

SUBDIVISIONS – TECHNICAL CRITERIA

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| PROJECT NAME: | |
| APPLICANT: | DATE: |

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|--------------------------|--|
| SKETCH PLAN | |
| <input type="checkbox"/> | LAND USE APPLICATION FORM (submit original, signed form) |
| <input type="checkbox"/> | SUBDIVISIONS - TECHNICAL CRITERIA FORM (submit 28 copies) |
| <input type="checkbox"/> | APPLICATION FEE AND FEE AGREEMENT (submit check along with original, signed agreement) |
| <input type="checkbox"/> | TITLE COMMITMENT (submit 3 copies) |
| <input type="checkbox"/> | <p>CONTEXT/VICINITY MAP (submit 20 - 11"x17" copies) – Shall show the proposed development in relation to the surrounding area (1½ mile radius around the property) and the following information:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Title of project <input type="checkbox"/> North arrow, scale (not greater than 1"=1000') and date of preparation <input type="checkbox"/> Boundary of proposed project <input type="checkbox"/> Existing or proposed land uses for the properties shown on the map (labeled) <input type="checkbox"/> Major streets <input type="checkbox"/> Existing public water and sewer lines and proposed connections <input type="checkbox"/> Regional open space/trail networks per the <i>Milliken Comprehensive Plan</i> <input type="checkbox"/> Major ditches, rivers and bodies of water <input type="checkbox"/> Identify adjacent property owner by subdivision name or zoning district |
| <input type="checkbox"/> | <p>SKETCH PLAN (submit 8 - 24"x36" copies and 20 - 11"x17" copies) – May be a free hand drawing in a legible medium that clearly shows:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Title of project <input type="checkbox"/> North arrow, scale (not greater than 1" = 200') and date of preparation <input type="checkbox"/> Vicinity map <input type="checkbox"/> Legal description <input type="checkbox"/> Acreage of property <input type="checkbox"/> USGS topographic contours <input type="checkbox"/> Location and approximate acreage of proposed land uses <input type="checkbox"/> Proposed layout of lots, streets and parks and open space <input type="checkbox"/> Existing easements and rights-of-way on or adjacent to the property <input type="checkbox"/> Existing streets on or adjacent to the property (show and label street name) <input type="checkbox"/> Note indicating how the 12% public/semi-public dedication will be met (16-2-335) <input type="checkbox"/> Land Use Table: land uses, approximate acreage of each land use, percentage of each land use; proposed density or floor area ratio; proposed number of dwelling units; approximate size of proposed residential lots <input type="checkbox"/> Proposed land uses <input type="checkbox"/> Proposed collector and arterial streets <input type="checkbox"/> General locations of existing utilities on or adjacent to the property <input type="checkbox"/> Graphic and/or verbal explanation of how the property will be served with utilities <input type="checkbox"/> Location of any proposed sewer lift station <input type="checkbox"/> Show how the development will tie into the regional trails network <input type="checkbox"/> Floodplain boundary with a note regarding the source of information <input type="checkbox"/> Geologic hazard areas <input type="checkbox"/> Existing and proposed zoning on and around the property <input type="checkbox"/> Land use table - the table should include: land uses, approximate acreage of each land use, and percentage of each land use |

SKETCH PLAN

- CONCEPTUAL LANDSCAPE PLAN (submit 8 - 24"x36" copies and 20 - 11"x17" copies)** - the following information may be included on the sketch plan or combined with the conceptual open space plan:
 - Scale (not greater than 1"=200'), north arrow, site boundary
 - USGS contours
 - Design intention of the proposed landscape improvements
 - 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
- CONCEPTUAL OPEN SPACE AND ECOLOGICAL CHARACTERIZATION PLAN (submit 8 - 24"x36" copies and 20 - 11"x17" copies)** - the following information may be included on the sketch plan or combined with the conceptual landscape plan:
 - Scale (not greater than 1"=200'), north arrow, site boundary
 - Existing and proposed streets
 - USGS contours
 - Existing site features
 - 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 corridor
 - 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
 - Open space network and pedestrian circulation system - show how they will function within the proposed development
 - Areas considered open space and if they will be public or private
 - Describe the design intention and how the open space will function
- GENERAL DEVELOPMENT INFORMATION (submit 28 copies)** - describe the existing conditions on the site and the proposed development, include:
 - 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.
 - Proposed number of residential lots or dwelling units, typical lot width and depth, price ranges of lots and dwelling units.
 - General description of plan for drainage and storm water management.
 - 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.
 - Statement indicating whether or not any commercial mineral deposits are located on the site.
 - Description of a floodplain hazards on the site.
 - Description of how the proposed development complies with the *Comprehensive Plan*.
- SOILS REPORT AND MAP (submit 3 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.
- GEOLOGIC REPORT (submit 3 copies)** - *only required for areas that have the potential for subsidence*. The report should be prepared by a registered professional engineer or professional geologist with experience in mine subsidence. The report should address:
 - Site conditions
 - Geologic conditions
 - Engineering and geologic considerations
 - Limitations and any necessary additional investigations

