

## PRELIMINARY PLAT CHECKLIST

Subdivision Name \_\_\_\_\_

Date \_\_\_\_\_

- 1 \_\_\_ Preliminary Consultation with Planning Department
- 2 \_\_\_ Preliminary Plat must be submitted to Planning Department ten working days preceding the scheduled Planning Commission meeting and shall contain the following requirements:
  - \_\_\_ Nine 11" x 17" and one 24" x 36" copies of contoured preliminary plat
  - \_\_\_ Subdivision name (no duplication within County)
  - \_\_\_ Subdivision location map
  - \_\_\_ Adequate information to show section corner relationships
  - \_\_\_ Boundary lines of subdivisions including total acreage
  - \_\_\_ North point and bar scale
  - \_\_\_ Subdivider - name, address, zip code, and phone number
  - \_\_\_ Licensed Surveyor - name, address, zip code, and phone number
  - \_\_\_ Locations, widths and other dimensions of existing or platted streets, easements, including irrigation canals and ditches, etc.
  - \_\_\_ Layout, dimensions and number of each lot
  - \_\_\_ Existing and proposed power, sewage, water, gas, storm drain and other utility lines
  - \_\_\_ Location, width and dimensions of proposed streets, etc
  - \_\_\_ Contours at intervals to show topography of the land
  - \_\_\_ Scale to show sufficient detail
  - \_\_\_ Buffer zones and/or fencing between incompatible uses
  - \_\_\_ Proposed address of each lot
  - \_\_\_ Area of watershed, highlighting the resources areas of freshwater, groundwater, wetlands and salt water
  - \_\_\_ Statement of the existing zoning and conformance with the Comprehensive Plan

- \_\_\_ Connection to existing County B-road
- \_\_\_ Plans regarding the proposed storm drainage facilities
- 3 \_\_\_ County ownership plat listing the property owners within 300'
- 4\_\_\_ Proposed protective covenants, if applicable
- 5\_\_\_ Phased development shall include a Master Plan showing all future development in phases and their relationship to each other
- 6\_\_\_ Letter from Tri-County Health Department verifying feasibility of the subdivision for development (wastewater disposal for all lots and water source for lots under 40 acres in size)
- 7\_\_\_ Wildfire Protection Plan approved by the County Fire and Emergency Management office if the proposed subdivision is located within a designated Wildfire Hazard Zone
- 8\_\_\_ Preliminary Plat filing fees
- 9\_\_\_ Access approval from UDOT Region 3 if subdivision receives access from a state highway. Access approval from the County Road Department if subdivision receives access from a county road.
- 10\_\_\_ Copy of Project Notification Form submitted to Utah Division of Drinking Water by culinary water provider (if water is from a city or special district source).

NOTE: *Any checklist requirement lacking, whether from the subdivider or their agent ten (10) working days preceding the scheduled Planning Commission meeting, shall disqualify the request from the Planning Commission agenda.*

*Applicants providing phone service need to contact UBET Communications at 435-622-5007 to make arrangements.*

*Applicants providing electricity need to contact Moon Lake Electric at 435-722-5400 to make arrangements.*