

Town of Springdale

# Application for Subdivision - Preliminary Plat

**For Official Use Only**

File Number \_\_\_\_\_

Brief Description of Subdivision Location \_\_\_\_\_

Date Application Completed \_\_\_\_\_ Review date \_\_\_\_\_ Authorization \_\_\_\_\_

Notes/Further Review \_\_\_\_\_

**1. Applicant Information:**

Name \_\_\_\_\_ Telephone \_\_\_\_\_

Organization \_\_\_\_\_

Street Address \_\_\_\_\_ P.O. Box \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**2. Fee:**

Non-refundable, estimated fee of ~~\$500.00~~ must be paid to the Town Clerk before this application may be considered. \$400.00 + \$25.00 / lot

**3. Site Information:**

Street address: \_\_\_\_\_

Number of proposed parcels in subdivision: \_\_\_\_\_

**4. Zone Information:**

Property is zoned (include all zones): \_\_\_\_\_

Zoning of Contiguous Properties: \_\_\_\_\_

Narrative description of contiguous uses: \_\_\_\_\_

**5. Preliminary Plat Information:**

All applicants must submit three (3) copies of the preliminary plat for subdivisions which divide a parcel of land into three or fewer lots, The DCD may waive certain application requirements listed below, if they are not pertinent to the development or are unnecessary to evaluate the safety of the development.

- 1. Completed Preliminary Plat application.
- 2. The subdivider shall be required to show the feasibility of the proposed water and sewage systems necessary to meet the requirements of this Ordinance, the local health officer, and the State Division of Environmental Health as indicated by letters of feasibility from such health officers.
- 3. Summary statement containing the following:
  - a. Total area within the subdivision;
  - b. Total area of each lot;
  - c. Total number of proposed dwelling units;
  - d. Estimated maximum drainage flow (100-year storm) through any natural courses lying within the area to be subdivided expressed in cubic feet per minute.
- 4. A plan showing the proposed subdivision layout drawn at a scale of one (1) inch equals fifty (50) feet, which shall show:
  - a. North point, scale and date.
  - b. The names and addresses of the subdivider, the engineer, and/or surveyor of the subdivision, and the owners of the land within three hundred (300) feet of the boundaries of the land to be subdivided.
  - c. Proposed name of the subdivision, if applicable.
  - d. The location of the subdivision as forming a part of the larger tract or parcel where the plan submitted covers only a part of the subdivider's tract and a vicinity sketch.
  - e. The boundary lines of the tract to be subdivided in heavy lines with reference to survey markers or monuments.
  - f. The location, width and other dimensions of the existing or platted streets and/or easements, and buildings within the tract.
  - g. The location, width and other dimensions of the proposed streets, lots, alleys, easements, parks and other open spaces with proper labeling of spaces to be dedicated to the public.

h. Existing sanitary sewers, storm drains, water supply mains, easements, and irrigation ditches and other waterways within the tract and within one hundred (100) feet of the boundary of the proposed subdivision.

i. The boundary lines of the 100-year flood plain boundary as defined in section 10-13A of the Town Code.

- 5. Preliminary engineering drawings, including typical cross-sections, and plans and/or written statements regarding width and type of proposed off-site and on-site water mains, sanitary sewers; drainage facilities, and other proposed improvements such as sidewalks, curbs and gutters, parks and fire hydrants. The proposed location of all of the aforementioned improvements, if such improvements are required, must be shown on the preliminary plat.
- 6. A contour map tied to an identified USGS benchmark which has contour intervals of 2 - 4 feet for areas of less than 10% slope, and contour intervals of 5 - 10 feet for areas of 10% or greater slope.
- 7. Subdivisions shall submit an earth moving plan prepared by a licensed professional civil engineer. (See section 10-14-7, a-e)
- 8. A drainage study and report shall be prepared by a licensed professional civil engineer and shall be submitted with each application. (See Section 10-14-8, a-j)
- 9. A vegetation plan showing the location of existing vegetation, the location of vegetation proposed to be removed, and a re-vegetation proposal for those areas which will have raw soil exposed at the termination of construction and/or grading as a direct result of such grading. (Section 10-14-9)
- 10. Sufficient documentation to show the subdivider has a vested interest in the subject property or has the owner's permission to subdivide must be presented with preliminary application.
- 11. For all subdivisions proposed through which an irrigation ditch, canal, or other such waterway passes, the subdivider will need to obtain a letter of agreement from the owner of said ditch, canal, or other waterway specifying any required improvements or possible relocation.
- 12. Any additional reports which are required by the associated zone.
- 13. If deemed necessary by the Planning Commission or the Town Engineer, the developer shall submit a traffic study prepared by a licensed engineer qualified in the area of traffic and circulation. Such study will incorporate safety issues for pedestrian, bicycle, and vehicular traffic, as applicable.
- 14. All subdivisions within the Foothill Residential Zone, because the area is geologically, topographically, or historically unique or sensitive, must address the following issues. A

report must be submitted describing the mitigating measures that will be taken with respect to:

a. Control of erosion within the subdivided area, and any measures taken as necessary due to impact by the development of the subdivision, to control erosion outside the boundaries of the subdivision;

b. Re-seeding of cuts and fills;

c. Prevention of fire and control of dust;

d. Prevention of the accumulation of weeds and debris outside the boundaries of the subdivision due to impacts of the development of the subdivision,

e. Prevention of destruction of vegetation outside the boundaries of the subdivision due to impacts of the development of the subdivision;

- 15. Disposal of surface water and disposition of flood hazards so as to protect lands located outside the boundaries of the subdivision due to impacts of the development of the subdivision.

**16. Neighboring Property Owner Information:**

*Please list current property ownership information necessary to satisfy notification requirements, including names and addresses of all owners of property located within three hundred (300) feet of the exterior boundaries of the subject property as further defined in Section 10-3-1 of the Springdale Town Code and a copy of the recorder's map on which property locations are keyed to ownership information:*

Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

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