

**ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
OCTOBER 15, 2024
6:30 P.M.**

**SUBJECT: CASE NO. LDC21-001 – LANDSCAPE LAND DEVELOPMENT CODE
AMENDMENT AND DEVELOPMENT APPLICATION MANUAL AMENDMENT**

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OCTOBER 7, 2024

PURPOSE AND REQUEST

The Planning Division proposes amendments to the Landscape regulations as contained in the Arapahoe County Land Development Code (“LDC” or the “Code”) and the Development Application Manual (DAM).

Due to increased drought conditions, higher water demands, limited access to central water systems in the eastern part of the County, and rising water costs, this amendment encourages the conservation of water through water-efficient landscapes. Also, portions of the existing landscape regulations are unclear and difficult for staff and applicants to understand. Some areas of confusion include what portion of a development needs to be landscaped, how to calculate the required number of trees and shrubs, and how to demonstrate plant count compliance with the Code. The update will also consider appropriate planting rates for varied uses and how landscape regulations may need to adjust for the East County environment in comparison to urban/suburban landscape standards. The Code also needs to be modified to include missing landscape processes or information such as a tree preservation plan and address new landscape techniques and products such as parking lot stormwater reuse and rain gardens. The DAM will also be amended to reflect the changes in the LDC.

Amendments to the DAM include the addition of the tree preservation and irrigation plan requirements to specified applications, the creation of landscape charts, forms, and agreements, and an amended plant list.

BACKGROUND

The LDC requires landscaping for most land development applications reviewed through the Public Works and Development Department. Landscape regulations in the LDC first appeared in 1999 and have been modified through the years. The last modification to the landscape regulations occurred in 2003 to encourage, though not necessarily require, the use of water-conserving plant species in landscape designs.

Staff approached the Board of County Commissioners (BOCC) in March 2021 in a study session to request direction on amending the landscape regulations. The BOCC agreed to this amendment and directed staff to proceed. With this approval, the staff took the following actions:

1. Sent out a survey to obtain comments from developers, professionals (landscape architects, land planners, and engineers), cities and county planning divisions, park districts, water districts, local plant nurseries, and other applicable agencies on what needed to be omitted, revised, or added to the existing Code (April – May 2021). See the attached survey.

2. Updated the BOCC on the results of the survey (June 2021).
3. Applied for and received a grant from the Sonoran Institute to hire a consultant to assist staff with landscape water saving and usage methods in the County (December 2021 - December 2022).
4. Sent out revised Code to County staff and SEMSWA for review and comment (March - April 2023, October - November 2022).
5. Sent out revised code. Staff used the same mailing list as the first survey (June - July 2023).
6. Sent out a survey and provided code on the County website for public review and comment (February - March 2024). See the attached survey.
7. Development Application Manual amendments sent to staff for review and comment (March 2024).
8. Study Session with the Planning Commission on May 21, 2024.
Concerns at the meeting included:
 - a. Staff is requiring applicants to develop irrigation, landscape, and preservation plans, and tree preservation plans by qualified professionals. The Commissioners believed that requiring this would increase the cost of development and staff review time.

Staff response: Under the present code, only landscape plans are required. Staff researched what development plans are required by other cities and counties in the Denver Metropolitan Area and found that it has been and is presently the practice of many jurisdictions to require professionals to develop these plans for development applications. This requirement ensures that developments adhere to professional practices and are designed and installed properly. See the attached spreadsheet (Exhibit 1) of municipalities and counties requiring these documents.

Presently, a development's landscaping is required to be irrigated, to ensure that this is done, irrigation plans are developed concurrently with the landscape plans. With these plans already created the cost to the applicant would be to insert the irrigation plans into the required plan set. There will be a cost to the applicant to develop a tree preservation plan and staff time to review it.

- b. How will the County oversee and enforce the new requirements?

Staff response: This amendment requires that when the project's landscaping and irrigation have been installed and the applicant wants a Certificate of Occupancy (CO), the applicant's landscape architect will conduct a site inspection to verify that the landscaping has been installed as per the approved plan and an irrigation auditor to ensure the irrigation system is working properly. This amendment requires these professionals to sign/stamp their drawings and provide County staff with a certificate of installation. If installed improperly these professionals could jeopardize their license or certification.

After an applicant receives their CO, the Zoning Division is responsible for enforcement of violations. This division would inspect a defect or other issues on a property but typically these inspections are complaint driven.

c. What applications require landscape, irrigation, and tree preservation plans?

Staff response: The proposed regulations would be applied to:

- Parks and Open space areas.
- New development or redevelopment unless otherwise exempted.
An exemption may be considered if a project can demonstrate it already meets the minimum water efficiency and landscape standards and a request for a determination of compliance may be made to the County in writing. The request shall contain:
 - A description of the site, landscape, and irrigation system with supporting materials demonstrating compliance.
 - A water-efficient irrigation audit performed by a certified third-party landscape irrigation auditor.
- Expansions of existing sites:
 - A non-residential project requiring a building permit that cumulatively increases a structure’s square footage by 25 percent or more.
 - A non-residential project that has previously increased square footage by less than 25 percent and applying for a new building permit that cumulatively triggers the 25 percent or more threshold.
- Expansion of a parking lot by 20 spaces or more.

The new development would include residential subdivisions, commercial, industrial, and parks. The new regulations would also apply to redevelopment projects that are considered major changes from the final approved plans (i.e. Final Development Plan). Generation of these plans would not be required for *individual residential lots* and accessory dwelling units.

The following applications require the following plans.

Review Process	Tree Preservation Plan	Landscape Plan	Irrigation Plan
Specific Development Plan - 2 Step	X	X*	
Specific Development Plan - 3 Step	X	X*	
Administrative Site Plan - PUD	X	X	X
Administrative Site Plan - Non-PUD	X	X	X
Use by Special Review	X	X**	X**
Preliminary Plat	X		
Final Plat	X		
Location and Extent	X	X**	X**

* Conceptual landscape plans are required followed by a detailed landscape plan with the Administrative Site Plan.

**The Planning Division Manager will determine whether conceptual or detailed landscape/irrigation plans are required. The decision is dependent upon what’s being proposed, location, and water source.

- d. Who manages the landscapes?

Staff response: The property owners or homeowner associations.

9. BOCC Study Session on September 3, 2024.
 - a. Planning Commission meeting comments were presented to the BOCC and research on landscape, irrigation, and tree preservation plans required by cities and counties in the Denver Metro area. No concerns were expressed except for the proposed prohibition on the use of artificial turf. Staff was directed to remove this section from the proposed code and conduct further research on this product. Staff will return to the BOCC in a study session once this research has been done.

PROPOSED REGULATION SUMMARY AND ANALYSIS

The following amendments are to establish water-efficient landscape standards that will enhance the environmental, economic, aesthetic, and recreational resources of the County and to promote sustainable management of the County's water resources. All landscape plans shall be designed for optimum site accessibility and visibility; safe pedestrian and traffic circulation; compatibility with adjacent land uses; enhancement of outdoor recreational opportunities; protection of endangered and significant ecotypes, soils, and wildlife habitat; climate resilience; prevention of the spread of invasive species; and the reduction of water consumption. These amendments are also to clarify and simplify the code, add new landscape technologies and topics, and add professional requirements.

1. Adding a tree preservation section that includes policy and regulations, creation of a tree survey, tree removal and replacement, and tree protection.
2. Amending landscape applicability to clarify what applications trigger landscape requirements.
3. Amending general landscape requirements including the selection and installation of plant materials, plant size and installation, and ground cover treatments.
4. Adding turf limitation criteria to reduce allowable turf areas and prohibiting high water demand turf in the county.
5. Adding plant diversity requirements criteria to increase diversity and reduce disease.
6. Amending soil amendments and mulch requirements.
7. Adding irrigation requirements on what type of irrigation to use, where it should be applied, and how to reduce water waste through design.
8. Adding buffering and screening requirements between land uses.
9. Amending planting ratios for urban and rural landscapes.
10. Amending parking lot design criteria and planting ratios.
11. Adding stormwater runoff criteria to irrigate landscape areas.
12. Amending landscape median and rights-of-way design criteria and compliance with the County's Stormwater Management Manual.
13. Adding the separation distances between utilities and trees.
14. Amending weed control – what plant species are allowed and erosion control guidance.
15. Adding wildfire defensible space design criteria.
16. Adding qualifications and certifications of the professionals designing, installing, and inspecting projects.
17. Adding and amending definitions to correspond with proposed landscape amendments.
18. Amendments to the Development Application Manual to reflect changes to the Land Development Code.

REFERRALS AND PUBLIC COMMENTS

Staff conducted a survey in 2021 to obtain input on the existing landscape regulations. This survey was sent to developers, landscape, planning, and engineering professionals, water districts, cities and counties, and plant nurseries inquiring what Code sections should remain, removed, amended, or added. Based on the input received, a draft of landscape regulations was developed with the assistance of a water consultant and distributed for review and comment to County staff, Southeast Metro Stormwater Authority, and Mile High Flood District. In 2022 and 2023, several more draft Code amendments were sent to the same groups. In 2024, staff sent out another survey and posted the Code on the County website for public review and comment.

Overall, the comments received wanted to conserve water and implement water-efficient landscapes through turf reduction, planting in hydrozones, and revising the plant list to require xeric and native species.

Mixed comments were received on artificial turf, tree preservation, and turf reduction and are as follows:

- **Artificial Turf:** Some professionals wanted the flexibility of using artificial turf in their designs whereas SEMSWA, water districts, and other professionals expressed concerns about permeability and impacts on the environment by using this product. Due to the toxins and inability to recycle this product, staff initially proposed limiting the use of this product to sports fields. However, the BOCC directed staff to remove this provision until further research could be presented to them regarding the potential health impacts.
- **Tree Preservation Plan:** Comments were received stating it may be difficult to fit all the replacement trees on a property and adjacent road rights-of-way. If this is the case, staff could recommend the placement of these trees on other County parcels. The Planning Division Manager may also grant a waiver if the Manager finds adding trees is not feasible. Other respondents were encouraged that existing trees could be preserved, and count towards the landscape requirements.
- **Turf Reduction:** The concept of reducing turf wasn't questioned but the location, the square footage, and the percentage allowed on residential development was. The amendment proposes that turf shall be limited to 25 percent of the total combined yard area or a maximum of 500 square feet on a lot, whichever is less. The location of the turf isn't specified in this amendment. Those who commented recommended the Town of Castle Rock's requirements that prohibit turf in the front yard and limit backyard turf to no more than 500 square feet, or the City of Aurora's regulations which restrict the installation of turf in front or side yards of any single-family dwelling, installation of new turf in alley-loaded residential front yards where backyard size prohibits the installation of turf shall not exceed the lesser of 45 percent or 500 square feet backyard, or the installation of new turf in residential backyards shall not exceed the lesser of 45 percent of the backyard area or 500 square feet. The amendment that the County is proposing limits total turf like these jurisdictions but gives more flexibility in where the turf can be placed.

FISCAL IMPACT

There will be some added costs to an applicant and additional review time for staff with the introduction of the irrigation and tree preservation plans. However, under this amendment, there should be some offsetting cost savings as landscape inspections will be conducted by the applicant

rather than County staff, as they are currently. The creation of standard landscape charts will also reduce the planner's review time.

RECOMMENDATION

The proposed amendments provide water conservation and efficiency methods crafted over four years with input and direction from landscape, planning, and engineering professionals, County staff, SEMSWA, water districts, referral agencies, and the public. Staff recommends approval of the proposed Land Development Code and Development Application Manual amendments.

ALTERNATIVES

The Planning Commission could take the following actions:

1. Recommend approval of the Land Development Code and Development Application Manual amendments as proposed or with modifications.
2. Continue the amendment to a time and date certain for more information.
3. Recommend denial of the Land Development Code and Development Application Manual amendments.

CONCURRENCE

Arapahoe County Public Works and the County Attorney have reviewed the proposed regulations.

PLANNING COMMISSION DRAFT MOTIONS – LDC21-001, Landscape Land Use Development Amendment and Development Application Amendment

Recommend Approval

In the case of LDC21-001, Landscape Land Development Code Amendment, and Development Application Manual Amendment, I have reviewed the staff report, including all exhibits and attachments, and have listened to the staff presentation and any public comment as presented at the hearing and hereby move to recommend approval of the proposed amendment of the Land Development Code and Development Application Manual as presented in the staff report, subject to the following recommended stipulation:

1. Staff is authorized to make minor corrections or revisions to the proposed language, with the approval of the County Attorney, if necessary to incorporate the approved amendment into the text of the Land Development Code and Development Application Manual.

Staff provides the following Draft Motions listed below as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:

Recommended Denial

In the case of LDC21-001, Landscape Land Development Code Amendment, and Development Application Manual Amendment, I have reviewed the staff report, including all exhibits and attachments, and have listened to the presentation and any public comment as presented at the hearing and hereby move to recommend denial of the proposed amendment to the Land Development Code.

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case of LDC21-001, Landscape Land Development Code Amendment, and Development Application Manual Amendment, I move to continue the hearing to [*date certain*], 6:30 p.m., to obtain additional information and to further consider the information presented.

4-1.3 Tree Preservation

A. POLICY AND REGULATION.

It is the Policy of Arapahoe County, as adopted and expressed in this Section, to recognize that trees contribute beneficially to the character of a community and surrounding areas and provide habitat for wildlife, as well as aesthetic, health, and other benefits to the community. It is the intent of this Section to implement such Policy within unincorporated Arapahoe County to facilitate to the extent reasonable, the preservation of desirable trees on developing or re-developing land, to protect wildlife habitat as is provided by a healthy tree or tree canopy, and to preserve the character of the community from the impacts associated with the loss of desirable trees to development or re-development.

B. In accordance with this County policy, all development applications for a new Specific Development Plan, Administrative Site Plan (PUD and non-PUD), Use by Special Review, Location and Extent, Preliminary Plat, and Final Plat, shall comply with the following requirements for the preservation of trees:

1. All existing trees within areas proposed to be disturbed by development on-site and in the adjacent right-of-way shall be surveyed by a certified/registered forester, arborist, or a Colorado licensed landscape architect and have the location, species, size (caliper/height), and condition or health noted in a tree preservation plan. See the Development Application Manual for further details.
2. No trees 2-inch caliper or larger shall be removed from a property in the six months preceding the submission of a qualifying development application pertaining to that property unless deemed by a certified arborist that the risk of potential harm can be documented, and tree removal deemed necessary for safety. If evidence is provided that trees were removed within the six months prior to the submission to the County of a qualifying development application, the property owner and/or applicant will be required to replant 200 percent of the removed tree caliper.
3. The Planning Division Manager may grant a waiver where the Manager finds adding trees is not feasible. If a waiver is granted, the Division Manager will issue a letter of confirmation.
4. Landscape plans shall be designed to preserve existing mature trees to the extent reasonable and at a minimum a landscape plan must meet the specified tree and shrub ratios as specified in Tables 4-1.4.4 through 4-1.4.7, and Section 4-1.4.E.4 whether by preservation or replacement.
5. As used herein the determination of whether a tree is desirable shall be made in the survey specified in 1. above.
6. This section of the code will be more applicable to the urban portions of the County than the eastern portions.

C. TREE REMOVAL AND REPLACEMENT

1. Existing desirable trees (see Definitions) shall be incorporated into new developments in their existing location whenever possible.
2. Existing desirable trees may be used to satisfy the quantity requirements of landscape standards. Existing trees that are of a two-inch caliper (deciduous) or six feet tall (coniferous) or greater shall be counted as one required tree.
3. Trees that meet one or more of the following removal criteria shall be exempt from the requirements of this Subsection:

- a. Dead, dying, or naturally fallen trees, or trees determined by the County to be a threat to public health, safety, or welfare.
 - b. Trees that are determined by the County to substantially obstruct clear visibility at roadways, intersections, alleys, and driveways.
 - c. Trees that are determined by the County to obstruct utilities.
 - d. Trees included on the Colorado Department of Agriculture noxious weed list, unless the tree is deemed a significant specimen tree by the Planning Division Manager.
4. If the site design precludes incorporation of some or all existing desirable trees, then replacement shall be made as follows:
 - a. For any desirable trees that cannot be incorporated or are lost due to or prior to construction, the applicant shall provide the corresponding caliper lost on-site and, in the right-of-way, adjacent to the property, in addition to meeting the minimum tree planting requirements.
 5. The replacement trees shall be at least equal to the total number of caliper inches removed from the site. For example, the removal of a 10-inch caliper tree would be satisfied by five two-inch caliper or five six-foot tall coniferous replacement trees or a combination thereof. A two-inch caliper tree is equivalent to a six-foot-tall coniferous tree. These replacement trees are in addition to the minimum number of trees required for a site as per Section 4-1.4, Landscaping and Screening.

D. TREE PROTECTION

All existing desirable trees that are incorporated into the design shall be adequately protected in the tree protection zone from damage during construction. The tree protection zone shall be equal to the tree's dripline or 1.5 feet radially from the tree for every one inch of trunk diameter at breast height.

1. Prior to and during construction, barriers shall be erected around all protected existing trees with such barriers to be of orange fencing a minimum of four feet in height, secured with metal T-posts, no closer than six feet from the trunk or one foot for every inch of diameter, whichever is greater (for example, a 10-inch diameter tree will have a fence no closer than 10 feet from the trunk). There shall be no storage or movement of equipment, material, debris, or fill within the fenced tree protection zone unless previously approved by the Planning Division Manager.
2. During the construction stage of development, there shall be no cleaning of equipment or material, or the storage and disposal of waste material such as paints, oils, solvents, asphalt, concrete, motor oil, or any other material harmful to the life of a tree within the fenced tree protection zone.
3. No damaging attachment, wires, signs, or permits may be fastened to any protected tree.
4. Large property areas containing protected trees and separated from construction or land clearing areas, road rights-of-way, and utility easements may be "ribboned off," rather than erecting protective fencing around each tree. This may be accomplished by placing metal T-post stakes at six feet on center and tying ribbon or rope from stake to stake along the outside perimeters of such areas being cleared.

4-1.4 Landscaping and Screening

A. PURPOSE AND INTENT

1. Intent

The purpose and intent of these regulations is to establish water-efficient landscape standards that will enhance the environmental, economic, aesthetic, and recreational

resources of the County and to promote sustainable management of the County's water resources. All landscape plans shall be designed for optimum site accessibility and visibility; safe pedestrian and traffic circulation; compatibility with adjacent land uses; enhancement of outdoor recreational opportunities; protection of endangered and significant ecotypes, soils, and wildlife habitat; climate resilience; prevention of the spread of invasive species; and the reduction of water consumption.

2. Applicability

These landscape standards shall apply to:

- a. Parks and Open space areas.
- b. New development or redevelopment unless otherwise exempted.
- c. Expansions of existing sites:
 - 1) A non-residential project requiring a building permit that cumulatively increases a structure's square footage by 25 percent or more.
 - 2) A non-residential project that has previously increased square footage by less than 25 percent and applying for a new building permit that cumulatively triggers the 25 percent or more threshold.
 - 3) Expansion of a parking lot by 20 spaces or more.

3. Compliance

- a. All development or new development to which these landscape standards apply must submit Landscape and Irrigation Plans that demonstrate compliance with the minimum water efficiency and landscape standards outlined in Section 4-1.4.

4. Alternative Compliance

- a. If a proposed Landscape or Irrigation Plan can meet the objectives of this Section through alternative or creative methods, including but limited to the preservation of existing native landscapes, an applicant may request approval of such alternative method of compliance through the following process:
 - i. Attend a pre-application meeting to discuss the request with Planning Division staff. The pre-application meeting material shall include a written request explaining the applicant's rationale and a site plan. This meeting must occur before the submittal of an application.
 - ii. Provide an application that shall include:
 - a) A description of site conditions, including topography, soils, existing vegetation, environmental values, and identification of limitations.
 - b) An explanation of methods and techniques in the alternative design and how they will achieve the desired objectives and otherwise meet the water-efficiency objectives of these regulations.
 - c) The alternative landscape and/or irrigation plans.

5. Exemption

- a) An exemption may be considered if a project can demonstrate it already meets the minimum water efficiency and landscape standards and a request for a determination of compliance may be made to the County in writing. The request shall contain:
 - 1) A description of the site, landscape, and irrigation system with supporting materials demonstrating compliance.

- 2) A water-efficient irrigation audit performed by a certified third-party landscape irrigation auditor.

B. LANDSCAPE PLAN

1. Landscape Plan Submittal Requirements

- a. See the Development Application Manual.

C. IRRIGATION PLAN

1. Irrigation Plan Submittal Requirements

- a. See the Development Application Manual.

D. GENERAL LANDSCAPE REQUIREMENTS

1. Selection and Installation of Plant Materials

- a. Plant Material Selection
 - i. All installed plants shall be selected from the approved Arapahoe County plant list (see link in the Development Application Manual) unless an alternative plant species is approved through County review of the proposed design.
 - ii. Applicable Water Quality Control Measures shall use the vegetation specified in the Arapahoe County Stormwater Management Manual.
 - iii. All plants shall meet or exceed the plant quality and species standards of the American Standard for Nursery Stock.
 - iv. Plants shall be grouped by soil suitability and water use in distinct hydrozones (very low, low, medium). No combining of hydrozones is permitted except between low and very low.
 - v. A minimum of 75 percent of plants shall be native and/or drought-tolerant species selected from the plant list low to very low categories.
 - vi. Plants listed as noxious species by Arapahoe County Weed Control or on the Colorado Department of Agriculture Noxious Weed lists are prohibited.
 - vii. Plant substitutions may be made provided that the substituted plants are from the same hydrozone and of similar plant type (shrub for shrub, tree for tree, etc.) as the plants originally specified in the approved landscape plan.
 - viii. Plants shall be selected and planted appropriately based on their adaptability to the climatic, geologic, and topographical conditions of the project site including solar orientation for plant placement to maximize summer shade and winter solar gain. Trees shall be planted to maximize summer shade and minimize winter shade.
 - ix. Planting of evergreen trees on the south or west sides of a roadway shall be reviewed for potential impacts to the road right-of-way, such as, but not exclusive of increasing shading and icing conditions.
 - x. Evergreen and deciduous shrubs planted within sight triangles and sight line areas shall be kept below 36 inches in height from the existing roadway flowline or 30 inches from the top of the existing curb.

2. Plant Size and Installation

- a. All plants shall equal or exceed the measurements specified in Table 4-1.4.1, Plant Specifications.
- b. The following minimum sizes apply wherever landscaping is required:

TABLE 4-1.4.1 - PLANT SPECIFICATIONS	
Plants	Minimum Size
Deciduous Trees	2-inch caliper
Ornamental Trees	1.5-inch caliper
Evergreen Trees	8 feet height adjacent to the public right-of-way 6 feet height in other locations
Shrubs	5-gallon container
Ornamental Clump Grass	5-gallon container grasses will be counted as 1 shrub. 1-gallon container grasses may be counted as 1/3 shrub. ¹
Groundcover	No minimum size

¹Small growing ornamental grass (i.e., Elijah blue fescue or similar) is only acceptable in gallon containers due to their size and coverage.

3. Groundcover

All landscaped areas shall consist of 100 percent ground coverage in living vegetation, organic mulch, rock mulch, or paving in the case of patios, walks, paths, and similar non-roadway or driveway applications.

- a. A minimum of 65 percent of the landscape area shall be covered by living plants at maturity. Vegetative cover may consist of ground covers, perennials, shrubs, ornamental grasses, bulbs, turf, and native grass mixes selected from the Arapahoe County Plant List.
- b. Remaining coverage may be achieved through the application of decorative non-living material including organic mulch, ornamental paving, or rock mulch.
- c. Water infiltration, heat transfer, and soil improvement shall be considered when selecting a mulch.
- d. Organic mulch shall consist of shredded cedar, pole peelings, or wood chip mulch.
- e. Rock mulch shall consist of one of the following: squeegee rock, pee gravel, or ½ inch rock.
- f. Stones greater than ½ inch in diameter do not function well as mulch but can be effectively used as garden borders and accents in conjunction with other materials.

4. Turf Limitations

Arapahoe County recognizes that while turf (Kentucky Blue grass and other high-water use turf) has practical benefits in a landscape, the extent of and the location impacts of a site’s total irrigation requirements is considered a high-water use plant material. Turf is generally considered nonfunctional since it is decorative and not used for recreational purposes or civic or community events, except for in parks and other gathering areas. Turf shall be limited as follows:

- a. Turf sod or turf grass seed shall be selected from the Arapahoe County-approved plant list. Kentucky bluegrass and other high water use turf that requires over 18 gallons per square foot, or 29 inches of irrigation annually are prohibited except as approved by Arapahoe County on a case-by-case basis for limited uses such as high pedestrian traffic areas, sports fields, or water quality control measures.
- b. Turf shall be installed as a unique hydrozone and be irrigated separately from other hydrozones.
- c. In public and private parks, turf shall be restricted to park and open space areas

intended for passive or active recreation. Turf in accordance with water quality control measures in the Arapahoe County Stormwater Management Manual is allowed.

- d. In single-family detached, single-family detached cluster, two-family, and townhome residential development, turf shall be limited to 25 percent of the total combined yard area or a maximum of 500 square feet on a lot, whichever is less.
- e. In single-family attached developments on one lot and multi-family development (e.g., triplex, fourplex, multi-family, or condominium) turf shall not exceed 20 percent of the required common area and shall be only used in high-traffic or active/passive recreation areas.
- f. In industrial and commercial development, turf is prohibited, except in water quality control measures as described in the Arapahoe County Stormwater Management Manual.
- g. Turf is prohibited in buffers, parking lot islands, street medians, curbside landscapes, subdivision entries, and shopping centers, except in water quality control measures as described in the Arapahoe County Stormwater Management Manual.
- h. Turf shall not be used on slopes greater than 4:1.
- i. Turf shall not be installed for the development of new golf courses.
- j. Water quality control measures, such as grass swales and grass buffers, shall comply with vegetation specified in the Stormwater Management Manual.

5. Plant Diversity

To reduce the risk of tree loss due to diseases and pests, not more than 30 percent of trees and shrubs installed on a site shall be of a single genus, and not more than 20 percent of trees and shrubs shall be of a single species.

6. Existing Trees and Vegetation

- a. The landscape design should promote and preserve climate-adapted native species, trees, and natural areas and eliminate, where possible, the need for irrigation after landscaping is established.
- b. Where there is significant existing vegetation on a site, Planning Division staff may require an inventory of plant material and submission of a tree preservation plan in accordance with Section 4-1.3.
- c. Undeveloped areas with native vegetation or undisturbed areas of quality may be allowed to count toward the minimum requirement, as determined by the Planning Division Manager. The percentage of these areas eligible to partially satisfy the minimum requirement will be determined based on their effectiveness in functioning as a buffer and enhancing the visual and natural attributes of the site.

7. Topsoil Preservation

Topsoil preservation shall follow the Grading, Erosion, Sediment Control (GES) Manual.

8. Soil Amendments and Mulch

- a. All landscape areas shall be tilled to a minimum depth of six inches and amended with approved soil amendments with a minimum of three cubic yards per 1,000 square feet.
- b. Most native plants and grasses can be grown successfully in well-drained soil and no soil amendments are necessary.
- c. The soil amendment shall be inspected and approved by the Applicant's landscape

architect.

- d. All planting beds, raised beds, and plant containers shall be mulched with a minimum of four-inch depth of, pole peelings, shredded cedar, or wood chipped mulch or a 2-inch depth of rock mulch. Stained wood mulch is prohibited.
- e. Non-organic mulch application around the base of plants is discouraged.
- f. In native plant beds, squeegee, crusher fines, or fine gravel may be used.
- g. Weed barrier fabric is prohibited.
- h. Existing topsoil shall be stockpiled during construction for use in landscape areas before planting.
- i. No topsoil shall be removed from the subject property unless the County approves the transfer of the soil to a County-owned Park or open space area, or to another approved location.
- j. The use of weed-free seed, gravel, or fill dirt is required.

9. Water Efficient Irrigation Systems

- a. Hydrozones: Irrigation systems should be designed for plants of similar hydrozones. The turf shall be designated as its own hydrozone. Turf irrigation zones should be further separated by slope, soil type, exposure, and turf-type water needs.
- b. Water Quality Control Facilities shall comply with the Arapahoe County Stormwater Management Manual irrigation requirements.
- c. Irrigation System Requirements:
 - i. Automatic Controllers.

All landscaped areas shall be served by a functioning automatic irrigation system that includes a battery backup, a weather-based smart controller (WaterSense labeled), and a rain sensor to override the irrigation cycle when sufficient rainfall has occurred. Multi-program controllers shall be used when the landscape design contains more than one hydrozone and shall be designed to irrigate hydrozones separately.
 - ii. Temporary irrigation methods are permitted where native seed mixes or other low-water plantings will require water until established.
 - iii. Sprinkler systems shall be designed to not exceed a precipitation rate of 1.2 inches per hour.
 - iv. Sprinkler Head Layout.
 - a) Sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.
 - b) Sprinkler head spacing for turf must achieve head-to-head coverage unless native grasses are used in which case sprinkler head spacing should be designed for 80 percent coverage.
 - v. Pressure Control.
 - a) The irrigation systems shall be designed to ensure that the operating pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
 - vi. Equipment Selection.
 - a) All non-residential sprinkler irrigation systems shall be equipped with master shut-off valves that are accessible from the County right-of-way.
 - b) All sprinkler heads shall include check valves, pressure regulating devices, and flow sensor valves.

- c) Pop-up spray heads for all turf areas shall have a minimum height of six-inches. For irrigated native grasses, a minimum height of 12 inches is recommended.
 - d) WaterSense-labeled sprinkler bodies and controllers are required for trees, shrubs, groundcovers, and turf.
 - e) Trees shall be placed on separate valves from shrubs, groundcovers, and turf grass.
 - f) All landscape irrigation systems on municipal, water and sanitation districts, and well water shall install a backflow preventer.
 - g) Drip irrigation (above ground and/or sub-surface) is required.
 - h) Drip irrigation shall be applied to all landscapes except turf and areas requiring temporary irrigation (germination of seed and establishment of vegetation).
- d. Watering Schedule.
All automatically irrigated landscape areas shall be scheduled for no more than three days per week and irrigation between the hours of 6:00 p.m. and 10:00 a.m. An exception shall be given for new turf, seeded, and native grass areas being established whereby additional watering can occur but not for more than 21 days after installation.
- e. Narrow strips, parking lots, curbside areas, and medians.
- i. Overhead spray irrigation is not permitted in areas less than 10 feet in width.
 - ii. Overhead spray irrigation is not permitted in parking lot islands or medians.
 - iii. Turf areas shall be sized and shaped for efficient irrigation and elimination of water waste with a minimum turf area width of 10 feet.
- f. Water Waste.
The irrigation system shall be designed to prevent water waste, overwatering, overspray, and drainage of water onto any paved or unplanted surface.
- g. Irrigation Design.
Irrigation plans shall be designed by a Certified Irrigation Designer (CID).
- h. Irrigation Installation.
Irrigation systems shall be installed by a Qualified Water Efficient Landscaper (QWEL) - certified contractor.
- i. Irrigation Audit.
Following construction, a landscape irrigation audit shall be conducted by a third-party Certified Landscape Irrigation Auditor (CLIA). Irrigation audits shall not be conducted by the person or company who installed the irrigation system. The irrigation audit report shall be submitted prior to a certificate of occupancy.
- j. General Requirements for Irrigation Plan.
- i. The irrigation plan shall be submitted concurrently with the final landscape plan and shall be approved before any irrigation construction and issuance of a certificate of occupancy.
 - ii. The irrigated areas shall be shown on the irrigation plan and correspond to the hydrozones on the landscape plan. The irrigation zones shall be labeled by precipitation rates and method of water application.

E. LANDSCAPE DESIGN STANDARDS AND GUIDELINES

1. General Landscape Design

- a. Areas to be landscaped include all portions of a site not occupied by structures, water

- bodies, sidewalks, streets, roads, driveways, parking areas, or other vehicle use areas.
- b. Drainage easements and detention ponds shall be landscaped.
- c. All development sites, excluding single-family detached development, shall feature consistently landscaped areas along the front, sides, and rear property lines.
- d. Plants shall be distributed throughout the landscaped areas to avoid overly dense concentrations of plant materials or obstructing views determined important through the development review process. Trees and shrubs shall be configured in appropriate groupings.
- e. Landscaping shall be protected from vehicles by the placement of wheel stops, curbs, or other acceptable means.

2. **Buffers and Screening**

- a. General Buffer Standards - In general, if a less intense use is developed adjacent to an existing, higher-intensity use that does not have the required buffer yard, the new, less intense use must provide the buffer yard entirely on-site.
 - i. Buffers may be interrupted for necessary pedestrian and vehicle access.
 - ii. Buffers may contain a combination of landscaping, berms, walls, and fences.
 - iii. Landscaping provided in buffer areas shall be located on the outside of walls or fences to maximize the intent of the screening and buffering.
 - iv. Buffers in areas that have a mixture of residential and commercial uses on the same property may include hardscape as part of buffer design.
 - v. Buffers between two business and industrial uses shall be one-half the width in Tables 4-1.4.2 and 4-1.4.3 below.
- b. Buffer Types and Where Required - The types of buffers listed in Table 4-1.4.2 below shall be provided according to the locations specified in Table 4-1.4.3. Uses in the far-left column of Table 4-1.4.3 shall provide landscape buffers on the property where the use is located. The landscape buffer shall be located adjacent to the frontages and uses that are to be buffered.

Table 4-1.4.2 Types of Landscape Buffers		
Buffer Type	Minimum Width	Planting Requirements
A	Building Setback	As per landscape requirements.
B	20 feet	As per landscape requirements.
C	30 feet	As per landscape requirements.
D	50 feet	As per landscape requirements.

Table 4-1.4.3 Required Buffer Type by Adjacent Land Use						
New Uses Providing Buffer	Existing Adjacent Uses					
	Arterial Streets	Other Streets	Public Parks and Nature Areas	Single-Family Detached	Other Residential	Mixed-Use Development (residential and nonresidential on the same lot)

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Mobile home park or Multi-family (three or more stories)	A	A	C	C	A	A
Non-Residential Use – Commercial (less than 25,000 square feet and less than three stories in height)	A	A	B	B	A	A
Non-Residential Use – Commercial (25,000 square feet or more or three or more stories in height)	A	A	B	C	A	A
Non-Residential Use – Light and Heavy Industrial	A	A	D	D	D	C
Parking areas and drive-through facility lanes	B	B	C	B	B	B

C. Exceptions

- i. In situations where an existing parcel has insufficient area for a landscape buffer as identified above, the Planning Division Manager, shall determine the amount of landscape buffering to be applied.
- ii. Parcels within the Strasburg overlay district are exempt from the Buffer and Screening requirements of this Section.

3. **Urban and Rural Areas**

The urban and rural areas of Arapahoe County are defined by the Urban Area Boundary (see Exhibit 4-1.1), and planting ratio requirements differ between these areas due to water source and availability. Since the rural areas are typically on well water, plant ratios are lower than in the urban areas.

a. Residential.

Within a required landscape area for residential development, the following ratios of trees and shrubs, or an acceptable combination, shall apply for single-family detached, single-family attached, and multi-family development. For mixed-use developments with mixed densities, the ratio of trees and shrubs shall be determined on a case-by-case basis. The number of trees and shrubs shall be calculated on a fractional basis. For example, if 1.5 trees are required it is rounded up to two trees.

i. Urban Areas.

Urban areas are defined as land west of the Urban Area Boundary.

TABLE 4-1.4.4 - URBAN RESIDENTIAL PLANT REQUIREMENTS

Development Type	Trees	Shrubs	Turf ¹	Per Square Feet of Landscape Area ²
Single-Family Detached	Min. 1 shade tree and 4 shrubs in the front yard		Restriction applies	N/A
Single-Family - Two-Family				

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• Units on separate lots ³	1	10	Restriction applies	800
• Multiple units on one lot	1	10	Restriction applies	800
Single-Family Attached, Townhome				
• Units on separate lots ³	1	10	Restriction applies	800
• Multiple units on one lot	1	10	Restriction applies	1,000
Multi-Family	1	10	Restriction applies	1,000
Development with Open Space Areas ³	1	10	Restriction applies	1,000

¹ See Section 4-1.4.D.4

² See - Definitions

³ Applies to parcels with individual lots and common open space areas.

ii. Rural Areas.

Rural areas are defined as land east of the Urban Area Boundary.

TABLE 4-1.4.5 - RURAL RESIDENTIAL PLANT REQUIREMENTS				
Development	Trees	Shrubs	Turf ¹	Per Square Feet of Landscape Area ²
Single-Family Detached	Min. 1 shade tree and 3 shrubs in the front yard		Restriction applies	N/A
Single-Family - Two-Family				
• Units on separate lots ³	1	10	Restriction applies	1,000
• Multiple units on one lot	1	10	Restriction applies	1,000
Single-Family Attached, Townhome				
• Units on separate lots ³	1	10	Restriction applies	1,000
• Multiple units on one lot	1	10	Restriction applies	1,500
Multi-Family	1	10	Restriction applies	1,500
Development with Open Space Areas ³	1	10	Restriction applies	1,500

¹ See Section 4-1.4.D.4

² See Definitions

DRAFT Code Restructure for Arapahoe County

³ Applies to parcels with individual lots and common open space areas.

b. Non-Residential.

Non-residential consists of commercial, industrial, institutional, civic, and public land uses. The purpose of internal landscaping requirements is to visually soften the mass of buildings and visually separate building areas from motor vehicle lots. Within a required landscaped area for non-residential development, the following ratios for landscape materials apply. Alternative plant ratios may be considered if there are site constraints created by utilities, reliance on an individual well, easements, width of landscape areas, topography, and other similar limitations.

i. Urban Areas.

Urban areas are defined as land west of the Urban Area Boundary.

TABLE 4-1.4.6 - URBAN NON-RESIDENTIAL PLANT REQUIREMENTS				
Development Type	Trees	Shrubs	Turf ¹	Per Square Feet of Landscape Area ²
Commercial, Industrial, Institutional, Civic, and Public land uses	1	10	Restriction applies	1,000

¹ See Section 4-1.4.D.4

² See Definitions

ii. Rural Areas.

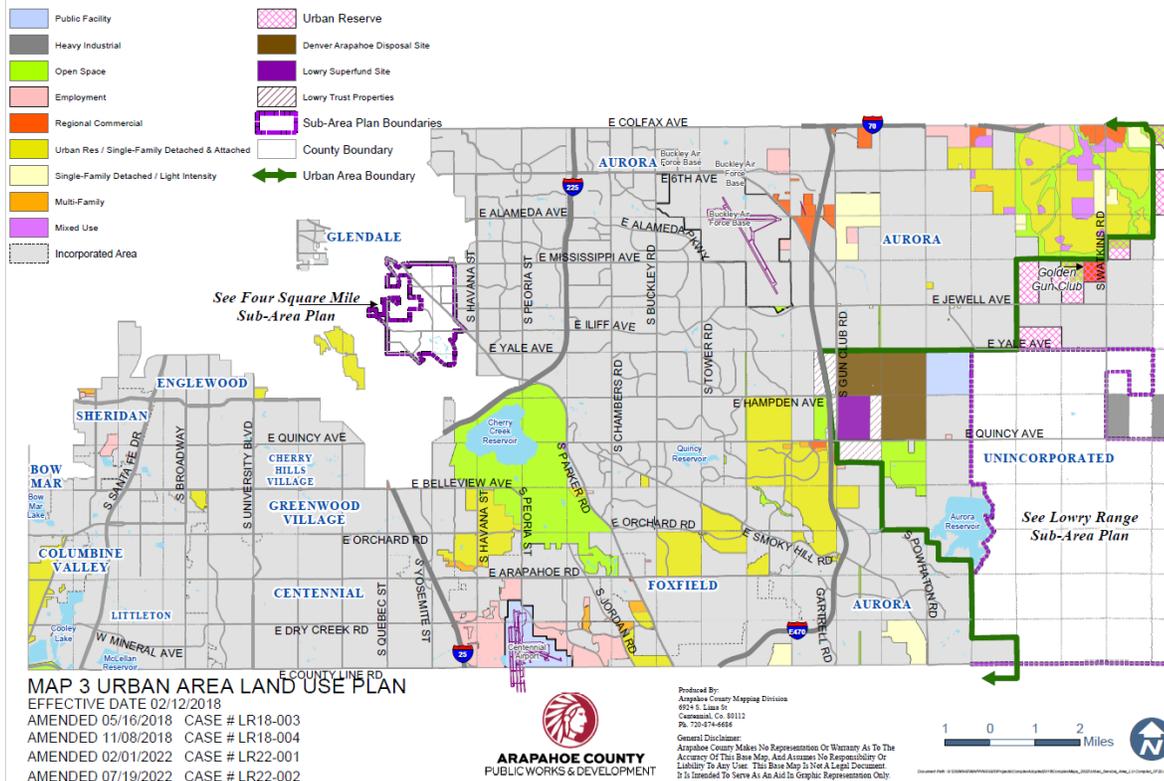
Rural areas are defined as land east of the Urban Area Boundary.

TABLE 4-1.4.7 - RURAL NON-RESIDENTIAL PLANT REQUIREMENTS				
Development Type	Trees	Shrubs	Turf ¹	Per Square Feet of Landscape Area ²
Commercial, Industrial, Institutional, Civic, and Public land uses	1	5	Restriction applies	2,500

¹ See Section 4-1.4.D.4

² See Definitions

Exhibit 4-1.1



4. **Public and Private Parks**

- a. Design.
 - i. Natural and/or human-made landscaping features shall be identified on the landscape plan, see Development Application Manual.
 - ii. The County may additionally require trails, lights, parking lots, playgrounds, play courts, benches, signs, and other amenities suitable for the developed open space.
 - iii. In instances where parks are in the 100-year floodplain, landscaping requirements may be adjusted to the specific requirements of the Mile High Flood District and the Arapahoe County Engineering Services Division.
 - iv. All parks shall be designed to blend with and enhance the adjacent areas. Slopes shall not exceed 4:1 unless specifically allowed by the Public Works and Development Department.
- b. Landscaping.
 - i. Public Parks.
 - a) Public Park requirements for landscaping improvements will be established during the development review process, in coordination with and subject to the approval of the agency/district receiving the park.
 - ii. Private Parks.
 - a) Private parks shall be located and configured to serve as useable park areas with the following improvements:
 - 1) A minimum of one tree and 10 shrubs, or five trees and no shrubs, for every 5,000 square feet of area.
 - 2) A functioning automatic irrigation system. Natural and/or man-made landscaping features including turf grass sod, grass seed mix, or other ground cover, of types, sizes, quantities, and in locations approved by the development process.
- c. Installation.
 - i. Public and Private Parks
 - a) The landscaping of all parks within a residential development project shall be completed prior to the issuance of building permits for more than 50 percent of the dwelling units approved in the project unless otherwise approved by the Board of County Commissioners. Any failure to complete the required landscaping by the deadlines specified herein shall result in the withholding of Certificates of Occupancy until compliance with the requirement occurs.

5. **Parking Area Landscaping**

- a. Buffering and Screening.
 - i. Trees and shrubs shall be planted within the landscaped buffer, see Table 4-1.4.3. In addition, one or more of the following shall be required to reduce off-site headlight glare:
 - 1) A minimum three-foot-high earthen berm with average side slopes no greater than 3:1.
 - 2) An opaque fence or a wall with a minimum of 4.5 feet in height; or,
 - 3) A shrub hedge, three feet in height at the time of planting.

- ii. For all parking lots or vehicle circulation/storage adjacent to a public right-of-way, a berm, fence, wall, or hedge (as stated in i.1) through 3) above) shall be required in the setback between the right-of-way and the parking lot.
- iii. Where planting is prohibited by the existence of an easement, additional setbacks for the parking lot will be required to provide for the landscaped buffer.
- iv. Drive-through.
 - i. For drive-through aisles that are adjacent to a public right-of-way, wall, fence, plantings, or some combination of those or similar solutions must be provided to minimize the visual impact of reader board signs, directional signs, headlight glare, and the queued vehicles. The screening must be no less than three feet high and no more than four feet high. Shrubs used for screening shall be evergreen and the screen wall shall match the building on-site.
 - ii. If the service window, remote teller, menu board, or similar components of a drive-through facility are adjacent to and/or facing a residential use, a 20-foot buffer with a six-foot solid fence or wall must be provided along the entire length of the property line(s) closest to the residential district.

b. Interior Parking Lots.

These landscape requirements apply to all parking lots, in accordance with the standards described herein.

i. Landscape Islands.

Landscaped islands within parking lots shall meet the following requirements:

- a) Be located within and at the end of each parking row so that there are no more than 15 consecutive parking spaces in urban areas and 20 spaces in rural areas without a landscape island separating them.
- b) Be a minimum of 18 feet wide, measured from the inside of the curb to the inside of the curb, and be the length of the adjacent parking space, with a minimum area of 324 square feet.
- c) Contain mulch with at least six shrubs per single parking row or 12 shrubs per double parking row. See detail below.

Insert detail.

- d) Contain at least one tree per single parking row and two trees per double parking row. All trees shall be deciduous canopy trees. See detail below.

Insert detail.

- e) No tree shall be planted in the landscape island if a light pole is required. No landscaping within landscaped islands shall obstruct the visibility of vehicles entering, maneuvering in, or exiting the parking lot.
- f) Plantings or other landscape elements in the sight distance triangle shall comply with Section 4-2.9.
- g) Consider if landscape islands are appropriate for curb cuts to allow for stormwater infiltration into the landscape islands.

- h) Other stormwater techniques, such as rain gardens, grass swales, and bioretention may be incorporated into parking lots in accordance with the County's Stormwater Management Manual.

- ii. Landscape Medians.

Landscape medians shall provide the following:

- a) Parking lots with more than three drive aisles require landscape medians between parking stalls and shall meet the following standards:
 - 1) Rows of parking spaces shall be divided by landscape medians parallel to the parking rows so that there are no more than three drive aisles between landscape medians and a required parking lot buffer or landscape median. See the example below.

Insert Example

- 2) Landscape medians in parking lots shall promote some stormwater benefits such as reducing runoff or filtering pollutants.
- 3) Landscape medians shall be a minimum of 10 feet wide. If the landscape median contains a water-quality swale, the width needs to accommodate both the swale and landscaping and follow the County's Stormwater Management Manual.
- 4) Landscape medians shall have at least one deciduous canopy tree and six shrubs for every 40 linear feet along the length of the median.
- 5) Plantings with a mature height of six inches or more shall not be planted in the vehicle overhang area (30 inches from the front of the curb into the landscape median). See the example below.

Insert Example

- 6) Other stormwater management techniques, such as rain gardens and grass swales may be incorporated into parking lots in accordance with the County's Stormwater Management Manual.

- iii. Exceptions.

If the parking lot cannot meet landscaping requirements due to unique site constraints or conditions, the Planning Division Manager may approve alternative designs that meet the overall intent of this Section.

6. **Rights-of-Way and Medians**

- a. General.

The landscaping of any County right-of-way or medians associated with a residential development project based upon an approved landscape plan shall begin before the issuance of building permits for 20 percent of the dwelling units approved in the project.

- b. Landscape Criteria.

- i. No turf grass shall be planted in medians. Hardscape in medians shall be minimized.
- ii. Landscape elements placed adjacent to existing and proposed roadways (in the right-of-way) shall be designed to minimize conflicts between vehicular and pedestrian traffic while providing an aesthetic landscape environment that is

relatively easy to maintain. The placement of trees and shrubs in the County rights-of-way shall be as required in Table 4-1.4.8, Tree and Shrub Right-of-Way Requirements:

TABLE 4-1.4.8 - TREE AND SHRUB RIGHT-OF-WAY REQUIREMENTS		
Item	Setback from the edge of pavement, sidewalks, and back of curbs	Canopy to maintain clearance from pedestrians and vehicles (vertical distance)
Canopy Deciduous Tree	3 feet	6 feet from pedestrians/11 feet from vehicles
Evergreen Tree	10 feet	Canopy not to overhang sidewalks or streets.
Ornamental Tree	4 feet	Canopy not to overhang sidewalks or streets.
Deciduous and Evergreen Shrubs	18 inches	N/A

- iii. Center trees in the curbside landscape area between the back of the curb and sidewalk.
 - iv. The placement of trees to be kept out of the clear zone as defined by the AASHTO Roadside Design Guide.
 - v. No tree shall be planted closer than eight feet from any driveway or alley.
 - vi. Deciduous tree canopies should not conflict with the safe movement of pedestrians and vehicles.
 - vii. Ornamental tree canopies often cannot meet the above clearance criteria, and their use and placement must be carefully considered.
 - viii. Evergreen trees, when incorporated into a landscape design, should not be planted along the immediate west and south edges of roadways. Evergreen trees promote shading of roadways in the winter months and permit ice build-up during freeze-thaw cycles.
 - ix. All shrubs placed within sight triangles and sight line areas shall be kept below 36 inches in height from the existing roadway flow line or 30 inches from the top of the existing curb, whichever results in a shorter plant height.
 - x. The above-referenced landscape criteria are required for Arapahoe County rights-of-way only. Landscape criteria governed by other jurisdictions (i.e., CDOT, municipalities, etc.) will be governed by that agency.
- c. Design Requirements.
- i. Landscaping of curbside landscape areas and medians in the rights-of-way are as required below:

TABLE 4-1.4.9 – RIGHT-OF-WAY LANDSCAPING							
Road Type	Minimum Curb Landscape Width (back of curb to sidewalk)	Tree Spacing in Curbside Landscape	Curbside Landscape Understory	Minimum Median Width	Median Planting	Median Tree Spacing (Formal)	Median Tree Spacing – (Informal)
Private Alley	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Private Roadway Alternative Parking Both Sides	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Private Roadway Parking One Side (with detached sidewalk)	6 feet	30 ft. to 40 ft.- dictated by species	Low-water grass ¹ , shrubs, ornamental grass, perennials	N/A	N/A	N/A	N/A
Private Roadway Parking One Sides (with attached sidewalk)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Private Roadway Rural	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rural Public with and Without Bike Accommodations	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Public Urban Local (with attached sidewalk)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Public Urban Local (with detached sidewalk)	6 feet	30 ft. to 40 ft.- dictated by species	Low-water grass ¹ , shrubs, ornamental grass, perennials	N/A	N/A	N/A	N/A
Two-Lane Collector (with detached sidewalk)	7 feet	30 ft. to 40 ft.- dictated by species	Low-water grass ¹ , shrubs, ornamental grass, perennials	N/A	N/A	N/A	N/A

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Four-Lane Collector (with detached sidewalk)	7 feet	30 ft. to 40 ft.-dictated by species	Low-water grass ¹ , shrubs, ornamental grass, perennials	N/A	N/A	N/A	N/A
Four-Lane Arterial (with painted median)	10 feet	30ft. to 40 ft.-dictated by species	Low-water grass ¹ , shrubs, ornamental grass, perennials	N/A	N/A	N/A	N/A
Four-Lane Arterial (with raised median)	10 feet	30 ft. to 40 ft.-dictated by species	Low-water grass ¹ , shrubs, ornamental grass, perennials	14 feet	No turf allowed	30 ft. to 40 ft.-dictated by species	Small trees, shrubs, ornamental grass, and perennials
Six-Lane Principal Arterial (with painted median/left turn lane)	10 feet	30 ft. to 40 ft.-dictated by species	Low-water grass ¹ , shrubs, ornamental grasses, perennials	N/A	N/A	N/A	N/A
Six-Lane Principal Arterial (with raised median/left turn lane)	10 feet	30 ft. to 40 ft.-dictated by species	Low-water grass ¹ , shrubs, ornamental grasses, perennials	N/A	No turf allowed	N/A	N/A
Eight-Lane Urban Expressway (with raised median/left turn lane)	10 feet	30 ft. to 40 ft.-dictated by species	Low-water grass ¹ , shrubs, ornamental grasses, perennials	26 feet	No turf allowed	30 ft. to 40 ft.-dictated by species	Small trees, shrubs, ornamental grass, and perennials

¹ The landscape area shall be to be 10 feet in width for low-water grass to be installed.

- d. Maintenance of Landscape and Irrigation in the Right-of-Way.
 - i. For all proposed landscape improvements and related appurtenances placed within Arapahoe County rights-of-way, the applicant needs to develop a Landscape Maintenance Agreement with the County. Arapahoe County will not be responsible for maintaining landscape improvements and related appurtenances placed within the Arapahoe County rights-of-way.
 - ii. Landscaping in the right-of-way shall be maintained so that it does not encroach onto sidewalks, ADA ramps, side paths, trails, or traffic lanes, is free of noxious weeds, does not impede or have the potential to impede stormwater drainage does not impair the visibility of street

- signs/markings/traffic signals and does not impair visibility within sight triangles/intersection sight distances.
- iii. A master control valve for the irrigation is required to be located within the right-of-way.
- iv. Vegetation that is deemed to be a traffic or safety hazard may be removed by the County.
- v. Table 4-1.4.10 identifies who is responsible for vegetation maintenance in public rights-of-way:

TABLE 4-1.4.10 – RIGHT-OF-WAY MAINTENANCE	
Road Type	Maintenance Responsibility
Private Roadway Rural	Adjacent property owner
Rural Public	Adjacent property owner
Public Urban Local (with attached sidewalk)	Adjacent property owner
Public Urban Local (with detached sidewalk)	HOA, metro district, or if no HOA/metro district, adjacent property owner
Collector/Arterial	HOA, metro district, or if no HOA/metro district, adjacent property owner

7. Stormwater Facilities

- a. Detention and Water Quality Areas.
All improvements within a detention area shall be approved by the Engineering Service Division to ensure compliance with approved drainage plans. Regional and sub-regional detention facilities are exempt from these requirements unless otherwise determined by the Board of County Commissioners. Within detention areas, the following types and quantities of plant materials and other improvements shall be required in accordance with the Public Works and Development Department review:
 - i. Drainage easements and portions of the detention ponds above the 100-year water surface elevation can be counted towards minimum landscape/open space requirements found in Section 4-1.4.E.1.b.
 - ii. Detention ponds with earthen sides shall meet the requirements of the County’s Stormwater Management Manual. However, when required by site constraints, other design solutions may be submitted to the Public Works and Development Department for approval.
 - iii. Detention ponds with water quality components shall be planted in accordance with the Stormwater Management Manual. Trees or shrubs shall be planted in accordance with the Stormwater Management Manual.
 - iv. A functioning, automatic irrigation or a temporary irrigation method is required when native seed mixes or other low-water plantings are utilized. In addition, the County’s Stormwater Management Manual also has irrigation requirements.
 - v. In instances where in-line detention areas are located in the 100-year floodplain, landscaping requirements may be adjusted to the specific requirements of Mile High Flood District and/or Arapahoe County Engineering Services Division.

- vi. All detention ponds shall provide access for maintenance per the County’s Stormwater Management Manual.
- b. Bioretention Facilities.
 - i. See the County’s Stormwater Management Manual Section for requirements for the growing media and vegetation.
 - ii. A permanent irrigation system shall be provided in accordance with the County’s Stormwater Management Manual.
 - iii. This facility shall be included as landscaped or other open space.
- c. Sand Filter.
This control measure cannot be included as landscaped or other open space and must meet the requirements of the County’s Stormwater Management Manual.
- d. Grass Swales and Buffers.
 - i. Shall be vegetated in accordance with the County’s Stormwater Management Manual.
 - ii. These facilities can be included as landscape or other open spaces.
 - iii. A permanent irrigation system shall be provided.
- e. Major Drainageways.
Drainageways (drainage flow path with a tributary area of 130 acres or more) shall be preserved in their natural state, to the extent possible, and stabilization measures shall be designed to complement and enhance the natural character. Major drainageway flows shall comply with the County’s Stormwater Management Manual.

8. Utility Setbacks

Landscape and utility plans shall be coordinated. The following are the minimum horizontal dimension requirements for separation between trees and a utility.

TABLE 4-1.4.11 – UTILITY SETBACKS	
Item	Separation Distance of Tree from Utility Line
Utility Line (underground)	10 feet
Utility Line (overhead)	Check with the electric company
Utility Pole or Pedestal	20 feet
Water Line	10 feet
Sanitary Sewer Line	10 feet
Stormwater	No trees or shrubs within the easement
Gas Line	10 feet
Parking Lot Lights	Trees shall not be planted in parking landscape islands that have parking lot lights.
Streetlight	Deciduous Canopy Tree – 40 feet
	Ornamental Tree – 15 feet

9. Weed Control

- a. The use of weed-free seed, gravel, or fill dirt is required.
- b. The use of competitive grasses, shrubs, or trees that provide sufficient ground cover may be required where weed problems already occur or may occur in the future.
- c. Plant species that appear on the Colorado Department of Agriculture Noxious Weed

lists are unacceptable for use in proposed landscaping.

- d. For landscape areas that are presently bare and susceptible to erosion and runoff, the property owner shall be required to revegetate the area.
- e. Notice of Violation and Penalty as per Ordinance No. 2021-001.

10. **Wildfire Defensible Space**

Colorado's population is growing, its urban and rural areas are rapidly expanding, and landowners need to know how to correctly landscape their property to reduce wildfire hazards. The following standards apply to all structures.

- a. Gravel or crushed rock not less than ¾-inch in diameter or other non-combustible material applied at least two inches thick must be installed beneath decks, unenclosed floors, and around the perimeter of the building to extend at least three feet beyond the exterior walls and at least five feet beyond the driplines of decks, bay windows, and other eaves and overhangs. Non-combustible surfaces, such as poured concrete or asphalt, or other approved non-combustible materials, such as brick, concrete, or stone pavers, may satisfy this requirement.
- b. All building exterior walls, fences, and retaining walls within five feet of a building or other appurtenances that connect to buildings must be constructed of noncombustible materials or ignition-resistant materials.
- c. Plant low-growing, non-resinous shrubs near structures.
- d. Keep grass mown around structures to a maximum height of four inches.
- e. Provide a well-irrigated area and hardscape that encircles the structure on all sides including decks and fences and provides space for fire suppression equipment in the event of an emergency.

