

Tremonton City
Preliminary 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)	
Project Name:					
General Location of the property:			Total acreage of the subject property:		
Number of Lots:			Surrounding Land Uses:		
Property Owner Information			Authorized Agent Information		
Property Owner:			Authorized Agent:		
Address:			Address:		
Phone:	Fax:	Cell:	Phone:	Fax:	Cell:
Email Address:			Email Address:		
Engineering Information					
Company & Contact Name:					
Address:					
Phone:		Fax:		Cell:	
Email Address:					
Required Documents			For Office Use Only		
<p>The application for Preliminary Plat approval shall include the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Application Submission. Three (3) full size (24" x 36") and one (1) small size (11" x 17") copies of each sheet of the Preliminary Plat. <input type="checkbox"/> Required Documents. All documents required in Section 2.03.020 (See attached list). <input type="checkbox"/> Fee. A processing fee of \$150.00 plus \$4.00 per lot or units shall be paid in full. 			Number of Lots or Units: _____ Amount Paid: _____ Date: _____ Receipt Number: _____ Fees Received By: _____		
			Land Use Authority		
			Land Use Authority: _____ Meeting Date: _____ Approval Signature: _____		
<p>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.</p>					
Property Owner's Signature: _____ Date: _____					

Preliminary Plat Application: Required Documents

The following documents shall 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.**

PRELIMINARY PLAT. The Preliminary Plat shall not exceed twenty four inches by thirty six inches (24" x 36"), and shall be drawn to scale. The scale shall be indicated on each sheet, but 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 Chapter 2.04. 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 Preliminary Plat shall contain the following:

1. An arrow indicating north, scale, and date of drawing drawn on each sheet.
2. The proposed name of the subdivision. (The City may reject a proposed subdivision name if the proposed name is similar to or may be confused with an existing subdivision name.)
3. A vicinity map accurately locating the property shown on the plat.
4. The names and addresses of the property owner(s), the developer and the engineer or surveyor of the proposed subdivision.
5. The names and addresses of the current owners of all parcels immediately adjoining the proposed subdivision, and the boundary lines of such parcels.
6. Contours drawn at two (2) foot intervals, unless waived by the City Engineer.
7. The boundary lines of the parcel to be subdivided and a description of the proposed outside boundary of the property contained within the Preliminary Plat that is 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."
8. The dimensions and square footage of each lot.
9. The dimensions and locations of existing and proposed improvements, structures, easements, and topographical features within the parcel to be subdivided and within two hundred (200) feet of the proposed subdivision boundaries.
10. For each lot, the location and dimensions of existing and proposed irrigation systems, easements and field drains.
11. Final grade elevations, if required by the City Engineer.
12. The layout and location of future public streets. Where the Preliminary Plat covers only a part of a larger unsubdivided or undeveloped area, the plat shall show the location of the subdivision as it forms part of the larger area, and shall include a sketch proposing a future street system of the unsubdivided or undeveloped area.
13. A storm water drainage plan approved by the City Engineer, which is designed to accommodate the water generated by a "one hundred (100) year storm" and designed following Title III General Public Works Construction Standards and Specifications.
14. The location of any areas of potential flood hazard within the subdivision boundaries or within two hundred (200) feet of the subdivision boundaries.
15. The location of any known fault lines located within one thousand (1,000) feet of any part of the subdivision as determined from the Box Elder County Hazards Map and/or any other source.
16. The location of existing structures within the Preliminary Plat boundaries, and a notation as to whether the existing structures will remain or be demolished.

The Following Documents Shall be Included with the Application:

1. A preliminary 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 Preliminary Plat. The City may require that the owner/developer resolve any boundary overlaps, gaps or other title discrepancies before approval of the Preliminary Plat.
2. A special report that details all environmental, geological, and engineering concerns for Subdivisions as required by the Land Use Authority Board.
3. Any other documents related to the development that the City may reasonably require ensuring compliance with the terms and purposes of City Ordinances.