



Residential Site Plan Checklist

Engineering Office, City of Valparaiso

166 Lincolnway, Valparaiso, IN 46383

Tel: 219-462-1161; Fax: 219-464-4273; Email: engineering@valpo.us

All permit applications for residential projects shall include a scaled and dimensioned site plan. All existing and proposed structures shall be represented. This checklist was designed as a guide to help ensure plan completeness. The applicant shall review this list, check off each item as having been provided, sign below, and submit with a Site Permit Application. Incomplete submittals will be returned to the applicant.

General:

- Builder/owner contact information
- Graphic scale and north arrow
- Building address, lot number, subdivision name, phase/unit number, land lot/district/parcel, zoning of site
- Flood zone statement

Parcel:

- Parcel boundary with dimensioned property lines
- Public right-of-way, including existing sidewalks, curbs, gutters, alleys, etc.
- Existing and proposed easements - access, utility, drainage, natural preservation etc. - include location and size

Building and Site Improvements:

- Existing and proposed building footprint with all setbacks
- Building projections such as bay windows, fireplaces, porches, etc.
- Driveway (10' minimum to 24' maximum in width behind curb), parking and vehicle circulation areas
- Proposed sidewalks (labeled 5' minimum width)
- If applicable, proposed curb and gutter
- If applicable, ADA ramps per Public Rights-of -Way Accessibility Guidelines (PROWAG) standards
- If applicable, retaining walls shown with details provided (height, material, tie backs, etc.)
- Sheds, arbors, decks, patios and all other paving and accessory structures
- Water and sewer service tap locations
- Show elevations at existing curb at center of proposed driveway, proposed garage floor, proposed top of foundation, proposed first floor, and lot corners. Also, show elevations of neighboring homes at building corners.

Grading and Drainage:

- Existing and proposed one foot contours
- Grading and drainage design for the lot, roofs, and all other impervious area
- Location of swales
- Locations of buried tiles

Erosion and Sediment Control:

- Perimeter control, specify the location and type of measure
- Temporary construction driveway, specify the location and dimension
- Inlet protection (if needed)
- Concrete washout location, or a statement that portable bucket will be used for washout

Notes Required on Plan:

- Finished grading shall conform to approved subdivision construction drawing.
- Finished ground elevation at structure shall be no less than 18" above top of curb elevation on street side.
- See the "City of Valparaiso Erosion and Sediment Control Notes" for erosion control requirements.
- Installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with land-disturbing activities, and erosion and sedimentation control measures will be maintained at all times.

Please See Sample Site Plan on Reverse Side

Reviewed/Submitted by:

Signature: _____

Phone: _____

Printed Name: _____

Email: _____

SITE PLAN

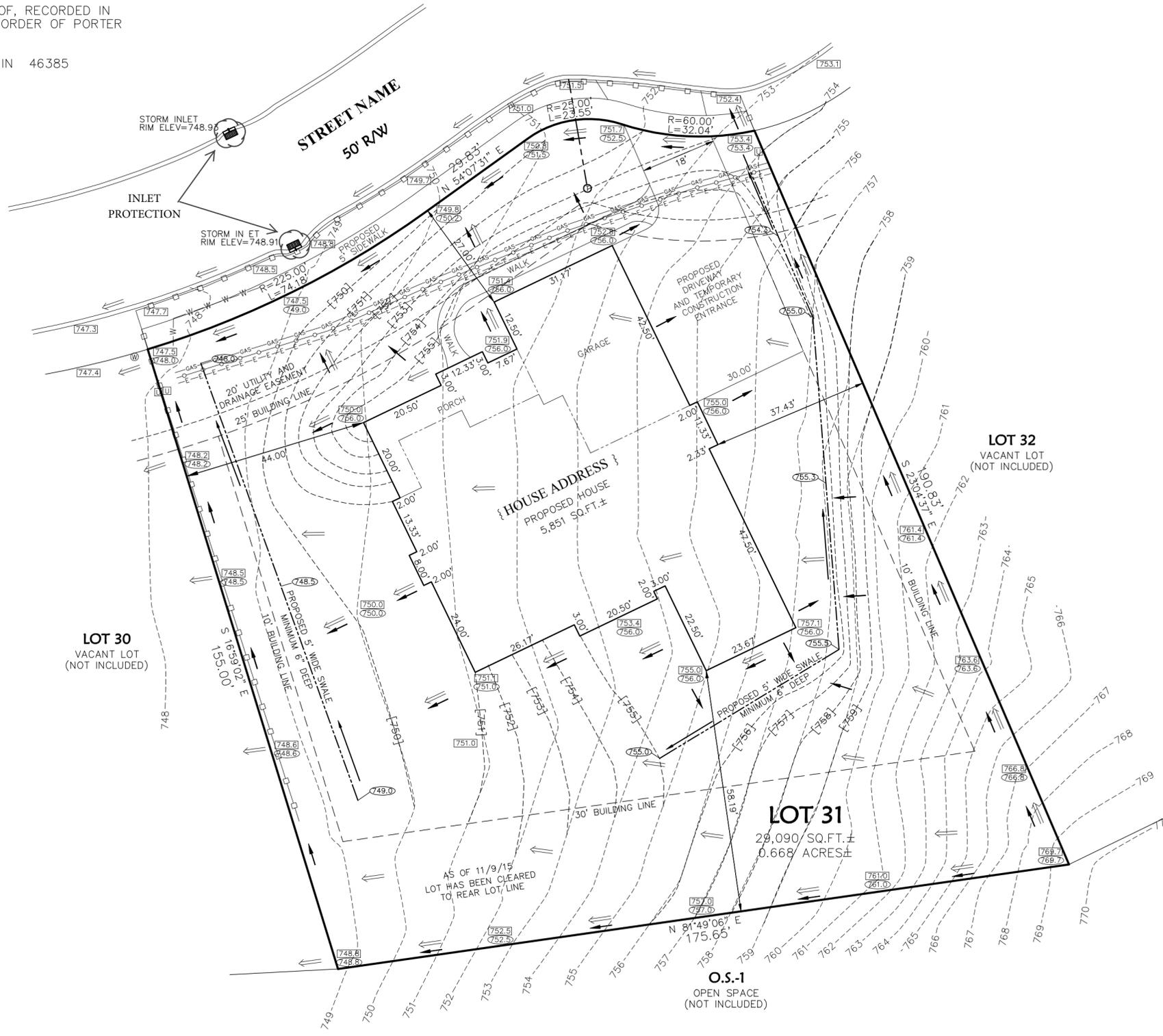
LOT xx IN EXAMPLE SUBDIVISION
 PREPARED FOR: EXAMPLE BUILDER, LLC

