

PRELIMINARY SUBDIVISION PLAT APPLICATION CHECKLIST

BLUFFDALE
EST. 1848

2222 West 14400 South, Bluffdale, UT 84065
801.254.2200 – www.bluffdale.com

This application must first be reviewed by the Development Review Committee (DRC), consisting of Bluffdale City staff. Following review by the DRC, the applicant will be informed of the next available meeting date when the item can be addressed by the Planning Commission. The DRC will make a recommendation to the Planning Commission for consideration and the Planning Commission will make a final decision.

Please review Title 12 of the Bluffdale City Code available at www.bluffdale.com for subdivision information to help in completing this application. Below is a list of information that is required to be submitted with the application. **If any of the required information is not submitted, the application will be considered incomplete and cannot be accepted.**

Planning Application Fee: \$330 + \$110 per lot
First-class postage for all properties within 500 ft. of the subject property

Noticing Fee: \$150 (One public hearing required)

*Note: Additional fees may be assessed separately by other reviewing departments in accordance with the City's adopted Consolidated Fee Schedule.

Staff will review the application and check for completeness before accepting any application. As part of the application, please provide the following:

- Application Form and Fees
- Engineering Review Checklist filled out by applicant
- Legal Description
- Preliminary Subdivision Plat. A Preliminary Subdivision Plat shall be prepared by a licensed land surveyor, or engineer, and drawn at a scale of *not less than* (1" = 100'). The Preliminary Subdivision plans shall be numbered and on separate sheets. Digital Plans are required (no paper copies). The Preliminary Subdivision Plat shall show the following:
 - A vicinity map, at a *maximum* scale of 1"= 1000' early identifying the boundaries of the entire Subject Property, accesses, adjoining subdivision outlines and names, as applicable, and other relevant information within one-half (½) mile of the boundary of the Subject Property. The location of the Subject Property with respect to surrounding property and roads, and the names of all adjoining property owners of record shall be shown.
 - A north arrow;
 - The subdivision name
 - The layout and names and widths of existing, proposed, and future road rights-of-way. Transportation infrastructure as indicated on the adopted transportation plan or adopted capital facilities plan shall be included in the development plans of the proposed subdivision;
 - A tie to a permanent survey monument at a section corner;
 - The boundary lines of the subdivision with bearings and distances;
 - The layout and dimensions of proposed lots with lot areas in square feet;
 - The location, dimensions and labeling of all other spaces including open spaces, parks, trails, and public spaces;
 - Addresses for each lot and parcel;
 - Ownership of all adjoining tracts of land; and
 - The location of manmade features including bridges, railroad tracks, fences or walls, and buildings.
 - Grading And Drainage Plan: A grading and drainage plan drawn to a scale not larger than forty feet to the inch (40' = 1"), showing:

- The road and lot layout;
 - Topography at two foot (2') contour intervals;
 - A north arrow;
 - The subdivision name;
 - Areas of substantial earthmoving and including in such cases an erosion control plan;
 - The location of existing watercourses, canals, ditches, springs, wells, culverts, and storm drains;
 - The location of any five hundred (500) year floodplain, one hundred (100) year floodplain, and floodway as designated by the federal emergency management agency (FEMA);
 - Any existing wetland;
 - All drainage facilities, including water flow directions, ditches, swales, gutter flow capacities, inlets, outlets, catch basins, pipes, culverts, outlets to off- site facilities, storm water control facilities, control structures, and orifice plates planned to accommodate, convey, and control the project's storm drainage and detention storage for the storm events defined in city of Bluffdale storm water design standards manual, and which also comply with the adopted standards and specifications; and
 - The location and dimensions of all existing and proposed easements and entities to which they are granted.
- Utility Plan: A utility plan drawn to a scale not larger than forty feet to the inch (40' = 1"), showing:
- The road and lot layout;
 - A north arrow;
 - The subdivision name; and
 - All existing and proposed utilities, including sewer, Drinking water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, and streetlights.
- Phasing Plan: When a subdivision is proposed to be developed in phases, the applicant shall identify the location of all proposed phases along with a proposed time line for the construction of proposed public improvements.
- Geotechnical Investigation: The required number of printed and/or digital copies of a soils report.
- Storm Drainage Report: The required number of printed and/or digital copies of report that complies with the city of Bluffdale storm water design standards manual.
- Traffic Study: A traffic impact analysis as required by the city engineer.
- Title Report: A preliminary title report dated within thirty (30) calendar days of application submittal.
- Storm Drainage Agreements: Any agreements required for the legal discharge and conveyance of storm water drainage.
- Evidence Of Compliance: Evidence of compliance with all applicable federal, state, and local laws and regulations if requested by the development review committee.
- Digital Plans Required: Digital Plans required in pdf format (no paper copies).
- Each proposed lot shall identify required setback lines identifying the required front, side, and rear yard areas, as required by the Zoning District in which the Subject Property is located.

