

PRELIMINARY 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)*

APP.		TOWN
<input type="checkbox"/>	Pre-Application Conference Discuss provisions of the Land Use Code and the applicable requirements, application / review process, submittal requirements, and schedule.	<input type="checkbox"/>
<input type="checkbox"/>	Application Fee: \$500 + \$10 per lot over 25 lots Due within 72 hours of submittal by check or with the submittal online at https://www.colorado.gov/payment/townoftimnath <i>(please note that the above website does not open in Google Chrome)</i>	<input type="checkbox"/>
<input type="checkbox"/>	Signed Fee Agreement	<input type="checkbox"/>
<input type="checkbox"/>	Poudre Fire Authority Development Review Fee: \$250 *Plus applicable Scope Fees, Refer to PFA Fee Schedule 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 (please note that the above website does not open in Google Chrome)	<input type="checkbox"/>
<input type="checkbox"/>	Current Title Commitment or O&E Report Dated less than 30 days from date of preliminary plat application submittal.	<input type="checkbox"/>
<input type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>

PRELIMINARY PLAT TECH FORM

Project Name:

- Title of project.....
- North arrow, scale (not greater than 1"=100'), and preparation date.....
- Vicinity map.....
- Names and addresses of owners, applicant, designers, engineers, and surveyors
- Legal description.....
- Total acreage of property
- Existing contours at 2-foot intervals (based on USGS datum).....
- Name and location of abutting subdivisions or owners of abutting property (if land is not platted)
- Lots, blocks, and street layout with approximate dimensions and square footage for each lot.....
- Consecutive numbering of all lots and blocks.....
- Existing and proposed rights-of-way and easements on and adjacent to the property
- Existing and proposed street names for all streets on and adjacent to the property
- Existing and proposed zoning on and adjacent to property.....
- Location and size of existing and proposed sewer lines, water lines, and fire hydrants
- Existing and proposed curb cuts on and adjacent to property
- Location by field survey or aerial photography of all existing and proposed water courses and bodies of water. Include direction of water flow
- Floodplain boundary and source of information (if one does not exist on the property, state on plat)
- Boundaries of proposed phases of the subdivision if final plat will be multiple phases
- General location of existing surface improvements such as buildings, fences, or other structures which will remain on the property
- Location and acreage of proposed parks, trails, playgrounds, schools, or other public uses
- Location, function, ownership, and manner of maintenance of any private open space
- Land use table that includes land uses, approximate acreage of each land use type, and percentage of each land use type (including how 12% public dedication requirement will be met)
- Total number of lots.....
- Number of each type of dwelling unit proposed

Upload PDF drawing files of Preliminary Plat, Preliminary Landscape, and Utility Plan 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.**

PRELIMINARY PLAT TECH FORM

Project Name:

APP.		TOWN
<input type="checkbox"/>	General Development Information (Narrative) Written description of existing conditions on the proposed site, including explanations of how: ❖ Items of concern expressed in sketch plan review have been addressed..... ❖ The plan is consistent with the Land Use Code and Comprehensive Plan..... ❖ This plat is consistent with or differs from the sketch plan and how the plan is still consistent with the community's vision.....	<input type="checkbox"/>
<input type="checkbox"/>	Preliminary Grading and Drainage Plan and Report Certified by a Colorado-registered professional engineer, including storm drainage concepts such as locations for on-site detention or downstream structural improvements, soil erosion and sedimentation control plans, and any specifications. Must also discuss impacts on any existing floodways and/or floodplains on and adjacent to the site. Must also discuss any FEMA applications required.	<input type="checkbox"/>
<input type="checkbox"/>	Master Utility Plan Prepared by a Colorado-registered professional engineer who consulted with the appropriate utility service providers regarding the design of all utilities through the subdivision.	<input type="checkbox"/>
<input type="checkbox"/>	Preliminary Landscape Plan <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"/>	Traffic Study Prepared by a professional traffic engineer.	<input type="checkbox"/>
<input type="checkbox"/>	Draft of Proposed Covenants, if any, & Architectural Design Guidelines	<input type="checkbox"/>
<input type="checkbox"/>	Mineral, Oil and Gas Rights Documentation Evidence that the surface owner has contacted all lessees of mineral, oil and gas rights associated with the site and is working towards resolution. Included in the evidence must be the current contact person's name, phone number, and mailing address.	<input type="checkbox"/>
<input type="checkbox"/>	Geologic/Soils Report Any geologic report prepared at the time of sketch plan must be provided to review agencies.	<input type="checkbox"/>
<input type="checkbox"/>	Colorado Historical Society Records Search, <i>if applicable</i> At the discretion of the Town Staff or the Town Council, an applicant may be required to provide the Town with a Colorado Historical Society records search for any historically or archaeologically significant findings on the property.	<input type="checkbox"/>
<input type="checkbox"/>	Site-Specific Historic Survey, <i>if applicable</i> If the Colorado Historical Society Records Search shows a significant finding, a site-specific historic survey	<input type="checkbox"/>

PRELIMINARY PLAT TECH FORM

Project Name:

providing the following is required:

- State of Colorado site number _____
- Site address/location/access..... _____
- Type and description of finding _____
- Owner's name and address..... _____
- Eligibility assessment for historic designation _____
- Statement of significance _____
- Management and administrative data _____
- References _____
- Photographs of the site _____
- Maps of the site _____
- Name, address, phone number and qualifications of person completing survey _____
- Date of completion of survey _____
- Protection plan (if the Town Board decides to protect the historic resource)..... _____

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: _____