THORNTON
CITY DEVELOPMENT
9500 Civic Center Drive
Thornton, CO 80229

CITY DEVELOPMENT DEPARTMENT
303-538-7295
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SUBDIVISION PLAT SUBMITTAL REQUIREMENTS

Any new land parcel in the City of Thornton is created by way of a Subdivision Plat. A Subdivision Plat is a map, recorded with the County, for the purpose of identifying subdivided parcels, associated easements, and rights-of-way. A Subdivision Plat must conform to the City Development Code, and the City of Thornton's Standards and Specifications for the Design and Construction of Public and Private Improvements.

A Subdivision Plat is required to subdivide any parcel of land that involves:

1. The division of a parcel into two or more lots, or the aggregation of two or more parcels into one lot; or
2. The dedication of land, or rights-of-way to the City; or
3. The vacation of previously dedicated, but unutilized rights-of-way; or
4. Granting of easements.

Subdivision Plats are approved administratively.

SUBMITTAL REQUIREMENTS:

It is very important to make complete submittals to the City Development Department. Applicants are encouraged to schedule a meeting with a planner and other development team members to review their submittal before making a formal application. This informal sufficiency review will help determine if the documents are complete for submittal. Please be sure to check the materials to be provided to the City Development Department to determine if the submittal is complete. This will help avoid a delay in the staff accepting your application. The City of Thornton encourages applicants to retain professional assistance in preparing submittals for City review.

Note: A complete submittal consists of the materials outlined on the attached "Submittal Requirements" along with the required fee and completed application form. This checklist is intended to guide the applicant in making a submittal to the City. All applicants are encouraged to read Section 18-670 of the City of Thornton Development Code in addition to this guide to ensure a complete and adequate submittal.

APPLICATION SUBMITTAL REQUIREMENTS:

Applications must contain the following information in the format described. Applications will not be accepted if required items are missing or incomplete. Any submittal may require additional items.

1. Completed original application form with property owner's signature

2. Project description letter including but not limited to:
   - Park, open space, or trail dedication and Improvements
   - Other public dedications, including Public Land Donation
   - Unique features of the site
3. Application fee:
   - $230 plus $15 per acre. (Round up to the next whole acre)
   - $250 for a subdivision plat amendment
4. 18” x 24” plat drawings:
   - Cover Page
   - Subdivision Plat plans
5. Completed Nonresidential Water Use Questionnaire (for Nonresidential Projects)
6. AutoCAD .DWG file
7. Current Title Commitment – Dated no more than 30 days prior to application date, and must be current within 30 days of recordation
8. Final Traffic Report
9. Final Drainage and Utility Reports
10. Phase I Environmental Report
11. Any mineral leases
12. Letter documenting compliance with the City Prairie Dog Ordinance
13. Copies of the recorded plats and agreements for off-site improvements and dedications
14. Oil and gas facilities, easements, and lease areas depicted on an existing conditions map
15. Construction Drawings
16. Completed submittal checklists for plans and reports:
   - Construction Drawing Submittal Checklist
   - Drainage Report Submittal Checklist
   - Traffic Study Submittal Checklist
   - Utility Report Submittal Checklist
17. Completed Input Information Form (attached) for a draft Developer’s Agreement
18. Developer’s Agreement Phasing Map and Cost Estimate (see attached examples)
19. Proposed Maintenance System for Multifamily, Single-family Attached, and Non-residential zoning, pursuant to Sec. 18-677(a)(2)e.3.
20. Address Exhibit Requirements (Residential Projects)
   - For all residential subdivision plats, the developer shall provide a comprehensive exhibit for City review and approval for use in assignment of addresses. The exhibit shall clearly identify all lots, blocks, and street names within the development.
   - The exhibit shall be submitted as a single 24" x 36" PDF sheet, displaying the entire subdivision on one sheet for ease of reference. The exhibit shall include sufficient detail to clearly distinguish individual lots and the text size used shall be 0.10” or larger when the exhibit is printed full size.

POST-APPROVAL REQUIREMENTS:

1. One set of high quality, full-size paper originals (18” x 24”) will be required after the plat is approved. Do not submit hard copies until advised by the reviewer assigned to your application. Rather, submit full-size scanned electronic files.
   - The Ownership Certificate & Lienholder Certificate must be notarized
   - Ownership, Lienholder, Surveyor, & Attorney Certificates, if required, must be signed in black, indelible ink or the County Recorder will not accept them. No smears may appear on the plat.
   - Title commitment is required to be updated within 30 days at time of recordation.
2. Electronic files in an AutoCAD format (.DWG)
   - All drawings to be in true scale (1”=1”) in model space;
   - Coordinate system to be Modified State plane coordinates Colorado Central Zone (502);
   - Submittal to be a single base drawing with all required information included.
3. One set of high quality, full size paper (18” x 24”) of the approved Address Plat.
4. A .DXF on CD is required for final submittal.

PLAT SIGNATURES

Plats may be signed only after the City has determined that the plat and supporting materials required by the Development Code are:

1. In substantial conformance with all conditions established by the City Development Department in approving the Subdivision Plat.
2. In conformance with all other requirements of Chapter 18 and other applicable City requirements.
3. Signed by the owner(s), any lienholders, and registered land surveyor. All signatures shall be notarized.
4. Inclusive of a signed Attorney’s Certificate on the plat, or are accompanied by a current title policy naming the City as an insured party, if the plat is dedicating real property to the City of Thornton.

RECORDATION OF THE PLAT AND DEVELOPERS AGREEMENT

Submit the final plat with signatures and stamps electronically as a full-size quality scan. If a hard copy is requested, please submit one originally signed scan-ready paper 18” x 24” in size, with a two-inch (2”) left margin, a one inch (1”) top margin, and one-half-inch (.5”) bottom and right margin. The fees for plat recordation are $15.25 for the first sheet, and $10 for each additional sheet. The fee for recording the Developer’s Agreement is $15.25 for the first sheet and $5 for each additional sheet. There is also a $10 copy fee per paper sheet for plat copies. Separate checks need to be prepared. One check shall be made payable to the City of Thornton, (plat copy fee), and the other to the Adams County Clerk and Recorder (recordation fees). The City will file the fully approved plat with the Adams County Clerk and Recorder. The City will simultaneously record the Developer’s Agreement together with any other legal documents required to be recorded by the City with the Plat.

SUBDIVISION PLAT CHECKLIST

COVER PAGE TO INCLUDE:

- Subdivision Name
- Composite Map
- Purpose Statement
- Legal Description
- Ownership Certificates
- Vicinity Map
- Required General Notes
- Applicable General Notes
- Land Use Table
- Informational Tract Table
- Signature Blocks
- Case Number
- Preparation Information and Dates
- Index of Sheets

SUBDIVISION PLAT(S) TO INCLUDE:

- North Arrow
- Key Map
- Legend
- Matchlines
- Floodplain location
- Roads and Right-of-way
- Monumentation
- Scale
- Sight Triangles
- Existing/Proposed Oil and Gas Facilities
- Boundary, lots, tract, and block
- Easements

SUBDIVISION PLAT PREPARATION GUIDE

Preparation: The Subdivision Plat document shall be prepared by a Registered Land Surveyor licensed to practice in the State of Colorado.

Format: All Subdivision Plats shall comply with the following format requirements:

A.) **Sheet size.** Each sheet shall be 18 inches by 24 inches. Multiple sheets may be used to show all the required information. A key map shall be provided.

B.) **Orientation.** North shall be oriented toward the top of each sheet of the Subdivision Plat whenever possible. All plats shall be landscape format.

C.) **Margins.** There shall be a two inch (2") left margin, a one inch (1") top margin, and a one-half inch (.5") bottom and right margin.

D.) **Lettering.** All lettering shall be done by mechanical means in a San Serif style, all capitalized and shall be a minimum size of one-tenth of an inch (1/10"), 10 point or equivalent.

E.) **Labeling.** There shall be a systematic, consecutive, numerical identification system for all lots and blocks within the subdivision. Stand-alone letters may be used only to identify non-buildable tracts (e.g., Tract 'A'). Lots and tracts amended via a plat amendment should be clearly identified as such (e.g., Lot 1 revised to Lot 1A, Tract A revised to Tract A-1). Areas that are not a part of the subdivision shall to be labeled as "Not a part".

Required Information: The following information shall be shown on the Subdivision Plat:

1. Cover Sheet

A.) **Subdivision Name.** The name of the subdivision shall be prominently displayed at the top of each sheet in plain letters with a minimum size of one-half inch (1/2"). The subdivision name is subject to change prior to recordation should it be found to be a duplicate or similar name to an existing subdivision name. If the land has been previously subdivided, the original subdivision name shall be used, identifying the new subdivision as an amendment. If the plat is a compilation of existing subdivisions with different names, a new and unique name shall be utilized. Any re-subdivision of already platted property shall be so noted (i.e. Thornton Justice Center to Thornton Justice Center Amendment No.1.)

B.) **Purpose Statement.** A brief but descriptive explanation of all purposes for the Subdivision Plat shall be displayed in the upper left-hand corner of the plat cover sheet.