- A title block, placed on the lower right hand corner of the Plat showing:
 - Proposed name or designation of the subdivision that is distinct from any other plat already recorded in the Office of the Salt Lake County Recorder.
 - Name and address of the owner of record and the name, address and license number of the licensed surveyor or engineer responsible for preparing the Preliminary Plat.
 - Date of preparation of the Preliminary Plat, and all revision dates, as applicable.
 - Signature blocks for the dated signatures of the City Attorney, Planning Commission Chair, Mayor, City Recorder, City Engineer, Salt Lake County Health Department, South Valley Sewer District and appropriate utility companies.
- Required Property Information. The following information is required and shall be provided on separate sheets at the same scale as the Preliminary Subdivision Plat:
 - The identification of known natural features including, but not limited to, jurisdictional wetlands as identified by the United States Army Corps of Engineers, flood plains and flood channels as identified by a Federal or State Agency, all water courses, areas where ground water is located within three (3) feet of the ground surface, water bodies, marshy or swampy areas, drainage ways, and any other natural features, as required by the City Engineer for the Subject Property, including the total area of each.
 - Existing site contours, at intervals of no greater than two (2) feet, overlaid with the proposed subdivision layout. Elevations shall be based on national Geodetic Survey sea level data. In cases of predominately-level topography one (1) foot interval contours may be required.
 - The location and dimensions of all existing buildings, fence lines and property lines, overlaid with the proposed subdivision layout.
 - All existing and proposed roadway locations and dimensions, with cross sections and profiles of all new streets and roads, proposed to be dedicated to the City, showing the grades of all proposed streets and roads, including direction of slope, and all proposed cuts and fills exceeding three (3) feet. The proposed radius of all centerline curves shall be shown.
 - The location of all existing and proposed curb, gutter and sidewalk within and adjacent to the proposed development with an indication of grades and flow arrows showing direction of storm water surface flows.
 - The location of all existing and proposed street trees and other landscape plantings identifying the location and type of all street trees, shrubs and other landscape materials and plantings.
- Geotechnical Report. A report providing geologic maps, soil type maps, and tables of soil type interpretations based on the National Cooperative Soils Survey, United States Department of Agriculture, and Soil Conservation Service. Other investigation reports regarding the suitability of the Subject Property for the proposed subdivision shall be provided. The location and height of all subsurface ground water areas shall be shown.
- Preliminary Grading and Drainage Plan Report. Provide a grading and drainage report and plans consistent with the Bluffdale City Drainage Manual.
 - Grading And Drainage Plan: A grading and drainage plan drawn to a scale not larger than forty feet to the inch (40' = 1"), showing:
 - The road and lot layout;
 - Topography at two foot (2') contour intervals;
 - A north arrow;
 - The subdivision name;
 - Areas of substantial earthmoving and including in such cases an erosion control plan;
 - The location of existing watercourses, canals, ditches, springs, wells, culverts, and storm drains;

- The location of any five hundred (500) year floodplain, one hundred (100) year floodplain, and floodway as designated by the federal emergency management agency (FEMA);
 - Any existing wetland;
 - All drainage facilities, including water flow directions, ditches, swales, gutter flow capacities, inlets, outlets, catch basins, pipes, culverts, outlets to off-site facilities, storm water control facilities, control structures, and orifice plates planned to accommodate, convey, and control the project's storm drainage and detention storage for the storm events defined in city of Bluffdale storm water design standards manual, and which also comply with the adopted standards and specifications; and
 - The location and dimensions of all existing and proposed easements and entities to which they are granted.

- Erosion Control Plan. When required by the City Engineer, a Preliminary Erosion Control Plan shall be provided and included with the Preliminary Subdivision Plat Application.

- Easement Plan. A preliminary easement plan, identifying the location, size, and use of all existing and proposed easements.

- Electrical and Gas Utility Plan. A plan showing the layout and connection locations of the utilities as required by the utility companies.

- Title Report. A Title Report for the Subject Property, provided by a Title Company and no older than thirty (30) calendar days from the date of the filing of the Preliminary Subdivision Plat Application.

- Traffic Study. A traffic impact analysis as required by the city engineer.

- Evidence of Availability of Necessary Services. The following information is required to be presented, necessary to establish the availability of required services to the Subject Property.
 - Drinking Water Requirements. The Bluffdale City Engineer is hereby designated as the Drinking Water Authority for the City. It shall be the responsibility of the Applicant to provide all information and materials, as required by the City Engineer, necessary to review and provide a written approval of the feasibility of the proposed Drinking water system and Drinking water sources.
 - Sanitary Sewer Requirements. The South Valley Sewer District is hereby designated as the Sanitary Sewer Authority for the City. It shall be the responsibility of the Applicant to provide information and materials, as required by the sewer district, necessary to review and provide a written approval of the feasibility of the proposed sanitary sewer system.
 - Subdivision Roads and Streets. The Preliminary Subdivision Plat Application shall identify the proposed road and street layout. Proposed subdivision streets shall make provision for the continuation of existing streets. The road design plan and profile shall show all drainage, pavement, and all other improvements as required by the Bluffdale City Development Standards and Design Specifications. If the proposed subdivision will be accessed directly from a State Highway, an appropriate access permit approval, as required by the State of Utah Department of Transportation, shall be provided with the application materials. It shall be the responsibility of the Applicant to provide information and materials, as required by the City Engineer, necessary to review and provide a written recommendation of the proposed road and street system.
 - Storm Drainage and Flood Control Facilities. The Preliminary Subdivision Plat Application shall identify the storm drainage and flood control system. The proposed subdivision storm drainage and flood control system shall make provision for the continuation of existing facilities. All subdivision storm drainage and flood control system facilities shall be designed as required by the Bluffdale City Development Standards and Design Specifications. It shall be the responsibility of the Applicant to provide information and materials, as required by the City Engineer, necessary to review and provide a written recommendation of the proposed storm drainage and flood control system. It is the responsibility of the Applicant to provide the necessary approvals and permits required by the Salt Lake County Flood Control Engineering Department

and the appropriate canal company for the discharge of any storm water into canals or other systems.

- Fire Protection, Suppression, and Access Facilities. The Preliminary Subdivision Plat Application shall identify the proposed fire protection, fire suppression, and fire access facilities and shall make provisions for the continuation of existing facilities, as required by the Commission and Council. All subdivision fire protection, fire suppression, and fire access facilities shall be designed as required by the Bluffdale City Development Standards and Design Specifications. The Bluffdale City Fire Chief is hereby designated as the Fire Protection Authority, and shall review all proposed fire protection, fire suppression, and fire access facilities. It shall be the responsibility of the Applicant to provide information and materials, as required by the City Fire Chief, necessary to review and provide a written approval of the feasibility of the proposed fire protection, suppression, and access facilities.

- Secondary Water Shares. The Preliminary Plat Application shall provide documentation that the required amount of secondary water has been secured with a canal company in the name of the City of Bluffdale and the development for use on the property in accordance with section 8-50-30: "Water Required" of the City Ordinances. Plans for a secondary water (pressurized irrigation) facility, including source, storage capacity, transmission and distribution system capacity, shall be provided.

- Parks and Recreational Facilities. Plans for any proposed parks and recreational facilities or amenities as part of the subdivision plat shall be consistent with the adopted level of service (LOS).

- Additional Information and Materials. When the City Staff, Commission, or Council deem necessary, the Applicant may be required to provide other information, materials, letters of feasibility, conduct studies, and provide other evidence indicating the suitability of the Subject Property for the proposed subdivision, including, but not limited to, compliance with the City's Transportation Plan(s) including access management plans, adequacy of utilities, public safety and fire protection, ground water protection, landscape maintenance, geologic or flood hazard, erosion control, wildlife habitat, and any other infrastructure, physical, environmental, or cultural matters.

