

ARTICLE 5A COMBINED PRELIMINARY AND FINAL PLAT

This Article was repealed by the Board on October 13, 2015 (*Resolution # R-115-018*). A combined preliminary and final plat application may be submitted under the provisions of this repealed section, with a valid sketch plan in place, until October 13, 2018.

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ARTICLE 5A COMBINED PRELIMINARY AND FINAL PLAT

501A Intent

To provide a combined review process for the proposed subdivision of residential and non-residential lots where a sketch plan has been approved and is still valid, unless otherwise directed by the Board of County Commissioners at the time of sketch plan approval. The combined preliminary and final plat process is designed to accomplish the intent of both the preliminary plan and final plat as stated in Article 4, Section 401, and Article 5, Section 501 of this Resolution. For purposes of recordation and vesting, the combined preliminary and final plat shall serve as a final plat.

502A Prerequisite

Prior to submittal of a combined preliminary and final plat application, the applicant shall meet with staff to discuss eligibility, procedure, and submittal requirements.

502A.01 The combined preliminary and final plat shall be in substantial compliance with the approved sketch plan as determined by the Director. If not, the applicant shall resubmit a sketch plan for review.

502A.02 The combined preliminary and final plat shall be submitted within one (1) year of the approved sketch plan, or as extended by the Director in accordance with the sketch plan procedures.

502A.03 The combined preliminary and final plat process may not be utilized where the Board of County Commissioners has required the submission of a full preliminary plan application as a condition of sketch plan approval.

503A Approval Standards

A combined preliminary and final plat may be approved upon the finding by the Board of County Commissioners that the following standards have been met:

503A.01 The combined preliminary and final plat is consistent with the goals, objectives, and policies of the Douglas County Comprehensive Master Plan.

503A.02 The combined preliminary and final plat is in conformance with the design elements established in Article 3, Section 304 of this Resolution.

503A.03 The subdivider has provided evidence that provision has been made for a water supply that is sufficient in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the Water Supply - Overlay District section of the Douglas County Zoning Resolution [§ 30-28-133(6)(a), C.R.S.].

- 503A.04 The subdivider has provided evidence that provision has been made for a public sewage disposal system, and, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with State and local laws and regulations [§ 30-28-133(6)(b), C.R.S.J.]
- 503A.05 The subdivider has provided evidence to show that all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the subdivider and that the proposed uses of these areas are compatible with such conditions [§30-28-133(6)(c), C.R.S.J.]
- 503A.06 The subdivider has provided adequate drainage improvements [§30-28-133(3)(c)(VIII), C.R.S.J.]
- 503A.07 Significant cultural, archaeological, natural, and historic resources, and unique landforms have been protected.
- 503A.08 Services, including fire and police protection, recreation facilities, utility service facilities, streets, and open space, are available to serve the proposed subdivision.
- 504A Submittal Process
- 504A.01 The applicant shall submit two (2) copies of the combined preliminary and final plat exhibits and one (1) copy of all supporting documentation to Planning Services. The submittal shall be reviewed for completeness within fifteen (15) working days. The applicant shall be notified of any inadequacies.
- 504A.02 Once the submittal is determined complete, staff will notify the applicant in writing of the number of copies of the submittal information required for distribution to referral agencies. Staff will identify in the written notice which referral agencies are referral agency - regulatory and which referral agencies are referral agency - advisory. The mailing addresses of the referral agencies shall be provided to the applicant. Electronic distribution is preferred. Otherwise, referral packets shall be provided by the applicant in unsealed manila envelopes, without postage, addressed to the appropriate referral agency, with submittal information properly folded and compiled. Staff shall include a referral response sheet and distribute the referral packets to the referral agencies.
- 504A.03 The applicant shall also provide stamped letter sized envelopes addressed to the abutting landowners, and other landowners as requested by staff. Staff shall mail a courtesy notice of an application in process and applicable contact information to the landowners, along with a copy to the applicant.

