



PRELIMINARY PLAT

APPLICATION OVERVIEW AND SUBMISSION MATERIALS

The Preliminary Plat application will be reviewed in accordance with the procedures and requirements as outlined in Chapter 17, Article 3, of the Edgewater Municipal Code.

The City of Edgewater's Municipal Code, Chapters 17, can be found online at the following website address: (https://www.municode.com/library/co/edgewater/codes/municipal_code?nodeId=18011).

Preliminary Plat applications are presented to Planning Commission for a decision.

FEE

A non-refundable fee is required and is to be paid once an application has been submitted. A development review deposit may be required.

ALL PLANNING APPLICATIONS ARE ACCEPTED THROUGH EDGEWATER'S ONLINE PORTAL.

Note: A preapplication meeting is required with the City prior to formal submittal of a Preliminary Plat application.

USE THE CHECKLIST BELOW AS A GUIDE OF ELEMENTS TO INCLUDE IN YOUR APPLICATION

- Title Commitment** (must be current within 6 months) showing current ownership
- Letter of Intent** that includes a project description
- Certified and Stamped Survey of Property**
- Preliminary Plat**, with all sheets size 24" x 36"
Format (All Sheets):
 - Capital Letter Font
 - Text no smaller than 1/8 inch
 - No color text, color graphics or shading
 - Title Block Format centered at the top of each sheet:

PRELIMINARY PLAT TITLE
PROPERTY ADDRESS, EDGEWATER
LEGAL DESCRIPTION,
JEFFERSON COUNTY, COLORADO

- Sheet X of X format in lower right-hand corner

Preliminary Plat information to include

- Proposed name of the subdivision.
- The legal description and location of the subdivision as a part of some larger subdivision or tract of land, and by reference to permanent survey monuments with a tie to a section corner or a quarter-section corner.
- Names and addresses of the subdividers and owners, the designer of the subdivision and the engineer or surveyor registered in the State of Colorado.
- Evidence that the subdivider has the right to subdivide the real property. Such evidence shall include, but not be limited to, an up-to-date title insurance commitment that includes copies of all title exception documents listed in the commitment.
- Location and principal dimensions of all existing or recorded section lines, streets, alleys, easements, water courses, public utilities and other important existing features within and adjacent to the tract to be subdivided.
- Existing uses, structures and improvements.
- Location and principal dimensions of all proposed streets, alleys, easements, lot lines and areas to be dedicated for public use. Approximate grades and centerline curve radii of all proposed streets shall be shown.
- Date of preparation, scale, both written and graphic (of not less than one hundred [100] feet to the inch), and north arrow (designating true north).
- Acreage of land to be subdivided.
- Topography, with contour intervals of not greater than two (2) feet.
- A clear indication of how proposed drainage is to be accomplished within and outside the subdivision.
- Present zoning of property and adjacent properties.

Additional information required, if applicable

If applicable, **Condominium Subdivision** (per Section 17-3-50 of the Edgewater Municipal Code) shall also include Two sets of:

- A map, to be a part of the Preliminary plat, depicting all common areas (general and limited common elements) and usage of buildings and ground;
- A map, to be a part of the Preliminary plat, depicting all horizontal and vertical boundaries of all units, which shall include bearings and distance from each building corner to a property corner or other survey reference;
- Copy of the declaration applicable to the condominium project;
- Copy of condominium association Articles of Incorporation and bylaws.