LEGAL DESCRIPTION

LOT xx IN xxx Subdivision, AS PER PLAT THEREOF, RECORDED IN PLAT FILE xxxxxx, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

ADDRESS: xxx xxxxxxxx Rd. VALPARAISO IN 46385

PARCEL NO: xx-xx-xx-xxx-xxx.xxx-xxx



DON'T DIG BLIND CALL 811 "HOLEY MOLEY"

CALL 2 WORKING DAYS BEFORE YOU DIG "IT'S THE LAW"

1-800-382-5544 1-800-428-5200
 CALL TOLL FREE OUTSIDE INDIANA

NOTES

FINISHED GRADING SHALL CONFORM TO APPROVED SUBDIVISION CONSTRUCTION DRAWING.

FINISHED GROUND ELEVATION AT STRUCTURE SHALL BE NO LESS THAN 18" ABOVE TOP OF CURB ELEVATION ON STREET SIDE.

SEE THE "CITY OF VALPARAISO EROSION AND SEDIMENT CONTROL NOTES" FOR EROSION CONTROL REQUIREMENTS.

INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES, AND EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES.



GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

SYMBOLS

- = EXISTING DRAINAGE FLOW
- = EXISTING GROUND ELEVATIONS
- = PROPOSED DRAINAGE FLOW
- = PROPOSED ELEVATIONS
- = UTILITY BOX
- = MAIL BOX
- = UTILITY STUB
- = SANITARY SEWER TAP
- = FIRE HYDRANT
- = WATER TAP/VALVE
- = EXISTING TREE
- = PROPOSED LIGHT FIXTURE
- = PROPOSED TREE (3" Ø OR GREATER)
- = EXISTING CONTOURS
- = PROPOSED CONTOURS
- = SILT FENCE

AREA OF HOUSE, WALK AND DRIVEWAY = 7,795 SQ.FT.±

AREA OF LOT = 29,090 SQ.FT.±

% OF LOT COVERAGE = 7795 / 29090 = 26.8% ±

EXISTING CURB ELEVATION AT CENTER OF PROPOSED DRIVEWAY=752.0
 PROPOSED GARAGE FLOOR ELEV=756.25
 PROPOSED TOP OF FOUNDATION ELEV=757.0
 PROPOSED FIRST FLOOR ELEV=758.0

IN ACCORDANCE WITH THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FLOOD AREA MAPS, THIS LOT IS IN ZONE: X(UNSHADED)

COMMUNITY PANEL NO: xxxxxx

MAP PANEL NO: xxxxxx

MAP DATED: 09/30/15

THIS IS NOT TO BE INTERPRETED OR MISCONSTRUED THAT ANY LIABILITY IS EXTENDED HEREIN TO THE LAND OWNER, MORTGAGEE'S, TITLE COMPANY, ETC. IN THE EVENT OF A FLOOD.

THE ACCURACY OF THE FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR IN ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

LAND SURVEYOR /
 PROFESSIONAL ENGINEER
 CONTACT INFORMATION,
 SIGNATURE, AND SEAL

REVISIONS	BY
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11/9/15	EMF
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SITE PLAN
 LOT xx IN EXAMPLE SUBDIVISION
 PREPARED FOR: EXAMPLE BUILDER, LLC.

PLAN PREPARER
CONTACT INFORMATION

DATE: 10/30/15

SCALE: 1" = 20'

DRAWN BY: EMF

JOB NO: 15-403

SHEET

1

OF ONE SHEET