

dimensions of all portions within the subdivision intended to be dedicated to the use of the public; also the lines, dimensions, bearings and numbers of all lots, blocks and parts reserved for any reason within the MPD. All lots, blocks, and streets shall be numbered in accordance with the street numbering system adopted by the Town. In the case of corner lots, an address will be assigned for each part of the lot having frontage. Streets may be named as approved by the Town, however, each street must have a number.

- (f) A licensed land surveyor's "Certificate of Survey".
- (g) The description of the boundaries of the development together with a certification by the sub divider's engineer or land surveyor stating that the lots described fully comply with the requirements of the Town's Land Management and Development Code(s).
- (h) The owner's Certificate of Dedication as required by Box Elder County.
- (i) The signature of every person who owns property within the development and a notary public's acknowledgment of all such signatures.
- (j) The Planning Commission's approval of the development plan with the signature of the Planning Commission Chairman.
- (m) A notice of all covenants, conditions and other restrictions which may be relevant and applicable to the property contained in the plat.
- (n) Designation of common areas, limited common areas, open spaces and private ownership areas.
- (o) Identification of landscaped areas, limits of disturbance, parking areas, driveways and other features required by this section, and a detailed landscape planting plan and irrigation system plan for each landscaped area of the development, which is to be held in common or limited common ownership.
- (p) Three dimensional drawings of multi-storied buildings and building elevations where required.
- (q) Plat restrictions, lot or deed restrictions, covenants and other information required by the Planning Commission and/or the Town Council.

- (r) In the case where the MPD is a condominium project, the developer shall submit a written statement by an attorney who is licensed to practice in Utah. This written opinion shall state that the condominium declaration, the record of survey map and the other supporting documentation comply in all respects with the Utah Condominium Ownership Act (UCA Sec. 57-8-1, et seq.) as well as all applicable federal, state and local laws and ordinances and that when the condominium declaration and survey map have been recorded in the office of the Box Elder County Recorder that the proposed project will be a validly existing and lawful condominium project in all respects.
- (s) Notation of any self-imposed restrictions, and locations of any building lines proposed to be established in this manner, if required by the Planning Commission in accordance with these regulations.
- (t) All monuments erected, corners, and other points established in the field in their proper places. The material of which the monuments, corners, or other points are made shall be noted at the representation thereof or by legend. The legend for metal monuments shall indicate the kind of metal, the diameter, length, and weight per lineal foot of the monuments.
- (u) Addresses for each lot
- (v) Signature blocks for the Mayor, Mantua Town Engineer, Fire Department Approval (Fire Department Chief), Recorder, Mantua Town Attorney (City Attorney), Mantua Town Planning Commission (Chairman), and County Recorder.

Construction Plans

Construction plans shall be prepared for all required improvements. Plans shall be drawn at a scale of no more than one inch equals fifty (50) feet, and map sheets shall be of the same size as the preliminary plat. These requirements are the minimum, other information may be required by the Planning Commission as the need dictates. The following shall be shown:

- (a) Profiles showing existing and proposed elevations along center lines of all roads. Where a proposed road intersects an existing road or roads, the elevation along the center line of the existing road or roads within one hundred (100) feet of the intersection shall be shown. Approximate radii of all curves, lengths of tangents, and central angles on all streets.

- (b) The Planning Commission may require, upon recommendation by the Town Engineer, where steep slopes exist, that typical cross-sections of all proposed streets be shown.
- (c) Plans and profiles showing the locations and typical sidewalks, drainage easements, irrigation ditches, servitude's, rights-of-way, manholes, and catch basins; the locations of street trees, street lights, and street signs; the location, size, and invert elevations of existing and proposed sanitary sewers, storm water drains, and fire hydrants, showing connections to any existing or proposed utility systems; and exact location and size of all water, gas, or other underground utilities or structures.
- (d) Location, size, elevation, and other appropriate description of any existing facilities or utilities, including, but not limited to, existing streets, sewers, drains, water mains, easements, water bodies or impoundment's, streams, and other pertinent features such as swamps, wetlands, buildings, features noted on the Official Zoning Map or Master Plans, at the point of connection to proposed facilities and utilities within the subdivision, and each tree with a diameter of eight (8) inches or more, measured four (4) feet above ground level. The water elevations of adjoining lakes or streams at the date of the survey, and the approximate high- and low-water elevations of such lakes or streams. All elevations shall be referred to the Mantua Engineer's or U.S.G.S. datum plane. If the subdivision borders a lake, river, or stream, the distances and bearings of a meander line established not less than twenty (20) feet back from the ordinary high-water mark of such water ways.
- (e) Topography at the same scale as the sketch plat with a contour interval of two (2) feet, referred to sea-level datum. All datum provided shall be latest the applicable U.S. Geodetic Survey datum and should be so noted on the plat.
- (f) All other specifications, details, and references required by the Mantua Design Standards, Construction Specifications, and Standard Drawings if adopted, including a site-grading plan for the entire subdivision.
- (g) Notation of approval by the Owner, Town Engineer and Water/Sewer Department.
- (h) Title, name, address, signature, and seal of the professional engineer preparing the plans, and date, including revision dates.
- (i) A limits of disturbance and re-vegetation plan.

