



**TOWN OF ROCKVILLE
APPLICATION FOR SUBDIVISION –
FINAL PLAT**

For Office Use Only Brief description of subdivision location _____ Date Application Received <u>7/22/2021</u> Date of Planning Commission review, if applicable _____ Notes: _____	File Name/No. _____
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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.

1. <u>Applicant Information</u> Name <u>Vonda and Garland Hirschi</u> Organization _____ Street Address <u>144 S 500 W</u> City <u>La Verkin</u> State <u>UT</u> Zip <u>84745</u> 2. <u>Fee</u> - A non-refundable fee of \$600.00 plus \$50 per lot must be paid to the Town Clerk before an application will be considered. 3. <u>Site Information</u> Subdivision name <u>Rachel D. Hirschi Estates</u> Street address or physical location <u>County Parcel # R-1296-A-1</u> Number of proposed parcels in subdivision <u>4</u> 4. <u>Zone Information</u> Property is zoned <u>Open Space 20 Acres</u> Zoning of contiguous properties <u>OS-20, ROS-20, RRA-5,</u> Narrative description of contiguous uses <u>Open space to the west, south, and east. Agriculture to the north.</u> 5. <u>Final Plat Information</u> All applicants must submit three (3) copies of the final 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. ☒ Completed Final Plat Application. ☒ Map Legend: A north point, scale and date. ☒ Bearing, Monuments: Accurately drawn boundaries showing the proper bearings and division, properly tied to public survey monuments. These lines should be heavier than street and lot lines to clearly define said subdivision boundaries. ☒ Streets, Street Names, Design Guidelines and Placement: - Names of proposed streets shall be provided to the Planning Commission for approval. - To eliminate confusion, names shall be sufficiently different in sound and spelling from other street names in Washington County and Rockville. - A street that is, or is proposed to be, an extension of an existing road shall bear the same name. - North, South, East and West coordinates and existing numbering shall be maintained where possible. - The width, length, bearings and curve data of center lines of proposed road or easements shall be provided to the Planning Commission. - The developer shall ensure the location and placement of each road and safety sign as required by a certified traffic engineer.	<i>(BUSH & GUDRELL)</i> <i>Ryan Lay</i> Phone No. <u>(435) 773-2403</u> Mailing Address <u>144 S 500 W</u> City <u>La Verkin</u> State <u>UT</u> Zip <u>84745</u>
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- g. All road signs shall be installed before issuance of a Certificate of Occupancy for any residence on a new street.
- h. All street signage shall comply with regulations as outlined in Sections 06C-03 and 06C-03.1 of the Utah Department of Transportation (UDOT) Code.
- ☒ Boundaries, Bearings and Dimensions: All parcels and blocks are to be numbered consecutively under a definite system. The Developer shall provide:
 - a. The boundaries, bearing and dimensions of all areas within the subdivision intended to be dedicated for public use.
 - b. The lines, dimensions, bearings and numbers of all parcels, blocks and parks reserved for any reason within the subdivision.
- ☒ Watercourses: The location of existing perennial, intermittent and ephemeral watercourses.
- ☒ Official Monuments: The description and locations of all monuments set and established by the County, State or the United States government that are adjacent or near proposed subdivision.
- ☒ Certified Information: The typical forms acceptable to the Planning Commission to include the following:
 - a. Description of land to be included in subdivision;
 - b. Professional engineer and/or land surveyors, currently licensed in the State of Utah, certificate of survey;
 - c. Owner's dedication;
 - d. Notary public's acknowledgment;
 - e. Requirements of Washington County for Subdivision and/or Property Split (Lot Line Adjustment);
 - 1. Certification by the Washington County Treasurer that no Washington County taxes are owed on the property (prior to final plat approval);
 - 2. The signature of the Washington County Treasurer indicating at the time of signing that the property taxes, special assessments and fees due and owing have been paid in full;
 - 3. The County Treasurer must sign in the signature block area of the final approved plat prior to recording of the plat in the County Recorder's Office.
 - f. Professional engineer, currently licensed in the State of Utah, certificate of approval;
 - g. Planning Commission Chair and the Mayor's signatures on the final plat and attested by the Town Clerk;
 - h. Town attorney's certificate of approval.
- ☒ Conformance with Preliminary Plat: The final plat must conform to the preliminary plat as approved or as approved with modifications, except where modifications are: a) a necessary result of significant changes in conditions beyond the control of the subdivider; or b) the final plat includes a significant public amenity such as a pedestrian or river parkway or scenic or open space easement not previously included in the preliminary plat.
- ☒ Improvements: The final plat shall include an overall improvements drawing to be submitted with the final plat showing the location of the following:
 - a. All sewer mains and manholes;
 - b. All water mains, valves and fire hydrants;
 - c. All culinary water lines and pressurized irrigation lines, ditches, canals and other waterways, along with any required improvements;
 - d. The location of all curb, gutter, sidewalk and other street improvements to be constructed as required by this chapter;
 - e. All fences, barriers or landscaping as required by the Planning Commission;
 - f. All special improvements required by the Planning Commission as conditions of subdivision approval;
 - g. Location of all street name signs as required by a professional engineer currently licensed in the State of Utah and qualified in the area of traffic circulation;
 - h. The location of any dedicated open space and a draft of the open space agreement.
- ☒ Water, Sewer Design: Drawing showing layout, profile and detailed design for sewer line, water lines and storm drains.
- ☒ Profile, Cross Section Drawings: Plan profile and typical cross section drawings of all streets, bridges, culverts and other drainage structures and any additional requirements deemed necessary by a professional engineer currently registered in the State of Utah.
- ☒ Grading, Drainage Plan: Final grading and drainage plan, indicating the finished grade by solid line contours superimposed on dashed line contours indicating the existing topography for the area of the final plat. Such contours shall be at least two foot (2') intervals for predominant ground slope within the tract between level and five percent (5%) grade, and five foot (5') intervals for predominant ground slopes with the tract over five percent (5%) grade.
- ☒ Vegetation Plan: Vegetation plan, if required as part of the preliminary plat, showing existing vegetation that will remain and the size, type and location of vegetation to be replaced.
- ☒ Erosion Control: Erosion control plan when required by a professional engineer currently licensed in the State of Utah as a result of preliminary plat review.
- ☒ Conservation, Open Space Agreement: Final draft of any required conservation easement or open space agreement, as approved by the Town Council in conjunction with the Town Attorney.

N/A Other: Any additional reports deemed necessary by the Planning Commission.

N/A Other data that might prove helpful in evaluating this application.

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

Applicant Bush And Gudgell, Inc.
Please print

Date 07/21/2021

Signature



FOR OFFICIAL USE ONLY

PLANNING COMMISSION MEMBERS PRESENT AT SITE REVIEW:

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_____	_____
_____	_____

Adopted 02-15-06