

SUBDIVISION CHECK LIST

Culinary Water

- ❑ Drawings shall conform to Farmington City Standard Specifications and Details.
- ❑ Water lines are typically located on the North/East sides of the road.
- ❑ Design water mains with a minimum of 10' of horizontal separation with sanitary sewer lines.
- ❑ Culinary water valves shall be located at the property line extended.
- ❑ Fire hydrants shall be spaced at 300' intervals and located at intersections and dead ends. Fire hydrant locations must be reviewed and approved by the Farmington City Fire Marshall. Fire hydrants are to be located at property lines on the same side of the street as the culinary water mains.
- ❑ The minimum culinary water main size shall be 8" diameter.
- ❑ Where possible, waterlines shall be looped providing a two source feed off of the existing mains.
- ❑ Valve locations should be designed to isolate a maximum of 15 residential lots.
- ❑ Farmington City Public Works Dept. must approve all connection designs to existing water mains.
- ❑ Label all culinary waterline sizes and pipe materials
- ❑ Proposed culinary waterline improvements shall comply with Farmington City Master Water System Plans.
- ❑ Vertical separation requirements for sewer and water crossings shall be in accordance with Utah State regulations.
- ❑ Ductile Iron water pipe is required when building on the benches in Farmington City.
- ❑ Thrust blocks shall be sized for 200 psi working pressure and a site specific soil bearing pressure.
- ❑ The minimum allowable service pressure for residents development in Farmington is 60 psi.

Sanitary Sewer

- ❑ Drawings must conform to Central Davis Sewer District Standard Specifications and Details.
- ❑ Sewer lines shall typically be located on the South/West sides of the road.
- ❑ Provide a minimum of 6' separation between the sewer and all other utilities except culinary water, where 10' minimum separation is required
- ❑ Minimum size for sewer main is 8" diameter @ 0.50% slope.
- ❑ Sewer deeper than 12' shall be Schedule 80 PVC pipe with solvent weld joints.
- ❑ No acute angles allowed in relationship to changes in flow direction in manholes.
- ❑ Manholes with 3 or more pipes shall be 60" diameter.
- ❑ Wherever possible, design sewer manholes with 0.2' drop through the manhole.
- ❑ Sewer laterals should be designed to connect in the upper quadrant of the sewer main

- ❑ When connecting to existing sewer mains, the new sewer main invert shall be designed to intercept the existing sewer main at the top of the existing pipe.
- ❑ Connect sewer laterals to the main line wherever possible. Discharge of sewer laterals into manholes is only permitted at terminal manholes in cul-de-sacs. Limit such connections to 2 or 3 connections maximum.
- ❑ Label size and type of existing and proposed sewer lines.
- ❑ Provide existing sewer main information regarding size, material, and invert elevations above and below new connections to existing sewer mains.
- ❑ Maximum spacing of sewer manholes is 400'.
- ❑ Design plans should clearly depict sewer slope, pipe length, manhole location and stationing, rim elevation and invert elevations.
- ❑ Show sewer in plan and profile views. Depict any and all utility crossings in the profile view.
- ❑ Central Davis Sewer District shall approve all sewer design plans.

Storm Drain

- ❑ Storm drain plans shall conform to Farmington City Storm Drainage Master Plan(s).
- ❑ Submit storm drain calculations for drainage basins and sub basins within the development for review and approval. Calculations should include required storage volume of detention storage for 100 year recurrence frequency and interception locations of catch basins when flows reach 1.6 cfs for the 25 year recurrence frequency
- ❑ Minimize the use of waterways to convey runoff at intersections. City engineer shall approve all waterway locations.
- ❑ Follow UPDES guidelines, and BMP's as shown in standard details.
- ❑ Submit for review and approval, an overall grading and drainage plan for the development in accordance with Standard Plan No. 851 SP.
- ❑ Recorded drainage easements granted to Farmington City are required to discharge or sheet flow water across property lines.
- ❑ Design storm drain pipe is to convey the 25-year recurrence interval rainfall event obtained from the Farmington City Rainfall Curve Exhibit.
- ❑ The minimum storm drain pipe diameter is 15".
- ❑ The minimum storm drain slope for *all pipe sizes* is 0.40%
- ❑ Design streets to convey the 100-year storm event.
- ❑ Comply with Farmington City Standards for minimum cover requirements of various pipe materials.
- ❑ Design detention basin storage facilities with public safety in mind and maximum side slopes of 3:1.

Irrigation Water Systems

- ❑ Secondary water lines are to be located on the opposite side of the street as the culinary water line.
- ❑ The secondary water design must be reviewed and approved by the jurisdictional authority. (Farmington Area Irrigation District or Weber Basin Water Conservancy District).
- ❑ Location and configuration of irrigation water systems shall be reviewed and approved by Farmington City.

Grading and Roadways

- ❑ Provide finish grade spot elevations for the following entities:
 - TBC Elevations at 50' stations
 - Centerline elevations at 50' stations for road straight-aways
 - TBC/Centerline elevations at 25' stations along curves
- ❑ Design roads with two-percent crown.
- ❑ The minimum TBC slope on road straight-aways is 0.50%.
- ❑ The minimum curb & gutter slope at intersection curb returns is 0.50%.
- ❑ The minimum TBC slope in a cul-de-sac is 0.60% Pavement slopes should direct runoff to the gutter at between 1.5% minimum and 3.7% maximum
- ❑ The maximum allowable road grade is 12%.
- ❑ Property line radii at intersections shall be 15'.
- ❑ The distance from a cul-de-sac radius point to the property line shall measure 53.5".
- ❑ Design to the appropriate road section based on street designation as found in the standard details.
- ❑ Public Rights-Of-Way widths shall be approved by the Planning Commission in accordance with the transportation master plan.
- ❑ Provide a lot grading and drainage plan, depicting individual lot grading.

General-Other

- ❑ Comply with all jurisdictional agencies regarding design and construction standards.
- ❑ Proofread plans prior to submittal making sure that information in both the plan and profile views, and at page match lines is consistent.
- ❑ Provide necessary easements, i.e. drainage, utility, slope, etc.
- ❑ Secure necessary permits: Davis County Flood Control, U.S. Army Corps of Engineers, UDOT etc.
- ❑ Submit site specific soils report.
- ❑ Final Drawings shall be stamped and signed by a registered Professional Engineer.
- ❑ Add drawing scale and north arrow on all sheets..
- ❑ Provide ROW dimensions on every sheet.
- ❑ Submit street names for review and approval to Farmington City and US Postal Service.

- Submit subdivision plat electronically to CRS Engineers for the purpose of assigning street addresses.

Easements

- All public utility easements and easements of record must be shown on the plat.
- Any easements granted to the City shall be in a form that is satisfactory to the City.