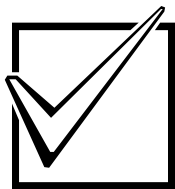


## PRELIMINARY PLAT PLAN CHECKLIST



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 Preliminary Plat** is one of the first documents utilized when owners of a property wish to subdivide their property in accordance with State Statutes and Arapahoe County Subdivision Regulations. This Plat is preliminary in nature and the configuration of lots and roadways are considered a minimum requirement that may be subject to revision with the Final Plat review. The appropriateness of the number, configuration and size of the lots will be established by the Board of County Commissioners with Final Plat approvals, when applicable, which could require changes to a Preliminary Plat. The Preliminary Plat shall include all of the contiguous land owned and proposed for development. Special circumstances, such as a road right-of-way, may exist regarding the contiguity requirement and will be reviewed on a case-by-case basis.



### Public Works and Development

10730 E. Briarwood Ave., #100 Centennial CO 80112 Phone: 720-874-6650 FAX 303-798-6054  
[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)



## PRELIMINARY PLAT PLAN CHECKLIST

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

Applicant

Staff

Applicant	Staff	
		Title block containing the following information: project name, type of proposal (Preliminary Plat), ¼ section, section, township, range 6 <sup>th</sup> Principal Meridian, County and State. All sheets of the exhibit shall contain a title block.
		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. Each sheet shall have in the bottom left hand corner the case number that reads, "Case No.XX-XXX."
		Boundary lines of the proposed Preliminary Plat drawn in a heavy solid line.
		Existing and/or proposed zoning district boundary lines.
		Existing contours referred to a datum acceptable to the County Mapping section with intervals of two (2) feet or less within the tract and at least one hundred feet (100') immediately adjacent thereto.
		All parcels of land to be dedicated for public use or reserved for the use of all property owners in the proposed subdivision, together with the purpose and conditions of such reservations. This shall include the locations and widths of proposed rights-of-way of streets and alleys, together with total lineal footage of public streets and public alleys.
		Location, width and purpose of all existing and/or proposed public and/or private easements, and/tracts, including existing and/or proposed sanitary sewers, utility main lines, culverts, storm sewers and storm water detention areas located within the proposed subdivision and at least one hundred feet (100') immediately adjacent thereto. The plat must include a chart specifying the ownership and maintenance responsibilities for each easement and tract.
		Legal description of the proposed subdivision, date of drawing, scale, north arrow and dimensions of proposed lots and blocks to the nearest foot.
		Drainage channels, wooded areas and other significant natural features within the proposed subdivision and at least one hundred feet (100') immediately adjacent thereto.
		Location and widths of all existing and/or platted rights-of-way for streets or other public ways within the proposed subdivision and at least one hundred feet (100') immediately adjacent thereto, railroad right-of-way, section lines and/or other such features.

		The boundary and source of reference of any one hundred-year floodplain shall be shown on the Preliminary Plat.
		The appropriate sight distance triangle shall be designated and dimensioned at each roadway intersection.
		<p>The following site development details are to be included on the Preliminary Plat document and may be subject to change as requested by County staff on a case-by-case basis as appropriate.</p> <ol style="list-style-type: none"> <li>1. Total land area in acres.</li> <li>2. Existing zoning of the property.</li> <li>3. Total number of proposed dwelling units.</li> <li>4. Amount of dedicated public street right-of-way in square feet and acres.</li> <li>5. Average lot size and minimum lot size depicted.</li> <li>6. Size and purpose of any proposed tracts of land, include the amount of land proposed for open space/landscaping, in square footage and acres.</li> <li>7. Net area in acres.</li> </ol>
		Names and addresses of owner(s), subdivider and the surveyor, and the date of survey.
		All standard Notes and Certifications required by the Arapahoe County staff be included on the plat as described in the Land Development Code. The County Attorney must approve any modifications to these notes or proposed non-standard notes. 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