



Smithfield City

96 S. Main
Smithfield, UT 84335
(435) 563-6226

www.smithfieldcity.org

Date Submitted: _____

**Application Fees: \$2,500 escrow
deposit; \$1,000 + \$25/lot**

Total Fee Due: _____

PRELIMINARY PLAT APPLICATION

Project Information

Subdivision Name:	_____		
Approximate Location:	_____		
Parcel ID(s):	_____		
Acres:	Proposed Phases:	Zoning:	
Adjoining Subdivision(s):	_____		
Project Description:	_____		

This Application is being submitted by: (check one)¹ Property Owner Developer Engineer/Surveyor

Property Owner Information

Name:	_____		
Home Address:	_____		
Phone:	_____	Email Address:	_____

Developer Information

Name:	_____		
Address:	_____		
Phone:	_____	Email Address:	_____

Engineer/Surveyor Information

Name:	_____		
Home Address:	_____		
Phone:	_____	Email Address:	_____

SUBMITTAL CHECKLIST

In the right column, check each of the following items for compliance with adopted City Standards, Titles, General Plans and Ordinances. You will be notified of any missing/incomplete items on the checklist. If there are other items/information you wish for the City to take into consideration when reviewing this Final Plat Application, please attach additional sheets describing those items/information.

<input type="checkbox"/>	<input type="checkbox"/>	1. Electronic version and one (1) 24"x 36" and one (1) 11" x 17" hard copy of the Preliminary Plat
<input type="checkbox"/>	<input type="checkbox"/>	2. Mailing labels for all property owners within 300' of the proposed subdivision. This information can be obtained from the Cache County Parcel/Zoning Viewer: www.cachecounty.org/gis .
<input type="checkbox"/>	<input type="checkbox"/>	Plat Details
<input type="checkbox"/>	<input type="checkbox"/>	3. Plat drawn to a scale of not less than 1"=100'.

¹ If anyone other than the Property Owner is submitting this Application, the submittal **must** be accompanied by a signed/notarized statement from the Property Owner authorizing the person(s) or firm submitting the Application on behalf of the Property Owner.

___	4.	North Arrow.
___	5.	Plat drawn with the top of the sheet being either north or east
___	6.	Names and addresses of the owner, subdivider if other than the owner, and engineer or designer of the subdivision.
___	7.	Location of subdivision including the address and the section, township and range.
___	8.	All lines, dimensions and markings in waterproof black ink. (No adhesive labels)
___	9.	Requested name for the subdivision.
___	10.	Date of Preparation
		Existing Conditions
___	11.	Location of the nearest legal monument
___	12.	The boundary of the proposed subdivision and the acreage included
___	13.	Depiction of all property under the control of the subdivider, even though only a portion may be considered for development.
___	14.	Location, width and names of all existing streets within two hundred feet (200') of the subdivision
___	15.	Location of all public ways, railroad and utility rights of way, parks, and other public spaces, permanent buildings and structures, and houses or permanent easements
___	16.	Location of Section and corporation lines.
___	17.	Location of all wells, proposed, active and abandoned, and of all reservoirs within the tract and to a distance of at least one hundred feet (100') beyond the tract boundaries.
___	18.	Existing sewers, water mains, irrigation lines, culverts or other underground facilities within the tract and to a distance of at least one hundred (100') beyond the tract boundaries, indicating pipe sizes, grades, manholes and exact location
___	19.	Existing ditches, canals, natural; drainage channels and open waterways an proposed realignments.
___	20.	Boundary lines of adjacent tracts of unsubdivided land, showing ownership where possible.
___	21.	Contour lines at vertical intervals of not more than two feet (2') excepting in mountainous or otherwise steep areas where a more practical interval would be warranted.
___	22.	Where applicable, location of the 100-year floodplain as determined by the federal emergency management agency (FEMA).
		Proposed Plan
___	23.	The layout of streets (designated by actual or proposed names and numbers), showing location, widths and other dimensions of proposed streets and alleys
___	24.	Layout, numbers, and typical dimensions of lots
___	25.	Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision
___	26.	Building setback line
___	27.	Proposed easements for water, sewers, drainage, utility lines and other purposes
___	28.	Typical street cross sections and preliminary street grades if required
___	29.	Tentative plan to accommodate storm water
___	30.	Tentative plan for culinary and secondary water systems
___	31.	Tentative plan for sewer service
___	32.	An adequate traffic report prepared by a qualified traffic engineer when required by the planning commission
___	33.	Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision
___	34.	Water Model submitted

Applicant Statement/Signature

I hereby certify that this Application is true and complete, to the best of my knowledge. I agree that in submitting this Application, I agree to abide by all applicable federal, state and local rules, regulations and ordinances that govern subdivision development in Smithfield City.

 _____ (Printed Name)

 _____ Date