# LINDON CITY LAND DEVELOPMENT POLICIES, STANDARD SPECIFICATIONS AND DRAWINGS

# TABLE OF CONTENTS

# CHAPTER 1 INTRODUCTION TO LINDON CITY AND COMMUNITY DEVELOPMENT DEPARTMENT

DIVISION I	WELCOME TO LINDON
Section 1.01	HOW TO USE THIS MANUAL
Section 1.02	LINDON CITY COMMUNITY PROFILE
Section 1.03	INTRODUCTION TO THE PLANNING DEPARTMENT
Section 1.04	INTRODUCTION TO THE BUILDING DEPARTMENT
Section 1.05	INTRODUCTION TO THE PUBLIC WORKS DEPARTMENT

# CHAPTER 2 APPLICATIONS & SUBMITTAL REQUIREMENTS

DIVISION 1	LAND DEVELOPMENT PROCESS
Section 1.01	THE LAND USE APPLICATION PROCESS
Section 1.02	RESPONSIBLE FOR PUBLIC IMPROVEMENTS
Section 1.03	PRIVATE UTILITIES
Section 1.04	BONDING REQUIREMENTS
Section 1.05	DEDICATION OF WATER SHARES
Section 1.06	PROHIBITED CONDITIONS, COVENANTS, AND RESTRICTIONS (C.C. & R.'S)
Section 1.07	LOW IMPACT DEVELOPMENT
<b>DIVISION 2</b>	SUBMITTAL REQUIREMENTS
Section 2.01	DRAWING STANDARDS
Section 2.02	PRELIMINARY SUBDIVISION PLANS
Section 2.03	FINAL PLAT AND FINAL IMPROVEMENT DRAWINGS
Section 2.04	PROPERTY LINE ADJUSTMENT
Section 2.05	SITE PLANS FOR PERMITTED AND CONDITIONAL USES
Section 2.06	TEMPORARY SITE PLAN
DIVISION 3	DESIGN CRITERIA
Section 3.01	STORM DRAINAGE CRITERIA
Section 3.02	STREET DESIGN CRITERIA
DIVISION 4	PLANNING AND ZONING FORMS, APPLICATIONS, AND SCHEDULES

#### DIVISION 4 PLANNING AND ZONING FORMS, APPLICATIONS, AND SCHEDULES

Note: To avoid duplication, this section now contains

hyper-links to the documents on the website

- 1. LAND USE APPLICATION
- 2. 2012 PLANNING COMMISSION AND CITY COUNCIL MEETING SCHEDULE
- 3. INDUSTRIAL WASTE AND PRETREATMENT QUESTIONNAIRE
- 4. UTILITY NOTIFICATION FORM
- 5. TITLE COMPANY LETTER
- 6. PUBLIC UTILITY EASEMENT RELEASE FORM

# CHAPTER 3 BUILDING AND BUILDING PERMITS

**DIVISION 1** 

Section 1.01	CONSTRUCTIONS REQUIRING A BUILDING PERMIT
Section 1.02	CONSTRUCTIONS EXEMPT FROM BUILDING PERMIT REQUIREMENTS
Section 1.03	SCHEDULING INSPECTIONS
DIVISION 2	BUILDING DEPARTMENT FORMS, DIAGRAMS, AND CHECKLISTS
	For Building Department Forms, Diagrams, and Checklists, please refer to the Lindon City
	Community Development webpage found at the following link:
	http://www.lindoncity.org/form-and-applications.htm

CONSTRUCTION INFORMATION AND BUILDING PERMITS

# CHAPTER 4 STANDARD SPECIFICATION (Site Engineering Requirements)

DIVISION 1	GENERAL REQUIREMENTS
DIVISION 2	TRENCH EXCAVATION AND BACKFILL
DIVISION 3	PRESSURE PIPE PRESSURE IRRIGATION
<b>DIVISION 3A</b>	PRESSURE PIPE CULINARY WATER
<b>DIVISION 4</b>	CONCRETE PIPE
<b>DIVISION 4A</b>	PVC PLASTIC PIPE
<b>DIVISION 4B</b>	POLYETHYLENE CORRUGATED PIPE
<b>DIVISION 4C</b>	POLYETHYLENE CORRUGATED PIPE WITH WATER TIGHT JOINTS
DIVISION 5	MANHOLES
DIVISION 6	VALVES, COUPLINGS, AND FIRE HYDRANTS
DIVISION 7	EARTHWORK
DIVISION 8	PORTLAND CEMENT CONCRETE
DIVISION 9	REINFORCING STEEL
DIVISION 10	RESTORATION OF SURFACE IMPROVEMENTS
DIVISION 11	ROADWAY CONSTRUCTION
DIVISION 12	CONCRETE CURB AND GUTTER AND SIDEWALK
<b>DIVISION 13</b>	STORM DRAINS
DIVISION 14	UTAH DEPARTMENT OF TRANSPORTATION RIGHTS-OF-WAY
DIVISION 15	CASINGS
DIVISION 16	FLOWABLE FILL
DIVISION 17	CONDUITS
DIVISION 18	STREET LIGHTING
DIVISION 19	UNDERGROUND IRRIGATION SYSTEMS
DIVISION 20	PLANTING