4. **Statement of Compliance with Prior Submissions.** Provide a statement of compliance in all respects with the preliminary plat, as approved, amended, or conditionally approved.

5. **Submission Schedule.** Be presented to the Planning Department at least four (4) weeks prior to a regular meeting of the Planning Commission in order that a public hearings may be scheduled and the required notice given in accordance with chapter 1 of the Land Management Code and Development Code. The date of the regular meeting of the Planning Commission at which the public hearing on final approval, including any adjourned date thereof, is closed, shall constitute the official date of the plat for, the purposes of these regulations.

6. **Dedications.** Attach all formal irrevocable offers of dedication to the public of all required streets, Town of Mantua uses, utilities, parks, and easements, in a form approved by the Town Attorney; and the subdivision plat shall be marked with a notation indicating the formal offers of dedication as follows:

"The owner, or their representative, hereby irrevocably offers for dedication to the Town of Mantua all the streets, land for local government uses, easements, parks and required water and sewer utilities and easements shown on the subdivision plat and construction plans in accordance with an irrevocable offer of dedication."

If required by the Town Attorney, the applicant shall deliver a full covenant and warranty deed to all such lands in proper form for recording, together with a title policy for the Town of Mantua in the sum not less than Ten Thousand Dollars (\$10,000.00), which sum shall be determined by the Town Attorney and or Engineer before signing of the final subdivision plat.

7. **Performance Guarantee.** Attach the performance guarantee in a form satisfactory to the Town Attorney and in an amount established by the Planning Commission, in accordance with the provisions of the Land Management and Development Code, upon recommendation of the Town Engineer and shall include a provision that the principal of the guarantee shall comply with all the terms of the resolution of final subdivision plat approval as determined by the Planning Commission and shall include, but not be limited to, the performance of all required Master Planned Development Subdivision on-site and off-site improvements, and that all improvements and land included in the irrevocable offer of dedication shall be dedicated to the local government free and clear of all liens and encumbrances on the premises.

8. Names and Addresses of Surrounding Owners Within 1000 Feet of Proposed Development as Shown on the Box Elder County Assessor's tax

The above requirements may be met by providing a current tax map reproduction from the Assessor's Office showing the subdivision imposed thereon.

9. Provide stamped and addressed envelope for each owner identified above.

10. Proof of Utility Service. Provide proof of payment of inspection fee in an amount to be determined on the basis of the provisions of these regulations, as established by ordinance, and by written assurance from the public utility companies and improvement districts if applicable or extended, that necessary utilities will be installed and proof that the applicant has submitted petitions in writing for the creation or extension of any improvement districts as required by the Planning Commission upon preliminary plat approval.

11. Outstanding Obligations. Provide evidence that all property taxes are current and that no other Town debts or obligations are outstanding and no liens or encumbrances are placed on the property.

12. Title Policy. Provide a title report or commitment for title insurance from a licensed title company and no older than thirty (30) days.

APPLICANT'S AFFIDAVIT

State of Utah)
County of Box Elder)

I, _____ being duly sworn, depose and say that I am the owner/agent of this property involved in this application. The forgoing statements, answers, and information herein contained and other exhibits thoroughly, to the best of my ability, present the argument in my behalf of the application herewith requested, and the statements and information above referred to are, in all respects, true and correct to the best of my knowledge and belief.

Date: _____

Signed: _____

(For City Use Only)

Has Fee been Paid | YES | NO | Date: _____

Attach Copy of Final Plat Application Fee Receipt

Town Clerk's Signature: _____

Comments and Notes: