

## **SECTION 3: PLAN SET FORMAT REQUIREMENTS**

Improvement plans submitted to Herriman City for review and approval shall follow the formatting requirements set forth in this Section 3. The following formatting procedure helps ensure proper plan review and maintenance of consistent standards by Herriman City.

### **3.01 General**

All improvement plans submitted for review and approval by Herriman City shall be designed in accordance with current Engineering practices. All plan sets shall meet the requirements listed below.

- 3.01.01 A location map shall be included with the plans.
- 3.01.02 An index sheet shall be included with the plans.
- 3.01.03 All drawings shall be drawn on, 24" x 36" paper with a maximum scale of 1" = 100' on plans and 1" = 10' on profile sheets.
- 3.01.04 Show a North arrow on all pages of the plan set.
- 3.01.05 Show the scale on all pages of the plan set and on each detail.
- 3.01.06 Show a title block on the lower right hand corner of all pages within the plan set.
- 3.01.07 Completely dimension and describe all proposed improvements.
- 3.01.08 All plans shall be stamped, signed, and dated by a Registered Engineer, Architect, Landscape Architect, or Surveyor.
- 3.01.09 Elevations shall be referenced to the North America Datum 83, (NAD 83), State Plane Coordinates, Utah Central Zone. No assumed elevations will be acceptable.
- 3.01.10 Show stationing and elevations for all profiles.
- 3.01.11 Provide general and construction notes throughout the plan set.
- 3.01.12 Show details for all proposed structures.
- 3.01.13 Plan sets shall include an emergency contact phone number and name of the developer's responsible person who will be available 24 hours a day, should an emergency situation arise.

### **3.02 Title Sheet**

A title sheet is required for all plans submitted to Herriman City. The title sheet shall be arranged in a visually appealing manner. The title sheet is required to include the following items listed below.

- 3.02.01 Show the name of City on the title sheet.
- 3.02.02 Show the project title of the proposed development.
- 3.02.03 Specify the type and location of work to be constructed within the development.
- 3.02.04 Show the name, address, phone, etc. of the engineer or firm preparing drawings.

### 3.03 Metes and Bounds Plat

Metes and Bounds Plat is required on all simple subdivisions or lot splits. The Herriman City standard title block is not required on the Metes and Bounds Plats. The requirements of a Metes and Bounds Plat are listed below.

- 3.03.01 The metes and bounds plat shall be drawn on 24"x36" paper at a maximum scale of 1"=100'.
- 3.03.02 The boundary lines of the proposed subdivision or project indicated by a solid heavy line and the total approximate acreage that is encompassed therein.
- 3.03.03 Show all bearings and dimensions associated with the subdivision.
- 3.03.04 Provide the original property description.
- 3.03.05 The location, width and names of all existing streets within two hundred feet of the project and of all prior platted streets or other public ways, railroad and utility rights-of-way shall be shown on the plat. The plat shall also include parks and other public open spaces, permanent buildings and structures, houses or permanent easements and section and corporation lines, within and adjacent to the development.
- 3.03.06 Provide boundary lines of adjacent tracts of unsubdivided land, showing ownership.
- 3.03.07 Indicate approximate direction and gradient of ground slope on the plat. Show in the drawings any embankments, retaining walls, buildings, railroads, power lines, towers, nearby non-residential land uses of adverse influences of adjacent properties.
- 3.03.08 Show the ownership of adjacent unplatted lands.
- 3.03.09 Show the lot split property description.
- 3.03.10 Show all zoning on and adjacent to the project.
- 3.03.11 Show the; location, width and purpose of all right-of-ways and easements.
- 3.03.12 Provide lot numbers, addresses and dimensions of all lots within the development.
- 3.03.13 Show all contours at vertical intervals of not more than two feet.
- 3.03.14 Show the location of the 100 year flood plain as designated by the Federal Emergency Management Agency (FEMA).

### 3.04 Dedicated Plat

The following instructions are for the purpose of standardizing the preparation of plat drawings to obtain uniformity in appearance, clarity, size, and style.