11. **Maintenance, Installation Assurances, and Warranties**

- a. **Maintenance Required.**
All landscaping shall be maintained to support healthy and thriving conditions. Irrigation systems and their components shall be maintained to sustain water efficiency consistent with the originally approved design.
- b. **Replacement of Plant Material.**
Plants that die or are unhealthy shall be replaced according to the approved landscape plan within six months.
- c. **Pruning and Trimming.**
Regular plant maintenance shall be performed to maintain plant health, support plant growth, and achieve design and aesthetic goals.
- d. **Grounds Keeping.**
All landscaped areas shall be kept clean and free of invasive plant species.
- e. **All water quality facility maintenance shall be in conformance with the applicable operations and maintenance manual.**

12. **Qualifications and Certifications**

- a. The landscape plan shall be prepared by a Colorado-licensed landscape architect.
- b. The irrigation system plan shall be completed by a Certified Irrigation Designer (CID) and installed by a Qualified Water Efficient Landscaper (QWEL)-certified professional.

- c. The irrigation audit shall be conducted by a third-party Certified Landscape Irrigation Auditor (CLIA).
- d. The consulting arborist shall be certified by the International Society of Arboriculture.

13. Landscape Installation and Inspections

- a. The landscape architect of record shall inspect and certify that the landscape area has been constructed as depicted on the approved landscape plan.
- b. Prior to the issuance of a certificate of occupancy, the landscape architect of record shall submit a Certification of Landscape Installation to the County Planning Division.
- c. A third-party certified landscape irrigation auditor shall conduct an audit and submit a report to the Planning Division prior to the certificate of occupancy.
- d. If the Developer has not completed all the installation of the landscaping and irrigation and wishes to obtain a temporary certificate of occupancy, a landscape agreement and collateral (check or letter of credit) must be provided to the County Planning Division.
- e. Upon installation of the landscaping required by the approved landscape plan and inspection by the landscape architect of record to confirm compliance with said plan, and the irrigation audit has been submitted and approved, the County shall release the collateral provided by the developer.

DEFINITIONS

Area of Quality: Area(s) within a site or parcel that consists of native vegetation that is in good health.

Backflow preventer: A mechanical device installed at the beginning of the irrigation system to prevent a reverse water flow and contamination of the potable water supply.

Bioretention Facility (also known as Rain Gardens and Porous Landscape Detention): An engineered, depressed landscape area designed to capture and filter or infiltrate the water quality capture volume.

Buffer Yard: Is a landscape area between two different land use types and is designed to provide a transition between the uses, mitigate or minimize potential nuisances such as noise, light, and glare, protect the character of an area, and protect natural resources from impacts of nearby development and does not include grass buffers in accordance with the Arapahoe County Stormwater Management Manual.

Caliper: The diameter (expressed in inches) of a tree trunk measured 4.5 feet above the ground level.

Certified Landscape Irrigation Auditor (CLIA): A person who has completed formal training, certification, licensing, or other similar qualifications by the Irrigation Association or Qualified Water Efficient Landscaper (QWEL) to perform irrigation audits.

Certified Irrigation Designer (CID): A person who has completed formal training, certification, licensing, or similar qualifications by the Irrigation Association.

Climate Resilience: The ability to recover from or to mitigate vulnerability to, climate-related incidents such as floods, droughts, and wildfires.

Curbside Landscape: The landscape area between the sidewalk and the curb.

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Desirable Tree: A tree that is in good health, with good form, and with minimal to no disease or decay as determined by a certified arborist.

Diameter at Breast Height (DBH): The tree diameter (expressed in inches) measured 4.5 feet above the ground level.

Ecotypes: a group of organisms, normally a subdivision of a species, that is adapted to a specific environment. It is sometimes called ecospecies, describing a genetically distinct geographical variety, population, or race within a species, which is adapted to specific environmental conditions.

Extended Detention Basin: A sedimentation basin designed to detain stormwater for many hours after storm runoff ends.

Grass Buffer: Densely vegetated strips of grass designed to accept sheet flow from up-gradient development.

Grass Swale: Densely vegetated trapezoidal or triangular channels with low-pitched side slopes designed to convey runoff slowly. Grass swales have low longitudinal slopes and broad cross-sections that convey flow in a slow and shallow manner, thereby facilitating sedimentation and filtering (straining) while limiting erosion.

Hydrozone: Plants grouped together by soil suitability and water use in distinct hydrozones. Hydrozones are divided into three categories:

- **Very Low Hydrozone:** Plant materials that require 7 gallons per square foot or less per season of supplemental water applied during the growing season.
- **Low Hydrozone:** Plant materials that require 14 gallons per square foot per season of supplemental water applied during the growing season.
- **Moderate Hydrozone:** Plant materials that require 18 gallons per square foot per season of supplemental water applied during the growing season.
- **High Hydrozone:** Plant materials that require over 18 gallons per square foot per season of supplemental water applied during the growing season are prohibited.

Irrigation Audit: A procedure to collect and present information concerning the uniformity of application, precipitation rate, and general condition of an irrigation system and its components. This procedure, according to the Irrigation Association includes a visual site inspection of the installed irrigation system for performance according to design criteria.

Landscape Area: The treatment of pervious surfaces with organic/inorganic plant materials such as grass, ground cover, trees, shrubs, vines, and other horticultural materials. Landscaping may also include other decorative surfacing such as wood chips, crushed stone, or other mulch materials. Not all water quality control measures can be considered landscaped areas.

Landscape Islands: A landscaped area enclosed by raised curbs and typically located within a parking lot.

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Low Water Grass: County-approved grass seed mix that requires less water.

Nonfunctional turf: Turf that is solely decorative and not regularly used for human recreational purposes or civic or community events. Nonfunctional turf grass does not include sports fields and turf that is regularly used for human recreational purposes or civic or community events.

Open Space: All portions of a site not occupied by structures, water bodies, streets, roads, driveways, parking areas, and other vehicle-use areas. Other areas that may consider open space include plazas, patios, pathways, detention basins above the 100-year flood elevation, grass swales, grass buffers, and bio-retention facilities (rain gardens).

Qualified Water Efficient Landscaper (QWEL): An individual who has successfully completed the Qualified Water Efficient Landscaper training and certification program. The QWEL program is a comprehensive in-depth training and certification program, emphasizing irrigation, landscape, water management, and horticultural best management practices.

Recreation – Active: recreation activities of a more structured nature often requiring equipment and taking place at prescribed places, sites, or fields.

Recreation – Passive: recreational activities that are unorganized and non-competitive like pavilions, picnic areas, etc.

Sand Filter: A water quality facility that collects runoff during storm events and gradually infiltrates the stormwater into the underlying sand bed.

Significant Specimen Tree: A tree that is unique in its size, shape, color, or texture.

Tree Protection Zone: A defined area above and below grade around each tree where construction activities are limited or restricted to prevent injury to preserved trees.

Turf: Turf grass, lawn, or sod shall mean any cool season turf species, variety, or blend, including but not limited to Kentucky bluegrass and Fescue.

Undisturbed Areas of Quality: Areas that haven't been disturbed and can be used for water quality and/or storage, wildlife habitat, or buffer.

Urban Area Boundary: The urban area boundary, as shown on the Development Framework Map contained in the Arapahoe County Comprehensive Plan and other County maps, designates the extent of the Urban Area. It is the boundary between the urbanized area in the county and the rural agricultural, ranching, and natural areas, and establishes the limit on the expansion of urban-type development.

WaterSense: A voluntary partnership program sponsored by the U.S. Environmental Protection Agency (EPA), that provides both a label for water-efficient products and a resource for helping you save water.

Weed: Shall be defined as "any unsightly, useless, troublesome, or injurious plant, including grasses and/or all vegetation which has grown to maturity or a height over six inches, including but not limited to, Field Bindweed, Leafy Spurge, Canada Thistle, Russian Knapweed, Perennial Sowthistle, Puncturevine, Silver-leaf Povertyweed, Mouseear Povertyweed, Fanweed, Mustards, Purpleflowered Groundcherry, Russian Thistle,

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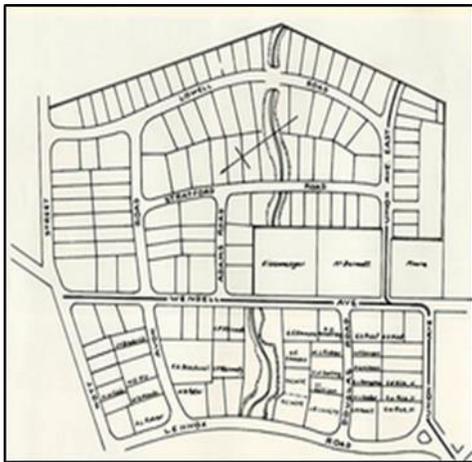
Fireweed, Redroot Pigweed, Smooth Pigweed, Prostrate Pigweed, Sandbur, Hairy Stickseed, Buffaloburs, White Horsenettle and Carolina Horsenettle, Common Ragweed, cocklebur, and dandelion. This definition shall not include flower gardens, shrubberies, vegetable gardens, small grain plots, successional grasses utilized for erosion control, and pastures used for feed, fodder, or forage, provided the same are adequately weeded and maintained.” Ordinance No. 2021-01.



ARAPAHOE COUNTY, COLORADO

Development Application Manual

August 15, 2019



- Common Requirements and Procedures for All Development Applications
- Submittal Requirements by Type of Application
- Requirements for Applications in Natural Resource and Geologic Hazard Areas
- Standard Notes and Certifications
- Mylar Standards
- Requirements for Parking, Landscape and Lighting Plans
- Public Notice Signs and Mailings



Development Application Manual

A Supplement to the Arapahoe County Land Development Code

August 15, 2019



ARAPAHOE COUNTY
COLORADO'S FIRST

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Introduction

This Development Application Manual contains information for submitting land development applications to Arapahoe County Public Works and Development. This Development Application Manual has been adopted by the Board of County Commissioners as a supplemental manual to the Land Development Code. The Manual contains the required plans, exhibits, reports, and documents to be submitted for the various land development applications described in Chapter 5 of the Land Development Code and Part 2 of this Manual, as well as standards for plans to be submitted. The Development Application Manual is incorporated into and made a part of the Land Development Code and may be amended and revised from time to time by the Board of County Commissioners, following recommendation of the PWD Director or Planning Commission.

This Manual is intended to be a guide to assist applicants in preparing a complete application to submit to the County, including detailed information to include on plans and other required drawings, required engineering submittals, and other documentation. Complete applications reduce the time it takes for staff to process an application.

Information in the Manual is organized under ~~Seven~~ **Nine** Parts as follows:

- Part 1: Common Requirements and Procedures for All Development Applications
- Part 2: Submittal Requirements by Type of Development Application
- Part 3: Requirements for Applications in Natural Resource and Geologic Hazard Areas
- Part 4: Standard Notes and Certificates
- Part 5: [Mylar StandardsCharts](#)
- Part 6: [Forms and AgreementsRequirements for Landscape, Parking and Lighting Plans](#)
- Part 7: [Public Notice Signs and MailingsPlants](#)
- [Part 8: Mylars Standards](#)
- [Part 9: Public Notice Signs and Mailings](#)

Part 1 describes the requirements and procedures that are common to all development applications processed by the County. Part 2 establishes the submittal materials and exhibit requirements for all of the development applications processed by the County. Part 3 establishes the information to be provided if a proposed development is located in a Natural Resource or Geologic Hazard Area. This information must be used in conjunction with the application processing steps described in the LDC for each of the various development applications. The Submittal Materials lists in this Manual are guidelines for the information to be submitted for each application type. Other information may be required, or information in the list may be waived, depending upon the scale, location and particular circumstances of the development proposal. The Planning Case Manager will provide an application checklist at the required Presubmittal Meeting.

Part 4 establishes graphic and format standards, ~~Part 5 contains charts that are to be added to plan sets, for required mylars and Part 65 includes forms for the review processes. Part 7 references the required plant list and Part 8 contains standards for final documents. contains wording for the various notes and certificates required on the various plans and plats. Part 6 establishes the information that is required for parking, landscape and lighting plans as identified in the various applications in Part 2.~~ Part ~~97~~ provides templates for public notice signs and mailings that are required for the various applications included in Part 2. Required hearings and notices are established in Table 5-1.1.1 and Table 5-2.2.1 of the LDC.

The LDC should be consulted for information about any particular development application review process, process timelines, required hearings and required public notifications.

Part 1: Common Procedures and Requirements for All Applications

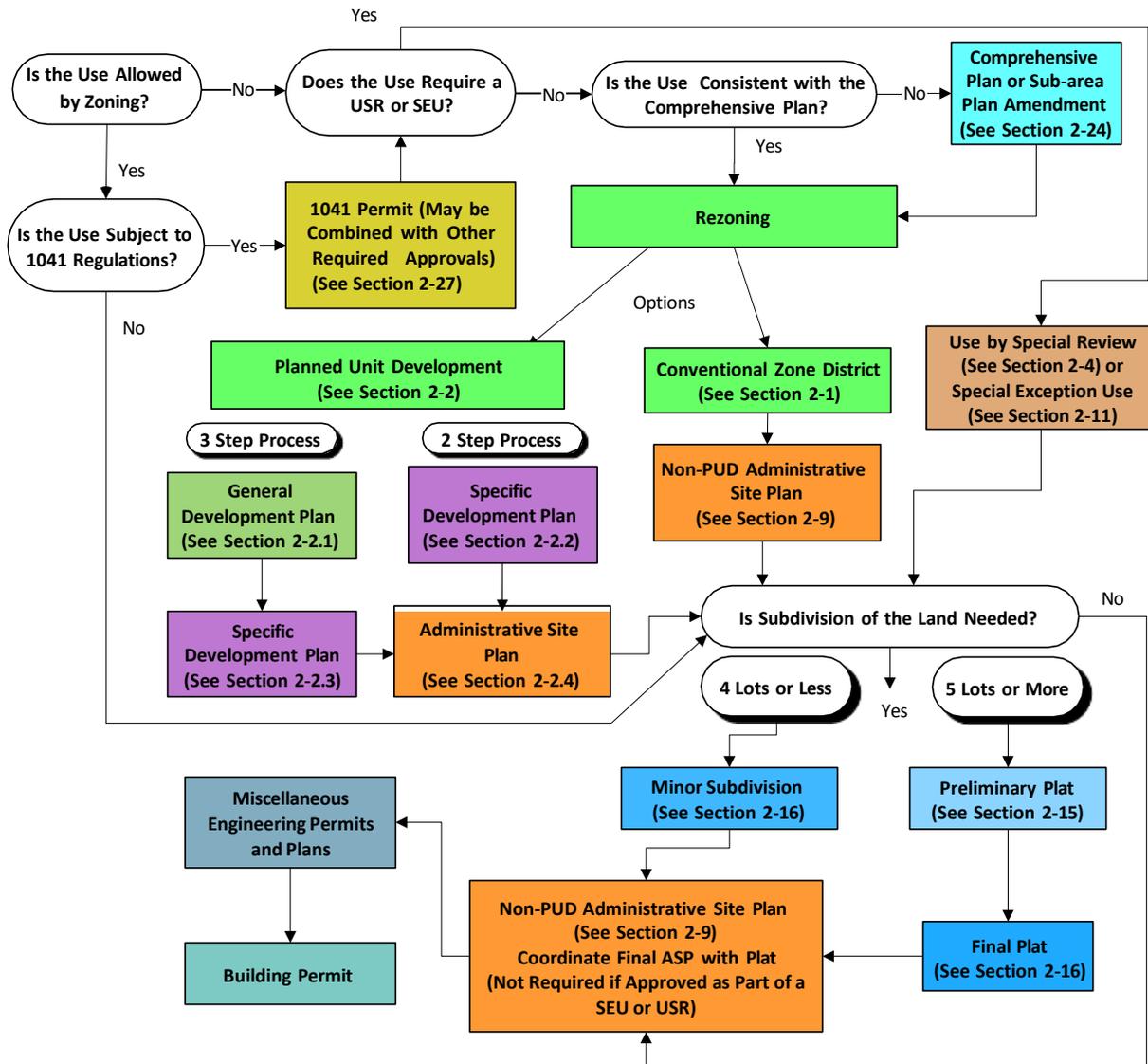
The Arapahoe County Public Works and Development Department processes approximately 40 different types of applications that deal with land development in some manner. While the applications differ in scope and complexity, there are many procedures and requirements common to all applications. This Section of the Development Application Manual describes these common requirements and procedures. Requirements that deviate from these common requirements are identified in **Part 2**: under the heading of the particular land use application type (Use by Special Review, Special Exception Use, Preliminary Plat, etc.). Procedures that deviate from these common procedures (for example, referral agency review times) are noted in the section of the Land Development Code outlining the review and approval process of the particular land development application.

1-1 Overview of Land Development Process

In some areas of the County the process of developing a new office building may involve a few steps: approval of an administrative site plan and associated engineering plans followed by approval of the building permit. In other areas of the County the zoning may not allow the office use and the property must be rezoned. Oftentimes the land has not been subdivided into lots as required by the County's subdivision regulations. Depending upon the location of the proposed development, several more steps prior to a building permit may be needed to bring a development proposal to completion. If a development proposal involves a rezoning, then generally the rezoning or PUD approval will be followed by subdivision approval, followed in most cases by Administrative Site Plan (ASP) approval. The following flowchart provides a general overview of the development process.

Following the flowchart is a description of the steps involved in processing a land development application, from the initial presubmittal meeting to approval and submittal of final documents. Links are provided throughout the Manual to assist applicants in obtaining application forms, estimating fees, and submitting presubmittal meeting information.

Land Development Review Process



1-2 Step 1 - Presubmittal Meeting

Presubmittal meetings are intended for landowners or applicants who have a specific or general idea of the development they wish to build. General development questions can be answered outside of presubmittal meetings by contacting the Planning Division at 720-874-6500.

Presubmittal meetings are a no-cost meeting between County staff and landowners/developers to prepare an applicant for a formal submittal. Staff will provide an initial review of a development proposal in order to determine the land use procedures necessary to approve the project, identify any issues early in the process, and establish submittal requirements and fees for the application. All land

development approval processes require a pre-submittal meeting with County Public Works and Development staff and other external agencies, as needed.

1-2.1 PRESUBMITTAL APPLICATION REQUIREMENTS

1. Presubmittal application form.
2. Letter of Intent explaining the proposed land use or development with details of the use or development.
3. Sketch Plan.

Within seven (7) business days following the presubmittal meeting, in most cases, the Planning Case Manager will provide pre-submittal meeting notes, along with the appropriate application submittal requirements and checklist(s) and applicable fee(s) to the applicant. An application for the land development proposal discussed at the presubmittal meeting must be submitted within six (6) months of the pre-submittal meeting, otherwise a new presubmittal meeting must be scheduled.

A pre-submittal meeting information packet with instructions for scheduling a presubmittal meeting can be found on the County's website at:

<http://www.arapahoegov.com/DocumentCenter/View/2633/Presubmittal-Application-Packet?bidId=>

Presubmittal applications are submitted by emailing the applications to:

presubmittals@arapahoegov.com

1-3 Step 2 - Land Development Application Submittal

1-3.1 APPLICATION INTAKE MEETING

Public Works and Development strives to process all land development applications in an efficient and expeditious manner. Achieving this goal requires the submittal of complete applications, including all required application documents and fees identified in the presubmittal meeting notes. In order to ensure application submittals are complete, the County requires an application intake meeting.

Applicants are required to schedule an application intake meeting by emailing landuseubmittals@arpaphoegov.com. Prior to scheduling an application intake meeting, an applicant should have all required documents and fees per the application checklist provided at the presubmittal meeting.

At the intake meeting, Planning and Engineering staff assigned to the case along with an administrative support staff person will review the application submittal materials for completeness in accordance with the submittal checklist(s) included in the pre-submittal meeting notes. If the application is deemed

complete, the application will be accepted for processing. If any part of the application fees or documents are missing, the application will be deemed incomplete and the application will not be accepted. The missing documents or fees will be identified. The County will not retain incomplete applications until the missing information is provided. If the application is not accepted, the applicant will need to incorporate the missing information into the submittal and schedule another application intake meeting.

Applications are initially submitted in hard copy, along with a copy in electronic format. (All Engineering submittals are required to be submitted as electronic documents.) Review comments and subsequent applicant re-submittals are handled through the County's online project management system.

Intake meetings can be scheduled by emailing: landusesubmittals@arapahoegov.com. Intake meetings are scheduled based on staff availability, but every effort is made to schedule the meeting within a few days of the County receiving the email.

1-3.2 APPLICATION FEES

All applications require the submission of application fees at the time of initial application submittal. Missing or incorrect fees will result in an application being determined to be incomplete and a new intake meeting will need to be scheduled. Fees are included in the presubmittal meeting notes. The current fee schedule can be found at:

<http://www.arapahoegov.com/DocumentCenter/View/336/PLANNING-REVIEW-FEE-SCHEDULE?bidId=>

Fees are also required for review by the Engineering Services Division. These fees are included in the presubmittal meeting notes. The current Engineering fee schedule can be found at:

http://www.arapahoegov.com/DocumentCenter/View/823/ESD_Review_Fees?bidId=

The Tri-County Health Department (TCHD) assists the County in reviewing certain land development proposals involving matters which TCHD regulates or has an interest in. The fees charged by TCHD can be found at:

<http://www.arapahoegov.com/DocumentCenter/View/337/Tri-County-Health-Department-Land-Use-Plan-Review-Fees?bidId=>

The Southeast Metro Stormwater Authority (SEMSWA) charges review fees for development applications within their jurisdiction. SEMSWA's review fees are paid directly to SEMSWA and can be found at:

<https://www.semswa.org/customer-service/types-of-fees/>

Certain applications require review by the Colorado Geological Survey. The Geological Survey charges for this service separately and their fees can be found at:

<https://coloradogeologicalsurvey.org/hazards/lur/>

Other outside agencies may require review fees and those agencies should be contacted concerning their fees schedules. Any fees should be paid directly to that outside agency.

Please note: County Planning and Engineering fees can be combined on one check. All other fees must be submitted directly to that agency.

1-4 Step 3 - Staff Review and Referrals

1-4.1 STAFF AND REFERRAL AGENCY REVIEW

Once a complete application is submitted, staff will distribute the application to various County departments/divisions for review and comment. Other departments/divisions will review the applications for conformance with that department's or division's standards, policies and requirements and provide comments to the Planning Case Manager. Applications are typically reviewed by the following County departments/divisions:

1. Arapahoe County Engineering Services Division
2. Arapahoe County Transportation Division
3. Arapahoe County Mapping Division
4. Arapahoe County Building Division
5. Arapahoe County Zoning Staff
6. Arapahoe County Open Spaces Department
7. Sheriff's Department

Although the County employs professionals with diverse backgrounds and varying skills, the County does not provide services such as fire protection, water supply and sanitary sewage treatment, health inspections or schools. Development proposals can impact the agencies providing these services and the County relies on professionals working for these other agencies to identify development requirements and provide comments during the referral process. In addition, manuals, plans, publications, and maps provided by these agencies are commonly referenced during the review process. Still other agencies provide expertise or regulate matters under State statutes. Outside agencies that may review and comment on land development applications according to the Land Development Code may include:

1. Fire Districts
2. Water and Sanitation Districts

3. Metropolitan Districts
4. Special Districts
5. Recreation Districts
6. Home Owners Associations
7. Urban Drainage and Flood Control District
8. Southeast Metro Stormwater Authority
9. Architectural Review Committees
10. Federal Emergency Management Agency
11. U.S. Army Corps of Engineers
12. The State Engineer's Office
13. Colorado Geological Survey (CGS)
14. Colorado Department of Transportation
15. Colorado Parks and Wildlife
16. School Districts
17. Tri-County Health Department
18. Airports
19. Nearby Jurisdictions (Counties/Municipalities)
20. Any other agency or group that may be impacted by the Development or deemed necessary by Arapahoe County staff.

The Public Works and Development Department can provide contact information for these outside agencies should an applicant wish to contact an agency in advance of submitting an application or pre-submittal application to determine any requirements or issues.

1-4.2 RESUBMITTAL AND REVIEW

Initial reviews by staff and outside referral agencies may result in issues being raised and the need for revisions to the application. This could entail meetings with County staff or outside agency personnel to clarify requirements or discuss alternative solutions to the identified issues. If revisions are necessary, applicants will need to resubmit plans or documents that have been revised to respond to each comment provided by staff and referral agencies. Applicants are strongly encouraged to provide comments directly on the redlined plans for resubmittal. The revised documents will again be reviewed by staff and referral agencies to determine if the application is ready for hearing or approval, as applicable. Failure to respond to all comments may result in the need for an additional re-submittal and review.

1-4.3 CASE FILE INACTIVITY

If an application has not yet received final approval and has been inactive for a period of 6 months, staff may contact the applicant to request a resubmittal or requested materials within 30 days. If a resubmittal is not possible within 30 days, staff will work with the applicant to establish a schedule for completion. If no agreement is reached, staff will initiate case closure procedures.

1-5 Step 4 - Notification of Surface Development to Mineral Estate Owners

Certain applications for development require the notification of mineral estate owners, if different from the surface owners, under C.R.S. 24-65.5-101, et seq. Under State statute, not less than 30 days prior to the initial hearing date on the application, notice shall be provided to mineral estate owners, by certified mail, return receipt requested, containing the time and place of the hearing, the nature of the hearing (type of application being considered), name of the applicant, and a legal description of the property which is subject of the development application. Prior to scheduling an initial public hearing on a qualifying application for development, the County requires the applicant to certify either that the applicant has complied with the notification requirements in accordance with state statutes or, following a search of the public records specified in statute, that no mineral owners have been identified and therefore notification is not required. In addition, the statute requires the applicant to provide the County the names and addresses of the mineral estate owners who were sent notices of the hearing. Determining a hearing date for an application must include the minimum 30 day's notice of the hearing to be mailed to mineral estate owners.

This notification requirement applies to any development application for new surface development that could infringe upon or affect subsurface mineral rights, including but not limited to the following development applications:

1. A preliminary or final plat for a subdivision.
2. Minor subdivision.
3. Rural cluster subdivision.
4. Rezoning to a conventional zone district when subdivision of land into two or more lots is anticipated or proposed.
5. A Planned Unit Development under a General Development Plan (3 Step Process), or a Specific Development Plan (2 Step Process) if the GDP or SDP involves subdivision of the land that will change or create lot lines in anticipation of new surface development.
6. Use by Special Review as determined by Planning Division staff (Excluding Use by Special Review for extraction of construction materials).
7. Any similar land use application.

Applications not subject to this requirement are:

1. Development applications for zoning or rezoning that will not or are not anticipated to change or create lot lines, per C.R.S. 24-65.5-102.
8. Use by Special Review Permits for the extraction of construction materials, as defined by C.R.S. 34-32.5-103.
9. Building permit applications.
10. Applications involving a change of use for an existing structure.

11. Applications for platting of an additional single lot.
12. Administrative site plans.
13. Applications involving electric lines, oil or natural gas pipelines, water pipelines, or appurtenances to such lines or pipelines.
14. Subdivision Exemption applications for a boundary line adjustment.

Finally, in accordance with the State statutes for notification of surface development, as a condition of final approval of a qualifying application for surface development, the applicant will be required to provide the certification specified in C.R.S. 24-65.5-103. The certification and list of owners notified must be submitted to the Planning Case Manager immediately after notices have been sent, or immediately after a determination by the applicant that notification is not required.

1-6 Step 5 - Public Notification

Many, but not all, land development applications will require some form of public notification at various points in the approval process. The Land Development Code provides a summary of required notifications in Table 5-1.1.1. Applicants should check that Table and confer with the Planning Case Manager to determine the notification requirements for a particular application. Public notification requirements are found in Section 5-2.2 and Table 5-2.1.1 of the Land Development Code. Information concerning public notice signs and mailings is found in **Section 9-1** and **Section 9-2** of this Manual.

Once hearing dates for an application are established, staff will provide to the applicant instructions for the mailing and sign posting or other notifications for the development application as required under the Land Development Code. If an application requires hearing before both the Planning Commission and Board of County Commissioners, both hearings must be noticed. Failure to provide notification of hearings according to the requirements of the Land Development Code and/or the instructions provided by staff will result in rescheduling of hearing dates in order to meet the notification requirements for the proposed development.

Applicants should note that the 15 day notification period for the posting of signs and mailing notifications does not include the day of the hearing. The notification period is in calendar days, not business days, and includes holidays. If your hearing is on a Tuesday, the sign must be posted and the mailings postmarked by the Monday two weeks prior. For example, if your hearing is on Tuesday, March 5th, the sign must be posted and the mailing must be postmarked by Monday, February 18th. The 15-day notification period is a minimum requirement.

1-7 Step 6 - Decision by Decision-Making Body

After staff determines an application is ready for consideration by the decision-making body (staff, Planning Commission, Board of County Commissioners, or Board of Adjustment), it will be presented to the decision-making body for a decision. Staff will prepare a staff report summarizing the request, referral comments, conformance with the County's plans, requirements, standards and policies, and provide a recommendation, including any conditions of approval. Unless the application is one that is approved administratively by the Planning or Engineering Division Manager, the application will be scheduled for review and action by the Board of County Commissioners, Planning Commission or Board of Adjustment at a public meeting or public hearing. Certain applications decided by the Board of County Commissioners also require review and a recommendation by the Planning Commission at a public hearing. Public notice of all required hearings must be provided according to the requirements of Section 5-2.2 of the Land Development Code.

The decision-making body will consider the staff recommendation, referral and public comments, and the approval criteria for the type of application before it, and make a decision to:

1. Approve the request.
2. Approve the request with conditions.
3. Request more or additional information and continue the hearing on the application to a date certain for a decision (subject to any statutory time limits).
4. Take the request under advisement and continue to a date certain for a decision (subject to any statutory time limits).
5. Deny the request.

1-8 Step 7 - Post Decision Procedures

1-8.1 DENIAL OR WITHDRAWAL AND REAPPLICATION

Denial or withdrawal of an application shall be subject to the provisions of Section 5-2.1.F of the Land Development Code as follows:

- A. The Planning Division Manager may allow an application to be withdrawn, without prejudice, at any time during the process.
- B. If an application is denied, the resubmittal of an application for the same or substantially same request, as determined by the Planning Division Manager or designee, shall not be accepted for a one year period from the date of such denial. This limitation applies ONLY to Conventional Rezoning, General Development Plans, Specific Development Plans, Final Plats, Minor Subdivisions, Full Replats, Rural Cluster Subdivision Plats, Subdivision Exemptions, Uses by Special Review, and Right-of-Way Vacations.

- C. If denied by the decision-making body, the submittal of a new application and development review fee shall be required in order to pursue the proposed development.

1-8.2 FINAL REVIEW

- A. All land development applications shall be considered approved only after all final documents have been submitted and signed by the appropriate representative of the decision-making body. All plans and plats submitted for final approval shall be prepared in accordance with the standards established within the section of this Manual corresponding to the application being submitted.
- B. PWD staff will work with applicants to finalize all plans and plats until all revisions, modifications and additions (if any) are finalized in accordance with any conditions or stipulations required by the decision-making body. Once all revisions are finalized, the Planning Case Manager will direct the applicant to prepare final mylars.

1-8.3 SUBMITTAL OF FINAL MYLARS

1. Final approval of the approved plan or plat and any associated exhibits and documents shall occur within 90 days after approval by the decision-making body or the approval shall be voidable (See Section 5-2.1.G.1 of the Land Development Code.) An extension may be granted in writing by the Planning Division Manager pursuant to Section 5-2.1.H of the LDC and **Section 1-8.6**, Extensions, of this Manual.
2. Mylars must be submitted within 60 days of approval of the plan or plat, unless stated otherwise in such approval. Mylars shall be prepared in accordance with the standards of **Part 87**: of this Manual, ready for approval except for the signatures of County officials.
3. Within 30 days of receipt of the plan or plat and associated exhibits and documents, staff shall obtain the signatures of the applicable County officials.
4. Additional Submittal Requirements
5. Prior to the County signing any plan or plat, in addition to any other information, payment, or other detail required under the Land Development Code for the particular application, the Applicant shall provide ownership information, current within 30 days of the final mylar submittal, that includes the following:
 - a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).
 - d. Encumbrances/Schedule B items.
 - e. Hyperlinked connections to documents referenced in the report.
 - f. The ownership information must include all land to be dedicated to the County.
6. The Applicant shall provide proof to the Public Works and Development Department that adequate security has been provided to cover the improvement costs (if applicable) in accordance with the requirements of the Arapahoe County Roadway Design and Construction Standards, or letter of credit as required.

7. The Applicant shall provide a warranty deed for on-site and off-site County land dedication required as a condition of approval of the plan or plat (if applicable).
8. Applicants must also submit a complete, scanned copy of the signed mylar along with the hard copy. The scanned copy can be submitted via ACA portal or by delivery of a disc/USB drive.

1-8.4 RECORDING REQUIREMENTS AND PROCEDURES

- A. Applications which require the recording of exhibits and/or documents with the Arapahoe County Clerk and Recorder are:
 1. Final plat
 2. Minor subdivision
 3. Rural cluster subdivision plat
 4. Administrative or full replat (A full replat is equivalent to a final plat.)
 5. Affidavit of correction
 6. Correction plat
 7. Easement vacation
 8. Right-of-way vacation
 9. Plat vacation
 10. Development Agreement
- B. Prior to the County's mapping or recognition of any of these applications, the approved plat, exhibit or other required documents will be recorded in the Office of the Arapahoe County Clerk and Recorder. The recording of the approved plat and any associated exhibits and documents shall follow the procedures and requirements outlined in **Section 1-8.3**, Submittal of Final Mylars, above.
- C. In addition to the mylar or equivalent, the applicant shall submit all other required documentation.
- D. No plat shall be recorded until the Board of County Commissioners has approved a Subdivision Improvement Agreement (SIA) as necessary.
- E. No plat (final plat, minor subdivision, rural cluster subdivision, administrative or full replat, or subdivision exemption) shall be recorded on subdivided or replatted property unless all delinquent taxes and special assessments thereon have been paid. Applicants shall provide a Treasurer's certificate of taxes due at the time the plat is submitted for recordation.
- F. Once the Planning Case Manager has obtained all required County signatures within the timeframe established in **Section 1-8.3**, Submittal of Final Mylars, the Planning Case Manager will record the plat and associated documents, if any.

1-8.5 LAPSE OF APPROVAL THROUGH INACTION

- A. If a land use application process requires a mylar, that final document must be submitted within 60 days of the approval of the application or it will be considered inactive. The applicant will be sent a 30 day notice to submit the mylar or the case file will be closed and the application approval voided. Restarting the application will require a new application and fees.
- B. Resubmittals are subject to all development review fees, submittal requirements, and review standards in effect at the time the resubmittal is accepted by the Planning Division.

1-8.6 EXTENSIONS

- A. The Planning Division Manager or designee may grant extensions of time to comply with specific deadlines in accordance with Section 5-2.1.H of the Land Development Code and **Sections 1-8.3**, Submittal of Final Mylars, and **1-8.4**, Recording Requirements and Procedures, of this Manual for up to 12 months, upon a written request by the applicant or staff for good cause shown. Good cause may include but not be limited to: signatories are out of state or country, or a major change was requested by the Board of County Commissioners.
- B. An extension request shall include the required extension fee. Requests for an extension may result in delays in completing the County's portion of the application referral, review and approval process. Additional review of the development plan may occur based on changes in the application or administrative or regulatory procedures, resulting in additional conditions being recommended or included in any approval.
- C. The denial of an extension by the Planning Division Manager may be appealed to the original approving body in writing within 10 working days of the decision by the Planning Division Manager.

1-9 Step 8 - Engineering and Building Permit Requirements

Approval of a land development application does not give the applicant authority to build or commence site improvements. Other required approvals and permits from the County and outside agencies must be obtained by the applicant prior to development of the site. The additional permits and approvals are listed below.

1-9.1 ENGINEERING PERMITS

The County requires the approval of several permits as applicable to related to land development. These permits include the following:

- A. **Public Improvements Construction Permit**
All public improvements constructed in the County require an Arapahoe County Public Improvements Construction Permit. This will include all public stormwater facilities, any improvements within County Right of Way and construction within dedicated easements.
- B. **Floodplain Development Permit**
Projects that include work within designated 100-year floodplain limits of major drainageways require a Floodplain Development Permit. Additional information on the floodplain permit can be found in Chapter 5 of the County's Stormwater Management Manual.
- C. **Street Cut and Right-of-Way Use Permit**
Projects that include work within and/or use of the County right-of-way must obtain an Arapahoe County Street Cut/Right-of-Way Use permit. Information on the Arapahoe County Street

Cut/Right-of-Way Use permit can be found in the County's Infrastructure Design and Construction Standards.

D. Grading Erosion and Sediment Control (GESC) Permit

Arapahoe County requires that a GESC (Grading, Erosion, and Sedimentation Control) Permit be obtained prior to the start of land disturbing activities within the unincorporated areas of the County. SEMSWA will issue GESC permits within SEMSWA jurisdictional boundaries.

E. Oversize/Overweight Vehicle Permit

This permit governs the use of Arapahoe County Roadways where vehicles exceeds size or weight limitations as established by the State of Colorado or by Arapahoe County.

F. Traffic, Signing, Striping and Signalization Permit

Arapahoe County requires that a Traffic, Signing, Striping and Signalization Permit be obtained prior to the placement, removal or modification to any traffic signs, striping or signals maintained by Arapahoe County or placed within designated Fire Lanes.

Chapter 9 of the County's Infrastructure Design and Construction Standards contains additional information concerning the various types of permits required by the Engineering Services Division. This additional information is available at:

<http://www.arapahoegov.com/557/Infrastructure-Design-and-Construction-S>

County Engineering Services fees are available at:

http://www.arapahoegov.com/DocumentCenter/View/823/ESD_Review_Fees?bidId=

1-9.2 BUILDING PERMITS

Building and Fire Codes adopted by the County and fire districts frequently place requirements or restrictions on particular land uses beyond the requirements of the Land Development Code. Requirements or limitations pertaining to items such as egress, bathrooms, occupancy or fire suppression may impact certain uses, especially if a new use is contemplated in an existing structure that was not originally designed for that use. While a particular use may conform to the zoning classification for a particular area (e.g., R-1-A or B-1), the occupancy class as defined by the building code (e.g., assembly or mercantile), will determine any additional requirements for that particular use.

Applicants are strongly encouraged to contact the Building Division in advance of purchasing a property or signing a lease in order to determine if there are any requirements for their proposed use or business that may make their proposal financially or otherwise unfeasible. Building Division staff attend pre-submittal meetings if it is known in advance that certain land uses or businesses with potentially unique requirements are proposed. The Building Division can be contacted at 720-874-6600 to set up an appointment. Building permit applications and fees are available at:

<http://www.arapahoegov.com/549/Building-Permit-Application-and-Fees>.

Building Permit Plans may be submitted to County Building Department for review concurrent with the land development case(s); however, the site must first have a legal address and permits are not released until all land development documents are approved.

Other structures for which separate building permits are required include:

1. Fences over 6 ft. in height, structural fences and retaining walls will be included with the building permit. Fences under 6 ft. require a permit issued through the Zoning Division.
2. Signs

Part 2: Submittal Requirements

Zoning Applications

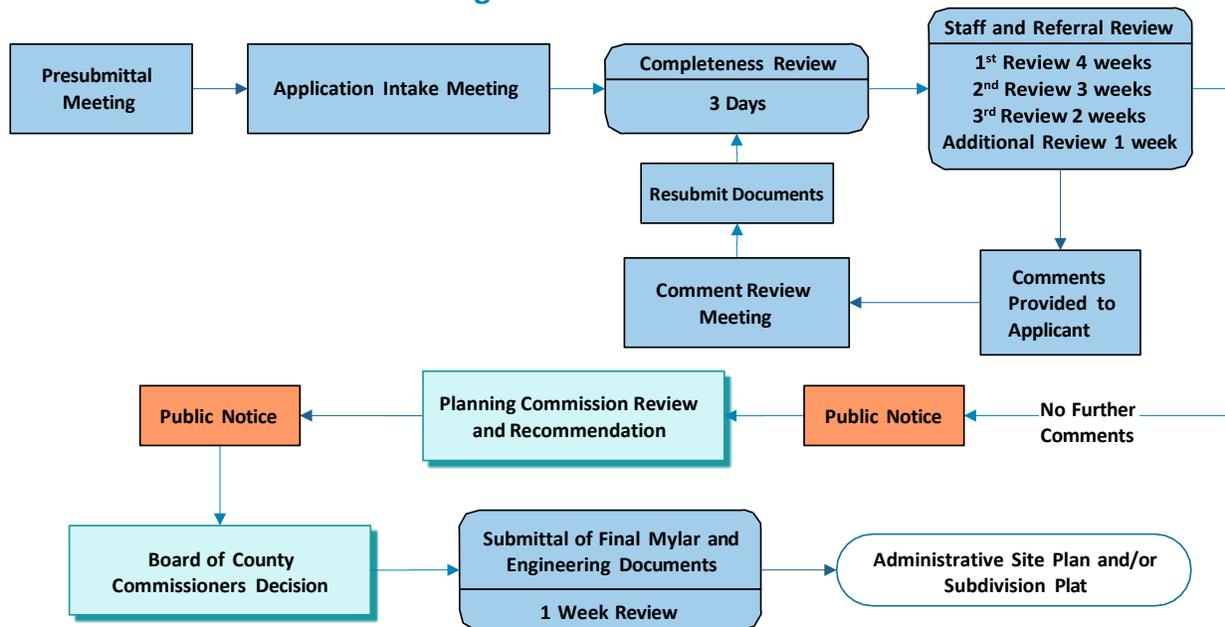
Applications included in this section:

- 2-1 : Rezoning (Zoning Map Amendment / Conventional Zone District)
- 2-2: Planned Unit Development (PUD)
 - 2-2.1 General Development Plan
 - 2-2.2 Specific Development Plan
 - 2-2.3 Administrative Site Plan
- 2-3: Small Lot Development
- 2-4: Use by Special Review
- 2-5: Use by Special Review – Energy Facilities
 - 2-5.1 Administrative Use by Special Review – Energy Facilities
 - 2-5.2 Non-Administrative Use by Special Review – Energy Facilities
- 2-6: Use by Special Review – Mining, Quarry, Earth Extraction
- 2-7: Type B Group Homes
- 2-8: Commercial Mobile Radio Service (CMRS) Facilities
 - 2-8.1 CMRS on Private Property
 - 2-8.2 CMRS in Public Right-of-Way

2-1 Rezoning (Zoning Map Amendment / Conventional Zone District)

An Amendment to the County Official Zoning Map is required when a proposed use is not permitted in an existing zone district. In such situation, the land in question must be rezoned to a zone district that permits the proposed use. In some cases, the rezoning request must be preceded by a Comprehensive Plan or Sub-area Plan Amendment. (See Chapter VI 6 of the Arapahoe County Comprehensive Plan.) The rezoning process requires hearings in front of both the Planning Commission and Board of County Commissioners. The rezoning process is summarized in the accompanying flowchart and is described in more detail in Section 5-3.2 of the Land Development Code.

Rezoning Conventional Zone District



A. APPLICATION MATERIALS

1. Completed Land Development Application:
<http://www.arapahogov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Presubmittal Meeting notes with Submittal Checklist.
3. Submittal fees.
4. A Letter of Intent that explains, justifies and validates what is proposed on the plans submitted as part of the application. State all facts relied upon and provide documentation where possible. Address all approval criteria in Section 5-3.1.B of the LDC.
5. If the applicant is not the landowner, a notarized letter of authorization from the landowner permitting a representative to process the application.
6. Ownership information, current with 30 days of the application submittal, that includes the following:
 - a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).
 - d. Encumbrances/Schedule B items.
 - e. Hyperlinked connections to documents referenced in the report.
7. Notification of surface development to mineral estate owners in accordance with **Section 1-5** (Notification of Surface Development to Mineral Estate Owners) of this Manual and C.R.S. 24-65.5-103, if the rezoning involves subdivision of the land that will change or create lot lines in anticipation of new surface development.

8. Technical Reports as required by the Engineering Services Division:
 - a. Phase I Drainage Report as defined in the Stormwater Management Manual.
 - b. A Traffic Impact Study conforming to the Arapahoe County Guidelines for Traffic Impact Studies, unless waived by the Engineering Services Division.
9. Evidence that required infrastructure and drainage will be provided by and is within the infrastructure and capacity of the applicable service provider(s), which evidence may be in the form of “will-serve” letters from service provider(s). This information shall include:
 - a. Proof of public water supply. (A completed Office of State Engineer Form GWS-76 form will meet this requirement.)
 - b. Proof of availability of public sewage disposal.
10. Geotechnical Report providing evidence that all areas of the proposed development which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed uses are compatible with such conditions.
11. Other information that may be required by the Planning Division, Engineering Services Division or Mapping Section in order to fully evaluate the Rezoning based on the unique circumstances of the proposal, its location, or characteristics of the land subject to the application. Information required above may be waived by the Planning or Engineering Services Division Manager or Mapping Section Manager, or designee, if it is deemed to be immaterial to the request.
12. Plan Set exhibit(s) per Section B below.

B. REZONING PLAN SET

1. GENERAL GRAPHIC STANDARDS

- a. All plans shall be prepared on 24" x 36" sheets.
- b. All lettering and numbering shall be in upper case sans serif with a minimum 12-point font unless otherwise approved by the Planning Division Manager or designee. Font size shall be readable when reduced to 11" x 17" size.
- c. No plan shall include copyright restrictions.
- d. All maps shall show a true north arrow, section corners and the appropriate land grid, the name of the person who prepared the map, and the date the map was prepared.
- e. All sheets will be numerically ordered. All graphic representations, notes, charts, tables and other types of categorized information will be accompanied by common drafting information such as, but not limited to, the following:
 - i. A logical system of ordering the different graphic elements of the plan such as numbered details; and
 - ii. Expository titles for charts, tables, and other categories of information.
- f. Maps showing topography shall have a contour interval of two feet (2') or less on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum.

- g. The minimum scale of the drawing shall be one (1) inch to one hundred (100) feet. Enough sheets shall be used to accomplish this end. Acceptable larger scales are one (1) inch to twenty (20) feet, thirty (30) feet, forty (40) feet, fifty (50) feet and sixty (60) feet.

2. ALL SHEETS OF THE PLAN SET

- a. A title shall be located at the top of each sheet containing the following information: project name, type of application (Name of Project Rezoning Plan), and amendment number if applicable. In smaller lettering: the ¼ section(s), section, township and range in which the project or subdivision is located, followed by 6th Principal Meridian, County of Arapahoe, State of Colorado. In addition, if located in a subdivision, the subdivision name, block and lot number(s) shall be identified.
- b. A blank rectangular space will be left in the upper left hand corner of each sheet measuring 2”(h) x 4”(w) for staff use.
- c. A legend with line types and symbols used.
- d. Each sheet shall have the case number in the bottom left hand corner that reads, “Arapahoe County Case No. XX-XXX.”
- e. Sheet Number and count (lower right, e.g., Sheet 1 of 10).
- f. North Arrow, Graphic Scale, and Numeric Scale.
- g. The sheet number and the relation of each adjoining sheet shall be clearly shown by a small key map on each sheet.

3. COVER SHEET

- a. The title block shall contain the following: (Name of Project) REZONING PLAN.
- b. Legal Description (full written lot and block or metes and bounds legal description per ownership information).
- c. A rezoning request statement, indicating the current zoning classification of the subject property, and the zoning classification requested.
- d. All Standard Notes, applicable Specific Notes, and Certificates required by County staff shall be included on the cover sheet as described in Part 4: Standard Notes and Certificates, of this Manual.
- e. Signature Blocks (Owner(s), Planning Commission Approval, BOCC Approval).
- f. Names and Addresses of the owner(s), plan preparer(s), landscape architect, engineer, surveyor, and date of the survey.
- g. Vicinity Map (scale of 1”=2,000’ preferred) showing the subject property in relation to section lines and existing or proposed major roadway network and drainageways within one (1) mile, with Scale and North Arrow.
- h. Index of Sheets identifying the title of each sheet. All sheets shall be titled as they are listed in the index.

4. SITE PLAN SHEET

- a. Land Area for Each Type of Use, shown as bubbles (label on drawing and provide table).
- b. Allowed Uses (uses must be listed in Land Development Code).

- c. General Layout/Location/Area of Land Uses, Including Maximum Allowed Development (e.g., residential areas and number of units, commercial areas and square footage, open space areas, etc. summarized in a Land Use Table.)
- d. The maximum building heights on different portions of the site.
- e. Existing adjacent land uses and zoning.
- f. Existing adjacent arterial and collector streets.
- g. Existing Topography/Contours at 5' intervals or less on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum.
- h. Drainageways and Floodplains (include source of floodplain information).
- i. General methods for buffering and screening of dissimilar uses within and adjacent to the rezoning site (label, show minimum dimensions, and describe character through written and graphic means, as appropriate).
- j. Circulation System:
 - i. Connections to Surrounding Street Network/Conceptual Access Points to Right-of-Way.
 - ii. General Layout of internal Collector/Arterial Streets.
- k. Design standards or guidelines accompanied by diagrams or illustrations intended to establish the character and architectural and planning concepts to be implemented in the development.
- l. Other items that deviate from adopted County standards or requirements, e.g., road sections, sign requirements, etc.
- m. A Land Use Chart showing proposed land use(s), acreage, proposed density, number of units, square footage(s) by area, floor area, maximum building heights, floor area ratios, and open space, with acreages and percentage of site.
- n. Other information that may be required by the Planning Division or Engineering Services Division or Mapping Section in order to fully evaluate the Rezoning Plan based on the unique circumstances of the proposal, its location, or characteristics of the land subject to the application. Information required above may be waived by the Planning or Engineering Services Division Manager or Mapping Section Manager, or designee, if it is deemed to be immaterial to the request.

C. POST DECISION PROCEDURES

1. Denial or Withdrawal of a Rezoning application shall be subject to the provisions of Section 5-2.1.F of the LDC and **Section 1-8** of this Manual.
2. Final Review
 - a. All Rezoning Plans shall be considered approved only after all final documents have been submitted and signed by the BOCC Chair. All Rezoning Plans submitted for final approval shall be prepared in accordance with the standards established in this Manual.
 - b. PWD staff will work with applicants to finalize all Rezoning Plans until all revisions, modifications and additions (if any) are finalized in accordance with any conditions or

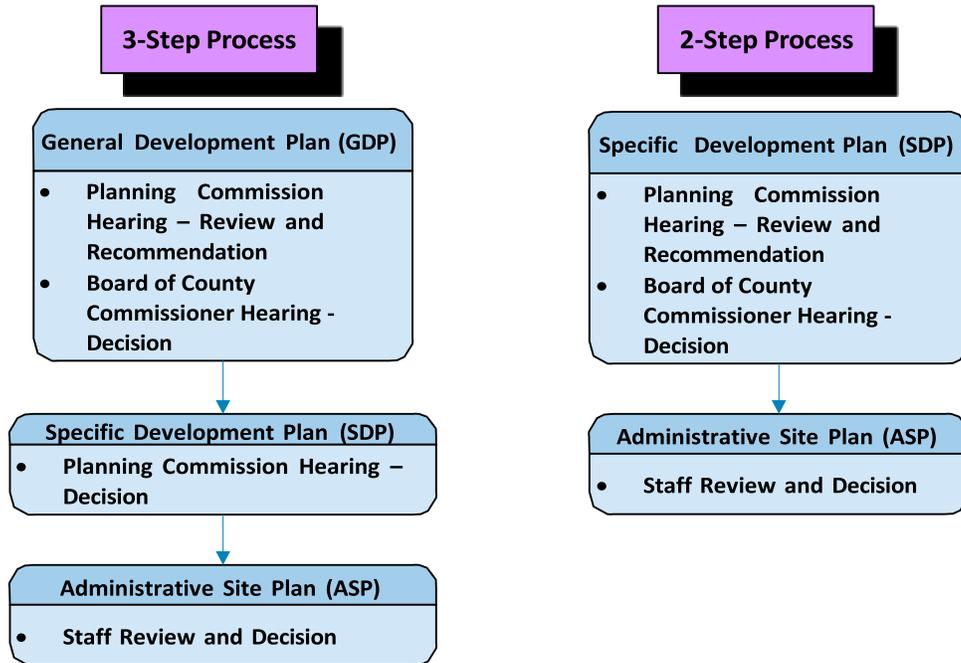
stipulations required by the Board of County Commissioners. Once all revisions have been made, the Planning Case Manager will direct the applicant to prepare final mylars.

3. Submittal of Final Mylars and Engineering Reports
 - a. Approval of the final mylars and engineering reports for the approved Rezoning Plan and any associated exhibits and documents shall occur within 90 days after approval by the Board of County Commissioners or the approval shall be voidable (See Section 5-2.1.G.1 of the Land Development Code and **Sections 1-8.3 and 1-8.5** of this Manual.) An extension may be granted in writing by the Planning Division Manager pursuant to Section 5-2.1.H of the LDC and **Section 1-8.6** of this Manual.
 - b. Mylars and final engineering reports must be submitted within 60 days of approval of the Rezoning Plan by the Board of County Commissioners, unless stated otherwise in such approval. Mylars shall be prepared in accordance with the standards of **Part 87:** of this Manual, ready for approval except for the signatures of County officials.
 - c. Within 30 days of receipt of the plan or plat and associated exhibits and documents, staff shall obtain the signatures of the applicable County officials.
 - d. Prior to the County signing the Rezoning Plan, the Applicant shall provide ownership information, current within 30 days of the final mylar submittal, that includes the following:
 - i. Owner information.
 - ii. Property legal description.
 - iii. Effective date of document (to confirm it meets the 30-day requirement).
 - iv. Encumbrances/Schedule B items.
 - v. Hyperlinked connections to documents referenced in the report.
 - vi. The ownership information must include all land to be dedicated to the County.
 - e. Applicants must also submit a complete, scanned copy of the signed mylar and final engineering reports along with hard copies. The scanned copy can be submitted via ACA portal or by delivery of a disc/USB drive.

2-2 Planned Unit Development

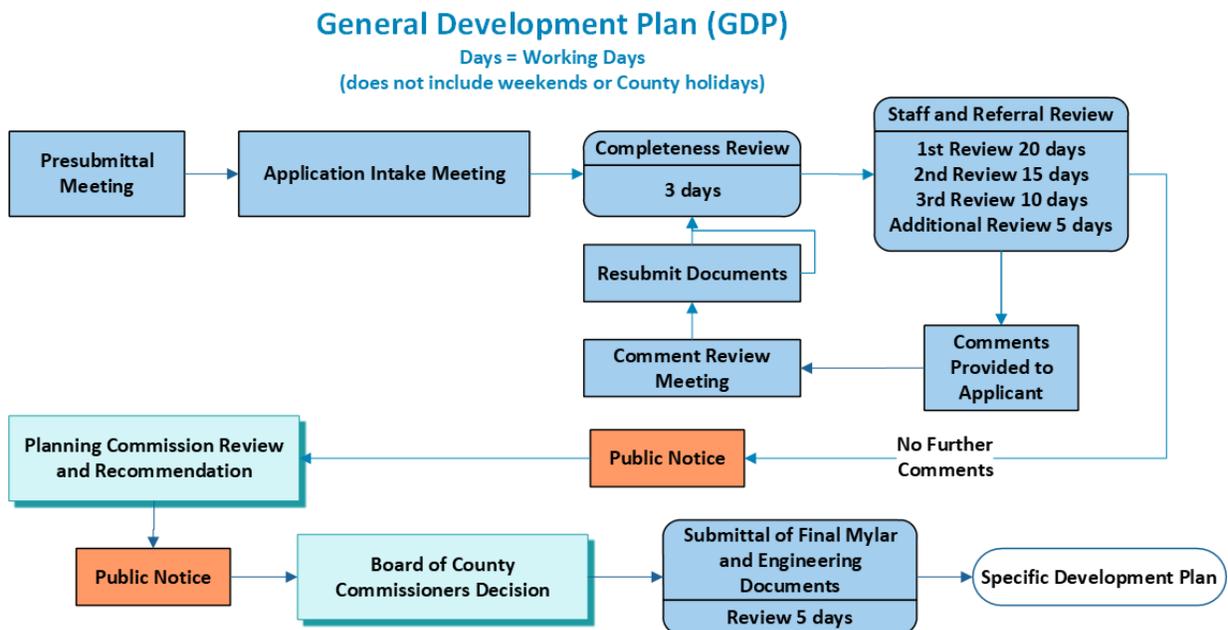
The Planned Unit Development (PUD) zone district allows greater flexibility in development standards and the ability to incorporate new design concepts for land development that could not be achieved by strict adherence to the standards of conventional zone districts. The PUD is used to create high quality residential, mixed-use or commercial developments and employment centers. PUDs may be established through a 3-Step or 2-Step process, as summarized in the following flowcharts and as outlined in Section 5-3.3 of the Land Development Code.

Planned Unit Development (PUD)



2-2.1 GENERAL DEVELOPMENT PLAN (GDP)

The GDP approval process is summarized in the accompanying flowchart and is described in more detail in Section 5-3.3.E.4.b of the Land Development Code.



