



Preliminary Plan Application

Project/Subdivision Name: _____

Approx. Location: _____

Parcel Number(s): _____ Total Acres: _____

Current Zone: **P** Number of Lots: _____ Number of Lots Per Acre: _____

Number of Phases: _____ Estimated Time Frame for Completion of All Phases: _____

Contact Information

Developer: _____

Company Name: _____

Address: _____

Phone: _____ Email: _____

Engineer: _____

Company Name: _____

Address: _____

Phone: _____ Email: _____

Property Owner: _____

Check Here if Same as Developer

Address: _____

Phone: _____ Email: _____

Preliminary Plan Requirements (Ordinance 10-5-10)

- Complete all conditions/requirements from the Concept Plan Meeting
- Ownership Affidavit
- Agent Authorization (if Developer is different from Property Owner)
- Current Title Report
- Signed easements/agreements with adjacent property owners (if applicable)
- Draft of Covenants, Conditions, and Restrictions (if applicable)
- Draft of any applicable Agreement
- Will-Serve letters from Utility Companies stating approval of Preliminary Plan
- A written statement from the Bear River Health Department regarding on-site wastewater disposal (if applicable)
- A written statement from the Army Corps of Engineers regarding wetland mitigation (if applicable)
- Storm Drain Calculations
- Geotechnical Report (where applicable)
- Environmental Impact Assessment (where applicable)
- Fiscal Impact Study (where applicable)
- Construction Cost Estimate
- Preliminary Plan Drawings - One full sized (24" x 36"), one reduced (11" x 17"), and one electronic PDF form shall be submitted of the following (the top of the sheet should face up or to the right)

Information to Include on all Drawings: This is in addition to information required by concept plan application, and is not limited to the following:

- **General**
 - Plat and Drawings shall be prepared in the same format as the final plat and shall include the following instruments to be signed:
 - Developer's Engineer and/or Surveyor's Signature and seal
 - Owner's approval
 - Planning Commission approval
 - City Engineer's approval
 - District Sanitarian's approval (where applicable)
 - The approved name of the subdivision and the words "Preliminary Plat – Not to be Recorded" listed on each page
 - Written indication of design criteria to be used in design of improvements
 - Dimensions shown in feet and decimals
 - Drawn to scale of not less than one-inch equals one hundred feet
 - Bearings shown in degrees, minutes, and seconds
 - True North point
 - City, Township, Range, Section and Quarter Section, Parcel Information
 - Location of the nearest elevation benchmark and survey control monument

- Location of property monuments for adjacent tracts of land, include ownership information
- Contours
 - Two-foot intervals for predominant ground slopes between level and 5% grade
 - Five-foot intervals for predominant ground slopes greater than 5% grade
 - One-foot intervals for level topography (where applicable)
- **Existing**
 - Existing Conditions Inventory (*See City Code 10-17-3*)
 - Location and sizes of the following found in and within 500 feet of the proposed development:
 - Wastewater disposal systems
 - Sanitary sewer
 - Storm drain (including detention basins)
 - Water supply mains
 - Culinary water sources
 - Secondary water sources
 - Storage facilities
 - Water treatment facilities
 - Culverts within the tract
 - Water courses (natural or man-made)
 - Location, dimension, and names of all streets, alleys, easements found in and within 500 feet of the proposed development
 - Location of bridges, culverts, surface or subsurface drainageways, areas subject to occasional flooding, marshy areas, swamps, utilities, building, pumping stations or appurtenances found in and within 500 feet of the proposed development
 - Boundaries of areas of subject to flooding or storm water overflow (based on an intensity estimated to occur with a return frequency of every 100 years)
 - Width and direction of flow of all watercourses
 - Include existing and proposed irrigation and natural runoff channels/courses
- **Proposed**
 - Location, proposed names, widths and typical cross section of streets, curbs, gutter, sidewalks, and other improvements of proposed street right-of-ways and access easements
 - Lot layout and dimensions with type of use defined (single family, multi-family, etc.)
 - Buildable area identified (*See City Code 10-22-6*)
 - Lots and blocks numbered consecutively
 - Site plan for proposed dwelling locations and driveways for each lot within a special topographical and geological condition exist
 - Dimensions and locations of all existing or proposed dedications, easements, and deed restrictions
 - Phase lines (where applicable)

- Sites reserved or dedicated for parks, playgrounds, schools, or other public uses (where applicable)
- Water Facilities
 - Pipe type(s), diameter(s), minimum cover
 - Valve locations
 - Fire hydrant locations
 - Water sources
 - Water rights
 - Reservoirs
 - Pumps and design calculations
- Storm Sewer Systems
 - Pipe type(s), diameter(s), minimum cover
 - Location of detention ponds
 - Manholes
 - Inlets
 - Other appurtenances with design calculations
- On-Site Wastewater Facilities
 - Dimensioned locations of septic tanks
 - Pump facilities
 - Wastewater drain fields
- Location of any foregoing improvements that may be required to be constructed beyond the boundaries of the subdivision (as appropriate)
- Type and size of fencing shown along canals, waterways, and agricultural land
- Location of excavation or grading areas requiring an excess of three-foot cuts or fills

*All plans must be prepared and stamped by a licensed and/or certified professionals including, but not limited to, architects, landscape architects, land planners, engineers, surveyors, transportation engineers or other professionals as deemed necessary by the City.

**Complete applications must be submitted two (2) weeks prior to the regularly scheduled Planning Commission meeting.

Applicant Certification Preliminary Plan

I swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my knowledge and belief. I also certify and agree:

- 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 and to appear on my/our behalf before any city commission, board or council considering this application.
- I understand that Honeyville City may rescind any approval or take any other legal or appropriate action for information or representations submitted that is incorrect or untrue.
- I have reviewed the applicable sections of the Honeyville Municipal 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.
- To pay all fees associated with this project as assessed by the current adopted Consolidated Fee Schedule, as well as any fees associated with any City Consultant (e.g. engineer, attorney.)
- The applicant shall also be responsible for all collection fees incurred including a collection fee of up to 40% (pursuant to the provisions of the Utah Code Ann. §12-1-11).
- 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.

Developer's Signature: _____ Date: _____

Property Owner's Signature: _____ Date: _____

Agent Authorization

State of Utah)

County of _____)

I/We , the sole owner(s) of the real property located at _____,
Honeyville, Utah, hereby appoint _____ as my/our
Agent with regard to this application affecting the above described real property, and authorize
said Agent to appear on my/our behalf before any city commission, board or council
considering this application.

Dated this _____ day of _____, 202____

Signed: _____
Property Owner

Property Owner

Subscribed and sworn to before me on this _____ day of _____, 202____

Notary Public