

CHAPTER 11B-09: FINAL PLAT

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11B-09-010. Final Plat - Purpose.

The purpose of the final plat is to provide formal review and approval of the proposed subdivision by the Development Review Committee before a subdivision plat is recorded in the office of the Davis County Recorder. The final plat and all information and procedures relating thereto shall in all respects be in compliance with the provisions of this Title. The final plat and construction plans submitted shall conform in all respects to those regulations and requirements specified during the preliminary plat procedure.

11B-09-020. Filing Deadline, Application and Fees.

The developer shall file an application for final plat approval with the City Community Development Department on a form prescribed by the City, with One (1) digital copy in PDF format on a flash drive or emailed to the Community Development Department. At the same time, the developer shall pay to the City the application fee for the subdivision as set forth in the Consolidated Fee Schedule.

11B-09-030. Final Plat - Preparation and Required Information.

(a) The final plat shall be presented consistent with Davis County subdivision regulations. The plat shall be drawn in a manner following standard drafting protocol. All lines, dimensions, and markings shall be made on the tracing linen, mylar, or comparable material, with approved waterproof black ink. The plat shall be made to a scale large enough to clearly show all details, and in any case not smaller than one hundred (100) feet to the inch, and workmanship on the finished drawing shall be neat, clean cut and readable. The final plat shall include the following:

- (1) The subdivision name and the general location of the subdivision in bold letters at the top of the sheet, a north arrow, scale of the drawing, and date.
- (2) Signatures by all required and authorized parties with appropriate notary acknowledgments.
- (3) An accurate and complete survey. A traverse of the exterior boundaries of the tract, and of each block, when computed from field measurements on the ground shall close within a tolerance of one (1) foot in twenty thousand (20,000) feet.
- (4) Accurately drawn boundaries, showing the proper bearings and dimensions of all boundary lines of the subdivision, properly tied to public survey monuments. These lines should be slightly heavier than street and lot lines.

(5) All survey, mathematical information and data necessary to locate all monuments and to locate and retrace all interior and exterior boundary lines appearing thereon, including bearing and distance of straight lines, and central angle, radius and arc length of curves, and such information as may be necessary to determine the location of beginning and ending points of curves. All property corners and monuments within the subdivision shall show the calculated Davis County coordinates. Lot and boundary closure shall be calculated to the nearest 100th of a foot.

(6) Delineation of lots, blocks, and parcels offered for dedication for any purpose with dimensions, boundaries and courses clearly shown and defined in every case. The square footage of each lot shall be shown. Parcels offered for dedication other than for streets or easements shall be clearly designated on the plat. Sufficient linear, angular and curved data shall be shown to determine readily the bearing and length of the boundary lines of every block, lot and parcel which is a part thereof. No ditto marks shall be used for lot dimensions.

(7) Right-of-way lines of each street, and the width of any portion being dedicated and widths of any existing dedications. The widths and locations of adjacent streets and other public properties within fifty (50) feet of the subdivision shall be shown with dotted lines. If any street in the subdivision is a continuation or an approximate continuation of an existing street, the conformity or the amount of non-conformity of such existing streets shall be accurately shown.

(8) Consecutively numbered lots and/or blocks under a definite system approved by the Planning Commission in its preliminary review. Numbering shall continue consecutively throughout the subdivision with no omissions or duplications.

(9) Streets numbered in accordance with and in conformity with the adopted street numbering system adopted by the City. Each lot shall show the street addresses assigned thereto, and shall be according to the standard addressing methods approved by the City. In the case of corner lots, an address will be assigned for each part of the lot having street frontage.

(10) Clearly labeled and identified easements. The side lines of all easements shall be shown by fine dashed lines. The width of all easements and sufficient ties thereto to definitely locate the same with respect to the subdivision shall be shown.

(11) All stakes, monuments and other evidence indicating the boundaries of the subdivision as found on the site. Any monument or bench mark that is disturbed or destroyed before acceptance of all improvements, shall be replaced by the developer under the direction of the City Engineer. The following required monuments shall be shown on the final plat:

(i) The location of all monuments placed in making the survey, including a statement as to what, if any, points were re-set by ties;

(ii) All right-of-way monuments at angle points and intersections as approved by the City Engineer.

(12) The name of the surveyor, together with the date of the survey, the scale of the map and number of sheets. The following certificates, acknowledgments, notes and descriptions shall appear on the title sheet of the final plat, and such certificates may be combined where appropriate:

(i) Registered land surveyor's "Certificate of Survey";

(ii) Owners' dedication certificate;

- (iii) Notary public's acknowledgment for each signature on the plat;
- (iv) A correct mete and bounds description of all property included within the subdivision;
- (v) Blocks formatted with appropriate language for signature of the Planning Commission, City Engineer, City Attorney, Mayor and an attestation by the City Recorder) and a block for the Davis County Recorder shall be provided in the lower right corner;
- (vi) Blocks formatted with appropriate language for utility companies if required.
- (vii) A note stating "Many areas in Woods Cross have ground water problems due to a seasonally high (fluctuating) water table. Approval of this plat does not constitute representation by the City that building at any specified elevation will solve ground water problems. Solution of these problems is the sole responsibility of the permit applicant and property owner."
- (viii) Such other affidavits, certificates, acknowledgments, endorsements and notary seals as are required by law, by this Title, or by the City Attorney.

