

INFRASTRUCTURE PLANS

INFRASTRUCTURE PLAN REQUIREMENTS TO INCLUDE DETAILED PLANS FOR THE FOLLOWING:

Utilities

- Utilities capacity
- Gas Mains
- Electrical
- Communications
- Needed utility easements

Sewer

- Sewer main lines
- Line size/slope/type materials
- Manhole placement – RIM/Invert Elevations
- Connection to mainline
- Services to lot(s)

Water

- Water main lines
- DI class 50 in right of way
- Connection to main line
- Valve placement
- Services to lot(s) – Line size & Material
- Bury depth – 5' minimum
- Pipe Type
- Water to Fire Hydrants
- Water Rights & Shares

Storm Water

- Drainage calcs
- On-site retention
- Connection to main line
- Manhole spacing
- Catch basin type
- Infiltrators

Street Lighting

- Photometric Layout Lighting plan
- Pole height

Street Plans

- Sidewalk setback/continuous
- Street width/cross slope/running slope
- Curb type
- Entrance placement
- Street profiles
- Access to neighboring parcels:
Sidewalks including sidewalks along right of way (ROW) access main streets
- ADA intersection corners

Garbage

- Trash dumpster shown & screened for right-hand truck
- Dumpsters: 1/20 units (non-dorm) or 1/50 beds (dorm)

Floodplain

- Locations, elevations, etc.
- Contour Lines

Fire

- Ingress
- Fire Lane Width
- Fire Lane Height
- Minimum turning radius
- Apparatus to within 150' of all portions of buildings
- Bridge specifications
- Placement of Hydrants

Planning & Zoning

- Building Setbacks
- Clear Site Triangles
- Internal Pedestrian Walkways
- Landscaping & Screening
- Permissible Lot Coverage

If the following apply, please provide detailed information for:

INFRASTRUCTURE PLANS

- Driveway dimensions comply with current standards
- Traffic Study
- Estimated Costs of Water & Street Systems (P.U.D. only)

Parking Lots

- Drainage calculations
- Accessibility/layout
- Screening
- Snow Storage
- Number of Parking Spaces
- Loading/Unloading Spaces