



FINAL PLAT APPLICATION

(801) 789-6642 • 1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005 • WWW.EAGLEMOUNTAINCITY.COM

PROJECT INFORMATION		UPDATED: 10/2012
Official Project Name: _____ <small>(Country Estates Final Plat A-1)</small>		
Current Zone: _____ Surrounding Land Uses: _____		
Number of Lots: _____ Total Acreage of the Subject Property: _____		
General Location of the Property: _____		
AUTHORIZED AGENT INFORMATION	PROPERTY OWNER INFORMATION	
Authorized Agent: _____	Property Owner: _____	
Address: _____	Address: _____	
Phone: _____ Cell: _____	Phone: _____ Cell: _____	
E-mail: _____	E-mail: _____	
ENGINEER INFORMATION	ENGINEER INFORMATION	
Company & Contact Name: _____	Company & Contact Name: _____	
Address: _____	Address: _____	
Phone: _____ Cell: _____	Phone: _____ Cell: _____	
E-mail: _____	E-mail: _____	

****IMPORTANT:** Incomplete applications will not be accepted. In order for an application to be deemed complete, all required materials must be submitted with the application, regardless of whether they have been previously submitted to Eagle Mountain City. If any required materials are not applicable to your submittal, you must submit a letter for each required item stating the reason why it is not applicable to your application.**

SUBMITTAL REQUIREMENTS	FOR OFFICE USE ONLY		
<ul style="list-style-type: none"> ▪ 2 large (24" x 36") paper copies of all plans. (Includes the Plat, Construction and Landscape Plans.) ▪ 1 electronic copy of all plans is required to be submitted on CD in PDF & CAD (.dwg or .dxf) file format. Please ensure there is only one PDF electronic file for each type of plan; do not separate the individual pages within a set of plans. Please label accordingly. ▪ 1 electronic copy of all other required materials is also required to be submitted on CD in PDF format (or any other applicable format). 	Date: _____	Application Complete? <input type="checkbox"/> Yes <input type="checkbox"/> No.	
	Application received by: _____	Anything missing: _____	
	Number of Lots: _____ x \$95.00 + \$400.00 Base Fee = _____ <u>Natural Gas and Electric Infrastructure Layout:</u> First 15 Lots or Less: \$1,000.00 Number of Lots in Excess of 15 _____ x \$30.00 = _____ 5% Administrative Fee: _____		
	<input type="checkbox"/> Check <input type="checkbox"/> Charge <input type="checkbox"/> Cash Total Amount Paid: _____		Receipt Number: _____

Please see Applicant Certification on the following page.

APPLICANT CERTIFICATION: I certify under penalty of perjury that this application and all information submitted as part of this application are true, complete and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Eagle Mountain City may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Eagle Mountain Development Code and 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. Additionally, I acknowledge that I have reviewed and understand the section from the Consolidated Fee Schedule and hereby agree to comply with this ordinance. I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Property Owner's Signature: _____ Date: _____

Documents to attach to application:

- Final Plat Application Requirements/Checklist
- Standardized Nomenclature for Preliminary Plats, Final Plats, & Lots
- Eagle Mountain Plat Dedication Language
- ICPE Information/Drawing Requirements

FINAL PLAT APPLICATION REQUIREMENTS/CHECKLIST

- FINAL PLAT: The Final Plat prepared at a scale of not less than one (1) inch equals one hundred (100) feet with all dimensions shown in feet and decimals thereof will be required for final approval prior to recordation. Plats of large areas may be prepared on multiple, serially numbered sheets with match lines and an index map with vicinity and index maps appearing on the first of the serially numbered sheets. Final Plats must show trails, roads, sidewalks and other public facilities which will be deeded to the City in accordance with the requirements of this Title. The City shall provide a set of standard cross sections for roads, trails and sidewalks. The Final Plat submission must conform in all major respects to the Preliminary Plat as previously reviewed and approved by the Planning Commission or City Council as applicable (unless processed simultaneously). Final Plat submissions shall include all information listed below, delineated in permanent ink on waterproof tracing cloth or Mylar for recordation (which can be submitted after the City Council grants final approval) and submitted in an electronic format:
 - A title block showing the name of the proposed subdivision and its location by quarter-quarter section, section, township, range, principal meridian, city, county and state;
 - The name, address, telephone number, stamp, signature and registration number of a land surveyor registered in the State of Utah who prepared or reviewed the final plat;
 - A north point and both graphic and written scales;
 - A high-quality vicinity map that locates the proposed subdivision within its Township and the section, shows major roads and watercourses adjacent to or near the subdivision and shows the boundaries and recorded names of adjacent or nearby subdivisions;
 - The point of beginning for the survey, which shall be tied to a section or quarter-section corner, and the location and a description of all existing monuments found during the course of the survey;
 - The location, nature and boundaries, with bearings and distances, of all existing public ways and public or private easements in or adjacent to the subdivision, including the county book and page number references of the instruments establishing those ways or easements;
 - The exterior boundaries of the subdivision, with all bearings and distances, including curve data for curving boundaries;
 - The location, exterior dimensions and consecutive number of all lots and blocks or other parcels created by the subdivision, including bearings and distances and curve data for curving boundaries (with all curve dimensions for boundary lines shown outside any such boundaries);
 - That the table of plat calculations include the following:
 - Total acreage
 - Total acreage in lots
 - Total open space
 - Total improved open space
 - Average lot size (acreage & sq. footage)
 - Largest lot size
 - Smallest lot size
 - Overall density