C.) **Legal Description.** Metes and bounds description shall be used for subdivisions with the exception of previously platted lots where the lot and block may be utilized. The following wording shall also be incorporated:

LEGAL DESCRIPTION AND DEDICATIONS:

THE UNDERSIGNED, BEING THE OWNER(S) OF A PARCEL OF LAND SITUATED IN SECTION ____, TOWNSHIP _____, RANGE _____ OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(INSERT LEGAL DESCRIPTION HERE)

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, AND HEREBY DEDICATE TO THE CITY OF THORNTON IN FEE SIMPLE THE STREETS AND ALL OTHER PUBLIC WAYS AS SHOWN ON THIS PLAT, AND HEREBY GRANTS TO THE CITY OF THORNTON SUCH EASEMENTS AS ARE CREATED HEREBY AND DEPICTED OR, BY NOTE, REFERENCED HEREON. ALONG WITH THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, INSPECT AND OPERATE MAINS, TRANSMISSION, DISTRIBUTION AND SERVICE LINES AND APPURTENANCES OR OTHER IMPROVEMENTS FOR WHICH THE EASEMENTS WERE GRANTED, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, EITHER DIRECTLY OR THROUGH THE VARIOUS APPLICABLE SERVICE PROVIDERS AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT. UNLESS MORE NARROWLY DEFINED BY NOTE HEREON, "UTILITY" SHALL MEAN SEWER, WATER, DRAINAGE, ELECTRICITY, GAS, TELEPHONE, CABLE AND OTHER TELECOMMUNICATION FACILITIES.

ALL NON-TRIBUTARY AND NOT NON-TRIBUTARY GROUND WATER IS ALSO HEREBY DEDICATED TO THE CITY OF THORNTON.

D.) **Ownership Certificates.**

1. Utilize for each owner:

OWNERSHIP CERTIFICATE

IN WITNESS THEREOF, _____ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD. _____

BY: _____
(OWNER) (INDIVIDUAL)

OR (use the following signature block for trustee, personal representative, etc.)

Example:

OWNER: CAR TRUST

_____
BY: SARAH CAR, AS TRUSTEE OF CAR TRUST

NOTARY PUBLIC:
STATE OF **(INSERT)**)
) ss.
COUNTY OF **(INSERT)**)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS ____DAY OF _____AD. _____
BY _____*(PRINT NAME)*_____

WITNESS MY HAND AND OFFICIAL SEAL NOTARY SEAL

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____
NOTARY ADDRESS: _____

2. Utilize when limited liability company is the owner:

OWNERSHIP CERTIFICATE

IN WITNESS THEREOF, _____ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD. _____

OWNER: ___*(LLC NAME PRINTED)*_____-

BY: _____ CORPORATE SEAL
(*MANAGER OR MANAGING MEMBER)*

NOTARY PUBLIC:
STATE OF **(INSERT)**
COUNTY OF **(INSERT)**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS ____DAY OF _____AD. _____
BY ____*(PRINT NAME AND TITLE)*_____

WITNESS MY HAND AND OFFICIAL SEAL NOTARY SEAL

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
NOTARY ADDRESS: _____

3. Utilize when a corporation is the owner:

OWNERSHIP CERTIFICATE

IN WITNESS THEREOF, _____ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD. _____

OWNER: _(*CORPORATION NAME PRINTED*)__

BY: _____ CORPORATE SEAL
(*PRINCIPAL'S NAME AND TITLE*)
ATTEST: _____
(*SECRETARY'S NAME AND TITLE*)

NOTARY PUBLIC:
STATE OF **(INSERT)**)
) ss.
COUNTY OF **(INSERT)**)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS ____DAY OF _____AD. _____
BY ____*(PRINT NAME AND TITLE)*_____

WITNESS MY HAND AND OFFICIAL SEAL NOTARY SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____
NOTARY ADDRESS: _____

4. Required for all lienholders associated within the subdivision:

LIENHOLDER

THE UNDERSIGNED SUBORDINATES ITS INTEREST IN THE REAL PROPERTY PLATTED HEREBY TO THE RIGHTS AND INTERESTS OF THE CITY OF THORNTON FOR SUCH REAL PROPERTY AND ALL INTEREST THEREIN THAT ARE DEDICATED TO THE CITY OF THORNTON.

IN WITNESS THEREOF, _____ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD. _____
BY: _____ CORPORATE SEAL
(*PRINCIPALS OR OWNERS*)
STATE OF **(INSERT)**)
) ss.
COUNTY OF **(INSERT)**)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____DAY OF _____AD. ____
BY ____*(PRINT NAME AND TITLE)*_____

WITNESS MY HAND AND OFFICIAL SEAL NOTARY SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____
NOTARY ADDRESS: _____

E.) **Vicinity Map.** A vicinity map shall be drawn at such scale (between 1" = 600' to 1" = 2000') to clearly represent the geographic relationship of the proposed subdivision and the surrounding area. The map shall show only major streets with their names, railroads, and contain a north arrow with a graphic scale. Contour lines, local streets, lot lines, etc. need not be shown on the vicinity map. The area representing the proposed subdivision shall be labeled and shaded or highlighted in an appropriate fashion to clearly indicate the subject property as the site.

F.) **Required General Notes.**

1. WATER AND SANITARY SEWER EASEMENTS ARE HEREBY GRANTED TO THE CITY OF THORNTON, AS SHOWN ON THIS PLAT, FOR THE PURPOSE TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, INSPECT AND OPERATE MAINS, TRANSMISSION, DISTRIBUTION AND SERVICE LINES AND APPURTENANCES OR OTHER IMPROVEMENTS FOR WHICH THE EASEMENTS WERE GRANTED, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT. THESE EASEMENTS SHALL BE EXCLUSIVE, HOWEVER UTILITIES MAY CROSS THE EXCLUSIVE EASEMENTS AT SUBSTANTIALLY 90 DEGREES.

2. This note shall be revised to reflect appropriate map information:

   THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ADAMS COUNTY COLORADO MAP NUMBER **[XX]**, COMMUNITY NUMBER **[XX]** REVISED DATE MARCH 5, 2007.

   2a. Utilized when portions of the plat are encumbered by a 100-year floodplain:

   PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ADAMS COUNTY COLORADO MAP NUMBER **[XX]**, COMMUNITY NUMBER **[XX]** REVISED DATE MARCH 5, 2007.
   NO BUILDING PERMITS SHALL BE ISSUED FOR LOTS WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN UNTIL A LETTER OF MAP REVISION HAS BEEN ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA), AND A PLAT AMENDMENT IS COMPLETED TO REMOVE THE LOTS FROM THE FLOODPLAIN.

3. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF CERTIFICATION SHOWN HEREON.

4. This note shall be revised appropriately:

   BEARINGS ARE BASED ON THE **[TO BE COMPLETED BY SURVEYOR].**

5. This note shall be revised appropriately:

   THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY **[CONSULTANT NAME]** TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, **[CONSULTANT NAME]** RELIED UPON COMMITMENT FOR TITLE INSURANCE NO. **[XXXXXXXXX]**, ISSUED BY **[TITLE COMPANY NAME]**, HAVING AN EFFECTIVE DATE OF **[DATE]** AT **[TIME]**. ***(Date required to be within 30 days at time of recordation – remove this statement)***

6. THE RIGHT-OF-WAY LANDSCAPING ALONG COLLECTOR AND ARTERIAL STREETS IS TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNER OR ASSIGNS. THE CITY SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF THE CONCRETE PORTION OF THE SIDEWALK. THE ADJACENT PROPERTY OWNER OR ASSIGNS SHALL BE RESPONSIBLE FOR DAILY MAINTENANCE OF THE LANDSCAPE AND CONCRETE PORTION, INCLUDING THE REMOVAL OF GRAFFITI, SNOW, ICE, SLEET, DEBRIS OR OTHER OBSTRUCTION FROM ALL SIDEWALKS LOCATED IN ADJACENT RIGHT-OF-WAY AND INTERNAL TO THE DEVELOPMENT. THE CITY OF THORNTON SHALL MAINTAIN ARTERIAL MEDIANS, UNLESS OTHERWISE SPECIFICALLY AGREED UPON.

7. IT IS RECOGNIZED AND ACKNOWLEDGED THAT THE CITY OF THORNTON, COLORADO, IMPOSES REQUIREMENTS FOR PUBLIC LAND DONATION OR CASH-IN-LIEU THEREOF AS DETERMINED BY THE CITY AND THAT THERE IS ALSO IMPOSED VARIOUS WATER AND SEWER CONNECTION CHARGES, WATER SUPPLY CHARGES, AND CONTRIBUTIONS FOR A PRO RATA SHARE OF THE COST OF MAJOR WATER AND SEWER LINES, EACH OF WHICH MAY AFFECT THIS PROPERTY. ANYONE PURCHASING ANY INTEREST IN ANY PART OF THIS PROPERTY SHOULD INQUIRE OF THE CITY OF THORNTON, COLORADO TO DETERMINE THE SPECIFIC OBLIGATIONS.

8. ALL LAND USE APPROVALS AND BUILDING PERMITS FOR THE DEVELOPMENT DESCRIBED HEREIN SHALL BE SUBJECT TO REQUIREMENTS INCLUDING BUT NOT LIMITED TO: THE PAYMENT OF IMPACT FEES AND DEVELOPMENT CHARGES, CONCURRENCY MANAGEMENT REQUIREMENTS, MORATORIUMS, BUILDING PERMIT LIMITATIONS, DESIGN STANDARDS, AND ANY OTHER LAND USE AND DEVELOPMENT REQUIREMENTS IN EFFECT AT THE TIME THAT SUCH PROPOSED DEVELOPMENT APPLIES FOR A BUILDING PERMIT.

9A. Utilized when a Developer's Agreement will be executed with the Plat:

ALL OWNERS, PURCHASERS, BUYERS, HEIRS, TRANSFEREES, SUCCESSORS, OR ASSIGNS OF ANY INTEREST WHATSOEVER IN THIS LAND ARE SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE CITY OF THORNTON AND MAY BE SUBJECT TO THE REQUIREMENTS AND TERMS OF THE DEVELOPERS AGREEMENT AND AMENDMENTS THERETO BETWEEN THE CITY OF THORNTON AND **(INSERT OWNER NAME(S) HERE),** WHICH INCLUDE BUT ARE NOT LIMITED TO, OBTAINING CITY OF THORNTON FINAL ACCEPTANCE OF ALL PUBLIC IMPROVEMENTS; THE BREACH OF WHICH, IN ADDITION TO ITS OTHER REMEDIES, THE CITY OF THORNTON MAY DENY PERMITS FOR BUILDING, OCCUPANCY, AND WATER TAPS OR METERS.