504A.04 If the referral agencies elect to comment, they shall comment within 28 calendar days of the date the referral packets were mailed or electronically distributed, unless the applicant grants, in writing, an extension of no more than 30 calendar days. After the 28 calendar days, if no extension is granted, any referral agency responses received will be accepted for informational purposes only and provided to the applicant, Planning Commission, and the Board of County Commissioners. *(Amended 11/12/13)*

All referral agency comments shall be provided by staff to the applicant upon receipt. The applicant shall address the comments of all referral agencies - regulatory received within the 28 calendar day referral period, or as extended by the applicant, by identifying in writing the extent to which the project has been revised in response to the comments. The applicant is strongly encouraged to provide staff a written response to timely comments of any and/or all referral agencies - advisory. *(Amended 11/12/13)*

The applicant is encouraged to meet with the referral agencies and staff to address any concerns. The applicant is required to pay those fees assessed by referral agencies - regulatory.

504A.05 Staff will review the referral agency comments, discuss the concerns with the applicant, schedule a public meeting before the Planning Commission, and notify the applicant in writing of the meeting date and time. The applicant is responsible for public notice of the meeting in accordance with Section 508A herein.

504A.06 The staff planner will prepare a staff report for the Planning Commission members. The Planning Commission shall evaluate the application, staff report, and referral and public comments and make a recommendation to the Board of County Commissioners to approve, approve with conditions, table for further study, or deny the combined preliminary and final plat. The Planning Commission's decision shall be based on the evidence presented, compliance with the adopted standards, regulations, policies, and other guidelines.

504A.07 Following the recommendation by the Planning Commission, the combined preliminary and final plat will be scheduled for a public meeting before the Board of County Commissioners. The staff planner will notify the applicant of the date and time of the meeting. The applicant is responsible for public notice of the meeting in accordance with Section 508A herein.

504A.08 The Subdivision Improvements Agreement (SIA) shall be reviewed and approved by the County Manager prior to combined preliminary and final plat approval. The developer shall provide for the construction of all improvements identified in the SIA at no cost to the County, including

traffic signalization, all utilities, and other public infrastructure as required by the Board of County Commissioners and provide a letter of credit or other acceptable form of security needed to ensure completion of such improvements.

- 504A.09 The staff planner will prepare a staff report for the Board of County Commissioners. The Board of County Commissioners shall evaluate the combined preliminary and final plat, staff report, referral and public comments, Planning Commission recommendations and shall either approve, conditionally approve, table for further study, or deny the combined preliminary and final plat. The Board of County Commissioner's action shall be based on the evidence presented, compliance with the adopted standards, regulations, policies, and other guidelines. At the public meeting, the Board of County Commissioners may grant a plat recordation time extension upon written request by the applicant.
- 504A.10 If denied by the Board of County Commissioners, the submittal of a new application and processing fee shall be required in order to pursue the proposed subdivision. A re-submittal of the combined preliminary and final plat for the same or substantially same request, as determined by the Director, shall not be accepted within sixty (60) days of such denial. The applicant may appeal the decision of the Director, in writing, to the Board within ten (10) days from the date of the decision.

505A Submittal Requirements

The following information shall be submitted to Planning Services, unless waived by the Director:

- 505A.01 Completed land use application
- 505A.02 Copy of approved sketch plan
- 505A.03 A written narrative that, at a minimum, provides the following information:
- 505A.03.1 the total land area to be subdivided
 - 505A.03.2 the total number of lots
 - 505A.03.3 the density
 - 505A.03.4 the total land area to be preserved as open space
 - 505A.03.5 phasing of the proposed subdivision
 - 505A.03.6 changes to the sketch plan

- 505A.04 Water supply summary sheet
 - 505A.05 Application fee
 - 505A.06 Proof of ownership which includes an updated or current title insurance policy or title commitment, or a subdivision guarantee letter no more than thirty (30) days old
 - 505A.07 When the owner plans to use a consultant to other representative as the primary point of contact for the land use application, a notarized letter of authorization from the landowner permitting that representative to process the application
 - 505A.08 Combined preliminary and final plat exhibit
 - 505A.09 Development reports in accordance with Section 507A, herein
- 506A Combined Preliminary and Final Plat Exhibit
- 506A.01 The combined preliminary and final plat shall be prepared by or under the supervision of a registered professional land surveyor licensed with the State of Colorado for subsequent recording in the Office of the County Clerk and Recorder.
 - 506A.02 The combined preliminary and final plat exhibit shall be an acceptable photographic or computer-generated drawing. Inaccurate, incomplete, or poorly drawn plans, as well as, Diazo (sepia) or electrostatic-generated (Xerox) plans shall be rejected.
 - 506A.03 Sheet size shall be 24-inches by 36 inches the long dimension horizontal. A margin, left entirely blank, a minimum of one (1) inch on all sides shall be provided on each sheet.
 - 506A.04 The combined preliminary and final plat shall be drafted at a scale that best conveys the detailed survey, engineering and design of the subdivision and confines the drafting error to less than 1%. Acceptable scales are 1 inch = 50 feet or 1 inch =100 feet and for subdivisions exceeding 100 acres, 1 inch = 200 feet. In special instances, another scale may be approved. When a proposal requires multiple sheets, a composite, on 24-inch by 36-inch paper, shall be provided that delineates the boundaries and identifies each sheet number. The scale may be different than the individual sheets as approved by the staff planner.
 - 506A.05 The title shall be placed at the top of the sheet along the long dimension of each sheet and shall include the name of the proposed subdivision or Planned Development, filing number (*when applicable*), and Planning Division file number. If part of a Planned Development, the planning