- 3.04.01 **Subdivision Plat.** The following information shall be included on all final subdivision plats.
  - 1. All subdivision plats shall be drawn on 24"x 36" paper with a maximum scale of 1"= 100'.

2. The North arrow, scale of the drawing, the date of preparation and any revisions dates shall be shown on the plat.
3. Provide accurately drawn boundaries showing the bearings and dimensions on all boundary lines of the subdivision or project. These lines shall be slightly heavier than the street and lot lines. The boundary survey shall be of second order accuracy. A traverse of the exterior boundaries of the tract, and of each block, when computed from field measurements on the ground shall close within a tolerance of one foot to 10,000 feet of perimeter. Elevations shall be referenced to nearest Salt Lake County benchmark.
4. Show the adjoining corners of all adjoining subdivisions shall be identified by lot and block numbers, subdivision name and place of record or other proper designation.
5. Show the names, widths, lengths, bearings and curve data on centerlines of the proposed streets, alleys and easements; including bearing and distance of straight lines, and central angle, radius and arc length of the curves; and such information as may be necessary to determine the location of the beginning and ending points of curves.
6. All proposed streets shall be named or numbered in accordance with, and conform to the adopted street naming and number system of Herriman City and Salt Lake County. Individual lots shall include a street address, which conforms to the number system of Herriman City and Salt Lake County.
7. The final plat shall show all survey, mathematical information and data necessary to locate all monuments and to locate and retrace all interior and exterior boundary lines appearing thereon, including bearing and distance of straight lines, central angles, radius and arc length of curves, and such information as may be necessary to determine the location of the beginning and ending points of curves.
8. All lots, blocks, and all parcels offered for dedication or any purpose shall be delineated and designated with dimensions, boundaries and courses clearly shown and defined in every case. Parcels offered for dedication, other than for streets or easements, shall be designated by letter. Sufficient linear, angular and curve data shall be shown to determine readily the bearing and length of the boundary lines of every block, lot and parcel which is a part thereof. In general, all remnants of lots below minimum size must be added to adjacent lots, rather than allowed to remain as unusable parcels.
9. Provide a dedication description of all lots that will be conveyed by plat to Herriman City.
10. The plat shall show fully and clearly all stakes, monuments and other evidence indicating subdivision boundaries, street intersections, individual lot corners and any other monument used in establishment of lines, grades and curves of the plat.
11. Sheets shall be so arranged that no lot be split between two or more sheets. No ditto marks shall be used for dimensions.

12. The plat shall show the right-of-way lines of each street, the width of any portion being dedicated, and widths of any existing dedications. The widths and locations of adjacent streets and other public properties within 50-feet of the subdivision shall be shown with dotted lines. If any street in the subdivision is a continuation or an approximate continuation of an existing street, the conformity or the amount of nonconformity of such street to such existing streets shall be accurately shown.
13. Fine dashed lines shall show the sidelines of all easements. The widths of all easements and sufficient ties thereto, to definitely locate the same with respect to the subdivision shall be shown. All easements shall be clearly labeled and identified. All lots shall have easements as required by the Subdivision Ordinance.
14. Plat shall include a statement that each and every owner of any interest in a private roadway shall be jointly and severally responsible for the maintenance and repairs to the roadway. The City shall have no responsibility or liability for the maintenance of or repair to any private roadway.
15. Provide any other requirements required by the County Recorder.
16. Show Street light locations with appropriate light spacing.
17. Show fire hydrant locations with appropriate spacing.
18. Show the location of any 100 year flood plain as designated by the Federal Emergency Management Agency (FEMA).

3.04.02

**Title Block.** The first sheet of the plat, below the title, shall show the name of the licensed land surveyor, together with the date of the survey, the scale of the map and the number of the sheets. The following certificates, acknowledgements and descriptions shall appear on the first sheet of the final plat, and may be combined, where appropriate.