- Phasing Schedule. If the Applicant is proposing phasing the development into two or more sections for purposes of recording final plats, such information must be included as a part of the Preliminary Subdivision Plat Application submission.
 - A phasing plan describing each phase, the approximate size in area of each phase, the order of phasing and the projected time for recording and development of each phase shall be submitted.
 - The requirements of the Concept Plan shall be submitted for all phases not being proposed for preliminary approval.
 - The Planning Commission may impose conditions upon the filing of each section proposed as may be necessary to ensure orderly development of the overall subdivision and the area in which it is located.
 - Application for subsequent phases must be submitted within one year of recordation of the previous phase.

- Noticing.
 - Mailing labels for all properties within 500 ft. of the subject property. Labels can be obtained from the Salt Lake County Recorder's Office (2001 S State St, Salt Lake City).
 - First-class postage and envelopes for each property within 500 ft. You may provide these or pay for postage at the current rate and purchase envelopes for \$0.25 each from Bluffdale City.

Example Subdivision/Development Timeline

1. Pre-Application Inquiry
 - a. Meet with City Staff to present the project and what the intended development is.
 - b. Staff will provide as much feedback as possible to ensure a complete application.
2. Application
 - a. Submit the correct application for your project (Site Plan, Subdivision, Plat Amendment, etc)
 - b. Ensure that **ALL** required items on the application are submitted. Incomplete submittals will not be accepted.
 - c. Staff will review the submittal and approve if the submittal meets city standards. If not, review comments will be provided to update the submittal. Staff will meet with owner and designer to go over the subsequent reviews together so both sides understand the requirements.
3. Planning Commission Approval
 - a. Some projects require approval from Planning Commission based on size. The Planning Department will describe this requirement during the pre-application meeting.
4. Land Use Authority Decision
 - a. Final Approval will be awarded once all review comments have been satisfactorily addressed and Planning Commission approval has been received (if applicable).
5. Construction
 - a. Schedule a pre-construction meeting with the Engineering Dept.
 - i. Submit SWPPP for the project, Land Disturbance Permit, Project Schedule and submittals.
 - ii. If all requirements are met, a Notice to Proceed and stamped construction plans are issued.
6. Plat Recording (if applicable)
 - a. Plat can be recorded any time after the Land Use Authority Approval and a bond is always required. The two bond options are:
 - i. Construct all improvements prior to plat recordation and bond for 10% of all public improvements as a Warranty Bond.
 - ii. Bond for 100% of all public improvements not yet completed.
7. Building Permits
 - a. A building permit may be issued if all the requirements of the International Building Code and International Fire Code are met.
8. Preliminary Acceptance
 - a. Complete all improvements in the city stamped plan set, including all punch list work as identified by the City Engineer.
 - b. Provide a 1-year warrant bond if applicable.
9. Certificate of Occupancy
 - a. If a Building Permit is eligible for the Certificate of Occupancy, but the infrastructure is incomplete, a bond is required for the incomplete items.
10. End of Warranty Inspection
 - a. City inspects the subdivision one year after the date of Preliminary Acceptance.
 - b. Defects in construction and workmanship must be repaired/replaced.
11. Final Acceptance
 - a. Final Walkthrough is completed 1-year after Preliminary Acceptance.
 - b. Repair any defects identified in Final Walkthrough Punchlist.
 - c. Warranty Bond is released when all defects are resolved.

ENGINEERING DEVELOPMENT APPLICATION CHECKLIST

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City of Bluffdale Development Engineering Review Checklist

ENGINEERING DEPARTMENT
 2222 West 14400 South
 Bluffdale, Utah 84065 801.254.2200

Project Name:			Contact:			
Address:			Email:			
Applicant:			Phone:			
Project submittals that have not addressed ALL requirements will be marked as incomplete and processing will be halted.						
Category	No.		Completed	Incomplete	N/A	Comments
General	1	Design the development to incorporate any projects within the development boundary that are identified by the City of Bluffdale Transportation Master Plan.				
General	2	Design the development to incorporate any projects within the development boundary that are identified by the City of Bluffdale Drinking Water Master Plan.				
General	3	Design the development to incorporate any projects within the development boundary that are identified by the City of Bluffdale Secondary Water Master Plan.				
General	4	Submit for review a Geotechnical Report for all Subdivisions (not Site Plans) that meets the requirements of the City of Bluffdale Geotechnical and Slope Stability Manual.				
General	5	Submit for review a Drainage Report for the development that meets the requirements listed in the City of Bluffdale Storm Water Design Standards Manual.				
General	6	Submit for review a Traffic Impact Study or Trip Generation Study (determined by number of trips) for the development.				
General	7	Submit the Water Model Checklist and Water Meter Sizing Form for the development.				
General	8	Provide any review comments or approvals from South Valley Sewer District for the development. If septic is being used, provide approval from both SVSD and Salt Lake County Board of Health.				
General	9	Provide written approval from the United States Postal Service approving the communal mailbox location. Contact is Yvonne Raby at 801-254-0367 or Yvonne.W.Raby@usps.gov.				
General	10	Provide an approved Access Permit from UDOT Region 2 for the requested access on the UDOT facility. Any change of use requires a new permit.				
General	11	Provide the amount of irrigable acreage for the project and provide canal shares in the amount of 5.0 Acre-feet per irrigable acre. Welby-Jacob canal shares are preferred. Contact Dan Tracer with the city to begin the water share dedication process once you have the shares. (801) 849-9432.				
General	12	Submit for review a full electrical design of the street light system including: street light mapping showing the location of source transformer, points of disconnect, conduit routing, street light locations, and wattage of each light. Drawing must be on 11"x17" sheet at 1"=30' scale. Use the following color code: Black: Street Lights Green: Transformer Red: Conduit Routing Gray: Base Mapping Blue: Points of Disconnect and Lighting Controllers				
General	13	For nonresidential developments, provide a "Land Use Table" on the Site Plan with the area (acres or sq-ft) for Buildings, Hardscape, Landscape (irrigated and non-irrigated) and Total Site Area.				
General	14	Provide a note calling for "As built" drawings to be submitted in accordance with City of Bluffdale standards.				
General	15	Provide plans at no greater than 1"=40' when printed at 11"x17" sheets.				
General	16	Provide a list of emergency Utility Contacts in the plan set for at least the following companies: City of Bluffdale Public Works City of Bluffdale Police Department City of Bluffdale Fire Department Jordan Valley Water Conservancy District South Valley Sewer District Jordan School District Dominion Energy - 1-800-767-1689 Rocky Mountain Power Kern River Gas Centurylink Comcast Verizon				
General	17	Provide an Engineer's Estimate for all infrastructure so the City can begin preparing the bond requirements. Identify if infrastructure is public or private.				
Plat	18	Submit a plat for the developments that meets City standards and specifications for all developments that will create new lots or parcels. Include dedication of all public right of way and parcels.				

