

Development Stage

Checked Item/Detail

Approved

N/A

Criteria/Comments

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PUD AMENDED PLAT CHECKLIST

Revised 4/12/2019

PUD _____ Phase _____
Zone _____ Developer _____

Engineer _____

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A. Initial City
Engineer Meeting

1. Obtain & Discuss

- a. Process
- b. Time Frame
- c. Checklist
- d. All Drawings in ACAD
- e. Fees

Filing \$500, Checking, Application \$25

B. Sketch Meeting

1. Required Documents (if needed)

- a. 11" X 17" Copy of
Original Plat with changes
shown in Red and pdf

1st or 3rd Thursday

C. Engineering Drawings
(Separate Sheets)

1. Title Block

- a. Project Name
- b. Date
- c. Scale
- d. Engineer/Surveyor
- e. Sheet #

2. North Arrow

3. Engineer's Stamp (on all
Drawings)

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4. Contour Map	_____	_____	_____
5. Sewer	_____	_____	_____
a. Locations	_____	_____	_____
b. Size	_____	_____	_____
c. Main Tie	_____	_____	_____
d. Service Laterals	_____	_____	_____
6. Water	_____	_____	_____
a. Location	_____	_____	_____
b. Size	_____	_____	_____
c. Main Tie	_____	_____	_____
d. Fire Hydrants	_____	_____	_____
e. Min. Water Pressure	_____	_____	_____
f. Service Laterals	_____	_____	_____
g. Meter Detail	_____	_____	_____
7. Storm Drainage Plan	_____	_____	_____
a. Designation	_____	_____	_____
b. Ditch Company Approval	_____	_____	_____
c. Drain Pipe/Culvert Location	_____	_____	_____
d. Drain Pipe/Culvert Size	_____	_____	_____
8. Streets	_____	_____	_____
a. Location	_____	_____	_____
b. Width	_____	_____	26' Min.
c. X-Sections	_____	_____	_____
9. Landscape Plan	_____	_____	_____
a. Plant Location	_____	_____	_____
b. Plant Type	_____	_____	_____
c. Site Obscuring Fence	_____	_____	_____
1. 6 feet high	_____	_____	_____
2. 10' setback on front	_____	_____	_____
3. Detail	_____	_____	_____
d. Building Foot Prints	_____	_____	_____
e. Building Setbacks	_____	_____	_____

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f. Area Use Table

- 1. Private (amt. &%) _____
- 2. Common (amt. &%) _____
- 3. City (amt. &%) _____
- 4. Total Area _____

g. Green Space (amt. &%) _____

h. Parking

- 1. Required _____
- 2. Actual _____

10. Engineering drawings on City
Improvements shall conform
to subdivision check list

11. 2 Sets of Stamped Drawings

12. Improvement Cost Estimate

D. Final Plat (24" X 36")

1. North Arrow

2. Title Block

- a. PUD Name
- b. Location
- c. Date
- d. Scale
- e. Engineer/Surveyor

3. Boundary Description (check
Closure)

4. Section Tie

- a. Monuments
- b. Line (bearing/length)
- c. Basis of Bearings

5. External Boundary

- a. Lines (bearing/lengths)
- b. Curve Data

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6. Streets

a. Names

b. Widths

7. Easements

a. Location

b. Widths

8. Lot Information

a. Boarder lines (length/
bearings)

b. Numbers

c. Areas

d. Boundary Tie

9. Structure Information

a. Footprints

b. Boundary Tie (bearing
length)

c. Unit Numbers

d. Footprint dimensions

10. Public Dedications

a. Locations

b. Boundary Lines
(bearing/length)

11. Common Area

a. Locations

b. Boundary Lines
(bearing/length)

