

# Building a New Home in Waverly?



**To: All Home Builders**

**From: City of Waverly Community Development Office, (319) 352-9208**

**Date: September 21, 2015**

**Re: New Home Permit Site Plan Requirements for City of Waverly**

To better address site plan review for all new residences in Waverly and to better review resulting drainage conditions, following the below checklist will assist with your new residence being reviewed in a timely fashion:

- ✓ \*NEW\* Show Drainage Plan with arrows showing direction of flow and terminus on lot. If home is at 5 feet or less from side property lines, show drain spout configuration. All storm water flowing off roof line should terminate on porous surface at least five (5) feet from all property lines.
- ✓ One set of 8.5 by 11 inch copies (in addition to one full size set):
  1. Dimensioned site plan
  2. Basement layout plan (show entry point of electric meter)
  3. First floor plan
- ✓ Dimensioned Site Plan:
  1. Dimensions from all property lines
  2. Driveway curb width (32 feet wide maximum)
  3. Driveway property line width (32 feet wide maximum)
  4. Sidewalk width (one foot inside of right-of-way is standard)
  5. All window wells (if none, please note)
    - No less than five (5) feet from side property lines AND be located outside of any platted easement. Any concrete window wells shall meet the same side yard setbacks as for the house.
- ✓ Helpful Tip: If you are looking at the drawing and cannot determine how far the new residence will be from every property line, it needs to be shown.

*Thank you!*

**Call the City of Waverly Community Development Office with Any Questions at:**

**(319) 352-9208**

**Visit us on the web 24 hours a day, 7 days a week at:**

**[www.waverlyia.com/community-development](http://www.waverlyia.com/community-development)**