Plat	19	Specifically state on the plat who will own and maintain the following components of the subdivision design: Pressurized Irrigation System Roads, sidewalks, and trails Stormwater storage and conveyance Parks, open space, and common areas Street Lights			
Plat	20	State the Section, Township and Range for the development in the Title Block on the Plat.			
Plat	21	Verify the closure of the developments lots and boundary.			
Plat	22	Verify the metes and bounds description matches what is drawn on the plat.			
Plat	23	Callout bearings & distances for the boundaries of all new easements shown on the plat.			
Plat	24	State if the used Section corners/street monuments were found and label as such on the plat.			
Plat	25	Provide Northing and Easting for all Section corners.			
Plat	26	Callout the Owner and Book and Page or Entry number for all existing easements and rights of way within the development boundary and properties adjacent to the development.			
Plat	27	State the purpose and holder of all existing and proposed easements within the development. Example, "Drainage easement in favor of the City of Bluffdale, for the right to construct, operate, access, and maintain storm drain lines".			
Plat	28	Provide a Temporary Transportation Easement in favor of the City of Bluffdale for all temporary turnarounds. See ST-8 for easement dimensions. Easement language must be: "Transportation easement in favor of the City of Bluffdale, for the right to construct, operate, access, and maintain a temporary turnaround. This easement will be vacated when the road continues in the future." Easement is still required for Site Plans, but will need to be recorded via a separate instrument. Fill out the provided easement template and be sure to provide all required exhibits.			
Plat	29	Provide a minimum 10' wide drinking waterline easement (centered on pipe) in favor of the City of Bluffdale for all drinking water lines outside the city right-of-way, up to the meter. Extend easement 5' beyond any meters, hydrants, or fire line valves. Easement language must be: "Drinking waterline easement in favor of the City of Bluffdale, for the right to construct, operate, access, and maintain drinking waterlines". The city cannot utilize public utility easements (PUE). Easement is still required for Site Plans, but will need to be recorded via a separate instrument. Fill out the provided easement template and be sure to provide all required exhibits.			
Plat	30	Provide a minimum 10' wide pressurized irrigation easement (centered on pipe) in favor of the City of Bluffdale for all city-owned pressurized irrigation lines outside the city right-of-way. Extend easement at least 5' beyond any meters, blow-offs, stop-and-wastes, etc. Easement language must be: "Pressurized irrigation easement in favor of the City of Bluffdale, for the right to construct, operate, access, and maintain pressurized irrigation waterlines". The city cannot utilize public utility easements (PUE). Easement is still required for Site Plans, but will need to be recorded via a separate instrument. Fill out the provided easement template and be sure to provide all required exhibits.			
Plat	31	Provide a minimum 10' wide storm drain easement (centered on pipe) in favor of the City of Bluffdale for all city-owned storm drain lines outside the city right-of-way. Extend easement at least 5' beyond any structures, manholes, boxes, etc. Easement language must be: "Storm Drain easement in favor of the City of Bluffdale, for the right to construct, operate, access, and maintain storm drain lines". The city cannot utilize public utility easements (PUE). Easement is still required for Site Plans, but will need to be recorded via a separate instrument. Fill out the provided easement template and be sure to provide all required exhibits.			
Plat	32	Provide a storm drain easement in favor of the City of Bluffdale for all private storm drain storage facilities. Extend easement at least 5' beyond any structures, manholes, boxes, etc. Easement language must be: "Storm Drain easement in favor of the City of Bluffdale, for the right to construct, operate, access, and maintain storm drain facilities". The city cannot utilize public utility easements (PUE). Easement is still required for Site Plans, but will need to be recorded via a separate instrument. Fill out the provided easement template and be sure to provide all required exhibits.			
Plat	33	Provide a 10' wide Public Utility Easement (PUE) where required and along all lot and parcel frontages.			
Plat	34	If the subdivision is 4 lots or larger, provide a separate lot for all stormwater storage facilities and dedicate it to the City of Bluffdale via the plat.			
Plat	35	Provide address for all lots and parcels. The City's address grid can be accessed here: https://bluffdale.maps.arcgis.com/home/index.html Open space and parcels dedicated to the city must be labeled and addressed as well. Provide addresses for each street on a corner lot.			
Plat	36	Provide survey monuments per COB ST-10 and Salt Lake County Surveyor's Office requirements at the intersection of all public ROWs.			
Plat	37	Provide a monument table for all existing and proposed monuments. List addresses and Northing and Easting for each.			
Plat	38	Provide addressing and Northing and Easting for each intersection of all public rights-of-way.			