- Total # of lots
 - The names (dissimilar from existing streets) of all streets and widths and boundaries of all street and trail rights-of-way and utility easements, including bearings and distances and curve data for curving boundaries;
 - The location and a description of all monuments set during the course of the survey;
 - A signed and dated owner's dedication in the form approved by the City which includes a complete legal description of the parcel being subdivided, and in which the owners of record dedicate all open space, public ways, utilities and other public spaces to public use;
 - A public notary's acknowledgment of the owner's certificate;
 - A signed and dated certificate of consent in which all mortgagors, lien holders and other parties with any real property interest, including the holders of mineral rights, in the property consent to its subdivision;
 - A public notary's acknowledgment of the certificate of consent;
 - Signature blocks for approval by the City Council, City Engineer and City Attorney;
 - An owner's dedication certificate, notary public acknowledgement for each signature on the plat, a correct metes and bounds description of all property included within the subdivision, other affidavits, certificates, acknowledgements, endorsements and notarial seals as required by law, this Title or by the City Recorder or City Attorney;
 - Building envelopes for each lot shall be shown on the final plat;
 - Water rights conforming to the City's requirements shall be submitted to the City Attorney for approval.
- CONSTRUCTION PLANS: Construction drawings for required public improvements will include the following and are required to be submitted with all final plat applications:
- Plan, profile and construction detail drawings prepared by a licensed professional engineer with his/her signature and seal.
 - Control data shall be referenced to information contained on county area reference plats.
 - Elevations shall be tied to an existing Utah County benchmark. Drawings shall show an elevation benchmark for the project.
 - The drawing scale shall be one (1) inch equals twenty (20) feet horizontal and one (1) inch equals two (2) feet vertical. The vertical scale may be smaller if warranted by unusual circumstances.
 - Stationing shall increase from left to right.
 - Centerline data and property line data shall be shown, including details of all curves.
 - Existing ground profiles shall be shown a minimum of three hundred (300) feet each way from the ends of subdivision streets.
 - All existing and proposed improvements within the project or within one hundred (100) feet of the project or adjoining the subdivision shall be shown. This includes curb, gutter, sidewalk and underground pipes and utilities, ditches, canals, fire hydrants, street lights, water valves, etc. That existing fire hydrants in surrounding properties are shown.

- All proposed structures such as manholes, catch basins, clean-outs, etc. shall be shown. If City standard structure details exist, they may be referenced in lieu of detail.
- All proposed drainage facilities, including pipe and boxes, shall be shown. This includes plan and profile of the system showing the method of drainage water disposal.
- All vertical curves and horizontal distances shall be constructed in accordance with AASHTO requirements and standards.
- Elevations shall be shown on all horizontal and vertical curves at approximately twenty-five (25) foot intervals and at the points of curvature and points of tangency.
- The minimum grade for curb and gutter shall be one half (0.5) percent identified on all curb returns and cross gutters. Percent of grade shall also be shown on straight grades with elevations at approximately fifty (50) foot intervals with flow arrows to indicate the direction of drainage.
- All street names shall be shown.
- Show typical roadway cross sections.
- The existing grade elevations shall be shown in the profile.
- Construction standards and specifications shall be referenced.
- Road signs and stop signs shall be shown.
- Mailboxes and gang boxes shall be shown.

□ LANDSCAPING PLANS: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types and sizes of landscaping elements, sprinkler system plans, existing trees if any, and showing compliance with the landscaping or buffering requirements of the appropriate zoning district. The landscaping plan shall include, at a minimum, the following information:

- The location and dimension of all existing and proposed structures (when feasible), property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas and lighting.
- The plant names (both botanical and common name), location, quantity and size of all existing and proposed plants. The proposed plan should indicate the size of the plant material at maturation (see Title 1, Chapter 11 for more landscaping standards).
- The landscaping plan should also exhibit the existing landscaping twenty (20) feet beyond the property lines.
- Existing and proposed grading of the site indicating contours at two (2) feet intervals.
- Plans showing the irrigation system shall also be included in the landscaping plan submittal.
- Proposed and existing fences and identification of the fencing materials.
- A summary of the total percentage of landscaped areas, domestic turf grasses and drought tolerant plant species along with the estimated cost of all the improvements.

