *
- ☐ Drainage Easements *

* Some may not apply to your particular project *



Example Site Plans:



- Notes:
- The Limits of Disturbance (50' x 50') define the area where grading and earth-moving activities will occur. Within this designated area, a pool with intended dimensions of 20' x 40' will be constructed. [not to scale]
 - Adjacent to the site are flood-prone areas, such as FEMA and 2013 Fayette County Flood Study. The lowest floor elevation of the proposed structure is shown here level with the surface of the ground.
 - Wetlands, flood-prone areas, and streams (environmentally sensitive areas) are outside of the limits of disturbance.
 - No tree removal is necessary and no specimen trees are present note on the plan.



- Notes:
- The dimensions of the accessory structure are marked (40' x 20' x 15') [not to scale].
 - Limits of disturbance identified around the accessory structure (100' x 60') [not to scale].
 - Requires some tree clearing within the disturbed limits
 - 28" specimen tree to be preserved [not to scale]
 - Since the structure is being built near an existing paved surface on nearly level ground, minimal earthmoving and grading are required.