A. SUBMITTAL MATERIALS

1. Completed Land Development Application:
<http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Presubmittal Meeting notes with Submittal Checklist.
3. Submittal fee(s).
4. A Letter of Intent that explains, justifies and validates what is proposed on the plans submitted as part of the application. State all facts relied upon and provide documentation where possible. Address all approval criteria in Sections 5-3.3.F.1 and 5-3.3.F.2 of the LDC.
5. If the applicant is not the landowner, a notarized letter of authorization from the landowner permitting a representative to process the application.
6. Ownership information, current within 30 days of the application submittal, that includes the following:
 - a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).
 - d. Encumbrances/Schedule B items.
 - e. Hyperlinked connections to documents referenced in the report.
7. Notification of surface development to mineral estate owners in accordance with **Section 1-5** of this Manual and C.R.S. 24-65.5-103, if the General Development Plan involves subdivision of the land that will change or create lot lines in anticipation of new surface development.
8. Technical Reports as required by the Engineering Services Division:
 - a. Phase I Drainage Report as defined in the Stormwater Management Manual.
 - b. A Traffic Impact Study conforming to the Arapahoe County Guidelines for Traffic Impact Studies, unless waived by the Engineering Services Division.
9. Evidence that required infrastructure and drainage will be provided by and is within the infrastructure and capacity of the applicable service provider(s), which evidence may be in the form of “will-serve” letters from service provider(s) (civil construction engineering not required). This information shall include:
 - a. Proof of public water supply. (Office of State Engineer Form GWS-76 will meet this requirement.)
 - b. Proof of availability of public sewage disposal.
10. Geotechnical Report to include evidence showing that all areas proposed for development which may involve soil or topographic conditions presenting hazards or requiring special precautions have been identified and that the proposed uses are compatible with such conditions.
11. Other information that may be required by the Planning Division, Engineering Services Division or Mapping Section in order to fully evaluate the General Development Plan based on the unique circumstances of the proposal, its location, or characteristics of the land subject to the

application. Information required above may be waived by the Planning or Engineering Services Division Manager or Mapping Section Manager, or designee, if it is deemed to be immaterial to the request.

12. Plan Set exhibit(s) per Section B below.

B. GENERAL DEVELOPMENT PLAN SET

A General Development Plan (GDP) plan set shall be prepared in accordance with the standards established below with the information indicated:

1. GENERAL GRAPHIC STANDARDS

- a. All plans shall be prepared on 24" x 36" sheets.
- b. All lettering and numbering shall be in upper case sans serif with a minimum 12-point font unless otherwise approved by the Planning Division Manager or designee. Font size shall be readable when reduced to 11" x 17" size.
- c. No plan shall include copyright restrictions.
- d. All maps shall show a true north arrow, section corners and the appropriate land grid, the name of the person who prepared the map, and the date the map was prepared.
- e. All sheets will be numerically ordered. All graphic representations, notes, charts, tables and other types of categorized information will be accompanied by common drafting information such as, but not limited to, the following:
 - i. A logical system of ordering the different graphic elements of the plan such as numbered details; and
 - ii. Expository titles for charts, tables, and other categories of information.
- f. Maps showing topography shall have a contour interval of two feet (2') or less on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum.
- g. The minimum scale of the drawing shall be one (1) inch to one hundred (100) feet. Enough sheets shall be used to accomplish this end. Acceptable larger scales are one (1) inch to twenty (20) feet, thirty (30) feet, forty (40) feet, fifty (50) feet and sixty (60) feet.

2. ALL SHEETS OF THE PLAN SET

- a. A title shall be located at the top of each sheet containing the following information: project name, type of application (Name of Project General Development Plan), and amendment number if applicable. In smaller lettering: the ¼ section(s), section, township and range in which the project or subdivision is located, followed by 6th Principal Meridian, County of Arapahoe, State of Colorado. In addition, if located in a subdivision, the subdivision name, block and lot number(s) shall be identified.
- b. A blank rectangular space will be left in the upper left hand corner of each sheet measuring 2"(h) x 4"(w) for staff use.
- c. A legend with line types and symbols used.

- d. Each sheet shall have the case number in the bottom left hand corner that reads, "Arapahoe County Case No. XX-XXX."
- e. Sheet Number and count (lower right, e.g., Sheet 1 of 10).
- f. North Arrow, Graphic Scale, and Numeric Scale.
- g. The sheet number and the relation of each adjoining sheet shall be clearly shown by a small key map on each sheet.

3. COVER SHEET

- a. Legal Description (full written lot and block or metes and bounds legal description per ownership information).
- b. All Standard Notes, applicable Specific Notes, and Certificates required by County staff shall be included on the cover sheet as described in **Part 4:** of this Manual.
- c. Signature Blocks (Owner(s), Planning Commission Recommendation, BOCC Approval).
- d. A Revisions Block updated as needed.
- e. Names and Addresses of the owner(s), plan preparer(s), landscape architect, engineer, surveyor, and date of the survey.
- f. Vicinity Map (scale of 1"=2,000' preferred) showing the subject property in relation to section lines and existing or proposed major roadway network and drainageways within one (1) mile, with Scale and North Arrow.
- g. Index of Sheets identifying the title of each sheet. All sheets shall be titled as they are listed in the index.

4. SITE PLAN SHEET(S)

- a. Land Area for Each Type of Use, shown as bubbles (label on drawing and provide table).
- b. Allowed Uses (uses must be listed in Land Development Code).
- c. General Layout/Location/Area of Land Uses, Including Maximum Allowed Development (Label residential areas and number of units, density, commercial areas and square footage, open space areas, maximum building heights, etc. Summarize uses and maximum allowed development in a Land Use Table, indicating acreage and percentage of site of each use.)
- d. The maximum building heights on different portions of the site.
- e. Existing adjacent land uses and zoning.
- f. Existing adjacent arterial and collector streets.
- g. Existing Topography/Contours at 2' intervals or less on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum.
- h. Drainageways and Floodplains (include source of floodplain information).
- i. General methods for buffering and screening of dissimilar uses within and adjacent to the GDP site (label, show minimum dimensions, and describe character through written and graphic means, as appropriate).
- j. Circulation System:
 - i. Connections to Surrounding Street Network/Conceptual Access Points to Right-of-Way.

- ii. General Layout of internal Collector/Arterial Streets.
- k. Design standards or guidelines accompanied by diagrams or illustrations intended to establish the character and architectural and planning concepts to be implemented in the development.
- l. Other items that deviate from adopted County standards or requirements, e.g., road sections, sign requirements, etc.

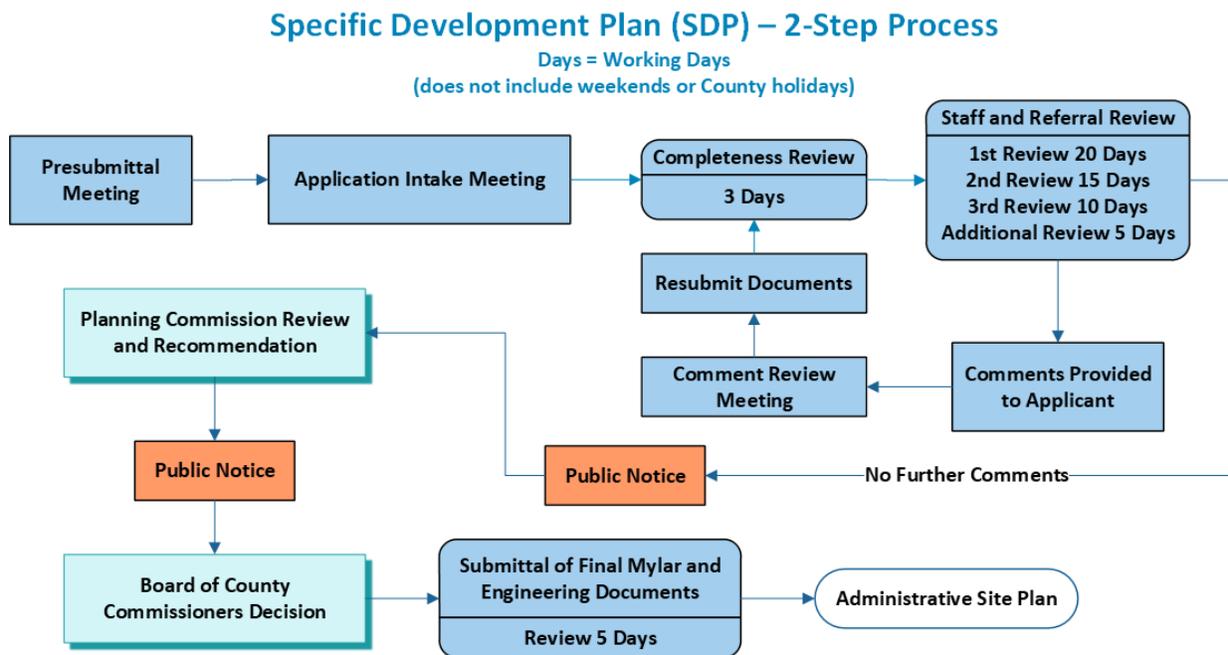
C. POST DECISION PROCEDURES

1. Denial or Withdrawal of a GDP shall be subject to the provisions of Section 5-2.1.F of the LDC and **Section 1-8.1** of this Manual.
2. Final Review
 - a. All General Development Plans (GDPs) shall be considered approved only after all final documents have been submitted and signed by the Chair of the Board of County Commissioners. All GDPs submitted for final approval shall be prepared in accordance with the standards established in this Manual.
 - b. PWD staff will work with applicants to finalize all GDPs and engineering reports until all revisions, modifications and additions (if any) are finalized in accordance with any conditions or stipulations required by the Board of County Commissioners. Once all revisions have been made, the Planning Case Manager will direct the applicant to prepare final mylars.
3. Submittal of Final Mylars and Engineering Reports
 - a. Approval of the final mylars and engineering reports for the approved GDP and any associated exhibits and documents shall occur within 90 days after approval by the Board of County Commissioners or the approval shall be voidable (See Section 5-2.1.G.1 of the Land Development Code and **Sections 1-8.3** and **1-8.5** of this Manual.) An extension may be granted in writing by the Planning Division Manager pursuant to Section 5-2.1.H of the LDC and **Section 1-8.6** of this Manual.
 - b. Mylars must be submitted by the applicant within 60 days of approval of the GDP, unless stated otherwise in such approval. Mylars shall be prepared in accordance with the standards of **Part 87:** of this Manual, ready for approval except for the signatures of County officials.
 - c. Within 30 days of receipt of the plan or plat and associated exhibits and documents, staff shall obtain the signatures of the applicable County officials.
 - d. Prior to the County signing the GDP, the Applicant shall provide ownership information, current within 30 days of the final mylar submittal, that includes the following:
 - i. Owner information.
 - ii. Property legal description.
 - iii. Effective date of document (to confirm it meets the 30-day requirement).
 - iv. Encumbrances/Schedule B items.
 - v. Hyperlinked connections to documents referenced in the report.

- vi. The ownership information must include all land to be dedicated to the County.
- e. Applicants must also submit a complete, scanned copy of the signed mylar and engineering reports along with hard copies. The scanned copy can be submitted via ACA portal or by delivery of a disc/USB drive.

2-2.2 SPECIFIC DEVELOPMENT PLAN (SDP) – 2 STEP PROCESS

The approval process for a 2-Step SDP is summarized in the accompanying flowchart and is described in more detail in Section 5-3.3.E.3.b of the Land Development Code.



A. APPLICATION MATERIALS

1. Completed Land Development Application:
<http://www.arapahogov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Presubmittal Meeting notes with Application Checklist.
3. Submittal fees.
4. A Letter of Intent that explains, justifies and validates what is proposed on the plans submitted as part of the application. State all facts relied upon and provide documentation where possible. Address all approval criteria in Sections 5-3.3.F.1 and 5-3.3.F.3 of the LDC.
5. If the applicant is not the landowner, a notarized letter of authorization from the landowner permitting a representative to process the application.
6. Ownership information, current within 30 days of the application submittal, that includes the following:

- a. Owner information.
- b. Property legal description.
- c. Effective date of document (to confirm it meets the 30-day requirement).
- d. Encumbrances/Schedule B items.
- e. Hyperlinked connections to documents referenced in the report.
7. Notification to mineral estate owners in accordance with **Section 1-5** of this Manual and C.R.S. 24-65.5-103, if the Specific Development Plan involves subdivision of the land that will change or create lot lines in anticipation of new surface development.
8. Subdivision Plat (if new lots are being created or existing lots are being reconfigured or combined).
9. Preliminary technical reports as required by the Engineering Services Division (civil construction engineering not required):
 - a. Traffic Impact Study conforming to the Arapahoe County Guidelines for Traffic Impact Studies, unless waived by the Engineering Services Division.
 - b. Phase II Drainage Report as defined in the Stormwater Management Manual.
10. Preliminary technical reports at conceptual level (civil construction engineering not required):
 - a. Water source and service capacity.
 - b. Sewage treatment and service capacity.
 - c. Other utility and public safety provider district requirements.
 - d. Backbone Infrastructure (Location, layout, system connections for water, wastewater, and stormwater).
11. Natural hazard mitigation and resource protection report.
12. Copies of any special covenants, conditions and restrictions.
13. Development agreement, if applicable.
14. Other information that may be required by the Planning Division, Engineering Services Division or Mapping Section in order to fully evaluate the Specific Development Plan based on the unique circumstances of the proposal, its location, or characteristics of the land subject to the application. Information required above may be waived by the Planning or Engineering Services Division Manager or Mapping Section Manager, or designee, if it is deemed to be immaterial to the request.
15. Plan Set exhibit(s) per Section B below.

B. SPECIFIC DEVELOPMENT PLAN SET

The Specific Development Plan (SDP) plan set shall be prepared in accordance with the requirements established below with the information as indicated:

1. GENERAL GRAPHIC STANDARDS

- a. All plans shall be prepared on 24" x 36" sheets.

- b. All lettering and numbering shall be in upper case sans serif with a minimum 12-point font unless otherwise approved by the Planning Division Manager or designee. Font size shall be readable when reduced to 11" x 17" size.
- c. No plan shall include copyright restrictions.
- d. All maps shall show a true north arrow, section corners and the appropriate land grid, the name of the person who prepared the map, and the date the map was prepared.
- e. All sheets will be numerically ordered. All graphic representations, notes, charts, tables and other types of categorized information will be accompanied by common drafting information such as, but not limited to, the following:
 - i. A logical system of ordering the different graphic elements of the plan such as numbered details; and
 - ii. Expository titles for charts, tables, and other categories of information.
- f. Maps showing topography shall have a contour interval of two feet (2') or less on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum.
- g. The minimum scale of the drawing shall be one (1) inch to one hundred (100) feet. Enough sheets shall be used to accomplish this end. Acceptable larger scales are one (1) inch to twenty (20) feet, thirty (30) feet, forty (40) feet, fifty (50) feet and sixty (60) feet.

2. ALL SHEETS OF THE PLAN SET

- a. A title shall be located at the top of each sheet containing the following information: project name, type of application (Name of Project Specific Development Plan), and amendment number if applicable. In smaller lettering: the ¼ section(s), section, township and range in which the project or subdivision is located, followed by 6th Principal Meridian, County of Arapahoe, State of Colorado. In addition, if located in a subdivision, the subdivision name, block and lot number(s) shall be identified.
- b. A blank rectangular space will be left in the upper left hand corner of each sheet measuring 2"(h) x 4"(w) for staff use.
- c. A legend with line types and symbols used.
- d. Each sheet shall have the case number in the bottom left hand corner that reads, "Arapahoe County Case No. XX-XXX."
- e. Sheet Number and count (lower right, e.g., Sheet 1 of 10).
- f. North Arrow, Graphic Scale, and Numeric Scale.
- g. The sheet number and the relation of each adjoining sheet shall be clearly shown by a small key map on each sheet.

3. COVER SHEET

- a. Legal Description (full written lot and block or metes and bounds legal description per ownership information).
- b. All Standard Notes, applicable Specific Notes, and Certificates required by County staff shall be included on the cover sheet as described in **Part 4:** of this Manual.

- c. Signature Blocks (Owner(s), Planning Commission Approval, BOCC Approval).
- d. A Revisions Block updated as needed.
- e. Names and Addresses of the owner(s), plan preparer(s), landscape architect, engineer, surveyor, and date of the survey.
- f. Vicinity Map (scale of 1"=2,000' preferred) showing the subject property in relation to section lines and existing or proposed major roadway network and drainageways within one (1) mile, with Scale and North Arrow.
- g. Index of Sheets identifying the title of each sheet. All sheets shall be titled as they are listed in the index.

4. *SITE PLAN SHEET(S)*

- a. Land Area for Each Type of Use (label on drawing and provide a Table of Uses comparing the GDP-approved uses, acreages, units, square footages and other pertinent information with those proposed with the SDP).
- b. Proposed Uses.
- c. Specific Location for Each Use:
 - i. Density (maximum du/ac) and Unit Type(s) for Residential.
 - ii. Size, Floor Area, and Building Type for Non-Residential.
- d. Location, size and access for parking areas for non-residential and multi-family residential uses.
- e. Location, Size, and Type of Dedicated or Common Open Space and Public Use Areas (e.g., schools, parks, plazas, playgrounds).
- f. Circulation System:
 - i. Internal Roadways and Access Points.
 - ii. Conceptual Pedestrian System (e.g., sidewalks, bike paths, trails, and pedestrian ways).
- g. Location of snow storage. This is an area or areas without trees, shrubs, ornamental grasses, or perennials.
- h. Development phasing plan, if applicable.

5. *TREE SURVEY SHEET*

- a. A site plan locating each tree and recommending trees intended for preservation in place, transplanting, or replacement.
- b. Species, size (caliper and height), and condition or health shall be noted.
- c. Recommendation for removal of all trees that are in a condition hazardous to the proposed development.
- d. Tree Inventory Chart. See Section 5-1 of this Manual.
- e. Tree Survey Certification. See Section 4-6 of this Manual.
- f. Total caliper of trees removed and replaced.

5.6. LANDSCAPE SHEET

- a. Location of Buffer Areas.
- b. Conceptual Planting Plan:
 - i. Location of Existing Vegetation (and which areas will be preserved).
 - ii. General location and Type of Proposed Planting Areas (evergreen trees, deciduous trees, shrubs).
 - iii. Special/Additional Planting Requirements or Landscape Features.
 - iv. General note indicating irrigated and non-irrigated areas.

6.7. DEVELOPMENT STANDARDS/CHARACTER SHEET(S)

- a. Development standards for all uses and development areas contained within the SDP, including:
 - i. A table indicating:
 - 1) Maximum densities, number of units, square footages
 - 2) Setbacks and other dimensional standards.
 - 3) Landscaping requirements.
 - 4) Parking ratios to be used if different from LDC.
 - ii. Illustrations, typicals, and notes that establish or indicate standards for the following:
 - 1) Signs (type, location, conceptual elevations, note indicating compliance with or deviations from the Land Development Code).
 - 2) Fences and walls (location, height, materials, etc.).
 - 3) Architectural Design Guidelines.
 - 4) Site planning and building orientation guidelines or requirements.
 - 5) Noise attenuation methods, if any.
 - 6) Historic preservation requirements, if any.
 - 7) General character of the development and all proposed uses:
 - (i) Materials Palette.
 - (ii) Building Design Features.
 - (iii) Conceptual Building Elevations.
 - 8) Lighting (location, conceptual elevations, note indicating compliance with or deviations from the Land Development Code).
 - 9) Other applicable standards.
- b. A note indicating all design details to be further defined with the Administrative Site Plan.

C. POST DECISION PROCEDURES

1. Denial or Withdrawal of a SDP shall be subject to the provisions of Section 5-2.1.F of the LDC and **Section 1-8** of this Manual.

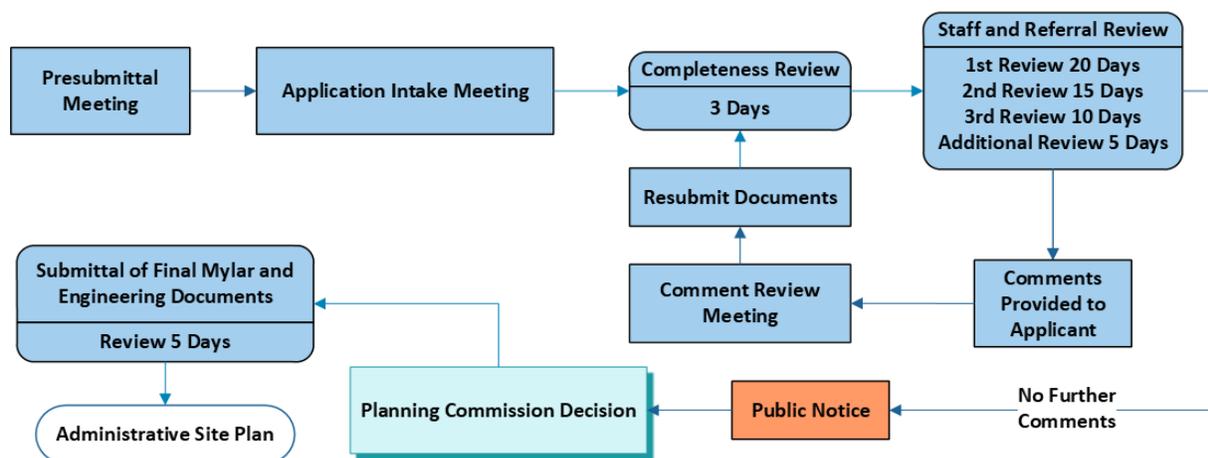
2. Final Review
 - a. All SDPs (2 Step) shall be considered approved only after all final documents have been submitted and signed by the Chair of the Board of County Commissioners. All SDPs submitted for final approval shall be prepared in accordance with the standards established in this Manual.
 - b. PWD staff will work with applicants to finalize all SDPs and engineering reports until all revisions, ~~modifications~~modifications, and additions (if any) are finalized in accordance with any conditions or stipulations required by the Board of County Commissioners. Once all revisions have been made, the Planning Case Manager will direct the applicant to prepare final mylars.
3. Submittal of Final Mylars and Engineering Reports
 - a. Approval of the final mylars and engineering reports for the approved SDP and any associated exhibits and documents shall occur within 90 days after approval by the Board of County Commissioners or the approval shall be voidable (See Section 5-2.1.G.1 of the Land Development Code and **Sections 1-8.3** and **1-8.5** of this Manual.) An extension may be granted in writing by the Planning Division Manager pursuant to Section 5-2.1.H of the LDC and **Section 1-8.6** of this Manual.
 - b. Mylars must be submitted by the applicant within 60 days of approval of the SDP, unless stated otherwise in such approval. Mylars shall be prepared in accordance with the standards of **Part 87:** of this Manual, ready for approval except for the signatures of County officials.
 - c. Within 30 days of receipt of the SDP and associated exhibits and documents, staff shall obtain the signatures of the applicable County officials.
 - d. Prior to the County signing the SDP, the Applicant shall provide ownership information, current within 30 days of the final mylar submittal, that includes the following:
 - i. Owner information.
 - ii. Property legal description.
 - iii. Effective date of document (to confirm it meets the 30-day requirement).
 - iv. Encumbrances/Schedule B items.
 - v. Hyperlinked connections to documents referenced in the report.
 - vi. The ownership information must include all land to be dedicated to the County.
 - e. Applicants must also submit a complete, scanned copy of the signed mylar and engineering reports along with hard copies. The scanned copy can be submitted via ACA portal or by delivery of a disc/USB drive.

2-2.3 SPECIFIC DEVELOPMENT PLAN (SDP) – 3 STEP PROCESS

The approval process for a 3-Step SDP is summarized in the accompanying flowchart and is described in more detail in Section 5-3.3.E.4.c of the Land Development Code.

Specific Development Plan (SDP) – 3-Step Process

Days = Working Days
(does not include weekends or County holidays)



A. APPLICATION MATERIALS

1. Completed Land Development Application:
<http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Presubmittal Meeting notes with Application Checklist.
3. Submittal fees.
4. A Letter of Intent that explains, justifies and validates what is proposed on the plans submitted as part of the application. State all facts relied upon and provide documentation where possible. Address all approval criteria in Sections 5-3.3.F.1 and 5-3.3.F.3 of the LDC.
5. If the applicant is not the landowner, a notarized letter of authorization from the landowner permitting a representative to process the application.
6. Ownership information, current within 30 days of the application submittal, that includes the following:
 - a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).
 - d. Encumbrances/Schedule B items.
 - e. Hyperlinked connections to documents referenced in the report.
7. Subdivision Plat (if new lots are being created or existing lots are being reconfigured or combined).
8. All other materials required of a SDP under the 2-Step Process (See **Section 2-2.2** of this Manual), with the following exceptions:

- a. If the SDP application is made within one year of the date of approval of the GDP, any information and exhibits submitted for the General Development Plan do not need to be re-submitted unless there has been a change in condition on the PUD site.
 - b. Letters from all off-site service providers stating that there has been no change in the service provider's ability to serve the site and proposed development.
9. Other information that may be required by the Planning Division, Engineering Services Division or Mapping Section in order to fully evaluate the Specific Development Plan based on the unique circumstances of the proposal, its location, or characteristics of the land subject to the application. Information required above may be waived by the Planning or Engineering Services Division Manager or Mapping Section Manager, or designees, if it is deemed to be immaterial to the request.
10. Plan Set exhibit(s) per Section B below.

B. SPECIFIC DEVELOPMENT PLAN SET

The Specific Development Plan (SDP) plan set shall be prepared in accordance with the requirements established below with the information as indicated:

1. GENERAL GRAPHIC STANDARDS

- a. All plans shall be prepared on 24" x 36" sheets.
- b. All lettering and numbering shall be in upper case sans serif with a minimum 12-point font unless otherwise approved by the Planning Division Manager or designee. Font size shall be readable when reduced to 11" x 17" size.
- c. No plan shall include copyright restrictions.
- d. All maps shall show a true north arrow, section corners and the appropriate land grid, the name of the person who prepared the map, and the date the map was prepared.
- e. All sheets will be numerically ordered. All graphic representations, notes, charts, tables and other types of categorized information will be accompanied by common drafting information such as, but not limited to, the following:
 - i. A logical system of ordering the different graphic elements of the plan such as numbered details; and
 - ii. Expository titles for charts, tables, and other categories of information.
- f. Maps showing topography shall have a contour interval of two feet (2') or less on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum.
- g. The minimum scale of the drawing shall be one (1) inch to one hundred (100) feet. Enough sheets shall be used to accomplish this end. Acceptable larger scales are one (1) inch to twenty (20) feet, thirty (30) feet, forty (40) feet, fifty (50) feet and sixty (60) feet.

2. ALL SHEETS OF THE PLAN SET

- a. A title shall be located at the top of each sheet containing the following information: project name, type of application (Name of Project Specific Development Plan), and

amendment number if applicable. In smaller lettering: the ¼ section(s), section, township and range in which the project or subdivision is located, followed by 6th Principal Meridian, County of Arapahoe, State of Colorado. In addition, if located in a subdivision, the subdivision name, block and lot number(s) shall be identified.

- b. A blank rectangular space will be left in the upper left hand corner of each sheet measuring 2”(h) x 4”(w) for staff use.
- c. A legend with line types and symbols used.
- d. Each sheet shall have the case number in the bottom left hand corner that reads, “Arapahoe County Case No. XX-XXX.”
- e. Sheet Number and count (lower right, e.g., Sheet 1 of 10).
- f. North Arrow, Graphic Scale, and Numeric Scale.
- g. The sheet number and the relation of each adjoining sheet shall be clearly shown by a small key map on each sheet.

3. COVER SHEET

- a. Legal Description (full written lot and block or metes and bounds legal description per ownership information).
- b. All Standard Notes, applicable Specific Notes, and Certificates required by County staff shall be included on the cover sheet as described in **Part 4:** of this Manual.
- c. Signature Blocks (Owner(s), Planning Commission Approval, BOCC Approval).
- d. A Revisions Block updated as needed.
- e. Names and Addresses of the owner(s), plan preparer(s), landscape architect, engineer, surveyor, and date of the survey.
- f. Vicinity Map (scale of 1”=2,000’ preferred) showing the subject property in relation to section lines and existing or proposed major roadway network and drainageways within one (1) mile, with Scale and North Arrow.
- g. Index of Sheets identifying the title of each sheet. All sheets shall be titled as they are listed in the index.

4. SITE PLAN SHEET(S)

- a. Land Area for Each Type of Use (label on drawing and provide a Table of Uses comparing the GDP-approved uses, acreages, units, square footages and other pertinent information with those proposed with the SDP).
- b. Proposed Uses.
- c. Specific Location for Each Use:
 - i. Density (maximum du/ac) and Unit Type(s) for Residential.
 - ii. Size, Floor Area, and Building Type for Non-Residential.
- d. Location, size and access for parking areas for non-residential and multi-family residential uses.
- e. Location, Size, and Type of Dedicated or Common Open Space and Public Use Areas (e.g., schools, parks, plazas, playgrounds).

- f. Circulation System:
 - i. Internal Roadways and Access Points.
 - ii. Conceptual Pedestrian System (e.g., sidewalks, bike paths, trails, and pedestrian ways).
 - ii.g. Snow Storage Areas. Areas without trees, shrubs, ornamental grasses, and perennials.
 - g.h. Development phasing plan, if applicable.

5. TREE SURVEY SHEET

- a. A site plan locating each tree and recommending trees intended for preservation in place, transplanting, or replacement.
- b. Species, size (caliper and height), and condition or health shall be noted.
- c. Recommendation for removal of all trees that are in a condition hazardous to the proposed development.
- d. Tree Inventory Chart. See Section 5-1 of this Manual.
- e. Tree Survey Certification. See Section 4-6 of this Manual.
- f. Total caliper of trees removed and replaced.

5.6. LANDSCAPE SHEET (THIS INFORMATION MAY BE INCLUDED ON THE SITE PLAN SHEET.)

- a. Location of Buffer Areas.
- b. Conceptual Planting Plan.
 - i. Location of Existing Vegetation (and which areas will be preserved).
 - ii. General location and Type of Proposed Planting Areas (evergreen trees, deciduous trees, shrubs).
 - iii. Special/Additional Planting Requirements or Landscape Features.
 - iv. General note indicating irrigated and non-irrigated areas.

6.7. DEVELOPMENT STANDARDS/CHARACTER SHEET(S)

- a. Development standards for all uses and development areas contained within the SDP, including:
 - i. A table indicating:
 - 1) Maximum densities, number of units, square footages
 - 2) Setbacks and other dimensional standards.
 - 3) Landscaping requirements.
 - 4) Parking ratios to be used if different from LDC.
 - ii. Illustrations, typicals, and notes that establish or indicate standards for the following:

- 1) Signs (type, location, conceptual elevations, note indicating compliance with or deviations from the Land Development Code).
 - 2) Fences and walls (location, height, materials, etc.).
 - 3) Architectural Design Guidelines.
 - 4) Site planning and building orientation guidelines or requirements.
 - 5) Noise attenuation methods, if any.
 - 6) Historic preservation requirements, if any.
 - 7) General character of the development and all proposed uses:
 - (i) Materials Palette.
 - (ii) Building Design Features.
 - (iii) Conceptual Building Elevations.
 - 8) Lighting (location, conceptual elevations, note indicating compliance with or deviations from the Land Development Code).
 - 9) Other applicable standards.
- b. A note indicating all design details to be further defined with the Administrative Site Plan.

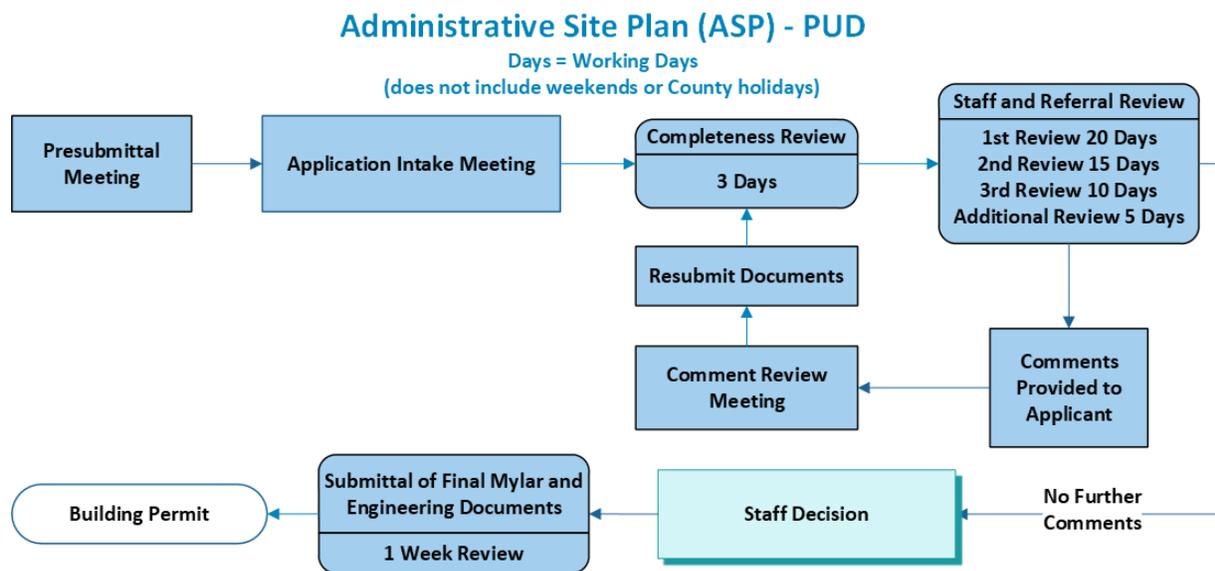
C. POST DECISION PROCEDURES

1. Denial or Withdrawal of an SDP shall be subject to the provisions of Section 5-2.1.F of the LDC and **Section 1-8** of this Manual.
2. Final Review
 - a. All SDPs (3-Step) shall be considered approved only after all final documents have been submitted and signed by the Chair of the Planning Commission. All SDPs submitted for final approval shall be prepared in accordance with the requirements established in this Manual.
 - b. PWD staff will work with applicants to finalize all SDPs and engineering reports until all revisions, modifications and additions (if any) are finalized in accordance with any conditions or stipulations required by the Planning Commission. Once all revisions have been made, the Planning Case Manager will direct the applicant to prepare final mylars.
3. Submittal of Final Mylars and Engineering Reports
 - a. Approval of the final mylars and engineering reports of the approved SDP and any associated exhibits and documents shall occur within 90 days after approval by the Planning Commission or the approval shall be voidable (See Section 5-2.1.G.1 of the Land Development Code and **Sections 1-8.3** and **1-8.5** of this Manual.) An extension may be granted in writing by the Planning Division Manager pursuant to Section 5-2.1.H of the LDC and **Section 1-8.6** of this Manual.
 - b. Mylars must be submitted by the applicant within 60 days of approval of the SDP, unless stated otherwise in such approval. Mylars shall be prepared in accordance with the standards of **Part 87:** of this Manual, ready for approval except for the signatures of County officials.

- c. Within 30 days of receipt of the plan or plat and associated exhibits and documents, staff shall obtain the signatures of the applicable County officials.
- d. Prior to the County signing the SDP, the Applicant shall provide ownership information, current within 30 days of the final mylar submittal, that includes the following:
 - i. Owner information.
 - ii. Property legal description.
 - iii. Effective date of document (to confirm it meets the 30-day requirement).
 - iv. Encumbrances/Schedule B items.
 - v. Hyperlinked connections to documents referenced in the report.
 - vi. The ownership information must include all land to be dedicated to the County.
- e. Applicants must also submit a complete, scanned copy of the signed mylar along with the hard copy. The scanned copy can be submitted via ACA portal or by delivery of a disc/USB drive.

2-2.4 ADMINISTRATIVE SITE PLAN (ASP) - PUD

An Administrative Site Plan (ASP) is required in order to specify site development on vacant land governed by PUD zoning. However, administrative site plans are not required for single-family detached development on individual lots, single-family lots within a minor subdivision, any single family detached development where lots are greater than or equal to 40,000 square feet, or for lots containing 2-family residential structures. The approval process for an ASP is the same in both the 2-Step and 3-Step PUD Processes. The process is summarized in the accompanying flowchart and is described in more detail in Section 5-3.3.E.3.c of the Land Development Code for a 2-Step ASP and in Section 5-3.3.E.4.d for a 3-Step ASP.



A. APPLICATION MATERIALS

1. Completed Land Development Application Form:
<http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Copies of the Presubmittal Meeting notes with Submittal Checklist.
3. Submittal fees.
4. A Letter of Intent that explains, justifies and validates what is proposed on the plans submitted as part of the application. Address all approval criteria in Section 5-4.1.B of the LDC. State all facts relied upon and provide documentation where possible.
5. If the applicant is not the landowner, a notarized letter of authorization from the landowner permitting a representative to process the application.
6. Ownership information, current within 30 days of the application submittal, that includes the following:
 - a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).
 - d. Encumbrances/Schedule B items.
 - e. Hyperlinked connections to documents referenced in the report.
7. Technical Reports as required by the Engineering Services Division:
 - a. Phase III Drainage Report conforming to the Stormwater Management Manual.
 - b. Grading, Erosion and Sediment Control (GESC) Report/Plans.
 - c. Construction Plans for the proposed development's public improvements included within County easements and right-of-way (street plan and profile sheets, storm drainage improvements plans and other improvements).
 - ~~d. Landscaping and irrigation plans for landscaping and irrigation within County right-of-way.~~
 - d. Operation and Maintenance Site Plan for stormwater facilities.
 - f.e. Preliminary Pavement Design Report prepared in accordance with the Infrastructure Design and Construction Standards, if roadways or private drives are proposed.
 - g.f. A Traffic Impact Study conforming to the Arapahoe County Guidelines for Traffic Impact Studies, unless waived by the Engineering Services Division.
8. Other information as required by the Engineering Services Division:
 - a. Cost Estimate for GESC.
 - b. Cost estimate for public improvements.
 - c. Collateral letter of intent for GESC and public improvements.
 - d. Legal descriptions and exhibits for all proposed County easements.
9. Geotechnical Report to include evidence showing that all areas proposed for development which may involve soil or topographic conditions presenting hazards or requiring special precautions have been identified and that the proposed uses are compatible with such conditions.

10. Other information that may be required by the Planning Division, Engineering Services Division or Mapping Section in order to fully evaluate the Administrative Site Plan based on the unique circumstances of the proposal, its location, or characteristics of the land subject to the application. Information required above may be waived by the Planning or Engineering Services Division Manager, or designees, if it is deemed to be immaterial to the request.
11. Plan Set exhibit per Section B below.

B. ADMINISTRATIVE SITE PLAN SET

1. GENERAL GRAPHIC STANDARDS

- a. All plans shall be prepared on 24" x 36" sheets.
- b. All lettering and numbering shall be in upper case sans serif with a minimum 12-point font unless otherwise approved by the Planning Division Manager or designee. Font size shall be readable when reduced to 11" x 17" size.
- c. No plan shall include copyright restrictions.
- d. All maps shall show a true north arrow, section corners and the appropriate land grid, the name of the person who prepared the map, and the date the map was prepared.
- e. All sheets will be numerically ordered. All graphic representations, notes, charts, tables and other types of categorized information will be accompanied by common drafting information such as, but not limited to, the following:
 - i. A logical system of ordering the different graphic elements of the plan such as numbered details; and
 - ii. Expository titles for charts, tables, and other categories of information.
- f. Maps showing topography shall have a contour interval of two feet (2') or less on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum.
- g. The minimum scale of the drawing shall be one (1) inch to one hundred (100) feet. Enough sheets shall be used to accomplish this end. Acceptable larger scales are one (1) inch to twenty (20) feet, thirty (30) feet, forty (40) feet, fifty (50) feet and sixty (60) feet.

2. ALL SHEETS OF THE PLAN SET

- a. A title shall be located at the top of each sheet containing the following information: project name, type of application (Name of Project Administrative Site Plan), and amendment number if applicable. In smaller lettering: the ¼ section(s), section, township and range in which the project or subdivision is located, followed by 6th Principal Meridian, County of Arapahoe, State of Colorado. In addition, if located in a subdivision, the subdivision name, block and lot number(s) shall be identified.
- b. A blank rectangular space will be left in the upper left hand corner of each sheet measuring 2"(h) x 4"(w) for staff use.
- c. A legend with line types and symbols used.

- d. Each sheet shall have the case number in the bottom left hand corner that reads, "Arapahoe County Case No. XX-XXX."
- e. Sheet Number and count (lower right, e.g., Sheet 1 of 10).
- f. North Arrow, Graphic Scale, and Numeric Scale.
- g. The sheet number and the relation of each adjoining sheet shall be clearly shown by a small key map on each sheet.

3. COVER SHEET

- a. Legal Description (full written lot and block or metes and bounds legal description per ownership information).
- b. All Standard Notes, applicable Specific Notes, and Certificates required by County staff shall be included on the cover sheet as described in **Part 4:** of this Manual.
- c. Signature Blocks (Owner(s), Planning Commission Approval, BOCC Approval).
- d. A Revisions Block updated as needed.
- e. Names and Addresses of the owner(s), plan preparer(s), landscape architect, engineer, surveyor, and date of the survey.
- f. Vicinity Map (scale of 1"=2,000' preferred) showing the subject property in relation to section lines and existing or proposed major roadway network and drainageways within one (1) mile, with Scale and North Arrow.
- g. Index of Sheets identifying the title of each sheet. All sheets shall be titled as they are listed in the index.

4. SITE PLAN SHEET(S)

- a. Geographic location, dimensions, maximum heights and gross floor area of all existing and proposed structure(s), the use(s) to be contained within and location of entrances and loading points/service areas.
- b. Land Use Table comparing the regulations and requirements of the approved underlying uses and zoning approved in the SDP to the improvements proposed in the ASP. The Table should include:
 - i. Allowed uses;
 - ii. Maximum building heights;
 - iii. Density (maximum du/ac) and Unit Type(s) for residential;
 - iv. Size, floor area, and building type for non-residential;
 - v. Setbacks; and,
 - vi. Open space.
- c. Site Yield data chart/table showing land uses and expected traffic generation compared to maximums approved and projected with the GDP or SDP traffic study.
- d. Show and label or dimension the following:
 - i. Any existing and proposed public and/or private roadways;
 - ii. All proposed points of access to adjacent and/or external roadways;
 - iii. All existing access points on adjacent properties and across adjacent roadways;

- iv. All proposed curb cuts;
 - v. All off-street parking areas;
 - vi. All proposed and existing surface materials (i.e., asphalt, concrete, gravel, etc.);
 - vii. Pedestrian systems (sidewalks, trails);
 - viii. Location of outdoor trash receptacle systems;
 - ix. Provision of emergency access;
 - x. All existing and proposed easements; and
 - xi. Location of project signage (i.e., monument signs).
- e. Information pertaining to drainage easements, including:
- i. Location;
 - ii. Dimensions; and
 - iii. Reception number or recording information for easements.
- f. Provide a parking utilization table that compares the total number of proposed parking spaces or areas to the parking required by the SDP or Land Development Code, as applicable. Specify the type of and intended use of all parking spaces indicated (full size, accessible, loading areas, etc.)
- g. All walks, open space and recreation areas with a description of these improvements.
- h. Location of snow storage. This is an area or areas without trees, shrubs, ornamental grasses or perennials.

5. TREE SURVEY SHEET

- a. A site plan locating each tree and recommending trees intended for preservation in place, transplanting, or replacement.
- b. Species, size (caliper and height), and condition or health shall be noted.
- c. Recommendation for removal of all trees that are in a condition hazardous to the proposed development.
- d. Tree Inventory Chart. See Section 5-1 of this Manual.
- e. Tree Survey Certification. See Section 4-6 of this Manual.
- f. Total caliper of trees removed and replaced.

5.6. UTILITIES PLAN SHEET (THIS INFORMATION MAY BE PROVIDED ON THE GRADING PLAN SHEET PROVIDED IT IS LEGIBLE.)

- a. All public and private utility service lines and/or main lines with appurtenances and location(s) and dimension(s) of all existing and proposed easements.

6.7. GRADING PLAN SHEET

- a. Existing and proposed finished grade topography at 2-foot contours or less on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum.
- b. Information pertaining to stormwater and water quality facilities, including (This information may be placed on the Site Plan Sheet):
 - i. Location;
 - ii. Dimensions;
 - iii. Water surface elevation at each storm event;
 - iv. Surface treatment;
 - v. Volume capacity; and
 - vi. Size of the outlet restrictor.

7.8. BUILDING ELEVATIONS SHEET(S)

- a. 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. Building mounted lighting and signage location and size must be shown. No interior improvements to be shown.

9. LANDSCAPE PLAN SHEET(S). (SEE SECTION 4-1.4 OF THE LAND DEVELOPMENT CODE FOR LANDSCAPING AND SCREENING REQUIREMENTS)

- a. Show and dimension all easements, pedestrian walkways, pedestrian-oriented areas (existing and proposed), and types of surface materials.
- b. Delineate existing and proposed grades with one-foot contours on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum.
- c. Delineate the total gross square footage of all planting areas, including those areas to be maintained in a natural state (undeveloped) and/or established with native seed.
- d. Plant species should be drawn at three-fourths of mature size.
- e. Show and label the following landscape features:
 - i. All proposed landscape plantings.
 - ii. The location, type, and size of existing plants to be retained.
 - iii. The type of mulch or other surface materials proposed.
 - iv. The location and dimensions of all landscape elements including fences, walls, border edge treatments, berms, water features, bike racks, trash enclosures, street furniture and recreational facilities, as applicable.
 - v. Details of landscape features or structures may be required on the landscape plan as determined by the Planning Division.
- f. Include Plant Schedule chart. See Section 5-2 of this Manual.
- g. Include Plant Requirement chart. See Section 5-3 of this Manual.
- h. Include Plant Diversity chart. See Section 5-4 of this Manual.

- i. Include Landscape Architect Certificate. See Section 4-7.
- j. In order to preserve significant natural vegetative areas, trees, wildlife habitat, and landscape features, the landscape plan shall locate and identify and when necessary, dimension these natural features in accordance with Planning Division requirements. A tree preservation plan with specific construction limits and protective fencing and mulching may be required.
- k. Show planting details, including typical methods of planting.
- l. Landscaping shall comply with the requirements for sight distance triangles in accordance with Arapahoe County Streetscape Guidelines, Section 4-2.9.B of the Land Development Code.
- m. All landscaping within the County rights-of-way or landscaping shall comply with the Arapahoe County Roadway Design and Construction Standards and the Arapahoe County Storm Drainage Design and Technical Criteria Manual.

9.10. IRRIGATION PLAN SHEET(S)

- a. Show existing and proposed structures, sidewalks, paving, and landscape areas.
- b. Show and label locations or proposed (low, moderate, high) hydrozones.
- c. Show and label locations to be irrigated with potable and non-potable water.
- d. Identify head layout, drip layout, service line locations and size, irrigation meter location and size, backflow prevention assembly location and size, master shut off valve, irrigation time clock controller location, and automatic rain shutoff device.
- e. Legend detailing the type and size of all components used in the irrigation system.
- f. Irrigation Design Certification. See Section 4-8 of this Manual.

8.11. LIGHTING PLAN SHEET(S) TO INCLUDE PHOTOMETRIC AND LIGHTING FIXTURE DETAILS. (SEE SECTION 4-1.4-5 OF THE LAND DEVELOPMENT CODE FOR LIGHTING REQUIREMENTS)

9.12. DETAILS SHEET(S)

- a. Signage Plan or Sign Detail describing and illustrating the appearance, size, location, type, color, material, and illumination of all non-regulatory signs. Proposed signs must be designed in accordance with Section 4-1.65, Signs, of the Land Development Code.
- b. Additional details:
 - i. Fencing;
 - ii. Community facilities to include benches, trash receptacles, mail kiosks, picnic shelters, etc.
 - iii. Trash enclosures; and
 - iv. Other site details as necessary.

C. POST DECISION PROCEDURES

- 1. Final Review

- a. All ASPs shall be considered approved only after all final documents have been submitted and approved by staff, followed by submittal of mylars and signature of the Planning Division Manager. All ASPs submitted for final approval shall be prepared in accordance with the standards established in this Manual.
 - b. PWD staff will work with applicants to finalize all ASPs and engineering reports and plans until all revisions, modifications and additions (if any) are finalized in accordance with any conditions or stipulations required by staff. Once all revisions have been made, the Planning Case Manager will direct the applicant to prepare final mylars.
2. Submittal of Final Mylars and Engineering Reports
- a. Approval of the final mylars and Engineering Reports and plans of the approved ASP and any associated exhibits and documents shall occur within 90 days after the Planning Case Manager determines the ASP is approvable, or the ASP shall be voidable (See Section 5-2.1.G.1 of the Land Development Code and **Sections 1-8.3** and **1-8.5** of this Manual.) An extension may be granted in writing by the Planning Division Manager pursuant to Section 5-2.1.H of the LDC and **Section 1-8.6** of this Manual.
 - b. Mylars must be submitted by the applicant within 60 days of staff determining the ASP is approvable, unless otherwise agreed to by the Planning Division Manager. Mylars shall be prepared in accordance with the standards of this Manual.
 - c. Within 30 days of receipt of the plan or plat and associated exhibits and documents, staff shall obtain the signatures of the applicable County officials.
 - d. Prior to the County signing the ASP, the Applicant shall provide ownership information, current within 30 days of the final mylar submittal, that includes the following:
 - i. Owner information.
 - ii. Property legal description.
 - iii. Effective date of document (to confirm it meets the 30-day requirement).
 - iv. Encumbrances/Schedule B items.
 - v. Hyperlinked connections to documents referenced in the report.
 - vi. The ownership information must include all land to be dedicated to the County.
 - e. The Applicant shall provide proof to the Public Works and Development Department that adequate security has been provided to cover the improvement costs (if applicable) in accordance with the requirements of the Arapahoe County Roadway Design and Construction Standards, or letter of credit as required.
 - f. The Applicant shall provide a warranty deed for on-site and off-site County land dedication required as a condition of approval of the ASP (if applicable).
 - g. Applicants must also submit a complete, scanned copy of the signed mylar along with the hard copy. The scanned copy can be submitted via ACA portal or by delivery of a disc/USB drive.

2-3 Small Lot Residential Development Supplemental Information

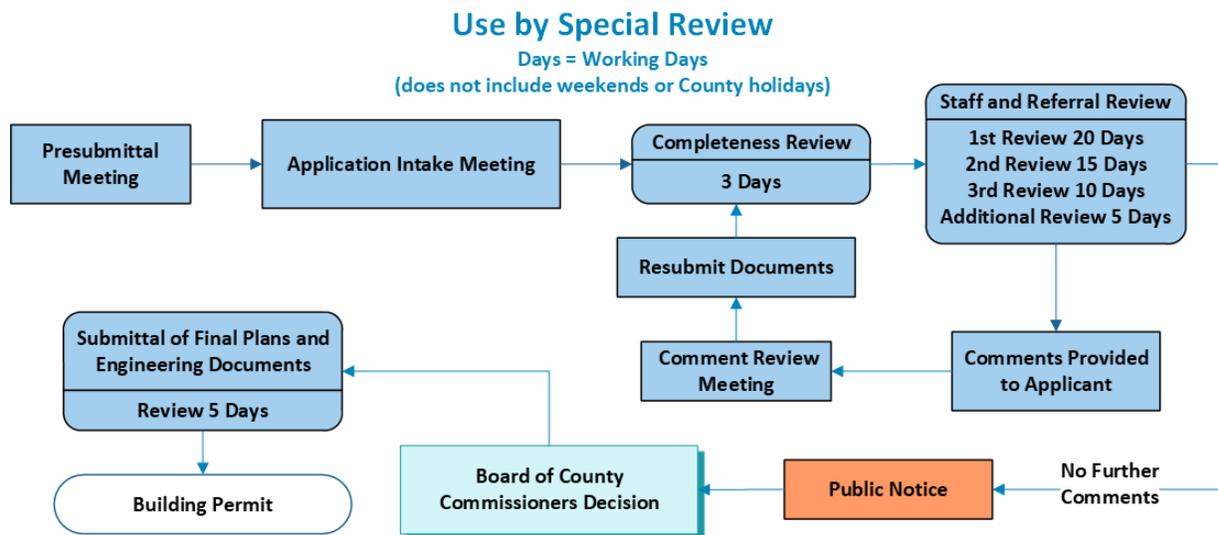
The following information is required in addition to the submittal information and plan exhibits required for a General or Specific Development Plan or a Conventional Rezoning as applicable. Small lots are those with lot sizes less than 5,000 square feet.

A. SUPPLEMENTAL MATERIALS

1. A typical plan for developer/builder installed front yard landscaping.
2. Documentation of the number of lots of this size in the overall development; if application is an in-fill site, documentation of the lot size mix within the surrounding neighborhood. Small lot developments may be a departure from the surrounding densities. The overall design shall be considered in a determination of compatibility, not just density.
3. Documentation of variation in garage placement, demonstrating how this variety has been achieved.
4. A narrative description of the proposed project including overall design concept and target market.
5. An enlarged and fully dimensioned illustration of a typical cluster, car court, or area of lots that clearly delineates:
 - a. Lot configuration;
 - b. Building footprints;
 - c. House-to-house relationships;
 - d. Outdoor living and landscape areas; and
 - e. Pedestrian and vehicular access including walks, driveways, streets, and proposed open or greenbelt area.
6. Architectural elevations illustrating:
 - a. Character;
 - b. Colors;
 - c. Materials;
 - d. Street scene; and
 - e. A conceptual landscape plan for developer/builder installed landscaping.
7. An overall land plan showing location and relationship of proposed project to adjacent land uses and/or existing surrounding neighborhoods.
8. Graphically illustrate the relationship between the street, parking, sidewalk placement, front porch/ front entrance and the garage placement.
9. Other items as determined necessary by the Planning Division.

2-4 Use by Special Review

Uses by Special Review (USR) are uses permitted in a zone district or Planned Unit Development (PUD), but only after approval by the Board of County Commissioners. The Land Development Code enables the County to approve the use with conditions that are intended to mitigate the impacts such uses may have on surrounding areas and roadways. The process is summarized in the flowchart below and is explained in more detail in Section 5-3.4 of the Land Development Code.



A. SUBMITTAL MATERIALS

1. Completed Land Development Application:
<http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Submittal fees.
3. Presubmittal Meeting notes with Submittal Checklist.
4. A Letter of Intent that explains, justifies and validates what is proposed on the plans submitted as part of the application. State all facts relied upon and provide documentation where possible. Address all approval criteria in Section 5-3.4.B of the LDC. The Letter of Intent must also include the following language:
“I / (We) hereby affirm that this application meets the requirements of the Arapahoe County Land Development Code or includes proper requests for variance, waiver or exception from provisions that it does not meet. I understand that if it does not meet these Regulation’s requirements or if proper requests for variance, waiver or exception are not included, this application may be rejected and the Board of County Commissioner’s hearing dates may be postponed.”
5. Ownership information, current within 30 days of the application submittal, that includes the following:

- a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).
 - d. Encumbrances/Schedule B items.
 - e. Hyperlinked connections to documents referenced in the report.
6. Notarized Letter of Authorization. (Letter from landowner if the landowner is not the applicant, authorizing a representative to process the application.)
 7. Notification of surface development to mineral estate owners in accordance with **Section 1-5** of this Manual and C.R.S. 24-65.5-103, if the Use by Special Review involves subdivision of the land that will change or create lot lines in anticipation of new surface development.
 8. Technical Reports as required by the Engineering Services Division:
 - a. Phase III Drainage Report conforming to the Stormwater Management Manual, if required.
 - b. Traffic Impact Study conforming to the requirements of the Arapahoe County Guidelines for Traffic Impact Studies, unless waived by the Engineering services Division.
 - c. Cost estimate of public improvements such as sidewalks, roadway and/or drainage improvements, etc., if required.
 9. Letter from the appropriate water and sanitation districts stating the ability to serve the proposal.
 10. Letter from the appropriate fire district stating the ability to serve the proposal.
 11. Other information that may be required by the Planning Division, Engineering Services Division or Mapping Section in order to fully evaluate the Use by Special Review based on the unique circumstances of the proposal, its location, or characteristics of the land subject to the application. Information required above may be waived by the Planning or Engineering Services Division Manager or Mapping Section Manager, or designees, if it is deemed to be immaterial to the request.
 12. Plan Set exhibit(s) per Section B below.

B. USE BY SPECIAL REVIEW PLAN SET

The Use by Special Review Plan shall be prepared in accordance with the standards established below with the information indicated:

1. GENERAL GRAPHIC STANDARDS

- a. All plans shall be prepared on 24" x 36" sheets.
- b. All lettering and numbering shall be in upper case sans serif with a minimum 12-point font unless otherwise approved by the Planning Division Manager or designee. Font size shall be readable when reduced to 11" x 17" size.
- c. No plan shall include copyright restrictions.
- d. All maps shall show a true north arrow, section corners and the appropriate land grid, the name of the person who prepared the map, and the date the map was prepared.

- e. All sheets will be numerically ordered. All graphic representations, notes, charts, tables and other types of categorized information will be accompanied by common drafting information such as, but not limited to, the following:
 - i. A logical system of ordering the different graphic elements of the plan such as numbered details; and
 - ii. Expository titles for charts, tables, and other categories of information.
- f. Maps showing topography shall have a contour interval of two feet (2') or less on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum.
- g. The minimum scale of the drawing shall be one (1) inch to one hundred (100) feet. Enough sheets shall be used to accomplish this end. Acceptable larger scales are one (1) inch to twenty (20) feet, thirty (30) feet, forty (40) feet, fifty (50) feet and sixty (60) feet.

2. ALL SHEETS OF THE PLAN SET

- a. A title shall be located at the top of each sheet containing the following information: project name, type of application (Name of Project Use by Special Review), and amendment number if applicable. In smaller lettering: the ¼ section(s), section, township and range in which the project or subdivision is located, followed by 6th Principal Meridian, County of Arapahoe, State of Colorado. In addition, if located in a subdivision, the subdivision name, block and lot number(s) shall be identified.
- b. A blank rectangular space will be left in the upper left hand corner of each sheet measuring 2”(h) x 4”(w) for staff use.
- c. A legend with line types and symbols used.
- d. Each sheet shall have the case number in the bottom left hand corner that reads, “Arapahoe County Case No. XX-XXX.”
- e. Sheet Number and count (lower right, e.g., Sheet 1 of 10).
- f. North Arrow, Graphic Scale, and Numeric Scale.
- g. The sheet number and the relation of each adjoining sheet shall be clearly shown by a small key map on each sheet.

3. COVER SHEET

- a. Legal Description (full written lot and block or metes and bounds legal description per ownership information).
- b. All Standard Notes, applicable Specific Notes, and Certificates required by County staff shall be included on the cover sheet as described in **Part 4:** of this Manual.
- c. Signature Blocks (Owner(s), Planning Commission Approval, BOCC Approval).
- d. A Revisions Block updated as needed.
- e. Names and Addresses of the owner(s), plan preparer(s), landscape architect, engineer, surveyor, and date of the survey.