area shall be included under the title. A general legal description stating the aliquot portion of the section, township, range, 6th P.M., and Douglas County, CO, shall be included under the name and planning area. On the title sheet (*sheet #1*), under the general legal description, include the total acreage and the total number of lots and tracts. The name of the builder, product line or marketing name may only be used as a descriptor along the bottom of the sheet. The subdivision name may not duplicate existing subdivision names.

Example:

PINE VIEW FILING NO. 1 (A, B, etc.)			
Planning Area H			
A part of the SW ¼ of Sec. 9, T6S, R67W, 6th P.M., Douglas County, CO			
8.06 Acres	35 Residential Lots	2 Tracts	SB__-__

- 506A.06 A block in the lower right-hand corner shall include the following: the preparation date; a north arrow designated as true north; a written and graphic scale; the names and addresses of the applicant, developer, engineer, or surveyor who prepared the exhibit; and the number of the sheet and the total number of sheets.
- 506A.07 A vicinity map shall be placed on the title sheet that depicts the area to be subdivided and the area that surrounds the proposed subdivision within a one (1) mile radius superimposed on a current Douglas County Subdivision Map, maintaining the same scale.
- 506A.08 When the land is zoned Planned Development, a vicinity map shall be placed on the title sheet that depicts the area to be subdivided superimposed on the development plan, at the same scale as the development plan that shows the limits of the proposed plan superimposed on the planning areas.
- 506A.09 A written metes and bounds legal description of the subdivision boundary with a map showing all information as required in the Colorado Revised Statutes shall be clearly and prominently indicated on the combined preliminary and final plat. The names, locations, and zoning of all abutting subdivisions shall be depicted. The locations of all abutting unplatted parcels and public lands shall be depicted. All lines, names, and descriptions on the plat which do not constitute a part of the subdivision shall be depicted in dashed or screened lines. Any area enclosed by the subdivision, but not a part thereof, shall be labeled "Not a Part of This Subdivision".
- 506A.10 When requested by the staff planner, deleted lot lines, easements, or rights-of-way shall be shown on the plat in dashed lines, or screened. A note and arrow pointing to the item to be vacated shall be included, stating that the lot line, easement, or right-of-way is hereby vacated.

- 506A.11 Ties to aliquot section corners and to the State grid (*if available*) which show dimensions of all primary boundary survey control points with complete monument and location descriptions, all parcel lines showing dimensions with lengths, bearings, and curve data, including chord lengths and bearings, basis of bearings and relation to true meridian and similar data shall be shown. Only circular curves shall be used. All dimensions are to be shown to the nearest 0.01' or in the case of degrees, to the nearest second. An accuracy of 1:50,000 (*second order*) minimum for linear and angular (*bearing*) closure shall be required for the boundary. All internal lots, tracts, or parcels shall have a closure accuracy of 0.01'.
- 506A.12 All lots, tracts and, when requested by staff, appropriate building envelopes, shall be located, identified, and labeled with the appropriate dimension with sufficient linear, bearing, and curve data.
- 506A.12.1 No ditto marks shall be used for dimensions.
- 506A.12.2 All lots shall be shown in their entirety on one (1) sheet.
- 506A.12.3 Lots shall be numbered consecutively, and tracts shall be lettered alphabetically and in consecutive order.
- 506A.12.4 Acreage shall be shown within each lot to the nearest one-hundredth (0.01) of an acre.
- 506A.12.5 In residential subdivisions, tracts shall be used exclusively for nonresidential property, such as areas to be dedicated for park and school sites.
- 506A.12.6 All parcels or areas of land inadvertently created and not identified shall be presumed to be outlots and shall not be considered to be building lots.
- 506A.13 All road names and all right-of-way dimensions at each leg of an intersection, point of curve, dead end, and angle point shall be indicated. All right-of-way lines and accurate bearings and dimensions, including chord lengths and bearings, central angles, and radii of all curves shall be shown. If any road in the subdivision is a continuation of an existing road, dimensions and bearings of the transition of the new road to the existing road shall be accurately shown.
- 506A.14 The purpose, widths, and location of all existing and proposed easements and all abutting easements shall be described. Existing easements shall be shown using fine, dashed lines; new easements being dedicated with the plat shall be shown using bold, dashed lines.