□ FINAL UTILITY PLAN: Utility plans in color showing all the utilities including but not limited to water, sewer, storm drain, gas and electrical lines. The location and size of existing and proposed utility lines and facilities in or adjacent to the proposed development shall also be shown.

- GRADING, DRAINAGE AND EROSION PLAN: A grading, drainage and erosion plan prepared and stamped by a licensed engineer shall be submitted. The report shall contain the drainage basin map and a plan view of the overall storm water system. The grading, drainage and erosion plan shall address the following issues: description of features and hydrological conditions, drainage basin and sub-basin, drainage facility design criteria, infrastructure design criteria, grading plan and erosion control. Specifically, the report shall contain at a minimum the following information:
 - The existing roadways, drainage ways, vegetation and hydrological conditions of a ten (10) year twenty-four (24) hour event and a one hundred (100) year twenty-four (24) hour event.
 - The major basin descriptions referencing all major drainage reports such as FEMA, major drainage planning reports or flood insurance maps and the basin characteristics and planned land uses.
 - The sub-basin description showing the historical drainage pattern and off-site drainage patterns both upstream and downstream of the property.
 - A general discussion of how the proposed system conforms to existing drainage patterns and how offsite upstream drainage will be collected to protect development
 - The water quality evaluation showing the water quality shall not be degraded from existing storm water quality including how solids are collected and not allowed to be discharged into downstream waters and how oils and greases are separated from stormwater.
 - Maintenance plan and procedure for storm water system; thorough narrative of all charts, graphs, tables or other information included in the report describing how it affects the proposed development.
 - Infrastructure design criteria showing the piping is sized to handle the peak intensity of the ten (10) year storm event; all detention basins are sized to handle one hundred (100) year storm while discharging at a maximum ten (10) year twenty-four (24) hour historical rate; a ten (10) foot traffic lane in both directions is maintained at all locations within the development; and that the roadway and infrastructure will handle a one hundred (100) year storm event without flooding homes or damaging public property.
 - Grading plan showing a soil map depicting unique soil features such as collapsible soil, rock features, etc.; a grading plan showing all cut and fill areas within development including the identification of slopes; fill and cut depths; and rock features within ten (10) feet of post grade soil surface.
 - The grading plan shall also show how the grades will allow water to run off of lot areas without ponding and creating flooding problems for homes. Erosion control shall show how erosion will be controlled during construction, explain and design such that construction debris and silts will not be collected by storm water system, show and design for all cut and fill slopes will not be eroded and how these areas will be re-vegetated.

- EASEMENTS: The proposed grants of easement to be imposed on any land within the development.

- DIRECT COMMUNICATIONS LETTER: An acknowledgement letter from Direct Communications stating they were notified of the proposed development, with the location and proposed number of units.
- US POSTAL SERVICE LETTER: An acknowledgement letter from the US postal Service stating that they were involved with the mail-delivery design and are satisfied with the proposed project. (Contact: Cathy MacInnes, Lehi Area Post Office, 333 East Main Street Lehi, UT 84043-9998, 801-766-1572, catherine.a.macinnes@usps.gov.)
- SOILS REPORT: Three (3) paper copies of a soils report prepared and stamped by a Licensed Engineer.
- **FOR EAGLE MOUNTAIN PROPERTIES PROJECTS ONLY** With your submittal please include a statement of the following:
 - The total number of residential units allowed under the Master Site Plan and After-Acquired Properties carrying residential densities;
 - The cumulative total number of residential units previously approved for all of Owner/Developer's Properties, including After-Acquired Properties carrying residential densities, from the date of the approval for the Master Site Plan to the date of the application;
 - The number of units and densities for which a permit is sought under the particular development phase application, and
 - The balance remaining allowable to the Owner/Developer's properties.
- FEE: The processing fee of \$400.00 plus \$95.00 per lot shall be paid in full. Additionally, the Natural Gas and Electric Infrastructure Layout fee of \$1,000.00 for the first 15 lots, as well as \$30.00 for each lot in addition to 15 and the 5% administrative fee shall be paid in full.