12. Vicinity Map

13. Legend

14. CCR Note

15. Soils Note

16. Flood Zone Info.

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	a. Area	_____	_____	_____
	b. Base Flood Elev.	_____	_____	_____
	17. Certificates/Signatures (see Current City Standards)			
	a. Utility Companies			
	1. Electric	_____	_____	_____
	2. Telephone	_____	_____	_____
	3. Gas	_____	_____	_____
	4. Cable TV	_____	_____	_____
	b. Post Office	_____	_____	_____
	c. Surveyor/Seal	_____	_____	_____
	d. Owners/Notarized	_____	_____	<u>Affected Lots Only</u>
	1. Provide name, title and proof of authorized signing agent for the Owner's Dedication.	_____	_____	_____
	e. City Engineer	_____	_____	_____
	f. City Attorney	_____	_____	_____
	g. Planning Chairperson	_____	_____	_____
	h. Mayor	_____	_____	_____
	i. City Recorder Attest	_____	_____	_____
	j. County Recorder	_____	_____	_____
	18. Addresses	_____	_____	_____
E. Schedule for Planning Commission				
	1. Application	_____	_____	_____
	2. Amended Plat	_____	_____	24" X 36" Mylar
	3. Planning Commission Exhibit	_____	_____	8 1/2" X 11" paper copy and pdf
F. Approvals/Notices				
	1. City Engineer Signature (Amended Plat)	_____	_____	_____

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2. Planning Commission
(Amended Plat)

1. Meeting

2. Chairperson Signature

3. Notice to Amend and Vacate

a. Notice to Paper

b. Notice to Owners (5
Business days before PC
Meeting)

c. Verify Notice/Mailings

4. City Attorney Approval

a. Bonding (If needed)

b. Bond Agreement

c. Filing Fees

d. Checking Fees

e. Inspection Fees

f. Sewer/Water frontage
reimbursement

g. Title Report

h. CC&R's

i. City Attorney Signature

5. City Council (Amended Plat)

a. Work Meeting

b. Action Meeting

c. Mayor's Signature

1st or 3rd Tuesday

(By Engineering Dept., 4-weeks if street)

(as directed by City Attorney) By Developer
By Engineering Dept.

If needed

\$500

(City improvement only) If needed

If needed

G. Recording

1. Recorder's Signature

2. Record

NOTICE OF PUBLIC MEETING

The undersigned, in accordance with City Ordinance, hereby gives Notice of a Proposed:

PUD Plat Amendment _____
PUD Vicinity Plan _____
Condo Plat Amendment _____
Condo Vicinity Plan _____
Road Vacating _____
RDO Plan _____
Subdivision Lot Modification _____
Subdivision Plat Amendment _____
Zone Change _____

This proposal is within 300 feet of property you own. (map attached) This proposal will be discussed at a Planning Commission meeting to be held as follows:

DATE: _____
TIME: _____
PLACE: Cedar City Council Chambers

If the Proposal is a Zone Change it would change the property shown on the map from:

_____ TO _____
(Current Zone Name) (Proposed Zone Name)

Anyone wishing to comment on this proposal should attend the Planning Commission meeting or you can send your **written comments to:**

Cedar City Corporation - Engineering
10 North Main Street
Cedar City, Utah 84720

The Planning Commission meeting is only the beginning of the approval process. By attending this meeting you will be able to follow the Proposal through the entire process to ultimate approval or disapproval.

Notice sent by: _____ Project Proponent- Phone # _____
(Signature- PRINT)

Please call the above number for any questions regarding this matter or attached map.

CEDAR CITY CORPORATION
HAND DELIVERY
NOTIFICATION CERTIFICATION

NOTICE BY THE PETITIONER shall be given to all property owners of record within a 300-foot radius from the boundary of the proposal. Said notice shall be sent certified mail by the Petitioner to said property owners, or hand-delivered to the property owners (certificate of hand-delivery to be filed with City Engineer) in accordance with the most current Iron County Assessment Roll.

Address of Property: _____

Proposal Type:

- Condo Plat Amendment _____
- Condo Vicinity Plan _____
- PUD Plat Amendment _____
- PUD Vicinity Plan _____
- Road Vacating _____
- RDO Plan _____
- Subdivision Lot Modification _____
- Subdivision Plat Amendment _____
- Zone Change _____

I _____ do hereby certify that notification was hand-delivered to the following property owners of record.

(Petitioner's Signature)

(Date)

Use additional pages as needed.

RETURN PROOF OF NOTIFICATION TO THE CITY ENGINEER'S OFFICE NO LATER THAN 5:00 PM TUESDAY, PRIOR TO THE TUESDAY PLANNING COMMISSION MEETING.