



SITE PLAN/DETAILED DEVELOPMENT PLAN REQUIREMENTS

All items below are required to be shown or addressed on the Site Plan or DDP. Incomplete Site Plans or DDP's will be returned to applicants. If items on the checklist are unnecessary for your particular plan, please state the reason. Some site plans may require additional information not on his checklist due to the complication of the site.

Site Plan:
Address:
Review: 1st 2nd 3rd _____
Received:
Review Date:
Status: Amend & Resubmit
Approved with corrections noted
Approved

Engineering comments will be submitted to and disseminated by the Planning Department along with comments from other departments.

Engineering Requirements

Information on existing conditions is available on the City's GIS at www.gfgis.com. Applicant is responsible for verifying all of the information obtained from the GIS. For additional information call the City Engineering Department at 701-746-2640

* Provide a topographic survey of the existing site showing the following items,,

YES
NO
N/A

Utilities, Existing and Proposed (public and private)

Sanitary - including pipes, manholes, cleanouts, septic systems & holding tanks

Storm - including inlets, water quality & ponding features, pipes & culverts

Water - including valves, pipes, & hydrants

Other known utilities including but not limited to, gas, electric, telephone, street lights, cable, etc.

Include all approaches and driveways in immediate area of proposed construction including those on opposite side of street

Show existing and spot elevations

Comments:

Pavement

All parking lots, driveways, sidewalks, curb and gutter, etc. w/dimensions

Dimension width of driveways at sidewalk and curb, see City Specifications for max widths

Proposed pavement thickness, including aggregate base if applicable

Comments:

Storm Water

Size & type of pipe

Indicate proposed Stormwater runoff direction with drainage arrows

Storm pipe in City ROW must be RCP with a minimum diameter of 12"

Is the site plan property, including joining properties, greater than 20,000 square feet?

If yes, has a Storm Water Management Plan (SWMP) * been submitted meeting City and NDDoH requirements.

*This document must be signed and stamped by a Registered Professional Engineer

If yes, does storm water drain to internal storm sewer pipes

Is the site greater than one acre or less than one acre and part of a larger common development?

If yes, post construction BMPs will require and to be included in the SWMP unless accounted for in a larger development BMPs.

If yes, a SWPPP will need to be submitted and approved prior to any construction activities.

If no, post construction BMPs may be required on a case by case basis however, a SWPPP permit will need to be submitted and approved prior to any construction activities.

Comments:

Water

Size and type of pipe

Water services, curb stops, hydrants and valves

Water under city street shall be constructed by Bore & Push Construction

Comments:

Sanitary

Size and type of pipe

Sanitary installed under city street shall be constructed by Bore & Push Construction

Show clean outs

Comments:

Elevations

Show elevations at high and low points of pavement and curb and gutter

Casting elevations

Storm and sanitary structure invert elevations

Show elevation at point where storm will overflow into City Streets

Comments:

Miscellaneous

Keep all valves, curb boxes and manholes out of driveways, sidewalks and bike paths

Install all private utilities out of City ROW and utility easements, except at connections

If sump pump is to be installed, show discharge location

If City streets, sidewalks, etc. are to be disturbed, minimize closure time.

Show dimensions of ROW, easements and setbacks

Comments:

To ensure a quick review process, please make sure all necessary components list above are include on the site plan. Incomplete plans will not be accepted.