

SUBDIVISION - creates *lots* in a 3-step process: (1) Sketch Plan, (2) Preliminary Plan, (3) Final Plat

Final Plat - is essentially the same as the Preliminary Plan criteria, with the addition of all engineering plans, a Subdivision Improvements Agreement, public dedications, and other legal agreements. The Final Plat must be in substantial compliance with the Board approved preliminary plan, as determined by the Director. If not, the applicant shall submit an amended preliminary plan for review and approval by the Planning Commission and the Board.

The final plat shall be submitted within one (1) year of approval of the preliminary plan, or as extended by the Director or Board. The final plat may be submitted concurrently with the preliminary plan, when approved by the Director, based upon, but not limited to, the following factors: design, size, public concern, public facilities, services, access and transportation network. (*Amended 8/25/99*)

HOW SUBDIVISION FINAL PLAN PROJECTS ARE EVALUATED

The following are the only criteria, other than State or Federal law, which staff, the Planning Commission, and the Board of County Commissioners can use to evaluate a project.

FINAL PLAT APPROVAL CRITERIA from Article 5 of the Douglas County Subdivision Resolution, available @ www.douglas.co.us

Recommendations are based upon the following criteria, plus input from expert referral agencies (generally those providing service to the proposed project):

- 503.01 the final plat is in conformance with the goals, objectives, and policies of the Douglas County Master Plan; (*Amended 8/25/99*)
- 503.02 the plan is in conformance with the design elements established in Article 3, section 304 of this Resolution; (*Amended 7/23/97*)
- 503.03 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*; [Sec 30-28-133(6)(a), C.R.S.] (*Amended 8/12/98*)
- 503.04 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 [Sec 30-28-133(6)(b), C.R.S.]; and

- 503.05 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. [Sec 30-28-133(6)(a), C.R.S.]
- 503.06 the subdivider has provided adequate drainage improvements [Sec 30-28-133(3)(c)(VIII), C.R.S.]; (*Amended 7/23/97*)
- 503.07 significant cultural, archaeological, natural/historical, resources and unique landforms have been protected; and (*Amended 7/23/97*)
- 503.08 necessary services, including fire/police protection, recreation, utilities, open space and transportation system, are available to serve the proposed subdivision. (*Amended 7/23/97*)