



Revenue Code: 2250-344036

File No. _____
to be filled out by County

PRELIMINARY PLAT SUBDIVISION APPLICATION

Dawson County Planning Department
207 W. Bell Street
Glendive, MT 59330

Date Received: _____
to be filled out by County

SUBDIVISION NAME: _____

OWNER(s)

Name: _____ (please print) Phone: _____

Address: _____ Cell Phone: _____

_____ Email: _____

SUBDIVIDER (if different):

Name: _____ Contact: _____ Phone: _____

Address: _____ Cell Phone: _____

_____ Email: _____

TECHNICAL ASSISTANCE:

Name: _____ Contact: _____ Phone: _____

Address: _____ Cell Phone: _____

_____ Email: _____

LEGAL DESCRIPTION/LOCATION OF PROPERTY:

Street Address or General Location _____

Tract/s _____ in Section _____ Township _____ Range _____ or

Lot/s _____ of _____ in Section _____ Township _____ Range _____
Subdivision Name

Assessor Number/s or Geocode _____

GENERAL DESCRIPTION OF SUBDIVISION:

Gross Area: _____ Net Area: _____

Number of Lots/Rental Spaces _____ Minimum Lot Size: _____ Maximum Lot Size: _____

Current Zoning _____

Existing Land Use: _____

Proposed Uses: (indicate number of lots/spaces and note all that apply):

_____ Single Family _____ Townhouse _____ Duplex _____ Multi-family _____ Condominiums _____ Commercial
_____ Industrial _____ RV Park _____ Mobile Home Park _____ Campground _____ Planned Unit Development

Fire District: _____

School District: _____



PRELIMINARY PLAT SUBDIVISION APPLICATION continued

DESCRIPTION OF IMPROVEMENTS

ROADS: _____ Gravel _____ Paved _____ Curb _____ Gutter _____ Sidewalks _____ Alleys _____ Other
*** Water System:** _____ Individual _____ Shared _____ Multiple User _____ Public
*** Sewer System:** _____ Individual _____ Shared _____ Multiple User _____ Public
Other Utilities: _____ Cable TV _____ Telephone _____ Electric _____ Gas _____ Other
Solid Waste: _____ Home Pick Up _____ Central Storage _____ Contract Hauler _____ Owner Haul
Mail Delivery: _____ Central _____ Individual
Fire Protection: _____ Hydrants _____ Tanker Recharge
Drainage System: _____

***Individual** (one user)
Shared (two user)
Multiple user (3-9 connections or less the 25 people served at least 60 days of the year)
Public (more than 10 connections or 25 or more people served at least 60 days of the year)
If the water supply and wastewater treatment systems are shared, multiple user, or public, provide a statement of whether the systems will be public utilities as defined in 69-3-101 and subject to the jurisdiction of the public service commission or exempt from public service commission jurisdiction. If exempt, provide an explanation for the exemption.

Are any **Variiances** Requested? _____ If yes attach a Variance Request Form for each variance requested.

Attachments to be submitted with this application:

- _____ Title Report or Abstract of Title showing ownership and
(if applicable) _____ Purchase contract & Owners permission to proceed with plat application
_____ Leinholder’s acknowledgement of subdivision
- _____ **10 copies** - Vicinity Map (showing location of proposed project) (8 ½ x 11)
- _____ Topographic Map (USGS or equivalent) including adjacent properties showing: property boundaries, access roads, creeks/streams/irrigation ditches/water bodies
- _____ A copy of existing covenants or restrictions (if any exist) and a draft of any proposed covenants
- _____ Copies of water rights (if any) and information regarding the proposed disposition of such rights
- _____ Copies of mineral rights (if any) and information regarding the proposed disposition of such rights
- _____ Copies of Easements/Proposed Easements, if required, to provide legal access
- _____ Water and Sanitation information (type of systems proposed & information sufficient for DEQ review- i.e. ground water monitoring, surrounding well logs, etc.)
- _____ Conceptual Design for Storm Water Runoff
- _____ A Traffic Impact Study or trip generation counts
- _____ Conceptual road plans and profiles



PRELIMINARY PLAT SUBDIVISION APPLICATION continued

- _____ Information regarding Cultural or Historic Resources
- _____ Copies from FIRM or FEMA panel map/s or FEMA Firmette showing floodplain status
- _____ List of lots & sizes (this can be submitted as an excel or other spreadsheet)
- _____ If property is in a high fire hazard area, a fire risk rating analysis and fire prevention plan
- _____ Noxious weed management & re-vegetation plan

For Major Subdivisions:

- _____ Environmental Impact Assessment (this can be from the DEQ joint application form)
- _____ A list of all adjoining lots, tracts, or land parcels adjoining the proposed subdivision together with the name and address of the owner of each lot, tract, or parcel certified by the clerk and recorder or a title company, generated not more than 30 days prior to the submittal of the application. (Where the property abuts a public right-of-way or waterway less than 150 feet in width, the properties across such right-of-way or rivers shall be considered adjacent.)

For Phased Proposals:

- _____ A description and depiction of the phasing plan including a time frame for each phase and a description of proposed public facilities to be completed with each phase.

PRELIMINARY PLAT REQUIREMENTS:

Submittal Copies

- _____ 4 copies of 24" x 36" plat
- _____ 11 copies of 11 x 17 plat

Preliminary Plat Contents:

1. Subdivision Name.
2. Legal Description including quarter section, Township, and Range.
3. Owner, subdivider (if different than owner), engineer and surveyor.
4. Date plat was prepared.
5. North arrow & scale bar.
6. Approximate exterior boundaries & locations of all section corners or subdivision corners pertinent to the subdivision boundary.



PRELIMINARY PLAT
continued

SUBDIVISION APPLICATION

7. All lots and blocks designated by numbers with approximate dimensions and estimated square footage/acreage.

8. Ground Contour Lines at the following intervals:

- | | |
|---------------------|------------------------|
| Less than 10% slope | Two (2) foot interval |
| 10 – 15% slope | Five (5) foot interval |

Note: If a single uniform contour interval is not practical the contour interval may be changed for steep areas.

The planning office may waive the topography requirement if the subdivider can demonstrate the elevation difference over the entire subdivision is so insignificant that topography would not affect such things as location of lots, roads, and utilities, or affect storm drainage.

9. All existing adjoining roads and alleys with names. The name, and location/point of access, and access width, for any roads that intersect with adjoining roads directly across from the subdivision boundary.

10. All proposed streets and street names, sidewalks, pathways, trails, alleys, driveways, and easements with locations and dimensions.

11. Proposed layout of water, sanitary sewer, storm drainage and the location of the nearest available utilities.

12. Locations of rivers, streams, irrigation ditches or other irrigation facilities, lakes, ponds, wetlands, and (100 year) floodplain and/or floodway boundaries.

13. Location, boundaries, and dimensions for any proposed parkland.

14. Location and footprint with dimensions of any buildings, structures, or improvements to be retained.

15. Location of any limiting physical features such as areas of 25% or greater slope and rock outcrops.

Signature of Owner

Date

I certify that the information contained herein and all exhibits transmitted herewith are true. The signing of this application signifies permission for the Dawson County Planning staff to enter the property for routine monitoring and inspection during the approval and development process.