

Preliminary Plat Application

For Official Use only

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| Date Received | 8.15.16 |
| Receipt No. | 4809 |
| Amount \$ | 140.00 |

Proposed Project Name West Park Dsmme

Address of Subject Property 250 West 3700 North

Name of Applicant Mark Lynne Phone 757-2629

- Please include with the application submitted at least 10 days prior to meeting with the LUA:
 A. 7 copies of Preliminary plat, at least 11" x 17"; 3 copies 24" x 36"; 1 copy 8 1/2" x 11"
 B. Fees Paid for Preliminary Plat - \$100 plus \$20 per lot

Existing conditions to be shown on plat shall include as detailed in Ordinance:

- A. Location of nearest benchmark and monument
- B. Boundary of the proposed subdivision and acreage included
- C. All property under control of subdivider
- D. Location, width, name of existing streets within two hundred (200) feet of the subdivision and of all prior platted streets or other public ways, railroad and utilities rights-of-way, parks and other public open spaces, permanent buildings and structures, houses or permanent easements, and section and corporate lines within and adjacent to tract.
- E. The location of all wells – proposed, active and abandoned – to a distance of at least one hundred (100) feet beyond tract boundaries
- F. Existing sewers, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries.
- G. Existing ditches, canals, natural drainage channels, open waterways, and proposed alignments within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries. High water levels should be indicated.
- H. Boundary lines of adjacent tracts of subdivided and unsubdivided land showing ownership.
- I. Location of all sensitive lands
- J. Contours at a minimum interval of two (2') feet

Proposed Subdivision development plans on the preliminary plat shall include:

- A. The layout of streets with names and numbers, crosswalks, alleys and easements
- B. Culinary water and waste disposal improvements plan
- C. Layout, numbers and dimensions of lots
- D. Open Space
- E. Lot size and building set back lines
- F. Easements for water, sewers, drainage, utility lines, etc.
- G. Storm water retention or detention/discharge plan
- H. Site of any facilities for exclusive use of the home owners
- I. Sidewalk, curb and gutter
- J. Distribution system for irrigation water for each lot

Title blocks along bottom of preliminary plat as detailed in the Subdivision Ordinance

- A. _____ Name of subdivision, location, surveyor, owner, subdivider, designer, date of plat preparation
- B. _____ Certificate of clear title or authorization by owner, Copy of most recent Title Report
- C. _____ Utility company approval
- D. _____ City engineer block for approval
- E. _____ Planning and Zoning block for approval
- F. _____ Irrigation Company block for approval



HYDE PARK CITY
established in 1860

Documents to be submitted with preliminary plat, as detailed in Ordinance

- A. NA Copies of any agreements with adjacent property owners
- B. NA Environmental impact assessment
- C. NA Soils report
- D. NA Geology report
- E. By City Stormwater Management Plan and Permit
- F. NA Revegetation plan
- G. NA Sensitive lands report
- H. NA Any other necessary report

Contacts to be made

- A. _____ Contact Post Office to set up delivery procedures
- B. _____ Contact appropriate canal company.

File the completed application at:

Hyde Park City
113 East Center
Hyde Park, UT 84318
(435) 563-6507

I certify that the information contained in this application and supporting plans are correct and accurate.

I certify that I am the record owner of the subject property and I consent to the submittal of this project.

Mark Payne Signature of applicant
8-15-2016 Date

Signature of Owner Date