9B. Alternate wording when a Developer's Agreement will not be executed with the Plat:

ALL OWNERS, PURCHASERS, BUYERS, HEIRS, TRANSFEREES, SUCCESSORS, OR ASSIGNS OF ANY INTEREST WHATSOEVER IN THIS LAND ARE SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE CITY OF THORNTON, WHICH INCLUDE BUT ARE NOT LIMITED TO THE COMPLETION OF ALL IMPROVEMENTS; THE BREACH OF WHICH, IN ADDITION TO ITS OTHER REMEDIES, THE CITY OF THORNTON MAY DENY PERMITS FOR BUILDING, OCCUPANCY, AND WATER TAPS OR METERS.

10. SIGHT VISIBILITY TRIANGLES SHALL BE IMPOSED FROM ALL INTERSECTION LOCATIONS THAT IMPACT LOTS WITHIN THIS SUBDIVISION. THESE TRIANGLES SHALL CONFORM TO THE CITY OF THORNTON DEVELOPMENT CODE, WHICH STATES THAT A PERSON SHALL NOT ERECT, PLACE, OR MAINTAIN A STRUCTURE, BERM, PLANTLIFE, OR ANY OTHER ITEM IF THE ITEM IS BETWEEN 2-1/2 FEET AND EIGHT FEET IN HEIGHT MEASURED FROM THE TOP OF THE ADJACENT STREET CURB. IF THERE IS NO ADJACENT STREET CURB, THE MEASUREMENT IS

TAKEN FROM THE GRADE OF THE PAVED PORTION OF THE STREET ADJACENT TO THE VISIBILITY TRIANGLE.

11. Utility Easements (Choose appropriate utility easement):

11a. Utilized for commercial and multi-family subdivisions:

A BLANKET UTILITY EASEMENT, EXCLUDING BUILDING FOOTPRINTS AND EXCLUSIVE EASEMENTS, IS HEREBY GRANTED TO THE CITY OF THORNTON OVER THE ENTIRE SUBDIVISION. WHERE EXCLUSIVE EASEMENTS ARE GRANTED ACROSS THE BLANKET EASEMENT, UTILITIES MAY CROSS THE EXCLUSIVE EASEMENT AT SUBSTANTIALLY 90 DEGREE ANGLES. THE UNDERLYING PROPERTY OWNER OR ASSIGNS IS RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA.

11b. Utilized when a blanket easement is not dedicated over and across the entire subdivision (generally an 8 foot wide easement along the backs and sides of residential lots):

UTILITY EASEMENTS ARE HEREBY GRANTED AS SHOWN ON THIS PLAT. PERMANENT STRUCTURES, EXCLUDING MAILBOX KIOSKS, AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS. THE UNDERLYING PROPERTY OWNER OR ASSIGNS IS RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA.

G.) **Additional General Notes (to be utilized where applicable).**

1. Typically utilized for all regional trails:

A REGIONAL TRAIL EASEMENT IS HEREBY GRANTED TO THE CITY AS SHOWN ON THIS PLAT FOR THE PURPOSES OF CONSTRUCTING, UTILIZING, MAINTAINING, REPAIRING, INSPECTING, AND OPERATING CERTAIN TRAIL FACILITIES AND IMPROVEMENTS SUPPORTIVE THEREOF INCLUDING ALL UNDERGROUND AND SURFACE APPURTENANCES THERETO. THE CITY SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF THE CONCRETE PORTION OF THE REGIONAL TRAIL. THE PROPERTY OWNER OR ASSIGNS SHALL BE RESPONSIBLE FOR DAILY MAINTENANCE OF THE LANDSCAPE AND CONCRETE PORTION, INCLUDING THE REMOVAL OF GRAFFITI, SNOW, ICE, SLEET, DEBRIS OR OTHER OBSTRUCTION FROM THE CONCRETE PORTION OF THE REGIONAL TRAIL.

2. Access Easement (choose appropriate access easement):

2a. Typically utilized for multifamily and commercial subdivisions:

A BLANKET ACCESS EASEMENT, EXCLUDING BUILDING FOOTPRINTS, AND LANDSCAPING IS HEREBY GRANTED TO THE CITY FOR THE PURPOSES OF INGRESS AND EGRESS OF VEHICLES, INCLUDING EMERGENCY VEHICLES, PEDESTRIANS AND BICYCLES. THE UNDERLYING PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA.

2b. Typically utilized for commercial subdivisions:

A BLANKET CROSS LOT ACCESS EASEMENT, EXCLUDING BUILDING FOOTPRINTS, AND LANDSCAPING IS HEREBY GRANTED TO AND BETWEEN ALL LOTS WITHIN THE SUBDIVISION FOR THE PURPOSE OF INGRESS AND EGRESS OF VEHICLES, INCLUDING EMERGENCY VEHICLES, PEDESTRIANS AND BICYCLES. THE UNDERLYING PROPERTY OWNER OR ASSIGNS IS RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA.

2c. Typically utilized in instances where the Fire Department requires separate specifically defined easements that only emergency vehicles will utilize:

EMERGENCY ACCESS EASEMENTS ARE HEREBY GRANTED TO THE CITY, AS SHOWN ON THIS PLAT, FOR THE PURPOSES OF INGRESS AND EGRESS OF EMERGENCY VEHICLES. THE UNDERLYING PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA.

3. Drainage Easements (choose appropriate easement(s)):

3a. Blanket easement typically utilized for developments that do not receive any runoff from public rights-of-way:

A BLANKET DRAINAGE EASEMENT, EXCLUDING BUILDING FOOTPRINTS AND EXCLUSIVE EASEMENTS, IS HEREBY GRANTED TO AND BETWEEN ALL LOTS WITHIN THE SUBDIVISION FOR THE PURPOSES OF CONVEYING SURFACE AND SUBSURFACE STORM WATER, CONSTRUCTION, MAINTENANCE, REPAIR AND ACCESS TO THE IMPROVEMENTS. THE UNDERLYING PROPERTY OWNER OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA.

3b. Specifically defined easement typically utilized for developments that do not receive any runoff from public rights-of-way:

DRAINAGE EASEMENTS ARE HEREBY GRANTED AS SHOWN ON THE PLAT TO AND BETWEEN ALL LOTS WITHIN THE SUBDIVISION FOR THE PURPOSES OF CONVEYING SURFACE AND SUBSURFACE STORM WATER, CONSTRUCTION, MAINTENANCE, REPAIR AND ACCESS TO THE IMPROVEMENTS. THE UNDERLYING PROPERTY OWNER OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA.

3c. Typically utilized for detention ponds that do not detain for public right-of-way:

A DETENTION EASEMENT IS HEREBY GRANTED TO AND BETWEEN ALL LOTS AND TRACTS WITHIN THE SUBDIVISION, AS SHOWN ON THIS PLAT, FOR THE PURPOSES OF STORM WATER DETENTION. THE CITY HAS THE RIGHT TO ACCESS THE EASEMENT TO INSPECT THE IMPROVEMENTS AND/OR PERFORM EMERGENCY MAINTENANCE IF NEEDED. THE OWNER OF THE PROPERTY WILL BE RESPONSIBLE FOR REIMBURSING THE CITY FOR ANY EMERGENCY MAINTENANCE THAT MAY BE PERFORMED BY THE CITY. THE UNDERLYING PROPERTY OWNER OR ASSIGNS IS RESPONSIBLE FOR ALL MAINTENANCE OF THE EASEMENT AREA.

3d. Typically utilized for areas that receives runoff from public rights-of-way, usually utilized for tracts of land that contain storm sewers, and for detention facilities:

DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE CITY OF THORNTON AS SHOWN ON THE PLAT FOR THE PURPOSES OF CONVEYING SURFACE AND SUBSURFACE STORM WATER AND DETENTION, AND FOR CONSTRUCTION, MAINTENANCE, REPAIR AND ACCESS TO ALL NECESSARY FACILITIES AND STRUCTURES SUPPORTIVE THERETO. THE UNDERLYING PROPERTY OWNER OR ASSIGNS WILL BE RESPONSIBLE FOR ROUTINE MAINTENANCE (I.E. MOWING, GRAFFITI REMOVAL, CLEANING OF WATER QUALITY STRUCTURES, TRASH AND DEBRIS REMOVAL) OF THE EASEMENT AREA. THE CITY WILL BE RESPONSIBLE FOR STRUCTURAL MAINTENANCE (I.E. REPAIR AND REPLACEMENT OF DROP STRUCTURES, OUTLET STRUCTURES, RIP-RAP AREAS AND SUPPORTING PIPING).

4. Transportation Easements:

Typically utilized adjacent to right-of-way where public improvements do not fit within the standard right-of-way dedication:

TRANSPORTATION EASEMENTS ARE HEREBY GRANTED TO THE CITY AS SHOWN ON THIS PLAT FOR THE PURPOSES OF TRANSPORTATION IMPROVEMENTS (I.E. SIDEWALKS, AND APPURTENANCES INCLUDING BUT NOT LIMITED TO BENCHES, LIGHTING, SIGNAGE, BUS FACILITIES, ETC.). THE UNDERLYING PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE (I.E. LANDSCAPING, GRAFFITI, TRASH AND DEBRIS) OF THE EASEMENT AREA. THE CITY WILL BE RESPONSIBLE FOR THE MAINTENANCE/REPLACEMENT OF THE TRANSPORTATION IMPROVEMENTS.