STANDARDIZED NOMENCLATURE FOR PRELIMINARY PLATS, FINAL PLATS, & LOTS

STATUS OF PROJECT	DESIGNATION	REPRESENTATION
Preliminary Plat	"Phases"	A, B, C, D, E, ...
Final Plat	"Final Plats"	1, 2, 3, 4, 5, ...
Lots (within a final plat)	☆ The first digit corresponds to the numbered plat that is located within ☆ Lot numbering does not continue through corresponding plats Example: Plat 1 goes from 101-117 for a total of 17 lots, Plat 2 begins at <u>201</u> not 118 or 218	101, 102, 103, 104, 105, ... 201, 202, 203, 204, 205... ... 901, 902, 903, 904, 905, ... 1001, 1002, 1003, 1004, 1005, 2001, 2002, 2003, 2004, 2005, ... 2101, 2102, 2103, 2104, 2105,

(Example)

The Country Estates Development

(in the instance that a development will have multiple preliminary plats within the same project)

- Naming the first preliminary plat:

Country Estates Preliminary **Phase A**

- Naming the first final plat:

Country Estates Preliminary Phase A, **Final Plat 1**

- Identifying the lot numbering in final plats 1-3:

Country Estates Preliminary Phase A, Final Plat 1, **lot 101, 102, 103...**

Country Estates Preliminary Phase A, Final Plat 2, **lot 201, 202, 203...**

Country Estates Preliminary Phase A, Final Plat 3, **lot 301, 302, 303...**

- Naming the second preliminary plat:

Country Estates Preliminary **Phase B**

- Naming the first final plat of the second preliminary plat (*Phase B*):

Country Estates Preliminary Phase B, **Final Plat 4**

- Identifying the lot numbering in final plats 4-7:

Country Estates Preliminary Phase B, Final Plat 4, **lot 401, 402, 403...**

Country Estates Preliminary Phase B, Final Plat 5, **lot 501, 502, 503...**

Country Estates Preliminary Phase B, Final Plat 6, **lot 601, 602, 603...**

** Please note that there are **NO** Roman Numerals (I, II, IV, VII) used whatsoever**

EAGLE MOUNTAIN PLAT DEDICATION LANGUAGE

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S):
PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE(S)

ACKNOWLEDGEMENT

On the _____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

NOTARY PUBLIC

Requirements for
Design of Electric and Natural Gas Infrastructure
Eagle Mountain City

Intermountain Consumer Professional Engineers, Inc. (ICPE) has been retained by Eagle Mountain City to provide engineering and drafting services to develop plans for "on-site" electric and natural gas infrastructure for new and replatted residential developments/subdivisions located within Eagle Mountain City. The following materials shall be provided to the Eagle Mountain City Planning Department by Developers to initiate a design for dry utilities:

Developers shall submit all required materials (below) and pay the fee at the Planning Department with the original project application submittal (Final Plat or Site Plan).

In other words, in addition to the application materials required for a Final Plat or Site Plan, Developers shall provide a separate CD with electronic (AutoCAD) drawings/maps of subdivisions showing the arrangement of the lots, roads, sidewalks, parks, runoff retention areas, landscaped areas (green spaces) and other improvements. These drawings will be used as the background for the dry utility plans. Separate drawings will be prepared for electric and natural gas infrastructure.

The drawings for subdivisions shall show lot boundaries, lot numbers and easement locations (public utility easements or PUEs) along front, side and rear lot lines, as applicable.

For all large, multi-phase (plat) subdivisions, overall development plans must also be submitted.

The city will provide proof of payment to ICPE on behalf of the Developer before engineering/drafting services are begun.

ICPE will develop plans for on-site electric and natural gas infrastructure within subdivisions that are consistent with the most current Eagle Mountain City standards and plans for the infrastructure.

Development of plans for so called "offsite" electric and natural gas infrastructure (including offsite infrastructure located within subdivisions) required for subdivisions will be provided by ICPE on a time and materials basis or ICPE will prepare a specific proposal for the design of this infrastructure.

A meeting will be held with Developers/Developers' Representatives to review the completed dry utilities plans. Minor plan revisions will be completed after the meeting and final plans (drawings) will be provided to Eagle Mountain City/Developers subsequent to revision.

Fee Schedule as Follows:

1. All Subdivisions ----- \$1,000.00- First 15 lots or less.
2. Subdivisions with more than 15 lots are \$30.00 per lot for lots in excess of fifteen (15) lots.
3. Offsite will be calculated according to the following on a time and expenses basis:
 - Project Engineers----- \$76-\$86 per hour
 - Engineer ----- \$66-\$76 per hour
 - Design Technicians----- \$64-\$74 per hour
 - CAD Drafter ----- \$39-\$45 per hour
 - Mileage----- \$0.50 per mile
4. Eagle Mountain City will add a 5% administration fee to the total project amount

Contact information for ICPE relative to the preparation of plans for dry utilities for Eagle Mountain City subdivisions is as follows:

Leslie A. Bell
ICPE
1145 East South Union Avenue, Midvale, Utah 84047
Office Phone: (801) 255-1111 Cell Phone: (801) 556-7792 lbell@icpeinc.com