



Minor Subdivision Plat Basic Requirements

Required Materials

The following are items that must be submitted with the application.

1. Minor Subdivision Plat Review fee \$1,294 + \$69 per lot.
2. A computer aided design (CAD) file of the plans in a dwg format.
3. A PDF file of the plat.
4. Construction plans that meet the requirements of Title 15.4.04 as well as the standards found in Chapter 39.20 Improvement and Design Requirements of the Construction Standards.
5. A Soils Report addressing the following issues for the subdivision: hill stabilization, road design including CBR of existing soils, foundation design, groundwater impacts, and general soil stability. The report must be stamped and signed by a civil engineer licensed in the state of Utah.
6. Storm Water Plan showing that the plat meets all the requirements of the Construction Standards and the Drainage Design Manual.
7. Mass Grading Plan showing each individual property grading plan. The site shall be designed to eliminate flooding or standing water on any private property.

Required Information

The following are the requirements that must be shown on the submitted plat.

- A tie to a section corner and the state plane coordinates of each point. All horizontal data shall be based on the 1927 North American Datum (NAD27) or 1983 North American Datum (NAD83) State Plane Coordinate System, Utah Central Zone, US Foot. Horizontal datum shall be clearly written on the plat;
- Accurate dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements, areas to be reserved for public use, and other important features; the lines, angles, dimensions, state plane coordinates, bearings, areas and numbers of all lots, blocks and parts reserved for any reason within the subdivision. All dimensions shall be determined by an accurate field survey which shall balance and close as required by Utah County;
- All lots and blocks are to be numbered, addressed and named in accordance with the street numbering and naming system assigned by the City Engineer;
- A statement that "All drinking water and pressurized irrigation lines up to and including the meter, all sanitary sewer mains, all electric meters, and all electric and SFCN communication service lines up to the mast on overhead installations and to the top of the meter base for underground installations are dedicated to Spanish Fork City.";
- Plats and signatures shall be in waterproof ink on a 24x36 inch Mylar sheet. There shall be an unencumbered margin of one and one-half inches on the left-hand side of the sheet and not less than a half inch margin around the outer three sides of the sheets. The scale shall be a standard engineering scale of no more than 100 feet to the inch;
- A stamp and signature of a surveyor licensed in the state of Utah;
- A statement that "All public utility easements platted hereon are in perpetuity for installation, maintenance, repair, and replacement of public utilities sidewalks and appurtenant parts thereof and the right to reasonable access to grantor's easement shall run with the real property and shall be binding upon the grantor and the grantor's successors, heirs and assigns";
- All Building Permits for the subdivision shall comply with the Development Soils Report and Mass Grading Plan. Elevation certificates shall be reviewed and approved by the City Engineer or his/her designee as required;
- The date of preparation, a standard engineering scale of not more than 100 feet to the inch, a north arrow, and a vicinity map; and
- All offsite easements required to provide services or utilities to the project shall be recorded with the Utah County Recorder's office prior to or in conjunction with the Minor Subdivision Plat recordation.



Development Application Process

Final Plat, Minor Plat Amendment, Minor Subdivision Plat

