



PLANNING & ZONING
HURRICANE CITY
UTAH

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FINAL PLAT APPLICATION

*For Office Use Only: \$200
engineering fee PLUS \$160 per lot*

Submittal Requirements:

1. _____ The final plat shall show:

- ___ a. The name or designation of the subdivision that is distinct from any plat already recorded in Washington County.
- ___ b. The boundaries, course, and dimensions of all of the parcels of ground divided, by their boundaries, course, and extent, whether the owner proposes that any parcel of ground is intended to be used as a street or for another public use, and whether any such area is reserved or proposed for dedication for a public purpose.
- ___ c. The lot or unit reference, block or building reference, street or site address, street name or coordinate address, acreage or square footage of all parcels, units, lots, and the length and width of the blocks and lots intended for sale.
- ___ d. Every existing right-of-way and easement grant of record for communications infrastructure, for underground facilities as defined in Section 54-8a-2 of the Utah Code and for other utility facilities. Where the same is granted to a specific entity, that entity must be clearly identified.
- ___ e. True angles and distances to the nearest established street lines or official monument, which shall be accurately described on the plat and shown by appropriate symbols.
- ___ f. All street center line data must be shown, together with its relationship to the property lines, corners, etc.
- ___ g. The accurate location of all monuments shall be shown on the plat, and shall be identified, including all United States, State, County, or other official monuments.
- ___ h. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).
- ___ i. Street monuments shall be installed by the subdivider in accordance with the requirements of City Standards. Locations of said monuments shall be approved by the City Engineer and indicated on the subdivider's plat by the appropriate symbols.
- ___ j. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common uses by all property owners.
- ___ k. Where it is proposed that streets be constructed on property controlled by a public agency or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company and entered on the final plat in a form approved by the City Attorney.

2. _____ Required Forms & Certificates: In addition, the final plat shall contain the standard forms for the following:

- ___ a. A registered professional land surveyor's certificate of survey, together with a statement that: (a) the surveyor holds a license in accordance with the Utah Code Professional Engineers and Professional Land Surveyor's Licensing Act; (b) the surveyor has completed a survey of the property described on the plat in accordance with Section 17-23-17 of the Utah Code and has verified all measurements; (c) has placed monuments as represented on the plat. Plat must be signed and stamped by the licensed surveyor prior to final plat submittal.
- ___ b. The owner's certificate of dedication of all streets, roads, rights-of-way, or other parcels intended for the use and benefit of the general public.
- ___ c. Mortgagee or other lien holder's Consent to Record, if applicable.

- ___d. A place for a notary public's acknowledgement of the signature of the mortgagee or each owner signing the plat if required.
- ___e. Certificate of approval of Ash Creek Special Service District.
- ___f. Certificate of approval of the City Engineer.
- ___h. Certificate of approval of the City as evidenced by the signature of the mayor
- ___i. Certificate of approval as to form executed by the City Attorney.
- ___j. A one and one-half inch by five-inch (1 ½" x 5") space in the lower right-hand corner of the drawing for the use of the County Recorder.
- ___k. Certificate of approval of the County Treasurer

3. Other Information Required: The following information or documentation shall be submitted:

- ___a. An original copy for Staff review of the proposed deed restrictions or CC&Rs in proposed final form with signature lines for all owners of any interest in the subdivision who would sign the final subdivision plat must be submitted with final plat application. After being approved by staff this document shall be signed, acknowledged by a notary public, and recorded in the office of the County Recorder along with the final plat.
- ___b. Title report for the property being subdivided.
- ___c. An electronic submittal of the PDF file via email to the Planning and Engineering Departments.

Application Process: The following steps occur:

- Once construction drawings are approved, a completed application for final plat approval and the required fee of \$160 per lot plus \$200 is submitted to the Planning Department. A paper copy and an electronic submittal of the plat will be sent to the city Engineer for review. The City Engineer will review and, if necessary, red line the plat and email the subdivision engineer regarding required changes.
- If a plat is still not ready for the City Engineer's signature after the second review submittal, an additional \$150 fee must be paid before the Engineer performs another review.
- Concurrently with the City Engineer's review, the Final Plat Approval Staff (Planning, Legal, and Public Works Departments) will review the plat and make the final determination of approval. Appeals of this process may be made to the City Council by requesting an agenda item from the City Recorder.
- Once the City Engineer has signed off on the plat, the plat will be presented to the mayor for signature.
- Once the Final Plat Approval Staff has given approval of a final plat and adequate financial security is in place, the developer may schedule a pre-construction meeting with the City Public Works Department. Construction of the subdivision may then proceed.
- Copies of plats that have been approved will be provided to the Planning Commission and City Council for their information.
- Once the subdivision infrastructure is built and preliminarily accepted, the subdivision may be recorded.
- If an applicant desires to record the subdivision before infrastructure is recorded, the financial security will be for the entire project, not just the warranty and overrun estimates.

Requirements for recordation:

1. Final plat approval
2. Financial security in place
3. Emailed CAD file to the Washington County Recorders office. Send to general.recorder@washco.utah.gov
4. A title report prepared no more than 30 days prior to submittal to be submitted to the City Attorney.
5. Satisfaction for water impact fee to Washington County Water Conservancy District
6. All signatures must be on the mylar, including property owners of record according to the title report, City officials and Ash Creek Special Service District Superintendent. The City Attorney is the last signer of the mylar just prior to recordation.
7. Someone from the City Attorney's office will accompany the developer's representative to the County Recorder's office for recordation. The developer pays recording fees.

Miscellaneous information:

A development with CC&R's should submit a copy of the CC&R's to the Planning Staff and one to the City Attorney for review at the time the final plat is submitted.

Any special easements, pump stations, transformers, etc. can delay approvals.

Building permits are not issued within a subdivision until the plat has been recorded and the Public Works Department has signed off on all the improvements required for the subdivision, whether on or off site, signifying their completion and initial acceptance.

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application or an application submitted before construction drawings have been signed will not be scheduled for review.

I (we) have read and understand the requirements of this application and all information is true and accurate to the best of my (our) abilities.

Applicant Name: _____ Date: _____

Signature: _____