- 506A.14.1 If an easement shown on the plat is already of record, its recorded reference shall be given.
- 506A.14.2 If any easement already of record cannot be definitely located, a statement of its existence, the nature thereof, and its recorded reference shall appear on the title sheet.
- 506A.14.3 If an easement is being dedicated by the plat, it shall be set out in the owner's certificate of dedication. A plat note may be required to provide complete information of the purpose of the easement.
- 506A.14.4 Distances and bearings on the side lines of lots which are cut by an easement shall be arrowed or so shown that the plat will indicate clearly the actual length of the lot lines.
- 506A.14.5 The widths of all easements and sufficient data to definitely locate the same with respect to the subdivision and each lot shall be shown. All easements shall be clearly labeled and identified.
- 506A.15 100-year floodplains, existing and proposed watercourses, retention and detention areas, wetlands and riparian areas, aquifer recharge areas, streams, lakes, or inlets on the affected property shall be accurately located.
- 506A.16 The following certifications on the title sheet in accordance with Article 8 of this Resolution shall be included: Surveyor, Dedication Statement, Clerk and Recorder, Board of County Commissioners, Title Verification, Planning Commission, and Acceptance Certificate, as needed.
- 506A.17 For all combined preliminary and final plats within the Centennial Airport Review Area, as identified by the Douglas County Zoning Resolution, the following statement shall be placed on the plat:
- Owner waives, remises, and releases any right or cause of action it may now have or which it may have in the future against the County of Douglas, its officers, employees, and agents related to, or resulting from, the passage of aircraft in the airspace above the property that is the subject of this combined preliminary and final plat.
- 506A.18 Plat notes that adequately explain information pertinent to the execution and maintenance of the subdivision including the ownership of tracts; reference to conservation easements or similar agreements; maintenance responsibility for private roads, easements, and tracts; and limitations on wells or septic systems shall be included.
- 506A.19 A land use summary table shall be placed on the title sheet to include information on acreage, purpose, ownership, and maintenance responsibility for all lots and tracts.

507A Development Reports

The applicant shall submit final plans and supporting materials necessary for the review of the combined preliminary and final plat as listed below. The Director or County Engineer may waive any development report, study, plan, or other site evaluation materials based upon subdivision design, size, impact to public facilities, services, roads, and overall impacts.

- 507A.01 Phase III Drainage report and drainage construction plans prepared in accordance with the requirements of the Douglas County Storm Drainage Design and Technical Criteria Manual.
- 507A.02 A Grading, Erosion, and Sediment Control Report and plan for the subdivision.
- 507A.03 An overall utility plan for the subdivision.
- 507A.04 Final roadway and stormwater construction plans prepared in accordance with the requirements of the Douglas County Roadway Design and Construction Standards, when applicable.
- 507A.05 Water and sanitary sewer plans. These plans may be included in the roadway and stormwater construction plans.
- 507A.06 A printed copy of the closure calculations on the boundary lines of the combined preliminary and final plat. Any mathematical closure errors in excess of 1:50,000 (*second order*) shall be corrected by the applicant's surveyor prior to approval by the Board of County Commissioners.
- 507A.07 Evidence that a water supply that is sufficient in terms of quality, quantity, and dependability will be available to ensure an adequate supply of water for the type of subdivision proposed including all documentation required by Section 18A, Water Supply – Overlay District, of the Douglas County Zoning Resolution.
- 507A.08 Development reports and other supporting materials required for preliminary plan application in accordance with Article 4, Section 407, may be required as necessary to update or refine the information evaluated with the approved sketch plan.
- 507A.09 As necessary to supplement the site evaluation information shown on the approved sketch plan, a supplementary exhibit, prepared at the same scale as the combined preliminary and final plat, may be required to show important site characteristics and features relevant to the layout of the plat. Such elements may include, but are not limited to: wildlife habitat and movement corridors; significant vegetation; wildfire mitigation areas; historic and archeological sites; existing structures; surrounding zoning, land use, and ownership; important viewsheds or other scenic

elements; unique landforms; 100-year floodplains and other water courses; topographic contours; slopes of 15-15% and 25% and greater; expansive soils; and geologic hazards.