- f. Vicinity Map (scale of 1"=2,000' preferred) showing the subject property in relation to section lines and existing or proposed major roadway network and drainageways within one (1) mile, with Scale and North Arrow.
- g. Index of Sheets identifying the title of each sheet. All sheets shall be titled as they are listed in the index.

4. SITE PLAN SHEET(S)

- a. The existing zoning of the property, as well as the zoning and residential density of all adjacent properties.
- b. The graphic 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.
- c. Chart comparing all of the regulations and requirements of the proposed Use By Special Review Plan with those of the zoning district criteria regarding the proposed use(s), building heights, minimum lot area, gross floor area, gross floor area ratios, setbacks, open space, etc.
- d. Existing and proposed finished grade topography at two foot (2') contours or less on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum.
- e. 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, gravel, etc.
- f. Public and private utility service lines and/or main lines with appurtenances.
- g. All walks, open and recreation areas, with a description of these improvements.
- h. Location of outdoor trash receptacle systems.
- i. Provision for access by emergency vehicles.
- j. Location and dimensions of all existing access points on immediately adjacent properties.
- k. Other information as may be required by the Planning Division, Engineering Services Division or Mapping Section.
- l. Location and dimension and surface treatment of drainage easements, volume capacity of all drainage ponds, and the size of the outlet restrictor(s).
- m. Location of snow storage. This is an area or areas without trees, shrubs, ornamental grasses or perennials.

5. TREE SURVEY SHEET

- a. A site plan locating each tree and recommending trees intended for preservation in place, transplanting, or replacement.
- b. Species, size (caliper and height), and condition or health shall be noted.
- c. Recommendation for removal of all trees that are in a condition hazardous to the proposed development.
- d. Tree Inventory Chart. See Section 5-1 of this Manual.

e. Tree Survey Certification. See Section 4-6 of this Manual.

f. Total caliper of trees removed and replaced.

5.6. OTHER REQUIRED SHEETS

a. The Planning Division Manager will determine whether conceptual or detailed landscape and irrigation plans will be required.

b. An illustrative If a conceptual landscape plan is required, the plan will need to showing the locations and general types of all proposed landscaping materials, including fences, walls, planters, and any other landscaping features.

a.c. If detailed landscape and irrigation plans are required, follow Sections 2-2.4.B.9 and 2-2.4.B.10 of this Manual to create these plans.

b.d. A Signage Plan describing and illustrating the size, location, type and material of all signs.

c.e. Location, type and height of lighting devices.

d.f. Representative architectural elevation plans 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.

C. MAJOR ELECTRICAL, NATURAL GAS, AND PETROLEUM-DERIVATIVE FACILITIES OF A PRIVATE COMPANY

In addition to the above submittal requirements for a Use By Special Review application, the applicant for a Use by Special Review for a Major Electrical, Natural Gas, and Petroleum-Derivative Facilities of a Private Company shall comply with all of the submittal requirements for a 1041 Permit for "Major Electrical, Natural Gas, and Petroleum-Derivative Facilities of a Public Utility" as set forth in the Regulations Governing Areas and Activities of State Interest in Arapahoe County (1041 Regulations).

D. AFTER APPROVAL

1. Approval of a Use by Special Review (USR) request shall be, and may be, subject to stipulations and/or conditions precedent which the applicant is deemed to accept by preparing a reproducible mylar for signature by the Chairman of the Board of County Commissioners within sixty (60) days from the date of approval. If no mylar is submitted, the Planning Division will recommend the Board of County Commissioners rescind approval of the request. An extension may be granted in writing by the Planning Division Manager.
2. Denial or Withdrawal of a USR shall be subject to the provisions of Section 5-2.1.F of the LDC and **Section 1-8.1** of this Manual.

E. AMENDMENTS

1. Approved Uses by Special Review may be amended in accordance with the criteria in Section 5-2.3.B of the Land Development Code for determining if amendments are administrative or major. Submittal requirements are found in **Section 2-23.1**, Administrative Amendment, or

Section 2-23.2, Major Amendment, of this Manual.

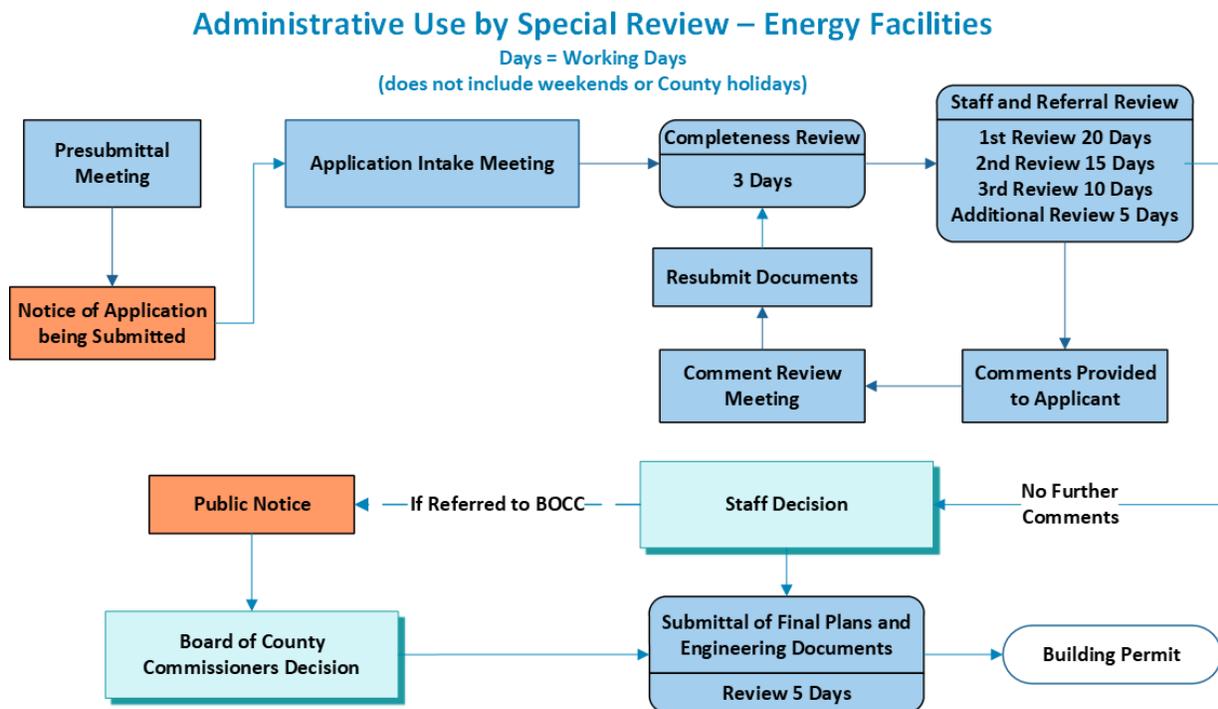
- An amended Use by Special Review Plan shall contain all the original information, plus the items which are being changed. When possible, the development standards should appear in a chart format comparing the approved and proposed standards. An Amendment History also must be added to the document. (See Amendment History Certification in **Section 4-3**.)

2-5 Use by Special Review (USR) – Energy Facilities

The County has adopted a procedure to permit Energy Facilities through an administrative review process. To be eligible for the administrative process, Oil and Gas Facilities must enter into a Memorandum of Understanding (MOU) which places requirements on the operator, and Solar Facilities must meet certain size criteria. These requirements are found in Section 5-3.5 of the Land Development Code. Oil and Gas operators can choose to opt out of the administrative process and submit an application for a non-administrative Use by Special Review. (See **Section 2-5.2** of this Manual.)

2-5.1 ADMINISTRATIVE USE BY SPECIAL REVIEW – ENERGY FACILITIES

The Administrative Use by Special Review process is summarized in the accompanying flowchart and is described in more detail in Section 5-3.5 of the Land Development Code. Note that the PWD Director has discretion to refer the Administrative USR to the Board of County Commissioners for consideration at a public hearing.



A. SUBMITTAL REQUIREMENTS

The following information is required for a Use by Special Review for an Energy Facility:

1. Completed Land Development Application:
<http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Submittal fees.
3. Presubmittal Notes or Waiver. Notes from the pre-submittal meeting pertaining to the application, or signed waiver of pre-submittal meeting form.
4. A Letter of Intent that explains, justifies and validates what is proposed on the plans submitted as part of the application. State all facts relied upon and provide documentation where possible. Address all approval criteria in Section 5-3.4.C of the LDC.
5. If the applicant is not the landowner, a notarized letter of authorization from the landowner permitting a representative to process the application.
6. Ownership information, current within 30 days, that includes the following (typically included in a title commitment or title report):
 - a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).
 - d. Encumbrances/Schedule B items.
 - e. Hyperlinked connections to documents referenced in the report.OR
Proof of Lease together with a Surface Use Agreement.
7. A commitment to serve (“will serve”) letter from the authority having jurisdiction for providing emergency services (fire protection and emergency medical services) for that facility, or, where no authority has jurisdiction, from an emergency services provider with the ability to provide such emergency services.
8. List of adjacent property owners, including mailing addresses, parcel numbers and a parcel map for those notified.
9. Proof of mailing to adjacent property owners.
10. Sign Posting Form A:
<http://www.arapahoegov.com/DocumentCenter/View/1282/Sign-Posting-Form-A?bidId=>
11. Engineering Documents. The following Technical Engineering documents are required by the Engineering Services Division of the PWD unless otherwise waived by the Engineering Services Division staff:
 - a. Construction Plans
If applicable, Construction Plans for the proposed Energy Facility public improvements including road plan and profile sheets, storm drainage improvements plans and other public improvements, prepared in accordance with the latest version of the Arapahoe County Infrastructure Design and Construction Standards and Stormwater Management Manual.
 - b. Pavement Design Report
If applicable, a Pavement Design Report prepared in accordance with the latest version of the Arapahoe County Infrastructure Design and Construction Standards.
 - c. Grading Erosion and Sediment Control

If applicable, a Grading, Erosion, Sediment Control Report and Plan as defined in the latest version of the Arapahoe County Grading, Erosion, and Sediment Control (“GESCC”) Manual.

d. Truck Traffic Impact Study

A Truck Traffic Report prepared in accordance with the latest version of the Arapahoe County Guidelines for Traffic Impact Studies. Such report shall also identify the source and location of any water to be used by the Energy Facility.

e. Drainage Study/Technical Drainage Letter/Plan

If applicable, a Phase III Drainage Report/Technical Drainage Letter/Plan prepared in accordance with the latest version of the Arapahoe County Stormwater Management Manual.

f. Floodplain Modification Study

A Floodplain Modification Study prepared in accordance with the latest version of the Arapahoe County Stormwater Management Manual, if the proposed Energy Facility construction disturbance, operation or access encroaches into a 100-year floodplain or major drainageway as defined by the latest version of the Arapahoe County Stormwater Management Manual.

12. Surface Owner Documentation

Documentation, if any, as to whether the surface owner has authorized the proposed Energy Facility. Applicants for a Solar Facility or Facilities where the owner of the proposed facility or facilities is not the owner of the underlying real estate shall provide a copy of the lease or other legal documentation from the owner authorizing the Facility or Facilities on the property.

13. Additional Information

Additional information may be requested by the PWD Department as deemed appropriate to process the application and the PWD Director may also waive the submittal of any information required above as deemed appropriate.

14. Facility and Operation Plan exhibit(s) per Section B below.

B. ENERGY FACILITY AND OPERATIONS PLAN

1. PLAN FORMAT

All plans will be 11” x 17” (for areas less than one acre) or 24” x 36” (for areas greater than one acre or if required by staff) format. No plans shall contain copyright restrictions or public use restrictions.

2. COVER SHEET

The cover sheet shall have a title block with the reference to an Administrative Use by Special Review, project name, and location by section, township and range. The cover sheet shall also include a legal description of the area, date of the drawing, existing zoning of the site, a sheet key, a vicinity map with north arrow (scale of 1” = 2,000' preferred) with an emphasis on the major roadway network within two (2) miles of the proposal, and all applicable County notes, an approval signature block and a block to insert the State of Colorado permit number when

approved and when applicable. Upon approval, the first sheet will be signed by the PWD Director.

3. IMPACT AREA MAP

The second sheet shall contain an Impact Area Map that shows the proposed location of the Energy Facility, locations of all existing energy facilities or equipment within the one-mile impact area, locations of all water wells within ½ mile of the proposed Energy Facility, and all existing and proposed roads within the one-mile impact area. For purposes of this paragraph, energy facilities or equipment shall include, but not be limited to, other oil and gas facilities, other solar facilities, power transmission lines, electric substations, natural gas transmission lines, and other similar such energy facility equipment or energy production sites.

4. OPERATION PLAN FOR OIL AND GAS FACILITIES

The third sheet shall provide a site plan of drilling) operations and drilling equipment with existing and proposed finished-grade topography at two-foot (2') contours or less on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum. The layout of the equipment may be shown as a typical plan, if the County deems it appropriate for the extent of development of the proposed Oil and Gas Facility.

5. OPERATION PLAN FOR SOLAR FACILITIES

The third sheet shall provide a site plan of operations and equipment with existing and proposed finished-grade topography at two-foot (2') contours or less on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum. The layout of the equipment may be shown as a typical plan, if the County deems it appropriate for the extent of development of the proposed Solar Facility.

6. PRODUCTION PLAN FOR OIL AND GAS FACILITIES

The fourth sheet shall provide a site plan of production operations with production equipment with existing and proposed finished-grade topography at two-foot (2') contours or less on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum.

7. PRODUCTION PLAN FOR SOLAR FACILITIES

A production plan for Solar Facilities is not applicable; however, a seed mix shall be provided on the Operation Plan for reseeding the project area upon decommissioning the facility.

8. SIGNAGE PLAN OR SIGN DETAIL

A dimensioned Signage Plan or Sign Detail shall be included on one of the sheets describing and illustrating the appearance, size, location, type, color, material, and illumination of all signs.

Directional signs for emergency responders and inspectors shall be included, along with a 24-hour, 7-days per week contact information to deal with all noise, traffic, or other complaints.

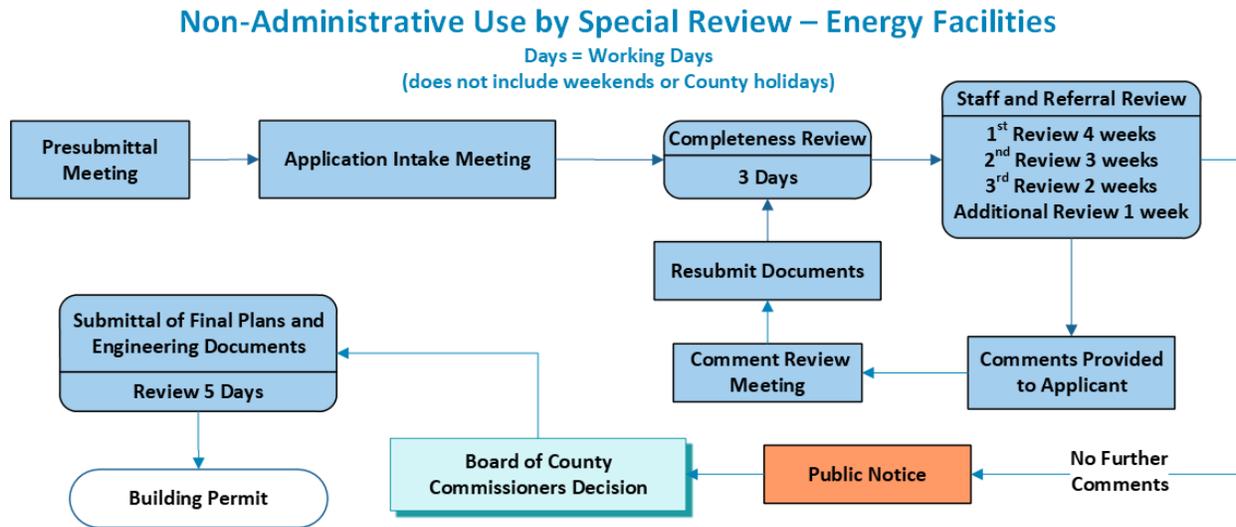
C. APPROVED PLAN

1. The final copy of the Approved Energy Operations Plan shall be on paper (as opposed to Mylar) and contain the information listed above unless otherwise specified by the County staff.
2. Requirements to be met prior to commencement of operations:

- a. If applicable, an Access Permit, GESC Permit, and Oversize/Overweight Vehicle Permit shall be required prior to the development of an Energy Facility. A Floodplain Development Permit shall be required prior to any work within a floodplain. A Building Permit may be required prior to construction of certain structures within the Energy Facility.
- b. An Administrative Approval of an Energy Facility requires the execution of a Memorandum of Understanding (MOU) between the County and the applicant.
- c. Development of the Energy Facility shall not commence until and unless any required permits from the state, and a Use by Special Review from the County, have both been approved.

2-5.2 NON-ADMINISTRATIVE USE BY SPECIAL REVIEW – ENERGY FACILITIES

This process applies to energy facilities where an applicant has decided to not pursue administrative approval with an MOU or is not eligible for an administrative process due to size of the facility, appeals of administrative decisions, or for applications that are forwarded to the BOCC for a public hearing by the PWD Director. This process is summarized in the accompanying flowchart and is described in more detail in Section 5-3.5 of the Land Development Code.



A. SUBMITTAL REQUIREMENTS

1. All of the information required in **Section 2-5.1** above.
2. Other information that may be required by the Planning Division, Engineering Services Division or Mapping Section in order to fully evaluate the Use by Special Review based on the unique circumstances of the proposal, its location, or characteristics of the land subject to the application. Information required in **Section 2-5.1** may be waived by the Planning or Engineering Services Division Manager or Mapping Section Manager, or designees, if it is deemed to be immaterial to the request.

3. The applicant shall not be required to submit a letter from a water and sanitation district, notwithstanding the language of **Section 2-4A.9** of this Manual.
4. The applicant shall not be required to enter into a Memorandum of Understanding.
5. Facility and Operation Plan exhibit(s) per Section B below.

B. ENERGY FACILITY AND OPERATIONS PLAN

1. PLAN FORMAT AND CONTENTS

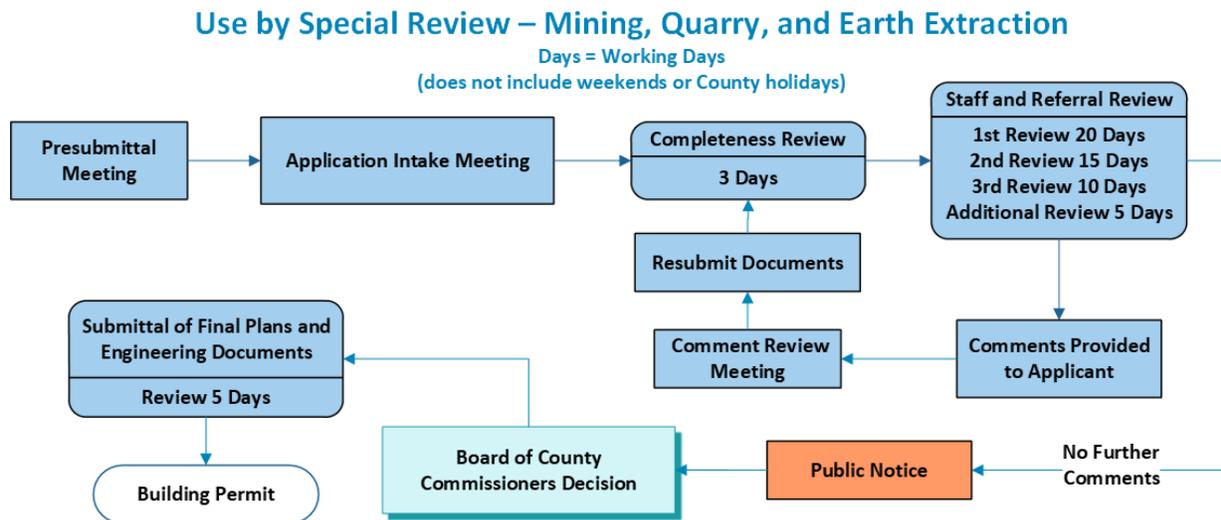
- a. The site plan shall comply with the requirements of **Section 2-5.1B** above in lieu of the provisions of **Section 2-4**.
- b. The final document shall be submitted in paper form instead of Mylar, notwithstanding the language of **Section 2-4D.1**.
- c. The final document shall contain a BOCC approval block instead of administrative approval block and all other standard notes or certificates required by staff as described in **Part 4**: of this Manual.

C. STATE AND COUNTY APPROVALS REQUIRED

Development of the Energy Facility shall not commence until and unless any required permits from the state, and a Use by Special Review from the County, have both been approved.

2.6 Use by Special Review (USR) – Mining, Quarry, Earth Extraction

Mining, Quarry and Earth Extraction land uses are allowed in the Agricultural Estate (A-E), Agricultural-1 (A-1), and Industrial-2 (I-2) zone districts only with a Use by Special Review. The approval process for an extraction operation follows the same procedures as a Use by Special Review as described in Section 5-3.4 of the Land Development Code.



A. SUBMITTAL MATERIALS

1. Completed Land Development Application:
<http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Submittal fees.
3. Presubmittal Meeting notes with Submittal Checklist.
4. A Letter of Intent that explains, justifies and validates what is proposed on the plans submitted as part of the application. State all facts relied upon and provide documentation where possible. Address all approval criteria in Section 5-3.4.B of the Land Development Code and address how the proposed operation complies with the intent of Section 2-5.4.C.1 of the Land Development Code. The Letter of Intent must also include the following language:

“I / (We) hereby affirm that this application meets the requirements of the Arapahoe County Land Development Code or includes proper requests for variance, waiver or exception from provisions that it does not meet. I understand that if it does not meet these Regulation’s requirements or if proper requests for variance, waiver or exception are not included, this application may be rejected and the Board of County Commissioner’s hearing dates may be postponed.”
5. Ownership information, current within 30 days of the application submittal, that includes the following:
 - a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).
 - d. Encumbrances/Schedule B items.
 - e. Hyperlinked connections to documents referenced in the report.
6. Notarized Letter of Authorization (Letter from landowner if the landowner is not the applicant, authorizing a representative to process the application.)
7. Notification of surface development in accordance with **Section 1-5** of this Manual and C.R.S. 24-65.5-103, unless the extraction of construction materials, as defined in C.R.S. 24-65.5-103, is proposed.
8. Information as required by the Engineering Services Division:
 - a. Phase III Drainage Report conforming to the Stormwater Management Manual, if required.
 - b. Traffic Impact Study Report with anticipated traffic volumes and directional distributions related to the development conforming to the requirements of the Arapahoe County Guidelines for Traffic Impact Studies.
 - c. Cost estimate of public improvements such as sidewalks, roadway and/or drainage improvements, etc., if required.
9. Letter from the appropriate water and sanitation districts and fire district stating the availability to serve the proposal.

10. Other information that may be required by the Planning Division, Engineering Services Division or Mapping Section in order to fully evaluate the proposal based on the unique circumstances of the proposal, its location, or characteristics of the land subject to the application. Information required above may be waived by the Planning or Engineering Services Division Manager or Mapping Section Manager, or designees, if it is deemed to be immaterial to the request.
11. Extraction Operation Plan exhibit(s) per Section C below.

B. EXTRACTION ACTIVITY INFORMATION

Applicants seeking to engage in development of a mineral resource area with the intention of exploration or extraction of minerals, in addition to the information required in **Part 3:** of this Manual, the applicant shall also submit the following information, maps, reports and/or data:

1. When applicable, the name, address and phone number of the corporation's registered agent.
2. Ownership of the substance to be mined.
3. The source of the applicant's legal right to enter and mine on the land affected.
4. Method of extraction and processing.
5. Plan for transportation of extracted material.
6. Time and duration of extraction.
7. Number of permanent and temporary employees anticipated.
8. The size of the area or areas to be worked at any one time.
9. The timetable which will be required for the various stages of the operations.
10. An analysis of any potential health and/or safety hazards occasioned by the development, and a plan for mitigation thereof.
11. A description of wildlife occurrence on and in the vicinity of the application area including a narrative that describes:
 - a. Wildlife occurrence in the area.
 - b. Seasonal occurrence of the major species.
 - c. The presence of threatened/endangered species listed on either federal or state lists.
 - d. The impact of the operation on the wildlife with regard to displacement of wildlife and extent of replacement of suitable habitat for the post-operational wildlife that might inhabit the area.
12. A narrative, supplemented with diagrams and text, of the water resources on and in the vicinity of the application area shall be submitted. Such narrative shall include:
 - a. Both surface and subsurface resources.
 - b. A description of the impact of the operation on the quality and quantity of water resources.
 - c. Demonstration of water right ownership to supply any necessary water requirements for operations or impoundment's, whether temporary or permanent.
 - d. Data acquired for other permits which would fulfill these requirements may be submitted in lieu of the above.
13. Applications for development in identified mineral resource areas shall include additional information if required by Arapahoe County.

14. At the discretion of the Board of County Commissioners, favorable recommendation from appropriate state agencies regarding development in mineral resource areas may be considered sufficient evidence for waiving portions or all of the extra submission requirements imposed by these regulations.
15. When two or more mineral resource areas overlap, the recommendations of the State Oil and Gas Conservation Commission shall have precedence over those of other agencies if the area has been previously identified as an oil or gas resource area.

C. EXTRACTION OPERATION PLAN

All plans and exhibits shall be prepared in accordance with the standards established below with the information indicated, unless modified by the Planning Division Manager:

1. GENERAL GRAPHIC STANDARDS

- a. All plans shall be prepared on 24" x 36" sheets.
- b. All lettering and numbering shall be in upper case sans serif with a minimum 12-point font unless otherwise approved by the Planning Division Manager or designee. Font size shall be readable when reduced to 11" x 17" size.
- c. No plan shall include copyright restrictions.
- d. All maps shall show a true north arrow, section corners and the appropriate land grid, the name of the person who prepared the map, and the date the map was prepared.
- e. All sheets will be numerically ordered. All graphic representations, notes, charts, tables and other types of categorized information will be accompanied by common drafting information such as, but not limited to, the following:
 - i. A logical system of ordering the different graphic elements of the plan such as numbered details; and
 - ii. Expository titles for charts, tables, and other categories of information.
- f. Maps showing topography shall have a contour interval of two feet (2') or less on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum.
- g. The minimum scale of the drawing shall be one (1) inch to one hundred (100) feet. Enough sheets shall be used to accomplish this end. Acceptable larger scales are one (1) inch to twenty (20) feet, thirty (30) feet, forty (40) feet, fifty (50) feet and sixty (60) feet.

2. ALL SHEETS OF THE PLAN SET

- a. A title shall be located at the top of each sheet containing the following information: project name, type of application (Use by Special Review – Mineral Extraction Plan). In smaller lettering: the ¼ section(s), section, township and range in which the project or subdivision is located, followed by 6th Principal Meridian, County of Arapahoe, State of Colorado. In addition, if located in a subdivision, the subdivision name, block and lot number(s) shall be identified.
- b. A blank rectangular space will be left in the upper left hand corner of each sheet measuring 2"(h) x 4"(w) for staff use.
- c. A legend with line types and symbols used.

- d. Each sheet shall have the case number in the bottom left hand corner that reads, "Arapahoe County Case No. XX-XXX."
- e. Sheet Number and count (lower right, e.g., Sheet 1 of 10).
- f. North Arrow, Graphic Scale, and Numeric Scale.
- g. The sheet number and the relation of each adjoining sheet shall be clearly shown by a small key map on each sheet.

3. COVER SHEET

- a. Legal Description (full written lot and block or metes and bounds legal description per ownership information).
- b. All Standard Notes, applicable Specific Notes, and Certificates required by County staff shall be included on the cover sheet as described in **Part 4:** of this Manual.
- c. Signature Blocks (Owner(s), BOCC Approval).
- d. A Revisions Block updated as needed.
- e. Names and Addresses of the owner(s), plan preparer(s), landscape architect, engineer, surveyor, and date of the survey.
- f. Vicinity Map (scale of 1"=2,000' preferred) showing the subject property in relation to section lines and existing or proposed major roadway network and drainageways within one (1) mile, with Scale and North Arrow.
- g. Index of Sheets identifying the title of each sheet. All sheets shall be titled as they are listed in the index.

4. EXTRACTION OPERATION PLAN

- a. The location and extent of extraction operations, indicated by phases.
- b. The location and size of all structures, including administration offices, crushers, conveyors, and similar structures.
- c. The location of material stockpiles, indicating anticipated heights.
- d. Staging areas (if any) and internal circulation routes.
- e. Location of features providing screening or buffering of the operations.
- f. Location and type of fencing or security measures to be used on the perimeter of the property.
- g. Any other information required by PWD staff.

5. RECLAMATION PLAN AND MAP

- a. The reclamation plan shall be based upon provisions for, or satisfactory explanation of, all general requirements for the type of reclamation proposed to be implemented by the operator. The plan shall be based upon the advice of technically trained personnel experienced in that type of reclamation on mined lands and upon scientific knowledge from research in reclaiming and utilizing mined lands. Reclamation shall be required on all the affected land.
- b. The reclamation plan shall include a narrative describing:
 - i. Which of the approved uses the operator proposes to achieve in the reclamation of the affected land; why each use was chosen; and the amount of acreage accorded to each.
 - ii. How the reclamation plan will be implemented to meet performance standards.

- iii. A proposed timetable indicating when and how the various stages of the mining and reclamation plan shall be implemented.
- iv. How the reclamation plan shall rehabilitate the surface disturbances affected by the mining operation. The narrative shall include, but not be limited to, the following factors: natural vegetation, wildlife, water, air and soil resources.
- c. The map accompanying the reclamation plan shall include all of the land to be affected by all phases of the mining operation. It shall indicate the following:
 - i. The expected physical appearance of the area to be mined and the area of land affected, correlated to the timetable.
 - ii. Portrayal of the proposed reclaimed land use for each portion of the affected lands.
 - iii. The applicant's estimated costs of each of the following segments of the reclamation process, including where applicable: backfilling, grading, highwall reduction, topsoiling (if done), planting, revegetation management and protection prior to vegetation establishment, and administrative costs.
- d. The application shall also include maps showing the following information:
 - i. Identification of adjacent underground mining and adjacent surface owners.
 - ii. Wells, roads, railroads, buildings, oil and gas wells and lines, and power and communication lines in the area of affected land and within two hundred feet of all boundaries of such area.
 - iii. Total area involved in the operation, including the area to be mined.
 - iv. Topography of the area with contour lines of sufficient detail to portray the direction and rate of slope of the land covered in the application.
 - v. General type, thickness and distribution of soil over the area covered by the development application.
 - vi. Type, character and density of present vegetation occurring in the area covered by the development application.
 - vii. Depth and thickness of the mineral resource to be mined and the thickness and type of overburden to be removed.
 - viii. Topography of any aquifers in the area to be covered by the development application, both before and after the mining operation occurs, shall be shown by cross sections.

2-7 Type B Group Homes

The information to be submitted depends upon the nature of the Group Home and the determination of a public hearing being required. Submittal information will be determined at the time of the Pre-submittal Meeting. See Section 3-3.2.A.3 of the LDC for more information concerning Type B Group Homes.

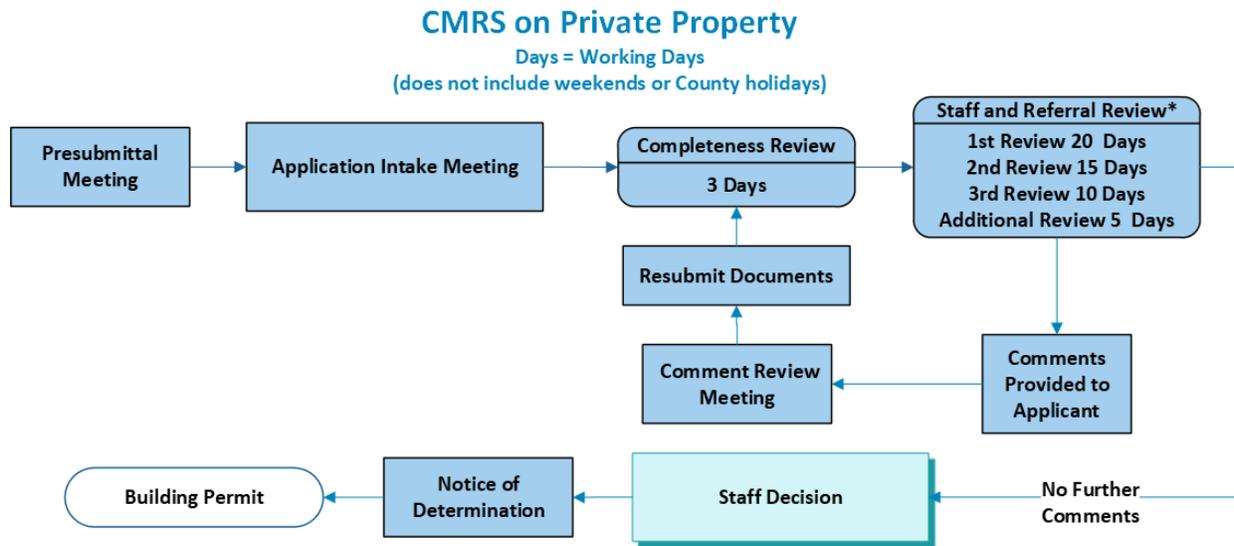
2-8 Commercial Mobile Radio Service (CMRS)

Commercial Mobile Radio Service (CMRS) facilities can be located on private property or in public right-

of-way. CMRS facilities require review and approval by staff with consideration given to comments received at the required neighborhood meeting. Section 5-3.7 of the Land Development Code outlines the approval processes, which are summarized in the accompanying flowcharts.

2-8.1 CMRS FACILITIES ON PRIVATE PROPERTY

The approval process for CMRS facilities on private property are summarized in the flowchart below and is described in more detail in Section 5-3.7 of the Land Development Code.



*Review times and approval timelines mandated by the FCC vary by the type of facility proposed, its location and the length of time an applicant responds to comments.

A. SUBMITTAL MATERIALS

Applications for proposed CMRS facilities, and additions or modifications to existing facilities, must include the following:

1. Completed Land Development Application:
<http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Presubmittal Meeting notes with Submittal Checklist.
3. Submittal fees.
4. Letter of intent or project statement that outlines the details of the proposed facility. Include proposed facility height and setbacks, underlying zoning, maximum height allowed in zone district, setbacks in zone district, area of all ground-based equipment and applicable screening for such equipment, other landscaping and screening information, and any other relevant information. Such letter shall include information regarding the intent to remove the facility at the expense of the facility and/or property owner if it is abandoned, as provided in the LDC (abandonment).
5. If the facility is located within 500 ft. of a residentially zoned property provide a letter to “interested parties” and mailing addresses and vicinity map of all interested parties within 100

ft. buffer.

6. Completed Carrier Acknowledgement Form. The Carrier Acknowledgement Form is intended to provide evidence that the applicant has read the County's Land Development Code Regulations and, to the best of their knowledge, the application is in compliance therewith.
7. Co-Location Letter. A letter of intent to allow co-location on the CMRS facility as provided in the LDC (co-location), if the facility is over 40 feet.
8. Other Information:
 - a. A report describing the facility and the technical, economic, and other rationale for its design and location; the need for the facility and its role in the network; and the capacity of the structure, including the number and type of antennas it can accommodate.
 - b. The FAA response to the notice of proposed construction or alteration (FAA Form 7460 - 1 or equivalent), if the facility is located within an Airport Influence Area.
 - c. Documentation detailing responsibility for maintenance of landscaping, screening and the replacement of dead landscaping.
 - d. The Planning Division Manager may request additional copies of any submittal item for review by other agencies.
9. Facility Inventory
The first application in a calendar year (January through December) for a proposed CMRS facility by a provider must include an inventory of all the provider's existing and approved facilities within Arapahoe County, all incorporated areas within the County, and one mile beyond the county border. Such inventory shall include the location and type of facilities.
10. Site Plan and Exhibits per Section B below.

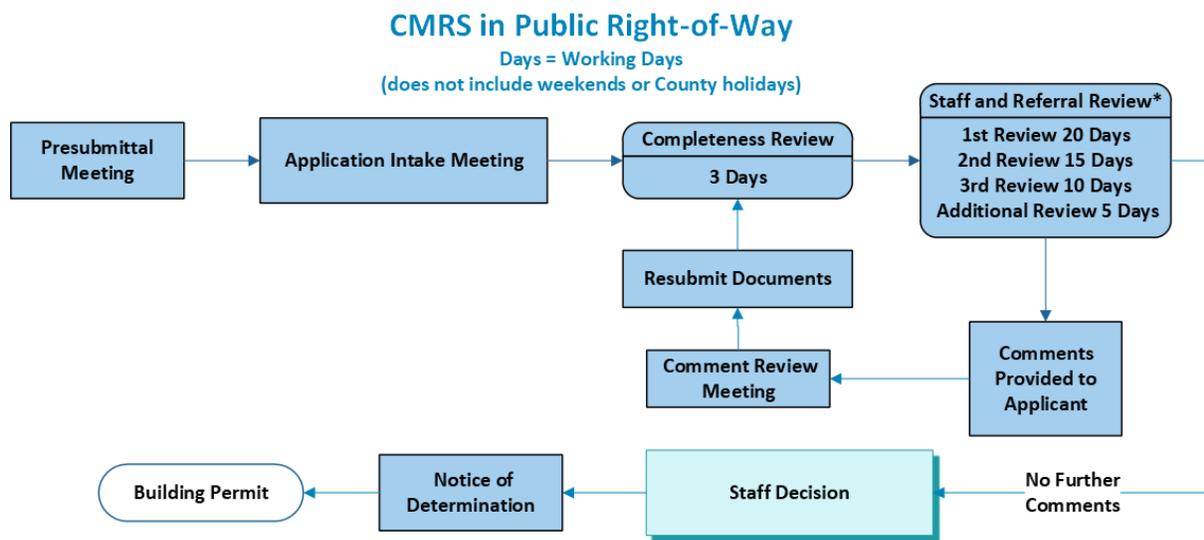
B. CMRS SITE PLAN AND EXHIBITS

1. A Site Plan showing:
 - a. The location and legal description of the entire parcel;
 - b. Lease area;
 - c. On-site land uses and zoning;
 - d. Adjacent roadways;
 - e. Parking and access;
 - f. Areas of vegetation and landscaping to be added, retained, replaced or removed;
 - g. Setbacks per zoning;
 - h. Setbacks from property lines;
 - i. Screening and/or fencing; and
 - j. The location of the facility, including all related improvements and equipment.
 - k. Landscaping -- A schedule for the installation of landscaping and screening, if applicable.
 - l. Vicinity Map showing adjacent properties (including all adjacent zoning), general land uses, and road-ways:
 - i. Within 500 feet of a proposed attached antenna site; and

- ii. Within a distance of (tower height × twenty) feet of a proposed CMRS facility.
- 2. Elevation drawings of the proposed facility along with all ground-based equipment and associated screening, fencing, landscaping, lighting, and other improvements related to the facility, showing specific materials, placement, and colors.
- 3. Photo-realistic renderings or photo simulations of the site before and after construction, demonstrating the true impact of the facility on the surrounding visual environment. The Planning Division Manager may request such exhibits from specific vantage points.
- 4. Any Standard Notes, applicable Specific Notes, and Certificates required by County staff shall be included on the plan as described in **Part 4:** of this Manual.
- 5. Other information that may be required by the Planning Division, Engineering Services Division or Mapping Section.

2-8.2 CMRS FACILITIES IN PUBLIC RIGHT-OF-WAY

CMRS facilities may be located in public rights-of-way in accordance applicable state and federal law and pursuant to the procedures and design standards set forth in Chapter 14 of the Arapahoe County Infrastructure Design and Construction Standards. CMRS facilities may be allowed as attached facilities to an existing traffic signal light pole, street light standard, utility pole, or other vertical infrastructure, or on a replacement traffic signal light pole, street light standard, utility pole, other vertical infrastructure or new poles as provided in the Infrastructure Design and Construction Standards. The approval process is summarized in the following flowchart.



*Review times and approval timelines mandated by the FCC vary by the type of facility proposed, its location and the length of time an applicant responds to comments.

A. SUBMITTAL REQUIREMENTS

Applications for proposed CMRS facilities in public right-of-way, and additions or modifications to existing facilities, may include up to five (5) locations on an individual application. Applications must include the following:

1. Completed Land Development Application:
<http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Presubmittal Meeting notes with Submittal Checklist.
3. Submittal fees.
4. Letter of Intent or project statement that outlines the details of the proposed facility. Include proposed facility height and setbacks, underlying zoning, maximum height allowed in zone district, setbacks in zone district, area of all ground-based equipment and applicable screening for such equipment, other landscaping and screening information, and any other relevant information. Such letter shall include information regarding the intent to remove the facility at the expense of the carrier or property owner (excluding the County) if it is abandoned, as provided in the LDC (abandonment).
5. The applicable License Agreement as described in Chapter 14 of the County's Infrastructure Design and Construction Standards.
6. For any wireless communication facility proposed on any County owned structure, the appropriate engineering plans and specifications as described in Chapter 14 of the County's Infrastructure Design and Construction Standards.
7. Clear Zone Analysis as described in Chapter 14 of the County's Infrastructure Design and Construction Standards.
8. Other information as may be required by the Planning Division, Engineering Services Division or Mapping Section.
9. Plan set exhibit(s) per Section B below.

B. CMRS PLAN SET

The plan set shall be prepared in accordance with Chapter 14 of the Infrastructure Design and Construction Standards.

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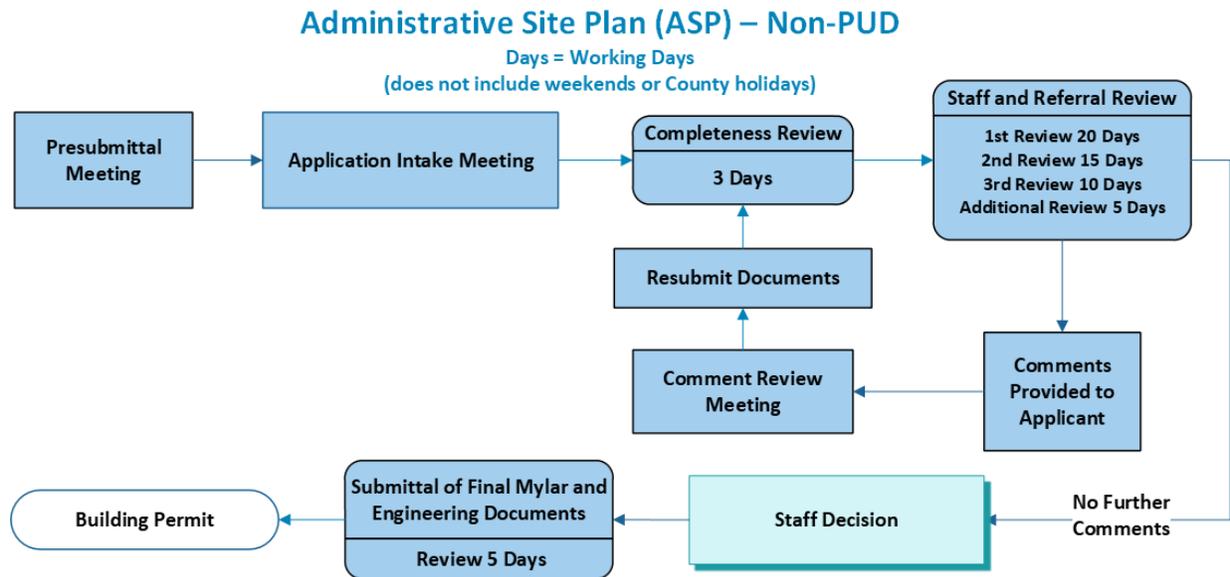
Site Development Applications

Applications included in this section:

- 2-9: Administrative Site Plan (Non PUD)
- 2-10: Planned Sign Program

2-9 Administrative Site Plan (ASP) (Non-PUD)

An Administrative Site Plan (ASP) is required in order to specify site development on vacant land governed by conventional zoning. However, administrative site plans are not required for single-family detached development on individual lots, single-family lots within a minor subdivision, any single family detached development where lots are greater than or equal to 40,000 square feet, or for lots containing two-family residential structures. Certain applications such as Use by Special Review, Location and Extent, Temporary Use, and Special Exception Use require an exhibit similar to an administrative site plan and a separate administrative site plan submittal is not required. Please refer to those sections for submittal requirements. The approval process for an administrative Site Plan is summarized in the flowchart below and is described in more detail in Section 5-4.1 of the Land Development Code.



A. APPLICATION MATERIALS

1. Completed Land Development Application Form:
<http://www.arapahogov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Presubmittal Meeting notes with Submittal Checklist.
3. Submittal fees.

4. A Letter of Intent that explains, justifies and validates what is proposed on the plans submitted as part of the application. Address all approval criteria in Section 5-4.1.B of the LDC. State all facts relied upon and provide documentation where possible.
5. If the applicant is not the landowner, a notarized letter of authorization from the landowner permitting a representative to process the application.
6. Ownership information, current with 30 days of application submittal, that includes the following:
 - a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).
 - d. Encumbrances/Schedule B items.
 - e. Hyperlinked connections to documents referenced in the report.
7. Certificate of Taxes Due.
8. Technical Reports as required by the Engineering Services Division:
 - a. Phase III Drainage Report conforming to the Stormwater Management Manual.
 - b. Grading, Erosion and Sediment Control (GESC) Report/Plans.
 - c. Construction Plans for the proposed development's public improvements included within County easements and right-of-way (street plan and profile sheets, storm drainage improvements plans and other improvements).
 - d. Landscaping and irrigation plans for landscaping and irrigation within County right-of-way.
 - e. Operation and Maintenance Site Plan for stormwater facilities.
 - f. Preliminary Pavement Design Report prepared in accordance with the Infrastructure Design and Construction Standards, if roadways or private drives are proposed.
 - g. A Traffic Impact Study conforming to the Arapahoe County Guidelines for Traffic Impact Studies, unless waived by the Engineering Services Division.
9. Other information as required by the Engineering Services Division:
 - a. Cost Estimate for GESC.
 - b. Cost estimate for public improvements.
 - c. Collateral letter of intent for GESC and public improvements.
 - d. Legal descriptions and exhibits for all proposed County easements.
10. Geotechnical Report to include evidence showing that all areas proposed for development which may involve soil or topographic conditions presenting hazards or requiring special precautions have been identified and that the proposed uses are compatible with such conditions.
11. Other information that may be required by the Planning Division, Engineering Services Division or Mapping Section in order to fully evaluate the Administrative Site Plan based on the unique circumstances of the proposal, its location, or characteristics of the land subject to the application. Information required above may be waived by the Planning or Engineering Services Division Manager, or designees, if it is deemed to be immaterial to the request.
12. Plan Set exhibit(s) per Section B below.

B. ADMINISTRATIVE SITE PLAN SET

1. GENERAL GRAPHIC STANDARDS

- a. All plans shall be prepared on 24" x 36" sheets.
- b. All lettering and numbering shall be in upper case sans serif with a minimum 12-point font unless otherwise approved by the Planning Division Manager or designee. Font size shall be readable when reduced to 11" x 17" size.
- c. No plan shall include copyright restrictions.
- d. All maps shall show a true north arrow, section corners and the appropriate land grid, the name of the person who prepared the map, and the date the map was prepared.
- e. All sheets will be numerically ordered. All graphic representations, notes, charts, tables and other types of categorized information will be accompanied by common drafting information such as, but not limited to, the following:
 - i. A logical system of ordering the different graphic elements of the plan such as numbered details; and
 - ii. Expository titles for charts, tables, and other categories of information.
- f. Maps showing topography shall have a contour interval of two feet (2') or less on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum.
- g. The minimum scale of the drawing shall be one (1) inch to one hundred (100) feet. Enough sheets shall be used to accomplish this end. Acceptable larger scales are one (1) inch to twenty (20) feet, thirty (30) feet, forty (40) feet, fifty (50) feet and sixty (60) feet.

2. ALL SHEETS OF THE PLAN SET

- a. A title shall be located at the top of each sheet containing the following information: project name, type of application (Name of Project Administrative Site Plan), and amendment number if applicable. In smaller lettering: the ¼ section(s), section, township and range in which the project or subdivision is located, followed by 6th Principal Meridian, County of Arapahoe, State of Colorado. In addition, if located in a subdivision, the subdivision name, block and lot number(s) shall be identified.
- b. A blank rectangular space will be left in the upper left hand corner of each sheet measuring 2"(h) x 4"(w) for staff use.
- c. A legend with line types and symbols used.
- d. Each sheet shall have the case number in the bottom left hand corner that reads, "Arapahoe County Case No. XX-XXX."
- e. Sheet Number and count (lower right, e.g., Sheet 1 of 10).
- f. North Arrow, Graphic Scale, and Numeric Scale.
- g. The sheet number and the relation of each adjoining sheet shall be clearly shown by a small key map on each sheet.

3. COVER SHEET

- a. Legal Description (full written lot and block or metes and bounds legal description per ownership information).
- b. All Standard Notes, applicable Specific Notes, and Certificates required by County staff shall be included on the cover sheet as described in **Part 4:** of this Manual.
- c. Signature Blocks (Owner(s), Planning Commission Approval, BOCC Approval).
- d. A Revisions Block updated as needed.
- e. Names and Addresses of the owner(s), plan preparer(s), landscape architect, engineer, surveyor, and date of the survey.
- f. Vicinity Map (scale of 1"=2,000' preferred) showing the subject property in relation to section lines and existing or proposed major roadway network and drainageways within one (1) mile, with Scale and North Arrow.
- g. Index of Sheets identifying the title of each sheet. All sheets shall be titled as they are listed in the index.

4. SITE PLAN SHEET(S)

- a. Geographic location, dimensions, maximum heights and gross floor area of all existing and proposed structure(s), the use(s) to be contained within and location of entrances and loading points/service areas.
- b. Land Use Table comparing the regulations and requirements of the approved underlying uses and zoning approved in the SDP to the improvements proposed in ASP. The Table should include:
 - i. Allowed uses;
 - ii. Maximum building heights;
 - iii. Density (maximum du/ac) and Unit Type(s) for residential;
 - iv. Size, floor area, and building type for non-residential;
 - v. Setbacks; and,
 - vi. Open space.
- c. Site Yield data chart/table showing land uses and expected traffic generation compared to maximums approved and projected with the GDP or SDP traffic study.
- d. Show and label or dimension the following:
 - i. Any existing and proposed public and/or private roadways;
 - ii. All proposed points of access to adjacent and/or external roadways;
 - iii. All existing access points on adjacent properties and across adjacent roadways;
 - iv. All proposed curb cuts;
 - v. All off-street parking areas;
 - vi. All proposed and existing surface materials (i.e., asphalt, concrete, gravel, etc.);
 - vii. Pedestrian systems (sidewalks, trails);
 - viii. Location of outdoor trash receptacle systems;

- ix. Provision of emergency access;
 - x. All existing and proposed easements; and
 - xi. Location of project signage (i.e., monument signs).
- e. Information pertaining to drainage easements, including:
- i. Location;
 - ii. Dimensions; and
 - iii. Reception number or recording information for easements.
- f. Provide a parking utilization table that compares the total number of proposed parking spaces or areas to the parking required by the SDP or Land Development Code, as applicable. Specify the type of and intended use of all parking spaces indicated (full size, accessible and loading areas, etc.)
- g. All walks, open space and recreation areas with a description of these improvements.
- h. Location of snow storage. This is an area or areas without trees, shrubs, ornamental grasses or perennials.

5. TREE SURVEY SHEET

- a. A site plan locating each tree and recommending trees intended for preservation in place, transplanting, or replacement.
- b. Species, size (caliper and height), and condition or health shall be noted.
- c. Recommendation for removal of all trees that are in a condition hazardous to the proposed development.
- d. Tree Inventory Chart. See Section 5-1 of this Manual.
- e. Tree Survey Certification. See Section 4-6 of this Manual.
- f. Total caliper of trees removed and replaced.

5.6. UTILITIES PLAN SHEET (THIS INFORMATION MAY BE PROVIDED ON THE GRADING PLAN SHEET PROVIDED IT IS LEGIBLE.)

- a. All public and private utility service lines and/or main lines with appurtenances and location(s) and dimension(s) of all existing and proposed easements.

6.7. GRADING PLAN SHEET

- a. Existing and proposed finished grade topography at 2-foot contours or on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum.
- b. Information pertaining to stormwater and water quality facilities, including (This information may be placed on the Site Plan Sheet):
 - i. Location;
 - ii. Dimensions;
 - iii. Water surface elevation at each storm event;
 - iv. Surface treatment;

- v. Volume capacity; and
- vi. Size of the outlet restrictor.

7.8. BUILDING ELEVATIONS SHEET(S)

- a. 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. Building mounted lighting and signage location and size must be shown. No interior improvements to be shown.

9. LANDSCAPE PLAN SHEET(S) (SEE SECTION 4-1.4 OF THE LAND DEVELOPMENT CODE FOR LANDSCAPING AND SCREENING REQUIREMENTS AND SECTION 6-2.1 OF THIS MANUAL FOR LANDSCAPE PLAN REQUIREMENTS.)

- a. Show and dimension all easements, pedestrian walkways, pedestrian-oriented areas (existing and proposed), and types of surface materials.
- b. Delineate existing and proposed grades with one-foot contours on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum.
- c. Delineate the total gross square footage of all planting areas, including those areas to be maintained in a natural state (undeveloped) and/or established with native seed.
- d. Plant species should be drawn at three-fourths of mature size.
- e. Show and label the following landscape features:
 - i. All proposed landscape plantings.
 - ii. The location, type, and size of existing plants to be retained.
 - iii. The type of mulch or other surface materials proposed.
 - iv. The location and dimensions of all landscape elements including fences, walls, border edge treatments, berms, water features, bike racks, trash enclosures, street furniture and recreational facilities, as applicable.
 - v. Details of landscape features or structures may be required on the landscape plan as determined by the Planning Division.
- f. Include Plant Schedule chart. See Section 5-2 of this Manual.
- g. Include Plant Requirement chart. See Section 5-3 of this Manual.
- h. Include Plant Diversity chart. See Section 5-4 of this Manual.
- i. Include Landscape Architect Certificate. See Section 4-7 of this Manual.
- j. In order to preserve significant natural vegetative areas, trees, wildlife habitat, and landscape features, the landscape plan shall locate and identify and when necessary, dimension these natural features in accordance with Planning Division requirements. A tree preservation plan with specific construction limits and protective fencing and mulching may be required.
- k. Show planting details, including typical methods of planting.

- l. Landscaping shall comply with the requirements for sight distance triangles in accordance with Arapahoe County Streetscape Guidelines, Section 4-2.9.B of the Land Development Code.
- m. All landscaping within the County rights-of-way or landscaping shall comply with the Arapahoe County Roadway Design and Construction Standards and the Arapahoe County Storm Drainage Design and Technical Criteria Manual.

10. IRRIGATION PLAN SHEET(S)

- a. Show existing and proposed structures, sidewalks, paving, and landscape areas.
- b. Show and label locations or proposed (low, moderate, high) hydrozones.
- c. Show and label locations to be irrigated with potable and non-potable water.
- d. Identify head layout, drip layout, service line locations and size, irrigation meter location and size, backflow prevention assembly location and size, master shut off valve, irrigation time clock controller location, and automatic rain shutoff device.
- e. Legend detailing the type and size of all components used in the irrigation system.
- f. Irrigation Design Certification. See Section 4-8 of this Manual.

11. LIGHTING PLAN SHEET TO INCLUDE PHOTOMETRIC AND LIGHTING FIXTURE DETAILS. (SEE SECTION 4-1.54 OF THE LAND DEVELOPMENT CODE FOR LIGHTING REQUIREMENTS ~~AND SECTION 6-3.1 OF THIS MANUAL FOR LIGHTING PLAN REQUIREMENTS.~~)

12. DETAILS SHEET(S)

- a. Signage Plan or Sign Detail describing and illustrating the appearance, size, location, type, color, material, and illumination of all non-regulatory signs. Proposed signs must be designed in accordance with Section 4-1.65, Signs, of the Land Development Code.
- b. Additional details:
 - i. Fencing;
 - ii. Community facilities to include benches, trash receptacles, mail kiosks, picnic shelters, etc.
 - iii. Trash enclosures; and
 - iv. Other site details as necessary.