(b) The following documents shall be submitted with the final plat:

(1) A current title report to be reviewed by the City Attorney. A "current title report" is considered to be one which correctly discloses all recorded matters of title regarding the property, and which is prepared and dated not more than thirty (30) days before the proposed recordation of the final plat.

(2) When a subdivision contains lands which are reserved in private ownership for community use, including common areas, the developer shall submit, with the final plat, the name, proposed articles of incorporation and bylaws of the owner, or organization empowered to own, maintain and pay taxes on such lands and common areas.

11B-09-040. Construction Plans - Preparation and Required Information.

The developer shall prepare and submit construction plans in accordance with the requirements and standards set forth in Chapter 8 of this Title.

11B-09-050. Reserved.

11B-09-060. Reserved

11B-09-070. Review by the City Attorney.

The City Attorney shall review the final plat, the signed subdivision improvements agreement, the current title report and the security for insuring completion of the improvements to verify compliance with the City's dedication and bonding requirements. The City Attorney may also review public easements, protective covenants and other documents where applicable. Upon approval of the items specified in this Section, the City Attorney shall sign the plat in the appropriate signature block and forward the plat to the City Administrator.

11B-09-080. Review by the Development Review Committee

The Development Review Committee shall review the final plat and construction plans and determine compliance with all standards and criteria set forth in this Ordinance and all other applicable ordinances of the City and the State of Utah. The City Engineer shall sign the final plat if the Development Review Committee finds that the subdivision and the construction plans fully comply with this Ordinance and the Development Standards, that the survey description is correct, and that all easements are correctly described and located. The Development Review Committee shall complete a review of the plat within twenty 20-business days per review cycle after it is submitted for review. If the final plat complies, the City Engineer shall sign the plat in the appropriate signature block. If the final plat or the construction plans do not comply, they shall be returned to the developer with comment.

If the Development Review Committee determines that the final plat is in conformity with the requirements of this Title, other applicable ordinances, and any reasonable conditions, that all fees have been paid as required, and that the City is satisfied with the final plat of the subdivision, it may approve the final plat. If the Development Review Committee determines that the final plat is not in conformity with this Title or other applicable ordinances, or any reasonable conditions imposed, it may disapprove the final plat specifying the reasons for such disapproval. No final plat shall have any force or effect unless the same has been approved by the Development Review Committee, City Engineer, City Attorney, and signed by the Mayor and City Recorder.

11B-09-090. Signing and Recording of Final Subdivision Plat.

(a) **Signing of Plat.** The Mayor shall endorse approval of the plat after the Bond Agreement outlined in Section 11B-09-110 has been approved by the Development Review Committee, and all the conditions of the resolution pertaining to the plat have been satisfied.

(b) **Recording of Plat:**

(1) The following fees in the amount established by the City Council by resolution as shown in the Consolidated Fee Schedule shall be paid to the City prior to recording the plat.

- (i) A fee for street identification signs and for each traffic control device.
- (ii) A fee for recording the final plat.
- (iii) Any other fees or bonds required by the City.

(2) The City shall record the final plat in the office of the Davis County Recorder after the fees required in Subsection (1) above are received by the City and after the developer has complied with all other City requirements for recording.

(3) Three (3) copies of the final plat and one (1) copy of all other legal documents required to be recorded shall be submitted to the Community Development Director with all recording data contained therein prior to the issuance of any building permits for lots in the subdivision.

11B-09-100. Expiration of Final Approval.

If the final plat is not recorded within six (6) months from the date of Development Review Committee final approval, such approval shall be null and void. This time period may be extended by the Development Review Committee for up to an additional six (6) month period for good cause shown. The developer must petition in writing for an extension prior to the expiration of the original six (6) months. No extension will be granted if it is determined that it will be detrimental to the City. If any of the fees charged as a condition of subdivision approval have increased, the City may require that the bond estimate be recalculated, and that the developer pay any applicable fee increases as a condition of granting an extension.

11B-09-110. Security for Public Improvements.

The applicant shall comply with Section 11-09-110 for Security for Public Improvements

11B-09-120. Acceptance of Off-Site Improvements.

The applicant shall comply with Section 11-09-120 for Acceptance of Off-Site Improvements

11B-09-130. Special Exception for Sidewalk.

The applicant shall comply with Section 11-09-130 for Special Exception for Sidewalk

11B-09-140. Issuance of Building Permits and Certificates of Occupancy.

The applicant shall comply with Section 11-09-140 for Building Permits and Certificates of Occupancy