

Subdivision – Preliminary Plan (cream) Development Review Committee Submittal Form



For Office Use Only		Base Fee
Application # <u>SA2021-020</u>	PC Public Hearing Date _____	\$500+ \$50 per lot/unit
Application Date <u>10/13/21</u>	CC Meeting Date _____	<u>27</u> lots/units x \$50 <u>1350</u>
Approval Date _____	Denial Date _____	TOTAL (15-1) <u>1850</u>
		Minor Subdivision (3 lots or less) Preliminary fee (includes final)

Proposed Project Name: Quail Mountain Subdivision

Project Location: 1300 East 235 South, Payson, Utah

☒ Subdivision ☐ PRD ☐ Multi-Family ☐ Minor Subdivision

Utah County Parcel No(s): 30-050-0109, 30050-0074 Total Acreage: 10.48

General Description of Project: _____
Single family subdivision, 27 lots

Property Owner Name: Double A

Address: 95 West 200 North, St. 2, Spanish Fork, Utah 84660

Telephone: 801-473-1127 Email: pete@ameritrue.com

Property Owner Signature: Date: 10-13-2021

Authorized Representative Contact Information: (Per the owner's signature and by indicating an authorized representative, all communication from the city regarding the project will be directed to the authorized representative.)

Name: Scott Peterson

Company Name: Atlas Engineering, LLC

Address: 946 East 800 North, Spanish Fork, UT 84660

Telephone: 801-655-0566 Email: scott@atlasengineering.net

SUBMITTAL CHECKLIST (All items required)

- | | |
|---|--|
| ☒ 1. Cover (Title) Sheet | ☒ 9. Geotechnical Report |
| ☒ 2. Preliminary Plan | ☐ 10. Title Report |
| ☒ 3. Utility Plan - culinary, secondary water, sewer, storm drain details | ☒ 11. General Notes |
| ☒ 4. Drainage Plan | ☒ 12. Electrical Layout and Load Form |
| ☒ 5. Grading Plan | ☒ 13. Site Details (aside from APWA) |
| ☒ 6. Phasing Plan | ☒ 14. Subdivision Utility Notification Form |
| ☒ 7. Public Safety Plan | ☒ 15. List of names and addresses of property owners within five hundred (500) feet as shown on the County Assessor's tax files, together with one stamped, addressed envelopes for each such owner. |
| ☒ 8. Drainage Report | |
- DT Streets*
- ELEC DEPT SAID THEY DO DESIGN. NO LOAD FORM FOR SINGLE FAMILY HAS BEEN DISPERSED. STILL GATHERING SIGNATURES.*
- CHAD DRAWING, EMAILED TO TRAVIS*

SITE SPECIFIC REQUIREMENTS (Items may be required unless determined not applicable at your predevelopment meeting:

- | | |
|--|--|
| ☐ 1. Traffic Impact Study | ☐ 6. Sensitive Lands (additional sheet) |
| ☐ 2. ALTA Equivalent Survey | ☐ 7. Plan and Profile City Public utilities |
| ☐ 3. Erosion control plan | ☐ 8. Adequate Public Facilities Report |
| ☐ 4. Other Jurisdiction Permit (UDOT) including details | ☐ 9. Open Space and Landscaping Plan (PRD and Multi-Family) |
| ☐ 5. Plan and Profile Public Roadway Improvements | ☐ 10. Letter of Condominium Status (if applicable) |

I certify that this application and all the information submitted as a part of this application is true, complete, and accurate to the best of my knowledge. I acknowledge that I have reviewed the applicable sections of the Payson City Municipal Code, that items and checklists contained in this application are basic and minimum requirements only, and that other requirements may be imposed that are unique to individual projects or uses. I agree to comply with any and all applicable laws, ordinances, and resolutions in effect at this time. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Payson City may rescind any approval or take any other legal or appropriate action. I also agree to allow the staff, planning commission, city council, or appointed agents of the city to enter the subject property to make any necessary inspections thereof.

Signature Authorized Agent/Owner (if no agent): SA D L Arms Engineering Date: 10/13/2021

SUBMITTAL REQUIREMENTS

Submit to: Development Services, 439 W Utah Avenue, Payson, UT

Submit both paper and electronic:

1. **Paper** submittal:
 - a. Plan sets - one (1) sized 24" x 36" and one (1) sized 11" x 17"
 - b. All reports and other documentation - One (1) set sized 8.5" x 11"
2. **Electronic** submittal on **CD or thumb drive**:
 - a. a full plan set in one (1) single pdf
 - b. an electronic design file AutoCAD 2014 format (N.A.D. 83 Coordinates)
 - c. reports (drainage, geotechnical, title) and other documentation each in a separate pdf.

Submit Fee: (per calculation) (Payable to Payson City)

NOTE:

1. Applications will not be accepted without ALL the required submittal materials. The city will not hold partial submittals.
2. Acceptance of this submittal to the Development Review Committee (DRC) for review is not an acknowledgement by the city of a complete application. This determination will be made by the DRC in accordance with UCA 10-9a-509.5.

ADDITIONAL INFORMATION (Links)

Payson City Code - <https://paysonutah.org/government-transparency/transparency/city-code>

Title 19, Zoning Ordinance and Appendix A

Title 14, Fire Protection

Title 20, Subdivision

Title 21, Sensitive Lands

Payson City Planning and Zoning - <https://paysonutah.org/departments/development-services/planning-and-zoning>

Payson City Engineering – Development Guidelines – <https://paysonutah.org/departments/development-services/engineering>

Utah MUTCD - <https://www.udot.utah.gov/main/?p=100;pg:0::1:T.V:4072>,