



SALT LAKE CITY PUBLIC UTILITIES 2016 COMMERCIAL/INDUSTRIAL PLAN REVIEW CHECKLIST

BACKGROUND INFORMATION (completed by SLCPU)

Project Name:	PUT#:	Reviewed By:
Contact:	BLD#:	General:
Address:		Streetlight:
Project Type:	Applicant Submittal Date:	Water Quality:
Total Disturbed Area:	Review Due Date:	Contracts:
	Completed Review Date:	Other:

I. GENERAL PLAN PRE-REVIEW

		Condition Met?			Comments
		Y	N	N/A	
1	Civil Plans are submitted on a minimum of 24"x36" paper (remodels and additions can be on Letter or 11"x17" if appropriate) or electronically through ProjectDox.				
2	The name of the proposed development or project is shown on the plans.				
3	The engineer, owner, and/or developer's name, address, and phone number are shown on the plans.				
4	The address and or site location map is shown on the cover sheet.				
5	An index of all sheets in the plan set is provided. Plans include a legend for any acronyms or symbols used.				
6	The legal description of the property is shown on the appropriate sheet.				
7	Plans include a scale and a correctly oriented north arrow.				
8	Public Utilities General Notes are included in the plan set.				
9	Any lot or easement adjustments have been recorded and submitted to SLCPU.				
10	Plans for improvements larger than 3000 square feet are stamped, signed, and dated by a licensed professional.				
11	A demolition permit has been issued if applicable.				
12	Ground source heat pumps, swimming pools, and proximity to Riparian Corridors are shown on the plans if applicable.				
SECTION I - ALL CONDITIONS HAVE BEEN MET					

Additional Comments:

II. GRADING AND DRAINAGE PLAN REVIEW

		Condition Met?			Comments
		Y	N	N/A	
13	A technical drainage study has been submitted if the gross project area is more than 1-acre. The technical drainage study checklist has been completed and attached.				
14	A Storm Water Pollution Prevention Plan (SWPPP) has been submitted if more than 1-acre is disturbed.				
15	A geotechnical report has been submitted if a new building is proposed. Groundwater elevations are shown in the report.				
16	The plan accurately, and to sufficient detail, depicts existing drainage paths and drainage measures.				
17	The plan accurately, and to sufficient detail, depicts proposed drainage paths and drainage measures.				
18	Site drainage does not discharge onto adjacent properties without a recorded easement.				

19	Elevations on the plans are based upon the NAVD88 datum (the nearest City benchmark shall be utilized with the property conversion value to NAVD88, if necessary).				
20	Elevations are provided, in sufficient detail, for the proposed grade adjacent to the building.				
21	Appropriate details and/or cross sections are provided to clearly indicate unusual grading items or grade differences (may reference detail sheets).				
22	Cross sections must be shown across all property lines (multiple cross sections may be needed along a property line to indicate a varying condition)				
23	The property is not located in a Type A Special Flood Hazard Area (SPHA). A floodplain permit has been completed for properties located in any Type A SPHA (100 yr flood plain).				
24	Applicable riparian corridors are shown on the plans. A riparian permit has been issued for any construction within or near the riparian corridor.				
SECTION II - ALL CONDITIONS HAVE BEEN MET					

Additional Comments:

