



Preliminary Plat Application

For Official Use only

Proposed Project Name _____

Date Received _____

Receipt No. _____

Amount \$ _____

Address of Subject Property _____

Name of Applicant _____ Phone _____

Address of Applicant _____

E-mail address of Applicant _____ Cell / Fax _____

Name of Property Owner _____ Phone _____

County Tax Parcel # _____ Zoning of Property _____

Please include with the application submitted at least 10 days prior to meeting with the DRC:

- A. _____ Digital Copy of proposed subdivision
B. _____ Fees Paid for Preliminary Plat – per fee schedule

Existing conditions to be shown on plat shall include as detailed in Ordinance:

- A. _____ Location of nearest benchmark and monument
B. _____ Boundary of the proposed subdivision and acreage included
C. _____ All property under control of subdivider/developer
D. _____ Location, width, name of existing streets within two hundred (200) feet of the subdivision and of all prior platted streets or other public ways, railroad and utilities rights-of-way, parks and other public open spaces, permanent buildings and structures, houses or permanent easements, and section and corporate lines within and adjacent to tract.
E. _____ The location of all wells – proposed, active and abandoned – to a distance of at least one hundred (100) feet beyond tract boundaries
F. _____ Existing sewers, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries.
G. _____ Existing ditches, canals, natural drainage channels, open waterways, and proposed alignments within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries. High water levels should be indicated.
H. _____ Boundary lines of adjacent tracts of subdivided and unsubdivided land showing ownership.
I. _____ Contours at a minimum interval of two (2') feet
J. _____ Designated wetland and/or sensitive lands

Proposed Subdivision development plans on the preliminary plat shall include:

- A. _____ The layout of streets showing locations, widths, and other dimensions of proposed streets (designated by actual or proposed names and numbers) crosswalks, alleys, and easements.
B. _____ All trails (see 13.60.010 Minimum Improved Requirements)
C. _____ A tentative plan for culinary water improvements and waste disposal improvements plan for all lots proposed within the subdivision, all to be constructed underground
D. _____ Layout, numbers, and dimensions of lots
E. _____ Lot size and building set back, including dimensions
F. _____ Each building site requires a natural or man-made average slope of twenty percent (20%) or less in any direction across the building site. In no case shall grading for the building site extend beyond the property line of the lot.
G. _____ Dedicated easements for water, sewers, drainage, utility lines, and other purposes. A five (5) foot utility easement shall be shown around the perimeter of all lots. All cul-de-sacs shall have a dedicated easement on the left side at the end of the cul-de-sac for snow buildup.
H. _____ A tentative stormwater plan
I. _____ Sites, if any, for community facilities
J. _____ Sidewalk, curb, and gutter

Hyde Park City Planning



Documents to be submitted with preliminary plat, as detailed in Ordinance:

- A. _____ Copies of any agreements with adjacent property owners relevant to the proposed subdivision
- B. _____ Environmental impact assessment
- C. _____ Water Model
- D. _____ Soils report
- E. _____ Geology report
- F. _____ Stormwater Management Plan and Permit
- G. _____ Revegetation plan
- H. _____ Sensitive lands report
- I. _____ Any other necessary report

Contacts to be made:

- A. _____ Contact Post Office to set up delivery procedures

File the completed application at: developments@hydeparkcity.org

*I certify that the information contained in this application
and supporting plans are correct and accurate.*

Signature of applicant

Date

*I certify that I am the record owner of the subject property
and I consent to the submittal of this project.*

Signature of Owner

Date