

SITE PLAN CHECK LIST

(This must be turned in with your completed site plan)

All applicable items on this checklist must be shown on the site plan before approval can be given by the city.

____ 1. Date, north arrow and scale on the plat. (No more than 1" = 20'; supplementary site plans at a larger scale are encouraged).

____ 2. Name and firm address of professional individual responsible for the preparation of the site plan including imprint of his professional seal. (Must be surveyed and certified by a registered surveyor or engineer.)

____ 3. Name and current address of property owner/petitioner.

____ 4. Locational sketch drawn to scale showing where your lot is on a small map of the city.

____ 5. Legal and common or popular description of the subject property.

____ 6. Size in acres AND square feet of the subject property.

____ 7. All lot and/or property lines are to be shown with bearings and dimensions, including building setback lines.

____ 8. Location of all existing structures within 100 feet of the subject property's boundary. (This means your neighbors around you.)

____ 9. Location and dimensions of all existing and proposed structures on your lot. (*Remember that the landscape is to be preserved in its natural state (as is practical) by minimizing tree and soil removal. Also, any grade changes shall be in keeping with the general appearance of neighboring developed areas.)

____ 10. Location and dimensions of all existing and proposed drives, sidewalks, curb openings, signs, exterior lighting, curbing, parking areas, etc. All driveways shall have a maximum slope of 15% and shall follow all other requirements as set forth in Section 2.3.16 of the city's Development & Construction standards. Show driveway radius connection to street.

____ 11. Location, pavement width and right-of-way width of all abutting roads, streets, alleys or easements. Driveway slope within the city right-of-way must comply with requirements set forth in Section 2.3.16 in the Development and Construction standards.

____ 12. Existing zoning of your lot and all properties abutting your property.

____ 13. Show finished floor elevation and spot elevations throughout the site to show the ability to maintain a minimum 2% slope away from the structure for a minimum of 12 feet, site grading for drainage, and driveway slope.

____14. Location of all existing and proposed fences, walls and retaining walls (including design elevations at the top and bottom of the wall at various locations). Landscaping and brush/tree removal requirements are found in City Ordinance 5-4-2, titled Wildland Interface/Fire Safety, in Section E on Vegetative Clearance.

____15. Size and location of existing and/or proposed fire hydrants (there must be a fire hydrant within 250 feet of your future home) and utilities including proposed connections to public sewer (it could happen sometime) or water supply systems. Septic tank(s) and drain field(s) locations must be shown.

____16. Location and size of all subsurface and surface water drainage facilities, existing and proposed; and any established floodplain areas, bodies of water or other "unbuildable areas" (30% grade or greater) if present on the site. (A grade of over 30% could be such an item. Also remember that water draining from your lot cannot negatively impact your neighbors.) A 15" minimum grated culvert is to be shown under your driveway. Some steeper areas may require a larger culvert to handle larger water volumes.

____17. On all site plans, design and existing contour intervals must be shown at a maximum of two (2) feet for all areas less than 30% slope and ten (10) feet for areas greater than 30% slope. The city engineer may determine the necessity of additional topography information.

____18. Homes requiring a septic tank must submit a septic permit and the permitted design from the Utah County Health Department Private Wastewater Treatment Department. Septic drainage fields must be shown on the site plan and approval signature must appear on the site plan from the county health department.