508A Public Notice Requirements

When calculating the required time period for posting a notice of a public meeting, the day of posting will be counted in the total number of days required. The day of the meeting shall not be counted toward the total number of days required for the notification period.

The degree of accuracy required for the information contained in these posted public notices shall be that of substantial compliance with the provisions of this section. Substantial compliance for these posted public notices shall be determined by the Planning Commission or the Board of County Commissioners for their respective public meetings.

508A.01 POSTED NOTICE

At least fourteen (14) days prior to the Planning Commission public meeting and fourteen (14) days prior to the Board of County Commissioners public meeting, the applicant shall post a notice on the land under consideration. The notice shall consist of at least one sign facing each abutting public or private street open for travel, within ten (10) feet of the property line abutting such street, visible from the right-of-way, placed on posts at least four (4) feet above ground level. In the event the staff planner determines a sign cannot be placed abutting such street and be visible from such street or that there is no abutting public or private street open for travel, the staff planner may require an alternate location for a sign. Additional signs may be required by the staff planner. Each sign shall measure not less than three (3) feet by four (4) feet. Letter size shall be a minimum of three (3) inches high. Such notice shall read:

**NOTICE OF PUBLIC MEETING BEFORE THE
(PLANNING COMMISSION OR BOARD OF COUNTY COMMISSIONERS)**

This land shall be considered for approval of a combined preliminary and final plat on *(date)*, at *(time)* in the Commissioners' Hearing Room, 100 Third St., Castle Rock, CO. For more information call Douglas County Planning, 303-660-7460.

File #/Name:

When concurrent notice has been approved by staff, the notice shall read:

NOTICE OF PUBLIC MEETING BEFORE THE PLANNING COMMISSION AND BOARD OF COUNTY COMMISSIONERS

This land shall be considered for approval of a combined preliminary and final plat before the Planning Commission on, (date), at (time), and before the Board of County Commissioners on, (date), at (time), in the Commissioners' Hearing Room, 100 Third St., Castle Rock, CO. For more information call Douglas County Planning, 303-660-7460.

File #/Name:

508A.02 An affidavit of sign posting shall be submitted for the file in the offices of Planning Services at least seven (7) days prior to the meetings. The sign(s) shall be photographed by the applicant and attached to the affidavit as follows:

(attach photo here)
(Sign lettering must be legible in photo.)

I, (print name of applicant/representative/person posting sign), attest that the above sign was posted on (date) abutting (name of street).

(signature) File #/Name:

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this ___ day of _____, 20__ by
_____ as _____.

My commission expires: _____

Witness my hand and official seal

Notary Public

508A.03 The sign shall be removed by the applicant within two (2) weeks following the final decision by the Board of County Commissioners.

508A.04 The staff planner shall place a courtesy notice of both the Planning Commission and Board of County Commissioners' public meetings for the combined preliminary and final plat request on the County's web site at least fourteen (14) days prior to the scheduled meeting dates. The web site shall be updated as appropriate should meeting dates be changed or postponed. Errors in the web-site meeting notice shall not negatively impact the determination of public notice compliance set forth herein.

509A Vested Property Rights

The combined preliminary and final plat is designated as the Site Specific Development Plan for the purpose of vesting property rights for single-family residential land. A landowner seeking vested property rights for single-family residential land shall obtain approval of a Site Specific Development Plan pursuant to the provisions of Article 12 of this Resolution. For non-residential, refer to Section 34 of the Douglas County Zoning Resolution.