Plat	39	Provide street names that are approved by Salt Lake County Addressing. Provide this written approval to the city.			
Plat	40	Provide access to each lot from residential streets. Add note to the plat indicating the access to Collector and Arterial streets is not permitted.			
Demolition	41	Show all existing utilities shown with sizes, locations, and ownership called out.			
Demolition	42	Call for all water services serving buildings that will be removed to be removed, disconnected from the main with the corp stop turned off, meter removed, setter and can removed, and lateral abandoned per city standards.			
Demolition	43	Close all valves and remove valves boxes on any water mains that are to be abandoned in place.			
Demolition	44	Show removal of all buildings that cross property lines.			
Demolition	45	Provide note on demolition sheet: All building demolitions require permit from City of Bluffdale.			
Demolition	46	Call for all existing drive approaches to be removed and replaced with curb and gutter per city detail ST-2.			
Demolition	47	Show the new location of all utilities to be relocated.			
Site Plan	48	Show all existing and proposed Rights-of-way with owner and width called out.			
Site Plan	49	Provide at least 150' between all existing and proposed street intersections.			
Site Plan	50	Callout city detail ST-7A or ST-7B and the correct city cross section detail for all public roads.			
Site Plan	51	Provide a custom cross section for any roads that do not match a city standard cross section. Include all asphalt design notes from COB ST-7A, 7B, and 7D.			
Site Plan	52	Provide lanes that meet the widths of the appropriate cross sections of COB ST-7A, 7B, or 7D.			
Site Plan	53	Provide curve geometry data on all horizontal curves. Include length of curve, K value, PC & PT stationing.			
Site Plan	54	Callout the TBC radius of all corners at intersections. Residential R=25', Collectors R=30', Major Collectors and Arterials R=30' Min. If this is not possible, wider entrances/exits may be necessary.			
Site Plan	55	Provide minimum 5' wide and 4" thick sidewalk and callout COB ST-3.			
Site Plan	56	Show the extents of all asphalt patching. Refer to COB ST-12 for dimensions.			
Site Plan	57	Provide survey shots of existing sidewalk elevation and width.			
Site Plan	58	Label all roads as either proposed or existing.			
Site Plan	59	Show driveway locations that meet the City's Access Management Spacing Recommendations on ST-11 with width called out to identify conflicts with utilities.			
Site Plan	60	Minimize the traffic impacts when locating property accesses.			
Site Plan	61	Provide sufficient frontage to allow for all utility and driveway installation. This is especially critical on cul de sacs. The minimum frontages by Zoning are: Agricultural Zone: 200' R-1-43, R-1-87: 125', cul de sac: 95', measured at the front setback. R-1-10 Zone: 100', Cul de Sac: Building width + side yard setbacks. PO-1 Zone: 100' GC Zone: None, but must match neighborhood HC Zone: 150' NC, CI Zone: None I-1, I-2 Zone: 100' SG-1 Zone: 200'			
Site Plan	62	Callout city detail COB ST-2 and callout a type (catch or spill) for all curb and gutters.			
Site Plan	63	Callout COB ST-3 at all drive approaches or provide at-grade curb returns.			
Site Plan	64	Provide street lights at the spacing identified by the City's Street Light standards. Alternate lights on each side of the street. Callout city details SL-1A, SL-1B, and SL-2.			
Site Plan	65	Provide two street lights at every intersection on residential streets. Callout city details SL-1A, SL-1B, and SL-2.			
Site Plan	66	Show the nearest existing street lights to the project so light spacing can be verified.			
Site Plan	67	Connect the development to adjacent properties to improve traffic circulation.			
Site Plan	68	Provide signage at the end of all temporary dead ends stating, "Roadway to continue in future".			
Site Plan	69	Provide a permanent cul de sac per COB ST-14 at any dead ends longer than 150'. Dead ends in excess of 1,000' are not permitted.			
Site Plan	70	Check that all dead ends are 1,000' or less.			
Site Plan	71	Provide all temporary turnarounds within the city ROW or provide a transportation easement in favor of the City of Bluffdale.			
Site Plan	72	Show truck route, heavy duty pavement, truck turning radius to minimize conflicts with truck movements and landscape strips, curb, etc.			
Site Plan	73	Show all bollards on site plan and include construction detail.			
Site Plan	74	Provide wheel stops where parked vehicles could hang over sidewalks or property lines. Callout and provide detail.			
Site Plan	75	Provide street signage at all intersections and callout COB ST-9.			
Site Plan	76	Provide sufficient ADA accessible parking spaces to meet ADA and TDLR requirements.			
Site Plan	77	Provide a landscape plan for development and all open space areas.			
Site Plan	78	Provide a structural design stamped by a licensed engineer for all retaining walls taller than 4' (from the bottom of footing to top of wall). Rock walls taller than 4' are not permitted.			

Site Plan	79	Show location and dimensions of the Postal Service cluster mailbox unit.			
Site Plan	80	Provide plowable end sections on all raised medians adjacent to travel ways. Provide painting, striping, and markings per MUTCD requirements.			
Signage and Striping	81	Callout COB ST-9 for all street signs.			
Signage and Striping	82	Provide speed limit signs per MUTCD standards. Callout COB ST-9. Callout sign size and code per Table 2-1a of MUTCD.			
Signage and Striping	83	Provide Yield Signs and yield striping where applicable. Callout COB ST-9. Callout sign size and code per Table 2-1a of MUTCD.			
Signage and Striping	84	Provide Stop Signs and stop bars where applicable. Callout COB ST-9. Callout sign size and code per Table 2-1a of MUTCD.			
Signage and Striping	85	Callout the designation and sizes of all signs per Table 2-1a of MUTCD.			
Signage and Striping	86	Callout "NO MOTORIZED VEHICLES" signs provided at all trail entrances/exits.			
Signage and Striping	87	Provide proper signage and striping per MUTCD at all roundabouts.			
Signage and Striping	88	Provide street striping plan in accordance with MUTCD standards.			
Signage and Striping	89	Provide signage and striping for all NO PARKING areas, which includes, but is not limited to, 20' from all crosswalks, 30' from all intersections and 30' centered on all hydrants.			
Signage and Striping	90	Provide bike lanes signage and striping according to MUTCD standards.			
Signage and Striping	91	Provide bike ramp signage and striping according to MUTCD standards.			
Signage and Striping	92	Provide a full design of all crosswalks per MUTCD standards. Show the correct signage, striping, and grades. No mid-block crosswalks or crosswalks at uncontrolled intersections allowed without pedestrian signals or approval of the City Engineer.			
Signage and Striping	93	Provide "Continental" style crosswalk striping at all school crossings.			
Grading and Drainage	94	If project discharges stormwater to Rose Creek, South Jordan Canal, Utah & Salt Lake Canal and Utah Lake Distributing Canal, or Rose Creek, design system to discharge at 0.02 cfs/acre.			
Grading and Drainage	95	Design the development to incorporate any projects within the development boundary that are identified by the City of Bluffdale Storm Water Master Plan.			
Grading and Drainage	96	Include a note on each grading sheet referencing which Salt Lake County monument elevation benchmark was used. Callout Section, Township, and Range and state elevation of monument.			
Grading and Drainage	97	Provide a stormwater system design that incorporates Low Impact Development practices.			
Grading and Drainage	98	As of February 26, 2020 all new development is required to retain the 80% percentile storm event (the first 0.49 inches) on site.			
Grading and Drainage	99	Provide an approved Flood Control Application from Salt Lake County Flood Control for any stormwater discharge into a canal or water body or any work within 20' of one.			
Grading and Drainage	100	Provide an approved discharge permit from the regulatory agency for stormwater discharges to a water body.			
Grading and Drainage	101	Provide a full structural design stamped by a Utah Licensed Professional Engineer for any culvert or bridges. Include design of the footings, foundation, fill material, backfill material and procedure, compaction procedure, and bank restoration. Provide written approval from all agencies that have jurisdiction of the waterway.			
Grading and Drainage	102	Provide a sheet showing the sub-basins used in the stormwater model. Include Sub-basin names, areas, Q100 flows, runoff coefficients, and discharge locations.			
Grading and Drainage	103	Show and label all existing and proposed contours at 2' intervals.			
Grading and Drainage	104	Provide finished floor elevations for all structures.			
Grading and Drainage	105	Show storm drain pipe, inlets, junction boxes, etc. in a plan view on the same sheet as the grading.			
Grading and Drainage	106	Callout sizes, dimensions, rim, and all invert elevation for storm drain inlets, catch basins, manholes, etc.			
Grading and Drainage	107	Locate storm drain inlets under the curb and gutter, rather than manholes under the pavement.			
Grading and Drainage	108	Size all storm drain pipes sized according the City of Bluffdale Storm Water Design Standards Manual. Storm drain pipes can be 15" if draining one inlet. If accepting flow from more than one inlet, the minimum size is 18".			
Grading and Drainage	109	Size and locate storm drain inlets according the City of Bluffdale Storm Water Design Standards Manual.			
Grading and Drainage	110	If storm drain inlets are not needed, show nearest upstream and downstream inlets with sizes of pipe called out.			
Grading and Drainage	111	Size storm drain storage sized according the City of Bluffdale Storm Water Design Standards Manual.			
Grading and Drainage	112	Locate all manhole lids, valve boxes, vault lids, etc. away from gutters and waterways.			
Grading and Drainage	113	Show all open air storm drain storage facilities shown with 2' contours.			
Grading and Drainage	114	Callout the depth, capacity, high water elevation, freeboard, spillway elevation for the stormwater storage facility.			
Grading and Drainage	115	Callout the construction materials of the stormwater storage facility.			
Grading and Drainage	116	Provide landscape plan for retention pond per City Detail L-1.1 (found under storm drain details)			

