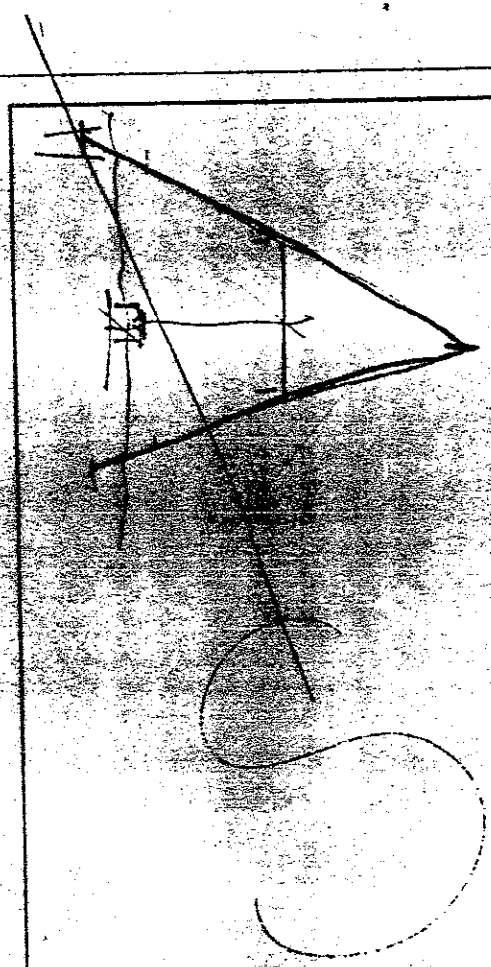
APPENDIX F

COUNTY PLAT MAP STANDARDS
SAMPLE FORMATS



SAMPLE

30% OF SIZE

SCALE — 1" = 100'

SURVEYOR'S CERTIFICATE

I, _____, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. _____, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners I have made a survey of the tract of land shown on this plat, and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as _____ and the same has been correctly surveyed and all streets are the dimensions shown.

BOUNDARY DESCRIPTION

Course	Distance	Remarks

Date _____ Signature _____

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into lots and streets to be hereafter known as _____ and as hereby warrant and save the _____ harmless from any easements and encumbrances and do hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereof we have hereunto set our signature this _____ day of _____ A.D. 19__

Salt Lake Bank & Mortgage

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____ A.D. 19__ by the _____ Planning Commission.

_____ Chairman

APPROVAL AS TO FORM

Approved as to form this _____ day of _____ A.D. 19__

_____ Attorney

COUNTY RECORDER'S NO. _____

State of Utah, County of Box Elder, Recorded and filed at the request of: _____ Date _____

Time _____ Fee _____

_____ County Recorder

COUNTY SURVEYOR OR LOCAL ENGINEER CERTIFICATE

I certify that I have had this plat examined and find that it is correct and in accordance with the information on file in this office.

_____ Date _____ TITLE

ACKNOWLEDGMENT

State of _____
County of _____

On the _____ day of _____, 19__ personally appeared before me, the undersigned Notary Public, in and for said County in said State, the signers of the attached Owner's Dedication, _____ in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

My Commission Expires _____, 19__

_____ Notary Public

APPROVAL AND ACCEPTANCE

Presented to the _____ this _____ day of _____ A.D. 19__ at which time the subdivision was approved and accepted.

Attest _____ _____ TITLE

CORPORATE ACKNOWLEDGMENT

State of _____
County of _____

On the _____ day of _____, 19__, personally appeared before me, the undersigned Notary Public, in and for said State and County, _____ and after being duly sworn acknowledged to me _____ is/are _____ of said Corporation and that _____ signed the Owner's Dedication freely, voluntarily and in behalf of said Corporation for the purposes therein mentioned.

My Commission Expires _____, 19__ _____ Notary Public

8-9 Road Grades.

All road and street grades shall be designed as follows:

(1) Major and Collector roads or streets: limited to a maximum grade of eight (8) per cent. Sustained grades shall be limited to five (5) per cent.

(2) Minor roads or streets: limited to a maximum grade of ten (10) per cent. Sustained grades shall be limited to seven (7) per cent.

(3) Cul-de-sacs with a negative grade progressing toward the turnaround shall be limited to a miximum grade of six (6) per cent. The cul-de-sac shall terminate with a grade of not to exceed three (3) per cent for the last one hundred (100) feet of traveled surface. The cul-de-sac shall be limited to a maximum lengthof six hundred fifty (650) feet and have adequate easement for drainage.

(4) Street intersections: have a vertical alignment such that the grade shall not exceed three (3) per cent for a minimum distance of fifty (50) feet each way from the centerline of the intersection.

(5) Maximum grades: approved only when accompanied by changes to a lesser grade, and where length of that portion of that road at maximum grade is less than six hundred (600) feet.

(6) All changes in vertical alignment: made by vertical curves with minimum length of two hundred (200) feet, for minor streets and three hundred (300) feet for major streets. (see 8-6 (2))

(7) Horizontal alignment: limited to maximum of 13.5 degree curve.

(8) Roads in mountainous terrain: be designed at less than maximum allowable in order that they can be safely negotiated and that snow can be removed during winter.

8-10 Sidewalks, Curbs and Gutters:

Sidewalks, curbs and gutters shall be provided on both sides of all public streets, unless the minimum lot width of lots in the subdivision is more than one hundred twenty (120) feet.

8-11 Block Standards:

Blocks [illegible] shall be reasonable as approved by the Planning Commission [illegible] provide for convenient access and circulation [illegible] vehicles [illegible]

8-12 Pedestrian Cross-Walks:

Where blocks exceed one thousand (1,000) feet in length, pedestrian rights-of-way of not less than ten (10) feet in width may be required by the Planning Commission through blocks where needed for adequate pedestrian circulation. Walk improvements (paving) of not less than five (5) feet in width shall be placed within the rights-of-way, as required by the Planning Commission.

8-13 Lot Size Standards

Where no zoning regulations are in effect, density standards or minimum lot size requirements may be specified by the Planning Commission, based on interpretations made from the Cooperative Soil Survey, U.S. Department of Agriculture, Soil Conservation Service, and other procedures and available information. All lots shall conform to area requirements of any existing zoning ordinance.

8-14 Easement Standards

(1) Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of fifteen (15) feet, apportioned equally in abutting properties.

(2) Where front-line easements are required, a minimum of fifteen (15) feet shall be allocated as a utility easement. Perimeter easements shall not be less than fifteen (15) feet in width, extending throughout the peripheral area of the development, if required by the Planning Commission.

(3) All easements shall be designed so as to provide efficient installation of utilities or street planting. Special guying easements at corners may be required. Public utility installations shall be so located as to permit multiple installations within the easements. The developer shall establish final utility grades prior to utility installations.

8-15 Utilities to be Underground

Unless the Planning Commission and Governing Body determine, upon application by the subdivider, supported by recommendation of the Local Engineer, that it is not feasible to do so, all power lines, telephone lines, and other normally overhead utility lines shall be placed underground by the subdivider.

8-16 Alleys

The Planning Commission may approve service access to the interior of blocks in certain instances, in which case such alleys must be indicated on the plan and plat.

8-17 Sanitary Sewage Disposal - General Requirements

(1) Sanitary Sewerage System Required. Except as otherwise provided below, the subdivider shall provide, or have provided, a piped sanitary sewerage system to the property line of every lot in the subdivision. The sewerage system shall meet the minimum standards and requirements of the Local Health Officer, the State Division of Environmental Health, and this Ordinance.