1. The dedicated plat shall have the same format with all appropriate signature blocks as the Herriman City standard title block (*Standard Plans*). Electronic File Format will be made available upon request.
2. A description of all property being subdivided with reference to maps or deeds of the property shall have been previously recorded or filed. Each reference in such description shall show a complete reference to the book and page of records of the County.
3. Certification of survey by a licensed land surveyor.
4. Owner hereby agrees to “warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City’s use, maintenance and operation of the street”.
5. Notary Public’s acknowledgement.
6. City Planning Commission’s certificate of approval.
7. Health Department’s certificate of approval.
8. Community Development Director’s certificate of approval.
9. City Council’s certificate of approval.
10. City Attorney’s certificate of approval.

11. Herriman City Water's certificate of approval.
12. City Engineers certificate of approval.
13. Owner's or operators of the underground and utility facilities certificate of approval.
14. A one-and-one-half by five-inch space in the lower right hand corner of the plat for the County Recorder's use.

3.04.03

**Addressing.** The Developers and Engineer/Surveyor will provide addressing on the plat according to the City's Master Address Grid. The requirements for addressing in Herriman City are listed below.

1. All streets running North to South or East to West shall be assigned a numeric coordinate (i.e. 2100 South).
2. Streets that curve shall be assigned names. Street signs shall include the appropriate coordinates.
3. Streets that backtrack loop or are longer than 600 feet and curve more than 30 degrees from original heading shall be assigned at least two separate names.
4. Shallow street circles or street bubbles shall be addressed as part of the main street if there is not one lot on both sides of the circle before the radius point, otherwise all circles shall have a separate name.
5. Names of streets will not be allowed to continue in more than one bearing (either due North to South or due East to West, but not both).
6. All street names will be verified and approved by the County before assigned in order to avoid duplication. An approval letter from the County is required for street name authorization.
7. All addresses will be accepted by the City with respect to the front of the building. This means that corner lots will have two addresses until the building permit is issued at which time one of these addresses will become the permanent address.
8. In order to avoid confusion, addresses of homes on parallel or adjacent streets shall not coincide.
9. Proposed street names that sound very similar to existing names or street names that have unconventional spellings shall be avoided.
10. Proposed street names are encouraged to have the following characteristics:
  - a. Historic significance.
  - b. Local color and sense of place.
  - c. Overall theme.
  - d. Compatibility with adjacent streets.
11. Proposed street names shall not be longer than 17 letters and spaces so they may be legible on a standard City street sign.
12. To minimize confusion, the following type of proposed streets shall be named:
  - a. Streets that change direction.
  - b. Loop or horseshoe streets.
  - c. Streets that have intersection coordinate changes.
  - d. Cul-de-sacs.

- e. Dead-end streets that will likely be extended into one of the above street types.
13. Proposed street names and street types should be matched as follows:
    - a. Boulevard, Parkway – arterial.
    - b. Drive, Road – streets longer than 1,000 feet.
    - c. Way – curvilinear streets longer than 1,000 feet.
    - d. Street, Avenues – straight directional streets.
    - e. Lanes – short secondary connecting streets.
    - f. Circle, Court, Place, Cove – cul-de-sacs and dead-end streets.
  14. No home or building address shall end in a number 0 or 5.
  15. All numeric coordinates are required at all road intersection and dead-ends (cul-de-sacs).

### **3.05 Mylar Plat**

All plats shall be clear and legible and conform to accepted engineering and drafting practice discussed in *Section 3.04*. All subdivision plats to be recorded shall be plotted on mylar sheets (4 mil). Size of plat sheets shall be 24” x 36” with 1 ½ inch border on the left side and ½ inch on all other sides. Additionally, an electronic submission shall be required as well as the plotted mylar. This electronic file shall conform to the electronic format discussed in *Section 2.04*.

### **3.06 Project Overview Map**

The purpose of the project overview map is to show the entire project as each phase is submitted for a planned unit development. The project overview map is required to show how each phase will complete the overall theme of the planned unit development and to ensure that all improvements will tie in with each future phase of the development. The project overview map shall show:

- 3.06.01 A north arrow and scale.
- 3.06.02 Any existing street within 200 feet of the development.
- 3.06.03 Street Improvements.
- 3.06.04 All street names.
- 3.06.05 All lots.
- 3.06.06 All lot numbers.
- 3.06.07 A title Block.
- 3.06.08 Each phase number and boundaries.
- 3.06.09 All detention ponds.
- 3.06.10 Any other pertinent information.
- 3.06.11 The zoning on and surrounding the project.
- 3.06.12 All building setbacks.
- 3.06.13 The public utility and drainage easements throughout the project.