III. UTILITY PLAN

		Condition Met?			Comments
		Y	N	N/A	
WATER					
25	Any existing water services to be abandoned are specified to be killed at the main per Salt Lake City Public Utilities Standards.				
26	Calculations are provided showing the highest expected daily demand for culinary water use.				
27	The existing or proposed water infrastructure will fulfill fire flow requirements mandated by Salt Lake City Fire and Salt Lake City Public Utilities velocity and minimum water main sizing requirements.				
28	Only one culinary water meter is installed per parcel.				
29	Water services and meters are 3' outside of proposed drive approaches, sidewalks, or driveable surfaces. Meters are located in the public right-of-way.				
30	Water services are perpendicular to the water main and do not cross through adjacent property.				
31	The Utility plan shows all existing water, sewer, and storm drain services to the property. The plan also shows surrounding Public Utility facilities.				
32	The existing or proposed water service will provide a minimum 40 pounds per square inch (psi) at the highest level and will not exceed 140 psi static pressure.				
33	Proposed pipe material is specified for proposed water connections. Pipe material is per Salt Lake City Public Utilities standards and per APWA standards.				
34	Water pipes, valves, and fittings are clearly labeled or detailed on the plan.				
35	Culinary services and fire services are separate, independent connections. The connections are spaced a minimum of 3' horizontally.				
36	An optional irrigation meter is provided on the plans for properties greater than 0.5 acres.				
37	Plan shows a minimum clear vertical separation of 18" for utilities above water pipes and 12" below water pipes.				
38	Plan shows a minimum of 10' clear horizontal separation between water and sanitary sewer pipes. A minimum of 3' clear horizontal separation is provided between water and dry utility pipes.				
39	Plan and profile drawings are provided for public main extensions.				
40	An engineer's cost estimate is provided for public main extensions including material, labors, and contingency.				
41	Details, or references to details for trenches, valves, fire hydrants, thrust blocks, water service re-connections, or any other necessary appurtenances are shown for new water lines.				
42	Detector check assemblies to be installed for private fire hydrants are shown on the plan.				
43	Existing water easements are shown on the plans and are protected from proposed permanent structures or utilities.				
44	There are no direct water connections to on-site or interior water storage.				
45	A backflow prevention device is provided for process water connections that are not drinking water approved. A detail of the device is also provided.				
SANITARY SEWER					
46	Any sewer laterals to be abandoned are specified to be capped at the property line.				

47	Calculations are provided showing the average peak daily demand for sanitary sewer discharge.				
48	Proposed pipe material is specified for proposed sanitary sewer connections. Pipe material is per Salt Lake City Public Utilities standards and per APWA standards.				
49	Sewer connection types are clearly labeled on the plan.				
50	Cleanouts are provided every 50' for 4" pipe and 100' for 6" pipe, and where the pipe changes direction.				
51	Utility plan shows vertical sanitary sewer design information and minimum grade requirements.				
52	Interior plumbing fixtures and drains are shown and labeled clearly on the plans. Proposed plumbing fixtures are distinguished from any existing plumbing fixtures.				
53	The sanitary sewer lateral provides minimum requirements for gravitational flow for all plumbing drains including drains in the lowest level.				
54	Existing sewer easements are shown on the plans and are protected from proposed permanent structures or utilities.				
55	A sand/oil separator is provided for sanitary sewer drains in covered parking areas, laundries, auto maintenance shops, machine shops, or warehouse facilities.				
56	A grease removal device is provided for food service and production establishments. The grease removal device is properly sized based on sewer demand and capacity and is isolated from non-grease related waste.				
57	Exterior grease removal devices are located out of the public right-of-way.				
STORM DRAIN					
58	Stormwater quality devices are shown on the plans to show stormwater is treated prior to discharging to the storm drain system.				
59	Existing drainage easements are shown on the plans and are protected from proposed permanent structures or utilities.				
60	The site is graded so that storm water does not discharge across sidewalks or property lines. Storm water is captured and detained per the Drainage Study Requirements.				
61	The storm water drainage system is designed so that there is no cross-connection to the sanitary sewer system.				
62	All pipes materials comply with SLCPU Standard Practice #5.				
63	Any pipe that is connected into the public storm drainage system is 15" RCP class III pipe at 0.5% minimum slope.				
64	New storm drain main extensions are a minimum 15" RCP class III pipe.				
65	Best Management Practices (BMPs) are provided for drivable impervious surfaces with 7 or more parking stalls.				
STREET LIGHTS					
66	Any modified Salt Lake City owned street lights have been modified in coordination with Dave Pearson at Salt Lake City Public Utilities.				
SECTION III - ALL CONDITIONS HAVE BEEN MET					
Additional Comments:					
<p>Note: This checklist is intended to guide the applicant and reviewer through the Public Utilities plan review. Information presented here is of a general nature and is subject to change without notice. It is not an absolute list of all design considerations. Site specific conditions govern what is feasible and ultimately what is approved. Completion of this checklist does not necessarily guarantee an approval. Applicants are responsible for complying with all current codes pertinent to the project.</p>					