Grading and Drainage	117	Provide a complete design of the flow control system, including sizes, dimensions, elevations, and materials. Do not use an orifice plate for flow control. Instead use a concrete box with a weir wall in it that has the appropriate hole cast in place or core-drilled. The top of the weir wall should be at the 100 year volume elevation so it can be overtopped during 100+ year events. Provide access to both sides of the flow control device for maintenance. For small orifices, provide a screen to address clogging.			
Grading and Drainage	118	Provide a complete design of the emergency overflow, including sizes, dimensions, elevations, and materials.			
Grading and Drainage	119	Provide a complete design of the stormwater system outfall designed with stabilization and energy dissipation that meets the requirements of the receiving water.			
Grading and Drainage	120	Provide a profile view of the stormwater system outfall with invert elevations, both bank elevations, high water elevations, and channel bottom elevations called out.			
Grading and Drainage	121	Provide a stormwater system outfall that is easily accessible by people and equipment.			
Grading and Drainage	122	Design the stormwater detention system to be accessible by people and equipment for maintenance.			
Grading and Drainage	123	Provide slopes of 4H:1V or less for all open air storage facilities.			
Grading and Drainage	124	If the stormwater pond will be owned by the City of Bluffdale, provide a sprinkler system design according to City of Bluffdale Parks and Recreation Landscape Standards.			
Grading and Drainage	125	Minimize the length of all storm drain pipe crossings within the right of way.			
Grading and Drainage	126	Provide sufficient elevation and slope callouts to determine drainage patterns at all intersections and drive approaches.			
Grading and Drainage	127	Provide a profile view of all storm drain pipe with the following information: Size Depth Ownership Pipe slopes Existing Grade Finished Grade Surface slopes Cover All crossings with other utilities shown with clearance distances called out			
Grading and Drainage	128	Drain all parcels drain directly to a public right-of-way or a storm drain inlet. For lots that can't drain directly to a public ROW or storm drain inlet, minimize the distance drainage must travel before entering the ROW or inlet.			
Grading and Drainage	129	Provide a pipe or swale for all drainage that crosses parcel lines.			
Grading and Drainage	130	Provide a drainage easement for any drainage that crosses parcel lines.			
Grading and Drainage	131	Callout city detail COB SD-1A (Concrete) or SD-1B (Plastic) for storm drain pipes.			
Grading and Drainage	132	Provide storm drain pipe called out with sizes, material, and classification according to the City of Bluffdale Storm Water Design Standards Manual.			
Grading and Drainage	133	Callout city detail SD-2B (Nyloplast) or SD-2 (concrete) for storm drain catch basin inlets.			
Grading and Drainage	134	Callout city detail SD-3 for all storm drain drainage box clean outs.			
Grading and Drainage	135	Callout city detail SD-5 for all storm drain inlet grates and frames.			
Grading and Drainage	136	Callout city detail SD-6 for underground detention systems in the park strip.			
Grading and Drainage	137	Callout city detail COB SD-7 for all storm drain manholes.			
Grading and Drainage	138	Match new pavement elevations to existing pavement elevation and grading. Provide survey shots of 100' of existing pavement at tie-in location.			
Grading and Drainage	139	Provide cross sections provided for all roads where new asphalt is being installed on a portion of the road.			
Grading and Drainage	140	Design vertical curves using minimum K values of 19 for crest curves and 37 for sag curves (based on 30 mph design speed, adjust to road design speed).			
Grading and Drainage	141	Provide sufficient detail and elevation callouts at intersections to ensure that the normal crown of the primary road is continued throughout the intersection., The crown of the secondary road should end before the intersection to ensure there is no bump for traffic on the primary road. Provide elevation callouts for road centerline, Top back of curb, gutter flowline, lip of gutter, crosswalk. Extend for 50' in all directions from PT of intersection.			
Grading and Drainage	142	Do not provide waterways or storm drain inlets on crest curves.			
Grading and Drainage	143	Provide sufficient detail and elevation callouts at any roundabouts to ensure that the design will have proper drainage and is constructible.			
Grading and Drainage	144	Provide an ADA accessible route from development to the public right-of-way that meets ADA and TDLR requirements.			
Grading and Drainage	145	Callout the specific APWA or UDOT ramp detail and include in plan set or provide a custom detail for all sidewalk ramps.			
Grading and Drainage	146	Provide enough detail of ADA ramps and crosswalks to ensure ADA compliance. Including: Grading of sidewalk, ramps, and crosswalk. Include longitudinal and cross slopes of travel path. Show truncated dome that is perpendicular to the direction of travel. Include detail.			
Grading and Drainage	147	Provide survey shots of existing features and elevation callouts of proposed features at drive approaches.			

