

**TOWN OF ROCKVILLE  
APPLICATION FOR SUBDIVISION -  
PRELIMINARY PLAT**

For Office Use Only	File Name/No. _____
Brief description of subdivision location _____	
Date Application Received <u>4/30/2019</u>	
Date of Planning Commission review, if applicable _____	
Notes: _____	

CK No.  
\$450<sup>00</sup>  
4/30/19

NOTE: The completed application, accompanied by six (6) copies of all required information, documents, etc. must be submitted to the Town Clerk no less than 21 calendar days before the scheduled meeting where the application will be considered. Representation by the applicant at the meeting is required.

<b>1. Applicant Information</b>	
Name <u>Tydon Oler &amp; Jacob Andersen</u>	Phone No. <u>435-319-0860</u>
Organization <u>Tycob, LLLC</u>	Mailing Address <u>Please email: ty@tydon.com</u>
Street Address <u>300 N. 560 W.</u>	City <u>(same)</u> State _____ Zip _____
City <u>La Verkin</u> State <u>UT</u> Zip <u>84745</u>	
<b>2. Fee - A non-refundable fee of \$200.00 plus \$50 per lot must be paid to the Town Clerk before an application will be considered.</b>	
<b>3. Site Information</b>	
Street address or physical location <u>Parcel #s: R-158 and R-162; located on SR9</u>	
Number of proposed parcels in subdivision <u>5 Parcel Subdivision</u>	
<b>4. Zone Information</b>	
Property is zoned <u>RR 1 ACRE</u> Zoning of contiguous properties <u>RR 1 ACRE &amp; OS20</u>	
Narrative description of contiguous uses <u>Contiguous use north of the Virgin River is Rural Residential 1 Acre Minimum Zoning and south of the Virgin River is Open Space 20 Acre Zone.</u>	
<b>5. Preliminary Plat Information</b>	
All applicants must submit three (3) copies of the preliminary plat for subdivisions which divide a parcel of land into two (2) or more lots. The Town Clerk, with Planning Commission approval, may waive certain application requirements listed below, if they are not pertinent to the development or are unnecessary to evaluate the safety of the development or conformance to Rockville ordinances.	
<input checked="" type="checkbox"/> Completed Preliminary Plat Application.	
<input checked="" type="checkbox"/> Feasibility Study: The subdivider shall be required to show the feasibility of the proposed water, sewage and electrical systems necessary to meet the requirements of the Town, the County and the State by providing letters of approval from the appropriate related authorities.	
<input checked="" type="checkbox"/> Summary statement containing the following:	
a. Total area within the subdivision showing a phasing plan and indicating the various uses; for example: parking, residential units, open space or common space and so forth.	
b. Total area of each parcel.	
c. Total number of proposed dwelling units.	
d. Estimated maximum drainage flow (100-year storm) through any natural courses lying within the area to be subdivided expressed in cubic feet per minute (CFM)	
<input checked="" type="checkbox"/> Scaled Drawing: A plan showing the proposed subdivision layout drawn at a scale of one inch equals fifty feet (1" = 50'), which shall show:	
a. North point, scale and date.	
b. The names and addresses of the developer, and the professional engineer and/or surveyor, currently licensed in the State of Utah, of the subdivision.	



- c. Proposed name of the subdivision.
- d. The location of the subdivision as forming a part of the larger tract or parcel where the plan submitted covers only a part of the developer's tract and the current land uses.
- e. The boundary lines of the tract to be subdivided must be marked in heavy lines with reference to survey markers or monuments.
- f. The location, width and other dimensions of the existing or platted streets and/or easements, and buildings within the tract.
- g. The location, width and other dimensions of the proposed streets, lots, alleys, easements, parks and other open spaces with proper labeling of spaces to be dedicated to the public.
- h. Existing sanitary sewers, storm drains, water supply mains, easements and irrigation ditches and any other natural or artificial watercourses within the tract and within one hundred feet (100') of the boundary of the proposed subdivision.
- i. The boundary lines of the 1% flood-risk zone (100-year flood plain boundary) as defined by the most current FEMA approved flood hazard map.

- Preliminary engineering drawing, including typical cross sections, and plans and/or written statements regarding width and type of proposed off-site and on-site water mains, sanitary sewers, drainage facilities and other proposed improvements such as sidewalks, curbs and gutters, parks and fire hydrants. If any of the aforementioned improvements are required, the proposed location must be shown on the preliminary plat.
- A contour map tied to an identified USGS benchmark which has contour intervals of two feet (2') to four feet (4') for areas of less than ten percent (10%) slope, and contour intervals of five feet (5') to ten feet (10') for areas of ten percent (10%) or greater slope, unless otherwise required by the Planning Commission.
- A grading plan prepared by a professional engineer currently licensed in the State of Utah. (See Rockville Land Use Code Section 12.1.11 No. 7)
- A drainage study and report shall be prepared by a professional engineer currently licensed in the State of Utah, and submitted with each application. (See Rockville Land Use Code Section 12.1.11 No. 8)
- A vegetation plan showing the location of existing and proposed vegetation, of vegetation proposed to be removed, and a re-vegetation proposal for those areas that will have raw soil exposed at the termination of construction and/or grading.
- Sufficient documentation must be presented with the preliminary application showing the subdivider has a vested interest in the subject property or has the owner's permission to subdivide.