### **3.07 Street Improvement Plans and Profiles**

Street improvement plans and profiles are required on all roadways within a development. To expedite the review process all street improvement plans and profiles shall meet the requirements list below.

- 3.07.01 All plans and profiles shall be drawn on 24" x 36" maximum scale of 1" = 100' on plans 1"=10' on profiles.
- 3.07.02 Plan and profiles shall be shown for top back of curbs and centerlines of all roadways.
- 3.07.03 All existing elevations shall be shown in parentheses-i.e.; (ex. elevation).
- 3.07.04 All existing utilities within and adjacent to area proposed for construction must include actual existing elevations obtained from field survey/pot hole at potential problem areas.
- 3.07.05 Provide all stationing, top back of curb elevations, centerline elevations, curve data necessary to construct the proposed roadways within the development.
- 3.07.06 Show flow direction and type of cross drainage structures at intersections, with adequate flow line elevations.
- 3.07.07 Show typical cross section for all streets according to Herriman City Standards.
- 3.07.08 All details shall be drawn to scale.
- 3.07.09 Provide 100' minimum of existing plan and profile design when connecting to existing improvements.
- 3.07.10 Provide 300' minimum of future plan and profile design when roadway is to be extended (must also include 300' of existing profile along future right-of-way lines).
- 3.07.11 Show all benchmark locations and elevations (use State Plane Coordinates, Utah Central Zone, NAD 83).
- 3.07.12 Show general and construction notes.
- 3.07.13 Show soil boring log along centerline.
- 3.07.14 Vertical curves and information necessary for the calculation of vertical curves shall be shown on the road profile.
- 3.07.15 Utility relocations shall be shown in the road profile.
- 3.07.16 Show all fencing alignments throughout the development.
- 3.07.17 Tie-ins to existing roads shall be shown in the road profile.

### **3.08 Grading and Drainage Plans and Profiles**

This subsection outlines the required items and minimum standards for the grading and drainage plan.

- 3.08.01 All plan and profiles shall be drawn on 24" x 36" paper, with a maximum scale of 1" = 100' on plans, 1"=10' on profiles.
- 3.08.02 The plans shall show general site layout and drainage patterns.

- 3.08.03 Existing contours shall be shown at two foot intervals. The line type of the existing contours shall be clearly legible but lighter than all proposed improvements.
- 3.08.04 All details shall be drawn to scale to adequately provide the information necessary for contractor to clearly understand and properly construct.
- 3.08.05 Show all existing utilities within and adjacent to area proposed for grading. Include actual existing elevations obtained from field survey/pot hole where potential conflicts, cover, or clearance requirements exists.
- 3.08.06 Show detention facility details as well as inlets, outlets and piping facilities.
- 3.08.07 Provide calculations to substantiate design (include in submittal but not to be included on plans).
- 3.08.08 Show all general, grading, and construction notes.
- 3.08.09 Provide grading topography at two foot minimum intervals.
- 3.08.10 Show any existing wetlands.
- 3.08.11 Provide an erosion control plan.
- 3.08.12 Show the location of existing watercourses, canals, ditches, springs and culverts.
- 3.08.13 Show the location of the 100 year flood plain as designated by the Federal Emergency Management Agency (FEMA).
- 3.08.14 The developer shall investigate the existing and proposed use of any irrigation ditch or canal within the project limits to determine if they are to be perpetuated. If the irrigation system is to be continued, the developer is responsible to contact the water right holders or Canal Company to obtain their requirements for protection of the irrigation system. In the event that an irrigation ditch or canal is to be piped or covered, the size, type, slope spacing of cleanout structures, etc. will be specified on the Drainage Plan and shall be in accordance with Herriman City Standards and sound engineering practice. The water right holders, their legal representative, or the Irrigation Company shall approve all related construction.
- 3.08.15 The discharge of storm water into irrigation ditches shall not be allowed without special approval from the City and the Irrigation or Canal Company. If an irrigation ditch is to be used as a storm water receptor, a written agreement must be secured from the Irrigation Company that the company will accept responsibility for receiving the water. If the City and the Irrigation Company approve, a hydraulic investigation shall be required to demonstrate the ditch or canal's capacity to accept the storm drainage.
- 3.08.16 Public water shall not be discharged onto or through private property without the appropriate easement. An easement with the right of access conveyed to Herriman City shall be provided whenever public storm drains are constructed in lands of private ownership. A minimum easement width of 20 feet centered on the storm drain pipe is required. Widths in excess of the minimum may be required by the City.
- 3.08.17 In the event that proposed construction shall direct surface or storm water runoff to properties or facilities owned and maintained by agencies other than the City, written proof of permission or approval from these agents