Grading and Drainage	148	Provide revegetation or stabilization plan for all disturbed slopes. Follow all recommendations in the project Geotechnical Report.			
Grading and Drainage	149	Provide slopes at a finished grade of 2H:1V or less. Provide a retaining wall for slopes steeper than 2H:1V.			
Utility	150	Show all new and existing utilities in the plan view with size and ownership called out, including drinking water, pressurized irrigation, storm drain, and sanitary sewer. Clearly differentiate the existing utilities from the proposed utilities.			
Utility	151	Provide asphalt replacements according to city detail COB ST-12.			
Utility	152	Provide all sizes, pipe material, and pipe class for each pipeline. Callout Blue PVC C900 DR18 per COB W-1.1 for drinking waterlines. Callout Purple PVC C900 DR18 per COB W-1.2 for pressurized irrigation waterlines.			
Utility	153	Size water mains according to the City of Bluffdale Water System Master Plan.			
Utility	154	Locate drinking water mains 48" from finished grade to top of pipe.			
Utility	155	Provide sufficient isolation valves to minimize disruption during breaks or repairs.			
Utility	156	Extend utilities to the end of the development so they can be continued on in the future. Provide a temporary gate valve and 4-inch blow of per City detail W-12 at the end of drinking and secondary waterlines.			
Utility	157	Locate utilities according to City detail ST-6A and ST-6B.			
Utility	158	Provide at least 10' of horizontal separation between the drinking water line and sanitary sewer.			
Utility	159	Callout the sizes and types of all fittings, bends, TEEs, and valves. Provide Mega-lug joint restraints per COB W-13 and thrust blocks per COB W-7 on each of them.			
Utility	160	Callout size for all water services and the correct city detail: COB W-2 (1" and smaller), COB W-4 (1.5" & 2"), COB W-8.1 & W-8.2 (3" and 4").			
Utility	161	Callout City detail W-18 on all multi-meter drinking water services.			
Utility	162	Provide drinking water lines in unpaved areas to avoid conflicts with driveways, street lights, pedestrian ramps, hydrants, etc.			
Utility	163	Submit the Commercial Water Meter Sizing Form to determine the needed drinking water meter size.			
Utility	164	Callout city detail COB W-3 on all pressurized irrigation water services.			
Utility	165	Show service for any sprinkler systems on the utility plan. If tying irrigation system to drinking water, provide an RPZ per Drawing 1 of the City's Parks and Recreation Landscape Standards.			
Utility	166	Provide all pressurized irrigation services in unpaved areas to avoid conflicts with driveways, street lights, pedestrian ramps, hydrants, etc..			
Utility	167	Provide all city owned parcels with a pressurized irrigation service from a city owned PI system.			
Utility	168	Provide an irrigation design for all open space areas, including park strips, that meets the City's Landscape Standards.			
Utility	169	Sufficiently loop the drinking water system to ensure adequate pressures and fire flows. Callout Mega-lug joint restraints per COB W-13 and thrust blocks per COB W-7.			
Utility	170	Provide two valves on each TEE and three valves on each cross.			
Utility	171	Callout all main line tie-ins to be done by cutting in a TEE with valves and a sleeve with Mega-lug joint restraints per COB W-13 and thrust blocks per COB W-7. Other connection types require approval of the City Engineer.			
Utility	172	Add note to plans indicating requirement for separate permit from the City of Bluffdale Fire Department and provide minimum of 10' Horizontal separation from all other utilities if fire sprinkler system will be used.			
Utility	173	Provide a gate valve on the beginning of all fire service lines. Callout Mega-lug joint restraints per COB W-13 and thrust blocks per COB W-7.			
Utility	174	Show all drinking water, pressurized irrigation, storm drain, sanitary sewer, and existing utilities in a profile view with the following information: Size Depth Ownership Pipe slopes Existing grade Finished grade Surface slopes Cover All crossings			
Utility	175	Show all pipelines and structures as their true width. Do not use single lines.			
Utility	176	Slope all pressurized pipes to eliminate flat areas and high points.			
Utility	177	Show all utility crossings in a profile view with the following information: Existing utilities shown Pipe slopes Existing Grade Finished Grade Surface slopes Cover All crossings with other utilities shown with clearance distances called out			
Utility	178	Provide a minimum of 18" of clearance between the bottom of drinking water lines and top of sanitary sewer or storm drain at all crossings.			
Utility	179	Provide the following note: When drinking water crosses sanitary sewer, center the stick of pipe at the crossing or incase joint in flowable fill.			

