

FINAL PLAT TECH FORM

Project Name:

This plat application must conform to the approved preliminary plat and meet any conditions of approval. Each phase of development must be submitted separately and meet all requirements below. Use separate copies of this form for each phase. Application for the first phase of development must be submitted within 12 months from approval of the preliminary plat. The application must be submitted a minimum of 60 days prior to the Town Board meeting at which the application will be reviewed.

APP.	TOWN
Application Fee: Amount: \$500 Due within 72 hours of submittal by check or with the submittal online at https://www.colorado.gov/payment/townoftimnath	
Signed Fee Agreement: New Agreement Amount: \$_____ (Check with Planning Dept.) or Use Existing Due within 72 hours of submittal by check or with the submittal online at https://www.colorado.gov/payment/townoftimnath	
Poudre Fire Authority Development Review Fee of \$250 Due within 72 hours of submittal by check separate from the Application Fee or with the submittal online at https://www.colorado.gov/payment/townoftimnath	
Updated Title Commitment Dated less than 30 days from date of preliminary plat application submittal.	
Surrounding and Interested Property Ownership Report Current list (at most 30 days old) of names and addresses of surrounding property owners within 500 ft. of the property, mineral interest owners of record, mineral and oil and gas lessees for the property and appropriate ditch companies. Certification that report is complete and accurate.	
Final Plat <u>Plat must include the following information</u> <ul style="list-style-type: none"> – Title of project..... – North arrow, scale (not greater than 1"=100') and preparation date..... – Vicinity map..... – Legal description..... – Basis for establishing bearing – Names and addresses of owners, applicant, designers, engineers and surveyors – Total acreage of subdivision – Bearings, distances, chords, radii, central angles and tangent links for the perimeter and all lots, blocks, rights-of-way and easements – Lot and block numbers, numbered in consecutive order, and square footage of each lot or tract..... – Parcels excepted from inclusion noted as “not included in this subdivision” and the boundary completely indicated by bearings and distances – Existing rights-of-way in and adjacent to property (labeled and dimensioned) – Existing and proposed street names for all streets on and adjacent to the property – Existing easements and their type in and adjacent to property (labeled and dimensioned) – Location and description of monuments – Floodplain boundary & source of information (if one does not exist on the property, state on plat)..... – Signature block for registered land surveyor certifying to accuracy of boundary survey and plat – Signature block for certification of approval by the Town Board with a signature for the Mayor and Town Clerk .. – Signature block for utility providers – Certification of ownership – Dedication of streets, rights-of-way, easements and public sites to the Town of Timnath 	
Final Plat Address Map <u>Plat must include the following information</u> <ul style="list-style-type: none"> – Title of project..... – North arrow, scale (not greater than 1"=100') and preparation date..... – Lot and block numbers, numbered in consecutive order..... – Parcels excepted from inclusion noted as “not included in this subdivision” and the boundary completely indicated by bearings and distances 	



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Planning Department
970-224-3211

- Existing rights-of-way in and adjacent to property (labeled and dimensioned)
- Existing and proposed street names for all streets on and adjacent to the property
- Address of each lot in sequential order for N-S or E-W based on the Town's addressing convention.....
- Excel spreadsheet listing each address by street, lot, block, and road orientation

General Development Information

Written description confirming that the final plat conforms to the preliminary plat. Must address how the proposed development conforms to the Land Use Code.

Plan and/or Report Updates, *if applicable*

List and include updates/changes to preliminary plat plans or reports.

APP.

TOWN

Construction Plans and Profiles

- Prepared by a registered professional engineer licensed in the State of Colorado
- Horizontal to vertical scales chosen to best depict the aspects of the design (minimum horizontal scale: 1"=100', minimum vertical scale: 1"=10')
- Typical road geometric and structural cross-section shown on each plan sheet
- Plan must show right-of-way lines and widths, road names, lot lines, tangent lengths and bearings, curve radii, delta angles, curve lengths, chord lengths and bearings, stationing at all beginning of curves and end of curves, intersections, structures, angles, curb lines, cross pans, traffic control devices, drive cuts, curb returns and radii, and all other features to enable construction in accordance with approved standards and standard engineering practice. Must include water, sewer, sanitary sewer and any other utilities
- Profiles must include ground lines, grade lines of curb and gutter or centerline of street elevation at point of intersection of vertical curves, intersections and other critical points, structures, and all other features required to enable construction in accordance with approved standards.....
- Signature blocks for all utility providers unless otherwise provided in agreement form
- Structure Details
- Sewage Collection and Water Supply Distribution Plans, Profiles and Specifications
- Final Drainage Plans and Reports
- Final Grading Plan
- Soils Reports
- Final Street Lighting Plan

Final Landscape Plan

- Prepared by a registered professional landscape architect licensed in the State of Colorado
- Plan must show right-of-way lines and widths, road names, lot lines, grading intersections, structures, curb lines, cross pans, drive cuts, curb returns, and must include water, sewer, sanitary sewer and any other utilities
- Landscape Schedule.....
- Landscape Legend
- Landscape, Irrigation, and General Notes.....
- Planting Details.....
- Park Furnishings and detail.....
- Fencing detail.....

Digital Copy of Final Drawings

PDF and DWF drawing files of the Final Plat, Construction, Landscape, and any other reports have been uploaded to the Accela Site.



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Special Documents, as needed

- Special agreements (as may be required).....
- Floodplain Use Permit
- State Highway Utility Permit
- State Highway Access Permit
- Construction Dewatering Permit.....
- 404 Permit.....
- Air Pollution Emission Notice (APEN)
- Work in Ditch Right-of-Way Permit.....
- Rare Species Occurrence Survey
- Subdivision Improvement Agreement (SIA)
- Improvements Guarantee
- Approved Adjudication of Water Rights and a Plan of Augmentation
- The following documents finalized and in a form for recording: Protective Covenants, Homeowners Association (HOA) Documents, Articles of Incorporation for HOA, and Architectural Design Guidelines
- FEMA approved applications
- Documentation showing who will own and maintain the open space.....
- Documentation for dedication of public sites for open space or other civic purposes

Public Hearing Notification Envelopes (to be submitted to the Town within 7 days)

1 set of stamped, addressed No. 10 envelopes with the Town’s address as the return address. Address envelopes to surrounding property owners within 500 ft. of the property, mineral interest owners of record, mineral and oil and gas lessees, and appropriate referral agencies.