

WASHINGTON TERRACE CITY

SITE PLAN OFFICE REVIEW

Revised June 2007

Title of Project _____

Approximate Address _____

Property Identification Number _____

Developer's Name _____

Address _____

Phone _____ Fax _____ E-Mail _____

Developer's Engineer _____ Contact Person _____

Phone _____ Fax _____ E-Mail _____

SITE PLAN REQUIREMENTS

OVERALL DRAWING

- _____ Drawing to be scaled between a 20 and 40 scale
- _____ Show the north arrow
- _____ Adjacent streets and or landmarks need to be labeled
- _____ Sidewalk and curb (if required)

CULINARY WATER

- _____ The Fire Marshall shall review the site for fire hydrant location and requirements for fire sprinkling
- _____ Show lateral and water meter locations and the sizes, lateral material type shall conform to City standards up to the meter and through and past the utility easement. This must include the meter, piping, and box.
- _____ The connecting water main locations and size must be shown to scale
- _____ Show any valves, if needed

SANITARY SEWER

- _____ Grease trap locations shall be shown for all proposed restaurant and industrial usages, including a sampling manhole per City standards
- _____ The sewer lateral must be shown to the sewer main, closest manholes are helpful with elevations

STORM DRAIN

- _____ Detention basin calculations should be submitted for a 10-year storm, with orifice plate size given
- _____ The outlet from the basin should be shown to the storm drain main
- _____ Flood zone issues
- _____ Will flooding from the detention basin cause damage to the site?

- _____ Sites greater than 1 acre must have an SWPPP and appropriate forms to the City and State.
- _____ Is information given for storm water utility areas and BMP's?
- _____ Show spillway location and elevations
- _____ Show the volume of the detention basin

SECONDARY WATER

- _____ Secondary water connection should be shown to ensure no connection to culinary

TRAFFIC

- _____ If the property / site is adjacent to a UDOT right of way then UDOT must have an opportunity to review and provide written determination
- _____ Radius corners need to be adequately sized to meet UDOT and City Standards
- _____ Parking stalls must be properly sized and quantities correct
- _____ Travel paths in the parking lot must be adequately sized
- _____ Are driveway cuts needed?
- _____ ADA stalls and signs are required
- _____ Traffic study if required

PROPERTY / LEGAL

- _____ Show all easements both deeded or dedicated
- _____ The perimeter bearings and distances must be shown
- _____ Does the property need to be subdivided?

GRADING

- _____ Any slopes must be within reasonable ranges, 0.5% min., ADA 1:20(5%) max. without handrail; 1:12(8.3%) with handrail
- _____ Cross slopes in parking areas should not be greater than 4%
- _____ Are retaining walls needed? If so, details need to be submitted
- _____ Possible geotechnical study required when hazards are on the proposed site: flood zones, slope overlays and fault overlays
- _____ Benchmarks must be shown

LIGHTING / MISCELLANEOUS

- _____ Show parking lot lighting with a photometric lighting plan
- _____ Show trash receptacles and detailed enclosures
- _____ Mail boxes
- _____ Show detached signage, if any
- _____ Landscape plan