



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

SITE PLAN

APPLICATION

For Office Use Only

Application #: _____ Fee: \$200.00

Date received: _____ Paid: _____

Pre-Application Date: _____ Parcel ID: _____

Project Planner: _____ Zone: _____

Proposed Use: _____

CUP Required Yes / No File #: _____ Public Hearing Yes / No Date: _____

Planning Commission Date: _____ Approved: _____ Denied: _____

City Council Date: _____ Approved: _____ Denied: _____

Project Name: _____

Address: _____

Applicant Company: _____

Applicant Contact: _____ **Signature:** _____

Mailing Address: _____

Telephone #: _____ Fax #: _____

E-mail Address: _____

Owner Name: _____ **Signature:** _____

(If different from applicant; a letter from owner consenting to submittal may be substituted for owner signature)

Telephone #: _____ E-mail Address: _____

*If you have any questions about this application, please contact the
Community Development Department at (801) 335-8700.*

(Revised 04.23.2018)

ADDITIONAL INFORMATION

(attach addition sheets if needed)

1. Please explain the project (type of business, daily operations, shipping/receiving, number of employees on peak shift):

2. Identify any impacts and/or conflicts with adjacent land uses, along with proposed mitigation of all adverse aspects of the plan:

3. Please provide any additional pertinent information:

Storm Water Management-Low Impact Development

The term *low impact development* (LID) refers to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of storm water in order to protect water quality and associated aquatic habitat. LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product.

Examples of LID methods: bio-retention facilities, rain gardens, vegetated rooftops, rain barrels and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed.

More information about why LID is important to our community, the benefits associated, and ideas please see: <https://www.epa.gov/nps/urban-runoff-low-impact-development>

The city's preferred list of Low Impact Development BMP methods can be found at: <http://www.nslcity.org/DocumentCenter/View/853>



Storm Water Management (to be completed by design engineer)		YES	NO
Project Name: _____			
1. Is this project located within a drinking water source protection area?		<input type="checkbox"/>	<input type="checkbox"/>
2. Development of a new commercial retail or office project <input type="checkbox"/> Retail: _____ sq. ft. _____ <input type="checkbox"/> Restaurant: _____ sq. ft. _____ <input type="checkbox"/> Office: _____ sq. ft. _____ <input type="checkbox"/> Other (specify) _____ sq. ft. _____		<input type="checkbox"/>	<input type="checkbox"/>
3. Development of a new industrial project Description: _____ sq. ft. _____		<input type="checkbox"/>	<input type="checkbox"/>
4. Development of a new residential project Type: _____ No. Units _____		<input type="checkbox"/>	<input type="checkbox"/>
5. Redevelopment of an existing site? <input type="checkbox"/> Removal of existing uses/structures (specify): _____ <input type="checkbox"/> Remodel <input type="checkbox"/> Addition		<input type="checkbox"/>	<input type="checkbox"/>
6. Site Modification <input type="checkbox"/> Repaving _____ sq. ft. _____ <input type="checkbox"/> Additional paving/impervious surfaces _____ sq. ft. _____ <input type="checkbox"/> Additional landscaping/pervious surfaces _____ sq. ft. _____		<input type="checkbox"/>	<input type="checkbox"/>
7. Existing Site Conditions <input type="checkbox"/> Impervious Area (buildings/sidewalks/concrete/asphalt) _____ sq. ft. _____ <input type="checkbox"/> Pervious Area (landscaping) _____ sq. ft. _____			
Drainage Patterns/Connections Include a detailed description of existing and proposed drainage patterns. Describe the areas and sub-areas (to include square footage), treatment locations, direction of flow through each area, discharge point(s), ultimate termination point, etc.	Existing:		
	Proposed:		

Storm Water Management (to be completed by design engineer)-Continued

<p>NARRATIVE PROJECT DESCRIPTION:</p> <p>Include a detailed description of project areas, type of facilities, activities conducted onsite, materials and products received and stored on site, SIC Code (if applicable), land uses, land cover, design elements, drainage management areas (DMAs), etc.</p>			
<p>Offsite Runon:</p> <p>Describe any offsite runon anticipated and how the runon will be either accounted for in LID BMP sizing or directed around the site.</p>			
<p>UTILITY AND INFRASTRUCTURE INFORMATION:</p> <p>Include a description of the existing and proposed onsite utility and infrastructure. Evaluate the potential impacts of storm water infiltration on subsurface utilities, establish necessary setbacks, and if the utilities need to be relocated. Retention-based storm water quality control measures should not be located near utility lines where an increased volume of water could damage utilities.</p>			
<p>DOES THE PROPOSED PROJECT FALL INTO ONE OF THE FOLLOWING CATEGORIES? CHECK YES/NO.</p>		<p>YES</p>	<p>NO</p>
<p>1. <i>Project is a redevelopment that decreases the effective impervious area compared to the pre-project conditions.</i></p>		<input type="checkbox"/>	<input type="checkbox"/>
<p>Describe:</p>			
<p>2. <i>Project is a redevelopment that increases the infiltration capacity of pervious areas compared to the pre-project conditions.</i></p>		<input type="checkbox"/>	<input type="checkbox"/>
<p>Describe:</p>			

Storm Water Management (to be completed by design engineer)-Continued

SITE DESIGN
 Describe site design and drainage plan including; site design practices utilized and how BMPs are incorporated using the appropriate hierarchy. Site must be designed to retain on site a 90th Percentile 24-hour storm (0.60 inch)

Please select the Low Impact Development BMP methods utilized on site from the preferred list.