- NA**  For all subdivisions proposed through which an irrigation ditch, canal or other such waterway passes, the subdivider will need to obtain a letter of agreement from the owner of said ditch, canal or other waterway specifying any required improvements or possible relocation. **No relocation of ditch will be necessary for subdivision.**
- When deemed necessary by the Planning Commission, the developer shall submit professional studies relevant to the identified risk that identify potential areas of rock fall, landslide and/or other areas of natural hazard or menace and demonstrate that adequate mitigation measures can be implemented to ensure, to as great a degree as possible, that the affected areas can be used safely for building purposes.
  - Any additional reports deemed necessary by the Planning Commission.
  - If deemed necessary by the Planning Commission, the developer shall submit a traffic study prepared by a professional engineer currently licensed in the State of Utah and qualified in the area of traffic and circulation. The study will incorporate safety issues for pedestrian, bicycle and vehicular traffic.
  - In order to sustain and enhance Rockville's unique geographical character as a place and promote the well-being of its residents, the developer, in all subdivisions with the Sensitive Lands Overlay Zone or within areas that have unique or sensitive geological, biological, topographical, ecological, cultural or historic characteristics or that are sensitive to degradation, must submit a report describing the mitigation measures that will be taken with respect to the following:
    - a. Control of erosion within the subdivided area, and any measures taken as necessary due to impact by the development of the subdivision, to control erosion outside the boundaries of the subdivision;
    - b. Reseeding of cuts and fills;
    - c. Prevention of fire and control of dust;
    - d. Prevention of the accumulation of weeds and debris outside the boundaries of the subdivision due to impacts of the development of the subdivision;
    - e. Prevention of destruction of vegetation outside the boundaries of the subdivision due to impacts of the development of the subdivision;
    - f. Protection of Viewsheds – Scenic open-space mesa and butte landscapes and their vistas;
    - g. Protection of historic and prehistoric archeological sites as well as the area around the Rockville Bridge which is listed on the National Register of Historic Places;
    - h. Protection of riparian habitats and nest/living sites of fauna and flora along the Virgin River.
- NA**  Management and mitigation of natural and human-induced hazards:
- a. Disposal of surface water and disposition of flood hazards in order to protect lands located outside the boundaries of the subdivision due to impacts of the development of the subdivision.
  - b. New development shall follow the latest building standards of reinforcement or design of structures where possible and mitigate where necessary geological hazards common to the Zion corridor region, design of foundations and land-fill to reduce danger of liquefaction associated with earthquakes, avoidance of slopes showing historic risk for landslides and avoidance/replacement of soils known to be unstable or toxic to human health.



c. Prevention and mitigation of human-induced hazards associated with waste dumping, toxic substance use or ecological/biological resources.

**Neighboring property owner information:**

List current property ownership information necessary to satisfy notification requirements, include names and addresses of all owners of property located within three hundred feet (300') of the outside boundaries of the proposed subdivision. If more space is needed, add a separate list.

See attached property owner's list and map generated from Washington County Recorder.

---

---

---

---

---

---

Other data that might prove helpful in evaluating this application.

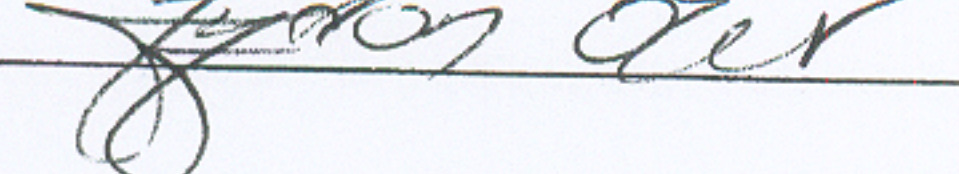
Per Rockville Town Code 12.2.11 Preliminary Plat - A preliminary plat shall be furnished for all proposed land divisions. For any subdivision of six (6) or fewer parcels, the subdivider may prepare and submit final plat requirements concurrently with the preliminary plat for

approval. (I was informed by Town Clerk that a Final Plat Application was not available please therefor accept this preliminary plat application for final approval.)

I hereby certify that the information contained in this application is true and correct.

Applicant Tydon Oler  
Please print

Date 04/29/18/19

Signature 

FOR OFFICIAL USE ONLY

PLANNING COMMISSION MEMBERS PRESENT AT SITE REVIEW:

<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>