must be provided prior to acceptance of drainage concepts and subsequent issuance of City drainage approval.

- 3.08.18 It is City policy and the developer's responsibility wherever possible to restore, protect and maintain the chemical, physical, and biological integrity of City and State waters and to restore their beneficial uses. To do so, drainage design shall address the treatment of surface and storm water runoff, both wet-weather and dry-weather discharges.

### **3.09 Storm Drain Plans and Profiles**

All storm drain plans and profiles shall meet the requirements list below, close adherence to these requirements will expedite the review process.

- 3.09.01 All plan and profiles shall be drawn on 24" x 36" paper, with a maximum scale of 1" = 100' on plans, 1"=10' on profiles.
- 3.09.02 Show the location, size and slope of mains and lateral connections
- 3.09.03 Show the location, size and details of inlets, junction boxes, etc.
- 3.09.04 Show northing and eastings of all storm drain fixtures.
- 3.09.05 Stationing of manhole center lines, lateral connections and crossings shall be shown on all plats and profiles.
- 3.09.06 Manhole size, location and flow line elevation, and lid elevation shall be provided.
- 3.09.07 The hydraulic grade line (HGL) shall be shown on all profiles.
- 3.09.08 Label all types of mainline pipe throughout the plan set.
- 3.09.09 Show profile of all other existing or proposed utilities with invert elevation, with type and size of each utility.
- 3.09.10 Show all existing utilities within and adjacent to area proposed for construction. Include actual existing elevations obtained from field survey/pot hole where potential conflicts, cover, or clearance requirements exists.
- 3.09.11 Provide details at 1"=10' or other appropriate scale to adequately provide required information.
- 3.09.12 Show all benchmark locations and elevations (use State Plane Coordinates, Utah Central Zone, NAD 83).
- 3.09.13 Existing Surface Profile and grades shown with dashed lines.
- 3.09.14 Box type (clean-out box, catch basins, etc.) should reference appropriate City standards.
- 3.09.15 Cleanout boxes shall be placed:
1. Not more than 400 feet apart.
  2. At every change in alignment or slope.
  3. At junctions with other lines.
  4. So the invert of all pipes entering cleanouts shall never be below the invert of the pipe leaving the cleanout.
- 3.09.16 Catch basins shall be placed:
1. No more than 700 feet apart.

2. At low points of vertical curves and low points of downgrade cul-de-sacs or dead ends a double inlet box may be required.
  3. Before drainage water flows around any corner curve.
  4. To collect large developed area's storm water runoff. The typical bicycle safe inlet grate is assumed to have an inlet capacity of 2.5 cfs.
- 3.09.17 Show all invert elevations of all boxes.
- 3.09.18 Show flowline elevations of pipes and boxes.
- 3.09.19 Pipe type, size, slope and length shall be shown in the storm drain profile.
- 3.09.20 Any utility conflicts shall be shown in the storm drain profile.
- 3.09.21 Provide hydraulic grade line for the 10-year, 24-hour storm event. Velocity in storm drain pipelines shall range between 2 ½ feet per second minimum to 15 feet per second maximum when flowing half full.