C. POST DECISION PROCEDURES

- 1. Final Review
 - a. All ASPs shall be considered approved only after all final documents have been submitted and approved by staff, followed by submittal of mylars and signature of the Planning Division Manager. All ASPs submitted for final approval shall be prepared in accordance with the standards established in this Manual.
 - b. PWD staff will work with applicants to finalize all ASPs and engineering reports and plans until all revisions, modifications and additions (if any) are finalized in accordance with any

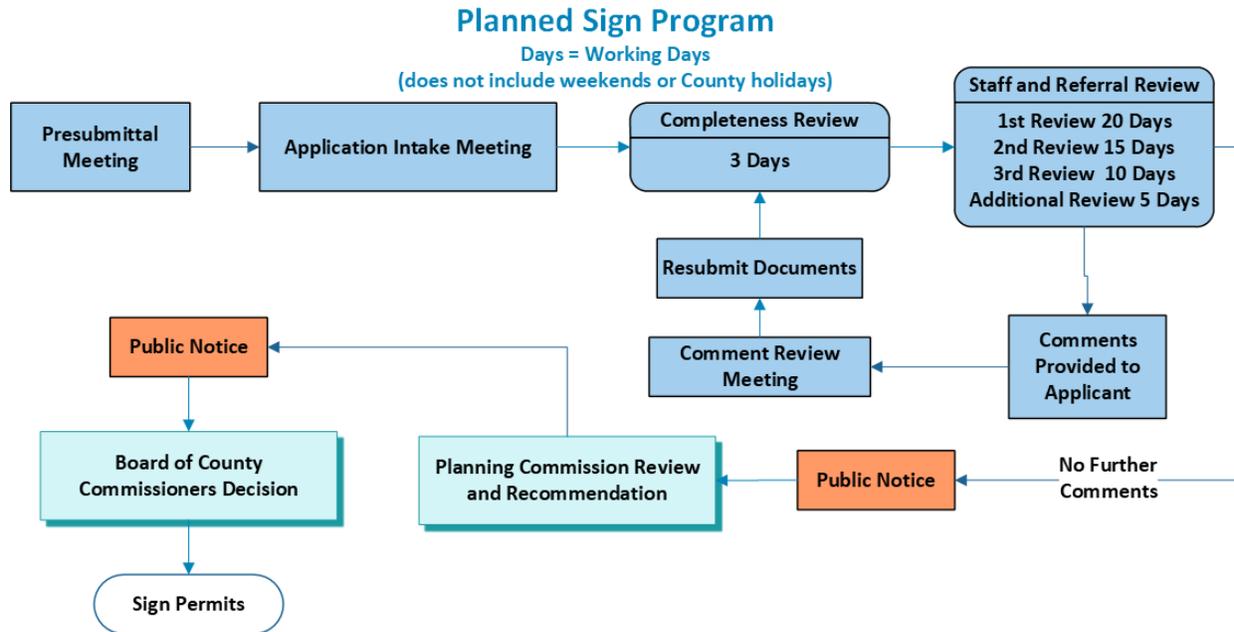
conditions or stipulations required by staff. Once all revisions have been made, the Planning Case Manager will direct the applicant to prepare final mylars.

2. Submittal of Final Mylars and Engineering Reports
 - a. Approval of the final mylars and engineering reports of the approved ASP and any associated exhibits and documents shall occur within 90 days after the Planning Case Manager determines the ASP is approvable, or the ASP shall be voidable (See Section 5-2.1.G.1 of the Land Development Code and **Sections 1-8.3** and **1-8.5** of this Manual.) An extension may be granted in writing by the Planning Division Manager pursuant to Section 5-2.1.H of the LDC and **Section 1-8.6** of this Manual.
 - b. Mylars must be submitted by the applicant within 60 days of approval of the ASP, unless otherwise agreed to by the Planning Division Manager. Mylars shall be prepared in accordance with the standards of this Manual.
 - c. Within 30 days of receipt of the plan or plat and associated exhibits and documents, staff shall obtain the signatures of the applicable County officials.
 - d. Prior to the County signing the ASP, the Applicant shall provide ownership information, current within 30 days of the final mylar submittal, that includes the following:
 - i. Owner information.
 - ii. Property legal description.
 - iii. Effective date of document (to confirm it meets the 30-day requirement).
 - iv. Encumbrances/Schedule B items.
 - v. Hyperlinked connections to documents referenced in the report.
 - vi. The ownership information must include all land to be dedicated to the County.
 - e. The Applicant shall provide proof to the Public Works and Development Department that adequate security has been provided to cover the improvement costs (if applicable) in accordance with the requirements of the Arapahoe County Roadway Design and Construction Standards, or letter of credit as required.
 - f. The Applicant shall provide a warranty deed for on-site and off-site County land dedication required as a condition of approval of the ASP (if applicable).
 - g. Applicants must also submit a complete, scanned copy of the signed mylar along with the hard copy. The scanned copy can be submitted via ACA portal or by delivery of a disc/USB drive.

2-10 Planned Sign Program

A planned sign program is intended to allow some flexibility and deviation from the County's Sign Code in the location, design, number, size, and materials of signs permitted for freestanding signage for residential and nonresidential uses, as part of a cohesive sign package as part of a comprehensive planned sign program. It is intended for business, industrial and office parks, commercial shopping centers, and residential developments, under single or multiple ownership, to create a branding or

community identity program. The approval process is summarized in the following flowchart and is summarized in Section 5-4.4 of the Land Development Code.



A. SUBMITTAL REQUIREMENTS

1. Land Development Application form:
<http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Presubmittal Meeting notes with Submittal Checklist.
3. Submittal fees.
4. Letter of Intent explaining the purpose, intent and need for the proposed sign program. Address all approval criteria in Section 5-4.4.C of the LDC.
5. If the applicant is not the owner, a notarized Letter of Authorization from the landowner permitting a representative to process the application.
6. Ownership information, current within 30 days of the application submittal, that includes the following:
 - a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).
 - d. Encumbrances/Schedule B items.
 - e. Hyperlinked connections to documents referenced in the report.
7. Copy of existing or approved site plan(s) showing all existing or approved buildings with the Planned Sign Program area.
8. Letters of support with a statement regarding any existing facilities over off across the land from the following agencies:

- a. All special districts providing maintenance of infrastructure with or adjacent to the property;
 - b. All known easement beneficiaries and / or utility providers; and
 - c. All landowners abutting the property.
9. Other information that may be required by the Planning Division, Engineering Services Division or Mapping Section in order to fully evaluate the Use by Special Review based on the unique circumstances of the proposal, its location, or characteristics of the land subject to the application. Information required above may be waived by the Planning or Engineering Services Division Manager or Mapping Section Manager, or designees, if it is deemed to be immaterial to the request.
10. Plan exhibits per Section B below

B. PLAN EXHIBITS

1. Copies of existing or approved site plan(s) showing all existing or approved buildings with the Planned Sign Program area.
2. A Site Plan to include the following information:
 - a. A map of the overall Planned Sign Program area;
 - b. The locations and types of all proposed signage, lot lines, easements, setbacks, rights-of-way, and dimensions of building frontages and where applicable, square footages of each building on each lot in the Planned Sign Program area;
 - c. Detailed drawings, to scale, indicating the size, materials, method and intensity of illumination, height, color, sign area, and location of all signs with the Planned Sign Program area;
 - d. A table containing all sign categories, the number of signs for each category, and the area of each sign category. The table shall correspond to the location of all of the signs within the Planned Sign Program area; and
 - e. Any setback reductions shall also be included with the Planned Sign Program applications and shown on the site plan.
3. All necessary easements, where applicable, must be obtained prior to presenting Planned Sign Program applications to the Planning Commission for review and recommendation. All easements must be recorded and shown on the Planned Sign Program site plan.
4. All Standard Notes, applicable Specific Notes, and Certificates required by County staff shall be included on the plan as described in **Part 4:** of this Manual.
5. Other information that may be required by the Planning Division, Engineering Services Division or Mapping Section.

C. AMENDMENTS

Planned Sign Programs may be amended either administratively or as a major amendment according to the criteria in Section 5-2.3.B of the Land Development Code. Submittal requirements for amendments to existing approved plans are found in **Section 2-23.1** or **2-23.2** of this Manual.

Submittal requirements may be modified to reflect changes to the information presented in the approved Planned Sign Program exhibits.

D. POST DECISION PROCEDURES

1. Final Review
 - a. All Planned Sign Programs shall be considered approved only after all final documents have been submitted and signed by the Chair of the Board of County Commissioners. All Planned Sign Programs submitted for final approval shall be prepared in accordance with the standards established in this Manual.
 - b. PWD staff will work with applicants to finalize all Planned Sign Programs until all revisions, modifications and additions (if any) are finalized in accordance with any conditions or stipulations required by the Board of County Commissioners. Once all revisions have been made, the Planning Case Manager will direct the applicant to prepare final mylars.
2. Submittal of Final Mylars and Engineering Reports
 - a. Approval of the final mylars shall occur within 90 days after the Board of County Commissioners decision, or the Planned Sign Program shall be voidable (See Section 5-2.1.G.1 of the Land Development Code and **Sections 1-8.3** and **1-8.5** of this Manual.) An extension may be granted in writing by the Planning Division Manager pursuant to Section 5-2.1.H of the LDC and **Section 1-8.6** of this Manual.
 - b. Mylars must be submitted by the applicant within 60 days of the Board of County Commissioners decision, unless otherwise approved. Mylars shall be prepared in accordance with the standards of this Manual.
 - c. Within 30 days of receipt of the plan or plat and associated exhibits and documents, staff shall obtain the signatures of the Chair of the Board of County Commissioners.
 - d. Applicants must also submit a complete, scanned copy of the signed mylar along with the hard copy. The scanned copy can be submitted via ACA portal or by delivery of a disc/USB drive.

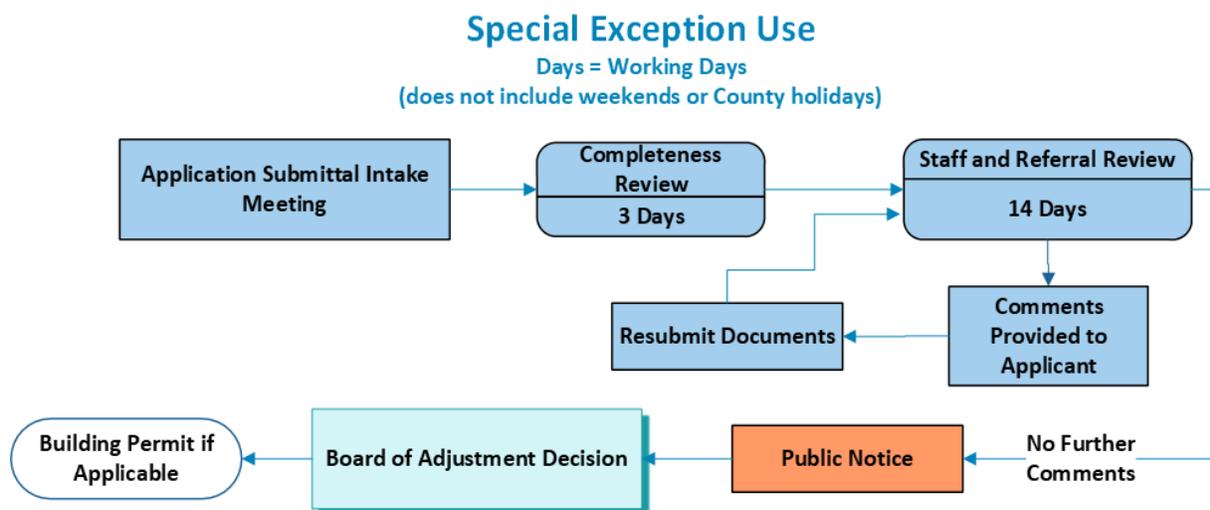
Exceptions Applications

Applications included in this section:

- 2-11 : Special Exception Use
- 2-12 : Temporary Structure and Use Permit
 - 2-12.1 Temporary Structure
 - 2-12.2 Temporary Use
- 2-13 : Zoning Variance and Interpretation
 - 2-13.1 Appeal of Zoning Administrator Decision
 - 2-13.2 Zoning Variance
- 2-14 : Airport Influence Area Waiver

2-11 Special Exception Use

Special Exception Uses are uses which, because of their characteristics, magnitude of operation, or proximity to established neighborhoods, may have adverse impacts. In order to ensure adjacent uses are protected, review and approval of these uses by the Board of Adjustment is required. The approval process is outlined in Section 5-5.1 of the Land Development Code and is summarized in the following flowchart.



A. SUBMITTAL REQUIREMENTS

1. Completed Special Exception Use Application form:
<http://www.arapahoegov.com/654/Board-of-Adjustment>
2. Filing Fee AND Sign Posting Fee.

3. Letter of Intent requesting the Special Exception Use and fully describing the intended use of the property. The letter must be signed by the property owner and applicant (if different from property owner). Address all approval standards in Section 5-5.1.B of the LDC.
4. Ownership information, current within 30 days of the application submittal, that includes the following:
 - a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).
 - d. Encumbrances/Schedule B items.
 - e. Hyperlinked connections to documents referenced in the report.
5. Technical Reports or information as required by the Engineering Services Division:
 - a. Phase III Drainage Report conforming to the Stormwater Management, if required.
 - b. Traffic Impact Study conforming to the requirements of the Arapahoe County Guidelines for Traffic Impact Studies, unless waived by the Engineering Services Division.
 - c. Cost estimate of public improvements, if required, such as sidewalks, roadway and/or drainage improvements, etc.
6. Letter from the appropriate water and sanitation district(s) and fire district stating the availability to serve the proposal.
7. Other information that may be required by the Zoning Division staff.
8. Site Plan exhibit per Section B below.

B. SITE PLAN

A site plan displaying the following information (appropriate information may be provided in a narrative):

1. Name of proposed use.
2. The land area and legal description.
3. Vicinity map (one (1) mile radius with emphasis on major roads).
4. The proposed land use for each area and its area in square feet.
5. Existing and proposed public and private rights-of-way, easements and drainageways.
6. The existing zoning of the property, as well as the zoning and residential density of all adjacent properties.
7. The roadways, existing and proposed, serving the site, including the types of surfacing, width of paving and rights-of-way.
8. Proposed finished grade topography and elevations shown at 2-foot (2') contour intervals or less on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum.
9. The location(s) and dimensions of all existing and proposed structure(s), the use(s) to be located therein, gross floor area, locations of entrances and loading points.
10. Location of outdoor waste disposal facilities.
11. All curb cuts, driveways, parking (including number of spaces), loading and storage areas.

12. All walks, open areas and recreation areas, with a description of these improvements.
13. Location and height of fences, walls, screens, planting and any other landscaping features.
14. Types of surfacing, such as asphalt paving, concrete, gravel or grass, of the interior of the site.
15. Provisions for access by emergency vehicles.
16. Signs and lighting devices (fully detailed).
17. Utility lines and appurtenances.
18. Additional information may be requested by the Board of Adjustment or staff as appropriate to the request, and information required above may be waived by the Board of Adjustment or staff if it is deemed to be immaterial to the request.

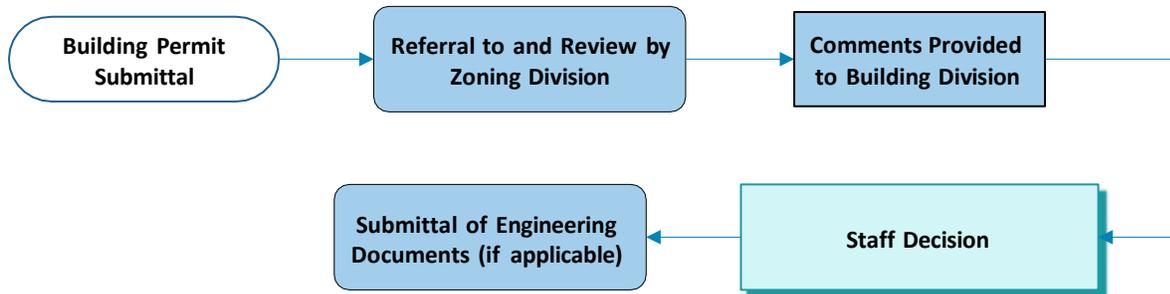
2-12 Temporary Structure and Temporary Use Permit

Temporary Structure and Uses are allowed in certain zone districts and are intended to be for a short duration. Temporary structures are approved by staff administratively. Temporary uses may be approved administratively, but may also be referred to the Board of County Commissioners for approval depending upon the nature of the use, its location, and its impacts on adjacent uses.

2-12.1 TEMPORARY STRUCTURE

Procedures for the approval of Temporary Structures are outlined in Section 5-5.2 of the Land Development Code and are summarized in the flowchart below.

Temporary Structure Permit



A. SUBMITTAL REQUIREMENTS

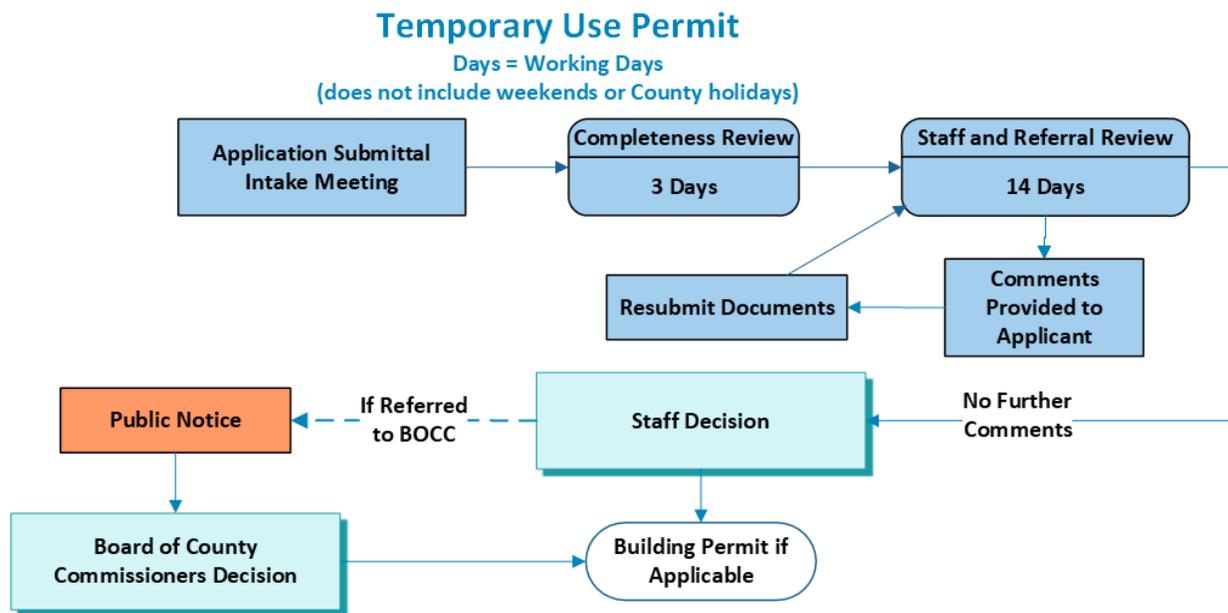
The construction, placement or erection of a temporary structure requires the issuance of a temporary building permit. The following information is required:

1. Building Permit Application:
<http://www.arapahoegov.com/549/Building-Permit-Application-and-Fees>

2. A site plan showing the location of structures, setbacks and any other pertinent information for review and conformance with all applicable zoning district requirements in which the structure is to be located.
3. If the applicant is not the landowner, a notarized letter of authorization from the landowner permitting a representative to process the application.
4. Prior to the issuance of the permit by the PWD Building Division, the applicant shall post an appropriate bond with the County, as required.
5. The applicant shall meet any additional requirements necessary for the health, safety and welfare of the residents of the surrounding area as may be required by Arapahoe County.

2-12.2 TEMPORARY USE

An application for a Temporary Use Permit shall be submitted to the Zoning Administrator at least 60 days prior to the date of the requested use, unless such time period has been waived by the Zoning Administrator. If the size and scale of a proposed temporary use is such that it would reasonably be anticipated that a review and decision could take longer than 60 days, then it is strongly recommended that the application be submitted at least 90 days prior to the date of the requested use in order to ensure adequate time for review and decision (please consult with the Zoning Administrator if there are any questions as to the appropriate submittal timeframe). Temporary Use procedures are found in Section 5-5.3 of the Land Development Code and are summarized in the flowchart below.



A. GENERAL SUBMITTAL REQUIREMENTS

1. A Completed Temporary Use Permit form:
<http://www.arapahoegov.com/DocumentCenter/View/290/Temporary-Use-Permit?bidId=>
2. Application fees.

3. A Letter of Intent that explains, justifies and validates what is proposed on the plans submitted as part of the application. State all facts relied upon and provide documentation where possible. Address all approval criteria in Section 5-5.3.H of the LDC.
4. A written description of the proposed use, including the requested length of permit and hours of operation, the estimated attendance, and the estimated number of employees, vendors, or staff.
5. A legal description of the lot or property on which the requested use is to be conducted.
6. If the applicant is not the landowner, a notarized letter of authorization from the landowner permitting a representative to process the application.
7. Ownership information, current within 30 days of the application submittal, that includes the following:
 - a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).
 - d. Encumbrances/Schedule B items.
 - e. Hyperlinked connections to documents referenced in the report.
8. Anticipated noise levels.
9. Traffic control plan and Traffic Impact Study conforming to the requirements of the Arapahoe County Guidelines for Traffic Impact Studies, unless waived by the Engineering Services Division.
10. Dust control measures.
11. Provision of water and sanitation.
12. Emergency response plan and evacuation plan.
13. Such other information as deemed necessary by the Zoning Administrator.
14. Site Plan Exhibit per Section B below.

B. SITE PLAN

A scaled and dimensioned site plan displaying the following information (appropriate information may be provided in a narrative):

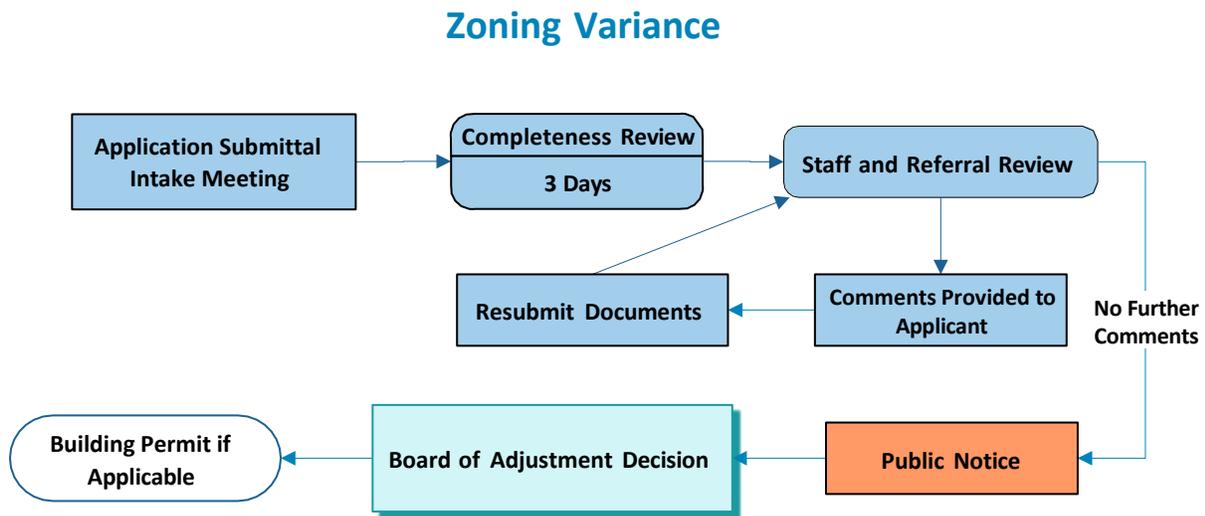
1. The layout of the entire area proposed for the temporary use, including the location of structures, setbacks, parking spaces for the use, vehicle access, waste receptacles, restrooms, and other pertinent information in conformance with all applicable zoning requirements.
2. A signage plan for the proposed use.
3. Lighting plan.
4. Traffic control plan elements.
5. Evacuation routes and access points.
6. The layout of the entire market area, including
7. Other information that may be required by the Zoning Administrator. Information above may be waived by the Zoning Administrator if deemed to be immaterial to the request.

2-13 Zoning Variance and Interpretation

The zoning and land use requirements and restrictions of the Land Development Code often must be interpreted as to meaning or application. The strict application of zoning requirements may impact the ability of a landowner to build on their property. For these reasons, the Land development Code establishes procedures for landowners to appeal decisions made by the Zoning Administrator or to apply for variances to zoning requirements.

2-13.1 ZONING VARIANCE

Variances may be granted by the Board of Adjustment to the strict application of zoning requirements such as setbacks or height, but the Board is not authorized to consider use variances. Procedures for variance requests are outlined in Section 5-5.4 of the Land Development Code and are summarized in the following flowchart.



A. SUBMITTAL REQUIREMENTS

1. Completed Application for Variance Form:
<http://www.arapahogov.com/654/Board-of-Adjustment>
2. Filing fees AND Posting Sign Fee.
3. Ownership information, current within 30 days of the application submittal, that includes the following:
 - a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).
 - d. Encumbrances/Schedule B items.
 - e. Hyperlinked connections to documents referenced in the report.

4. Drawings and/or any other substantiating evidence may be required as part of the application.
5. Letter of Intent describing the variance request and which addresses all of the approval criteria in Section 5-5.4.D of the LDC. Explanation of the hardship resulting from the strict application of the zoning regulations must be included.
6. Other information that may be required by Zoning Division staff.
7. Site Plan exhibit per Section B below.

B. SITE PLAN

A scaled and dimensioned site plan displaying conditions of the lot pertinent to the variance request, to include the following information:

1. An accurate depiction of the lot on which the variance is being requested.
2. The location, dimensions and heights of all structures on the lot.
3. Existing setbacks for all structures on the lot (from the nearest property lines).
4. Locations, dimensions, and heights of any fences or walls on the lot, if relevant to the variance application.
5. Locations and dimensions of any easements on the lot, indicating the easement holder and purpose of the easement, if relevant to the variance application.
6. Locations and sizes of significant natural features on the site (e.g., large trees, floodplains, drainageways, etc.)
7. Other information that may be required by the Zoning Administrator. Information above may be waived by the Zoning Administrator if deemed to be immaterial to the request.

2-13.2 APPEAL OF ZONINGADMINISTRATOR DECISION

Appeals of Zoning Administrator decisions ONLY involve denials of temporary use permits and interpretations of zoning uses. Procedures for appeals are established in Section 5-5.4 of the Land Development Code and are summarized in the flowchart below.

Appeal of Zoning Administrator Decision



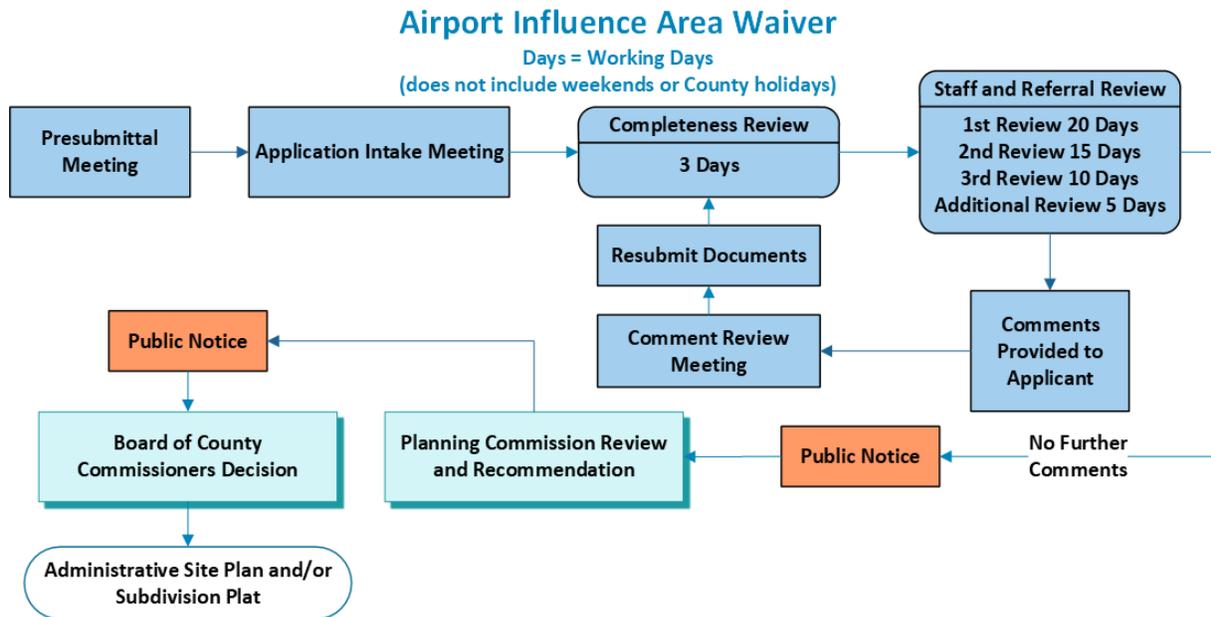
A. SUBMITTAL REQUIREMENTS

1. Application Appealing Decision of Zoning Administrator Form:
<http://www.arapahoegov.com/654/Board-of-Adjustment>
2. Submittal fees.

3. Letter responding to the Zoning Administrator’s written decision and the reasons given for the interpretation. Applicant must respond to the reasons for the Zoning Administrator’s decision and present information or evidence that the decision or reasons were in error.

2-14 Airport Influence Area Waiver

The waiver process may be initiated by application of the property owner or upon the request of the Planning Division Manager, any County Commissioner, or may be included within an application for approval of a General Development Plan (GDP), Specific Development Plan (SDP) or Administrative Site Plan (ASP). The Board may elect not to accept more than one waiver application from the property owner in any 12-month period. Procedures for Airport Influence Area waivers are outlined in Section 5-5.5 of the Land Development Code and are summarized in the accompanying flowchart.



A. SUBMITTAL REQUIREMENTS

1. Completed Land Development Application form:
<http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Presubmittal Meeting notes with Submittal Checklist.
3. Submittal fees.
4. Ownership information, current within 30 days of application submittal, that includes the following:
 - a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).

- d. Encumbrances/Schedule B items.
- e. Hyperlinked connections to documents referenced in the report.
- 5. A Letter of Intent that explains the applicable Airport Influence Area requirements or restrictions and the waiver(s) being requested. The applicant must address the basis for granting the waiver(s) pursuant to the approval criteria in Section 5-5.5.D of the LDC.
- 6. Maps illustrating the location of the subject property in relation to the various AIA sub-areas that apply to the property.
- 7. Other information that may be required by the Planning Division, Engineering Services Division, or Mapping Section.

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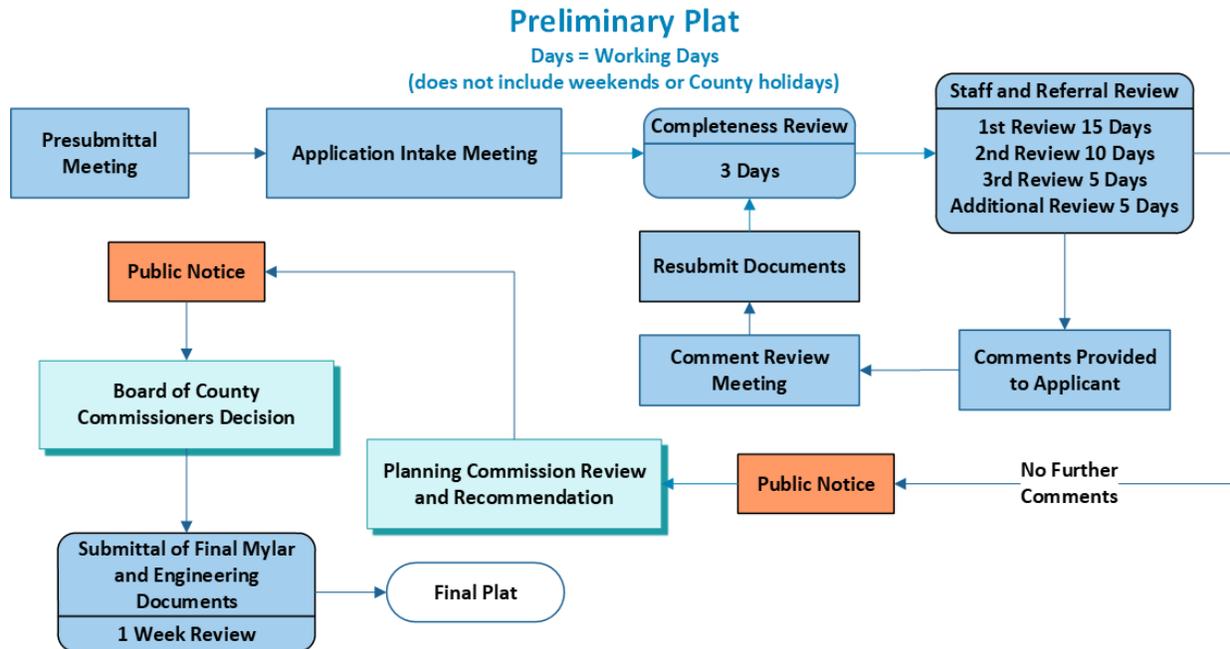
Subdivision Applications

Applications included in this section:

- 2-15 : Preliminary Plat
- 2-16 : Final Plat or Minor Subdivision
- 2-17: Replat
 - 2-17.1 Administrative Replat
 - 2-17.2 Full Replat
- 2-18: Vacation of Right-of-Way, Plat or Easement
 - 2-18.1 Vacation of Right-of-Way
 - 2-18.2 Vacation of Plat or Easement
- 2-19: Corrections to Recorded Plats
 - 2-19.1 Affidavit of Correction
 - 2-19.2 Correction Plat
- 2-20 : Subdivision Exemption
- 2-21 : Rural Cluster Subdivision
 - 2-21.1 Preliminary Cluster Subdivision Site Analysis
 - 2-21.2 Formal Cluster Subdivision Submittal
- 2-22 : Street Name Change

2-15 Preliminary Plat

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 the County's subdivision standards. 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. Procedures for Preliminary Plat approval are outlined in Section 5-6.2 of the Land Development Code and are summarized below.



A. SUBMITTAL MATERIALS

1. Completed Land Development Application form:
<http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Presubmittal Meeting notes with Submittal Checklist.
3. Submittal fees.
4. Written Letter of Intent that explains, justifies and validates the request, stating all facts relied upon and providing documentation where possible. Address all approval standards in Section 5-6.2.B of the LDC.
5. Ownership information, current within 30 days of the application, that includes the following:
 - a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).
 - d. Encumbrances/Schedule B items.
 - e. Hyperlinked connections to documents referenced in the report.
 - f. The ownership information must include all land to be dedicated to the County.
6. A notarized Letter of Authorization from all landowners permitting a representative to process the application with a disclaimer that no other party's consent is required.
7. Notification of surface development to mineral estate owners in accordance with **Section 1-5** of this Manual and C.R.S. 24-65.5-103 if two or more lots are being proposed in anticipation of new surface development.
8. Technical Reports

- a. Phase II Drainage Report conforming to the Stormwater Management Manual.
 - b. A Traffic Impact Study conforming to the Arapahoe County Guidelines for Traffic Impact Studies, unless waived by the Engineering Services Division.
9. The Applicant shall provide evidence that sufficient regional infrastructure, facilities, network or systems are or will be available to serve the development proposal as delineated in the Land Development Code.
 10. Evidence that sufficient regional infrastructure and facilities exist to serve the development.
 11. Evidence of the ability of applicable special service districts, Arapahoe County or other general governments to service the proposed development.
 12. The subdivider/owner shall provide evidence of the ability of applicable special service districts, Arapahoe County or other general governments, to service the proposed development.
 13. The subdivider shall provide evidence depicting the location of the proposal in relationship to the Mineral Resource Areas identified in the Arapahoe County Comprehensive Plan. Additional evidence as required by the Land Development Code for permission to engage in development in Mineral Resource and Geologic Hazard Areas shall be submitted with the Preliminary Plat, if applicable.
 14. Other information that may be required by the Planning Division, Engineering Services Division or Mapping Section in order to fully evaluate the Preliminary Plat based on the unique circumstances of the proposal, its location, or characteristics of the land subject to the application. Information required above may be waived by the Planning or Engineering Services Division Manager or Mapping Section Manager, or designees, if it is deemed to be immaterial to the request.
 15. Plat exhibit per Section B below.

B. PRELIMINARY PLAT

The Preliminary Plat shall be prepared in accordance with the standards established below with the information indicated:

1. GENERAL GRAPHIC STANDARDS

- a. All plats shall be prepared on 24" x 36" sheets.
- b. All lettering and numbering shall be in upper case sans serif with a minimum 12-point font unless otherwise approved by the Planning Division Manager or designee. Font size shall be readable when reduced to 11" x 17" size.
- c. No plat shall include copyright restrictions.
- d. All maps shall show a true north arrow, section corners and the appropriate land grid, the name of the person who prepared the map, and the date the map was prepared.
- e. All sheets will be numerically ordered. All graphic representations, notes, charts, tables and other types of categorized information will be accompanied by common drafting information such as, but not limited to, the following:
 - i. A logical system of ordering the different graphic elements of the plan such as numbered details; and

- ii. Expository titles for charts, tables, and other categories of information.
- f. Maps showing topography shall have a contour interval of two feet (2') or less on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum.
- g. The minimum scale of the drawing shall be one (1) inch to one hundred (100) feet. Enough sheets shall be used to accomplish this end. Acceptable larger scales are one (1) inch to twenty (20) feet, thirty (30) feet, forty (40) feet, fifty (50) feet and sixty (60) feet.

2. ALL SHEETS OF THE PLAN SET

- a. A title shall be located at the top of each sheet containing the following information: project name, type of application (Name of Subdivision Preliminary Plat). In smaller lettering: the ¼ section(s), section, township and range in which the project or subdivision is located, followed by 6th Principal Meridian, County of Arapahoe, State of Colorado. In addition, if located in a subdivision, the subdivision name, block and lot number(s) shall be identified.
- b. A blank rectangular space will be left in the upper left hand corner of each sheet measuring 2”(h) x 4”(w) for staff use.
- c. A legend with line types and symbols used.
- d. Each sheet shall have the case number in the bottom left hand corner that reads, “Arapahoe County Case No. XX-XXX.”
- e. Sheet Number and count (lower right, e.g., Sheet 1 of 10).
- f. North Arrow, Graphic Scale, and Numeric Scale.
- g. The sheet number and the relation of each adjoining sheet shall be clearly shown by a small key map on each sheet.

3. COVER SHEET

- a. Legal Description (full written lot and block or metes and bounds legal description per ownership information).
- b. All Standard Notes, applicable Specific Notes, and Certificates required by County staff shall be included on the cover sheet as described in **Part 4:** of this Manual.
- c. Signature Blocks (Owner(s), Planning Commission Recommendation, BOCC Approval).
- d. A Revisions Block updated as needed.
- e. Names and Addresses of the owner(s), plan preparer(s), landscape architect, engineer, surveyor, and date of the survey.
- f. Vicinity Map (scale of 1”=2,000’ preferred) showing the subject property in relation to section lines and existing or proposed major roadway network and drainageways within one (1) mile, with Scale and North Arrow.
- g. The following site development details are to be included on the Preliminary Plat cover sheet in tabular form and may be subject to change as requested by County staff on a case-by-case basis as appropriate:
 - i. Total gross land area in acres;

- ii. Existing zoning of the property;
 - iii. Total number of proposed dwelling units or maximum floor area ratio (FAR) if known;
 - iv. Amount of dedicated public street right-of-way in square feet and acres;
 - v. Average lot size and minimum lot size depicted;
 - vi. Size and purpose of any proposed tracts of land, include the amount of land proposed for open space/landscaping, in square footage and acres; and
 - vii. Net area in acres.
- h. Index of Sheets identifying the title of each sheet. All sheets shall be titled as they are listed in the index.

4. PRELIMINARY PLAT

- a. Boundary lines of the proposed Preliminary Plat drawn in a heavy solid line.
- b. Existing and/or proposed zoning district boundary lines.
- c. Existing contours with intervals of two feet (2') or less within the parcel and at least one hundred feet (100') immediately adjacent thereto on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plat for the NAVD 88 datum.
- d. 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, streets and alleys, together with total lineal footage of public streets and public alleys.
- e. 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 tables specifying the ownership and maintenance responsibilities for each easement and tract, formatted as follows:

EASEMENT TABLE

Easement Type	Use	Easement Granted To	Surface Maintenance
Drainage Easement (D.E.)	Drainage Facilities &/or Conveyance	Arapahoe County	Property Owner
Floodplain Easement (F.E.)	100 Year Floodplain	Arapahoe County	Property Owner
Utility Easement (U.E.)	Dry Utilities	Utility Provider or Arapahoe County	Property Owner
Public Use Easement (P.U.E.)	Public Use	Arapahoe County	Property Owner

TRACT TABLE

Tract Name	Area (sf/ac)	Intended Use	Maintenance Entity	Final Ownership
Tract A	sq. ft. / ac	Park	HOA or Metro District	HOA or Metro District
Tract B	sq. ft. / ac	Detention Pond	HOA or Metro District	HOA or Metro District
Tract C	sq. ft. / ac	Private Street	HOA or Metro District	HOA or Metro District
Tract D	sq. ft. / ac	Open Space	HOA or Metro District	HOA or Metro District
Tract E	sq. ft. / ac	Future Roadway	HOA or Metro District	HOA or Metro District

- f. Dimensions of proposed lots and blocks to the nearest foot.
- g. Drainage channels, wooded areas and other significant natural features within the proposed subdivision and at least one hundred feet (100') immediately adjacent thereto.
- h. Location, widths and names 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 rights-of-way, section lines and/or other such features.
- i. The boundary and source of reference of any one hundred-year floodplain.
- j. The appropriate sight distance triangle shall be designated and dimensions shown at each roadway intersection.
- k. Other information that may be required by the Planning Division, Engineering Services Division, or Mapping Section.

5. TREE SURVEY SHEET

- a. A site plan locating each tree and recommending trees intended for preservation in place, transplanting, or replacement.
- b. Species, size (caliper and height), and condition or health shall be noted.
- c. Recommendation for removal of all trees that are in a condition hazardous to the proposed development.

- d. Tree Inventory Chart. See Section 5-1 of this Manual.
- e. Tree Survey Certification. See Section 4-6 of this Manual.
- f. Total caliper of trees removed and replaced.

C. POST DECISION PROCEDURES

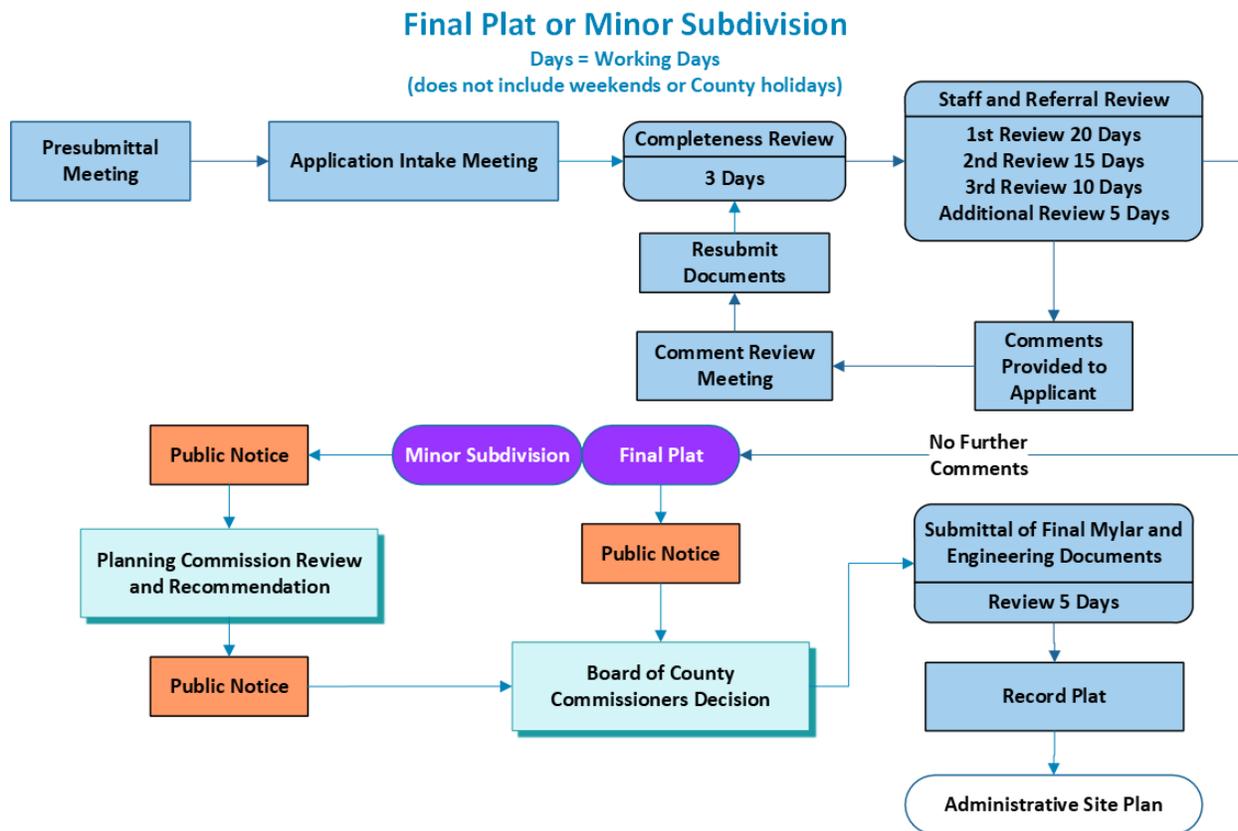
1. Final Review
 - a. All Preliminary Plats shall be considered approved only after all final documents have been submitted and signed by the Chair of the Board of County Commissioners. All Preliminary Plats submitted for final approval shall be prepared in accordance with the requirements established in this Manual.
 - b. PWD staff will work with applicants to finalize all Preliminary Plats and engineering reports until all revisions, modifications and additions (if any) are finalized in accordance with any conditions or stipulations required by the Board of County Commissioners. Once all revisions have been made, the Planning Case Manager will direct the applicant to prepare final mylars.
2. Submittal of Final Mylars and Engineering Reports
 - a. Approval of the final mylars and engineering reports of the approved Preliminary Plat, engineering reports and any associated exhibits and documents shall occur within 90 days after approval by the Board of County Commissioners or the approval shall be voidable (See Section 5-2.1.G.1 of the Land Development Code and **Sections 1-8.3** and **1-8.5** of this Manual.) An extension may be granted in writing by the Planning Division Manager pursuant to Section 5-2.1.H of the LDC and **Section 1-8.6** of this Manual.
 - b. Mylars must be submitted by the applicant within 60 days of approval of the Preliminary Plat, unless stated otherwise in such approval. Mylars shall be prepared in accordance with the standards of **Part 87**: of this Manual, ready for approval except for the signatures of County officials.
 - c. Within 30 days of receipt of the plat and associated exhibits and documents, staff shall obtain the signatures of the Chair of the Board of County Commissioners.
 - d. Applicants must also submit a complete, scanned copy of the signed mylar along with the hard copy. The scanned copy can be submitted via email/FTP or by delivery of a disc/USB drive.

2-16 Final Plat or Minor Subdivision

The Final Plat is one of the documents utilized to finalize land ownership and related interests within the proposed subdivision boundaries. At this stage of development, the subdivider is responsible for finalizing right-of-way and other public land dedications, if applicable, lot and block configurations and

easement dedications. In addition, all public improvements associated with the proposed subdivision are identified and quantified, and the subdivider may be required to enter into a Subdivision Improvement Agreement with the County, which guarantees that the appropriate improvement costs are borne by the subdivider.

Final Plats are approved by the Board of County Commissioners at a public hearing. Minor Subdivisions are processed as final plats, but are heard at both Planning Commission and the Board of County Commissioners. Procedures for Final Plats and Minor Subdivisions are summarized in the accompanying flowchart and are described in more detail in Section 5-6.3 (Final Plat) and Section 5-6.6 (Minor Subdivision) of the Land Development Code.



A. SUBMITTAL MATERIALS

1. Completed Land Development Application:
<http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Presubmittal Meeting notes with Submittal Checklist.
3. Submittal fees.

4. Written Letter of Intent that explains, justifies and validates the request, stating all facts relied upon and providing documentation where possible. Address all approval criteria in Section 5-6.3.B of the LDC.
5. Ownership information, current within 30 days of the application submittal, that includes the following:
 - a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).
 - d. Encumbrances/Schedule B items.
 - e. Hyperlinked connections to documents referenced in the report.
 - f. The ownership information must include all land to be dedicated to the County.
6. A notarized Letter of Authorization from the landowner permitting a representative to process the application with a disclaimer that no other party's consent is required.
7. Notification of surface development to mineral estate owners in accordance with **Section 1-5** of this Manual and C.R.S. 24-65.5-103, if two or more lots are proposed in anticipation of new surface development, unless such notice was provided with the preliminary plat.
8. Proof of public water supply (work with your water provider to fill out Office of the State Engineer Form GWS-76).
9. Treasurer's Certificate of Taxes Due. (An updated certificate will be required prior to recordation.)
10. Closure computations corresponding to the Final Plat's overall boundary, including all lots, tracts and rights-of-way.
11. Monument Record Sheets for all monuments referenced on the plat.
12. Technical Reports and Plans
 - a. Construction Plans for the proposed subdivision's public improvements including street plan and profile sheets, storm drainage improvements plans and other improvements, prepared in accordance with the Roadway Design and Construction Standards Manual.
 - b. Preliminary Pavement Design Report prepared in accordance with the Roadway Design and Construction Standards Manual.
 - c. A Traffic Impact Study conforming to the Arapahoe County Guidelines for Traffic Impact Studies, unless waived by the Engineering Division.
 - d. The Applicant shall provide evidence that sufficient regional infrastructure, facilities, network or systems are or will be available to serve the development proposal as delineated in the LDC.
 - e. Phase III Drainage Report and drainage construction drawings conforming to the requirements of the Arapahoe County Stormwater Manual.
 - f. Final Road Construction Plans prepared in accordance with the requirements of the Arapahoe County Roadway Design and Construction Standards Manual, when applicable.
13. Service Facilities

The subdivider shall provide evidence of the ability of applicable special service districts, Arapahoe County or other general governments, to service the proposed development and shall also furnish the following:

- a. Estimated total number of gallons per day of sewage to be treated where a central sewage treatment facility is proposed, or sewage disposal means suitability where no central sewage treatment facility is proposed, and
 - b. Estimated total number of gallons per day of water system requirements where a distribution system is proposed.
14. The subdivider shall provide evidence depicting the location of the proposal in relationship to the Mineral Resource Areas identified in the Arapahoe County Comprehensive Plan.
 15. A signed general warranty deed must be provided for all dedicated land conveying tracts, or the development rights to such tracts, to the appropriate entity for public use.
 16. General warranty deeds to Arapahoe County shall be provided for rights-of-way that are off-site and associated with the subdivision reflecting widths as required by Arapahoe County. The Final Plat shall not be recorded until all warranty deeds are executed and accepted by the County.
 17. Other information that may be required by the Planning, Engineering Services, or Mapping Division Manager in order to fully evaluate the Final Plat or Minor Subdivision based on the unique circumstances of the proposal, its location, or characteristics of the land subject to the application. Information required above may be waived by the Planning or Engineering Services Division Manager or Mapping Section Manager, or designees, if it is deemed to be immaterial to the request.
 18. Plat exhibit per Section B below.

B. FINAL PLAT OR MINOR SUBDIVISION PLAT

The Final Plat or Minor Subdivision shall be prepared in accordance with the standards established below with the information as indicated:

1. GENERAL GRAPHIC STANDARDS

- a. All plats shall be prepared on 24" x 36" sheets.
- b. All lettering and numbering shall be in upper case sans serif with a minimum 12-point font unless otherwise approved by the Planning Division Manager or designee. Font size shall be readable when reduced to 11" x 17" size.
- c. No plat shall include copyright restrictions.
- d. All maps shall show a true north arrow, section corners and the appropriate land grid, the name of the person who prepared the map, and the date the map was prepared.
- e. All sheets will be numerically ordered. All graphic representations, notes, charts, tables and other types of categorized information will be accompanied by common drafting information such as, but not limited to, the following:
 - i. A logical system of ordering the different graphic elements of the plan such as numbered details; and

- ii. Expository titles for charts, tables, and other categories of information.
- f. The minimum scale of the drawing shall be one (1) inch to one hundred (100) feet. Enough sheets shall be used to accomplish this end. Acceptable larger scales are one (1) inch to twenty (20) feet, thirty (30) feet, forty (40) feet, fifty (50) feet and sixty (60) feet.

2. ALL SHEETS OF THE PLAN SET

- a. A title shall be located at the top of each sheet containing the following information: project name, type of application (Name of Subdivision Final Plat or Minor Subdivision). In smaller lettering: the ¼ section(s), section, township and range in which the project or subdivision is located, followed by 6th Principal Meridian, County of Arapahoe, State of Colorado. In addition, if located in a subdivision, the subdivision name, block and lot number(s) shall be identified.
- b. A blank rectangular space will be left in the upper left hand corner of each sheet measuring 2”(h) x 4”(w) for staff use.
- c. A legend with line types and symbols used.
- d. Each sheet shall have the case number in the bottom left hand corner that reads, “Arapahoe County Case No. XX-XXX.”
- e. Sheet Number and count (lower right, e.g., Sheet 1 of 10).
- f. North Arrow, Graphic Scale, and Numeric Scale.
- g. The sheet number and the relation of each adjoining sheet shall be clearly shown by a small key map on each sheet.

3. COVER SHEET

- a. Legal Description (full written lot and block or metes and bounds legal description per ownership information).
- b. All Standard Notes, applicable Specific Notes, and Certificates required by County staff shall be included on the cover sheet as described in **Part 4:** of this Manual.
- c. Signature Blocks (Owner(s), Planning Commission Recommendation, BOCC Approval).
- d. A Revisions Block updated as needed.
- e. Names and Addresses of the owner(s), plan preparer(s), landscape architect, engineer, surveyor, and date of the survey.
- f. Vicinity Map (scale of 1”=2,000’ preferred) showing the subject property in relation to section lines and existing or proposed major roadway network and drainageways within one (1) mile, with Scale and North Arrow.
- g. The following site development details are to be included on the Final Plat cover sheet in tabular form and may be subject to change as requested by County staff on a case-by-case basis as appropriate:
 - i. Total gross land area in acres;
 - ii. Existing zoning of the property;
 - iii. Total number of proposed dwelling units or maximum floor area ratio (FAR) if known;
 - iv. Amount of dedicated public street right-of-way in square feet and acres;

- v. Average lot size and minimum lot size depicted;
 - vi. Size and purpose of any proposed tracts of land, include the amount of land proposed for open space/landscaping, in square footage and acres; and
 - vii. Net area in acres.
- h. Index of Sheets identifying the title of each sheet. All sheets shall be titled as they are listed in the index.

4. FINAL PLAT

- a. An accurate and complete Monumented Land Survey pursuant to paragraph thirteen (13) of Section 38-51-102 of the Colorado Revised Statutes, shall be made of the land to be subdivided. A traverse of boundaries when computed from field measurements on the ground must have a minimum unadjusted ratio of closure of one (1) part in fifteen thousand (15,000).
- b. The Monumented Land Survey shall be an accurate reflection of the legal description. The method of description shall be by use of metes and bounds or aliquot part(s), except that for a replat, the subdivision, block, tract, and/or lot may be used.
 - i. The legal description shall be in the following format:

A parcel of land in the ____1/4 of Section ____, Township ____South, ____, Range ____West, of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, more particularly described as follows:

(The description that follows this introduction may be by one of the following three means:)

- 1) By metes and bounds, incorporating a complete traverse and the accuracy standards as described in **Section 2-16B.4.a** above. The area of the traverse is to be reported to the nearest one (1) square-foot and one-thousandth (0.001) of an acre, more or less shall be included.
 - 2) By aliquot part(s), including a complete traverse of the described area to the accuracy standards described in **Section 2-16B.4.a** above. The area of the traverse is to be reported to the nearest one (1) square-foot and one-thousandth (0.001) of an acre, more or less shall be included.
 - 3) By subdivision, block and lot numbers. This method may only be used if the area being subdivided encompasses one contiguous area within one existing subdivision and does not include any existing right-of-way. This method may only be used if the parcel being replatted is a part of a subdivision recorded after July 1, 1975. The area of the traverse is to be reported to the nearest one (1) square-foot and one-thousandth (0.001) of an acre, more or less shall be included.
- c. The Point of Beginning of the subdivision or one corner of a replat shall be tied to two (2) section, quarter section or one-sixteenth corners. The monument found/set at the section, quarter, or one-sixteenth section corners must be described on the plat.

- d. The surveyor shall establish new section, quarter section or one-sixteenth corners or upgrade the same pursuant to the requirements of §§ 6.4.1 through 6.4.3 of 4CCR 730-1.
- e. For any monument established or upgraded pursuant to **Section 2-16B.4.c** above, the surveyor shall submit a Colorado Land Survey Monument Record to the Public Works and Development Department at the same time the final plat is submitted. Monument records are to be prepared pursuant to the requirements of C.R.S. 38-53-107, et seq. (2018) A minimum of three (3) accessory points are to be set.
- f. If the latest Monument Record on file meets the Colorado statutory criteria, and the accessories still existing, the surveyor only needs to submit copies of the records with the plat.
- g. A note indicating the line being referenced and the existing monuments that define the referenced line shall be included on the plat. Assumed bearings shall not be used. One of the following methods of establishing a basis of bearings shall be used:
 - i. GPS observations on the monuments at each end of the reference line. The observations shall be of sufficient time to ensure an accurate bearing. The methodology and length of the observation session shall be included in the basis of bearings note. The Basis of Bearing Statement shall state whether the bearings are grid bearings or based on true north.
 - ii. Reference to the Arapahoe County Horizontal Control Network. If the Point of Beginning of a plat or a corner of a replat is tied to two adjacent section or quarter section corners included in the Arapahoe County Horizontal Control Network, the bearing shown on the network between the two corners may be used as the basis of bearings.
 - iii. Reference to a recorded or deposited survey plat pursuant to § 6.8.3.2 of 4CCR 730-1.
- h. For any of the methods described in **Section 2-16B.4.g** above, the monuments between which the basis of bearings is referenced, the Basis of Bearings Statement shall include the requirements of §6.8.6 of 4CCR 730-1.
- i. Conflicting Bearings:
Where the exterior boundary lines of the plat shows bearings and distances which vary from those recorded in adjoining plats or surveys, a note shall be placed along those lines, in parenthesis, stating the recorded bearing and distance and the reception number or plat book and page of the adjoiners, as shown in the following form: N41°27'29"E (Recorded as N41°10'23"E in Book _____at Page _____).
- j. Survey and Mathematical Information
 - i. The plat shall show complete survey and mathematical information, including curve data, and other data necessary to locate all monuments and to locate and retrace any and all interior and exterior boundary lines. Distances and bearings shall be used.
 - ii. The plat shall show complete survey and mathematical information, including curve data, on the centerline of all streets. The centerlines must close one (1) part in fifteen thousand (15,000).
- k. The boundary of the subdivision shall be delineated with a heavy solid line.