5. Typically utilized for mailbox kiosks:

MAILBOX KIOSK EASEMENTS ARE HEREBY GRANTED AS SHOWN ON THE PLAT TO THE CITY OF THORNTON FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, UTILIZING AND ACCESSING MAILBOX KIOSKS. THE UNDERLYING PROPERTY OWNER OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA, WITH THE EXCEPTION OF THE MAILBOX KIOSKS WHICH WILL BE MAINTAINED BY THE UNITED STATES POSTAL SERVICE.

6. Additional General Notes for Plat Amendments:

6a. The following note shall be utilized in instances where the easements granted by the previous subdivision are still appropriate: (All easements that can be depicted shall be shown on the plat)

ALL EASEMENTS WITHIN THE BOUNDARY OF THIS SUBDIVISION THAT WERE PREVIOUSLY GRANTED BY THE **XXX** SUBDIVISION REMAIN.

6b. The following note shall be utilized in instances where the majority of the existing easements that were granted via a previous subdivision are being vacated:

ALL EASEMENTS WITHIN THE BOUNDARY OF THIS SUBDIVISION THAT WERE PREVIOUSLY GRANTED BY THE **XXX** SUBDIVISION, WITH THE EXCEPTION OF THE **XXX** EASEMENT, ARE HEREBY VACATED BY THIS PLAT.

H.) **Land Use Table.** A data table describing all land use delineation within the proposed subdivision shall be shown on the cover sheet. If there is not enough room on the cover sheet, the land use table shall be shown on the second sheet of the plat.

The land use table shall include as applicable:

- Net and gross acreage
- Net and gross density
- Number of lots and tracts
- Smallest lot
- Largest lot
- Average lot size
- Number of buildable lots and associated land use type
- Net acreage for public streets

- Net acreage developed for private uses including parks, open spaces and recreation centers
- Net acreage for all public land dedication

I.) **Informational Tract Table.** A table displaying the label, proposed use, ownership and maintenance of each Tract created within the proposed subdivision. If there is not enough room on the cover sheet, the tract table shall be shown on the second sheet of the plat.

J.) **Signature Blocks.**

ATTORNEY'S CERTIFICATE: ***(needed if land is being dedicated to the public. No revisions are permitted to this Certificate. If the Developer's Attorney is unable to sign, a Title Policy, naming the City as an insured party is required prior to recordation - Remove this statement)***

I, _____, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN ABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS FEE SIMPLE PUBLIC WAYS OR LAND AND THAT TITLE TO SUCH LAND IS THE DEDICATOR'S, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

DATED THIS _____ DAY OF 201___

_____
ATTORNEY AT LAW

REGISTRATION NO._____

CITY OF THORNTON APPROVALS

APPROVED AS TO FORM BY THE CITY ATTORNEY OF THE CITY OF THORNTON, COLORADO, OR DESIGNEE

_____
CITY ATTORNEY DATE

APPROVED BY THE DEVELOPMENT DIRECTOR OF THE CITY OF THORNTON, COLORADO, OR DESIGNEE

_____
DEVELOPMENT DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I,_____, A REGISTERED SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE _____ DAY OF _____, 201__, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

SIGNED THIS_____ DAY OF _____, 201__.

FOR AND ON BEHALF OF [CONSULTANTS NAME]

_____REGISTERED LAND SURVEYOR

REGISTRATION NUMBER_____ (SEAL)

RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ , 201__.
AT _____ O' CLOCK __M.,
RECEPTION NO. _____

CLERK AND RECORDER
BY: _____

DEPUTY
By: _____

K.) **Case Number:** A case number assigned by the City of Thornton shall be displayed in the upper right-hand corner of the cover sheet.

L.) **Preparer's Information.** The name and address of the company that created the plat shall be included in the cover sheet's border.

M.) **Preparation Dates.** The dates for each revision shall be included in the cover sheet's border.

N.) **Index of Sheets.** For plats of more than 2 sheets, an index shall be provided.

2. Subdivision Plat(s)

A.) **Composite Map.** For plats that depict property on more than one sheet, an overall depiction of the Subdivision shall be included after the cover sheet.

B.) **North Arrow.** A north arrow shall be shown in a block with the Scale and Legend.

C.) **Key Map.** If more than one sheet is needed to represent the entire subdivision, a key map shall be included on each sheet showing the total number of sheets and their relationship to the overall subdivision by shading or numbering the area.

D.) **Legend.** A legend shall be included in the Subdivision Plat that clearly defines all graphical symbols and representations.

E.) **Matchlines**. Drawings which continue to another sheet must provide enough overlap on each sheet and clearly indicating the sheet number on which to look for a continuation of the drawing.

F.) **Floodplains.** The limits of the one hundred (100) year floodplain shall be identified by a fine solid line and labeled. The floodplain shall be identified with the source of delineation, including Map # and Revision #.

G.) **Roads and Right-of-way.** All right-of-way lines and dimensions from the section line to the property boundary shall be shown on the plat, including recordation information for those rights-of-ways that have been previously dedicated. The full width of the right-of-way, including centerline and all other applicable dimensions shall be depicted for all right-of-way dedicated with the subdivision.

H.) **Monumentation.** The Subdivision Plat shall show what physical monuments were used to determine the boundaries of the legal description of the subdivision. The monuments found in the ground or set on the ground shall be referenced separately and with different symbols when they differ by type, size or survey license number. Monuments set on the plat shall reflect the PLS number of the licensed surveyor signing the plat. One or more corners of the subdivision exterior boundary must be tied and referenced to at least two (2) or more section or quarter section monuments in a North/South and East/West Direction, giving the distance and bearing of each tie line referenced, with the exception of plat amendments of all or a portion of an existing subdivision, in which case the control monuments become the boundary of the previous subdivision. All survey and mathematical information and data necessary to locate all monuments and to locate any and all interior and exterior boundary lines appearing on the plat shall be shown.

The point shall consist of a minimum number 5 rebar, 18” long with a durable cap bearing the license number of the professional land surveyor responsible for the establishment of the monument. The note on the plat should also state that the monument is to be set in a range box by the developer’s surveyor after construction of the roadway.

Monumentation of the subdivision shall comply with the provisions of Title 38, Colorado Revised Statutes as amended.

I.) **Scale.** A scale, both written and graphic bar scale, shall be shown for the vicinity map, index maps and for the actual drawing. The minimum graphic scale of the plat shall be one inch (1”) to fifty feet (50’); one inch (1”) to one hundred feet (100’) with City approval.

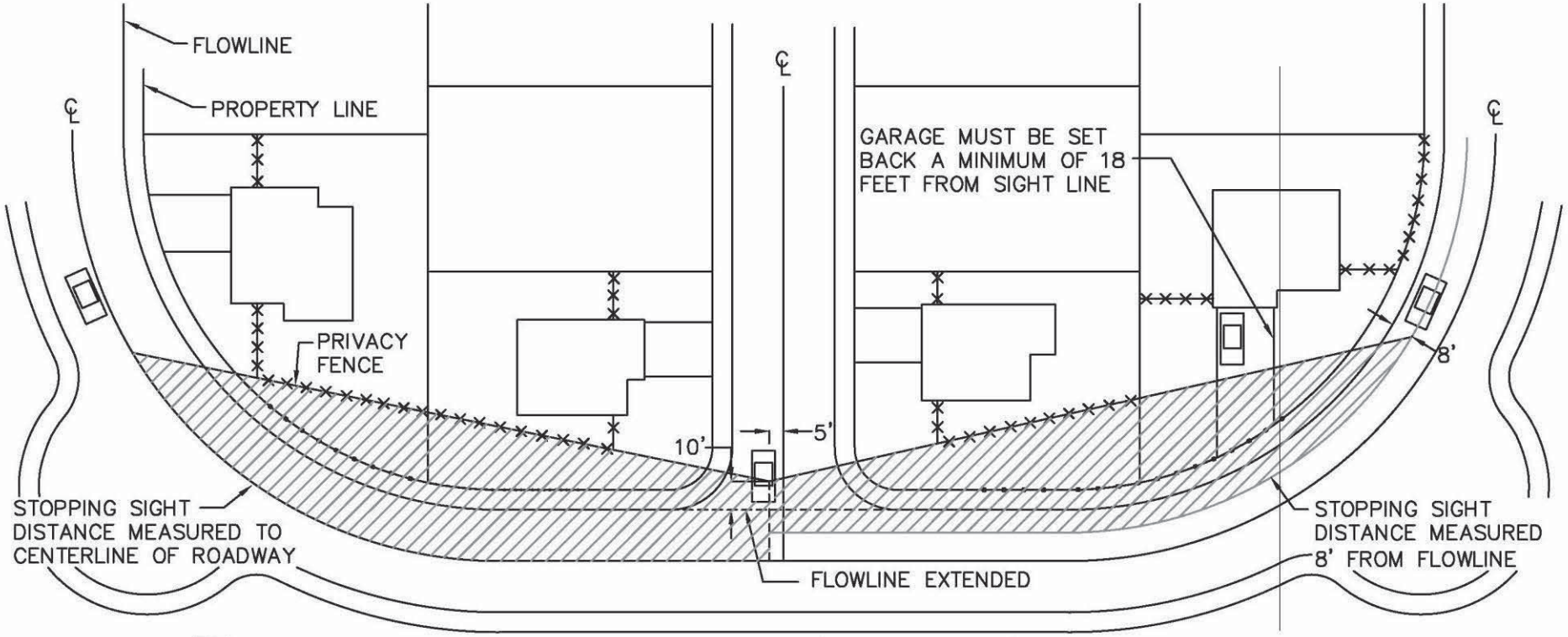
J.) **Sight Triangles.** Sight triangles shall be depicted where they affect lots within the subdivision. These triangles shall conform to the City of Thornton’s Standards and Specifications for the Design and Construction of Public and Private Improvements and shall be dimensioned appropriately.