### **3.10 Culinary Water Plans**

All culinary water plans shall meet the requirements listed below. Other requirements may be required to ensure proper design of the culinary water within the development.

- 3.10.01 All plans shall be drawn on 24" x 36" paper, at a maximum scale of 1" = 100'.
- 3.10.02 Show the location and size of water mains, valves, hydrants, etc.
- 3.10.03 Show the type of pipe.
- 3.10.04 Provide details at 1"=10' or other appropriate scale to adequately provide required information.
- 3.10.05 Show all benchmark locations and elevations (use State Plane Coordinates, Utah Central Zone, NAD 83).
- 3.10.06 When development occurs across pressure zones include PRV stations in improvement designs.
- 3.10.07 Show all existing utilities within and adjacent to the area proposed for construction must include actual existing elevations obtained from field survey. Pot holing at locations of potential conflicts, overlaps, or gaps shall be completed in the field survey.
- 3.10.08 Show all backflow prevention devices.
- 3.10.09 Show all general and construction notes.

### **3.11 Utility Overview Sheet**

This subsection outlines the required items and minimum standards for the utility overview sheet.

- 3.11.01 All existing and proposed public improvements must be shown on the final drawings. Show public improvements such as storm drains, water, sewer, gas, electric or other major improvements existing or planned for construction on or near the project.
- 3.11.02 All utility service lines for electrical power, streetlights, cable television, natural gas and telephone service shall be placed underground within public

utility easements dedicated on the final plat or as secured by recorded easements throughout a subdivided area.

- 3.11.03 All utility lines shall be parallel to, but not less than 12-inches from, the property lines.

### **3.12 Erosion Control Plans**

To ensure that construction activities of the proposed development will not disturb other areas within the City an erosion control plan is required. The erosion control plan shall follow the requirements listed below.

- 3.12.01 The plans shall be drawn on 24" x 36" paper, with a maximum scale of 1" = 100'.
- 3.12.02 Plans shall show site general layout and drainage patterns and outlets for water exiting construction site.
- 3.12.03 Provide details at 1"=10' or other appropriate scale to adequately provide required information. These may include check dams, berms, desilting fences, sand bag and/or hay bale details and others as may be applicable.
- 3.12.04 Show de-silting basin details as well as inlets, outlets and piping facilities.
- 3.12.05 Provide calculations to substantiate design (include in submittal but not to be included on plans).
- 3.12.06 Show all erosion control construction notes.

### **3.13 Irrigation Plans**

All irrigation plans submitted shall meet the requirements list below.

- 3.13.01 The plan shall be drawn on 24"x 36" paper, with a maximum scale of 1"= 10'.
- 3.13.02 Show location and types of all irrigation fixtures including all valves, timers, heads, backflow devices, quick connects, Y strainers, etc.
- 3.13.03 Show size and type of pipe proposed.
- 3.13.04 Show all nozzle sizes proposed.
- 3.13.05 Show bubblers at all tree locations.
- 3.13.06 Show all proposed landscaping. The line type shall be clearly legible but lighter than the irrigation plan.

### **3.14 Landscaping Plans**

All landscaping plans shall meet the requirements listed below.

- 3.14.01 Show an overall landscaping plan.
- 3.14.02 All landscape plans shall correspond with the proposed irrigation plan to ensure proper irrigation and landscaping design.
- 3.14.03 Show the location and type of all trees, shrubs and other vegetation.
- 3.14.04 Show all areas of improvements.

- 3.14.05 Show proposed location of all park equipment and facilities, including:
  - 1. Picnic tables.
  - 2. Park benches.
  - 3. Playground equipment.
  - 4. Any building or other facility.
- 3.14.06 The park shall be accessible.
- 3.14.07 Show details of all park equipment.
- 3.14.08 Show the proposed grading of the landscaped area.

### **3.15 Traffic Signing, Striping, and Control Plans**

This subsection outlines the requirements for all traffic signing, striping and control plans.

