

FINAL DEVELOPMENT PLAN (GENERAL) CHECKLIST



This checklist will help to assure that your submitted plan is consistent with Arapahoe County Regulations. On the attached checklist, please check the box when the requirement has been met. When all items are complete, please read and sign the checklist at the bottom, and submit it with your application and submittal materials.

A Final Development Plan process is the second step in establishing approval of land uses and siting restrictions for a development. This document provides specific information on the uses to be permitted and the manner in which they may be situated on the property.

If the submitted Final Development Plan proposes substantial criteria changes from those approved on the Preliminary Development Plan, the applicant may be required to amend the PDP prior to submitting the Final Development Plan. The thresholds for determining whether an Amendment to an approved Preliminary and/or Final Development Plan can be processed administratively can be found in the Administrative Amendment section of the Land Development Code.



Public Works and Development

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FINAL DEVELOPMENT PLAN (GENERAL) CHECKLIST



Please check off the following items to assure your application is complete.

Applicant

Staff

		Project name, type of proposal (Final Development Plan), legal description of the Plan's land area, date of the drawing, scale, north arrow and existing zoning of the site.
		Vicinity map with north arrow (scale of 1"=2,000' preferred) with an emphasis on the major roadway network within one (1) mile of the proposal.
		<p>Commercial Development: The geographic location, dimensions, maximum heights and gross floor area of all existing and proposed structure(s), the use(s) to be contained within, and the location of entrances and loading points/service areas.</p> <p>Residential Development: Graphic representations showing the building types proposed, i.e. single family detached, single family attached, or multifamily. Graphic representations should also identify the general height of dwelling units, i.e. 1, 1 1/2, 2, 2 1/2, or 3 stories in height and graphically include the general layout, elevation, and perspective of detached garages to determine if they are one or two story in height. Perspectives should be provided to clearly identify the design and character of standard streetscapes and open space areas.</p>
		Chart comparing all of the regulations and requirements of the proposed Final Development Plan with those of the approved Preliminary Development Plan regarding the proposed use(s), building heights, gross floor area, residential density, gross floor area ratios, setbacks, open space, parking ratios, etc.
		Existing and proposed finished grade topography at two foot (2') contours or less tied to a U.S.G.S. or other acceptable datum.
		All proposed curb cut and driveway locations and dimensions, off-street parking locations, dimensions and total numbers by type (full size, compact, handicap, etc.), and types of surfacing, such as asphalt paving, concrete, gravel, etc.
		Location(s) and dimension(s) of all existing access points on immediately adjacent properties.
		Public and private utility service lines and/or main lines with appurtenances, and location(s) and dimension(s) of all existing/proposed easements.
		All walks, open areas and recreation areas, with a description of these improvements.

		Location of outdoor trash receptacle systems.
		Provision for access by emergency vehicles.
		Location and dimension and surface treatment of drainage easements, volume capacity of all drainage ponds, and the size of the outlet restrictor.
		An illustrative landscape plan showing locations and general types of all proposed landscaping materials, including fences, walls, planters and any other landscaping features.
		A signage plan describing and illustrating the size, location, type and material of all signs.
		Location, type and height of lighting devices.
		Commercial: Representative architectural elevations of all sides of proposed structures which show building heights, colors and general textures of materials to be used on the exterior of the proposed buildings. Residential: See above
		Approved Owner(s) of Record signature block and notary.
		Applicable notes approved by the Board of County Commissioners which regulate the development (Airport Influence Area note, off-site improvements note, etc.).
		Planning Commission review statement, Board of County Commissioners signature block, and Recorder's Certificate.
		Lettering for all plans need to be upper case sans serif.
		The County will not accept any plans or plats that have copyright restrictions.
		All Standard Notes and Certificates required by County Staff shall be included on the Plan as described in the Arapahoe County Land development Code. Any modifications to these notes must be approved by the County Attorney. All notes not meeting these specifications shall be removed.

I _____ state that the above submittal requirements have been provided in completion of the requirements for submission as required by Arapahoe County, and that all documents provided have been submitted in accordance with the requirements and guidelines of Arapahoe County Government.

I also understand that submitting erroneous information or an incomplete submittal may delay the processing of my application.

Signature Date