K.) **Existing/Proposed Oil and Gas Facilities. Depict all existing and proposed oil and gas facilities, included plugged and abandoned wells.** A non-build zone with a minimum separation of 200 feet between a well site and any existing building is required. Both well site and production site locations shall be setback a minimum of 350 feet from any occupied building or occupied building permitted for construction, and shall be setback a minimum of 75 feet from any public right-of-way. Proposed subdivision of property on which well sites or production sites are located or are proposed to be located shall be subject to subsection 18-583(c) (2e) as amended.

L.) **Boundary, lot, tract and block.** All linear, angular or curve data shall be shown to determine the bearing and length of the boundary lines of every lot, block and tract within the subdivision. All lot and tract dimensions, as well as area, calculated in square feet, shall be shown within each lot or tract. The boundary of the subdivision shall be clearly delineated by a line type that is thicker and bolder than lot and tract line types. Include adjacent property info, and restricted lot info. The names of all adjacent subdivisions shall be noted and referenced to recorded instruments. If any adjacent land is unplatted, it shall be designated as "UNPLATTED" and include recording information of the document that established the property. Any lots restricted for development by proximity to oil / gas wells, temporary detention, floodplain or for any other reason shall be identified and labeled accordingly. For plat amendments, the lot, block and tract lines and designations of the previous plat shall be shown in "ghost" or screened lines and characters.

M.) **Easements.** All easements shall be shown with dashed lines, labeled as to width and purpose. Existing easements shall be labeled with the reception number of the originally recorded document. Easements not parallel to a street right-of-way shall be dimensioned with distance, bearing and arc data. On plat amendments, if it is unclear, easements may be required to be cross-hatched so as to have the least impact on the legibility of the plat.

SIGHT TRIANGLE



AS STATED IN THE THORNTON DEVELOPMENT CODE (SECTION 18–567): A PERSON SHALL NOT ERECT, PLACE, OR MAINTAIN ANY ITEM ON THEIR LOT BETWEEN 2½ AND EIGHT FEET IN HEIGHT WITHIN THIS AREA. A SPLIT RAIL FENCE WILL BE ALLOWED WITH APPROVED PERMIT.

STOPPING SIGHT DISTANCE

POSTED SPEED OF THRU ROADWAY (MPH)	MINIMUM STOPPING SIGHT DISTANCE (FT)
25	250
30	300
35	350
40	400
45	450

SPEED	GRADE CORRECTION DISTANCE (FT) UPGRADE TO		FOR DOWNGRADES	
	3%	6%	3%	6%
25	0	−10	+10	+20
30	0	−10	+10	+20
35	−10	−15	+10	+25
40	−10	−20	+10	+30
45	−15	−25	+15	+40

CITY OF THORNTON

DEVELOPER'S AGREEMENT

INFORMATION INPUT FORM

General Information

The information to be provided in this form by the Applicant must be clear and accurate, as this will be the information used in the Developer's Agreement. The City will prepare the Agreement for signatures upon the completion of review of all related documents and construction plans. The Developer's Agreement requires Applicant input and City review of the proposed cost estimate and phase map, subdivision plat and construction drawings.

All Applicant input to a Developer's Agreement (Information Input Form, the costs estimate and phase map) is to be a separate document for each item (8 1/2 x 11 paper size); and, all related documents including the Subdivision Plat and Construction Drawings must be received by the City to initiate City review.

If the Developer is different than the owner, then also provide owner information on a separate form or power of attorney documentation. For more than one owner/developer, include a separate Information Input Form for each. Also provide information for all deed of trust holders.

For applicants/owners that are incorporated/trusts provide evidence that representative has authorization to sign for the organization.

CITY OF THORNTON

DEVELOPER'S AGREEMENT

INFORMATION INPUT FORM

Please complete and return this form to initiate a Developer's Agreement.

Subdivision name _____

Example: Woodbridge Park Subdivision, Filing No. 3

General property location _____

Example: northwest corner of Washington Street and Thornton Boulevard

Are the Owner and Developer the same entity?

☐ Yes

☐ No (Provide separate form for each)

Developer/Owner (Entity) _____

Example: Gladstone Partners, LLC Colorado (state of formation)

Entity's Representative _____

Example: John Doe, President

Entity's Address _____

Example: 123 Construction Street, Suite 100

City, State and Zip Code _____

Example: Sunrise City, Colorado 80045

Entity's telephone number _____

Example: 303-123-4567

Submitted by	Date	Received by	Date
_____	_____	_____	_____

Cost Estimate

Engineer's Estimate of Probable Cost
Phase ()
for
(Subdivision Name)

Revision Date 10/21/10

Description	Unit	Quantity	Unit Cost	Amount
Grading & Erosion Control				
Clearing and Grubbing	SY	1	$ -	$ -
Earthwork (Cut)	CY	1	$ -	$ -
Earthwork (Fill)	CY	1	$ -	$ -
			$ -	$ -
Inlet Protection	EA	1	$ -	$ -
Silt Fencing	LF	1	$ -	$ -
Vehicle Tracking Control Pad	EA	1	$ -	$ -
			$ -	$ -
Erosion Control Blankets	SY	1	$ -	$ -
Straw Crimping	SY	1	$ -	$ -
			$ -	$ -
Re-seeding	SF	1	$ -	$ -
Misc.	SY	1	$ -	$ -
			$ -	$ -
			Sub Total Grading & Erosion Control	**$ -**

Cost Estimate

Engineer's Estimate of Probable Cost
Phase ()
for
(Subdivision Name)

Revision Date 10/21/10

Public Improvements

Description	Unit	Quantity	Unit Cost	Amount
Streets				
Street 1				
Road Subgrade	SY	1	$ -	$ -
Full-Depth Asphalt (Assumed Depth)	TON	1	$ -	$ -
6-inch Type IIB Curb and Gutter	LF	1	$ -	$ -
4-foot Detached Sidewalk (6-inch)	LF	1	$ -	$ -
6-foot Detached Sidewalk (6-inch)	LF	1	$ -	$ -
8-foot Detached Sidewalk (6-inch)	LF	1	$ -	$ -
10-foot Detached Sidewalk (6-inch)	LF	1	$ -	$ -
4-inch Mountable Curb, Gutter and Walk	LF	1	$ -	$ -
Type II B Integral Sidewalk/Bikepath	LF	1	$ -	$ -
ADA Ramps	EA	1	$ -	$ -
Crosspans	SY	1	$ -	$ -
Street Lights	EA	1	$ -	$ -
Street Signs	EA	1	$ -	$ -
Striping	SF	1	$ -	$ -
Remove Existing Asphalt	SY	1	$ -	$ -
Remove Existing Curb and Gutter	LF	1	$ -	$ -
Remove Existing Sidewalk	SY	1	$ -	$ -
Rotomill	SY	1	$ -	$ -
			Sub Total Street 1	**$ -**

Private Improvements

Description	Unit	Quantity	Unit Cost	Amount
Streets and Parking Lots				
Area 1				
Road Subgrade	SY	1	$ -	$ -
Full-Depth Asphalt (Assumed Depth)	TON	1	$ -	$ -
6-inch Type IIB Curb and Gutter	LF	1	$ -	$ -
4-foot Detached Sidewalk (6-inch)	LF	1	$ -	$ -
6-foot Detached Sidewalk (6-inch)	LF	1	$ -	$ -
8-foot Detached Sidewalk (6-inch)	LF	1	$ -	$ -
10-foot Detached Sidewalk (6-inch)	LF	1	$ -	$ -
4-inch Mountable Curb, Gutter and Walk	LF	1	$ -	$ -
Type II B Integral Sidewalk/Bikepath	LF	1	$ -	$ -
ADA Ramps	EA	1	$ -	$ -
Crosspans	SY	1	$ -	$ -

Street Lights	EA	1	$ -	$ -
Street Signs	EA	1	$ -	$ -
Striping	SF	1	$ -	$ -
Remove Existing Asphalt	SY	1	$ -	$ -
Remove Existing Curb and Gutter	LF	1	$ -	$ -
Remove Existing Sidewalk	SY	1	$ -	$ -
Rotomill	SY	1	$ -	$ -
			Sub Total Area 1	**$ -**

Cost Estimate

Engineer's Estimate of Probable Cost
Phase ()
for
(Subdivision Name)