- l. The lines of all proposed lots shall be fully dimensioned with distances and bearings. Where a lot line intersects a street line at right angles, the bearing may be omitted. If a lot line intersects a curved street, the bearing on the line shall be shown. If the lot line is not radial to a curved street line, or a curved property line, the lot line shall be labeled N.R. and the radial bearing at the point of intersection shall be shown.
- m. Horizontal curves are to be labeled with their radius, central angle and arc length. Chord bearings and distances are not to be used in either plan annotation or in curve tables. Curves that are not tangent at the ends or ones that do not share a radial with a compound or reverse curve are to be labeled as N.R. and their radial bearing.
- n. The location of lots, blocks, tracts and parcels adjoining the subdivision shall be shown. Adjoining lots and blocks shall be labeled and the name of adjoining subdivisions, as dedicated, shall be shown.
- o. The blocks in the subdivision shall be numbered consecutively throughout the subdivision, commencing with Block 1. The lots in each block shall be numbered consecutively commencing with Lot 1.
- p. An Area Table listing the various areas of the plat in the following order:
 - i. Gross subdivision boundary.
 - ii. All public road right-of-way.
 - iii. Block boundaries.
 - iv. Lots and tracts within each block.
 - v. Verification that the total lot and tract area of each block matches the area of the block.
 - vi. Verification that the total area of the gross subdivision boundary match. Block, lot and tract areas are not to be shown on the plat.
- q. The Area Table shall be formatted as follows (Information in table is provided as an example):

AREA TABLE

Lot/Tract/ROW	AREA	
	SQ. FT.	ACRES
Block 1	40,500 SF	0.930 Ac
Lot 1	8,000 SF	0.184 Ac
Lot 2	7,000 SF	0.161 Ac
Lot 3	7,000 SF	0.161 Ac
Lot 4	7,500 SF	0.172 Ac
Tract A	11,000 SF	0.252 Ac
Block 2	36,500 SF	0.838 Ac
Lot 1	8,000 SF	0.184 Ac
Lot 2	7,600 SF	0.174 Ac
Lot 3	7,900 SF	0.181 Ac
Tract B	8,000 SF	0.184 Ac
Tract C	5,000 SF	0.115 Ac
Right-of-Way	20,000 SF	0.459 Ac
Total	97,000 SF	2.227 Ac

- r. The names and widths of all public streets shall be shown on the plat. Existing right(s)-of-

way shall bear notations of dedication by Book and Page number. Private drives and streets shall be labeled as such.

- s. All easements shall be clearly labeled, identified, dimensions shown and tied to reference points within the subdivision, and be shown by dashed lines. Existing easements shall bear notation of dedication of conveyance by Book and Page number. If any easement of record cannot be definitely located, a statement of the existence, the nature thereof and its recorded reference shall be placed in the note section. Easements shall be designated and the disposition thereof indicated in the note section, including easements that about the exterior boundary of the subdivision.
- t. An easement table that lists easements dedicated by the Plat shall be included. The table shall include the type of easement, its intended use, the Grantee, the entity responsible for surface maintenance, and shall be formatted as follows (Information in chart is provided as an example):

EASEMENT TABLE

Easement Type	Use	Easement Granted To	Surface Maintenance
Drainage Easement (D.E.)	Drainage Facilities &/or Conveyance	Arapahoe County	Property Owner
Floodplain Easement (F.E.)	100 Year Floodplain	Arapahoe County	Property Owner
Utility Easement (U.E.)	Dry Utilities	Utility Provider or Arapahoe County	Property Owner
Public Use Easement (P.U.E.)	Public Use	Arapahoe County	Property Owner
Access Easement	Access [1]	[2], [3]	Property Owner

[1] Public and Emergency accesses are dedicated by the Certificate of Dedication and Ownership and are to be listed in the Chart as access, granted to Arapahoe County and maintained by property owner.

[2] Indicate By Joint Agreement or By Easement Agreement.

By Joint Agreement – Access straddling property line granted for the benefit of both parcels. When both parcels are under the same ownership, grant easement on plat. For separate ownership, joint access by separate agreement with easement drawn on plat bearing reception number.

By Easement Agreement – Access to a landlocked parcel over neighboring parcel(s). When both parcels are under the same ownership, grant easement on plat. For separate ownership, access to be granted by separate agreement by Owner(s) to specified Grantee(s) and Assigns or to Owner(s) and Assigns with easement drawn on plat bearing reception number.

All accesses by separate agreement are to be submitted for review prior to their being recorded.

[3] Indicate Property Owner if entire private access is within plat boundary. No separate agreement required.

- u. Any area to be excluded from platting shall be marked “Not a Part”.
- v. All plats having lots bordering a collector or larger street/road shall contain a note limiting or prohibiting ingress and egress to that street/road.
- w. The identification and designation of the boundary lines of any 100-year developed floodplain, and the source of the designation shall be shown on the plat.
- x. All rights-of-way being dedicated to Arapahoe County shall be clearly labeled with the

following statement:

Dedicated to Arapahoe County for right-of-way purposes by this plat.

- y. A tract table that lists tracts dedicated by the Plat shall be included. All tracts shall be lettered starting with "A". If more than 26 tracts are required, tract designation shall proceed with two character designations beginning with "AA", "AB", "AC", etc. The table shall indicate the area, intended use, maintenance, and final ownership of all tracts, and shall be formatted as follows (information in table is provided as an example):

TRACT TABLE

Tract Name	Area (SF/Ac)	Intended Use	Maintenance Entity	Final Ownership
Tract A	SF / Ac	Park	HOA or Metro District	HOA or Metro District
Tract B	SF / Ac	Detention Pond	HOA or Metro District	HOA or Metro District
Tract C	SF / Ac	Private Street	HOA or Metro District	HOA or Metro District
Tract D	SF / Ac	Open Space	HOA or Metro District	HOA or Metro District
Tract E	SF / Ac	Future Roadway [1]	HOA or Metro District	HOA or Metro District

[1] All platted single-family residential private roadways or those granted for future use, including by separate agreement, shall be designated as one or more tracts.

- z. All Standard Notes, Specific Notes, Certificates and dedications required by County staff shall be included on the plat as described in **Part 4:** of this Manual.
- aa. The surveyor shall seal the plat so that the seal does not obscure any information shown on the plat.

5. TREE SURVEY SHEET

- a. A site plan locating each tree and recommending trees intended for preservation in place, transplanting, or replacement.
- b. Species, size (caliper and height), and condition or health shall be noted.
- c. Recommendation for removal of all trees that are in a condition hazardous to the proposed development.
- d. Tree Inventory Chart. See Section 5-1 of this Manual.
- e. Tree Survey Certification. See Section 4-6 of this Manual.
- f. Total caliper of trees removed and replaced.

C. POST DECISION PROCEDURES

- 1. Denial or Withdrawal of a Final Plat, Minor Subdivision, Full Replat, Rural Cluster Subdivision, or Subdivision Exemption Plat shall be subject to the provisions of Section 5-2.1.F of the LDC and **Section 1-8.1** of this Manual.
- 2. Final Review
 - a. All Final Plats, Minor Subdivision, Full Replat, Rural Cluster Subdivision or Subdivision Exemption Plat shall be considered approved only after all final documents have been submitted and approved by staff, followed by recordation of the plat. All Final Plats, Minor Subdivision, Full Replat, Rural Cluster Subdivision or Subdivision Exemption Plat submitted

for final approval shall be prepared in accordance with the requirements established in this Manual.

- b. PWD staff will work with applicants to finalize all Final Plats, Minor Subdivision, Full Replat, Rural Cluster Subdivision or Subdivision Exemption Plat and engineering reports until all revisions, modifications and additions (if any) are finalized in accordance with any conditions or stipulations required by the Board of County Commissioners. Once all revisions have been made, the Planning Case Manager will direct the applicant to prepare final mylars.

3. Submittal of Final Mylars

- a. Recordation the final mylars for the approved Final Plat or Minor Subdivision, Full Replat, Rural Cluster Subdivision or Subdivision Exemption Plat and any associated exhibits and documents shall occur within 90 days after approval by the Board of County Commissioners or the approval shall be voidable (See Section 5-2.1.G.1 of the Land Development Code and **Sections 1-8.3, 1-8.4 and 1-8.5** of this Manual.) An extension may be granted in writing by the Planning Division Manager pursuant to Section 5-2.1.H of the LDC and **Section 1-8.6** of this Manual.
- b. Mylars must be submitted within 60 days of approval of the Final Plat, Minor Subdivision, Full Replat, Rural Cluster Subdivision or Subdivision Exemption Plat, unless stated otherwise in such approval. Mylars shall be prepared in accordance with the standards of **Part 87**: of this Manual, ready for approval except for the signatures of County officials.
- c. Within 30 days of receipt of the plat and associated exhibits and documents, staff shall obtain the signatures of the applicable County officials.
- d. The Applicant shall provide proof to the Public Works and Development Department that adequate security has been provided to cover the improvement costs (if applicable) in accordance with the requirements of the Arapahoe County Roadway Design and Construction Standards, or letter of credit as required.
- e. The Applicant shall provide a warranty deed for on-site and off-site County land dedication required as a condition of approval of the Final Plat Minor Subdivision, Full Replat, Rural Cluster Subdivision or Subdivision Exemption Plat (if applicable).
- f. Applicants must also submit a complete, scanned copy of the signed mylar along with the hard copy. The scanned copy can be submitted via email/FTP or by delivery of a disc/USB drive.

4. Recording Requirements and Procedures

- a. In addition to the mylar or equivalent, the applicant shall submit all other required documentation.
- b. No Final Plat, Minor Subdivision, Full Replat, Rural Cluster Subdivision or Subdivision Exemption Plat shall be recorded until the Board of County Commissioners has approved a Subdivision Improvement Agreement (SIA) as necessary.
- c. No Final Plat, Minor Subdivision, Full Replat, Rural Cluster Subdivision or Subdivision Exemption Plat shall be recorded on subdivided property unless all delinquent taxes and special assessments thereon have been paid. Applicant shall provide a Treasurer's certificate of taxes due at the time the plat is submitted for recordation.
- d. Once the Planning Case Manager has obtained all required County signatures within the

timeframe established in **Section 2-17.1C.3**, the Planning Case Manager will record the plat and associated documents, if any.

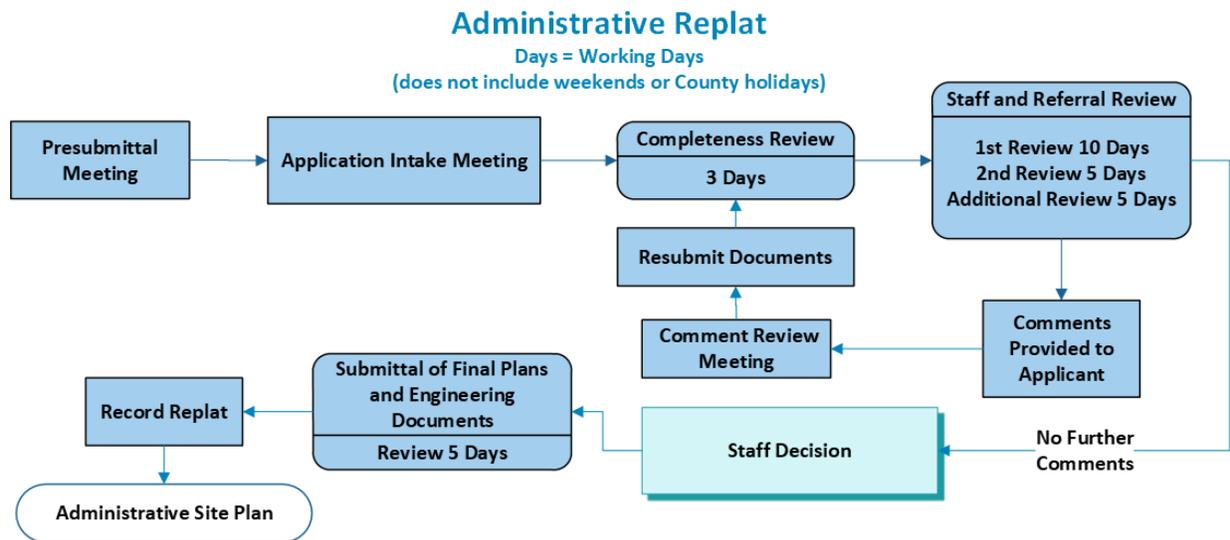
- e. Plat mylars to be recorded MUST be accompanied by the appropriate recording fees at time of submittal, payable to the Arapahoe County Clerk & Recorder. Applicants are advised to check with the Clerk and Recorder’s Office or the Planning Case Manager for current recording fees. Address plats are NOT recorded; therefore, no recording fees are required for these mylars.

2-17 Replat

At times it is necessary or desirable for a developer or builder to make changes to an approved plat, adjusting such items as the size and configuration of lots, easements, or streets. Depending upon the nature and magnitude of the changes, replats may be administrative or may require a full replat process. Prerequisites and criteria for administrative replats are found in Sections 5-6.5.B and 5-6.5.C of the Land Development Code.

2-17.1 ADMINISTRATIVE REPLAT

Administrative Replat procedures are summarized in the following flowchart.



SUBMITTAL MATERIALS

1. Land Development Application:
<http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Presubmittal Meeting notes with Submittal Checklist.
3. Submittal fees.
4. A Letter of Intent that explains, justifies and validates the request, stating all facts relied upon and providing documentation where possible. Address all approval criteria in Section 5-6.5.D of the LDC.

5. Ownership information, current within 30 days of the date of the application submittal, that includes the following:
 - a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).
 - d. Encumbrances/Schedule B items.
 - e. Hyperlinked connections to documents referenced in the report.
 - f. The ownership information must include all land to be dedicated to the County.
6. Notarized Letter(s) of Authorization from the landowner(s) permitting a representative to process the application with a disclaimer that no other party's consent is required.
7. Proof of public water supply (Office of the State Engineer Form GWS-76 will meet this requirement.)
8. Treasurer's Certificate of Taxes Due. (An updated Certificate for current year's taxes is required prior to recording.)
9. One set of traverse closure computations pursuant to **Section 2-16B.4.p.vi** of this Manual.
10. One set of Monument Records.
11. Letters from any referral agencies stating their recommendation regarding the replat and any existing facility they have over or across the land including:
 - a. All special districts providing maintenance of infrastructure within or adjacent to the property;
 - b. All known easement beneficiaries and/or utility providers; and
 - c. All landowners abutting the property.
12. Any easements or roadway vacations associated with an Administrative Replat must be processed separately. (See **Section 2-18** of this Manual for more details.)
13. Technical Reports as determined by the Engineering Services Division:
 - a. Phase III Drainage Study or Drainage Letter of Compliance.
 - b. Traffic Impact Study update conforming to the Arapahoe County Guidelines for Traffic Impact Studies.
14. Other information that may be required by the Planning, or Engineering Services, or Mapping Division in order to fully evaluate the Use by Special Review based on the unique circumstances of the proposal, its location, or characteristics of the land subject to the application. Information required above may be waived by the Planning, Engineering Services, or Mapping Division or designee if it is deemed to be immaterial to the request.
15. Replat exhibit per Section B below.

B. REPLAT

The Administrative Replat shall be prepared in accordance with the standards established below with the information indicated:

1. GENERAL GRAPHIC STANDARDS

- a. All plats shall be prepared on 24" x 36" sheets.
- b. All lettering and numbering shall be in upper case sans serif with a minimum 12-point font unless otherwise approved by the Planning Division Manager or designee. Font size shall be readable when reduced to 11" x 17" size.
- c. No replat shall include copyright restrictions.
- d. All maps shall show a true north arrow, section corners and the appropriate land grid, the name of the person who prepared the map, and the date the map was prepared.
- e. All sheets will be numerically ordered. All graphic representations, notes, charts, tables and other types of categorized information will be accompanied by common drafting information such as, but not limited to, the following:
 - i. A logical system of ordering the different graphic elements of the plan such as numbered details; and
 - ii. Expository titles for charts, tables, and other categories of information.
- f. The minimum scale of the drawing shall be one (1) inch to one hundred (100) feet. Enough sheets shall be used to accomplish this end. Acceptable larger scales are one (1) inch to twenty (20) feet, thirty (30) feet, forty (40) feet, fifty (50) feet and sixty (60) feet.

2. ALL SHEETS OF THE PLAN SET

- a. A title shall be located at the top of each sheet containing the following information: The title of the subdivision, as dedicated. In smaller lettering, the second line of the title block shall read "A REPLAT OF (Name of Subdivision) " followed by the legal description of the lots and blocks included within the Administrative Replat. In smaller lettering: the ¼ section(s), section, township and range in which the project or subdivision is located, followed by 6th Principal Meridian, County of Arapahoe, State of Colorado.
- b. A blank rectangular space will be left in the upper left hand corner of each sheet measuring 2"(h) x 4"(w) for staff use.
- c. A legend with line types and symbols used.
- d. Each sheet shall have the case number in the bottom left hand corner that reads, "Arapahoe County Case No. XX-XXX."
- e. Sheet Number and count (lower right, e.g., Sheet 1 of 10).
- f. North Arrow, Graphic Scale, and Numeric Scale.
- g. The sheet number and the relation of each adjoining sheet shall be clearly shown by a small key map on each sheet.

3. COVER SHEET

- a. Legal Description (full written lot and block or metes and bounds legal description per ownership information).
- b. All Standard Notes, applicable Specific Notes, and Certificates required by County staff shall be included on the cover sheet as described in **Part 4:** of this Manual.
- c. Signature Blocks (Owner(s), BOCC Approval).
- d. A Revisions Block updated as needed.

- e. Names and Addresses of the owner(s), plan preparer(s), landscape architect, engineer, surveyor, and date of the survey.
- f. Vicinity Map (scale of 1"=2,000' preferred) showing the subject property in relation to section lines and existing or proposed major roadway network and drainageways within one (1) mile, with Scale and North Arrow.
- g. The following site development details are to be included on the Final Plat cover sheet in tabular form and may be subject to change as requested by County staff on a case-by-case basis as appropriate:
 - i. Total gross land area in acres;
 - ii. Existing zoning of the property;
 - iii. Total number of proposed dwelling units or maximum floor area ratio (FAR) if known;
 - iv. Amount of dedicated public street right-of-way in square feet and acres;
 - v. Average lot size and minimum lot size depicted;
 - vi. Size and purpose of any proposed tracts of land, include the amount of land proposed for open space/landscaping, in square footage and acres; and
 - vii. Net area in acres.
- h. Index of Sheets identifying the title of each sheet. All sheets shall be titled as they are listed in the index.

4. REPLAT

- a. An accurate and complete Monumented Land Survey pursuant to paragraph thirteen (13) of Section 38-51-102 of the Colorado Revised Statutes, shall be made of the land to be included in the Administrative Replat. A traverse of the boundary when computed from field measurements on the ground must have a minimum unadjusted ratio of closure of one (1) part in fifteen thousand (15,000).
- b. The Monumented Land Survey shall be an accurate reflection of the legal description. The legal description shall be in the following format:
 - i. A parcel of land in the ___¼ Section ___, Township _____South, Range _____West of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, more particularly described as follows:
 - ii. (Include the Lots, Block (if any) and name of the subdivision as dedicated. The area of the subdivision to the nearest one-thousandth of an acre (0.001) more or less, shall be included.)
- c. If the subdivision of which the replat is a part was recorded prior to July 1, 1975, the legal description must include a metes and bounds legal description.
- d. One corner of the replat shall be tied (distance and bearing) to two adjacent section or quarter section corners of the Public Land Survey System. The monuments found/set at the section or quarter section corners must be described on the plat.

- e. The surveyor shall rehabilitate or upgrade any section or quarter section corners used to control the survey of the subdivision as required by the Rules of Procedure promulgated by the State Board of Registration for Professional Engineers and Professional Land Surveyors.
- f. This section is not applicable is the subdivision of which the replat is a part was tied (distance and bearing) to two adjacent section or quarter section corners of the Public Land Survey System.
- g. A note indicating the line being referenced and the existing monuments that define the referenced line shall be included on the Replat.
- h. If the subdivision of which the replat is a part uses bearings, the surveyor may use the same Basis of Bearings for the replat.
- i. If the original Basis of Bearing is not used, or the original subdivision did not use bearings, the surveyor must establish a Basis of Bearing in accordance with **Section 2-16B.4.g**, Final Plat Exhibit.
- j. The Administrative Replat shall be monumented pursuant to subsections (1), (2), (3), (4), (5), (6), (7), (8), (9) and (10) of Section 38-51-105 of the Colorado Revised Statues.
- k. Where applicable, the monuments set by the surveyor on the boundary of the subdivision shall be 30" long solid steel pins, 1/2" - 3/4" in diameter, set in a concrete collar at least 6" in diameter and 12" in depth.
- l. Offsets, which are to be set on the extension of any lot line shall be noted on the plat at the time of recording and shall comply with Section 38-51-105 of the Colorado Revised Statutes. This note shall specify the standard offset distance and any nonstandard distances. An example of a note is as follows:
 - i. All offset notes are 1" metal disks embedded in concrete sidewalks set on the lot line extended, 5 feet from the platted lot corner along all streets except as follows:
 - ii. Nonstandard offsets for lot lines between:
 - 1) Lots 1 and 2, Block 1 is 5.87 feet
 - 2) Lots 3 and 4, Block 1 is 6.03 feet
 - iii. If no offset monuments are to be set in conjunction with the Administrative Replat the following note shall be included on the plat:
 - iv. Note: No offset monuments are to be set in conjunction with this Administrative Replat.
- m. A Colorado Land Survey Monument Record for each section or quarter section corner that the subdivision is tied to or controlled from must be prepared and sealed at the time the plat is submitted to the Planning Division.
- n. Each Monument Record shall describe both the supporting and contradicting evidenced, as well as the monument found and accepted, established, restored or rehabilitated, and at least three (3) accessory or reference points. If the latest Monument Records on file meet the above described criteria, and the reference points are still existing, the surveyor only needs to submit copies of the latest Monument Records with the plat.
- o. The following note shall be placed on the Administrative Replat exhibit:

Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to State Statute 18-4-508, of the Colorado Revised Statute.

- p. The plat shall show complete survey and mathematical information, including curve data, and other data necessary to locate all monuments and to locate and retrace any and all interior and exterior boundary lines. Distances and bearings shall be used.
- q. The boundary of the Administrative Replat shall be delineated with a heavy solid line.
- r. The lines of all proposed lots shall be fully dimensioned with distances and bearings. Where a lot line intersects a street line at right angles, the bearing may be omitted. If a lot line intersects a curved street, the bearing on the line shall be shown. If the lot line is not radial to a curved street line, or a curved property line the lot line shall be labeled N.R. and the radial bearing at the point of intersection shall be shown.
- s. The location of lots, blocks, tracts and parcels adjoining the Administrative Replat shall be shown. Adjoining lots and blocks shall be labeled and the name of adjoining subdivisions, as dedicated, shall be shown.
- t. The blocks in the Administrative Replat shall be numbered consecutively throughout the Administrative Replat, commencing with Block 1. The lots in each block shall be numbered consecutively commencing with Lot 1.
- u. The names and widths of all public streets shall be shown on the Administrative Replat. Existing right(s)-of-way shall bear notations of dedication by Book and Page number. Private drives and streets shall be labeled as such.
- v. All easements shall be clearly labeled, identified, and dimensions shown and tied to reference points within the subdivision and be shown by dashed lines. Existing easements shall bear notation of dedication of conveyance by Book and Page number. If any easement of record cannot be definitely located, a statement of the existence, the nature thereof and its recorded reference shall be placed in the note section. Easements shall be designated and the disposition thereof indicated in the note section. Easements that abut the exterior boundary of the subdivision shall be shown and clearly labeled.
- w. All plats having lots bordering a collector or larger street/road shall contain a note limiting or prohibiting ingress and egress to that street/road.
- x. The identification and designation of the boundary lines of any 100-year developed floodplain and the source of the designation shall be shown on the plat.
- y. The appropriate traffic sight triangles shall be designated and dimensions shown on the plat. Sight triangles shall be shown at the intersection of all roadways and at the intersection of all private drives/access points with public roadways.

C. POST DECISION PROCEDURES

1. Final Review

- a. All Administrative Replats shall be considered approved only after all final documents and engineering reports have been submitted and approved by staff, the replat has been signed by the Chair of the Board of County Commissioners, and the replat has been recorded. All Administrative Replats submitted for final approval shall be prepared in accordance with the requirements established in this Manual.
- b. PWD staff will work with applicants to finalize all Administrative Replats and engineering reports until all revisions, modifications and additions (if any) are finalized in accordance with any conditions or stipulations required by staff. Once all revisions have been made, the Planning Case Manager will direct the applicant to prepare final mylars.

2. Submittal of Final Mylars

- a. Recordation of the final mylars for the approved Administrative Replat and any associated exhibits and documents shall occur within 90 days after approval by the Planning Division Manager or the approval shall be voidable (See Section 5-2.1.G.1 of the Land Development Code and **Sections 1-8.3, 1-8.4 and 1-8.5** of this Manual.) An extension may be granted in writing by the Planning Division Manager pursuant to Section 5-2.1.H of the LDC and **Section 1-8.6** of this Manual.
- b. Mylars must be submitted within 60 days of staff approval of the Administrative Replat, unless stated otherwise in such approval. Mylars shall be prepared in accordance with the standards of **Part 87:** of this Manual, ready for approval except for the signatures of County officials.
- c. Within 30 days of receipt of the plat and associated exhibits and documents, staff shall obtain the signatures of the applicable County officials and record the Administrative Replat.
- d. The Applicant shall provide proof to the Public Works and Development Department that adequate security has been provided to cover the improvement costs (if applicable) in accordance with the requirements of the Arapahoe County Roadway Design and Construction Standards, or letter of credit as required.
- e. The Applicant shall provide a warranty deed for on-site and off-site County land dedication if required as a condition of approval of the Administrative Replat (if applicable).
- f. Applicants must also submit a complete, scanned copy of the signed mylar along with the hard copy. The scanned copy can be submitted via email/FTP or by delivery of a disc/USB drive.

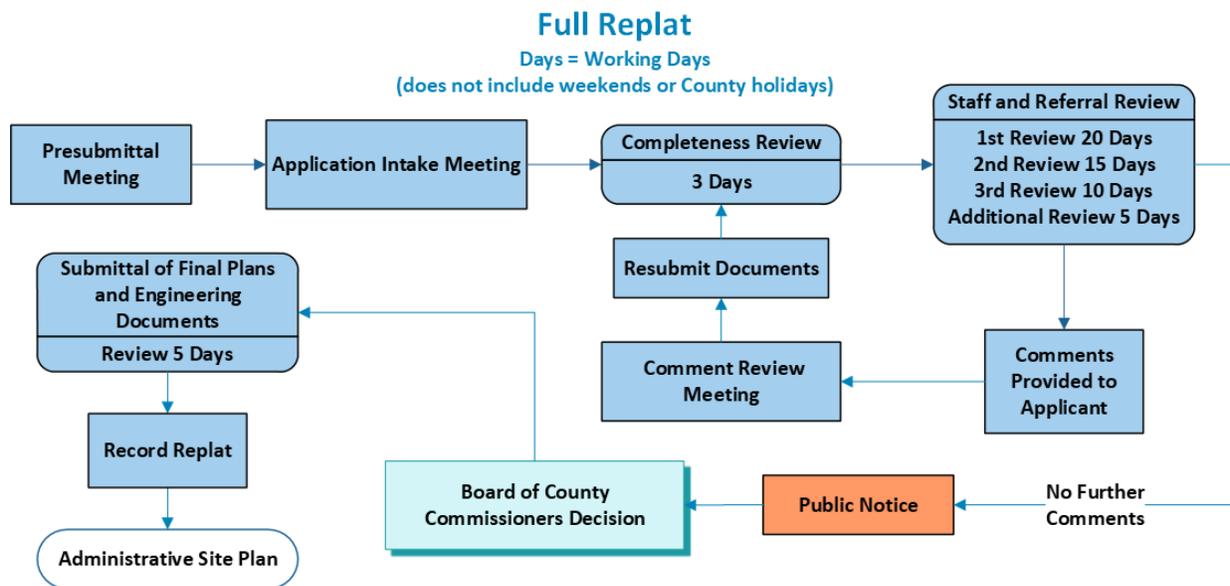
3. Recording Requirements and Procedures

- a. In addition to the mylar or equivalent, the applicant shall submit all other required documentation.
- b. No Administrative Replat shall be recorded until the Board of County Commissioners has approved a Subdivision Improvement Agreement (SIA) as necessary.

- c. No Administrative Replat shall be recorded unless all delinquent taxes and special assessments thereon have been paid. Applicant shall provide a Treasurer’s certificate of taxes due at the time the replat is submitted for recordation.
- d. Once the Planning Case Manager has obtained all required County signatures within the timeframe established in **Section 2-17.1C.2**, the Planning Case Manager will record the replat and associated documents, if any.
- e. Plat mylars to be recorded MUST be accompanied by the appropriate recording fees at time of submittal, payable to the Arapahoe County Clerk & Recorder. Applicants are advised to check with the Clerk and Recorder’s Office or the Planning Case Manager for current recording fees. Address plats are NOT recorded; therefore, no recording fees are required for these mylars.

2-17.2 FULL REPLAT

The process for a full (non-administrative) replat is summarized in the following flowchart and is described in more detail in Section 5-6.4 of the Land Development Code.



A. SUBMITTAL MATERIALS

1. A full replat requires all of the information required of a Final Plat (See **Section 2-16** of this Manual), with the following modifications:
 - a. Drainage and Traffic Impact Studies may be updated by the submittal of Letters of Conformance, as determined by the Engineering Services Division.
 - b. Other information required for a Full Replat may be waived if deemed unnecessary by the Planning, Engineering Services, or Mapping Division Manager or designee.
2. Replat exhibit per Section B below.

B. REPLAT

1. A full replat requires all of the information required for a Final Plat. (See **Section 2-16** of this Manual.)

C. POST DECISION PROCEDURES

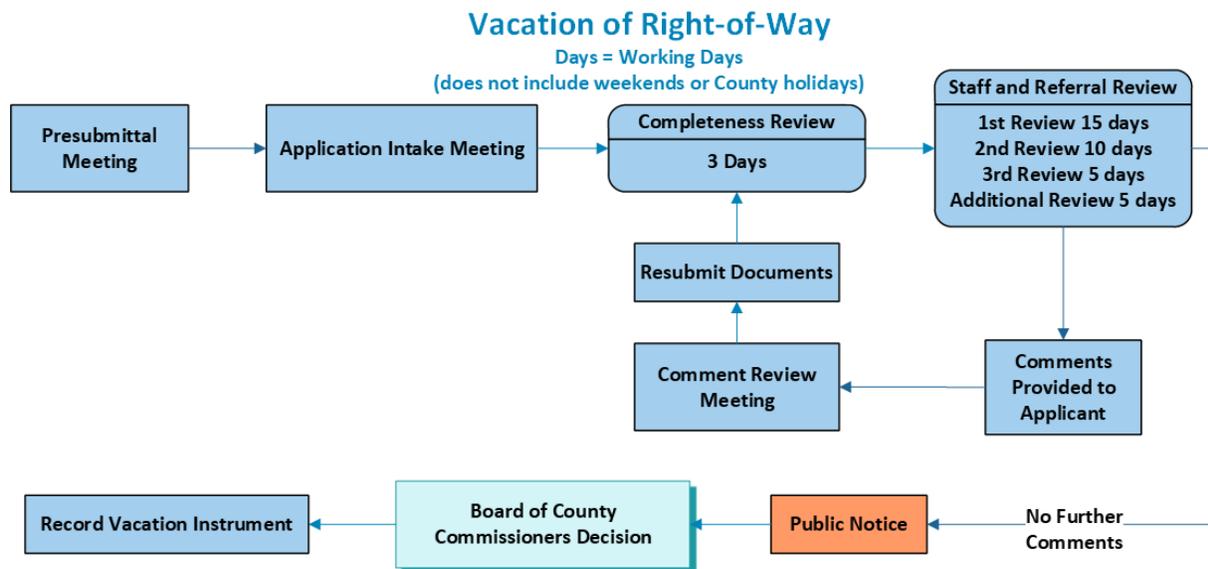
The post-decision procedures, timelines and requirements for a Full Replat shall be the same as those for a Final Plat. (See **Section 2-16C** of this Manual.)

2-18 Vacation of Right-of-Way, Plat or Easement

A road or street right-of-way or public easement created in the past, either by approval of a subdivision plat or by a separate deed, may never have been used or is no longer needed for a variety of reasons. The Land Development Code establishes procedures whereby unused or unneeded rights-of-way or easements may be vacated. Entire subdivision plats may also be vacated.

2-18.1 VACATION OF RIGHT-OF-WAY

The Right-of-Way vacation process is summarized in the following flowchart and is described in more detail in Section 5-6.7.C of the Land Development Code.



A. SUBMITTAL MATERIALS

1. Completed Land Development Application:
<http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Presubmittal Meeting notes with Submittal Checklist.

3. Completed Right-of-Way Vacation Petition Form:
<http://www.arapahoegov.com/DocumentCenter/View/1216/Petition-to-Vacate-Right-of-Way?bidId=>
4. Submittal fees.
5. Written Letter of Intent that explains, justifies and validates the request, stating all facts relied upon and providing documentation where possible. Address all approval standards in Section 5-6.7.B of the LDC.
6. Letters from the following stating their recommendation regarding the vacation and any existing facility they have over, under or across the land:
 - a. All special districts providing maintenance of infrastructure within the rights-of-way
 - b. All known easement beneficiaries, cable providers, fiber optic companies and/or utility providers; and
 - c. All landowners abutting or using an access proposed for vacation.
7. Stamped envelopes addressed to abutting landowners and other landowners using the access proposed for vacation, as specified by staff, for notification of the vacation application. Include a map identifying the area to be vacated and relationship to the abutting landowners.
8. Vacation exhibit per Section B below.

B. VACATION EXHIBIT

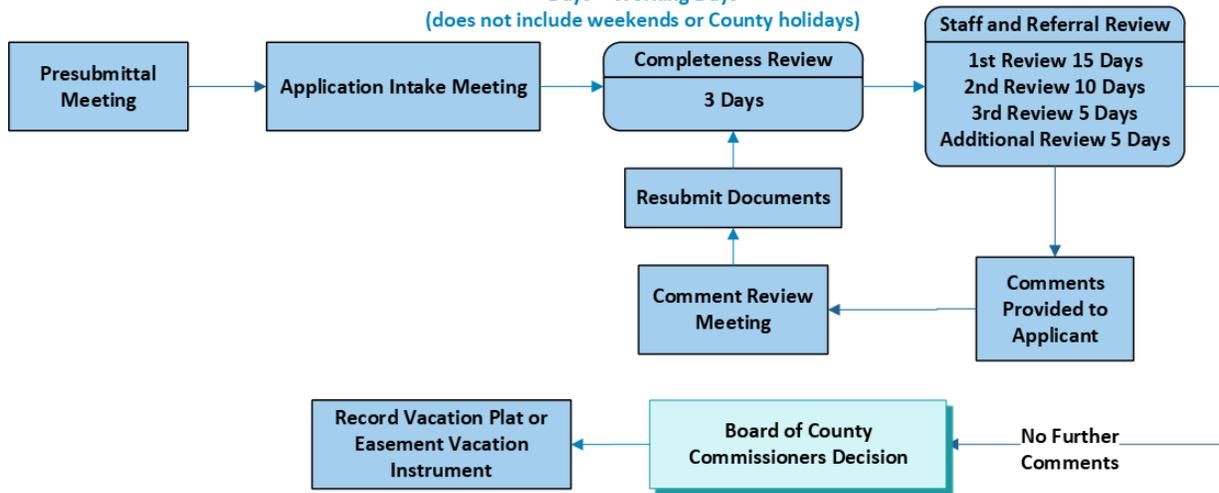
1. The Vacation Exhibit shall be an original drawing in black ink on 8½" x 14" or 8½" x 11" paper or other size as required by PWD, including a written legal description of the right-of-way to be vacated, signed and sealed by a Professional Land Surveyor registered in the State of Colorado.

2-18.2 VACATION OF PLAT OR EASEMENT

The process for vacating an easement or subdivision plat is summarized in the following flowchart and is described in more detail in Section 5-6.7.D of the Land Development Code.

Vacation of Plat or Easement

Days = Working Days
(does not include weekends or County holidays)



A. SUBMITTAL MATERIALS

1. Completed Land Development Application:
<http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. A completed Vacation Petition Form if vacating an easement:
<http://www.arapahoegov.com/DocumentCenter/View/1217/Petition-to-Vacate-Easement?bidId=>
3. Presubmittal Meeting notes with Submittal Checklist.
4. Application fee(s).
5. Ownership information, current within 30 days of the application submittal, that includes the following:
 - a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).
 - d. Encumbrances/Schedule B items.
 - e. Hyperlinked connections to documents referenced in the report.
6. A notarized Letter of Authorization from the landowner permitting a representative to process the application, with a disclaimer that no other party's consent is required.
7. Written Letter of Intent that explains, justifies and validates the request, stating all facts relied upon and providing documentation where possible. Address all approval standards in Section 5-6.7.B of the LDC.
8. Letters from the following stating their recommendation regarding the vacation and any existing facilities they have over, under or across the land:
 - a. All special districts providing maintenance of infrastructure within rights-of-way and or easement;

- b. All landowners abutting or using an access proposed for vacation; and
 - c. All known easement beneficiaries which may include utility companies, cable and or fiber optic companies.
9. Stamped envelopes addressed to abutting landowners and other landowners using the access proposed for vacation.
 10. Other information that may be required by the Planning Division, Engineering Services Division or Mapping Section in order to fully evaluate the proposal based on the unique circumstances of the proposal, its location, or characteristics of the land subject to the application. Information required above may be waived by the Planning or Engineering Services Division Manager or Mapping Section Manager, or designees, if it is deemed to be immaterial to the request.
 11. Vacation exhibit per Section B below.

B. VACATION EXHIBIT

1. A Plat Vacation exhibit shall be prepared in accordance with the standards established for a Final Plat (See **Section 2-16** of this Manual) and shall contain information deemed appropriate by the PWD Department. If anything less than the entire plat is vacated, include a legal description of the portions being vacated signed and sealed by a Professional Land Surveyor registered in the State of Colorado.
2. An Easement Vacation exhibit shall be on 8½ " x 14" paper or other size as required by PWD, containing a legal description signed and sealed by a Professional Land Surveyor registered in the State of Colorado, and any other information deemed appropriate by the PWD Department.

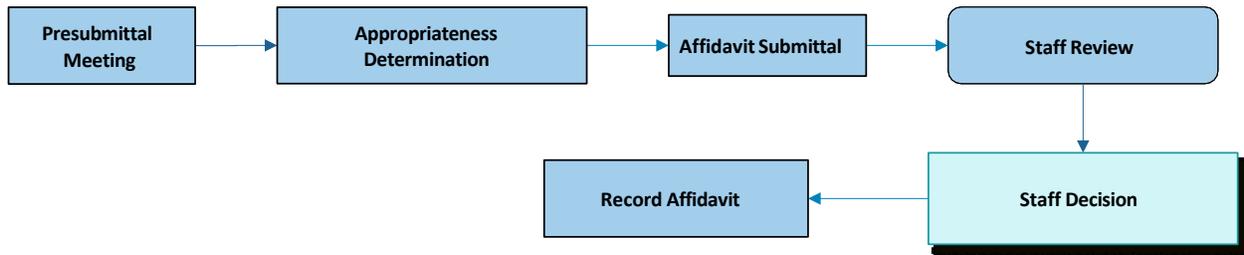
2-19 Correction to Recorded Plat

Plats may be recorded that have inadvertent errors in such items as survey information. The Land Development Code establishes procedures for making corrections to recorded plats in Section 5-6.8.C (Affidavit of Correction) and 5-6.7.D (Correction Plat).

2-19.1 AFFIDAVIT OF CORRECTION

The process for an Affidavit of Correction is outlined in Section 5-6.8.C of the Land Development Code and is summarized in the following flowchart.

Affidavit of Correction



A. SUBMITTAL REQUIREMENTS

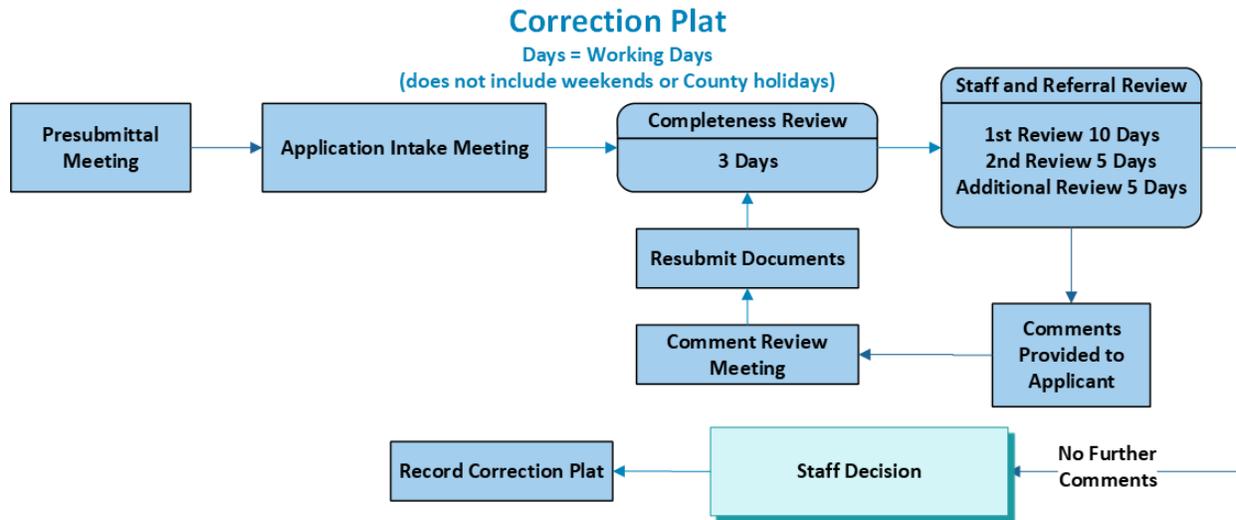
1. Completed Land Development Application:
<http://www.arapahogov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Presubmittal Meeting notes with Submittal Checklist.
3. Application fee(s).
4. A Letter of Intent explaining the need for the correction and addressing the criteria in Section 5-6.8.C.2 of the LDC.

B. REVIEW PROCEDURES

1. After determining that the Affidavit of Correction process is appropriate, the surveyor or the surveyor's representative shall submit a completed Affidavit of Correction bearing the original signature and seal of the surveyor to the Planning Division office.
2. The Affidavit of Correction shall be prepared in accordance with the provisions of C.R.S. 38-51-111.

2-19.2 CORRECTION PLAT

A Correction Plat shall not be prepared if all required corrections can be effectuated by an Affidavit of Correction prepared in accordance with the provisions of C.R.S. 38-51-111. Procedures for a Correction Plat are outlined in Section 5-6.8.D of the Land Development Code and are summarized in the following flowchart.



A. SUBMITTAL REQUIREMENTS

1. Completed Land Development Application:
<http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Presubmittal Meeting notes with Submittal Checklist.
3. Application fee(s)
4. A Letter of Intent that explains, justifies, and validates the request, stating all facts relied upon and providing documentation where possible. Address all approval criteria in Section 5-6.8.D.2 of the LDC.
5. Ownership information, current within 30 days of the application submittal, that includes the following:
 - a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).
 - d. Encumbrances/Schedule B items.
 - e. Hyperlinked connections to documents referenced in the report.
6. A notarized Letter of Authorization from the landowner(s) permitting a representative to process the application with a disclaimer that no other party's consent is required.
7. Treasurer's Certificate of Taxes Due.
8. Correction Plat exhibit per Section B below.

B. CORRECTION PLAT

1. The Correction Plat exhibit shall be prepared in accordance with the standards established for a Final Plat (See **Section 2-16** of this Manual).

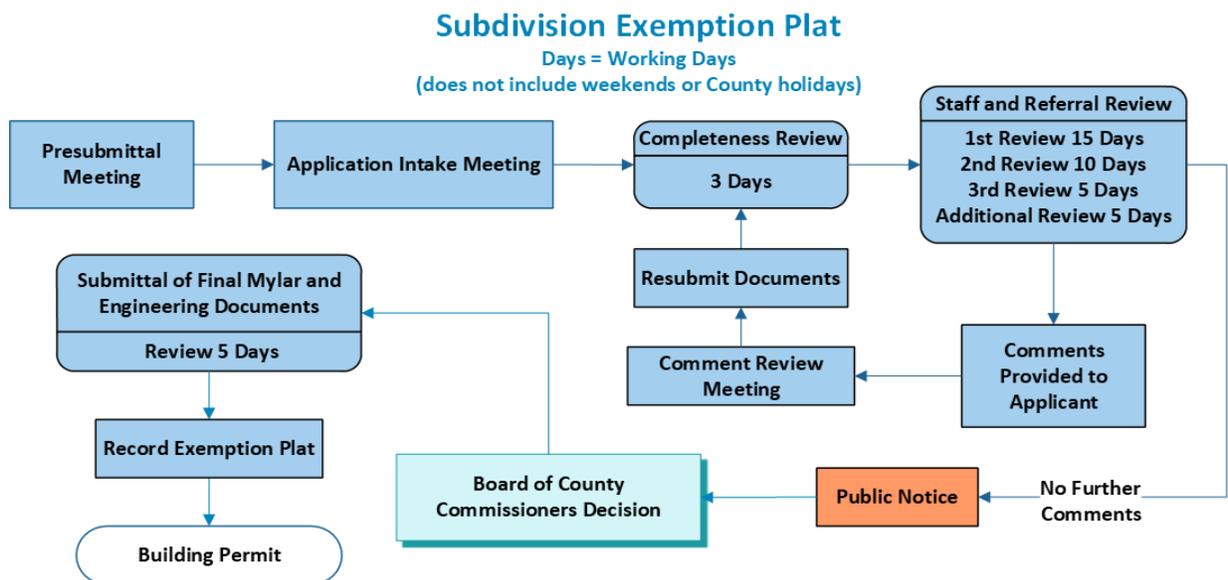
2. The Correction Plat shall encompass the entire area of the original plat and shall be exactly the same as the original plat being corrected with the following exceptions:
 - a. The name of the Correction Plat shall be the same as the name of the subdivision being corrected, as dedicated, followed by the words Correction Plat. The name of the subdivision shall be corrected wherever it appears on the plat.
 - b. Signature blocks for all owners of property within the boundaries of the subdivision.
 - c. All Standard Notes, Certificates and dedications required by Arapahoe County staff shall be included on the plat as described in **Part 4:** of this Manual.
3. All corrections identified in the application need to be made on the Correction Plat in addition to a table listing all corrections on the plat. The table shall show the original information and the corrections being made.

C. POST DECISION PROCEDURES

The post-decision procedures, timelines and requirements for a Correction Plat shall be the same as those for a Final Plat. (See **Section 2-16C** of this Manual.)

2-20 Subdivision Exemption Plat

The Board of County Commissioners may grant exemptions from the definition of the terms subdivision and subdivided land for any division of land which generally is not intended to create multiple lots for eventual sale to individual owners. Examples include land divisions for public or quasi-public purposes, boundary lines adjustments between parcels 35 acres or more in size where no new parcels are created, or where parcels were created by a deed transferring part of a parcel to another owner prior to the County adopting subdivision regulations. A full description of subdivision exemption eligible situations and the Subdivision Exemption procedures can be found in Section 5-6.9 of the Land Development Code. The accompanying flowchart summarizes the Subdivision Exemption procedures.



A. SUBMITTAL REQUIREMENTS

1. Completed Land Development Application Form:
<http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Presubmittal Meeting notes.
3. Submittal fees.
4. Written Letter of Intent describing the proposed development including background information explaining why the request is being made, important geographic details on and off-site that relate to the proposal, potential sales contracts for parcel(s) being developed and any other pertinent information for clarification.
5. For exemption plat applications made under Section 5-6.9.B of the Land Development Code, a sworn and notarized affidavit from the applicant affirming that they did not create the land division without proper subdivision approval and did not have any involvement in such land division.
6. Treasurer's Certificate of Taxes Due.
7. Ownership information, current within 30 days of the date of the application submittal, that includes the following:
 - a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).
 - d. Encumbrances/Schedule B items.
 - e. Hyperlinked connections to documents referenced in the report.
8. As necessary, property deeds proving the date the property was created in its current configuration.
9. If applicable, a notarized Letter of Authorization from all landowners permitting a representative to process the application with a disclaimer that no other party's consent is required.
10. Evidence of permanent easement or public road access to public rights-of-way for all parcels.
11. Proposed source of water and sewage treatment shall be stated. If the proposed parcel to be created lies within a Special District providing water and sewage treatment services, a "will serve" letter from that District must be submitted with the exemption application.
12. The County may require an exhibit with additional information such as zoning, adjacent uses, and other pertinent features of the property, including but not limited to, existing structures, utility lines, natural and artificial drainage-ways, ditches, lakes, vegetative groundcover, rock outcroppings, geologic features and hazards, dams, reservoirs, presence of delineated floodways or floodplains, mines, fence lines, driveways, easements, well sites, septic systems and leach fields.
13. Subdivision Exemption Plat exhibit per Section B below.

B. SUBDIVISION EXEMPTION PLAT

1. The Subdivision Exemption Plat shall be prepared in accordance with the standards for a Final Plat (See **Section 2-16** of this Manual) and shall contain the following information:
 - a. An accurate and complete Monumented Land Survey pursuant to paragraph thirteen (13) of C.R.S. 38-51-102, shall be made of the land to be included in the Subdivision Exemption Plat. A traverse of boundaries when computed from field measurements on the ground must have a minimum unadjusted ratio of closure of one (1) part in fifteen thousand (15,000).
 - b. Legal Description of the land included in the Subdivision Exemption:
 - i. The monumented land survey shall be an accurate reflection of the legal description.
 - 1) The legal description shall be in the following format:
 - 2) A parcel of land in the ____1/4 of Section, Township ____ South, Range ____ West of the Sixth Principal Meridian, County of Arapahoe, State of Colorado more particularly described as follows:
(Following this introduction shall be a parcel description by metes and bounds or aliquot part(s), incorporating a complete traverse and the accuracy standards as described in Section 2-20.B.1.a above. The area to the nearest one hundredth of an acre (.01) more or less shall be included.)
 - 3) A legal description of any parcel within the Subdivision Exemption shall be prepared in the manner described above.
 - c. The Point of Beginning of the subdivision or one corner of a subdivision exemption plat shall be tied to two (2) section, quarter section or one-sixteenth corners. The monument found/set at the section, quarter, or one-sixteenth section corners must be described on the plat.
 - d. The surveyor shall establish new section, quarter section or one-sixteenth corners or upgrade the same pursuant to the requirements of §§ 6.4.1 through 6.4.3 of 4CCR 730-1.
 - e. For any monument established or upgraded pursuant to **Section 2-20B.1.c** above, the surveyor shall submit a monument record to the Public Works and Development Department at the same time the subdivision exemption plat is submitted. Monument records are to be prepared pursuant to the requirements of C.R.S. 38-53-107, et seq., (2018). A minimum of three (3) accessory points are to be set.
 - f. If the latest Monument Record on file meets the Colorado statutory criteria, and the accessories still exist, the surveyor only needs to submit copies of the records with the exemption plat.
 - g. A Basis of Bearing Statement in a format acceptable to the State Board of Registration for Professional Engineers and Professional Land Surveyors shall be included on the Subdivision Exemption Plat. The line being referenced shall be shown on the exhibit and the survey of the Subdivision Exemption Plat shall be tied to the line being used for the Basis of Bearings.

- h. The Subdivision Exemption Plat shall show complete survey and mathematical information, including curve data, and other data necessary to locate all monuments and locate and retrace any interior parcel lines. Distance and bearings shall be used.
2. The boundary of the Subdivision Exemption Plat shall be delineated with a heavy solid line.
3. Any existing or required permanent access and utility easements shall be shown on the Exemption Plat.
4. Ownership and recording information of all adjacent parcels shall be shown.
5. Any Standard Notes, applicable Specific Notes, and Certificates required by County staff shall be included on the Exemption Plat as described in **Part 4:** of this Manual.
6. Other information that may be required by the Planning Division, Engineering Services Division or Mapping Section Manager.

C. POST DECISION PROCEDURES

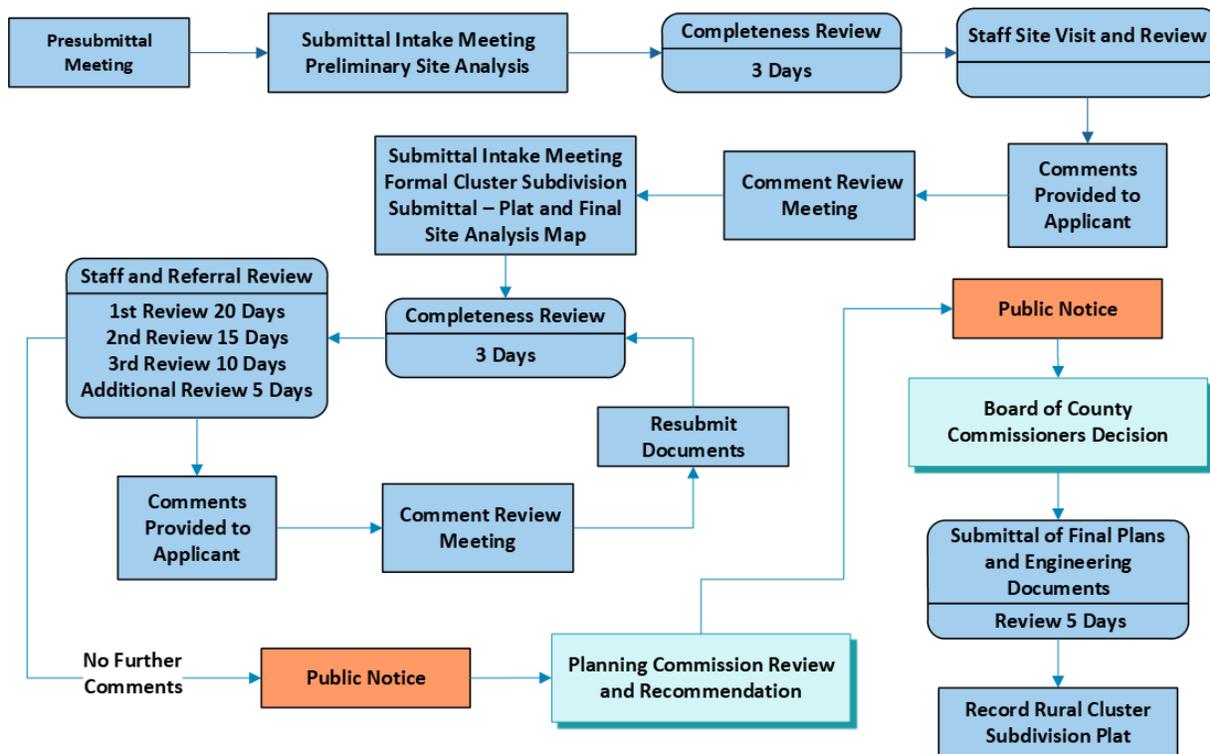
The post-decision procedures, timelines and requirements for a Subdivision Exemption Plat shall be the same as those for a Final Plat. (See **Section 2-16C** of this Manual.)

2-21 Rural Cluster Subdivision

As an alternative to large-lot conventional subdivisions in dispersed locations throughout the County, the Rural Cluster Subdivision option permits single family development on individual lots smaller than otherwise allowed by zoning, while requiring a portion of the property to be set aside as a conservation easement. Requirements and procedures for a Rural Cluster Subdivision are found in Section 5-5-6.10 of the Land Development Code. Procedures are summarized in the following flowchart.

Rural Cluster Subdivision Plat

Days = Working Days
(does not include weekends or County holidays)



2-21.1 PRELIMINARY CLUSTER SUBDIVISION SITE ANALYSIS

A. SUBMITTAL REQUIREMENTS

1. Completed Land Development Application form:
<http://www.arapahogov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Presubmittal Meeting notes with Submittal Checklist.
3. Submittal fee(s).
4. Ownership information, current within 30 days of the date of the application submittal, that includes the following:
 - a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).
 - d. Encumbrances/Schedule B items.
 - e. Hyperlinked connections to documents referenced in the report.
5. The ownership information must include all land to be dedicated to the County.

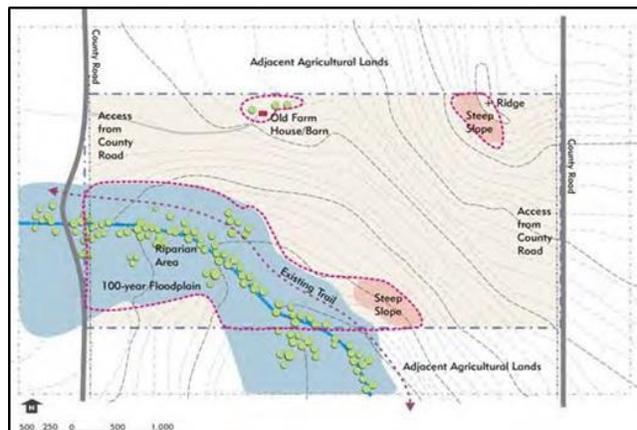
6. A notarized Letter of Authorization from the landowner permitting a representative to process the application, with a disclaimer that no other party's consent is required.
7. Preliminary Site Analysis exhibit per Section B below.

