

10-5-3: FINAL SITE PLAN:

- A. Information Required: A detailed final site plan is required in all cases involving nonresidential uses (commercial or industrial uses), multi-family dwellings, conditional use permits, and other developments as determined by the director where a final subdivision plat is not required (i.e., low impact permits). Site plans, in addition to the requirements of subsection B of this section, shall contain the following information:
1. A vicinity map at a scale of not less than one inch equals one thousand feet (1" = 1,000').
 2. A legal description and accompanying map exhibit of the exterior boundaries of the development area giving lengths and bearings of the boundary lines at the scale of one inch equals one hundred feet (1" = 100'), showing the location and type of boundary evidenced. Such information should be provided from the recorded plats. The legal description shall include the following data:
 - a. Metes and bounds of all property lines;
 - (1) Total area of property;
 - (2) North scale and north arrow; and
 - b. Name and route numbers of boundary roads and the width of existing rights of way.
 3. Existing topography with maximum contour intervals of two feet (2'), except where existing ground is on a slope of less than two percent (2%), then either one foot (1') contour intervals or spot elevation shall be provided where necessary.
 4. A final detailed land use plan at a scale of one inch equals one hundred feet (1" = 100') showing:
 - a. The location and arrangement of all proposed uses, including building area.
 - b. The height and number of floors of all buildings, other than single-family dwellings, both above and below or partially below the finished grade.
 - c. A cross section elevation plan depicting all buildings, structures, monuments, and other significant natural and manmade features of the proposed development.
 - d. The yard dimensions from the development boundaries and adjacent roads and alleys.
 - e. The traffic and the pedestrian circulation system, including the location and width of all roads, driveways, entrances to parking areas and parking structures, trails, walkways and bicycle paths.

- f. Off road parking and loading areas and structures, and landscaping for parking areas.
- g. Greenbelt and other active recreation space areas, together with proposed private recreational areas, specifying the proposed improvement of all such areas, and delineating those areas proposed for specific types of recreational facilities.
- h. Architectural features of typical proposed structures, including lighting fixtures, signs and landscaping.
- i. A plan or statement showing the location and design of all screening measures and indicating the type and height of such screening.
- j. When the development is to be constructed in stages or units, a final sequence of development schedule showing the order of construction of such stages or units, and approximate completion date for the construction of each stage or unit.
- k. A copy of all covenants, restrictions and conditions pertaining to the use, maintenance and operation of private open space areas.
- l. All existing monuments found during the course of the survey (including a physical description such as "brass cap").
- m. All existing easements or rights of way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the county records.
- n. All rights of way and easements and trails (including open space) created by the subdivision with their boundary, bearings, lengths, widths, name, number or purpose. For curved boundaries, the curve radius, central angle and length of arc shall be given.
- o. A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
 - (1) The area of all parcels created, total acreage, total acreage in lots, and total acreage in roads or other dedicated parcels;
 - (2) Total number of dwelling units, by development phase;
 - (3) Residential density and units per acre;
 - (4) Total floor area and floor area ratio for each type of use;
 - (5) Total area in open space and length of trails;
 - (6) Total area in developed recreational open space; and
 - (7) Total number of off road parking and loading spaces.

- B. Site Plan Contents: In addition to the requirements of subsection A of this section, the final site plan shall conform to current surveying practice and shall show the following information:
1. A title block giving the subdivision's name and the quarter-quarter section, section, township, range, principal meridian, and county of its location.
 2. A notation of any adjoining plats or certificates of survey and titles thereto.
 3. All monuments set during the course of the survey (including a physical description such as "rebar driven to depth of..."), including appropriate witness monuments.
 4. The owner's certificate of consent, including a legal description of the subdivision's boundaries and the dedication of public ways or spaces. This certificate shall be signed, dated and notarized.
 5. The owner's certificate should include a reference to any covenants that may be declared and blanks where the county recorder may enter the book and page number of their recording.
 6. A certificate of consent from any and all mortgagors, lienholders, or others with a real property interest in the subdivision. These certificates shall be signed, dated and notarized.
 7. A certificate showing the name and registration number of the surveyor responsible for making the survey. This certificate shall be signed and dated.
 8. Signature blocks prepared for the dated signatures of the chairpersons of the commission and of the BCC, and of the county recorder, including county engineer, county attorney, Utah Power and Light Company (utility easement coordination), Snyderville Basin special recreation district, and Snyderville Basin sewer improvement district. A signature block shall also be provided for the county assessor indicating that all taxes, interest and penalties owing to the land have been paid.
- C. Site Plan Materials; Size; Copies: Plans may be prepared on linen or on a stable base polyester film (Mylar). Plans may be either eighteen inches by twenty four inches (18" x 24"), or twenty four inches by thirty six inches (24" x 36"). Three (3) paper copies shall be submitted along with the linen or film copy.
- D. Multiple Sheets: Multiple sheet plans may be used. All sheets shall be numbered and referenced to an index, and all required certificates shall appear on a single sheet (along with the index and vicinity maps). (Ord. 323, 3-9-1998)