

## MASTER DEVELOPMENT PLAN 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.

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**A Master Development Plan** establishes development parameters and restrictions that provide a greater level of detail than that required for a PDP but a lesser degree of detail than that required for an FDP or ASP. These parameters and restrictions establish reasonably certain and predictable land use entitlements upon which both the County and the developer may rely, while allowing the developer flexibility in establishing specific building architecture and site layout details through a subsequent ASP approval process. Precise site-specific architectural and siting details will not normally be known or established in an MDP, but the developer may include them if they are known. The MDP will also set forth specific development restrictions and limitations that are known, such as view corridor and perimeter screening requirements.



### Public Works and Development

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## MASTER DEVELOPMENT PLAN CHECKLIST

Applicant

Staff

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

		A description of the permitted uses (subject only to ASP review), conditional uses (subject only to ASP review), uses allowed by special review, maximum building heights, maximum gross floor area, maximum gross floor area ratio, minimum setbacks, minimum open space, minimum parking ratios and other development standards proposed in the MDP, together with a comparison of the MDP standards and uses with the existing zoning standards. (The comparison shall not appear on the MDP drawing unless directed by staff.)
		A description of the approximate quantity, size, general location, type and material of signs, and any applicable or proposed conditions, restrictions or limitations. At the applicant's discretion, this requirement may be satisfied by a master sign plan for the project approved in conjunction with the MDP or at any time thereafter.
		The geographic location, quantity, dimensions, heights and gross floor area of all existing structures, along with a statement of the extent to which such existing structure(s) will be incorporated within or otherwise survive approval of the MDP; the approximate geographic location, quantity, dimensions, heights and gross floor area of all proposed structure(s); the conceptual location of building entrances and loading points/service areas; the proposed use(s) to be contained within such structures; and any applicable or proposed conditions, restrictions or limitations. The applicant shall also describe any FDPs approved for property included within the MDP and state the extent to which such FDPs are intended to be incorporated within or otherwise survive approval of the MDP.
		Locations of existing access points on immediately adjacent properties (which shall be updated as necessary in conjunction with each subsequent ASP). A general description of the proposed approximate curb cut and driveway locations and dimensions, and proposed approximate off-street parking locations and ratios, and any applicable or proposed conditions, restrictions or limitations.
		Proposed finished grade topography at two (2) foot contours or less, tied to U.S.G.S. datum.
		A description of the type and approximate height of lighting devices, and any applicable or proposed conditions, restrictions or limitations.
		A general description of landscape standards and criteria for proposed irrigation systems, caliper of deciduous trees, height of evergreen trees, and gallon size of shrubs, and any applicable or proposed conditions, restrictions or limitations. All landscaping will comply with Arapahoe County Landscape Standards.
		A general description of width and turning parameters for emergency vehicles access.
		If applicable, a general description of proposed sidewalks, walkways, open areas and recreation areas, and outdoor trash receptacle systems, and any applicable or proposed conditions, restrictions or limitations.

		Location and description of existing public and private utility service lines and main lines, together with the locations and dimensions of any existing easements, and any applicable or proposed conditions, restrictions or limitations
		A depiction of one or more possible buildout scenarios for the development, which complies with the assumptions and limitations of the underlying traffic and drainage studies, and complies with all applicable conditions, restrictions and limitations shown on the MDP.
		Proposed architectural design guidelines, including a statement of intent regarding allowed types of structures and exterior wall materials, and any applicable or proposed conditions, restrictions or limitations.
		If appropriate, suggested language regarding appropriate conditions and restrictions on the uses set forth in the MDP submittal (including, but not limited to, siting restrictions and other physical constraints, or conditional approval subject to Use By Special Review procedures prior to or in conjunction with review of ASP submittals).
		A statement describing the owner, tenant, mortgagee, or owner association signatures required on any administrative or formal application for amendment of the MDP. Unless otherwise specified by the MDP applicant, the MDP will contain a statement that an application for amendment will be accepted for processing so long as it is signed by the owner(s) of all sites upon which the amendment will apply, without regard to whether the amendment is authorized or approved by the owners association, tenants, mortgagees, or adjacent owners within the MDP.
		Proposed language addressing the need, if any, for platting, easement or fee interest (such as right-of-way and parks) dedications, infrastructure funding or construction prior to, concurrent with or subsequent to submission of ASP applications.
		Proposed language, if any, regarding concurrent submittal and review of subsequent ASP applications and building permit applications pursuant to the MDP.
		Board of County Commissioners, Planning Commission and Owner signature/approval blocks.

Additionally, the following PDP requirements must be met:

		Project name, type of proposal, legal description of the total land area, date of the drawing, scale and north arrow.
		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.
		Both existing and proposed zoning of the site. Existing zoning and densities (or, in the case of non-residential zoned properties, approved floor area ratios) of adjacent properties.

		Existing land uses and densities which are requested to continue until development. Specify requested duration of existing uses.
		Proposed densities of the development at full build-out in residential units per gross acre and/or non- residential gross floor area ratios (F.A.R.).
		Proposed land uses for the entire plan, the total square footage and acreage of each use, and the percentage of the entire plan of each use.
		Proposed site development criteria, including setbacks, distances between structures, maximum building heights, unobstructed open space, maximum lot coverage of structures, parking ratios and any other criteria, as appropriate.
		If the application is a P.U.D. Amendment, a chart comparing the criteria on the latest approved Preliminary Development Plan with the criteria proposed by the P.U.D. Amendment, including uses permitted, maximum building heights, unobstructed open space, maximum lot coverage of structures, setbacks, distances between structures, parking ratios and any other criteria, as appropriate.
		Proposed general locations of structures and parking, if known.
		Proposed criteria for signage types, locations and maximum dimensions, if known. (If not stated, the Arapahoe County Sign Code shall govern).
		Estimated size and general location of public sites.
		Existing and proposed right(s)-of-way widths for all existing/proposed internal and external roadways.
		Existing and proposed public and/or private roadways and their conceptual points of access to adjacent and/or external roadways.
		Existing topography with contour intervals of two feet (2') or less, tied to U.S.G.S. or other acceptable datum.
		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 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, Certificates and dedications required by the Arapahoe County staff shall be included on the plat as described in the Arapahoe County Land Development Code. Any modifications to these notes must be approved by the County Attorney. All Standard Notes

		not meeting these specifications shall be removed.
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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.

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Signature

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Date