

FINAL PLAT TECH FORM

Project Name:

Project Name: _____

Contact information: *(please attach any additional contacts)*

Owner: _____

Telephone: _____

Address: _____

Fax: _____

E-mail: _____

Applicant: _____

Telephone: _____

Address: _____

Fax: _____

E-mail: _____

Property Description:

Address or Location: _____

Existing Zoning: _____ Existing Use: _____

Proposed Zoning: _____ Proposed Use: _____

Purpose of Application: *(please attach any additional information)*

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<input type="checkbox"/>	<p>Final Plat Address Map Plat must include the following information</p> <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 ▪ 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 	<input type="checkbox"/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<input type="checkbox"/>	<p>General Development Information (Narrative) Written description confirming that the final plat conforms to the preliminary plat. Must address how the proposed development conforms to the Land Use Code.</p>	<input type="checkbox"/>
<input type="checkbox"/>	<p>Report and Plan Updates Final reports that were submitted as part of the preliminary plat are required for submittal with this Final Plat application as well as any other required reports or plans:</p> <p><input type="checkbox"/> Final Drainage Report (<i>required</i>) <input type="checkbox"/> _____</p> <p><input type="checkbox"/> Traffic Impact Study (<i>required</i>) <input type="checkbox"/> _____</p> <p><input type="checkbox"/> Geotechnical Investigative Report <input type="checkbox"/> _____ (<i>required</i>)</p>	<input type="checkbox"/>
<input type="checkbox"/>	<p>Construction Plans and Profiles (including road, utility, drainage, grading, lighting plans)</p> <ul style="list-style-type: none"> ▪ 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 ▪ Final Grading Plan ▪ Final Street Lighting Plan 	<input type="checkbox"/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

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Project Name:

<input type="checkbox"/>	<p>Final Landscape Plan (required)</p> <ul style="list-style-type: none"> ▪ 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..... 	<input type="checkbox"/> _____ _____ _____ _____ _____ _____ _____
<input type="checkbox"/>	<p>Digital Copy of Final Drawings</p> <p>Upload PDF drawing files of the Final Plat, Construction, Landscape, and any other reports to the Accela Site. Please note, any type of application that uses AutoCAD® to prepare any of the drawings for this plat should set the system variable EPDFSHX to 0.</p>	<input type="checkbox"/>
<input type="checkbox"/>	<p>Special Documents (if needed)</p> <ul style="list-style-type: none"> ▪ 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..... 	<input type="checkbox"/> _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____

Certification: *Must be signed with BLUE INK.*

OWNER CERTIFICATION OF COMPLETED APPLICATION

Signed: _____ Date: _____

APPLICANT CERTIFICATION OF COMPLETED APPLICATION

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owners. I understand that all materials and fees required by the Town of Timnath must be submitted prior to having this application processed.

Signed: _____ Date: _____