

FINAL PLAT CHECKLIST: Final plats shall be prepared by a registered or licensed professional land surveyor, in a clear and legible manner on reproducible film stock and in a manner acceptable to the Land Use Administrator. Final plats shall be prepared at the same scale as Preliminary Plans. Final plats shall exhibit outer dimensions of twenty-four (24) inches by thirty-six (36) inches and shall contain a certification as to accuracy by a registered land surveyor licensed by the State of Colorado. In the case of large subdivisions requiring more than one sheet, a reproducible composite measuring not more than twenty-four (24) inches by thirty-six (36) inches and showing the total area at an appropriate scale shall also be submitted.

REVIEW CRITERIA: In addition to the design standards and specifications listed in Article 12, all proposed subdivisions shall satisfy the following general standards: *(Pursuant to Article 12 Section 12.10.)*

- **Compatible with Neighboring Uses.** The proposed subdivision is consistent with and in harmony with neighboring land uses and future intended land uses in the area.
- **Mitigate Traffic Congestion and Hazards.** The proposed subdivision will not result in unmitigated traffic congestion or hazards to vehicular or pedestrian traffic at full build out.
- **Avoid Negative Impacts.** The proposed subdivision shall be designed to avoid or mitigate negative impacts upon agricultural lands, critical wildlife habitat and wildlife, scenic views and existing and cultural and historical resources.
- **Preserve the Environment and Promote Public Health, Safety and Welfare.** Subdivisions shall be located and laid out so as to protect the public health, safety, welfare and convenience of the residents of the proposed subdivision and to preserve and enhance the natural terrain, vegetation, soils, wildlife habitat and migration corridors, natural drainages, land forms and other positive characteristics of the site.

The following information is required for all FINAL PLATS submitted in conjunction with Land Use Permits, unless waived by the Land Use Administrator. The applicant shall submit ___ copies of the Final Plat. *Pursuant Article 10 Section 10.40.*

Applicant

Land Use Administrator

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| <input type="checkbox"/> | The name and address of the owner(s) of record of the land being platted and the same information for the applicant(s), if other than the owners, along with the name, address and seal of the certifying registered land surveyor preparing the Final Plat. | <input type="checkbox"/> |
| <input type="checkbox"/> | A copy of a current certificate from a title insurance company or an attorney licensed to practice law in the State of Colorado attesting to the accuracy and validity of the title to the property being platted and stating that the applicant is the land owner or is duly authorized by the land owner(s) to so plat such land. The certificate or certification shall also list all mortgages, liens judgments, easements, contracts, and agreements of record regarding the land to be platted and the Board of County Commissioners may require, at its discretion, that the holders of such mortgages, liens, judgments, easements, contracts or agreements shall be required to join in and approve the application for Final Plat approval before such Final Plat is accepted for review. | <input type="checkbox"/> |
| <input type="checkbox"/> | The name or identifying title of the proposed subdivision. | <input type="checkbox"/> |
| <input type="checkbox"/> | The date of preparation of the Final Plat, a north arrow and a graphic scale. | <input type="checkbox"/> |
| <input type="checkbox"/> | A complete and accurate legal description of the property that is being platted and the total acreage and number of lots being platted. | <input type="checkbox"/> |
| <input type="checkbox"/> | Boundary lines, corner pins, and dimensions of the subject parcel(s), including land survey data that identifies the subject parcel by section corners, distance and bearing to these corners, quarter corner and township range. | <input type="checkbox"/> |

- The township, range, section and quarter section(s) showing the location and full description of all monuments as required by this Code and by Title 38, Article 51, C.R.S.

- A lot and street layout with all lots and blocks numbered consecutively, the dimensions of all lots, the acreage of each lot shown to two decimal places and all street and road names.

- Area of the site, of individual parcels and areas of all development including location of structures, providing the percentage of the site shall be included. This includes developed driveways, parking and buildings.

- All plat boundary lines with the lengths of courses to hundredths of a foot and bearings to the nearest second.

- The lengths of all arcs, radii and tangents.

- Show design and layout of all water and sewer service lines, treatment facilities and other elements of the sanitary sewer system, including the location of soil percolation tests as applicable.

- Location and width of existing and proposed roadways, sidewalks, or paths, road rights-of-way and parking areas within the site must be shown.

- The names and widths of all existing or recorded streets and roads intersecting the plat boundaries or paralleling them within two hundred (200) feet, the names and map numbers of all bordering subdivisions and any municipal limits within two hundred (200) feet of the boundaries of the plat.

- A drawing showing the location and size of existing and proposed signs for the purpose of identification, advertising and traffic controls must be shown. Show on Road Profile Reports.

- The boundary lines and dimensions, shown accurately, of all easements, alleyways, and similar features, including all other rights-of-way not otherwise or explicitly mentioned.

- The purpose and ownership of all easements, and statements from all utility companies, as applicable, that the stated services will be provided to the proposed development after platting.

- The boundary lines and dimensions, shown accurately, of all property to be reserved and dedicated, with the means of access to such property clearly shown and its intended uses noted.

- A legally acceptable land description and dedication block placed on the plat by the applicant dedicating streets, rights-of-way, public sites and other such features. The transfer to the County of dedicated land shall take place by a legally acceptable instrument prior to or concurrent with Final Plat acceptance, but before recording of the Final Plat.

- Identification of lots with slope in excess of twenty (20) percent and any other lots indicating building envelopes, or No Build areas, based on studies submitted with the Preliminary Plan and Final Plat prior to obtaining a land use permit.

- Delineation of all known, identified or designated one hundred (100) year floodplains and localized areas subject to periodic inundation along the required stream setback lines, if any.

The following significant features must be shown:

- Existing and proposed utility line easements.

- Easements for natural and artificial drainage ways, ditches, streams and lakes. If no easement exists or is proposed, portions of the Final Plat where building may not occur should be labeled as No Build Areas.)

- Vegetative cover.

- Rock outcrops, soil types, geologic hazards. Areas of Geologic Hazards should be delineated as No Build Areas.

- Dams and reservoirs.

- Excavations and mine shafts

- And any other on-site or off-site feature that influences the development

- Plat Notes.** Other plat notes that are conditions of approval by Planning Commission and the Board of County Commissioners.
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Documents Required to Accompany the Final Plat Submittal:

- Final Engineering Plans.** Final engineering for roadway, drainage, erosion and sedimentation control plans along with a grading plan and a re-vegetation plan. The grading plan shall be indicated by solid line contours superimposed on dashed line contours of the existing topography of the area to be platted. Certification of approval by the Planning Commission and the Board of County Commissioners is required.
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- Subdivision Improvement Agreement.** A Subdivision Improvement Agreement in a form approved by the Land Use Administrator and Land Use Counsel.
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- Permits and Approvals.** A copy of any state, local or federal permits and approvals, including but not limited to permits issued under Section 404 of the Clean Water Act, state, local or federal highway access permits, and air quality permits.
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- Drawings.** Plan, profile and typical cross sectional drawings of all roads, bridges, culverts and other drainage structures, noting to what depths underground utility lines will be buried beneath such features.
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- Additional Information.** Other submittal items that the Planning Commission or the Board of County Commissioners may reasonably request to review and act upon the Final Plat.
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