- 3.15.01 All traffic signing, striping and traffic control plans shall be submitted to City Engineer for review and approval prior to field installation.
- 3.15.02 Follow the requirements given in *A Policy on Geometric Design of Highways and streets, 2001* or current from the American Association of State Highway and Transportation Officials (AASHTO).
- 3.15.03 Follow requirements given by Utah Department of Transportation on standard drawings for road and bridge design.
- 3.15.04 All traffic signing, striping and traffic control plans shall be designed and installed according to the current Manual on Uniform Traffic Control Devices. (MUTCD)
- 3.15.05 Traffic signing, striping, and control plans shall consider the following issues, at a minimum:
  - 1. Recommendations made in the traffic impact study.
  - 2. The functional classification of the specific roadway(s).
  - 3. Existing and proposed conditions relative to traffic volumes, lane widths and configurations, storage and taper lengths, grades, streets, and driveways.
  - 4. The speed limit(s), desired by Herriman City, of proposed roadways.
  - 5. The posted speed limit(s) of nearby existing road(s) that will allow access to the future development.
  - 6. Construction phasing.
  - 7. Sight distance.
  - 8. Location, size, and placement that maximizes safety and operation.
  - 9. The Herriman City Transportation Master Plan map and Standard Plan No. RD-01.
  - 10. Bicycle and pedestrian mobility and safety.
  - 11. ADA compliance.
  - 12. Signal timing (if applicable).
  - 13. Transitions to existing features.
  - 14. Impacts to neighboring developments and the environment.

- 3.15.06 Submitted signing and striping plan shall be submitted for City review and approval. All plans submitted must follow proper standards according to the MUTCD and address at a minimum the following:
1. Intersection (striping)
    - a. Cross Walks
    - b. Stop Bars
    - c. Turning Lanes and Turn Arrows
    - d. Traffic Lanes
  2. Roadway (striping)
    - a. Roadway Lanes
    - b. Shoulders
    - c. Tapers
  3. Signs
    - a. All regulatory and warning signs to be shown on submitted plans according to current MUTCD requirements.

### **3.16 Details and Typical Sections**

Detail sheets or references to the current APWA Manual of Standard Plans are required for all details. Typical Sections should be drawn in accordance with Herriman City Standard Plan No. RD-01A and RD-01B.

### **3.17 Secondary Water Plans**

All secondary water plans shall meet the requirements listed below. Other requirements may be required to ensure proper design of the secondary water within the development.

- 3.17.01 All plans shall be drawn on 24" x 36" paper, at a maximum scale of 1" = 100'.
- 3.17.02 Show the location and size of water mains, valves, drains, etc.
- 3.17.03 Show the type of pipe.
- 3.17.04 Provide details at 1"=10' or other appropriate scale to adequately provide required information.
- 3.17.05 Show all benchmark locations and elevations (use State Plane Coordinates, Utah Central Zone, NAD 83).
- 3.17.06 When development occurs across pressure zones include PRV station in improvement designs. Show all inlet and outlet pressures.
- 3.17.07 Show all existing utilities within and adjacent to the area proposed for construction must include actual existing elevations obtained from field survey.
- 3.17.08 Pot holing at locations of potential conflicts, overlaps, or gaps shall be completed in the field survey.
- 3.17.09 Show all backflow prevention devices.
- 3.17.10 Show all general and construction notes

### **3.18 Street Light Plans**

All street light plans shall meet the requirements listed below. Other requirements may be required to ensure proper design of the culinary water within the development.

- 3.18.01 Show the location and gauge of wire, conduit, fuse boxes, splice boxes, meter enclosure, power source, etc.
- 3.18.02 Show the type of wire used.
- 3.18.03 Provide details at 1"=10' or other appropriate scale to adequately provide required information.
- 3.18.04 Show all benchmark locations and elevations (use State Plane Coordinates, Utah Central Zone, NAD 83).
- 3.18.05 Show all existing utilities within and adjacent to the area proposed for construction must include actual existing elevations obtained from field survey. Pot holing at locations of potential conflicts, overlaps, or gaps shall be completed in the field survey.
- 3.18.06 Show all general and construction notes.