



CITY OF NORTH SALT LAKE
COMMUNITY & ECONOMIC DEVELOPMENT

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

GENERAL DEVELOPMENT PLAN

(must be accompanied by Rezone Application)

Project Information	
Application File:	
Rezone File:	
Project Planner:	
Proposed Use:	
Parcel ID#:	
Current Use:	

Application Fees	
General Development Plan:	\$500
Total Fee Paid:	
Receipt #:	
Date Received:	

Planning Commission Date:	
Recommendation:	Approval: <input type="checkbox"/> Denial: <input type="checkbox"/>

City Council Date:	
Decision:	Approved: <input type="checkbox"/> Denied: <input type="checkbox"/>

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 #: _____ Fax #: _____

E-mail Address: _____

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

(Revised 10.10.2018)

Notice to All Applicants

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

Placement on the Planning Commission agenda is determined by completeness of applications, conformance to required standards, and staff work load. Every effort will be made to process applications in a timely manner.

Initial/Corrected Plan Sets Submittal: (Corrections deadline Monday one week prior to meeting date)

Two (2) 24" x 36"
One (1) 11" x 17"
Pdf copy (email/drop box/flash drive)

APPLICATION REQUIREMENTS

- Complete and signed application form
- A non-refundable General Development Plan review fee
- Conceptual Site Plan (3 full size copies 24" x 36"), showing the following:
 - Current Survey with Legal Description and Vicinity Map
 - All lot lines with dimensions Minimum scale 1"=30'
 - Location of all existing and proposed structures with dimensions and setbacks
 - Names of all adjacent property owners
 - Parking lot location showing dimensions
 - Fire protection including existing and/or proposed fire hydrants
 - Existing and proposed easements on the property
 - Location of existing and proposed curb, gutter, and sidewalk on the adjacent City street
 - Vehicular & Pedestrian circulation
 - Fence information, including the location, height and type
 - Sign information, including the location, height and size of all proposed signs
- Conceptual Landscape Plan
 - Open space
 - Amenities
 - Landscaping
 - Recreation amenities/Parks
 - Trails
- Conceptual Building Plan, showing the following:
 - Elevation view from front, side, and rear
 - Height of building
 - Type of exterior construction, materials, and colors
 - Photo realistic elevations

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
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"/> Pervious Area (buildings/sidewalks/concrete/asphalt) sq. ft. _____ <input type="checkbox"/> Impervious 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