TOWN BOARD ACTION – SKETCH PLAN

APPROVED:

DATE:

DISAPPROVED:

DATE:

CONDITIONALLY APPROVED:

DATE:

COMMENTS:

SIGNATURE OF MAYOR

PROJECT EVALUATION WORKSHEET FOR SKETCH PLAN APPLICATIONS

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|-------------------|-------------------|
| PROJECT NAME: | |
| APPLICANT: | PROJECT LOCATION: |
| NAME OF REVIEWER: | DATE: |

| ISSUE | COMMENTS |
|--|----------|
| <p>Look at the <i>Land Use Application Form</i>. Is the site within Milliken's Planning Area? Consider:</p> <ul style="list-style-type: none"> Is the proposal consistent with land use designations? Is there a proposed school site on the property? Is the site near an important gateway or travel corridor? Is the property in the floodplain? | |
| <p>Look at the <i>Context/Vicinity Map</i>. How does the property fit in with the surrounding area? Consider:</p> <ul style="list-style-type: none"> Compatibility with surrounding land uses Proximity to major streets Impact project will have on street system How will the property obtain sewer/water service How will the property provide for/tie in with the regional trail system | |
| <p>Look at the <i>Conceptual Open Space and Ecological Characterization Plan</i>. Are the natural resources on the site protected? Are they integrated into the overall design for the project and the neighborhood? Is there an adequate buffer from sensitive areas? Does it meet the intent of the <i>Johnstown/Milliken Parks, Trails, Recreation, and Open Space Master Plan</i>?</p> | |
| <p>Look at the <i>Conceptual Landscape Plan</i>. Does it illustrate the overall design concept for landscaping and show how it relates to the development? Will it enhance the special/natural areas?</p> | |

| ISSUE | COMMENTS |
|--|----------|
| Review the <i>General Development Information</i> . Are you comfortable with the proposed sketch plan as it is described? | |
| Does the sketch plan application adequately address any areas of concern mentioned in the soils report and map? | |
| Has a geologic report been submitted? Has the sketch plan application adequately addressed any areas of concern mentioned in the geologic report? | |
| Additional comments: | |

| SKETCH PLAN REVIEW CRITERIA | |
|--|--|
| CRITERION | HAS CRITERION BEEN MET? |
| A. Proposed Land Use and Zoning Issues | |
| <p>Does the sketch plan further the goals and policies of the <i>Milliken Comprehensive Plan</i> including:</p> <ol style="list-style-type: none"> 1. The proposed development promotes Milliken's small town, rural character. 2. Proposed residential development adds diversity to Milliken's housing supply. 3. Proposed commercial development will benefit Milliken's economic base. 4. Parks and open space are incorporated into the site design. 5. The proposed project protects Milliken's environmental quality. 6. The development enhances cultural, historical, educational and/or human service opportunities. | <input type="checkbox"/> Yes <input type="checkbox"/> No Comments: |
| B. The sketch plan represents a functional system of land use and is consistent with the rationale and criteria set forth in the code, the <i>Milliken Comprehensive Plan</i> and <i>Milliken Design Guidelines</i> . This item should be evaluated using the <i>Visioning Worksheet</i> completed at the Planning Commission Visioning Meeting. | <input type="checkbox"/> Yes <input type="checkbox"/> No Comments: |
| C. The utility and transportation design is adequate, given existing and planning capacities of those systems. | <input type="checkbox"/> Yes <input type="checkbox"/> No Comments: |
| D. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated. | <input type="checkbox"/> Yes <input type="checkbox"/> No Comments: |
| E. There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within Milliken, according to Milliken's goals. | <input type="checkbox"/> Yes <input type="checkbox"/> No Comments: |