

Preliminary Plat Basic Requirements



Required Materials

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

1. Pre-application meeting with the Community Development Director.
2. Preliminary Plat Review fee \$1,373.
3. Preliminary Plat Review per Lot (0-75) \$84.
4. Preliminary Plat Review per Lot (76-199) \$50.
5. Preliminary Plat Review per Lot (200+) \$22.
6. A computer aided design (CAD) file of the plans in a dwg format.
7. A PDF file of the plat.
8. 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.
9. Storm Water Plan showing that the plat meets all the requirements of the Construction Standards and the Drainage Design Manual.
10. Title Report showing clear title for all of the properties in the proposed development.
11. Traffic Impact Study, unless waived by the City Engineer.
12. Wetland Delineation Study, unless waived by the City Engineer.

Required Information

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

- The proposed name of the subdivision;
- The names and addresses of the Developer and the Civil Engineer of the subdivision;
- The names of all adjacent subdivisions and property owners;
- The location of the subdivision as a part of some larger subdivision or tract of land referred to in the records of the county recorder. In such case, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted and the street system of the part submitted shall be considered in light of existing master street plans or other Commission street studies;
- A tie to a section corner. 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 all plat drawings;
- A contour map with vertical intervals not to exceed two feet. Contours shall be clearly labeled. All vertical data shall be based on the 1929 North American Vertical Datum (NAVD29) or 1988 North American Vertical Datum (NAVD88). Vertical datum shall be written on plat;
- Show all existing and proposed streets, alleys, easements, watercourses including flood zone areas, irrigation ditches, fence lines, utilities, buildings, public areas and any other important features within 200 feet of the tract to be subdivided;
- Phasing plan showing how proposed development will function until the subdivision is completed;
- A table including: total acreage of area proposed for development, acreage of individual phases, total acreage in lots, total acreage in open space, percent of open space, total number of lots, and density in lots per acre, and total acreage in flood zone;
- The date of preparation, a standard engineering scale of not more than 100 feet to the inch, a north arrow, and a vicinity map;
- A stamp and signature of a Civil Engineer licensed in the state of Utah.



Development Application Process

Preliminary Plat