- Preferred List:
- Bio-Retention Basins
 - Bio-Swales
 - Infiltration Planters/Tree Boxes
 - Curb Cuts & Infiltration
 - Permeable Pavement
 - Rainwater Harvest (cistern/basin/underground detention)
 - Other: _____

Attachments

- Description on selection and sizing of Control Measures.
- Calculations to demonstrate how the volume, flowrate, and duration conditions can be met with Control Measures BMPs.
- Pertinent geotechnical report, soils report, percolation report, soils letters, etc. Documents must detail the results of soil investigation, infiltration rate, groundwater depths, soil characterization, etc. Soil borings should be conducted in area of proposed BMPs.
- Storm Water Management Agreement, Signed and Notarized

Design Engineer Certification

Professional Engineering Stamp

Name: _____
 Mailing address: _____
 Phone: _____
 Email: _____

The undersigned acknowledges by signature that these documents meet or exceed the design standards of the City of North Salt Lake and that they were prepared under my supervision.

 Signature

Notice to All Applicants

Application Deadline: Minimum 3 weeks prior to desired Planning Commission Meeting

Meeting this deadline does not guarantee placement on the Planning Commission agenda, which will be determined by completeness of application, conformance to required standards, and staff work load. Every effort will be made to process applications in a timely manner.

Initial Plan Sets Submittal: (civil, landscaping, architecture)
PDF copy emailed – Hard copies not required

Corrected Plan Sets Submittal: (corrections deadline Monday one week prior to meeting date)
PDF copy emailed -- Hard copies not required

APPLICATION REQUIREMENTS

- Complete and signed application form
- Storm Water Management/Facility Maintenance Agreement

PLAN SET REQUIREMENTS

- Vicinity Plan & Location Map, drawn to scale
 - Zoning districts;
 - Adjacent property owners names
 - North arrow
 - Topographic contours
- Site Plan (existing/proposed improvements)
 - Lot lines with dimensions. Minimum scale 1"=30'
 - Buildings with setback and separation distances
 - Parking lot(s) with dimensions, curb, gutter, and sidewalk, parking stalls, lighting, driveway approaches and surface type of surface (NSL Code Ch. 6)
 - Fire protection & hydrants
 - Water and sewer lines, connections, meter box locations, lateral sizes, fire hydrants, etc.
 - Utilities, on and off-site
 - Easements
 - Curb, gutter, and sidewalk, TBC profile, existing grade elevations for asphalt every 50 feet on street grade 1% or greater, every 25 feet street grade less than 1%, cross section for street widening.
 - Off-site improvements including (i.e. acceleration and deceleration lanes, utility extensions, storm drainage facilities or other off-site systems)
 - Note stating: "Contractor must meet all North Salt Lake City specifications and standards within the City right-of-way"
 - Fencing height and type
 - Sign location, height and size
- Grading and Drainage Plan
 - Topographic contour lines, existing and proposed, maximum two (2) feet intervals
 - Final floor elevation of all structures, flow lines of all pipes, locations of TBC, top of storm drain grates and at other requested locations
 - Hydrology calculations (ten (10) year storm), detention basin size, orifice plate size and flow rate (max. release rate 0.2 cfs/acre).
 - Table: impervious and pervious surfaces (sq. ft. & %).
 - Overflow spillway location & spot elevations
 - Location, shape, & elevation of water surface (detained ten-year storm level)

- Roof drain locations and ties to storm drain system.
 - Storm Water Pollution Prevention Plan (SWPPP)-using current Utah DWQ Template available at www.deq.utah.gov
 - Demonstration of Low Impact Development (LID) Strategies
- Landscape Plan, prepared by licensed architect or landscape architect
 - Location, type, and size of all landscaping.
 - Table: square feet of all landscaping and percentage
 - Irrigation system, including main line connection and heads.
 - Building Plan
 - Front, side, and rear elevations
 - Building dimensions, height, width, depth.
 - Type of exterior construction, including percentages of each material
 - Color rendition, accurately reflecting materials
 - Miscellaneous
 - Erosion control plan
 - Retaining wall details
 - Residential density calculations
 - Fencing & screening
 - Davis County Flood Control approval (connection to Davis County storm drain system)
 - Agreements with railroad companies, petroleum carrier companies, adjacent land owners, etc.