SUBDIVISION APPLICATION
North Ogden City Planning Department
505 East 2600 North
North Ogden, UT 84414 (801)782-7211

PLEASE ATTACH TWO (2) COPIES OF A PRELIMINARY PLAT ON 24” x 36” SHEETS AND A PDF ELECTRONIC COPY WITH THE FOLLOWING INFORMATION:

1. A Utah Registered Land Surveyor must prepare plans. Provide the name, address, and phone number of the land surveyor.

2. Title of the plat which shall contain the name of plat, whether the plat is preliminary, amendment of final plat, date of plat, location by section, township and range with reference by dimension and bearing to a quarter section corner.

3. North arrow, scale and dates of any subsequent revision.

4. Location Map:
   A. Surrounding property and streets (by name) within 100 feet.
   B. All adjoining developments. Indicate the name, book and page number of any recorded subdivision adjacent to, or having boundaries with, this plat
   C. Reference to main arterial streets
   D. Adjacent property zoning

5. A surveyed boundary, in feet and decimals of feet, including distances, lengths, and bearings, and to total size of proposed subdivision. Sufficient data acceptable to the city engineer to readily determine the location, bearing and length of all lines, and to reproduce such lines upon the ground, and the location of all proposed monuments.

6. Service letters from secondary water providers.

LOCATION INFORMATION

7. Location, dimensions and areas, in feet and decimals of feet, of all proposed and existing lots and parcels, illustrating their relationship to surrounding properties. Number all of the lots and alphabetically letter each tract. Dimension line of lot width at required front setback. Where plats will consist of a number of units/phases, utilizing the same subdivision name, the lot numbering shall be consecutive through the total number of lots or units. Show minimum setback lines. Where there are lots with more than four sides or whose shape may be considered atypical, show all setbacks.

CONTOUR INFORMATION

8. Show existing and proposed contour lines in two (2) foot intervals. The contour shall be noted on the same maps as the subdivision layout and shall adequately reflect character and drainage patterns of the land. Slope analysis of the existing topography and slope area calculations. Show retaining wall locations, heights and construction materials. Final plans will require engineered wall details complete with proper drainage to prevent hydrostatic build-up.

Updated April 2017
PROPOSED AND EXISTING FACILITIES

9. Show the location, width, length and dimensions of the following proposed and existing facilities within the proposed plat area:
   A. Streets
   B. Easements
   C. Water bodies, streams, wetlands, other pertinent features, etc.
   D. Buildings
   E. Parks
   F. Cemeteries
   G. Ditches (drainage or irrigation) indicated if open or covered
   H. Bridges
   I. Fences
   J. Existing structures
   K. Wells
   L. Trees
   M. Significant vegetation and rock outcroppings, all other features that could have a bearing on review
   N. FEMA flood zone

10. Show the sizes and locations of the existing and proposed water lines (including fire hydrant locations), sanitary sewer lines, and storm sewer lines. Show location of water meter boxes. Indicate the source of water, both culinary and secondary. Designate all land to be dedicated or reserved for open space, parks, detention/retention basins, well sites, substations, sewer lift stations, reservoirs, water pump stations or other public or private uses. Indicate whether such facilities are proposed to be public or private. State any conditions of the dedication or reservation.

11. Required Reports:
   A. Geotechnical - Addresses the suitability of the property for the proposed development. Also a geologic review of the site should be completed or included with the geotechnical report.
   B. Storm Drainage - Provide Storm Water Calculations. Storm Water Pollution Prevention Plan (SWPPP). Location, frequency, and extent of areas subject to flooding or storm runoff. Show what provisions are proposed for collecting and discharging surface water drainage.
   C. LID Report – Low Impact Development. Site Preservation Plan. Determine what low impact design technique is appropriate for this location.

12. Notation and explanation of:
   A. Drainage easements
   B. Irrigation easements
   C. Site easements
   D. Land reservations

Updated April 2017
13. Location, rights-of-way, street sections, and names of all dedicated streets and utility rights-of-way of public record which may exist around the perimeter of the site boundaries, in, through or across the site. Show any permanent structures that are to remain, including water wells and public or private utility lines, within or adjacent to the tract or subdivision. Show all driveways, streets and median opening within 325 feet of any proposed driveway or street intersection on opposite side of the perimeter streets.

14. Show the proposed street lighting plan. Streetlights are to be on every corner or on a 600-foot interval, whichever is closer.

15. CAD electronic copy.

16. Plan and Profile drawings, detail sheets.


18. Any required hazard studies.

19. Weber County Review.