



**RIVERDALE CITY PLANNING COMMISSION
APPLICATION FOR RESIDENTIAL SUBDIVISION
SITE PLAN APPROVAL**

CASE NO: _____ DATE SUBMITTED: _____

APPLICANT'S NAME: _____

ADDRESS: _____

PHONE: _____

ADDRESS OF SITE: _____

APPLICANT'S INTEREST: _____

Application is hereby made to the Riverdale City Planning Commission requesting that a residential subdivision consisting of _____ lots be approved on _____ of property in the _____ zone in accordance with the attached site plan.
(number of lots) (sq. ft./acreage)

Signature of Applicant

Signature of Property Owner

I authorize _____ to act as my representative in all matters relating to this application.

Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - \$150 per lot/unit
Fee: \$ _____ Date paid: _____

Planning Commission sets public hearing: Yes No Date of Public Hearing: _____

Planning Commission scheduled to hear this application for site plan approval on:
Date: _____ Decision of Commission: _____

City Council sets public hearing: Yes No Date of Public Hearing: _____

City Council scheduled to hear this application for site plan approval on:
Date: _____ Decision of Council: _____



RIVERDALE CITY PLANNING COMMISSION SITE PLAN STANDARDS CHECK LIST

Preliminary Plat Required.

Each person who proposes to develop land in the City shall prepare a preliminary plan of such development and shall **submit three (3) full size (24x36) print sets and one (1) 11x17 print set** thereof to the Planning Commission and show compliance with the requirements of the Site Plan Standards Check List which shall be obtained from the City Building and Zoning Official. **Preliminary plans must be received by the Zoning Inspector fourteen (14) calendar days prior to the scheduled Planning Commission meeting in order to allow sufficient review time.**

COVER SHEET

Title Block

Project name and address
Owner's name, address, and phone number
Developer's name, address, and phone number
Approving agency's name and address: Questar, US West, and UP&L
Consulting Engineer's name, address, and phone number
Licensed Land Surveyor's name, address, phone number, signature, and seal
Date
Revision block with date and initials
Sheet number and total sheets

General

Street names
Layout of lots with lot numbers with U.S.P.O. Approved Addresses
Adjacent tract ownership and tax identification numbers
Scale (minimum 1" = 50' to 1" = 10')
North arrow
Existing easements, structures, and utility lines: Approval to cross, use, or relocate
Space for notes (3" x 3")
5' contours
Public Areas

Vicinity Map

Street names
Site location
North arrow
Scale

PLAT SHEET

Title Block

Project name and address
Approving Agency's name and address
Consulting Engineer's name, address, and phone number
Date
Names of approving agents with titles, stamps, signatures, and license expiration dates
Names of approving departments (Building Inspector, Police Chief, Fire Chief/Marshal, Maintenance Supervisor, Attorney, Planning Commission, Mayor, Recorder)
Consulting Engineer's stamp, signature, and license expiration date

Layout

Street names
Layout of lots with lot numbers
Bearings and distances for all property lines and section ties
Legal description
Adjacent tract ownership and tax identification numbers
Scale (minimum 1" = 50')
North arrow
Owners dedication certificate for subdivision (Notary Acknowledgement)
Landscaping (location and type with area calculations)
Location of exterior lighting devices, signs, and outdoor advertising
Location of underground tanks, dumpsters, etc.

Additional Information

Benchmark
Basis of bearings
Legend

PLAN AND PROFILE SHEETS

Title Block

Project name and address
Approving Agency's name and address
Consulting Engineer's name, address, and phone number
Date
Scale
Revision block with date and initials
Sheet number and total sheets

General

North arrow
Street names
Lot numbers
Reference to sheets showing adjacent areas
Center line stationing
Existing natural ground

New and Existing Buildings

- Height
- Location
- Type of construction
- Type of occupancy and proposed uses
- Show handicapped access

New and Existing Walls and Fences

- Location, design, and height
- Materials proposed for construction

New and Existing Parking

- Location, area, and layout of off-street parking
- Location of employees' parking, customer parking, and handicapped parking

New and Existing Ingress and Egress

- Location and size of points of ingress and egress for motor vehicles and internal
Circulation pattern

New and Existing Streets

- Center lines
- Right-of-way lines
- Face of curb lines
- Centerline slope
- Signing and striping
- Light poles
- Street lights
- Street name signs
- Stop signs
- UDOT approval
- Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the
approach)
- Planting strip (4 ½' wide)

New and Existing Storm Drainage

- Top of curb elevations
- Slope of gutter (minimum 0.5%)
- Manholes
- Invert elevations
- Length, size, slope, and type of mains and laterals
- Location of catch basins (every 500' to 800')
- Ditches, location and ownership
- Approval to pipe, reroute or use
- Calculations for retention system

New and Existing Sanitary Sewers

Manholes
Invert elevations
Length, size, type, and slope of mains and laterals

New and Existing Water Lines

Length, size, type, and slope of mains and laterals
Location, size, and type of water meters, valves, and fire hydrants

New and Existing Gas Lines

Size and type

New and Existing Electrical Lines

Size, location, and type
Location of power poles

New and Existing Telephone Lines

Location of poles, junction boxes, and manholes

New and Existing Cable TV Lines

Location of lines

DETAILED DRAWINGS

Cross section of roadway (minimum 8" Road Base and 3" Asphalt)
Cross section of curb and gutter (standard 30" high back)
Gutter inlet box with bicycle safe grate
Cleanout box
Thrust blocking
Special energy dissipating or drop manholes

ADDITIONAL INFORMATION

Soils Report
Drainage and runoff calculations
Water Right transfer
Copy of Protective covenants
8 1/2" x 11" copy of plat