Utility	180	Show all borings in a profile view with existing utilities.			
Utility	181	Provide a method of draining the pressurized irrigation system.			
Utility	182	Provide blow-offs per city detail W-12 (4") or W-17 (2") (callout size and location) at all high points on the drinking waterline.			
Utility	183	Provide air-vacuum relief valves per COB W-10 (size and location) at all high points on the pressurized irrigation water line.			
Utility	184	Provide blow-offs per city detail W-12 (4") or W-17 (2") (callout size and location) at all high points on the secondary waterline.			
Utility	185	Provide a cross-over connection vault for the irrigation system of all city parks and open space.			
Utility	186	Add a note calling for all water services, bends, fittings, valves, TEEs, crosses, etc to have at least 4' of separation on the water main.			
Utility	187	Provide fire hydrants according to adopted International Fire Code (IFC).			
Utility	188	Callout City detail COB W-5 on all fire hydrants.			
Utility	189	Callout City detail COB W-6.1 on all drinking water line loops.			
Utility	190	Callout City detail COB W-6.2 on all pressurized irrigation water line loops.			
Utility	191	Callout City detail COB W-7 on all drinking water line thrust blocks.			
Utility	192	Callout City detail W-9 on all pressure reducing station callouts.			
Utility	193	Callout City detail COB W-11 for all valve boxes.			
Utility	194	Callout City detail W-11 and W-15 on all valves 14" and larger called out as butterfly valves.			
Utility	195	Callout gate valves per City detail W-11 on all valves 12" and smaller.			
Utility	196	Callout city detail W-16 on all areas of pipe encasement.			
Landscape	197	Do not provide turf grass in any park strip areas.			
Landscape	198	Do not provide turf grass in any areas less than 8.0' wide.			
Landscape	199	Show that turf grass is 20% or less of the total landscaped area for non-residential developments,.			
Landscape	200	Use water-wise plantings as identified in Jordan Valley Water Conservancy Districts Localscapes design website (localscapes.com)			
Landscape	201	Use deep-rooting, water-conserving plants (not turf grass) on slopes greater than 25%.			
Landscape	202	Use drip emitters or bubblers to irrigate plants in non-turf areas.			
Landscape	203	Place valves so that each zone is has similar slope, soil conditions, plant materials, and water needs.			
Landscape	204	Use a Watersense labeled smart irrigation controller that automatically adjusts the frequency and/or duration of irrigation in response to changing weather conditions. Use controllers equipped with automatic rain delay or rain shut-off capabilities.			
Landscape	205	Provide 3"-4" of mulch on all irrigated non-turf areas to retain water, inhibit weed growth, and moderate soil temperature. Do not place materials under mulch that prevent infiltration.			
Landscape	206	Provide plants that will provide at least 50% of living plant cover at the ground plane at maturity. (Not including tree canopies).			
Drainage Report	207	Describe how Low Impact Development practices have been incorporated into the stormwater design of the project.			
Drainage Report	208	Provide a stormwater design that retains the 80% percentile storm event (0.49 inches) on site. Retention volume should be calculated using one of the methods identified in the Utah DEQ Guide to Low Impact Development within Utah.			
Drainage Report	209	Show the drain time of the retained volume. Infiltration rates must be determined according to Section 2.C-8 of City Geotechnical and Slope Stability Manual.			
Drainage Report	210	Include the executed stormwater maintenance agreement in the drainage report.			
Drainage Report	211	Identify the ultimate receiving water and provide stormwater treatment based on any TMDL studies of that water.			
Drainage Report	212	Identify the pollutants created by this development and provide BMPs addressing them. Include pollutant removal efficiency information.			
Drainage Report	213	Provide an approved Flood Control Application from Salt Lake County Flood Control for stormwater discharge in the Drainage Report.			
Drainage Report	214	Provide an approved agreement in the Drainage Report with the canal company for stormwater discharge into their facility.			
Drainage Report	215	Provide approved State of Utah Department of Environmental Quality Class V Injection Well permit for Infiltration System in report.			
Drainage Report	216	Include a copy of all recorded storm drain easements in report.			
Drainage Report	217	Provide an analysis of any bridges/culverts showing they are properly sized.			
Drainage Report	218	Provide a sheet showing the sub-basins used in the stormwater model. Include basin names, areas, Q100 flows, runoff coefficients, and discharge locations.			
Drainage Report	219	Provide justification for the amount of impervious area assumed for the stormwater model.			
Drainage Report	220	Include development drainage/grading plans in the report with storm drain pipe, inlets, and junction boxes shown in a plan view on the same sheet as the grading. Show contours at 2.0' intervals. Include stormwater storage system.			
Drainage Report	221	Provide documentation determining if any part of this project is within a designated FEMA floodplain or floodway. If so, submit a Floodplain Development Permit to the City of Bluffdale for review.			
Drainage Report	222	Size all storm drain pipes according the City of Bluffdale Storm Water Design Standards Manual.			
Drainage Report	223	Show that all pipe velocities are between 3 fps and 15 fps during the 10 year event.			

Drainage Report	224	Locate storm drain inlets based on gutter spread according the City of Bluffdale Storm Water Design Standards Manual. Maximum spread for Collector roads is 6' or shoulder width, whichever is greater. Maximum spread for Local roads is 4' or shoulder plus 1/4 lane width, whichever is greater.				
Drainage Report	225	If storm drain inlets are not needed, show nearest upstream and downstream inlets with sizes of pipe called out.				
Drainage Report	226	Size the storm drain storage sized according the City of Bluffdale Storm Water Design Standards Manual.				
Drainage Report	227	Provide a complete design of the flow control system, including sizes, dimensions, elevations, and materials. Do not use an orifice plate. Instead use a concrete box with a weir wall that has the appropriate hole cast in place or core-drilled.				
Drainage Report	228	Provide a complete design of the emergency overflow, including calculations, sizes, dimensions, elevations, and materials.				
Drainage Report	229	Include calculations of the stormwater system outfall stabilization and energy dissipation in report.				
Drainage Report	230	Describe the maintenance associated with the storm drain system, storage and outfall. What needs to happen and when? Who will perform the maintenance?				
Drainage Report	231	Route the 100+ year event. Where will it go? What Impacts will it have? How have these impacts been minimized?				
Drainage Report	232	Include NOAA Atlas 14 precipitation data in report.				
Drainage Report	233	Include pre-development hydrologic model in report.				
Drainage Report	234	Include a post-development hydrologic model in report.				
Traffic Impact Study	235	Submit Traffic Impact Study or Trip Generation Study that is stamped by a Utah licensed Professional Engineer.				
Traffic Impact Study	236	Provide trip generation data from the ITE Manual 10th Edition.				
Traffic Impact Study	237	Provide justification of the selected Land Use Code. Include definition of code in report.				
Traffic Impact Study	238	Provide the R2 value of count data and explain if fitted curve data or average count data was used and why.				
Traffic Impact Study	239	Provide average daily traffic counts for development.				
Traffic Impact Study	240	Provide AM and PM peak hour traffic counts.				
Traffic Impact Study	241	Explain any reduction in trip counts caused by pass-by trips.				
Traffic Impact Study	242	Explain any reduction trip counts caused by internal trips.				
Traffic Impact Study	243	Include the development Site Plan in the traffic report.				
Traffic Impact Study	244	Analyze queues from the nearest intersections in all directions.				