Date
Revision Date 10/21/10

Public Improvements

Description	Unit	Quantity	Unit Cost	Amount
Water System				
8-inch PVC	LF	1	$ -	$ -
8-inch Gate Valve	EA	1	$ -	$ -
8-inch wet tap	EA	1	$ -	$ -
8-inch - 11.25 Bend w/restraint	EA	1	$ -	$ -
8-inch - 22.5 Bend w/restraint	EA	1	$ -	$ -
8-inch - 45 Bend w/restraint	EA	1	$ -	$ -
8-inch - 90 Bend w/restraint	EA	1	$ -	$ -
8-inch by 6-inch Tee w/restraint	EA	1	$ -	$ -
8-inch by 8-inch Tee w/restraint	EA	1	$ -	$ -
8-inch by 12-inch Tee w/restaint	EA	1	$ -	$ -
8-inch by 8-inch Cross	EA	1	$ -	$ -
8-inch by X-inch Cross	EA	1	$ -	$ -
8-inch Plug w/B.O.	EA	1	$ -	$ -
		1	$ -	$ -
12-inch PVC	LF	1	$ -	$ -
12-inch Gate Valve	EA	1	$ -	$ -
12-inch wet tap	EA	1	$ -	$ -
12-inch - 11.25 Bend w/restraint	EA	1	$ -	$ -
12-inch - 22.5 Bend w/restraint	EA	1	$ -	$ -
12-inch - 45 Bend w/restraint	EA	1	$ -	$ -
12-inch - 90 Bend w/restraint	EA	1	$ -	$ -
12-inch by 6-inch Tee w/restraint	EA	1	$ -	$ -
12-inch by 8-inch Tee w/restraint	EA	1	$ -	$ -
12-inch by 12-inch Tee w/restaint	EA	1	$ -	$ -
12-inch by 12-inch Cross	EA	1	$ -	$ -
12-inch by X-inch Cross	EA	1	$ -	$ -
12-inch Plug w/B.O.	EA	1	$ -	$ -
		1	$ -	$ -
16-inch PVC	LF	1	$ -	$ -
16-inch Butterfly Valve	EA	1	$ -	$ -
16-inch - 11.25 Bend w/restraint	EA	1	$ -	$ -
16-inch - 22.5 Bend w/restraint	EA	1	$ -	$ -
16-inch - 45 Bend w/restraint	EA	1	$ -	$ -
16-inch - 90 Bend w/restraint	EA	1	$ -	$ -
16-inch by 6-inch Tee w/restraint	EA	1	$ -	$ -
16-inch by 8-inch Tee w/restraint	EA	1	$ -	$ -
16-inch by 12-inch Tee w/restaint	EA	1	$ -	$ -

16-inch by 16-inch Cross	EA	1	$ -	$ -
16-inch by X-inch Cross	EA	1	$ -	$ -
16-inch Plug w/B.O.	EA	1	$ -	$ -
		1	$ -	$ -
ARV	EA	1	$ -	$ -
PRV (X-inch)	EA	1	$ -	$ -
Steel Sleeve	LF	1	$ -	$ -
Tie Into Existing System	EA	1	$ -	$ -
Fire Hydrant Assembly	EA	1	$ -	$ -
Water Service and Meter Pit	EA	1	$ -	$ -
X-inch Irrigation Meter and Vault/Pit	EA	1	$ -	$ -

Subtotal Water System	**$ -**

Cost Estimate

Engineer's Estimate of Probable Cost
Phase ()
for
(Subdivision Name)

Revision Date 10/21/10

Public Improvements

Description	Unit	Quantity	Unit Cost	Amount
3. Sanitary Sewer System				
8-inch PVC	LF	1	$ -	$ -
12-inch PVC	LF	1	$ -	$ -
15-inch PVC	LF	1	$ -	$ -
4-foot I.D. Manhole	EA	1	$ -	$ -
4-foot I.D. Drop manhole	EA	1	$ -	$ -
4-inch services	EA	1	$ -	$ -
Connect to Existing MH	EA	1	$ -	$ -
Steel Sleeve	LF	1	$ -	$ -
			Subtotal Sanitary Sewer	**$ -**

Cost Estimate

Engineer's Estimate of Probable Cost
Phase ()
for
(Subdivision Name)

Revision Date 10/21/10

Public Improvements

Description	Unit	Quantity	Unit Cost	Amount
4. Storm Sewer System				
48-inch RCP/HDPE	LF	1	$ -	$ -
36-inch RCP/HDPE	LF	1	$ -	$ -
24-inch RCP/HDPE	LF	1	$ -	$ -
18-inch RCP/HDPE	LF	1	$ -	$ -
X-inch FES w/trashrack	EA	1	$ -	$ -
X by Y RCBC	LF	1	$ -	$ -
Headwall	CY	1	$ -	$ -
Wingwall	CY	1	$ -	$ -
4-foot ID Manhole	EA	1	$ -	$ -
5-foot ID Manhole	EA	1	$ -	$ -
6-foot ID Manhole	EA	1	$ -	$ -
Box Base Manhole	EA	1	$ -	$ -
Standard Type R Inlet (L=5-feet)	EA	1	$ -	$ -
Standard Type R Inlet (L=10-feet)	EA	1	$ -	$ -
Standard Type C Inlet	EA	1	$ -	$ -
Combination Type 13 Inlet	EA	1	$ -	$ -
Type (L/M) Rip-Rap	CY	1	$ -	$ -
Detention Pond Outlet Structure	EA	1	$ -	$ -
Trickle Channel	SY	1	$ -	$ -
			Subtotal Storm Sewer	**$ -**

Private Improvements

Description	Unit	Quantity	Unit Cost	Amount
4. Storm Sewer System				
48-inch RCP/HDPE	LF	1	$ -	$ -
36-inch RCP/HDPE	LF	1	$ -	$ -
24-inch RCP/HDPE	LF	1	$ -	$ -
18-inch RCP/HDPE	LF	1	$ -	$ -
X-inch FES w/trashrack	EA	1	$ -	$ -
X by Y RCBC	LF	1	$ -	$ -
Headwall	CY	1	$ -	$ -
Wingwall	CY	1	$ -	$ -
4-foot ID Manhole	EA	1	$ -	$ -

5-foot ID Manhole	EA	1	$ -	$ -
6-foot ID Manhole	EA	1	$ -	$ -
Box Base Manhole	EA	1	$ -	$ -
Standard Type R Inlet (L=5-feet)	EA	1	$ -	$ -
Standard Type R Inlet (L=10-feet)	EA	1	$ -	$ -
Standard Type C Inlet	EA	1	$ -	$ -
Standard Type 13 Inlet	EA	1	$ -	$ -
Combination Type 13 Inlet	EA	1	$ -	$ -
Type (L/M) Rip-Rap	CY	1	$ -	$ -
Detention Pond Outlet Structure	EA	1	$ -	$ -
Trickle Channel	SY	1	$ -	$ -

Subtotal Storm Sewer	**$ -**

Cost Estimate

Engineer's Estimate of Probable Cost
Phase ()
for
(Subdivision Name)

Revision Date 10/21/10

Public Improvements

Description	Unit	Quantity	Unit Cost	Amount
Park and Landscape Improvements				
Tot Lot	EA	1	$ -	$ -
Parks Sign	EA	1	$ -	$ -
Soil Amendments	CY	1	$ -	$ -
Tree	EA	1	$ -	$ -
Shrubs	EA	1	$ -	$ -
Sod	SF	1	$ -	$ -
Seed	SF	1	$ -	$ -
Pavillion	EA	1	$ -	$ -
Bench	EA	1	$ -	$ -
Trash Receptacle	EA	1	$ -	$ -
Mulch	CY	1	$ -	$ -
Rock	CY	1	$ -	$ -
			Subtotal Parks and Landscape	**$ -**
Trails				
10-foot Regional Trail (6-inch, sawcut joints)	LF	1	$ -	$ -
Bench	EA	1	$ -	$ -
Trash Receptacle	EA	1	$ -	$ -
Trail/Park Signs	EA	1	$ -	$ -
Hand Rail	LF	1	$ -	$ -
Shoulder (2-foot)	SY	1	$ -	$ -
Pedestrian Underpass	LF	1	$ -	$ -
Lighting	EA	1	$ -	$ -
			Sub Total Trails	**$ -**

Private Improvements

Description	Unit	Quantity	Unit Cost	Amount
Park and Landscape Improvements				
Tot Lot	EA	1	$ -	$ -
Parks Sign	EA	1	$ -	$ -
Soil Amendments	CY	1	$ -	$ -
Tree	EA	1	$ -	$ -
Shrubs	EA	1	$ -	$ -

Sod	SF	1	$ -	$ -
Seed	SF	1	$ -	$ -
Pavillion	EA	1	$ -	$ -
Bench	EA	1	$ -	$ -
Trash Receptacle	EA	1	$ -	$ -
Mulch	CY	1	$ -	$ -
Rock	CY	1	$ -	$ -