510A Recordation Procedure

The recordation of the approved combined preliminary and final plat and associated documentation shall occur within ninety (90) days of approval by the Board of County Commissioners. The combined preliminary and final plat shall be submitted for recordation as follows:

- 510A.01 The applicant shall amend the combined preliminary and final plat in accordance with the Board of County Commissioners approval, as necessary. The applicant must demonstrate compliance with all conditions of approval prior to plat recordation.
- 510A.02 Within sixty (60) days of approval of the combined preliminary and final plat, unless stated otherwise in such approval, the applicant shall submit one (1) original, executed mylar of the approved combined preliminary and final plat ready for recordation (except for signatures of the Board of County Commissioners Chair, Director and other County Departments) and one (1) paper copy of the same; all required documentation; and all mapping and recordation fees to Planning Services. Diazo (sepia) or electrostatic-generated (Xerox) plans are not acceptable.
- 510A.03 When applicable, the applicant shall provide proof that a letter of credit or other acceptable form of security has been provided to cover the subdivision improvement costs in accordance with the requirements of the Douglas County Roadway Design and Construction Standards, and any other performance guarantee as required.
- 510A.04 The applicant shall provide a current title insurance policy or commitment, no more than two (2) weeks old. If there is a difference in ownership between this title policy and the title policy submitted with the combined preliminary and final plat application, recordation shall not be allowed until the newly identified owners have executed the dedication statement on the plat and any other agreements, easements, or deeds which require the owner signatures.
- 510A.05 The applicant shall provide a special warranty deed, or cash-in-lieu, for county land dedication for parks or schools as identified on the plat. The applicant shall provide a special warranty deed for any required county right-of-way dedication located outside the subdivision boundary, in

accordance with the Board of County Commissioner's conditions of approval and the approved Subdivision Improvements Agreement.

- 510A.06 A signed special warranty deed shall be provided, if such has been required, conveying certain tracts, or the development rights to such tracts, to the appropriate entity for public use.
- 510A.07 The applicant shall provide a certificate of taxes paid for the land area of the plat that indicates no overdue taxes.
- 510A.08 Within thirty (30) days of receipt of the plat, and supporting documentation, the staff planner shall obtain the signatures of the Board of County Commissioners, Director, and other County departments, as required; and upon execution and acceptance by the County of all special warranty deeds, the plat shall be recorded.

511A Expiration of Approval

- 511A.01 Failure by the applicant to submit all items required for plat recordation within sixty (60) days of plat approval of the combined preliminary and final plat, shall render such approval null and void.
- 511A.02 The Director may grant a time extension for plat recordation of up to one (1) year, upon a written request by the applicant or staff for good cause being shown. Further extensions may be granted by the Board of County Commissioners at a public meeting, upon written request by the applicant.
- 511A.03 A plat recordation extension request shall include a fee and a narrative stating the reasons for the applicant's inability to comply with the specified deadlines, listing any changes in the character of the neighborhood, any changes in the Douglas County Comprehensive Master Plan, Zoning Resolution or this Resolution that have occurred since approval of the plat as these changes affect the plat and the anticipated time schedule for completing the platting process. A fee schedule is available from Planning Services. Additional review of the plat may occur resulting in additional conditions as applicable.
- 511A.04 The denial of a plat recordation extension by the Director may be appealed to the Board of County Commissioners in writing within ten (10) days of the decision by the Director.

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(From repealed Article 3, Sketch Plan – DCSR)

304 Design Elements

The following shall be considered in reviewing the subdivision design:

- 304.01 lots shall meet the minimum lot size of the zone district with the ability of structures placed on the lot to meet the district setbacks, and provide off-street parking;
- 304.02 geologic hazards or other hazardous conditions shall be mitigated or eliminated;
- 304.03 lot layout shall provide protection from wind, noise, and traffic; buffering for visual relief from development; and shall conform to design guidelines adopted by Douglas County;
- 304.04 streets shall be laid out with the ability to meet the Douglas County Roadway Design and Construction Standards, Storm Drainage Design and Technical Criteria manual, and other applicable County regulations;
- 304.05 the natural terrain, drainage, riparian areas, and vegetation shall be preserved to the maximum extent possible;
- 304.06 multi-frontage lots should be avoided except where essential to provide separation of residential development from regional or major arterials, or to overcome specific disadvantages of topography and orientation;
- 304.07 the subdivision design shall be coordinated with the storm water drainage and flood control systems;
- 304.08 pedestrian, bicycle, and vehicular access to abutting neighborhoods, recreation, shopping, and employment areas shall be provided to the maximum extent possible; and
- 304.09 physical and visual barriers shall be minimized to accommodate a free flow of views, and pedestrian/vehicular circulation.