

Site Plan Checklist

Developer: Check each of the following items for compliance with adopted City Standards, Titles, Master Plans and Ordinances.

City Staff: Check each of the following items for compliance with adopted City Standards, Master Plans and Ordinances. Note deficiencies on application and return copy to developer for corrections.

<u>Developer</u>	<u>City</u>	<u>Description</u>
_____	_____	ALL FEES PAID IN FULL.
_____	_____	1ST SUBMITTALS – (1) 24” X 36” copy & Auto Cad format of the final site plan with supporting documentation submitted. <u>Plans must be stamped and signed.</u>
_____	_____	FINAL SUBMITTAL - Fifteen (15) 11” X 17” and two (2) 24” X 36” copies & Auto Cad format of the final site plan with supporting documentation submitted. <i>(After plans are reviewed and approved by city staff)</i> <u>Plans must be stamped and signed.</u>
_____	_____	A vicinity sketch. The vicinity sketch shall show streets, tract lines and names and numbers of all existing subdivisions, the outline and acreage of parcels of land adjacent to the proposed subdivision.
_____	_____	Present land use zoning on an adjacent to the proposed development.
_____	_____	Plans drawn with the top of the sheet being either north or east.
_____	_____	Dimensions are shown in feet and decimals.
_____	_____	Plan scale at standard engineering scale. Details clear.
_____	_____	Title of subsequent sheets consistent.
_____	_____	The date, north point, written and graphic scales.
_____	_____	Contours at one-foot intervals for predominant ground slopes within the development less than five percent, two-foot intervals for predominant ground slopes in excess of five percent. Contours shall extend a minimum of 50-feet beyond the site limits.
_____	_____	Final grading plan of the proposed development including spot elevations and one foot contours.
_____	_____	Location of trees worthy of preservation and outlines of groves or orchards.
_____	_____	Existing buildings, facilities, sanitary sewers, storm drains, water supply mains, culverts, etc. and adjacent to the proposed development.
_____	_____	The locations, proposed names, widths and a typical cross section of streets, curbs, gutters, sidewalks and other improvements of the proposed street and access easements (complete with design proposed criteria).
_____	_____	Indication of historic high water table (if basements are proposed).
_____	_____	Finished elevations for all structures. Color elevations must be provided at Planning Commission Meeting.
_____	_____	Fencing, as required.

SITE PLAN CHECKLIST CONTINUED

- _____ _____ Full Right of Way and utility easement lines shown for all streets, utilities, etc.
- _____ _____ Front, rear and side setback of all proposed structures.
- _____ _____ Certification of survey by licensed, professional land surveyor.

ACCOMPANYING DOCUMENTS

- _____ _____ Profiles for proposed roadways, sanitary sewer, and storm water. Profiles shall also indicate existing ground surfaces.
- _____ _____ **FINALIZED** set of certified, stamped construction drawings and specifications as prepared by a licensed civil engineer. The drawings shall include an overall utility plan with contours, and sufficient horizontal control to allow for full construction.
- _____ _____ Design data and **FINAL** storm drainage report complete with assumptions and computations for improvements. All commercial development must provide onsite detention for storm water. The maximum allowable runoff shall not exceed 0.1 cfs/acre.
- _____ _____ Design data and **FINAL** sanitary sewer report complete with assumptions and computations for improvements.
- _____ _____ Written easements for all off-site improvements, as required.
- _____ _____ Geotechnical Report.
- _____ _____ Transportation Planning/Engineering Study.
- _____ _____ Current Title report.
- _____ _____ Bonds for public improvements.
- _____ _____ Written authorization from the Utah Department of Transportation for drive entrances (along state highways).
- _____ _____ Detailed Landscape Plan (include scientific name & common name)
- _____ _____ Checklist for Reimbursement Agreement.
- _____ _____ Affidavit of Compliance for Accessibility.
- _____ _____ Water Rights are **required** for all uses. Quality as determined by usage.

PLEASE NOTE: *By submitting this application for to the City, the Developer acknowledges that the above list is not exclusive, and under no circumstances waives any responsibility or obligation of the Developer and/or his Agents from full compliance with City Master Plans, Codes, Rules and/or Regulations. Copies of the City Code are available upon request from the City.*

