



Planning Department
970-224-3211

SITE PLAN TECH FORM

Project Name:

APP.	TOWN
<p>Pre Application Conference Discuss Town regulations and standards, application / review process, submittal requirements, and schedule.</p>	
<p>Application Fee Amount; \$500 Due within 72 hours of submittal by check or after the acceptance of the submittal online at https://www.colorado.gov/payment/townoftimnath</p>	
<p>Signed Fee Agreement: New Agreement Amount: \$_____ (Check with Planning Dept.) or Use Existing Due within 72 hours of submittal by check or after the acceptance of the submittal online at https://www.colorado.gov/payment/townoftimnath</p>	
<p>Poudre Fire Authority Development Review Fee of \$250 Due within 72 hours of submittal by check or after the acceptance of the submittal online at https://www.colorado.gov/payment/townoftimnath</p>	
<p>Current Title Commitment Dated less than 30 days from date of minor subdivision plat application submittal.</p>	
<p>Site Plan Map</p> <ul style="list-style-type: none"> <input type="checkbox"/> Title of project..... <input type="checkbox"/> North arrow, scale (not greater than 1"=50') and preparation date..... <input type="checkbox"/> Vicinity map..... <input type="checkbox"/> Project address..... <input type="checkbox"/> Legal description..... <input type="checkbox"/> Name, address and phone number of property owner and party responsible for plan..... <input type="checkbox"/> Lot size (square footage)..... <input type="checkbox"/> Bearings and distances of all lot lines..... <input type="checkbox"/> Existing and proposed easements and rights-of-way..... <input type="checkbox"/> Existing and proposed paved areas and sidewalks on the site and in the adjacent rights-of-way..... <input type="checkbox"/> Gathering areas for people..... <input type="checkbox"/> Existing and proposed curb cuts on the site and in the adjacent rights-of-way..... <input type="checkbox"/> Existing and proposed 2 ft. contours..... <input type="checkbox"/> Existing waterways on or adjacent to the site..... <input type="checkbox"/> Finished floor elevations for all structures..... <input type="checkbox"/> Footprint of all proposed structures..... <input type="checkbox"/> Existing structures and their use..... <input type="checkbox"/> Square footage of the proposed building(s) and the footprint of the proposed building(s)..... <input type="checkbox"/> Proposed structure height..... <input type="checkbox"/> For commercial and industrial uses, the type of activity and number of employees..... <input type="checkbox"/> For multi-family residential, the number of residential units and bedrooms per unit..... <input type="checkbox"/> Location of proposed signs and lights..... <input type="checkbox"/> Specifications for the signs and lights, including type, height and general Code conformance..... <input type="checkbox"/> Photometric plan by a qualified electrical or lighting engineer (commercial & industrial only)..... <input type="checkbox"/> Proposed traffic controls and striping for parking areas, must be dimensioned..... <input type="checkbox"/> Trash disposal areas and enclosures including specifications for enclosures..... <input type="checkbox"/> Location and size of all existing and proposed water and sewer service connections and tap sizes..... <input type="checkbox"/> Location and size of water and sewer lines to which the service connections will be or are made..... <input type="checkbox"/> Location and size of water meter(s) and backflow-prevention devices..... <input type="checkbox"/> Indication of how and where perimeter drain will drain (if one exists)..... <input type="checkbox"/> Location of existing electrical lines and poles on or adjacent to the site..... <input type="checkbox"/> Location of proposed electrical service connection and meter location..... <input type="checkbox"/> Location of electric transformer..... <input type="checkbox"/> Location of all fire hydrants. (If none, note distance and direction of the closest hydrant)..... <input type="checkbox"/> Location of detention/retention areas and storm sewer infrastructure with drainage easements..... <input type="checkbox"/> Distance from proposed building(s)/structure(s) to adjacent lot lines, easements, and structures..... <input type="checkbox"/> A land use chart (table)..... <input type="checkbox"/> Certificate blocks for signatures of owner, surveyor, utility providers, and Town approval..... 	
<p>Community Design Principles Description Demonstrate in written/graphic form the proposed structure is consistent with Chapter 5 of the Land Use Code.</p>	



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Final Landscape Plan	
Exterior Elevations of Proposed Structures/Graphic Visual Aids Provide complete building elevations, drawn to scale, with illustrations of all colors and identifying major materials to be used in the structure(s). Staff may require building floor plans, sectional drawings, perspective drawings, models, and/or computer visualizations.	
Certified Drainage Report Include erosion control study and plan, as applicable. Must be reviewed and approved by the appropriate sanitation district (if applicable) prior to application submittal.	
Traffic Compliance Letter	
<i>* Site plans are valid for a period of 3 years from the date of approval. Minor variations to the plan may be reviewed and approved by the Town Staff. Modified plans must be revised to show the authorized changes and become part of the Town permanent records. Approved site plans with changes over the 10% threshold, or other major modifications, must submit a new site plan application.</i>	