

SUBDIVISIONS – TECHNICAL CRITERIA OUTLINE DEVELOPMENT PLAN

PROJECT NAME:

APPLICANT:

DATE:

OUTLINE DEVELOPMENT PLAN

- LAND USE APPLICATION FORM (submit original, signed form)**
- SUBDIVISIONS - TECHNICAL CRITERIA FORM (submit __ copies)**
- APPLICATION FEE AND FEE AGREEMENT (submit check along with original, signed agreement)**
- TITLE COMMITMENT (submit __ copies) – date must be no more than 30 days form ODP submittal)**
- CONTEXT/VICINITY MAP (submit __ - 24"x36" copies) –** Shall show the proposed development in relation to the surrounding area (1 mile radius around the property) and the following information:
 - Title of project
 - North arrow, scale (not greater than 1"=1000') and date of preparation
 - Boundary of proposed project
 - Existing or proposed land uses for the properties shown on the map (labeled)
 - Major streets
 - Existing public water and sewer lines and proposed connections
 - Regional open space/trail networks per the *Kersey Comprehensive Plan*
 - Major ditches, rivers and bodies of water
 - Identify adjacent property owner by subdivision name or zoning district
- OUTLINE DEVELOPMENT PLAN (submit __ - 24"x36" copies and __ - 11"x17" copies) –** May be a free hand drawing in a legible medium that clearly shows:
 - Title of project
 - North arrow, scale (not greater than 1" = 200') and date of preparation
 - Vicinity map
 - Legal description
 - Acreage of property
 - USGS topographic contours
 - Location and approximate acreage of proposed land uses
 - Proposed layout of lots, streets, parks and open space
 - Existing easements and rights-of-way on or adjacent to the property
 - Existing streets on or adjacent to the property (show and label street name)
 - Note indicating how the 8% public dedication will be met (Section 2.14)
 - Land Use Table: land uses, approximate acreage of each land use, percentage of each land use; and proposed density or floor area ratio;
 - Proposed collector and arterial streets
 - General locations of existing utilities on or adjacent to the property
 - Graphic and/or verbal explanation of how the property will be served with utilities
 - Location of any proposed sewer lift station
 - Show how the development will tie into the regional trails network
 - Floodplain boundary with a note regarding the source of information
 - Geologic hazard areas
 - Existing and proposed zoning on and around the property
 - All existing and proposed oil and gas facilities, owner's name, the required setbacks, include existing flow lines and proposed relocations of flow lines
 - Archaeological or historic sites or structures that merit preservation

OUTLINE DEVELOPMENT PLAN

- CONCEPTUAL LANDSCAPE PLAN (submit ___ - 24"x36" copies and ___ - 11"x17" copies)** - the following information may be included on the outline development plan or combined with the conceptual open space plan:
 - Scale (not greater than 1"=200'), north arrow, site boundary
 - Existing and proposed streets
 - Existing and proposed utilities
 - General grading concepts for proposed improvements, typical cross-sections of streets and special treatment areas
 - USGS 2' contours
 - Delineate and label all areas requiring landscaping, including but not limited to right-of-way, public open space, private open space and other landscaped areas (including required common open space)
 - Table that details: total square footage and percent of open space required and provided; the landscaped area required and provided; the total number of street trees, shrubs and groundcover required and provided; and the total number of street trees required and provided.
 - Design intention of the proposed landscape design does the following: reinforces the identity of the community and the site and enhances visual continuity; protects existing vegetation, natural areas and features; provides tree canopy for paved areas and gathering spaces; creates visual interest year round; complements the architecture of the site; conserves water using xeriscape principles, and establishes spatial definition throughout the site.
 - Describe the general character and location of the proposed landscaping and how it will meet the purpose and intent of these regulations
 - Open space network and pedestrian circulation system - show how they will function within the proposed development
 - Existing site features including ditches, drainageways and all vegetation and whether it will be removed, transplanted or protected. If protected, indicate how.
- CONCEPTUAL OPEN SPACE AND ECOLOGICAL CHARACTERIZATION PLAN (submit ___ - 24"x36" copies and ___ - 11"x17" copies)** - the following information may be included on the outline development plan or combined with the conceptual landscape plan:
 - Scale (not greater than 1"=200'), north arrow, site boundary
 - Existing and proposed streets
 - Existing and proposed utilities and easements
 - USGS 2' contours
 - Existing site features including ditches, drainageways and all vegetation and whether it will be removed, transplanted or protected. If protected, indicate how.
 - Floodplains, wetlands, wildlife habitat, endangered species, archaeological/historic areas or other resources indicating how they will be preserved and integrated into the design of the development
 - Species of wildlife using the area, times/seasons area is to be used and the value the area provides for the species
 - Wildlife travel corridors
 - General ecological functions provided by the site and its features
 - Bank, shoreline and high water mark of any perennial stream or body of water on the site
 - How and where topsoil will be preserved, stripped and stockpiled for site revegetation
 - Open space network and pedestrian circulation system - show how they will function within the proposed development and surrounding neighborhood
 - How the property will relate to the neighborhood parks and trails
 - Areas considered open space and if they will be public or private (how comply with open space dedication requirements)
 - Describe the design intention and how the open space will function

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<input type="checkbox"/>	<p>GENERAL DEVELOPMENT INFORMATION (submit __ copies) - describe the existing conditions on the site and the proposed development, include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Design rationale - discuss how development is connected to/integrated with surrounding area, how it responds to site features/constraints and how it is consistent with the Community Design Principles and Development Standards. If it is not consistent, explain how the intent of the criteria is met. <input type="checkbox"/> Proposed number of residential lots or dwelling units, typical lot width and depth, price ranges of lots and dwelling units (not needed if information is shown on ODP). <input type="checkbox"/> General description of plan for drainage and storm water management. <input type="checkbox"/> Water supply information including: the number of water taps needed; the amount of raw water that will be provided to the Town; and the source of the water. <input type="checkbox"/> Statement indicating whether or not any commercial mineral deposits are located on the site. <input type="checkbox"/> Description of a floodplain hazards on the site. <input type="checkbox"/> Description of how the proposed development complies with the <i>Comprehensive Plan</i>.
<input type="checkbox"/>	<p>SOILS REPORT AND MAP (submit __ copies) - should be based on USDA Soils Conservation Service information and discuss the existing conditions and any potential constraints/hazards. Report should also address groundwater issues.</p>
<input type="checkbox"/>	<p>GEOLOGIC REPORT (submit __ copies) - <i>only required for areas that have the potential for subsidence</i>. The report should be prepared by a registered professional engineer or professional geologist with experience in mine subsidence. The report should address:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Site conditions <input type="checkbox"/> Geologic conditions <input type="checkbox"/> Engineering and geologic considerations <input type="checkbox"/> Limitations and any necessary additional investigations
<input type="checkbox"/>	<p>ELECTRONIC COPY OF COMPLETE APPLICATION</p>

TOWN BOARD ACTION – OUTLINE DEVELOPMENT PLAN	
APPROVED:	DATE:
DISAPPROVED:	DATE:
CONDITIONALLY APPROVED:	DATE:
COMMENTS:	
SIGNATURE OF MAYOR	