## CHAPTER 5 STANDARD DRAWINGS

#### DIVISION 1 ENGINEERING AND PUBLIC WORKS

- #1. STANDARD STREET INTERSECTION AND UTILITY LOCATIONS
- #2a. STANDARD STREET CROSS SECTIONS AND UTILITY LOCATIONS
- #2b. TRAIL-TYPE STREET CROSS SECTIONS AND UTILITY LOCATIONS
- #2c. 700 NORTH STREET CROSS SECTIONS
- #3. CURB, GUTTER & SIDEWALK DETAILS
- #4. CURB & GUTTER DETAIL, CONCRETE CURB DETAIL
- #5a. TYPICAL DRIVE APPROACH
- #5b. DRIVE APPROACH IN TRAIL
- #6a. STANDARD CURB RETURN AT INTERSECTION
- #6b. MODIFIED CURB RETURN AT INTERSECTION (6'TRAIL TO 4' SIDEWALK)
- #6c. MODIFIED CURB RETURN AT INTERSECTION (10'TRAIL TO 4' SIDEWALK)
- #7a. CURB FACE INLET DETAIL
- #7b. STORM WATER TREATMENT SYSTEM
- #8a. STANDARD CUL-DE-SAC
- #8b. HAMMERHEAD TURN AROUNDS
- #9. STANDARD KNUCKLE
- #10. TYPICAL TRENCH SECTIONS
- #11. TYPICAL MANHOLE DETAIL
- #12. TYPICAL SAMPLING MANHOLE
- #13. TYPICAL DROP MANHOLE
- #14. FIRE HYDRANT, BLOW-OFF HYDRANT & WATER VALVE DETAIL
- #15. THRUST BLOCK DETAILS
- #16. TYPICAL CULINARY WATER CONNECTION
- #17. TYPICAL SEWER LATERAL
- #18. SINGLE SERVICE CONNECTION FOR PRESSURE IRRIGATION
- #19. DOUBLE SERVICE CONNECTION FOR PRESSURE IRRIGATION
- #20. TYPICAL GREASE TRAP
- #21. AIR INLET & REMOVAL FACILITY FOR PRESSURE IRRIGATION
- #22. PRESSURE IRRIGATION DRAINS
- #23a. WASHINGTON POSTLITE STREET LIGHT
- #23b. ESPLANADE STREET LIGHT
- #23c. GRANVILLE STREET LIGHT
- #23d. FOUNDATIONS AND JUNCTION BOX FOR STREET LIGHTS
- #24a. IRRIGATION VALVE DETAILS
- #24b. IRRIGATION FILTER AND VALVE DETAILS
- #24c. IRRIGATION DRIP SYSTEM VALVE DETAILS
- #24d. IRRIGATION HEAD AND TRENCH DETAILS
- #24e. IRRIGATION DETAILS
- #24f. IRRIGATION DRIP LAYOUT (1 OF 2)
- #24g. IRRIGATION DRIP LAYOUT (2 OF 2)
- #24h. PLANTING PLANTING AND MOWSTRIP DETAILS
- #24i. PLANTING TREE STAKING DETAILS

### DIVISION 2 PLANNING AND ZONING DIAGRAMS

- A. BUILDING SETBACK DIAGRAM R1-12 & R1-20 TYPICAL & CORNER LOT
- B. BUILDING SETBACK DIAGRAM R1-12 & R1-20 CUL-DE-SAC LOT
- C. COMMERCIAL AND INDUSTRIAL LANDSCAPING REQUIREMENTS
- D. TRASH ENCLOSURE SPECIFICATIONS
- E. ADA PARKING REQUIREMENT DIAGRAM

# **APPENDICES**

### **APPENDIX A - STREET AND ACCESS MANAGEMENT PLANS**

- 1. Lindon 2000 West Plan, I-15 to 200 South
- 2. 700 North Access Plan

### **APPENDIX B** - LAND DEVELOPMENT PROCESS FLOW CHARTS

#### **APPENDIX C - STORM WATER MANAGEMENT**

- 1. Storm Water Performance Criteria and Design Guidelines
- 2. Storm Water Pollution Prevention Plan (SWPPP) Requirements
- 3. Low Impact Development Techniques
- 4. Special Environmental Considerations
- 5. SWPPP Preconstruction Submittal and Review Checklist
- 6. Long Term Storm Water Pollution Prevention and Maintenance Plan Requirements
- 7. Standard Details
- 8. SWPPP Inspection Checklist
- 9. SWPPP Construction Inspection Forms (August 2010 version from State DEQ)
- 10. Maintenance Agreement
- 11. Inspection Authority (Lindon Code 13.23.100 and 13.23.180)
- 12. Enforcement Procedures (Lindon Code 13.23.120 and 13.23.260)
- 13. Notice of Termination (NOT) Procedures
- 14. Construction and Post-Construction Best Management Practices (BMP) Fact Sheets

**APPENDIX D -** LANDSCAPING TREE PLAN (700 NORTH)