B. PRELIMINARY SITE ANALYSIS MAP

After the pre-submittal meeting, but before the applicant's formal submittal of the cluster subdivision application, the applicant shall prepare and submit a preliminary site analysis map that analyzes existing conditions both on the proposed cluster development site and on all lands within 1,500 feet of the subject site's boundaries. The preliminary site analysis map shall comply with the following requirements:

1. The format for the preliminary site analysis map shall comply with the minimum format for preliminary plats as set forth in **Section 2-15B** of this Manual.
2. Map scale shall be not less than 1 inch = 200 feet, or if the site contains slopes exceeding 10% and the applicant is proposing an onsite wastewater system, the scale shall be not less than 1 inch = 100 feet.
3. Map shall show the relationship of the subject property to natural and man-made features located within 1,500 feet of the subject site's boundaries.
4. The natural and man-made features to be shown include:
 - a. Public roads.
 - b. Trails.
 - c. Utility easements and rights-of-way, as filed with the County Clerk and Recorder's office.
 - d. Topography (from USGS maps), including steep slopes, as defined in the LDC.
 - e. Land areas that qualify as "Sensitive Development Areas," as defined in the LDC.
 - f. Former waste disposal sites.
 - g. Public lands.
 - h. Land protected under existing conservation easements.
 - i. Man-made features, including but not limited to driveways, farm roads, buildings, foundations, walls and fences, wells, drainage fields, dumps, and utilities.
 - j. 100-year floodplains.

Figure 2-21.1 Example of Preliminary Site Analysis Map identifying site conditions on the site and on lands within 1,500 feet of the subject site. The site analysis identifies natural and man-made features.



C. ADDITIONAL MATERIALS

1. The applicant may be required to submit additional materials, provided the Planning Division Manager informs the applicant of the additional material at either the pre-submittal meeting or within five (5) days of the site visit, and based on the Planning Division Manager's determination that the additional material is necessary and relevant to the County's review.
2. The Planning Division Manager may waive or vary certain submittal requirements in order to tailor the requirements to the information necessary to review a particular application. An applicant shall request a waiver or variation prior to submitting an application, and should discuss the request with staff at the pre-submittal meeting if possible. The Planning Division Manager may waive or vary such submittal requirements where the Manager finds that the projected size, complexity, anticipated impacts, or other factors associated with the proposed cluster subdivision support such waiver/variation.

2-21.2 FORMAL CLUSTER SUBDIVISION SUBMITTAL

A. GENERAL SUBMITTAL REQUIREMENTS

1. Completed Land Use Application form:
<http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Presubmittal Meeting notes with Submittal Checklist.
3. Application fee(s).
4. A Letter of Intent that explains, justifies, and validates the request, stating all facts relied upon and providing documentation where possible. Address all review criteria set forth in Section 5-6.10.E of the LDC.
5. Ownership information, current within 30 days of the application submittal, that includes the following:
 - a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).
 - d. Encumbrances/Schedule B items.
 - e. Hyperlinked connections to documents referenced in the report.
 - f. The ownership information must include all land to be dedicated to the County.
6. A notarized Letter of Authorization from the landowner(s) permitting a representative to process the application with a disclaimer that no other party's consent is required.
7. Notification of surface development to mineral estate owners in accordance with **Section 1-5** of this Manual and C.R.S. 24-65.5-103 if two or more lots are proposed in anticipation of new surface development.
8. Treasurer's Certificate of Taxes Due.

9. In addition, the applicant shall submit a separate document entitled “Final Site Analysis Map” which meets the submittal requirements stated in Subsection D below.
10. Phase III Drainage Report conforming to the Stormwater Management Manual.
11. Cluster Subdivision Plat exhibit per Section B below and Final Site Analysis Map per Section C below.

B. CLUSTER SUBDIVISION PLAT

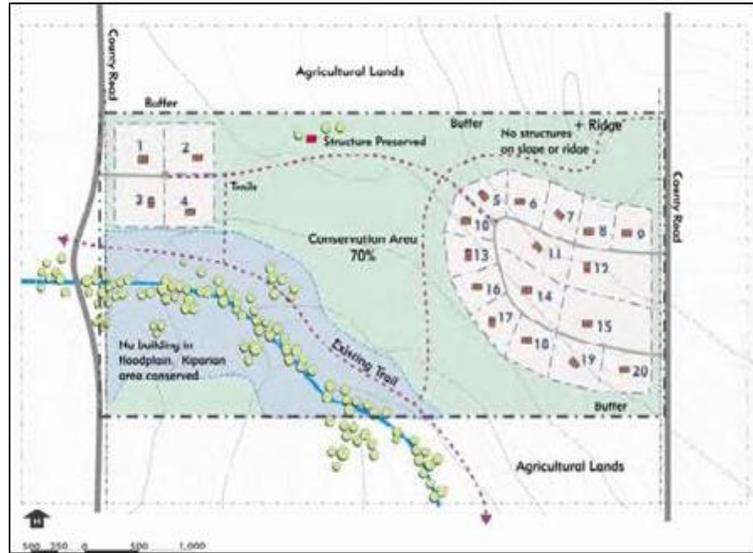
1. A Cluster Subdivision Plat exhibit will be submitted that meets the general submittal requirements of a Final Plat as described in **Section 2-16B** of this Manual, and that also satisfies the supplemental requirements as stated below.
2. Supplemental Submittal Requirements
Taking into account the constraints and opportunities identified in the preliminary site analysis map and during the site visit, the applicant shall identify tracts containing the conservation area(s) and lot lines on the Cluster Subdivision Plat according to Section 5-6.10 of the Land Development Code, Residential Cluster Development and Conservation Area Requirements. In addition to the general submittal requirements for a Final Plat (**Section 2-16A** of this Manual), the Cluster Subdivision Plat submittal shall include the following additional elements and exhibits:
 - a. The boundaries of proposed residential cluster(s) and individual lot lines within each residential cluster.
 - b. The boundaries of all Sensitive Development Areas as shown on the Arapahoe County Resource Composite Map, or as identified by the applicant on the preliminary site analysis map and confirmed through subsequent investigation;
 - c. Septic field boundaries, as applicable;
 - d. Reference to the Final Site Analysis Map;
 - e. Notes regarding ownership and future maintenance of the tracts containing the conservation area(s), and appropriate references (e.g., reception numbers) indicating the existence of site-specific conditions, covenants, or restrictions that may apply within or adjacent to the conservation area tract(s) concerning:
 - i. Roads and driveways,
 - ii. Detention and water quality ponds, and
 - iii. Landscaping/buffers.
 - f. Reference to an approved Management Plan, if applicable.

C. FINAL SITE ANALYSIS MAP

Taking into account the constraints and opportunities identified in the preliminary site analysis map and during the site visit, the applicant shall identify on the Final Site Analysis Map tracts containing the conservation area(s), lot lines, and building envelopes (as applicable) in accordance with the standards established in Section 4-2.7.B.3 of the LDC, Residential Cluster Development and

Conservation Area Requirements. In addition, the Final Site Analysis Map shall include the following elements and exhibits, which the applicant shall show on the map using scales and format consistent with the scales and format used on the Cluster Subdivision Plat. The Final Site Analysis Map, however, is a separate document from the Cluster Subdivision Plat and is required to be recorded. (See Figure 2-24.2.)

Figure 2-24.2 Example of Final Site Analysis Map that shows the proposed residential clusters, tracts containing the proposed conservation areas, and critical natural and man-made features identified on the preliminary site analysis map.



1. Concurrent with the C.C. & R.'s and the Management Plan:
 - a. All Sensitive Development Areas, man-made features, and any former waste disposal sites identified on the preliminary site analysis map and confirmed through subsequent investigation and the site visit;
 - b. The proposed tract or tracts containing the required conservation area(s);
 - c. The boundaries of the proposed residential cluster(s); and
 - d. Lot lines within each residential cluster and building envelopes within each residential cluster lot. Building envelopes shall be shown only if the cluster lot includes or is adjacent to a septic field or to a Sensitive Development Area (as defined by the Land Development Code).
2. If an onsite wastewater system will not be included inside the building envelope for the lot served, the applicant shall also show the separate envelope for the system's location.
3. Notes regarding site specific standards that may apply within or adjacent to the conservation area tract(s) concerning:
 - a. Roads
 - b. Detention and water quality ponds
 - c. Landscaping/buffers
 - d. Fences and structures
4. Reference to an approved Management Plan, if applicable, which may be attached.

D. AMENDMENTS TO APPROVED CLUSTER SUBDIVISION PLAT OR MAP

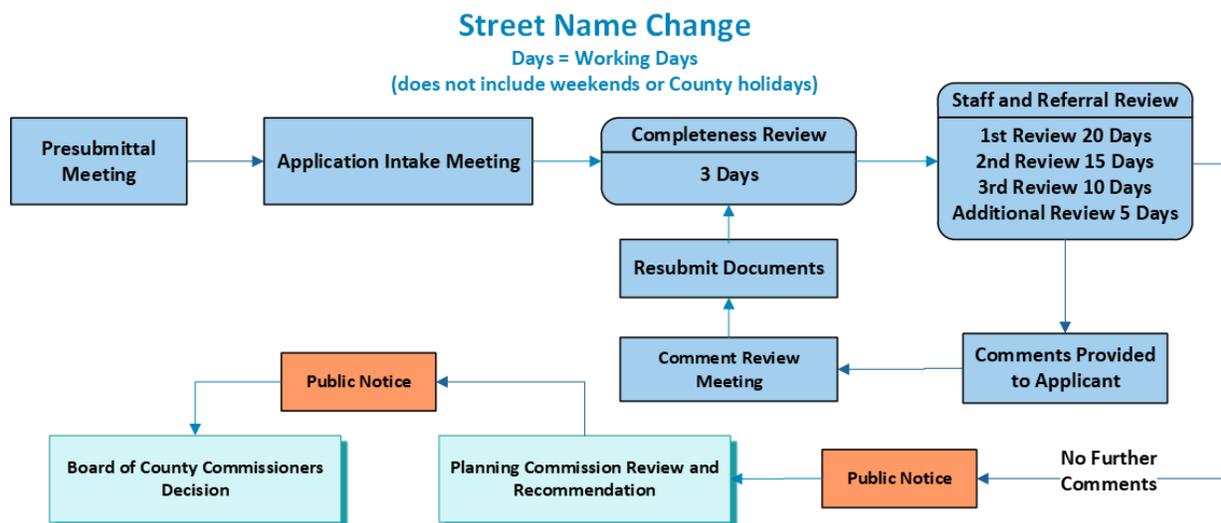
1. Amendments to approved Cluster Subdivision Plats or Site Analysis Maps may be administrative or major as determined by the Planning Division Manager according to the criteria in Section 5-2.3 of the Land Development Code.
2. Submittal requirements for administrative or major amendments shall follow the applicable requirements of **Section 2-23** of this Manual.

E. POST DECISION PROCEDURES

The post-decision procedures, timelines and requirements for a Rural Cluster Subdivision Plat shall be the same as those for a Final Plat. (See **Section 2-16C** of this Manual.)

2-22 Street Name Change

The procedures for changing an existing street name are summarized in the following flowchart.



A. GENERAL SUBMITTAL REQUIREMENTS

1. A completed Land Development Application Form:
<http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Presubmittal Meeting notes with Submittal Checklist.
3. Application fee(s).
4. A Letter of Intent that explains the need for the name change and addressing how the street name change is consistent with the Arapahoe County Street Naming and Street Change Policy.
5. A map showing the street to be re-named and the adjacent properties affected.
6. Evidence that adjacent properties owners affected by the name change are in support of the name change.

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Miscellaneous Applications

Applications included in this section:

- 2-23 : Amendment to Existing Approval
 - 2-23.1 Administrative Amendment
 - 2-23.2 Major Amendment
- 2-24 : Comprehensive Plan or Sub-area Plan Amendment
- 2-25: Vested Rights / Development Agreement
 - 2-24.1 Vested Rights Site Specific Development Plan
 - 2-24.2 Development Agreements
- 2-26 : Location and Extent
- 2-27 : 1041 Permit (Areas and Activities of State Interest)
- 2-28: Certificate of Designation
- 2-29 : Title 32 or Metropolitan District
- 2-30 : Title 30 District
- 2-31 : Voided / De-annexed / Disconnected Land

2-23 Amendment to Existing Approval

Amendments to approved plans may be necessary for a variety of reasons after a plan has been approved by the County. Amendments may involve minor adjustments to a site plan, such as moving a building two feet closer to a lot line (while not impacting the amount of landscaping, drainage detention and other site features), or may involve major adjustments to a PUD to re-locate a multi-family housing area or increase the square footage of approved office space. Criteria for determining whether an amendment is administrative or major are contained in the Land Development Code under Amendments to Existing Approvals, Section 5-2.3.

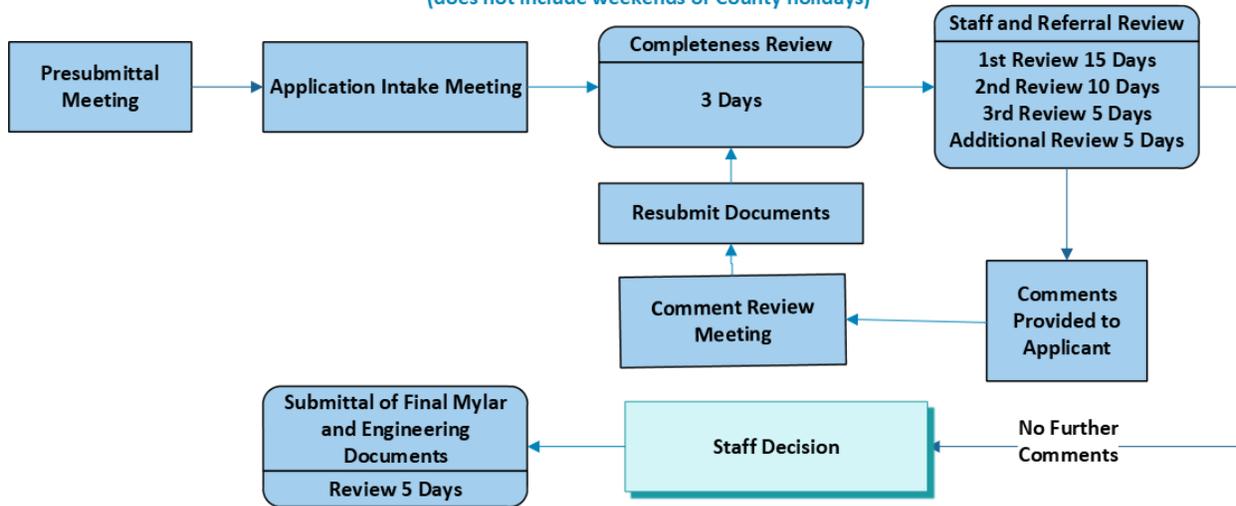
This section of the Manual addresses the submittal requirements for administrative and major amendments to approved plans. **This section refers only to amendments to approved plans**, such as PUD Specific Development Plans and Administrative Site Plans. Amendments to subdivision plats are covered by **Section 2-17**, Replat, and **Section 2-19**, Correction to Recorded Plat. Amendment procedures and requirements for previously approved Master Developments Plans and Final Development Plans and other PUDs are found in the LDC under Planned Unit Development, Section 5-3.3.

2-23.1 ADMINISTRATIVE AMENDMENT

A previously approved plan or other approval may be amended administratively if the amendment meets the eligibility criteria in Section 5-2.3.B of the Land Development Code. The procedures for an Administrative Amendment are summarized in the following flowchart.

Administrative Amendment to Existing Approval

Days = Business Days
(does not include weekends or County holidays)



A. APPLICATION MATERIALS

1. Completed Land Development Application form:
<http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Presubmittal meeting notes with Submittal Checklist.
3. Application fee(s).
4. A Letter of Intent that explains the various items being amended, with a comparison to what was approved. This information may be presented in a table, but must be submitted as part of the written information submitted with the application as well as be included on the plan amendment maps.
5. If the applicant is not the landowner, a notarized letter of authorization from the landowner permitting a representative to process the application.
6. Ownership information, current within 30 days of the date of the application submittal, that includes the following:
 - a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).
 - d. Encumbrances/Schedule B items.
 - e. Hyperlinked connections to documents referenced in the report.
 - f. The ownership information must include all land to be dedicated to the County.
7. Updates, amendments or waivers to Technical Reports or the following information as determined by the Engineering Services Division:
 - a. Phase III Drainage Report or Drainage Letter of Compliance;
 - b. Low Impact Grading, Erosion and Sediment Control (GES) Report/Plans;

- c. Cost estimate for GESC;
 - d. Preliminary Construction Plans for the proposed development's public improvements, if any, including street plan and profile sheets, storm drainage improvements plans and other improvements, prepared in accordance with the Infrastructure Design and Construction Standards;
 - e. Cost estimate for public improvements;
 - f. Operation and Maintenance Manual for GESC and public improvements;
 - g. Collateral letter of intent for GESC and public improvements;
 - h. Preliminary Pavement Design Report prepared in accordance with the Infrastructure Design and Construction Standards, if roadways are proposed; and
 - i. Traffic Impact Study update conforming to the Arapahoe County Guidelines for Traffic Impact Studies.
8. Letters of Support with a statement regarding any existing facilities over or across the land from the following agencies:
- a. All special districts providing maintenance of infrastructure within or adjacent to the property;
 - b. All known easement beneficiaries and/or utility providers; and.
 - c. All landowners abutting the property.
9. Other information that may be required by the Planning Division, Engineering Services Division, or Mapping Section in order to fully evaluate the proposal based on the unique circumstances of the proposal, its location, or characteristics of the land subject to the application. Information required above may be waived by the Planning or Engineering Services Division Manager or Mapping Section Manager, or designees, if it is deemed to be immaterial to the request.
10. Amended Plan exhibit per Section B below.

B. AMENDED SITE PLAN

1. GENERAL GRAPHIC STANDARDS

- a. All plans shall be prepared on 24" x 36" sheets.
- b. All lettering and numbering shall be in upper case sans serif with a minimum 12-point font unless otherwise approved by the Planning Division Manager or designee. Font size shall be readable when reduced to 11" x 17" size.
- c. No plan shall include copyright restrictions.
- d. All maps shall show a true north arrow, section corners and the appropriate land grid, the name of the person who prepared the map, and the date the map was prepared.
- e. All sheets will be numerically ordered. All graphic representations, notes, charts, tables and other types of categorized information will be accompanied by common drafting information such as, but not limited to, the following:
 - i. A logical system of ordering the different graphic elements of the plan such as numbered details; and

- ii. Expository titles for charts, tables, and other categories of information.
- f. Maps showing topography shall have a contour interval of two feet (2') or less on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum.
- g. The minimum scale of the drawing shall be one (1) inch to one hundred (100) feet. Enough sheets shall be used to accomplish this end. Acceptable larger scales are one (1) inch to twenty (20) feet, thirty (30) feet, forty (40) feet, fifty (50) feet and sixty (60) feet.

2. ALL SHEETS OF THE PLAN SET

- a. A title shall be located at the top of each sheet containing the following information: project name, type of original application followed by Administrative Amendment, and amendment number. In smaller lettering: the ¼ section(s), section, township and range in which the project or subdivision is located, followed by 6th Principal Meridian, County of Arapahoe, State of Colorado. In addition, if located in a subdivision, the subdivision name, block and lot number(s) shall be identified.
- b. A blank rectangular space will be left in the upper left hand corner of each sheet measuring 2”(h) x 4”(w) for staff use.
- c. A legend with line types and symbols used.
- d. Each sheet shall have the case number in the bottom left hand corner that reads, “Arapahoe County Case No. XX-XXX.”
- e. Sheet Number and count (lower right, e.g., Sheet 1 of 10).
- f. North Arrow, Graphic Scale, and Numeric Scale.
- g. The sheet number and the relation of each adjoining sheet shall be clearly shown by a small key map on each sheet.

3. COVER SHEET

- a. Legal Description (full written lot and block or metes and bounds legal description per ownership information).
- b. All Standard Notes, applicable Specific Notes, and Certificates required by County staff shall be included on the cover sheet as described in **Part 4:** of this Manual.
- c. Signature Blocks (Owner(s), Planning Division Manager Approval).
- d. A Revisions Block updated as needed.
- e. An Amendment History indicating generally the scope of the proposed amendment, all previous amendments with case numbers, and the date of approval for each previous amendment, in accordance with the requirements of **Section 4-3** of this Manual.
- f. Names and Addresses of the owner(s), plan preparer(s), landscape architect, engineer, surveyor, and date of the survey.
- g. Vicinity Map (scale of 1”=2,000’ preferred) showing the subject property in relation to section lines and existing or proposed major roadway network and drainageways within one (1) mile, with Scale and North Arrow.

- h. Index of Sheets identifying the title of each sheet. All sheets shall be titled as they are listed in the index.

4. PLAN SHEET(S)

- a. All affected sheets of the previous plan sets of the approved plan shall be submitted.
- b. Each sheet shall denote the amendments being made. All amendments to wording, tables, plans, maps, illustrations, and diagrams shall be identified and denoted with “clouding:” 
- c. Other information that may be required by the Planning Division, Engineering Services Division, or Mapping Section.

C. POST DECISION PROCEDURES

1. Final Review

- a. All Administrative Amendments shall be considered approved only after all final documents have been submitted and approved by staff, followed by submittal of final mylars and signature of the Planning Division Manager. All Administrative Amendments submitted for final approval shall be prepared in accordance with the standards established in this Manual.
- b. PWD staff will work with applicants to finalize all Administrative Amendments and engineering reports and plans until all revisions, modifications and additions (if any) are finalized in accordance with any conditions or stipulations required by staff. Once all revisions have been made, the Planning Case Manager will direct the applicant to prepare final mylars.

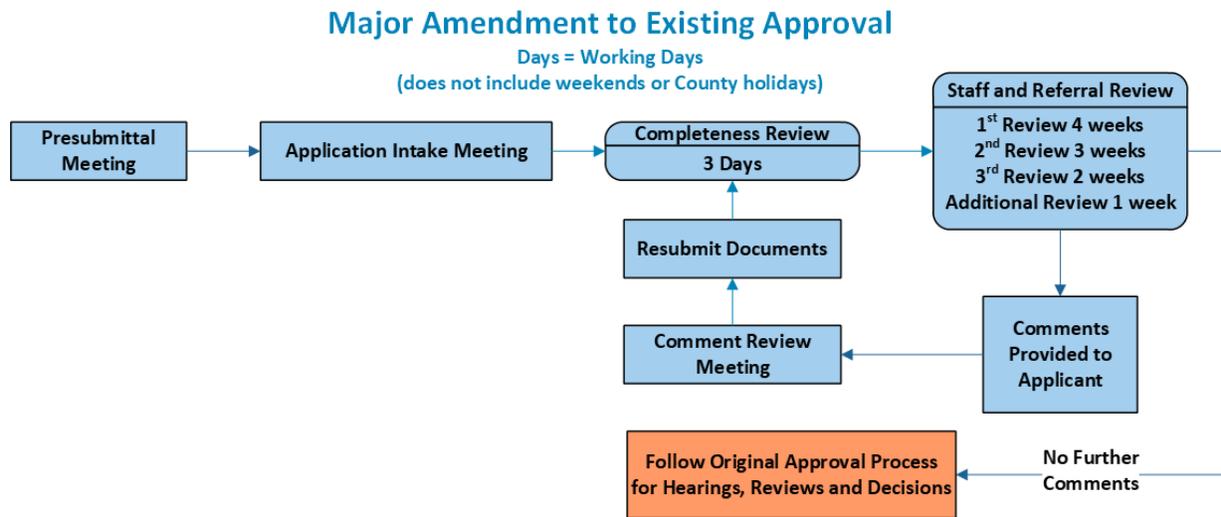
2. Submittal of Final Mylars and Engineering Reports

- a. Approval of the final mylars and engineering reports of the approved Administrative Amendment and any associated exhibits and documents shall occur within 90 days after the Planning Case Manager determines the Administrative Amendment is approvable, or the Administrative Amendment shall be voidable (See Section 5-2.1.G.1 of the Land Development Code and **Sections 1-8.3** and **1-8.5** of this Manual.) An extension may be granted in writing by the Planning Division Manager pursuant to Section 5-2.1.H of the LDC and **Section 1-8.6** of this Manual.
- b. Mylars must be submitted by the applicant within 60 days of approval of the Administrative Amendment, unless otherwise agreed to by the Planning Division Manager. Mylars shall be prepared in accordance with the standards of this Manual.
- c. Within 30 days of receipt of the plan or plat and associated exhibits and documents, staff shall obtain the signatures of the applicable County officials.
- d. Prior to the County signing the Administrative Amendment, the Applicant shall provide ownership information, current within 30 days of the final mylar submittal, that includes the following:
 - i. Owner information.

- ii. Property legal description.
- iii. Effective date of document (to confirm it meets the 30-day requirement).
- iv. Encumbrances/Schedule B items.
- v. Hyperlinked connections to documents referenced in the report.
- vi. The ownership information must include all land to be dedicated to the County.
- e. The Applicant shall provide proof to the Public Works and Development Department that adequate security has been provided to cover the improvement costs (if applicable) in accordance with the requirements of the Arapahoe County Roadway Design and Construction Standards, or letter of credit as required.
- f. The Applicant shall provide a warranty deed for on-site and off-site County land dedication required as a condition of approval of the Administrative Amendment (if applicable).
- g. Applicants must also submit a complete, scanned copy of the signed mylar along with the hard copy. The scanned copy can be submitted via ACA portal or by delivery of a disc/USB drive.

2-23.2 MAJOR AMENDMENT

Amendments not meeting the criteria for administrative amendments must follow the major amendment procedures which are outlined in Section 5-2.3.C of the Land Development Code and summarized in the following flowchart.



A. GENERAL REQUIREMENTS

1. Completed Land Development Application form:
<http://www.arapahoe.gov/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Presubmittal meeting notes with Submittal Checklist.

3. Application fee(s).
4. A Letter of Intent that explains the various items being amended, with a comparison to what was approved. This information may be presented in a table, but must be submitted as part of the written information submitted with the application as well as be included on the plan amendment maps.
5. Ownership information, current within 30 days of the date of the application submittal, that includes the following:
 - a. Owner information.
 - b. Property legal description.
 - c. Effective date of document (to confirm it meets the 30-day requirement).
 - d. Encumbrances/Schedule B items.
 - e. Hyperlinked connections to documents referenced in the report.
 - f. The ownership information must include all land to be dedicated to the County.
6. Updates, amendments, or waivers to Technical Reports or the following information as determined by the Engineering Services Division:
 - a. Phase II Drainage Report or Drainage Letter of Compliance;
 - b. Grading, Erosion and Sediment Control (GESC) Report/Plans;
 - c. Preliminary Construction Plans for the proposed development's public improvements, if any, including street plan and profile sheets, storm drainage improvements plans and other improvements, prepared in accordance with the Infrastructure Design and Construction Standards;
 - d. Operation and Maintenance Manual for GESC and public improvements;
 - e. Preliminary Pavement Design Report prepared in accordance with the Infrastructure Design and Construction Standards, if roadways are proposed; and
 - f. Traffic Impact Study update conforming to the Arapahoe County Guidelines for Traffic Impact Studies.
7. Updates, amendments, or waivers to other information required by the Engineering Services Division:
 - a. Cost estimate for GESC;
 - b. Cost estimate for public improvements; and
 - c. Collateral letter of intent for GESC and public improvements.
8. Other information that may be required by the Planning Division, Engineering Services Division or Mapping Section in order to fully evaluate the proposal based on the unique circumstances of the proposal, its location, or characteristics of the land subject to the application. Information required above may be waived by the Planning or Engineering Services Division Manager or Mapping Section Manager, or designees, if it is deemed to be immaterial to the request.
9. Amended Plan exhibit per Section B below.

B. MAJOR AMENDMENT EXHIBIT

1. All sheets and Cover sheets shall be prepared in accordance with the graphic standards and sheet requirements of the original approval.
2. All sheets of the previous plan set of the approved plan being amended shall be submitted. Each sheet shall include the label: "Amendment No. ___."
3. Each sheet shall denote the amendments being made. All amendments to wording, tables, plans, maps, illustrations, and diagrams shall be identified and denoted with "clouding:" 
4. The cover sheet shall include an Amendment History indicating generally the scope of the proposed amendment, all previous amendments with case numbers, and the date of approval for each previous amendment, in accordance with the requirements of **Section 4-3** of this Manual.
5. All Standard Notes, applicable Specific Notes, and Certificates required by County staff shall be included on the plan as described in **Part 4:** of this Manual.
6. Other information that may be required by the Planning Division, Engineering Services Division or Mapping Section.

C. POST DECISION PROCEDURES

1. Denial or withdrawal of a major amendment shall be subject to the provisions of Section 5-2.1.F of the LDC and **Section 1-8.1** of this Manual.
2. Post decision procedures for any Major Amendment shall be the same post decision procedures as for the original approval. (For example, a Major Amendment to a GDP shall follow the post decision procedures for a GDP.)

2-24 Comprehensive Plan or Subarea Plan Amendment

SEE ARAPAHOE COUNTY COMPREHENSIVE PLAN, CHAPTER VI:

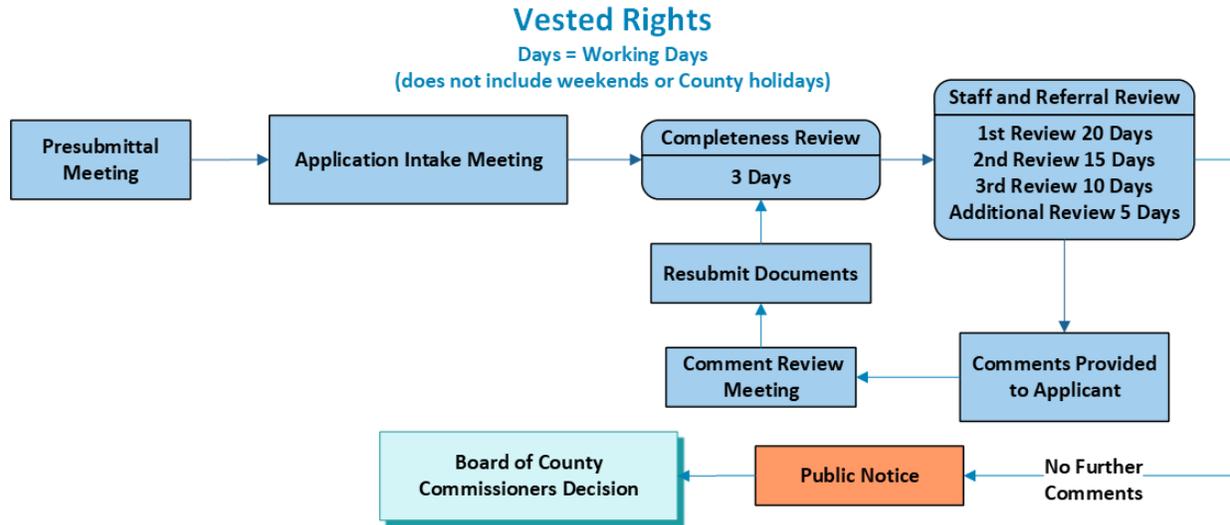
<http://www.arapahoegov.com/DocumentCenter/View/1859/Amended-Chapter-VI-of-the-Comp-Plan?bidId=>

2-25 Vested Rights / Development Agreement

2-25.1 VESTED RIGHTS – SITE SPECIFIC DEVELOPMENT PLAN

A vested rights determination may be requested at the time of the Specific Development Plan application (**Section 2-2.2** – 2 Step Process or **Section 2-2.3** – 3 Step Process of this Manual), or may be requested after approval of a Specific Development Plan in connection with an application for vested

property rights. Procedures for approval are summarized in the accompanying flowchart and is described in more detail in Section 5-7.2.C of the Land Development Code.



A. SUBMITTAL REQUIREMENTS

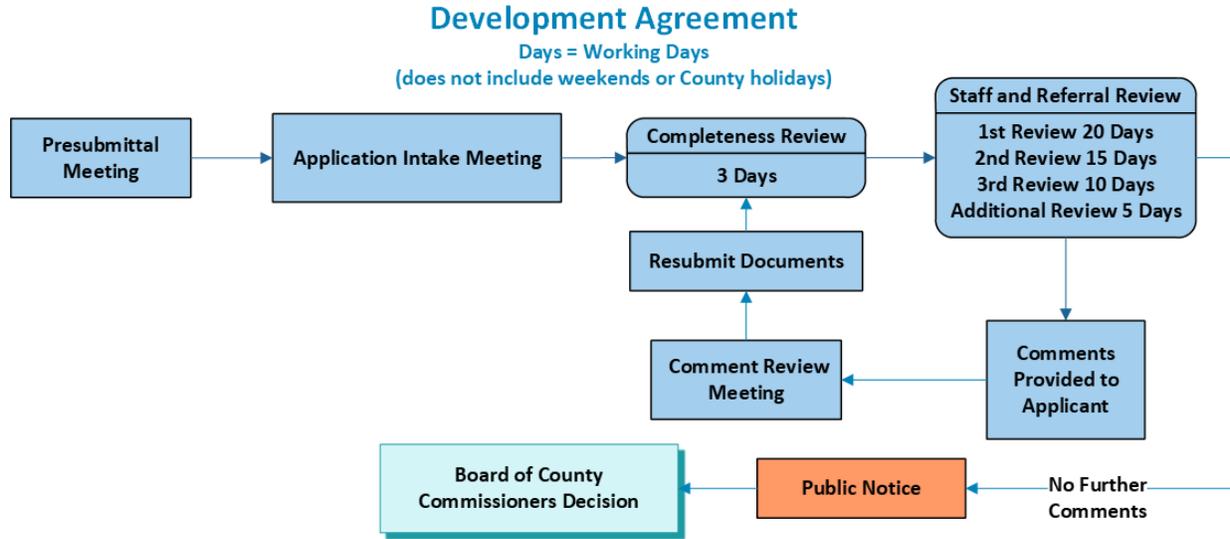
1. Completed Land Development Application form:
<http://www.arapahogov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Presubmittal Meeting notes with Submittal Checklist.
3. Application fees.
4. Letter of Intent that explains the request and that addresses all criteria in Section 5-7.2.C.3 of the LDC and describes any proposed elements of the Development Agreement, if a Development Agreement is proposed.
5. The applicant shall present certified engineering analyses establishing that the existing and planned infrastructure serving the plan is or will be sufficient, at the time development occurs, to meet the projected demand upon such infrastructure during the vested period.
6. The applicant shall also comply with all other requirements of the County for establishment of vested property rights that may be imposed by resolution of the Board of County Commissioners from time to time.
7. Site Specific Development Plan per Section B below.

B. SITE SPECIFIC DEVELOPMENT PLAN

The creation of a vested property right is based on a site specific development plan. Vesting requests may occur with a Specific Development Plan application or concurrent with or after other land use approvals as noted above. Depending upon the type of application for which vested property rights are sought, the appropriate plan or copies of previously approved plans shall be submitted consistent with the requirements of this Manual.

2-25.2 DEVELOPMENT AGREEMENT

Procedures for the approval of development agreements are summarized in the flowchart below and are described in more detail in Section 5-6.7.D of the Land Development Code.



A. APPLICABILITY

Development agreements may be requested and approved to address previous or concurrent approvals for the following:

1. Final Subdivision Plats.
2. General Development Plans.
3. Specific Development Plans.
4. Administrative Site Plans.
5. Master Sign Plans.
6. Master Drainage Plans.
7. Master Traffic Studies.
8. Customized review and approval processes.
9. Any other development approval or process determined by the Board to be advisable under the circumstances, together with all amendments to any such development approvals and processes.

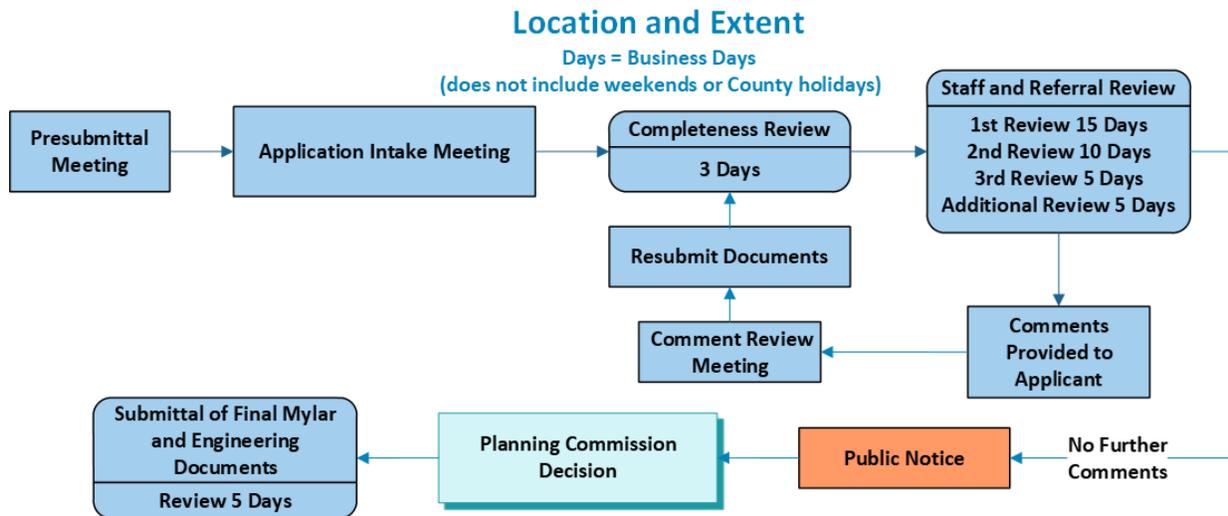
B. SUBMITTAL REQUIREMENTS

1. Completed Land Development Application form:
<http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Pre-submittal Meeting notes with Submittal Checklist.
3. Application fees.

4. Letter of Intent that explains the request and that addresses all criteria in Section 5-7.2.D of the LDC and describes the proposed elements of the Development Agreement.
5. Certified engineering analyses establishing that the existing and planned infrastructure serving the development is or will be sufficient, at the time development occurs, to meet the projected demand upon such infrastructure during the vested period.

2-26 Location and Extent

C.R.S. 30-28-110 requires the Planning Commission to review and approve construction of or plans for the construction of any road, park or other public way, ground or space, public building or structure, or public utility, whether publicly or privately owned. Procedures for this approval are summarized in the following flowchart and are described in more detail in Section 5-7.3 of the Land Development Code.



A. SUBMITTAL REQUIREMENTS

1. Completed Land Development Application form:
<http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=>
2. Presubmittal Meeting Notes with Submittal Checklist.
3. Submittal Fees.
4. Letter of Intent.
5. Notarized Letter(s) of Authorization. (Letter signed by property owners(s) authorizing another person to process the application.)
6. Technical Reports and Plans as required by the Engineering Services Division:
 - a. Phase III Drainage Report conforming to the Stormwater Management Manual, if required;
 - b. Traffic Impact Study conforming to the requirements of the Arapahoe County Guidelines for Traffic Impact Studies, unless waived by the Engineering Services Division;

- c. Grading, Erosion and Sediment Control Plans and Report;
 - d. Construction Plans and engineer's cost estimate for public improvements; and
 - e. Legal descriptions and exhibits for any required right-of-way or easement dedications.
- 7. Letters of Intent for:
 - a. Public improvements collateral; and
 - b. Grading, erosion and sediment control collateral.
- 8. Additional Information may be requested by the Planning Division, Engineering Services Division or Mapping Section if deemed appropriate to the request. Information required above may be waived by the Planning Division Manager, Engineering Services Manager or Mapping Section Manager, or designees, if it is deemed to be immaterial to the request.
- 9. Location and Extent Plan exhibit(s) per Section B below.

B. LOCATION AND EXTENT PLAN

The Location and Extent Plan shall be prepared in accordance with the standards included below with the information indicated:

1. GENERAL GRAPHIC STANDARDS

- a. All plans shall be prepared on 24" x 36" sheets.
- b. All lettering and numbering shall be in upper case sans serif with a minimum 12-point font unless otherwise approved by the Planning Division Manager or designee. Font size shall be readable when reduced to 11" x 17" size.
- c. No plan shall include copyright restrictions.
- d. All maps shall show a true north arrow, section corners and the appropriate land grid, the name of the person who prepared the map, and the date the map was prepared.
- e. All sheets will be numerically ordered. All graphic representations, notes, charts, tables and other types of categorized information will be accompanied by common drafting information such as, but not limited to, the following:
 - i. A logical system of ordering the different graphic elements of the plan such as numbered details; and
 - ii. Expository titles for charts, tables, and other categories of information.
- f. Maps showing topography shall have a contour interval of two feet (2') or less on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum.
- g. The minimum scale of the drawing shall be one (1) inch to one hundred (100) feet. Enough sheets shall be used to accomplish this end. Acceptable larger scales are one (1) inch to twenty (20) feet, thirty (30) feet, forty (40) feet, fifty (50) feet and sixty (60) feet.

2. ALL SHEETS OF THE PLAN SET

- a. A title shall be located at the top of each sheet containing the following information: project name, type of application (Name of Project Location and Extent). In smaller lettering: the ¼ section(s), section, township and range in which the project or subdivision is

located, followed by 6th Principal Meridian, County of Arapahoe, State of Colorado. In addition, if located in a subdivision, the subdivision name, block and lot number(s) shall be identified.

- b. A blank rectangular space will be left in the upper left hand corner of each sheet measuring 2”(h) x 4”(w) for staff use.
- c. A legend with line types and symbols used.
- d. Each sheet shall have the case number in the bottom left hand corner that reads, “Arapahoe County Case No. XX-XXX.”
- e. Sheet Number and count (lower right, e.g., Sheet 1 of 10).
- f. North Arrow, Graphic Scale, and Numeric Scale.
- g. The sheet number and the relation of each adjoining sheet shall be clearly shown by a small key map on each sheet.

3. COVER SHEET

- a. Legal Description (full written lot and block or metes and bounds legal description per ownership information).
- b. All Standard Notes, applicable Specific Notes, and Certificates required by County staff shall be included on the cover sheet as described in **Part 4:** of this Manual.
- c. Signature Blocks (Owner(s), Planning Commission Approval, BOCC Approval if applicable).
- d. A Revisions Block updated as needed.
- e. Names and Addresses of the owner(s), plan preparer(s), landscape architect, engineer, surveyor, and date of the survey.
- f. Vicinity Map (scale of 1”=2,000’ preferred) showing the subject property in relation to section lines and existing or proposed major roadway network and drainageways within one (1) mile, with Scale and North Arrow.
- g. Index of Sheets identifying the title of each sheet. All sheets shall be titled as they are listed in the index.

4. SITE PLAN SHEET(S)

- a. Name of proposed facility.
- b. Proposed land use for each area and its area in square feet.
- c. Existing and proposed public and private rights-of-way serving the site, types of surfacing and width of paving.
- d. The existing zoning of the property to be used, as well as the zoning and residential density of all adjacent properties.
- e. All easements and drainageways should be identified.
- f. Existing and proposed finished grade topography shown at two foot (2') contours on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum.

- g. The location(s) and dimension(s) of all existing and proposed structures, the use(s) to be located therein, the building elevations, gross floor area and locations of entrances and loading points.
- h. Location of outdoor waste disposal systems.
- i. All existing and proposed curb cuts, driveways, parking (including number of spaces) and storage areas. Also, the location(s) and dimension(s) of existing curb cuts and driveways on adjacent properties and across right-of-way.
- j. All walks, open and recreation areas with a description of these improvements.
- k. If a conceptual landscape plan is required, An illustrative landscape the plan will need to showing locations, general types and sizes of all proposed landscaping materials, fences, walls, planters and any other landscaping features.
- ~~k.l.~~ If detailed landscape and irrigation plans are required, follow Sections 2-2.4.B.9 and 2-2.4.B.10 of this Manual to create these plans.
- ~~l.m.~~ Provisions for access by emergency vehicles.
- ~~m.n.~~ Lighting and signage devices fully detailed (See Sections 4-1.54 and 4-1.65 of the LDC).
- ~~n.o.~~ Utility lines and appurtenances.
- ~~o.p.~~ Location of snow storage. This is an area or areas without trees, shrubs, ornamental grasses or perennials.
- ~~o.p.~~ Any Standard Notes, applicable Specific Notes, and Certificates required by County staff shall be included on the plan as described in **Part 4:** of this Manual.
- ~~p.q.~~ Other information that may be required by the Planning Division, Engineering Services Division or Mapping Section. Information above may be waived by the Planning Division Manager, Engineering Services Division Manager, or Mapping section Manager, or designees, if deemed immaterial to the request.

5. TREE SURVEY SHEET

- a. A site plan locating each tree and recommending trees intended for preservation in place, transplanting, or replacement.
- b. Species, size (caliper and height), and condition or health shall be noted.
- c. Recommendation for removal of all trees that are in a condition hazardous to the proposed development.
- d. Tree Inventory Chart. See Section 5-1 of this Manual.
- e. Tree Survey Certification. See Section 4-6 of this Manual.
- f. Total caliper of trees removed and replaced.

C. AMENDMENTS

1. Amendments to approved Location and Extent Plans may be administrative or major as determined by the Planning Division Manager according to the criteria in Section 5-2.3 of the

Land Development Code, with submittal requirements following **Section 2-23.1**, Administrative Amendment, or Section **2-23.2**, Major Amendment of this Manual, as applicable.

2. If approved as either an administrative or major amendment, the applicant shall submit a final mylar of the Location and Extent Plan according to the standards established in **Part 87**: and **Section 2-23** of this Manual. The amended plan shall contain all the original information, the items which are being changed and an Amendment History.

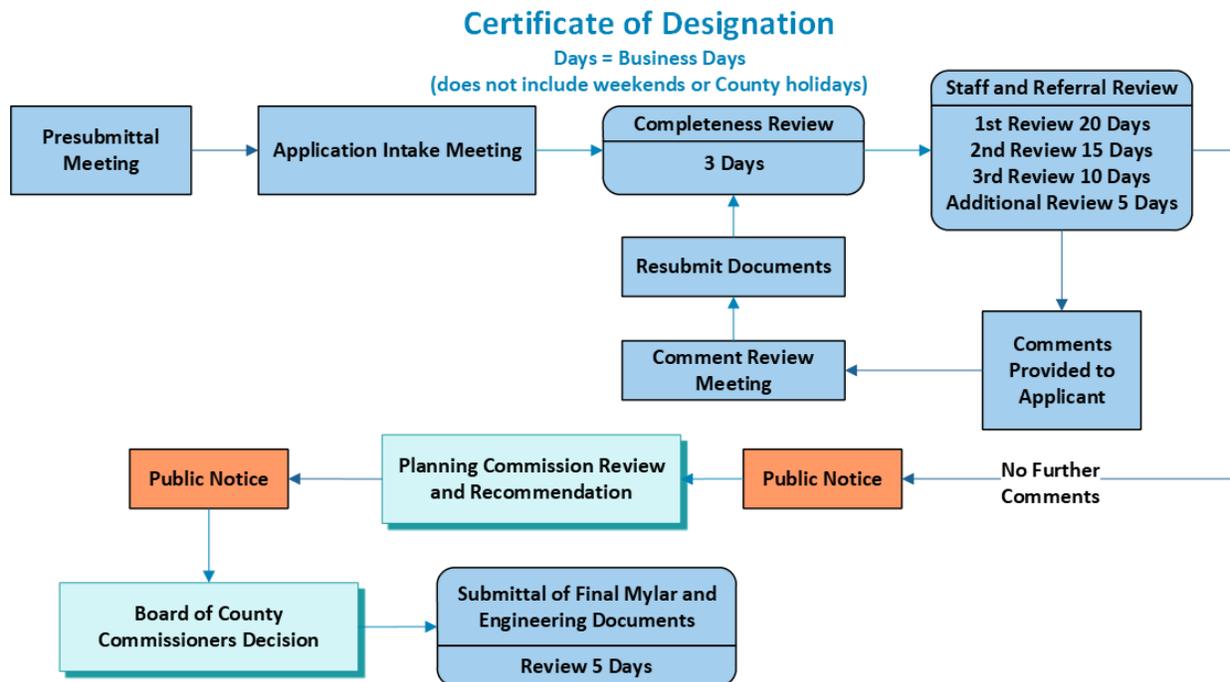
2-27 1041 Permit (Areas and Activities of State Interest)

SEE AREAS AND ACTIVITIES OF STATE INTEREST REGULATIONS.

<http://co-arapahoecounty.civicplus.com/DocumentCenter/View/345/FINALArapahoeCounty1041Regulations?bidId=>

2-28 Certificate of Designation

Applications shall conform to all of the applicable requirements as set forth in C.R.S. § 30-20-101 et seq., and the rules and regulations promulgated thereunder, 6 C.C.R. 1007-2, Part 1, as amended, being the "Regulations pertaining to Solid Waste Disposal Sites and Facilities." Procedures for considering a Certificate of Designation are summarized in the accompanying flowchart.



A. SUBMITTAL REQUIREMENTS

1. Completed Land Development Application form:
[http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=:](http://www.arapahoegov.com/DocumentCenter/View/1211/Land-Development-Application?bidId=)
2. Presubmittal Meeting notes with Submittal Checklist.
3. A completed land development application form.
4. Application fee(s).
5. A legal description of the lot or property on which the requested use is to be conducted.
6. If the applicant is not the landowner, a notarized letter of authorization from the landowner permitting a representative to process the application.
7. Ownership information, current within 30 days of the application submittal, that includes the following:
 - a. Owner information.
 - b. Property legal description.

- c. Effective date of document (to confirm it meets the 30-day requirement).
- d. Encumbrances/Schedule B items.
- e. Hyperlinked connections to documents referenced in the report.
8. The application shall include at a minimum the following information:
 - a. Location of the site and facility;
 - b. Type of site and facility;
 - c. Type of processing to be used, such as sanitary landfill, composting, or incineration;
 - d. Hours of operation;
 - e. Method of supervision; and
 - f. Rates to be charged, if any.
9. Technical reports and plans required by the Engineering Services Division to include:
 - a. Traffic Impact Study conforming to the requirements of the Arapahoe County Guidelines for Traffic Impact Studies, unless waived by the Engineering Services Division, including mitigation plans and the type and quantity of waste transport vehicles owned or operated by the applicant; and
 - b. Phase III Drainage Report conforming to the Stormwater Management Manual.
10. Such other information as may be required by the Planning Division, Engineering Services Division or Mapping Section.
11. Engineering, geological, hydrological, and operational data as may be required by the Colorado Department of Public Health and Environment under the rules and regulations contained in the most recent version of 6 C.C.R. 1007-2, the "Regulations pertaining to Solid Waste Disposal Sites and Facilities," or any adopted replacement rules and regulations.
12. Site Plan exhibit(s) per Section B below.

B. SITE PLAN

The Site Plan shall be prepared in accordance with the graphic standards and include all elements required of an Administrative Site Plan as applicable: site plan, grading plan, utilities plan, landscape plan, elevations, and illumination plan. (See **Section 2-9** of this Manual.)

2-29 Title 32 Special or Metropolitan District

SEE COLORADO REVISED STATUTES 32-1-202.

2-30 Title 30 District

SEE COLORADO REVISED STATUTES 30-20-501 THROUGH 30-20-802 FOR THE FORMATION OF:

1. Public Improvement Districts
2. Local Improvement Districts

3. Park and Recreation Districts
4. Cemetery Districts

2-31 Voided / De-annexed / Disconnected Land

A. SUBMITTAL REQUIREMENTS

1. Upon receipt of a Final Court Decree and/or Final Judgment, as appropriate, a landowner shall submit a “petition for zoning hearing consideration” for a voided, de-annexed or disconnected parcel.
2. Accompanying the petition shall be a letter to the PWD Planning Division requesting a hearing before the Board of County Commissioners to determine whether the zoning and/or subdivision regulations and/or any other regulations governing the parcel formerly within the municipality are in general conformance with the goals, policies, and future land use recommendations of the Arapahoe County Comprehensive Plan and the design and engineering standards of Arapahoe County. Such letter shall fully describe the existing and proposed regulations affecting the parcel of land. In addition, copies of all zoning and/or subdivision regulations in effect prior to the voiding, de-annexation or disconnection of said parcel shall accompany the letter. The Board of County Commissioners may grant an exemption to these requirements.
3. The Board of County Commissioners may render a decision on whether the County accepts the zoning and/or subdivision regulations and/or any other regulations governing the parcel within the municipality. If the County does not accept those regulations as being appropriate for development within unincorporated Arapahoe County, the landowner must apply for a rezoning under Section 5-3.2 Rezoning/Conventional Zone District) or Section 5-3.3 (Planned Unit Development) of the Land Development Code.

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Part 3: Development in Mineral Resource and Geologic Hazard Areas

The information outlined in Sections 3-1 and 3-2 below shall be submitted with any applications as indicated in **Part 2:** of this Manual when such applications are proposed in an area shown as a Mineral Resource Area or Geologic Hazard Area in the Arapahoe County Comprehensive Plan.

3-1 Development In Mineral Resource Areas

A. SUBMITTAL REQUIREMENTS

All applicants seeking to engage in development in a mineral resource area shall submit the following documents:

1. When applicable, the name, address and phone number of the corporation's registered agent.
2. Ownership of the mineral rights affected.
3. Aerial photographs of reasonable scale and date which reasonably portray the current condition of the area to be covered by the development application. The area covered by the development shall be outlined on the aerial photographs.
4. An analysis of the commercial feasibility of extracting the mineral resources.
5. An analysis of the fiscal impacts on local services and facilities.
6. A statement that the applicant will comply with all relevant federal, state and local requirements existing at the time the plan is to be implemented.
7. Descriptive material showing the relationship of the proposed development to existing master plans for the area involved.
8. Applicants seeking to engage in development of a mineral resource area without the intention of exploration or extraction of minerals also shall submit to the PWD Planning Division the following information, maps, reports and/or data:
 - a. If the development is a subdivision, data equivalent to that required for a Preliminary and/or Final Plat as required in **Section 2-15** or **Section 2-16**, as applicable, of this Manual; and
 - b. Evidence that the development plan will present no obstacle to extraction of the mineral resource on or under the subject property or evidence that the proposed development will be of a greater economic value than the minerals present.

B. EXHIBIT

1. The applicable preliminary plat or final plat shall include a map or maps showing the following information:
 - a. Type and location of mineral resources on or under the property; and

- b. Geologic conditions of the area with particular attention given to the appropriate identified mineral resource deposit. If appropriate or needed, subsurface cross sections shall also be utilized to portray such conditions at depth.
2. Maps shall be at the same scale and in the same format as the development plan, plat, rezoning plan, use by special review plan, or location and extent.

3-2 Development in Geologic Hazard Areas

A. SUBMITTAL REQUIREMENTS

1. Anyone proposing to develop land in an identified expansive soils area shall be required to submit a thorough soil engineering study conducted by a registered professional soil engineer licensed in the State of Colorado to determine expansive soil potential at the time of the Preliminary Plat submittal.
2. The soils study shall include a minimum of one (1) test boring for every ten (10) lots or three (3) acres in the development with a minimum of one (1) sample per boring tested for swell. Some test borings may be deferred until later; however, the above requirements shall be met by the time of Final Plat submittal.
3. The report shall also include a description of the engineering design and construction mitigation techniques that will correct the adverse conditions within moderate and/or extreme expansive soil areas.

B. PLAN EXHIBIT

1. The preliminary plat submittal shall include a map showing the area(s) affected by expansive soils and the location of the test borings shall be illustrated on the map. The map shall be at the same scale as the preliminary plat, unless another scale can accurately and clearly portray the information required.

Part 4: Standard Notes and Certifications

The following notes, dedications and certificates are used for documents described in Part 2 of this Manual. Every application requires certain standard and specific notes as indicated in the following Table. The text of each note or certification shall be duplicated as contained in Sections 4-1 through 4-4 of this Manual. In addition to the standard and specific notes, certain certificates (such as owner, surveyor and Recorder certificates) included in Sections 4-3 and 4-4 are required for specific types of applications.

Staff may modify any note only with the approval of the modification by the County Attorney. Any notes on a plan or plat not included in this section shall be removed unless approved by the County Attorney.

The types of applications for which a note or certificate applies are listed in the following Table.

