

Date: \_\_\_\_\_  
Prime Reviewer: \_\_\_\_\_  
Checker: \_\_\_\_\_  
City Engineer: \_\_\_\_\_

Project: \_\_\_\_\_  
Initial Submittal   
Revised Submittal   
Revision: \_\_\_\_\_

## Development Review Checklist

### Has TIA been reviewed AND accepted/approved???

- No – cannot review plans until TIA is accepted
- Yes – proceed with review

Permit Type:

- Right of Way Improvement ROWI
- Sub Division SDIV \_\_\_\_\_
- Building Permit B

Deferrals?

- \_\_\_\_\_

Deviations?

- \_\_\_\_\_

A. Plan Submittal Requirements (Chapter 3 – General Plan Requirements from Standards)

- Drawing set complete package (size and quantity)
  - i. Complete Application?
    - ROWI
    - SDIV
    - Building Permit
- Wet stamp & signature; Electronic per Memo?
- Outside Utility Comment from Ch.3 Standards or Memo statement
- General Plan Format (See Chapter 3 – Supplemental Checklist: <https://www.pasco-wa.gov/409/City-Standards-Specifications>)

B. Water System Improvements (Chapter 5)

- To and Through
- Proper water main spacing from non-potable water line
- Water main
  - Size(s)
  - Materials
  - Fittings
- Service line(s) and meter size(s)

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- Backflow preventers/Pressure Reducing Valve (PRV)
  - Air relief/Blow off/Hydrant
  - Hydrants
    - Connections/Restrains
    - Spacing (residential vs all other zone-areas)
    - Beyond 50 feet of water main? 8" or larger as necessary
  - Easements (15' min – Solely City)
- C. Irrigation System (Chapter 5)
- To and Through
  - FCID/SCIBID/COP
  - Size(s)
  - Materials/Valves/Backflow device
- D. Sanitary Sewer System (Chapter 6)
- To and Through
  - Line location
  - New/Existing
  - Slope
  - Size(s)
  - Manholes
  - Materials
  - Force Main
  - Easements (20' min – Solely City)
- E. Storm Water Improvements (Chapter 7)
- SW Report (designed & stamped by P.E. in WA)
  - Stormwater retained on site
    - Impervious surface CN 98
  - Design minimum 25-year storm and both 24-hour and short-duration storms be considered in design
  - Manholes
    - Types
    - Infiltration Trench (behind sidewalk where possible w/ type 2)
  - Connecting to Existing (not to outfall)
  - Easements
  - If Existing SW, is it shown how it all connects?
  - UIC Registration (Underground injection control)
    - Register 60 days prior to construction
- F. Street Improvements (Chapter 8)
- Cub/gutter

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- Sidewalk/ADA requirements (5' Residential, 7' Commercial)
- Clear (vision) Triangle
- Estate Walls
- Lighting location/Spacing
  - Illumination analysis
- Monuments/Markings
- Traffic Studies
  - TIA Tier 1 or 2
  - Who is doing them, Developer or City
- Driveway Entrances
  - One per parcel
  - Residential (34' max)
  - Commercial (35' max) – Type 1
- Traffic Signals/Signage/etc.
- Pavement/Road Marking

G. Other

- Vertical/Horizontal control points
- Undergrounding of Overhead Electrical and Communication Facilities (PMC 12.34)
- Naming Convention (DWG callouts reflect C.O.P. Design and Construction Standards e.g. CB Type 2)
- Acquisition of water rights (certificate of service for outside water and/or irrigation provider)
- Check valve box, utility, fire hydrant, area lights, etc., for any interference issues
- City Standard Details copied and reduced on plans not allowed
- Comprehensive Plans
  - Water
  - Sewer
  - Street
  - Irrigation
- 6 year TIP
- Right of Way Permit

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