



City of Happy Valley

Site Plan Submittal Requirements Checklist

On a page no larger than 11"x17", provide an overall site plan with an **engineering scale** (1" = 20' or 1" = 30') **in a decimal format** and included the following components.

- North arrow and noted scale.
- Property line dimensions as shown on recorded plat.
- Footprint of structures (measured from the foundations).
- Dimensions of structure setbacks from property line.
- Finished floors elevations of home AND garage.
- Proposed finished ground elevations of property corners, building corners and driveway curb drops at face of curb.
- Location of driveway apron and slope of driveway (*12% max slope*).
- Retaining wall locations AND top/toe elevations (*for all walls greater than AND less than four feet*). **NOTE: Walls are not allowed in utility or access easements.**
- Proposed AND existing contours (**1-foot intervals**). If no grading is proposed for site indicate this on the plan via a note.
- Label and dimension the locations of all easements, sidewalks, and curbs from the property line.
- Locations of wells, septic systems and other utilities including water services and storm and sanitary laterals, catch basins, and utility vaults (when applicable).
- Square footage of new impervious surface – including:
 - Total roof (including overhangs).
NOTE: no overhangs will be allowed in public access easements or utility easements.
 - Driveway
 - Sidewalks
 - Patios (including Lanais)
 - other hardscape (including landscaping elements such as pavers)