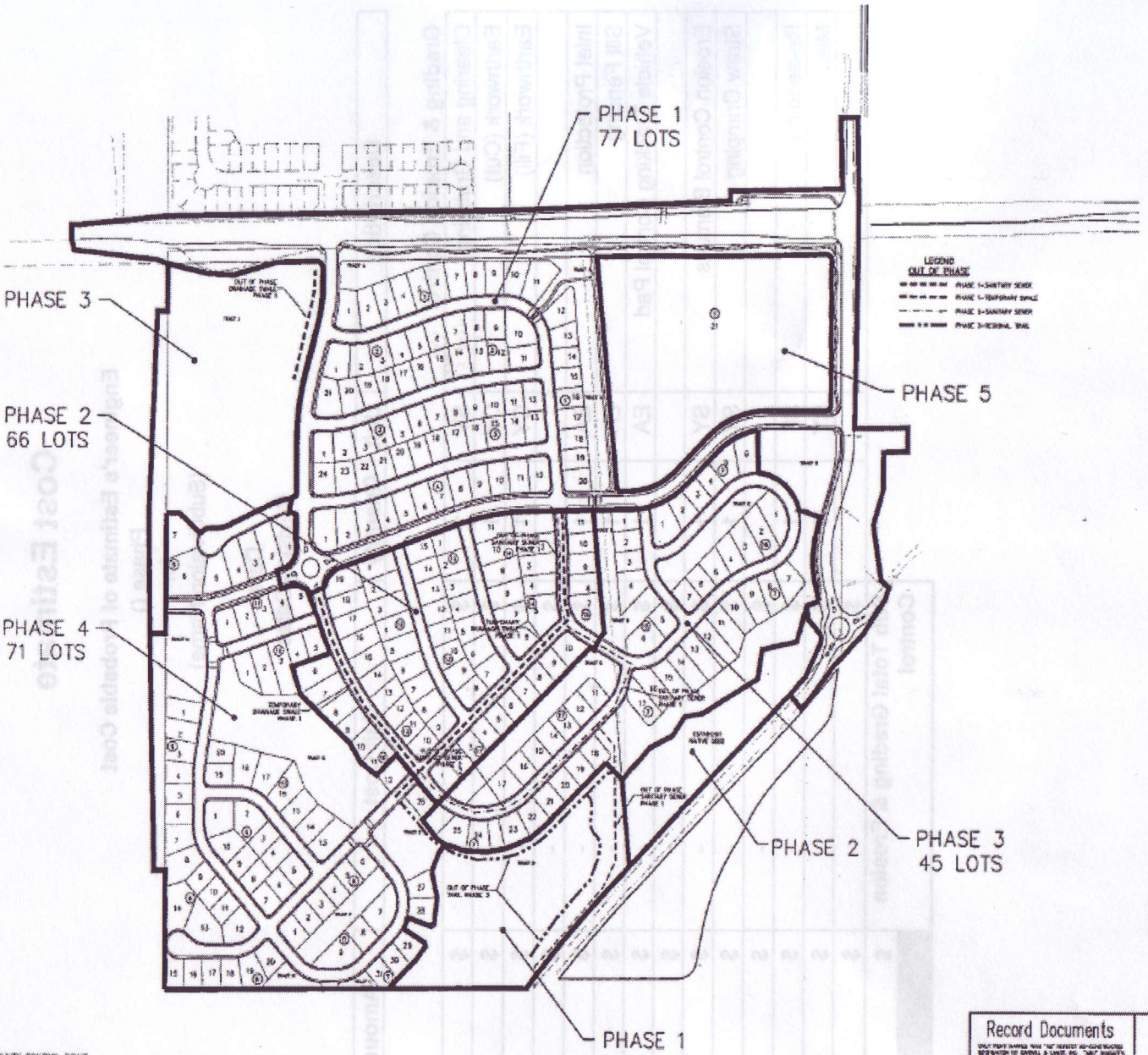
Subtotal Parks and Landscape	**$ -**

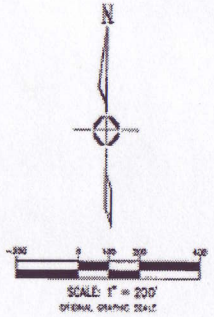
Trails

X-ft Neighborhood Trail/sidewalk	LF	1	$ -	$ -
Bench	EA	1	$ -	$ -
Trash Receptacle	EA	1	$ -	$ -
Trail/Park Signs	EA	1	$ -	$ -
Hand Rail	LF	1	$ -	$ -
Shoulder (2-ft)	SY	1	$ -	$ -

Sub Total Trails	**$ -**

Example Phasing Map





BENCHMARK:
ELEVATIONS ARE BASED UPON ADAMS COUNTY CONTROL POINT KNOWN AS "65.0169" BEING A STANDARD ADAMS COUNTY 3-1/4" ALUMINUM SURVEY MARK DISK STAMPED "65.0169 1995 1567W S32" SECURED TO THE TOP OF A 5/8" PINNED ALUMINUM ROD ENCASED IN A 6" PVC PIPE, LOCATED NORTHWEST OF THE INTERSECTION OF QUEBEC STREET AND EAST 120TH AVENUE, 0.2 MILE NORTH OF EAST 120TH AVENUE AND 25' WEST OF THE CENTERLINE OF QUEBEC STREET HAVING A PUBLISHED ELEVATION OF 5143.53 FEET.

Record Documents

PHASING DIAGRAM

SHEET PH01

City of Thornton
9500 Civic Center Drive
Thornton, CO 80229

CITY DEVELOPMENT DEPARTMENT
303-538-7295

PRAIRIE DOG RELOCATION INFORMATION

Updated February 2011

This document serves as an explanation of the City's Prairie Dog Policy (Ordinance Number 2628 adopted on August 28, 2000), of the procedures for compliance, and of organizations available to perform prairie dog removal. A copy of Ordinance 2628 is available upon request. Ordinance 2628 states that no Development Permits will be issued for development applications received after August 2000 until the developer documents good faith efforts to relocate prairie dogs from the land slated for development.

Compliance Procedures

To verify compliance with the City's Prairie Dog Policy, the City Development Department requires documentation from the developer at three key points in the development process:

1. **At First Submittal** – Developer required to indicate (by marking the correct box on the development application) whether prairie dogs currently inhabit the site in question.
2. **Prior to Public Hearing** – For Development Permits and Subdivision Plats, the developer must submit a letter that serves as evidence of good faith efforts to relocate the prairie dogs (see below for more details.) If a development project requires neither a Development Permit nor a Subdivision Plat, then the planner assigned to the project will determine the appropriate time for submission of the evidence of good faith effort.
3. **With Grading Permit Application** – To receive a grading permit, the developer must submit a letter indicating actions taken to remove prairie dogs from the site.

Evidence of Good Faith Effort

The City of Thornton requires developers to submit a letter outlining actions taken in good faith to relocate prairie dog colonies from the development site, including the results of those efforts. The City of Thornton considers a good faith effort to relocate prairie dogs to include, at a minimum, but not limited to, two of the following actions:

- Contacting private and public property owners in Adams County to request use of their land for prairie dog relocation.
- Examining other personal property holdings of the developer, or other persons not listed, for suitability for prairie dog relocation.
- Working with Division of Wildlife and City Development staff to examine the possibility of including prairie dog colonies in the proposed development. (This option is possible only on a case-specific basis.)
- Contacting at least one or more prairie dog relocation organizations to attempt to schedule prairie dog relocation.
- Contacting a contractor to inquire into possibility of relocating the prairie dogs to a black-footed ferret farm or raptor rehabilitation center.
- Pursuing any other options known to the developer.

When good faith efforts reveal that relocation is possible, the developer is expected to relocate the prairie dogs, in conformance with Division of Wildlife policies, from the land slated for development. If good faith efforts reveal that relocation is not feasible, the developer may dispose of the prairie dogs through those extermination methods permitted by the Department of Agriculture.

Relocation Permit Application

In order to relocate prairie dogs, a permit is required from the Division of Wildlife. The process takes approximately 30 days and requires the applicant to identify the relocation site, the process through which the prairie dogs will be relocated and the relocation organization. The Division of Wildlife recommends that individuals who are attempting prairie dog relocation start by contacting a relocation organization, listed below.

Relocation Organizations

- ***Dog Gone***

Gay Balfour
970-565-9878

Dog-Gone uses vacuuming to remove the prairie dogs. If the developer does not have a relocation site for the prairie dogs, they are donated to the black-footed ferret reintroduction program. The vacuuming is performed only between June and October. Currently there is a waiting list for this service.

- ***Enviro-Zone***

Scott Harvey
303-735-0406
Or email harveysd@colorado.edu

Enviro-Zone is a business that specializes in protecting the natural environment. The company uses only trapping to relocate prairie dogs, which can be conducted at anytime during the year, except the birthing season which is approximately March through May. Enviro-Zone conducts relocation only. If a suitable relocation site is not identified, either by the developer or by the company, Enviro-Zone will not take the prairie dogs to the black-footed ferret reintroduction program. Enviro-Zone has extensive experience relocating prairie dogs throughout the Front Range, including in the cities of Boulder and Fort Collins and for the Stapleton Redevelopment Area.

- ***Roe Ecological Services, LLC***

Christopher Roe and Kelly Roe, Wildlife Biologists
970-532-1305 or email to res@yourwildlife.com
Website - www.YourWildlife.com

Roe Ecological Services, LLC (RES) is a wildlife consulting company staffed by wildlife biologists. RES has been conducting live relocations for many years and has scientifically documented retention rates. If a suitable relocation site is not available, RES conducts publicly acceptable humane removals. This entails live-trapping the prairie dogs and taking them to a wildlife rehabilitation center to be used as food for the wildlife. RES refuses to flush (use of water and soap suds), poison or gas prairie dog burrows.

- ***Smith Environmental and Engineering***

Peter Smith, Vice President
720-887-4928 or email to petersmith@smithdelivers.com
Website - www.smithdelivers.com

Smith Environmental and Engineering provides comprehensive environmental services, including site planning, environmental assessment, threatened and endangered species surveys, and wildlife and vegetation studies, among others. SEI can assist clients through the planning and permitting process for prairie dog relocation.

- ***Prairie Dog Action***

Deb Jones, President
PO Box 725
Broomfield, CO 80038
Phone: 303-439-9264 or 303-324-6829
Or email to Notestodj@aol.com
Website – www.prairiedogaction.org

Prairie Dog Action is an all volunteer, non-profit organization committed to saving the Black-Tailed Prairie Dog and the prairie ecosystem.

- ***Prairie Preserves, LLC***

Pam Wanek
Phone: 303-280-8860 or email to wanek@q.com

Available for consultation on restoring native grass communities and practicing Black-Tailed Prairie Dog relocations.

- ***Animal & Pest Control Specialist, Inc.***

3800 E. 64th Ave.
Commerce City, CO 80022
Phone: 303-987-0842
Fax: 303-431-4968

Animal & Pest Control Specialists (APCS) is a nuisance wildlife removal company with an emphasis on prairie dog removals and management. All technicians carry licenses issued by the Colorado Division of Wildlife and/or the Colorado Department of Agriculture. APCS has a division dedicated to prairie dog removals and works closely with raptor programs and the United States Fish and Wildlife Service's Black-footed Ferret Program in Carr, Colorado. APCS uses the most up-to-date methods and equipment when implementing trapping, flushing or fumigation programs in order to assist you and meet your needs. Any and all non-target animals that are captured during the trapping or flushing process will be released immediately on-site. All methods and procedures follow all city, county, state and federal rules and regulations.

