

Tremonton City
Final Plat Application
 102 South Tremont Street • Tremonton • Utah 84337
 Phone: (435) 257-9500 • Fax: (435) 257-9513



Project Information

Application Date:	Zone:	File Number: (Office Use Only)
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Project Name:

General location of the property:	Total acreage of the subject property:
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Number of Lots or Units:	Surrounding Land Uses:
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Property Owner Information **Authorized Agent Information**

Property Owner:	Authorized Agent:
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Address:	Address:
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Phone:	Fax:	Cell:	Phone:	Fax:	Cell:
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Email Address:	Email Address:
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Engineering Information

Company & Contact Name:

Address:

Phone:	Fax:	Cell:
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Email Address:

Required Documents **For Office Use Only**

<p>The application for Final Plat approval shall include the following:</p> <p><input type="checkbox"/> Application Submission. Three (3) full-size (24" x 36") copies, one (1) small-size (11" x 17") of each sheet of the Final Plat and Construction Drawings.</p> <p><input type="checkbox"/> Required Documents. All documents required in Section 2.05.020 and listed below.</p> <p><input type="checkbox"/> Fees. A processing fee of \$150.00 plus \$40.00 per lot or units. Construction Drawings: ½ of 1% of estimated cost of improvements. Fees shall be paid in full.</p>	<p>Number of Lots or Units: _____</p> <p>Amount Paid: _____</p> <p>Receipt Number: _____</p> <p>Fees Received By: _____</p> <p>Date: _____</p> <p style="text-align: center;">Land Use Authority</p> <p>Land Use Authority: _____</p> <p>Meeting Date: _____</p> <p>Approval Signature: _____</p>
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APPLICANT CERTIFICATION: I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Tremonton City may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Tremonton City Land Use Code and the checklists contained in this application. Additionally, I acknowledge that I have reviewed and understand the section from the Consolidated Fee Schedule and hereby agree to comply with this Resolution. I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Property Owner's Signature: _____ Date: _____

Final Plat Application: Required Documents

The following documents shall to be submitted in their entirety. Any documents that fail to be included with this application could delay the process of review and the entire application may be returned to the applicant as incomplete.

FINAL PLAT. . The Final Plat shall be drawn on a sheet approved by the Box Elder County Recorder's Office. The Final Plat shall be drawn to scale. The scale shall be indicated on the plat and shall not be less than one (1) inch equals sixty (60) feet. A Final Plat may be submitted for approval concurrently with the Preliminary Plat, provided the Final Plat meets the requirements of this Chapter. If the developer chooses to submit the Preliminary and Final Plats concurrently, the City maintains the right to deny the request for approval of the plats, and the developer shall bear all risks associated with their preparation and submittal The Final Plat shall contain the following:

1. An arrow indicating north, scale and date of drawing on each sheet.
2. The name of the subdivision.
3. The subdivision boundary lines showing the proper bearings and dimensions, which lines shall be of heavier line weight than any other lines on the drawing, and which shall be referenced to two (2) section corner monuments and is prepared by a licensed Land Surveyor. The section corner monuments and the point of beginning shall indicate computed "State Plane Coordinates." All bearing change locations of the subdivision boundary shall indicate computed "State Plane Coordinates."
4. The names, widths, lengths, bearings and curve data of all streets and other areas intended for public use.
5. The numbers of all lots, blocks, and streets, which numbering shall be in accordance with the City street numbering system, as designated by the Zoning Administrator. Streets shall not be given names other than the appropriate number designation (e.g. 600 North) for the street, except in the case of streets that cannot be readily assigned numerical designations because of a configuration which is not aligned with north-south or east-west coordinates.
6. The bearings, dimensions, and square footage of each lot.
7. The bearings, dimensions, and locations of all easements within the subdivision.
8. A "Certificate of Survey" with a metes and bounds description, the signature of a Land Surveyor licensed in the State of Utah and the land surveyor's seal.
9. A provision containing the notarized signatures of all of the owners, dedicating all streets, public utility easements and other public areas to the City for the perpetual use of the City as follows (unless alternative language is approved by the City Attorney):

OWNER'S DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, having clean title and full legal authority to dedicate the same, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat, and to be hereinafter known as the "_____ Subdivision." We now do hereby dedicate, grant, and convey, in perpetuity, pursuant to the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Tremonton City, Utah, all public streets or other public rights-of-way as public thoroughfares, and also dedicate all designated easements for public utilities and drainage purposes, which shall be used for the installation, maintenance and operation of public service utility lines and drainage as intended for public use, open spaces shown as public open spaces, public parks and all other places of public use and enjoyment to Tremonton City, Utah, together with all improvements required by the Development Agreement, executed between the undersigned and Tremonton City, for the benefit of Tremonton City and the inhabitants thereof.

OWNER(S):

PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

On the _____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owner's Dedication known to me to be authorized to execute the foregoing Owner's Dedication for and on behalf of the owners who duly acknowledged to me that the Owner's Dedication was executed by them on behalf of the Owners.

NOTARY PUBLIC

10. According to Utah Code Annotated 17-41-403 (4) (a) any new subdivision development located in whole or in part within 300 feet of the boundary of an agriculture protection area, the owner of the development shall provide notice on any plat filed with the county recorder the following notice:

AGRICULTURE PROTECTION AREA

This property is located in the vicinity of an established agriculture protection area in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future be conducted on property included in the agriculture protection area. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities.

11. A notice of all covenants, conditions and other restrictions that may be relevant and applicable to the property contained within the Final Plat.

12. An "Acceptance by Tremonton City" approval block for the signatures of the Land Use Authority Chairperson, Mayor, City Engineer, and attestation by the City Recorder. A signature line for the City Attorney to sign approved as to form shall be provided. The Land Use Authority approval includes but is not limited to Culinary Water Authority, Sanitary Sewer Authority and Fire Authority.

13. A note indicating the following: "High Ground Water levels may be present in the area. Tremonton City's inspection of construction does not constitute any assumption of liability for high water table issues. The buyer of each individual lot is solely responsible for all risks involved in purchasing and building on these lots."

The Following Documents Shall be Included with the Application for Final Plat approval:

1. Construction drawings showing existing ground and/or asphalt elevations, planned grades and elevations of required subdivision improvements contained in this Title, the location of all public utilities in accordance with Section 3.01.015 of Title III and Chapter 2.06 of Title II. Improvements shown on the construction drawings shall be in accordance with the approved Preliminary Plat. All Construction drawings shall be designed by a Professional Engineer, licensed in the State of Utah and qualified to perform such work. All construction drawings shall have the design Engineer State license seal stamped and signed on all submitted sheets.
2. Documents evidencing conveyances or consents from owners of property interests within the subdivision when such are required by law.
3. Engineers estimates of all the required subdivision improvements associated with the Final Plat and construction drawings.
4. A title report prepared by a title company licensed to practice in the State of Utah which shows that the owner/applicant owns or represents the owner(s) of all of the property contained within the Final Plat.
5. A soil report prepared and stamped by a licensed Geotechnical Engineer. (See Section 2.06.040 of this Title for what is to be included in the Geotechnical report).
6. Documents evidencing consent from other utility providers stating that they will provide service to the subdivision.
7. Any other documents the City may reasonably require ensuring compliance with the terms and purposes of City Ordinances.