

Site Plan Instructions:

How to Prepare Your Plans for Sewer, Water, Stormwater, and Access Compliance

To help move your project forward smoothly, please make sure your plans include the following details. These items are required to confirm your proposal meets the Stevenson Engineering Standards:

Sewer Service

- **What to Include:**

Show the **pipe material**, **pipe size**, and **slope** of your sewer service lateral.

- **Helpful Info:**

You will receive an as-built drawing of the public sewer system for your reference. **Please note: once connected to public water/sewer you will begin to be billed.*

Stormwater/Groundwater Management

- **What to Include:**

- Show where you plan to **collect and infiltrate stormwater** on your property.
- Space for this should be located on the **downhill side** of your lot.

Why It Matters:

The City must ensure stormwater and groundwater will not flow onto neighboring properties or enter public stormwater system. Mitigation will be required if build is not being done in a planned subdivision where dedicated stormwater treatment is provided specifically for public street runoff conveyance.

Water Service

- **What to Include:**

- Specify the **pipe material and size** for your water service line.
- Indicate your **preferred location** for the water meter within public Right of Way. **NOTE: final placement will be at the City's discretion.*
- If you plan to install irrigation, include a **backflow prevention device** on your site plan—show its **type and location**.
- List **all proposed fixtures**, including **exterior ones** (like hose bibs and sprinkler heads), so we can accurately size your water meter.

- **Helpful Info:**

The City's Public Works Department will install the water meter and construct the water service line to the edge of property, after your permit is issued. You will be billed for the labor, equipment, and materials associated with the installation. **Please note: once connected to public water/sewer you will begin to be billed.*

Driveway and Access

- **What to Include:**

- Your **driveway width** must not exceed **24 feet** between City Street and edge of right-of-way. After the right-of-way, driveway can extend in width.
 - The driveway surface must be **asphalt or concrete** within the right-of-way and for **30 feet beyond** the right-of-way edge.
 - Make sure your driveway design **meets ADA compliance** for the drop at the sidewalk.
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System Development Charges (SDCs)

- **Water SDC:**

Based on the **fixture unit count** (include all interior and exterior fixtures).

- **Sewer SDC:**

Based on the **square footage** of **interior heated space** intended for habitation.

If you have any questions as you're working through your plans, feel free to reach out—we're here to help!