Relocation Sites

State statutes prohibit the transfer of prairie dogs across county lines without the prior approval of the board of county commissioners of the receiving county. At present, neither the City of Thornton nor the Colorado Division of Wildlife know of designated prairie dog relocation sites in Adams County. Developers may wish to approach public and private landowners in Adams County to search for relocation sites. In addition, developers may wish to review their existing property holdings or to purchase land to examine the possibility of relocating the prairie dogs to another site within Adams County. The Division of Wildlife has guidelines as to what constitutes a suitable prairie dog relocation site. Contact the Division of Wildlife for specific guidelines at 303-297-1192 or visit their website at www.wildlife.state.co.us.

Timing of Relocation

If a prairie dog relocation site is identified, be advised that the relocation process is lengthy, with approximately 30 days required to receive a relocation permit. In addition, prairie dogs can be relocated only at specific times during the year, which must be considered when planning relocation. While the relocation process must commence as early as possible in the development

process to insure success, prairie dogs must be physically relocated close to the time of grading to prevent recolonization prior to the start of construction.

Contact Information

Please direct questions about the City of Thornton's prairie dog ordinance to City Development at 303-538-7670.

To receive a prairie dog relocation permit application, or for more information about state regulations on prairie dogs, contact the Colorado Division of Wildlife at:

6060 Broadway
Denver, CO 80216
303-297-1192
www.wildlife.state.co.us

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NON-RESIDENTIAL
DEVELOPMENTS

City Development Department
9500 Civic Center Drive
Thornton, CO 80229

Water Resources Division
12450 Washington Street
Thornton, CO, 80241

On September 26, 2023, the Thornton City Council passed Ordinance Number 3669 ("Ordinance") to establish Section 18-155 of the Thornton Municipal Code to regulate Non-Residential Water Use. Per this Ordinance, the City has determined that any new non-residential use that has the potential to contain a high-water user, as defined by the Ordinance, is required to complete this form at the earliest possible stage of the development process wherein the end user of a development, or a particular unit within a development, has been determined.

This form shall be submitted to the City Development or the City Clerk's office. Once received, the form will be sent to Thornton's Water Resources Department for verification of adequate water supply determination. Completion of this form is required for the following applications:

- Conceptual Site Plan
- Development Permit
- Tennant Improvement Permit
- Business License Applications
- Subdivision Plat
- Building Permits
- Change of Occupancy Requests

If a project requires multiple of the above, a new form will be required for review for **each** of the named applications. The Questionnaire begins on page 4.

For Submission:

Conceptual Site Plans, Subdivision Plats, Development Permits:

This form will be attached to the application packets and checklists. Provide this completed form in PDF format with the other required items when submitting to developmentsubmittals@thorntonco.gov. Prior to staff acceptance of the first submission, Water Resources will be provided with this form and associated project files. Within 5 business days, a determination will be made according to the "Determination" section below. Staff will then coordinate with Water Resources during the creation of a Water Use Agreement and either proceed to route the project for formal review or make an alternative determination.

Building Permits, Tenant Improvement Permits:

Questions asked in this form will populate on the user end of City View Portal when applying for specific permits. The provided information will be sent to Water Resources and a determination will be made prior to a building permit being routed for plan review.

Business License Applications and Change of Occupancy Requests:

This questionnaire will be attached to the Clerk's documents for Business License Applications. Prior to approval of a license request, this completed form will be sent to Water Resources and City Development for review. A determination will be made according to the "Determination" section below. Staff will then coordinate with Water Resources during the creation of a Water Use Agreement and approve the Business License application or make an alternative determination.

Change of Occupancy requests are applied for on the City View Portal. Once a request is submitted, answers to the water use questions will be sent to Water Resources for a determination prior to a request being routed for review. Staff will then coordinate with Water Resources during the creation of a Water Use Agreement and approve the Change of Occupancy Request or make an alternative determination.

In the event of any conflict between the terms used in this Questionnaire and the terms of the Ordinance, the Ordinance shall prevail. The following are portions of Sec 18-155 which will be applied only to projects which are anticipated to be high-water uses.

Determination of Adequate Water Supply:

1) Upon review of the Commercial Water Use Questionnaire, the city manager or designee shall make one of the following determinations:
    a) The city has adequate water to serve the proposed development, or specified unit within the development, without restrictions.
    b) The city has adequate water to serve the proposed development, or specified unit within the development, subject to a water use agreement, as described below; or
    c) The city does not have adequate water to serve the proposed development or specified unit within the development.
        i) If the applicant withdraws after determination “c” is made, the city shall not accept a resubmittal of the application for a period of one year from the date of the decision, unless the application is substantially modified with the intent to reduce water usage.
        ii) If the applicant elects to proceed with the review process after such a finding, staff shall recommend denial of the application on the basis that there is not adequate water supply.

** If option “a” is determination, “On-Going Water User Management”, described below, will still apply to the property owner.

Water Use Agreement:

1) If determination “b” is made, the city and the water user shall enter into a water use agreement. The water use agreement shall address:
    a) Annual water usage;
    b) Peak water usage;
    c) Water usage monitoring procedures;
    d) Water efficiency and/or conservation measures that may be required;
    e) Remedies for violation of the water use agreement;
    f) Any circumstances which may lead to an amendment or termination of the water use agreement; and
    g) Any other matters that the city determines to be necessary to carry out the intent of this section.

2) This water use agreement shall constitute a condition of any water service permit under Chapter 74 and a violation of a water use agreement shall constitute a violation of such permit and the city shall be entitled to all rights and remedies related to such permits.

On-going Water Use Management:

1) If annual water usage reviews by the city for a high-water user show usage more than ten per cent (10%) higher than usage identified in this application, this shall be considered a material change in the water demands and the city shall be entitled to make a new determination of water adequacy for that high-water user using the same procedures.

2) If annual water usage review by the city shows water usage in excess of ten (10) acre feet per year for any non-residential user that activated its water service after the effective date of 12 September, 2023 and that user never received a determination of adequate water supply pursuant to this form, the city may notify the user in writing and the user shall request a determination of adequate water supply in the form of this questionnaire and the city shall make a determination.

3) If the user does not file the request for determination within thirty (30) days of the date of such notice, the city may suspend water service to such user following the procedures contained in Chapter 74.

☐ I acknowledge and agree to the regulations as set forth in Sec 18-155 and described above.

Land Owner Name (print): _____

Land Owner Signature: _____

Date: _____

Application Type (check all that apply):

☐ Conceptual Site Plan (CSP)
☐ Development Permit
☐ Tenant Improvement Permit
☐ Business License
☐ Subdivision Plat (or Amendment)
☐ Building Permit (New Construction)
☐ Change of Occupancy

City of Thornton

NONRESIDENTIAL WATER USE QUESTIONNAIRE – CONCEPTUAL SITE PLANS, SUBDIVISION PLATS, DEVELOPMENT PERMITS, BUSINESS LICENSES

Assessor's Parcel Number (APN) or Address: _____
City Development Tracking Numbers_____

Current Land Owner:	**Future Land Owner**: (Leave Blank if NA or Unknown)
Name: _____	Name: _____
Phone Number: _____	Phone Number: _____
Email: _____	Email: _____
Mailing Address: _____	Mailing Address: _____

☐ **Applicant or** ☐ **Tenant** (Check One)
Name: _____
Phone Number: _____
Email Address: _____
Mailing Address: _____
Date: _____

Describe the project or business (ie warehouse, carwash, restaurant, hotel, etc): _____
_____
_____

Aside from sanitary operations (bathrooms), are there aspects of this proposal or business which will require continuous water usage? ☐ **Yes** or ☐ **No** (Check One)
(ie. food processing, pressure washing, cooling tower, etc)

Describe them: _____
_____
_____
_____
_____

Contact for water use questions:
Name: _____
Phone: _____
Email: _____

Provide the six-digit NAICS code for this project (if applicable): _____
(https://www.naics.com/search)

NON-RESIDENTIAL
DEVELOPMENTS

Water Meter
Proposed water meter size: _____
Anticipated peak daily water demand (gallons per minute):_____

Anticipated Demand
Anticipated average daily water demand (gallons): _____
Anticipated monthly water demand (gallons): _____
Anticipated annual water demand (gallons): _____

Use the space below to provide mathematical evidence/rationale for the above estimations. Provide on a separate sheet if necessary.

Landscaping
☐ Existing, ☐ Proposed (new landscaping area), or ☐ Both (Check One)
Landscape area (total square feet): _____
Irrigation or watering method: _____
_____
_____

Anticipated turf and shrub bed area breakdown in square feet (if on submitted plans, please write “see submitted plans”) _____
_____
_____
_____
_____
_____
_____

☐ I, acknowledge this information is as accurate to the best of my knowledge.
Applicant or Tenant Name (print) _____
Applicant Or Tenant Signature: _____
Date:_____

For questions or assistance with this form, please contact:
City of Thornton Water Resources Division
Phone: 720-977-6600
Email: water@thorntonwater.com

For questions or assistance with submission of this questionnaire, please contact:
City of Thornton City Development
Phone: 303-538-7295
Email: pod.info@thorntonco.gov

END OF APPLICANT SECTION
APPLICANTS – DO NOT FILL OUT THIS PAGE - FOR COMPLETION BY WATER RESOURCES :

Determination (Check One)
☐ The city has adequate water to serve the proposed development, or specified unit within the development, without restrictions.
☐ The city has adequate water to serve the proposed development, or specified unit within the development, subject to a water use agreement; or
☐ The city does not have adequate water to serve the proposed development or specified unit within the development.

Review Date: _____
Reviewer Name: _____
Reviewer Email: _____
Reviewer Phone: _____