Standard Notes

Note Name:		Standard Notes	Street Maintenance	Drainage Maintenance	Emergency Access	Drives, Parking Areas & Utility Easement Maintenance	Private Street Maintenance	Drainage Liability	Landscape Maintenance	Sight Triangle Maintenance	Sight Triangle Note	Public Improvements	Maintenance Easement	Drainage Master Plan
General Development Plan	<u>GDP</u>	X	X	X	X				X	X			*	X
Specific Development Plan / 3 step	<u>SDP</u>	X	X	X	X				X	X			*	X
Specific Development Plan / 2 Step	<u>SPDZ</u>	X	X	X	X				X	X			*	X
Administrative Site Plan	<u>ASP</u>	X	X	X	X	X	*	*	X	X		X	*	X
Preliminary Development Plan	<u>PDP</u>	X	X	X	X				X	X			*	X
Final Development Plan	<u>FDP</u>	X	X	X	X	X	*	*	X	X		X	*	X
Administrative Energy Facility	<u>AE</u>	X	X	X	X	X	*	*	X	X		X	*	X
Conventional Rezone	<u>CZ</u>	X	X	X	X	X	*	*	X	X		X	*	X
Commercial Mobile Radio Service	<u>CMRS</u>	X	X	X	X	X	*	*	X	X		X	*	X
Location & Extent	<u>L&E</u>	X	X	X	X	X	*	*	X	X		X	*	X
Use by Special Review	<u>USR</u>	X	X	X	X	X	*	*	X	X		X	*	X
Administrative Replat	<u>PAR</u>	X	X	X	X	X	*	*	X		X	X	*	X
Preliminary Plat	<u>PP</u>	X	X	X	X				X		X		*	X
Final plat	<u>PF</u>	X	X	X	X	X	*	*	X		X	X	*	X
Minor Subdivision	<u>PM</u>	X	X	X	X	X	*	*	X		X	X	*	X
Subdivision	<u>PX</u>	X	X	X	X	X	*	*	X		X	X	*	X
Note Applicability							Plans and Plats with Private Roads*		Plans and Plats with Phase 3 Drainage Study or designs*				Plans and Plats w/ 0ft. setback*	

** Energy Facility Cases may have additional note requirements

Specific Notes											
Specific Notes		RTIF Area Note	RUTIF Area Note	Airport Influence Area Note - Off-Site Improvements	Airport Influence Area Note - Easement/Hazard Easement	Four Square Mile Area Note	Private Open Space	Street Lighting	Drainage	Public Use Easement	Stormwater Maintenance
General Development Plan	<u>GDP</u>	*	*	*	*	*					
Specific Development Plan / 3 step	<u>SDP</u>	*	*	*	*	*					
Specific Development Plan / 2 Step	<u>SPDZ</u>	*	*	*	*	*					
Administrative Site Plan	<u>ASP</u>	*	*	*	*	*	*	X	*	*	*
Preliminary Development Plan	<u>PDP</u>	*	*	*	*	*					
Final Development Plan	<u>FDP</u>	*	*	*	*	*	*	X	*	*	*
Administrative Energy Facility	<u>AE</u>	*	*	*	*	*	*	X	*	*	*
Conventional Rezone	<u>CZ</u>	*	*	*	*	*	*		*	*	*
Commercial Mobile Radio Service	<u>CMRS</u>	*	*	*	*	*	*	X	*	*	*
Location & Extent	<u>L&E</u>	*	*	*	*	*	*		*	*	*
Use by Special Review	<u>USR</u>	*	*	*	*	*	*	X	*	*	*
Administrative Replat	<u>PAR</u>	*	*	*	*	*	*	X	*	*	*
Preliminary Plat	<u>PP</u>	*	*	*	*	*					
Final plat	<u>PF</u>	*	*	*	*	*	*	X	*	*	*
Minor Subdivision	<u>PM</u>	*	*	*	*	*	*	X	*	*	*
Subdivision	<u>PX</u>	*	*	*	*	*	*	X	*	*	*
Note Applicability		Located within RTIF Planning Area*	Located within RUTIF Planning Area*	Located within Airport Influence Area*	Located within Airport Influence Area*	Located within Four Square Mile Area*	Developments with Private Parks*		Plans and Plats with Stormwater Easements*	Plans and Plats with Public Use Easements*	Plans and Plats with Stormwater Facilities - O&M Manual*

** Energy Facility Cases may have additional note requirements

Certifications

Standard Certificates		BOCC Approval	PC Recommendation	PC Approval	Planning Division Approval	Surveying Certificate	Surveyor Note	Attorney Certificate	Recorder's Certificate	Certification of Dedication & Ownership	Certificate of Ownership
General Development Plan	<u>GDP</u>	X	X								X
Specific Development Plan / 3 step	<u>SDP</u>			X							X
Specific Development Plan / 2 Step	<u>SPDZ</u>	X	X								X
Administrative Site Plan	<u>ASP</u>				X						X
Preliminary Development Plan	<u>PDP</u>	X	X								X
Final Development Plan	<u>FDP</u>	X	X								X
Administrative Energy Facility	<u>AE</u>	X									X
Conventional Rezone	<u>CZ</u>	X	X								X
Commercial Mobile Radio Service	<u>CMRS</u>										X
Location & Extent	<u>L&E</u>			X							X
Use by Special Review	<u>USR</u>	X									X
Administrative Replat	<u>PAR</u>	X				X			X	X	
Preliminary Plat	<u>PP</u>	X	X			X			X	X	
Final Plat	<u>PF</u>	X				X	*	*	X	X	
Minor Subdivision	<u>PM</u>	X	X			X	*	*	X	X	
Subdivision Exemption	<u>PX</u>	X				X			X	X	
Note: Applicability							Optional - Surveyor Determination*	Only use if need Surveyor Note*			

** Energy Facility Cases may have additional note requirements

Standard Certificates		BOCC Approval	PC Recommendation	PC Approval	Planning Division Approval	Surveying Certificate	Surveyor Note	Attorney Certificate	Recorders Certificate	Certificate of Dedication & Ownership	Certificate of Ownership	Tree Preservation Plan Certificate	Landscape Architect Certificate	Irrigation Certificate
General Development Plan	GDP	X	X								X	-		
Specific Development Plan	SDP			X							X	X		
Specific Development Plan - 2-Step	SDP2	X	X								X	X		
Administrative Site Plan	ASP				X						X	X	X	X
Preliminary Development Plan	PDP	X	X								X			
Final Development Plan	FDP	X	X								X		-	-
Administrative Energy Facility	AE	X									X			
Conventional Rezoning	CZ	X	X								X	-		
Commercial Mobile Radio Service	CMRS										X			
Location and Extent	LE&			X							X	X		
Use by Special Review	URS	X									X	X		
Administrative Replat	PAR	X				X	-		X	X				
Preliminary Plat	PP	X	X			X	-		X	X		X		
Final Plat	PF	X				X	-	X	X	X		X		
Minor Subdivision	PM	X	X			X	-	*	X	X		X		
Subdivision Exemption	PX	X				X	-		X	X				
Note Applicability							Optional - Surveyor Determination*		Use only if needed Surveyor Note					

** Energy Facility Cases may have additional note requirements.

4-1 Standard Notes

The following language should be included when applicable:

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE (Type of Plan) KNOWN AS (Project/Subdivision Name), THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/ RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY

FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS NOTE

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

PRIVATE STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAT/PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE LIABILITY

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY (Developer's Engineer). ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF (Owner) GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE (Owner) AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF (Engineer and/or Firm's Name) DRAINAGE DESIGN.

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE NOTE

(To be used in lieu of graphically depicting the triangle or sight line)

SIGHT DISTANCE RESTRICTIONS, CONSISTING OF A 30 FOOT BY A 30 FOOT SIGHT DISTANCE TRIANGLE OR OF SUCH OTHER DIMENSIONS AS REQUIRED TO PROTECT AASHTO SIGHT LINES, SHALL APPLY TO ALL LAND AREAS ADJACENT TO ALL PUBLIC AND PRIVATE ROAD INTERSECTIONS ON THIS PLAT. THE OWNERS OF SUCH ADJACENT LAND AREAS ARE PROHIBITED FROM ERECTING, GROWING, OR OTHERWISE PERMITTING ANY OBSTRUCTION WITHIN SUCH LAND AREA THAT IS OVER 3 FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY.

SIGHT TRIANGLE MAINTENANCE

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

PUBLIC IMPROVEMENTS NOTE

AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATE STATUTE.

MAINTENANCE EASEMENT

A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNERS USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

DRAINAGE MASTER PLAN NOTE

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

1. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
2. DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
3. EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

4-2 Specific Notes

The following notes should not mention the owner, developer or subdivider.

REGIONAL TRANSPORTATION IMPROVEMENT FEE (RTIF) AREA

THIS (Name of Subdivision/Development) IS LOCATED WITHIN AN AREA THAT HAS BEEN IDENTIFIED AS DEFICIENT IN REGIONAL INFRASTRUCTURE IMPROVEMENTS, PRIMARILY REGIONAL TRANSPORTATION INFRASTRUCTURE. THE BOARD OF COUNTY COMMISSIONERS HAS ADOPTED RESOLUTION 375-95A, WHICH REQUIRES FEES, PURSUANT TO THE FEE SCHEDULE ADOPTED BY THIS RESOLUTION, TO BE CHARGED BY THE BUILDING DIVISION, AND COLLECTED UPON THE ISSUANCE OF ALL BUILDING PERMITS FOR NEW CONSTRUCTION WITHIN THE REGION BOUNDARIES. THE FEES, THE REGION BOUNDARIES, THE REGIONAL TRANSPORTATION INFRASTRUCTURE PROPOSED TO BE FUNDED BY THE FEES, AND OTHER PERTINENT PORTIONS OF THE FEE SCHEDULE MAY BE FURTHER STUDIED AND AMENDED FROM TIME TO TIME, AS NEEDED TO ENSURE A FAIR BALANCED SYSTEM.

AIRPORT INFLUENCE AREA NOTE

(All Plans and Plats wholly or partially within the 55 DNL)

ALL PROPERTY WITHIN THE 55 DAY-NIGHT AVERAGE SOUND LEVEL (DNL) IS EXPECTED TO BE EXPOSED TO DAILY AIRCRAFT NOISE LEVELS THAT EQUAL OR EXCEED AN AVERAGE OF 55 DECIBELS (DNL), A LEVEL OF AIRCRAFT NOISE THAT THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS HAS DETERMINED IS THE MAXIMUM ACCEPTABLE LEVEL FOR RESIDENTIAL USE. BECAUSE OF THIS, ARAPAHOE COUNTY HAS REQUIRED THAT ALL RESIDENCES IN THIS AREA AND WITHIN (Project Name) BE CONSTRUCTED IN WAYS THAT LESSEN THE EFFECTS OF THE AIRCRAFT NOISE TO THE RESIDENTS OF (Project Name). THESE CONSTRUCTION TECHNIQUES REQUIRE, BUT ARE NOT LIMITED TO, AIR CONDITIONING, ADDITIONAL INSULATION, INSULATED FENESTRATIONS, AND SIMILAR TECHNIQUES INTENDED TO ACHIEVE AN EXPECTED INTERIOR NOISE LEVEL OF 45 DECIBELS (DNL) IN THE EXPOSURE AREA.

AIRPORT INFLUENCE AREA

(AVIGATION EASEMENT/HAZARD EASEMENT)

AN AVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS (Type Of Plan) HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND IN BOOK _____, PAGE _____, OR RECEPTION NUMBER _____ OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

THE LANDS CONTAINED WITHIN THIS (Type Of Plan) LIE WITHIN THE AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRCRAFT OPERATIONS AND THEIR POTENTIAL NOISE AND/OR CRASH HAZARDS TO A GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF THE INFLUENCE AREA.

ALL LANDS CONTAINED WITHIN THIS (Type Of Plan) SHALL COMPLY WITH F.A.R. PART 77, "HEIGHT AND OBSTRUCTIONS CRITERIA".

AIRPORT INFLUENCE AREA
(OFF-SITE IMPROVEMENTS)

TO CARRY OUT ONE OR MORE OF THE FOLLOWING AS MAY BE REQUIRED BY THE BOARD OF COUNTY COMMISSIONERS, OWNERS, SUCCESSORS AND ASSIGNS HEREBY AGREE:

- 1) TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATION IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL PLANS.
- 2) TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR OTHER SPECIAL DISTRICTS IN OFF-SITE ROADWAY IMPROVEMENTS AS NECESSITATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
- 3) TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
- 4) TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED IN THE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY, IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

FOUR SQUARE MILE AREA NOTE

OWNER, SUCCESSORS, AND ASSIGNS HEREBY AGREE:

- A) TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATING IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL PLANS.
- B) TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR SPECIAL DISTRICTS IN OFF-SITE ROADWAY AND OPEN SPACE IMPROVEMENTS AS NECESSITATED BY DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
- C) TO INCLUDE SAID DEVELOPMENT IN A MASTER DRAINAGE IMPROVEMENT DISTRICT IF SUCH A DISTRICT IS FORMED.

PRIVATE OPEN SPACE

(All Plans and Plats except General Development Plan, Rezoning and Location and Extent)

A. THE PRIVATE PARKS AND/OR OPEN SPACE AS SHOWN ON THIS PLAT OR PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE OWNER(S), HOMEOWNER'S ASSOCIATION, AND/OR ENTITY OTHER THAN ARAPAHOE COUNTY.

B. BUILDING PERMITS WILL BE ISSUED FOR ONLY ONE-QUARTER OF THE LOTS IN THIS SUBDIVISION UNTIL THE PARKS AND/OR OPEN SPACE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN.

C. WHEN A PROJECT CONSISTS OF ONE LOT, THE PRIVATE PARK SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY.

STREET LIGHTING

ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN OR PLAT, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN OR PLAT ACCORDING TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

DRAINAGE

ALL DRAINAGE, DETENTION POND AND STORM SEWER EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S STORMWATER AND DRAINAGE REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, INCLUDING THOSE RECORDED ON JUNE 5, 1997, AT RECEPTION NUMBER A7066570, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS THAT EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

PUBLIC USE EASEMENT

ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE PUBLIC USE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S EASEMENT REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, IF ANY, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS THAT EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

STORMWATER MAINTENANCE

THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT BEST MANAGEMENT PRACTICES (BMP'S) AND STORMWATER FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS AND THE OPERATIONS AND MAINTENANCE (O AND M) GUIDE IN THE CASE OF PERMANENT BMP'S. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED BMP'S CONTAINED IN THE O AND M MANUAL RECORDED AT RECEPTION NUMBER

_____, AND THE STORMWATER FACILITIES SHOWN IN THE APPROVED PHASE III DRAINAGE REPORT AND SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL PERMANENT BMP'S AND/OR STORMWATER FACILITIES ASSOCIATED WITH THIS DEVELOPMENT. IF THE PERMANENT BMP'S AND STORMWATER FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

4-3 Standard Certifications

When appropriate, the following certificates shall be used. Certificates should always be on the cover sheet of the document.

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS, THIS _____ DAY OF (leave 2" blank for month) A.D., 20_____.

CHAIR: _____

ATTEST: _____

PLANNING COMMISSION RECOMMENDATION

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS _____ DAY OF (leave 2" blank for month) A.D., 20_____.

CHAIR: _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE ARAPAHOE COUNTY PLANNING COMMISSION ON THIS _____ DAY OF (leave 2" blank for month), A.D., 20_____.

CHAIR: _____

PLANNING DIVISION MANAGER APPROVAL

ADMINISTRATIVE SITE PLAN IS APPROVED THIS _____ DAY OF (leave 2" blank for month) _____, 20____ BY THE PLANNING DIVISION MANAGER, OR DESIGNEE.

PLANNING DIVISION MANAGER OR DESIGNEE

PLANNING DIVISION MANAGER APPROVAL

ADMINISTRATIVE AMENDMENT TO THE _____ (type of existing plan) _____ PLAN AMENDING (specific element, e.g. lot line, height requirement) APPROVED THIS _____ DAY OF _____ (leave 2" blank for month) _____, 20____ BY THE PLANNING DIVISION MANAGER, OR DESIGNEE.

ALL OTHER ORIGINAL TERMS, CONDITIONS AND NOTES OF THE PREVIOUSLY APPROVED [type of existing plan] AND AMENDMENTS WILL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY EXECUTED BY OWNER AND ARAPAHOE COUNTY.

PLANNING DIVISION MANAGER OR DESIGNEE

AMENDMENT HISTORY

THIS AMENDMENT (Insert Current Case #) TO THE (Type Of Plan) FOR (Project Name) SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED: (List the plan elements being amended here)

THE PREVIOUSLY APPROVED AMENDMENTS LISTED RELATED TO THE (Type Of Plan) FOR (Project Name) ARE AS FOLLOWS: (list ALL previous approvals by number, content of the amendment, and Case Number, starting with the most recent amendment)

SURVEYING CERTIFICATE

I, (Insert name of Surveyor), A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

LICENSED LAND SURVEYOR

-- OR --

SURVEYOR NOTE

(This certificate is only required if surveyor opts to use this note instead of the one above)
THE DIMENSIONS, LOCATIONS AND OTHER INFORMATION REGARDING RECORDED RIGHTS-OF-WAY AND EASEMENTS WERE DERIVED FROM COPIES OF THE ACTUAL RECORDED DOCUMENTS. THE UNDERSIGNED SURVEYOR DID NOT PERSONALLY SEARCH THE PUBLIC RECORDS TO DETERMINE THE RECORDED RIGHTS-OF-WAY AND EASEMENTS AFFECTING THE PROPERTY, BUT INSTEAD RESEARCH WAS OBTAINED FROM _____ TITLE INSURANCE COMPANY. THE RESEARCH IS BELIEVED BY THE UNDERSIGNED TO BE RELIABLE, COMPLETE AND CORRECT, AND IS NOT CONTRADICTED BY ANY OTHER INFORMATION KNOWN TO THE SURVEYOR. THIS DISCLOSURE IS PROVIDED TO COMPLY WITH 38-51-106, C.R.S. AND FOR NO OTHER PURPOSE.

LAND SURVEY MONUMENT WARNING

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.

ATTORNEY CERTIFICATE

(Use only if the Optional Surveyor's Note is used)

I, (Insert Name of Attorney), AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, REGISTRATION NO. _____, STATE THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED IN THIS PLAT AND STATE FURTHER THAT, IN MY OPINION, TITLE TO ALL LANDS DESCRIBED IN THIS PLAT IS MERCHANTABLE IN THE OWNER AND IS FREE AND CLEAR OF ALL EASEMENTS, RIGHTS-OF-WAY, COVENANTS, LIENS AND ENCUMBRANCES EXCEPT (A) THOSE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THE PLAT AND (B) THOSE HELD BY OTHER SIGNATORIES TO THIS PLAT. I FURTHER STATE THAT, IN MY OPINION, THE PERSON SIGNING AS OWNER IS AUTHORIZED TO DO SO.

RECORDER'S CERTIFICATE

THIS PLAN OR PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT _____ (A.M./P.M.) ON THE _____ DAY OF _____ A.D., 20____ IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____

COUNTY CLERK AND RECORDER

BY _____
DEPUTY

4-4 Specific Certifications

There are two types of certificates of ownership: Certification of Dedication and Ownership and Certificate of Ownership. All documents to be recorded must be notarized.

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, THAT AS OF THE DATE SET FORTH BELOW AND THE DATE OF RECORDING OF THIS DOCUMENT, THE UNDERSIGNED CONSTITUTE ALL OF THE OWNERS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, THAT THE UNDERSIGNED HAVE GOOD RIGHT AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS OF WAY EXCEPT THE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAT, AND THE LIENS HELD BY OTHER SIGNATORIES TO THIS DOCUMENT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE

UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY ARAPAHOE COUNTY, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOW ALL MEN BY THESE PRESENTS, THAT (insert owner's name) BEING THE OWNER(S), MORTGAGEE, OR LIEN HOLDERS OF CERTAIN LANDS IN ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING ETC. CONTAINING _____ ACRES MORE OR LESS: HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO (Lots, Blocks, Streets) AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF (insert name of plat) AND DO HEREBY DEDICATE AND CONVEY TO ARAPAHOE COUNTY, COLORADO, AND WARRANTS TITLE TO SAME, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO ARAPAHOE COUNTY, COLORADO, AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED.

EXECUTED THIS _____ DAY OF (leave 2" for month) A.D., 20 _____.

(Owner of record or authorized agent signature)

OR

(insert owner name)

BY ITS ACKNOWLEDGEMENT

STATE OF _____)
)S.S.
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF (leave 2" for month) A.D., 20 _____.

BY _____ (Name) AS _____ (Title)

OF _____ (Entity) AN AUTHORIZED SIGNATORY.

BY _____

NOTARY PUBLIC

WITNESS MY HAND AND SEAL

_____ MY COMMISSION EXPIRES _____

NOTARY NUMBER: _____

CERTIFICATE OF OWNERSHIP

4-5.2 NOISE DISCLOSURE FOR RESIDENCES WITHIN AIRPORT INFLUENCE ZONE (FRONT RANGE AIRPORT)

Residences within the Airport Influence Zone (AIZ) should be aware that property within the AIZ may be subject to overflights by commercial, general aviation, and military aircraft, and subject to noise, vibration, exhaust, air and vehicular traffic and other conditions associated with the operation of this airport. The airport is operational 24 hours per day, seven days a week and flights may occur at all hours of the night.

4-5.3 SAMPLE NOISE DISCLOSURE TO BUYERS FORM (FRONT RANGE AIRPORT)

ADDENDUM TO THE AGREEMENT FOR PURCHASE AND SALE DISCLOSURES
TO BUYERS OF LOT/PUD IN _____

This is an addendum to the agreement for purchase and sale dated _____, between _____ (seller) and _____ (buyer) to purchase lot _____ in _____ LOT/PUD in Arapahoe County, Colorado.

Seller and Buyer agree to modify said agreement as follows:

AIRPORT

1. Proximity to the Airport

_____ LOT/PUD is located within proximity to the Front Range Airport. The LOT/PUD is also located within the "Airport Influence Zone" (AIZ) as defined by the Arapahoe County Land Development Code. The purchaser should be aware that property within the AIZ may be subject to overflights by commercial, general aviation, and military aircraft, and subject to noise, vibration, exhaust, air and vehicular traffic and other conditions associated with the operation of this airport. The airport is operational 24 hours per day, seven days a week. Flights may occur at all hours of the night.

2. Disclosure of Noise Impacts

Noise contours have been mapped for the Airport. The 55-Ldn (average sound level) noise contour lies within the boundaries of the AIZ. Therefore, homeowners should expect a varying degree of noise from these aircraft which some residents may find intrusive.

3. Future Operations

The airport plans to expand its operations in the future to meet an increase in the number of flights. Larger airplanes may use the airport. Night operations may increase, which could increase the noise levels within the AIZ. An additional north/south runway could be constructed in the future, which could change current flight operations at Front Range Airport. Also, future airfield operations support facilities could be constructed on airport property with access provided by 56th, Imboden, or Manilla Roads resulting in increasing vehicular traffic and noise within the AIZ.

Certification should always be on the cover sheet of the document.

LANDSCAPE ARCHITECT CERTIFICATE

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DECREED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF COLORADO.

Insert Name

Signature

PAGES OR SHEETS COVERED BY THIS SEAL:

SEAL

LICENSE EXPIRES

4-8 Irrigation Certification

Certification should always be on the cover sheet of the document.

IRRIGATION DESIGN CERTIFICATE

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DECREED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY CERTIFIED PROFESSIONAL LANDSCAPE IRRIGATION DESIGNER.

Insert Name

Signature

PAGES OR SHEETS COVERED BY THIS CERTIFICATE:

Part 5: Charts

5-1 Tree Inventory

TREE INVENTORY

<u>No.</u>	<u>Botanical Name</u>	<u>Size (cal.)</u>	<u>Height</u>	<u>Health</u>	<u>Comments</u>	<u>Removal</u>	<u>Reason</u>

5-2 Plant Schedule

<u>PLANT SCHEDULE</u>							
<u>Item</u>	<u>Symbol</u>	<u>Quantity</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Size (cal./cont.)</u>	<u>Comment</u>	<u>Hydrozone</u>
<u>Deciduous Trees</u>							
<u>Evergreen Trees</u>							
<u>Ornamental Trees</u>							
<u>Total Trees</u>							
<u>Deciduous Shrubs</u>							
<u>Evergreen Shrubs</u>							
<u>Total Shrubs</u>							
<u>Ornamental Grasses</u>							
<u>Total Ornamental Grasses</u>							
<u>Perennials/Vines</u>							
<u>Total Perennials/Vines</u>							

5-3 Planting Requirements

<u>PLANTING REQUIREMENTS</u>							
<u>Required Trees</u>	<u>Proposed Trees</u>	<u>Required Shrubs</u>	<u>Proposed Shrubs</u>	<u>Ornamental Grasses (5 gal.)</u>	<u>Ornamental Grasses (1 gal.)</u>	<u>Ornamental Grass Conversion to Shrubs</u>	<u>Total Shrubs</u>

5-4 Plant Diversity

<u>PLANT DIVERSITY</u>					
<u>Trees</u>	<u>Genus</u>	<u>Total No. Trees for Site</u>	<u>Qty. Proposed</u>	<u>Required Genus (Max. 30%)</u>	<u>Proposed Genus %</u>
<u>Shrubs</u>	<u>Genus</u>	<u>Total No. Trees for Site</u>	<u>Qty. Proposed</u>	<u>Required Genus (Max. 30%)</u>	<u>Proposed Genus %</u>

Part 6: Forms and Agreements

6-1 Landscape and Irrigation

6-1.1 CERTIFICATE OF LANDSCAPE INSTALLATION

1. The landscape architect of record shall inspect and certify that the landscape area has been constructed as depicted on the approved landscape plan(s).
2. Prior to the issuance of a certificate of occupancy, the landscape architect of record shall submit a Certificate of Landscape Installation to the County Planning Division. This form can be found at the following link: xxxx.

6-1.2 LANDSCAPE IRRIGATION AUDIT

Following construction, a landscape irrigation audit shall be conducted by a third-party Certified Landscape Irrigation Auditor (CLIA). Irrigation audits shall not be conducted by the person or company who installed the irrigation system. The audit form for is available at the following link: xxxxxx

6-2 Landscaping Agreement and Collateral

To obtain a Certificate of Occupancy prior to completion of all landscaping, the County and a developer may enter into the following Landscape Agreement, accompanied by sufficient collateral (letter of credit, cash or certified funds), to guarantee completion of landscaping requirements.

LANDSCAPING AGREEMENT

THIS AGREEMENT is entered into this _____ day of _____, A.D., 20____, by and between _____ (hereinafter referred to as "Developer") and Arapahoe County.

WHEREAS, the Developer is the owner of property subject to the County's landscaping requirements and located at _____ (street address) and more particularly described as _____ (legal description); and

WHEREAS, the Developer previously provided a bond in the amount of \$xxxx to secure completion of landscaping and obtain issuance of a Certificate of Occupancy, but has not completed the due to season and weather and the bond has expired; and

WHEREAS, the Developer desires additional time to complete the landscaping as described and required for Developer's development project and wishes to extend or provide new collateral to secure completion of the landscaping for the property.

NOW, THEREFORE, the parties hereto agree as follows:

1. The Developer shall construct and install, at its own expense, all of the required landscaping as set forth in the approved Landscape Plan and more particularly described in Exhibit A, attached hereto and incorporated by reference herein.
2. To secure and guarantee performance of the Developer's landscaping obligations as set forth herein, the Developer agrees to provide the County with collateral in the form of an extension of the expired bond or new collateral, either in the amount of \$ _____, 115 percent of the estimated cost of labor and materials for the required landscaping. The estimated cost is attached hereto and incorporated by reference herein as Exhibit B. The term of the above collateral shall be a period of at least one year from the date of this Agreement.
3. The Developer agrees to complete the installation of all required landscaping as set forth herein by no later than (date) _____.
4. Upon installation of the landscaping required by the approved Landscape Plan and inspection by the County to confirm compliance with said Plan, the County shall release the collateral provided by the Developer.
5. In the event the Developer fails to install all of the landscaping within the above specified period of time, the Developer authorizes the County to use the collateral deposited with the County to install all required landscaping and further grants the County, and its authorized agents, permission to enter onto the subject property to install such landscaping. The Developer shall be liable to the County for, and shall promptly reimburse to the County upon demand, any and all costs that the County incurs in installing the landscaping that are not fully paid for by the collateral.
6. This Agreement shall not be assigned except with the County's prior written consent, which will not unreasonably be denied. Any proposed assignment shall not be effective until approved by the County in writing, and Developer shall remain bound to the terms of this Agreement, until the proposed assignee has agreed in writing to accept all obligations under this Agreement and has provided to the County collateral in a form and amount acceptable to the County to secure the assignee's obligations under the assigned Agreement.

Developer: _____
By: _____
_____ (Title)

STATE OF COLORADO _____)
_____) ss.
COUNTY OF _____)

Subscribed, sworn to and acknowledged before me this _____ day of _____, 20____, A.D., by _____ of _____:

Witness my hand and official.

My commission expires: _____

Notary Public

ARAPAHOE COUNTY

By: _____
Bryan Weimer, P.W.L.F.
Director of PWD

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Part 7: Mylar StandardsPlants

A. PLANT LIST

Part 5: Plant material and their use within a site and the streetscape environment serve both functional and aesthetic requirements. Plants provide shade, reduce glare, serve as windbreaks, and help to reduce and direct noise. Plant material also satisfies the aesthetic needs with colors, textures, and scents. It is for these reasons that their selection and placement are extremely important. It is for these reasons that their selection and placement are extremely important. The County requires native and xeric plant species and can be found at the following link: xxx.

Part 8: Mylar Standards

A. REQUIREMENTS FOR MYLARS TO BE RECORDED AND MYLARS FOR PERMANENT PWD RECORDS

1. Final approved plans and plats shall be a photographic mylar or equivalent (prepared such that the text/line work does not bleed, flake, or scratch off) on 24" x 36" single/double matte mylar. The mylar ink must be on the front of the sheet.
2. Mylars shall contain the information and be prepared according to the requirements established the section of this Manual corresponding to the application being considered.
3. Any blanks (typically reception numbers for easements) must be filled in before mylars are submitted.
4. Mylar sheets shall have original signatures, notary stamps and Colorado Professional Land Surveyor (P.L.S.) seals on the cover sheet.
5. Mylars must be fully executed by owner(s), notaries, surveyors, attorneys, etc. before submittal. Signatures MUST be signed with a black, fine-tip non ball point pen that does not smudge. All seals and stamps shall be in black, non-smear ink and shall be legible.
6. Mylars must be made in black and white or grayscale. Color mylars will not be accepted.
7. Submit address plat mylars as required (Plats, Replats, Admin Replats, and Minor Subdivisions require an address plat; however, occasionally the Mapping Section will request address plats for L&Es and other land use cases).

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Part 6: Requirements for Parking, Landscape and Lighting Plans

6-1 Parking Plans

A. APPLICABILITY

1. All applications for Administrative Site Plans, Uses by Special Review, Temporary Uses, Special Exception Uses, Location and Extent, and other applications as determined by staff shall submit a parking plan with the information as outlined in **Section 6-1B** below.
2. The required parking information should be placed on a sheet of the plan set that also illustrates loading and drop-off areas, fire lanes, pedestrian walkways, building footprint(s), and utility, drainage, access and any other easements.

B. PLAN FORMAT AND REQUIREMENTS

1. Number, location and dimension of parking stalls.
2. Widths of drive aisles.
3. Landscaping type, location, and method of irrigation.
4. Surface treatment for parking areas and sidewalks.
5. Scale and north arrow.
6. Location of adjacent public/private streets, points of access and property boundaries.
7. Location of traffic directional arrows, signage and markings.
8. Location of loading areas, handicap spaces, and other special features.
9. Location of detention areas for drainage.
10. Location, height and type of proposed lighting.
11. Sight Distance Triangles at intersections.
12. A table showing required and provided parking.

6-2 Landscape Plans

The following Section applies to Landscape Plans submitted for development on private property and for landscaping in public right-of-way. Additional requirements for landscaping and irrigation within right-of-way can be found in the County's Streetscape Guidelines (see Section 4-2.9 of the Land Development Code) and the County's Infrastructure Design and Construction Standards (see Sections 2.3.9 and 3.19).

6-2.1 LANDSCAPE PLAN REQUIREMENTS

A. ~~APPLICABILITY~~

~~The landscape plan is one or more sheets included in the plan sets for Administrative Site Plan, Use by Special Review, Temporary Use, Special Exception Use, Location and Extent, and other applications as determined by staff. The landscape plan shall be prepared in accordance with the requirements outlined below.~~

B. ~~PLAN FORMAT AND REQUIREMENTS~~

~~The landscape plan shall be prepared by a licensed landscape architect as a separate sheet or sheets of the plan set in accordance with the standards established in **Part 5** of this Manual. The landscape plan shall contain the following information:~~

- ~~1. Dimension all easements, pedestrian walkways and pedestrian-oriented areas (existing and proposed), and types of surface materials.~~
- ~~2. Delineate the total gross square footage of the total planting area, including areas to be maintained in a natural state (undeveloped) and/or established with native seed.~~
- ~~3. Plant species should be drawn at three-fourths of mature size.~~
- ~~4. Show and label the following landscape features:
 - ~~a. All proposed landscape plantings;~~
 - ~~b. The location, type, and size of existing plants to be retained;~~
 - ~~c. The type of mulch or other surface materials proposed;~~
 - ~~d. The location of any water features. If the feature is multipurpose, this should be noted; and~~
 - ~~e. The location and dimensions of all landscape elements including fences, walls, border edge treatments, berms, water features, bike racks, trash enclosures, street furniture and recreational facilities, as applicable. Details of landscape features or structures may be required on the landscape plan as determined by the PWD Department.~~~~
- ~~5. Include a Plant Schedule of proposed plant species and comply with the Land Development Code. The schedule shall include the following information for all proposed plant materials:
 - ~~a. Genus, species and common name for each plant species;~~
 - ~~b. The quantity of all species proposed;~~
 - ~~c. The type and size of installation (ball and burlap, 5 gallon pot, etc.);~~
 - ~~d. The caliper of proposed deciduous trees and the height of proposed evergreen trees; and~~
 - ~~e. The Plant Schedule shall be divided into the following sub-categories:
 - ~~i. Deciduous trees~~
 - ~~ii. Evergreen trees~~
 - ~~iii. Ornamental trees~~
 - ~~iv. Shrubs~~
 - ~~v. Ornamental clump grasses~~
 - ~~vi. Types of sod or seed~~~~~~

- vii. Perennial and annual flowers
- 6. In order to preserve significant natural vegetative areas, trees, wildlife habitat and landscape features, the landscape plan shall locate and identify and when necessary dimension these natural features in accordance with PWD Department requirements. A tree preservation plan with specific construction limits and protective fencing and mulching may be required.
- 7. Show planting details, including typical methods of planting.
- 8. Delineate existing and proposed grades with one-foot contours on a NAVD88 datum. All contours, spot elevations and design elevations shall be to the benchmark shown on the plan for the NAVD 88 datum.
- 9. Indicate sources of irrigation water and types of irrigation used. This may be provided on a separate 8½" by 11" sheet included with the site plan narrative. If source is a private well, provide evidence of landscape irrigation rights. Information regarding specific design techniques used to prevent water infiltration or damage at the street section may be requested by the PWD Department.
- 10. In the event the site is served by a well which prohibits landscape usage, a waiver of the landscape requirements noted herein will not be granted. The applicant will be required to obtain an off-site water source with acceptable documentation. Landscaping shall comply with Section 4-1.3 of the Arapahoe County Land Development Code.
- 11. Landscaping shall comply with the requirements for sight distance triangles in accordance with Arapahoe County Streetscape Guidelines, Section 4-2.9.B of the Land Development Code.
- 12. All Landscape Plan submittals shall be accompanied with a Schematic Irrigation Plan that outlines:
 - a. The proposed lap/backflow preventor and irrigation controller location;
 - b. The location of the manual gate valve that will control the entire irrigation system;
 - c. The anticipated type of irrigation proposed for each area (turf, shrub beds, etc.);
 - d. The recommended setback distance of all proposed irrigation heads from back or curb or edge of pavement;
 - e. All proposed sleeve locations; and
 - f. All Irrigation Plans submitted will be reviewed by Arapahoe County on a case-by-case basis.
- 13. All landscaping within the County rights-of-way, or landscaping close enough to affect the horizontal or vertical clearance of the right-of-way, shall comply with the Arapahoe County Roadway Design and Construction Standards and the Arapahoe County Storm Drainage Design and Technical Criteria Manual.

6-2.2 PLANT LISTS

A. RECOMMENDED PLANT MATERIALS LIST (STREETSCAPE GUIDELINES)

Plant materials and their use within a site and the streetscape environment serve both functional and aesthetic requirements. Plants provide shade, reduce glare, serve as windbreaks and help to

reduce and direct noise. Plant Material also satisfies the aesthetic needs with colors, textures and scents. It is for these reasons that their selection and placement are extremely important. The below referenced list of plant materials and mulches is not to be considered all-inclusive. The spectrum of plant materials that may be used in the urban environment is vast. The plants and mulches referenced here were selected because of their viability and practicality in the Colorado environment. Most of the plant materials selected are drought tolerant (xeriscape plants denoted with an asterisk*)

TABLE 6-2.1- RECOMMENDED PLANT MATERIALS			
Large Deciduous Trees			
Greenspire Linden	Marshall Seedless Ash	Northern Red Oak	Western Catalpa*
Redmond Linden	Green Ash*	Schwedler Maple	Thornless Honeylocust*
Autumn Purple Ash	Summit Ash*	Red Sunset Maple	Golden Rain Tree*
Rosehill Ash*	English Oak*	Norway Maple	
Evergreen Trees			
Austrian Pine*	Ponderosa Pine*	Colorado Blue Spruce	Western Juniper*
Bristlecone Pine*	Pinyon Pine*		
Small Deciduous Trees			
Littleleaf Linden	Newport Plum*	Thornless Hawthorn	Crabapple spp.*
Golden Rain Tree*	Bradford Pear		
Deciduous Shrubs			
Japanese Barberry*	Alpine Currant*	Redtwig Dogwood*	Crimson Pygmy Barberry*
Fremont Barberry*	Yellowtwig Dogwood	Staghorn Sumac*	Cranberry Cotoneaster*
Cistena Plum	Firethorn	Smooth Sumac*	Littleleaf Mockorange*
Coralberry*	Snowmound Spirea	Yucca*	Mountain Mahogany*
Evergreen Shrubs			
Blue Rug Juniper*	Arcadia Juniper	Blue Chip Juniper	Mugho Pine
Buffalo Juniper*	Calgary Carpet Juniper*	Tammy Juniper	Wilton Carpet Juniper
Perennials/Groundcover/Ornamental Grasses			
Daylily spp*	Snow in Summer*	Virginia Creeper	Miscanthus Grass*
Dianthus spp*	Wild Strawberry*	Aster spp.*	Oriental Poppy*
Iris spp*	Dwarf Yarrow*	Campanula spp.*	Creeping Phlox*
Mahonia Repens*	Salvia spp*	Correopsis spp.*	Himalayan Border Jewel*
Periwinkle	Common Yarrow*		Buttercup*
Sedums*	Kinninnick*		
Turf Grasses			
Perennial Rye Grass spp.*	Wheatgrass spp.*	Buffalo Grass*	Kentucky Bluegrass blend
Smooth Brome*	Fescue spp.*	Blue Grama Grass*	Tall Fescue*
Accepted Mulches For Shrub Beds			
Red Cedar (3/4 to 3 inches)	Pine Bark (3/4 to 3 inches)	Fibre Mulch (registered trademark)	Pole Peelings (2 inches +)
Aspen Mulch (3/4 inch+)			
Discouraged Mulches For Shrub Beds			
River rock	Loose Cobbles	Wood Shavings	Crushed Gravel
Lava Rock	Ground Shavings		

B. RECOMMENDED PLANT MATERIALS (LANDSCAPING SECTION)

All planting materials and methods must be approved by the Arapahoe County Weed Control Inspector. Weed control methods may need to be employed prior to construction and/or the installation of the landscape plan.

The following list of drought-tolerant plant material is suggestive of the range of choices available. Listings are taken from the complete Denver Water Board’s drought-tolerant plant listings, which are supported by Arapahoe County. For an extensive list of such plant materials, refer to the Denver Water Board’s current list:

TABLE 6-2-2 DROUGHT-TOLERANT PLANT MATERIALS		
Turf Grasses:	Deciduous Trees:	Evergreen Trees
Blue Grama	Ash, Marshall’s Seedless	Pine, Austrian
Buffalo Grass	Ash, Summit	Pine, Scotch-pine
Crested Wheatgrass	Chokecherry, Canada Red	Pine, Ponderosa
Smooth Brome	Honey Locust, Skyline	Pine, Pinion
Turf Type Tall Fescue	Maple, Amur	
Any approved native seed mix ^[1]	Plum, Newport	
Deciduous Shrubs > 6 feet	Deciduous Shrubs < 6 feet	Evergreen Shrubs
Chokecherry, Canada Red	Burning Bush	Juniper, buffalo
Cranberry, High-bush American	Currant, alpine	Juniper, tam
Lilac, common	Dogwood, variegated	Juniper creeping
	Potentilla, brush cinquefoil	Juniper, Rocky Mountain
	Sage, silver	
	Spiraea, Anthony Waterer	
Ground Cover	Sub-Shrub Ground Cover	Vines
Hen and Chicks	Creeping Mahonia	Western Clematis
Periwinkle	Blue Chip Juniper	Hall’s Honeysuckle
Creeping Phlox	Hughes Juniper	Virginia Creeper
Snow-in-summer		Greenleaf Wintercreeper
Goldmoss Sedum Stonecrop		
‘Dragon’s Blood’ Sedum		
Ornamental Grasses		
Big Bluestem		
Japanese Blood Grass		
Plume Grass		
^[1] An approved native seed mix is an appropriated seed mix that is supported by the Soil Conservation Districts or any other landscaping authority.		

The foregoing list is derived from the extensive list of drought-tolerant plants provided by the Denver Water Board. All plants on the extensive list are recognized by Arapahoe County. In addition, with the assistance of the Soils Conservation District, the County will also consider any other drought-tolerant native/adaptive species on a case-by-case basis. Should a plant/tree be designated a noxious weed, it will automatically be removed from the recommended drought-tolerant plant listings.

C.—RECOMMENDED MAINTENANCE REGIME

The following are provided as general guidelines for anticipated labor-hour tasks to maintain the below referenced items. The maintenance tasks are based on maintaining one acre of median/streetscape area.

TABLE 6-2.3 ANTICIPATED HOURS OF LABOR—NON-TURF MEDIANS		
Activity	Performance Standard	Anticipated Hours Per Acre Per Year
1. Litter Pick Up	Weekly trash removal	23
2. Irrigation Maintenance	Valve repair, mainline repair as necessary	40
3. Irrigation System	Freeze damage protection Winterization and Spring Start Up and spring activation	9
4. Plant Maintenance	Yearly tree pruning	6
5. Shrub Bed Weeding	Hand removal of weeds 3 times per growing season	24
6. Pest Control	Yearly control of tree pests	4
7. Concrete Cleaning	Concrete cleaned twice yearly	12
8. Support Activity	Equipment maintenance, supervision, travel and transportation (1/2 aver.)	39
TOTAL HOURS		157

TABLE 6-2.4 ANTICIPATED HOURS OF LABOR—SODDED-MEDIAN		
Activity	Performance Standard	Anticipate Hours Per Acre Per Year
1. Litter Pickup	Weekly trash removal	23
2. Irrigation Maintenance	Head adjustment, valve repair, mainline repair as necessary	80
3. Irrigation System	Freeze damage protection and spring activation	9
4. Plant Material	Trees pruned once a year	6
5. Shrub Bed Weeding	Hand removal of weeds 3 times per growing season	12
6. Turf Grass Weeding	Three times per growing season chemical weeding	14
7. Pest Control	Yearly control of tree pests	4
8. Mowing	Grass mowed weekly	80
9. Turf Trimming & Edging	Curb, sidewalks and shrub beds edged weekly	21
10. Turf Fertilization	Grass fertilized once a year	8
11. Concrete Cleaning	Concrete cleaned twice per year	12
12. Support Activity	Equipment maintenance, supervision, travel and transport	77

TABLE 6-2.4 ANTICIPATED HOURS OF LABOR—SODDED-MEDIAN		
Activity	Performance Standard	Anticipate Hours Per Acre Per Year
TOTAL HOURS		346

6-2.3 LANDSCAPING AGREEMENT AND COLLATERAL

To obtain a Certificate of Occupancy prior to completion of all landscaping, the County and a developer may enter into the following Landscape Agreement, accompanied by sufficient collateral, to guarantee completion of landscaping requirements:

LANDSCAPING AGREEMENT

THIS AGREEMENT is entered into this _____ day of _____, A.D., 20____, by and between _____ (hereinafter referred to as "Developer") and Arapahoe County.

WHEREAS, Section 6-3 of the Arapahoe County Land Development Code requires that all landscaping be completed prior to the issuance of a certificate of occupancy; and

WHEREAS, the above section allows a developer to obtain a certificate of occupancy and to occupy a building prior to the installation of all required landscaping by providing collateral guaranteeing such installation; and

WHEREAS, the Developer is the owner of property subject to the County's landscaping requirements and located at _____ (street address) and more particularly described as _____ (legal description); and

WHEREAS, the Developer has not completed all landscaping and wishes to provide collateral to obtain a certificate of occupancy prior to completion of all landscaping; and

NOW, THEREFORE, the parties hereto agree as follows:

1. The Developer shall construct and install, at its own expense, all of the required landscaping as set forth in the approved Landscape Plan and more particularly described in Exhibit A, attached hereto and incorporated by reference herein.
2. To secure and guarantee performance of the Developer's landscaping obligations as set forth herein, the Developer agrees to provide the County with collateral in the form of _____ in the amount of \$_____, 115 percent of the estimated cost of labor and materials for the required landscaping. The estimated cost is attached hereto and incorporated by reference herein as Exhibit B. The term of the above collateral shall be a period of at least one year from the date of this Agreement.
3. The Developer agrees to complete the installation of all required landscaping as set forth herein by no later than _____ (date)_____.
4. Upon installation of the landscaping required by the approved Landscape Plan and inspection by the County to confirm compliance with said Plan, the County shall release the collateral provided by the Developer.
5. In the event the Developer fails to install all of the landscaping within the above specified period of time, the Developer authorizes the County to use the collateral deposited with the County to install all required landscaping and further grants the County, and its authorized agents, permission to enter onto the subject property to install such landscaping.

Developer: _____
 By: _____
 _____ (Title)

STATE OF COLORADO _____)
) ss.
 COUNTY OF _____)

Subscribed, sworn to and acknowledged before me this _____ day of _____, 20____, A.D., by _____
_____ of _____.

Witness my hand and official.

My commission expires: _____

Notary Public

ARAPAHOE COUNTY

By: _____
Bryan Weimer, P.W.L.F.
Director of PWD

6-3 Lighting Plans

All applications for Administrative Site Plans, Uses by Special Review, Temporary Uses, Special Exception Uses, Location and Extent, and amendments to these plans that propose or add exterior light fixtures shall submit a lighting plan with the information as outlined in **Section 6-3.1** below.

6-3.1 LIGHTING PLAN REQUIREMENTS

A lighting plan shall be prepared as a separate sheet to the plan set in accordance with the standards established in **Part 5:** of this Manual. The lighting plan shall contain the following information unless modified as deemed necessary by the Planning Division Manager or designee:

1. A site plan showing the location of all buildings and building heights, parking, and pedestrian areas on the lot or parcel;
2. The location and description including mature height of existing and proposed trees;
3. The location and maximum height above grade measured to the top of the fixture of all light fixtures including building mounted fixtures;
4. The type and lumen rating and wattage of each lamp source;
5. The general style of the light fixture such as cut-off, lantern, coach light, globe, including any shielding information;
6. Control descriptions including type of controls (timer, motion sensor, time clock, etc.), the light fixtures to be controlled by each type, and control schedule. How lights shall be controlled during post-curfew hours must be addressed in the plan;
7. Aiming angles and diagrams for sports lighting light fixtures;
8. A photometric plan, which shows the initial horizontal illuminance on a 10-foot by 10-foot minimum grid across the entire site and a minimum of 10 feet beyond the lot or parcel property line. The grid shall also indicate maximum to minimum uniformities for each specific use area such as parking and circulation areas, pedestrian areas, and other common public areas; and
9. If required by staff, a lighting calculation indicating "Maximum Initial Line of Sight Illuminance" as described in Section 4-1.4.C.3 of the Land Development Code.

Part 7: Part 9: Public Notice Signs and Mailings

This Part 9~~7~~ provides examples of signs to be posted and letters to be mailed for public hearings and the affidavits that are required as evidence that signs and mailings were completed in accordance with the requirements of this Manual and the LDC. Please refer to the Land Development Code for the specific noticing requirements for individual land development applications.

Applicants should note that the 15 day notification period for the posting of signs and mailing notifications does not include the day of the hearing. The notification period is in calendar days, not business days, and includes holidays. If your hearing is on a Tuesday, the sign must be posted and the mailings postmarked by the Monday two weeks prior. The 15-day notification period is a minimum requirement.

PWD staff will provide applicants with the wording to be included on signs, mailings, and certifications once hearing dates are established. The examples provided below are included for illustrative purposes and SHOULD NOT be used to prepare signs, letters, or certifications.

7-19-1 Public Notice Signs

7-1.19-1.1 SIGNS FOR A PUBLIC HEARING BEFORE THE PLANNING COMMISSION OR BOARD OF COUNTY COMMISSIONERS

Signs for applications requiring public hearings before either the Planning Commission or Board of County Commissioners:

NOTICE OF PUBLIC HEARING FOR <u>(Project Type)</u>
(CASE NUMBER: _____)
Notice is hereby given that the property upon which this sign is posted shall be considered for a <u>(type of case)</u> to the <u>(project name)</u> pursuant to the Arapahoe County Land Development Code. Further information concerning this proposal may be obtained by calling the PWD Office at (720) 874-6650.
The hearing is to be held before the Planning Commission on the ____ day of <u>(Month)</u> , <u>(Year)</u> , in the Arapahoe County Lima Plaza, Arapahoe Board Room, 6954 South Lima Street, Centennial, Colorado, at 6:30 p.m. , or as soon hereafter as possible.
- OR -
A hearing is to be held before the Board of County Commissioners on the ____ day of <u>(Month)</u> , <u>(Year)</u> , in the County Administration Building, 5334 South Prince Street, Littleton, Colorado, at 9:30 a.m. or as soon thereafter as possible.
*(must be four inch letters in red) (All other lettering must be two-inch letters on white background)

7-1.29-1.2 SIGNS FOR A PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT

Signs for Variances, Interpretations and Special Exception Uses:

NOTICE OF (ZONING VARIANCE, INTERPRETATION, SPECIAL EXCEPTION USE)*

Notice is hereby given that property upon which this sign is posted shall be considered for a (variance) (interpretation) (special exception use) in zone category (insert zone district: A-1, B-1, etc.) in (specify variance/interpretation/special exception use requested) requirements. Additional information may be obtained from the Arapahoe County Recording Secretary to the Arapahoe County Board of Adjustment at 720-874-6711. Such hearing is to be held on _____day of _____, 20 , at _____a.m./p.m. in the public hearing room at the PWD Building at 6954 S. Lima Street, Centennial, Colorado, 80112 or as soon thereafter as possible.

DATE OF POSTING

NAME OF APPLICANT

*(must be four inch letters in red)

7-1.39-1.3 CERTIFICATION OF SIGN POSTING

Applicants must provide a signed, notarized affidavit that the sign(s) required for a public hearing was posted on the date and in the locations(s) required and another affidavit certifying the sign(s) was in place for the required number of days and met all of the requirements for public hearing signs contained in the LDC. The required sign posting forms will be sent to applicants once hearing dates are established.

A. SIGN POSTING FORM A

POSTING INSTRUCTION FORM "A"


Arapahoe County
Colorado, Inc.

Public Works and Development
6924 S. Lima St., Centennial, CO 80112 Phone: 720-874-6650 FAX 720-794-6611
www.arapahoegov.com

**SUBMIT THIS FORM TO THE PLANNING DIVISION
NO LATER THAN 15 DAYS PRIOR TO THE PUBLIC HEARING
(DO NOT INCLUDE THE DAY OF THE HEARING IN YOUR FORM SUBMISSION DEADLINE
CALCULATIONS)**

CASE NUMBER: _____

CASE NAME: _____

CASE MANAGER: _____

(ATTACH LEGIBLE PHOTOGRAPH)

Attached is picture of a sign erected on the following described property:

The sign is facing _____

and is legible and visible from said right-of-way.

B. SIGN POSTING FORM B

POSTING INSTRUCTION FORM "B"

**FORM MUST BE PRESENTED TO THE PLANNING DIVISION
ON THE FIRST BUSINESS DAY PRIOR TO THE PUBLIC HEARING**



Public Works and Development

1000 North Lincoln Street, Suite 100, Aurora, CO 80010-1000 | 720-794-6600

CASE NUMBER: _____

CASE NAME: _____

ADDRESS: _____

(INSERT PHOTO OF SIGN HERE)

I hereby certify, under oath, that the above-described property was posted continuously for a period of _____

Days from _____, 20__ to _____, 20__

State of Colorado

County of _____

Subscribed and sworn to before me on _____, 20__

My Commission Expires _____

7-2.19-2.1 SAMPLE LETTER FOR PUBLIC NOTICE MAILING

For public notices requiring a mailing, PWD staff will provide applicants with a letter similar to the one below for applicants to address and mail.

NOTICE OF PUBLIC HEARING

(INSERT DATE)

(INSERT ADDRESSEE)

RE: Case: [Insert Case # and Project Name]

Location:

Please be advised that (applicant) on behalf of (owner), has made application to Arapahoe County for a **(project type)** on the above referenced property. (Planning Staff will detail the requirements of each individual proposal.) **[DESCRIBE THE PROPOSAL]** *(Include a detailed description of the site and the use(s) proposed. 1) Use plain English. DO NOT use unexplained abbreviations (i.e., FAR, GSF, etc.). The goal is to explain your development in plain and simple terms. 2) Include all "negative" aspects of the development. Failure to accurately describe the impact of your development on neighboring owners will risk a determination by the Board of County Commissioners that the notice was inadequate, which will delay action on your case.)*

A public hearing will be conducted on the referenced application at:

Time: (Insert specific time)
Date: (Insert specific date)
**Location: Arapahoe County Lima Plaza, Arapahoe Board Room
6954 South Lima Street, Centennial, CO 80112**

OR, for a Board of County Commissioner hearing:

**Arapahoe County Administration Building, East Hearing Room
5334 S. Prince St, Littleton, CO 80120**

As a neighboring landowner and member of the public you are encouraged to attend this public hearing. For more information about this application, contact (Project Representative), at (Firm Name) at (Phone Number) or (Planner), Planning Division, PWD Department, Arapahoe County Government, at (720) 874-6650.

Sincerely,
[INSERT NAME]

(Include Representative Capacity)

7-2.29-2.2 CERTIFICATE OF MAILING

Applicants shall submit the following certification to the Planning Division as soon as the mailing is accomplished, along with a map showing the properties to which notices were sent.

CERTIFICATION OF MAILING	
I hereby certify under oath that the attached letter was mailed to all property owners, on _____ (date) _____, 20____, as described in the mailing list included with this application and on file with the Planning Division.	
Signature	_____
Date	_____
State of Colorado)
) ss.
County of _____)
Subscribed and sworn before me by _____ this ____ day of _____, 20____.	
Witness my Hand and Official Seal.	
My commission expires:	_____



ARAPAHOE COUNTY



Landscape Code Amendment

Planning Case #LDC21-001

Planning Commission Public Hearing October 15, 2024



History

- ❑ Landscape regulations first appeared in the Land Development Code in 1999.
- ❑ Modified through the years, 2003 was the latest amendment when xeric plants were added to the plant list.



Why amend the landscape code?

- Environmental Changes:
 - Hotter and drier.
 - Higher water demands with the growing population.
 - Rising water costs to serve development
 - Decrease in water tables.
- Look at how to conserve water and use it more efficiently.
- Sections are confusing and need clarification either by simplifying or amending.
- Missing information/topics, new technology, techniques, and products.



Additions

- Tree preservation, removal, and replacement, and protection
- Turf limitations
- Landscape design – hydrozones, plant diversity, planting guidelines
- Plant ratios – applied to urban and rural areas of the County
- Irrigation design
- Stormwater treatment
- Wildfire defensible space
- Buffers and screening between land uses
- Utility setbacks
- Professional and inspection requirements.
- Definitions



Revisions/Amendments

- Landscape standards applicability
- Selection and installation of plant materials
- Groundcover
- Soil amendments and mulch
- Parking lot landscaping
- ROW and medians
- Definitions



Board of County Commissioner Study Session

- ❑ September 3, 2024
- ❑ Reviewed the comments received from the Planning Commission Study Session.
- ❑ Requested artificial turf to be removed from the Land Development Code amendment and conduct more research on the product. Once the product has been researched, come back to the Board with the information and recommendation.



Planning Commission Study Session

- ❑ May 21, 2024
- ❑ Concerns
- ❑ Staff is requiring applicants to develop irrigation, landscape, and tree preservation plans by qualified professionals. The Commissioners believed that requiring this would increase the cost of development and staff review time.
 - Research of municipalities and counties along the Denver Metro Area. Found that it has been and is presently the practice of many jurisdictions to require professionals to develop these plans for development applications. This requirement ensures developments adhere to professional practices and that developments are designed and installed properly.
 - Presently, a development's landscaping is required to be irrigated, to ensure that this is done, irrigation plans are developed concurrently with the landscape plans. With these plans already created the cost to the applicant would be to insert the irrigation plans into the required plan set. There will be a cost to develop a tree preservation plan and staff time to review it.



Planning Commission Study Session

- ❑ Concerns
- ❑ What applications require landscape, irrigation, and tree preservation plans?

The proposed regulations would be applied to:

- Parks and Open space areas.
- New development or redevelopment unless otherwise exempted.
- Expansions of existing sites:
 - A non-residential project requiring a building permit that cumulatively increases a structure's square footage by 25 percent or more.
 - A non-residential project that has previously increased square footage by less than 25 percent and applying for a new building permit that cumulatively triggers the 25 percent or more threshold.
- Expansion of a parking lot by 20 spaces or more.



Planning Commission Study Session

Concerns

Specific applications requiring landscape, irrigation, and tree preservation plans.

Review Process	Tree Preservation Plan	Landscape Plan	Irrigation Plan
Specific Development Plan - 2 Step	X	X*	
Specific Development Plan - 3 Step	X	X*	
Administrative Site Plan - PUD	X	X	X
Administrative Site Plan - Non-PUD	X	X	X
Use by Special Review	X	X**	X**
Preliminary Plat	X		
Final Plat	X		
Location and Extent	X	X**	X**

* Conceptual landscape plans are required followed by a detailed landscape plan with the Administrative Site Plan.

**The Planning Division Manager will determine whether conceptual or detailed landscape/irrigation plans are required. The decision is dependent upon what's being proposed, location, and water source.

Who manages the landscapes?

- The developer or Homeowners Association.



Planning Commission Study Session

- ❑ Concerns
- ❑ How will the County oversee and enforce the new requirements?
 - Certificate of Occupancy - the applicant's landscape architect will conduct a site inspection to verify that the landscaping has been installed as per the approved plan and an irrigation auditor to ensure the irrigation system is working properly. This amendment requires these professionals to sign/stamp their drawings and provide County staff with a certificate of installation. If installed improperly these professionals could jeopardize their license or certification.
 - After the Certificate of Occupancy is issued, the Zoning Division is responsible for enforcement of violations. This division would inspect a defect or other issues on a property but typically these inspections are complaint-driven.



Plant List

- Average rainfall in the Denver Metro Area is 18 inches.
- Requiring plants to be native or drought tolerant (xeric).
 - Developed a plant list.
- Reduce disease and insect problems.
 - Not more than 30% of trees and shrubs shall be of a single genus.
 - Not more than 20% of trees and shrubs shall be of a single species.
- Group plants according to the same irrigation requirements (hydrozones).



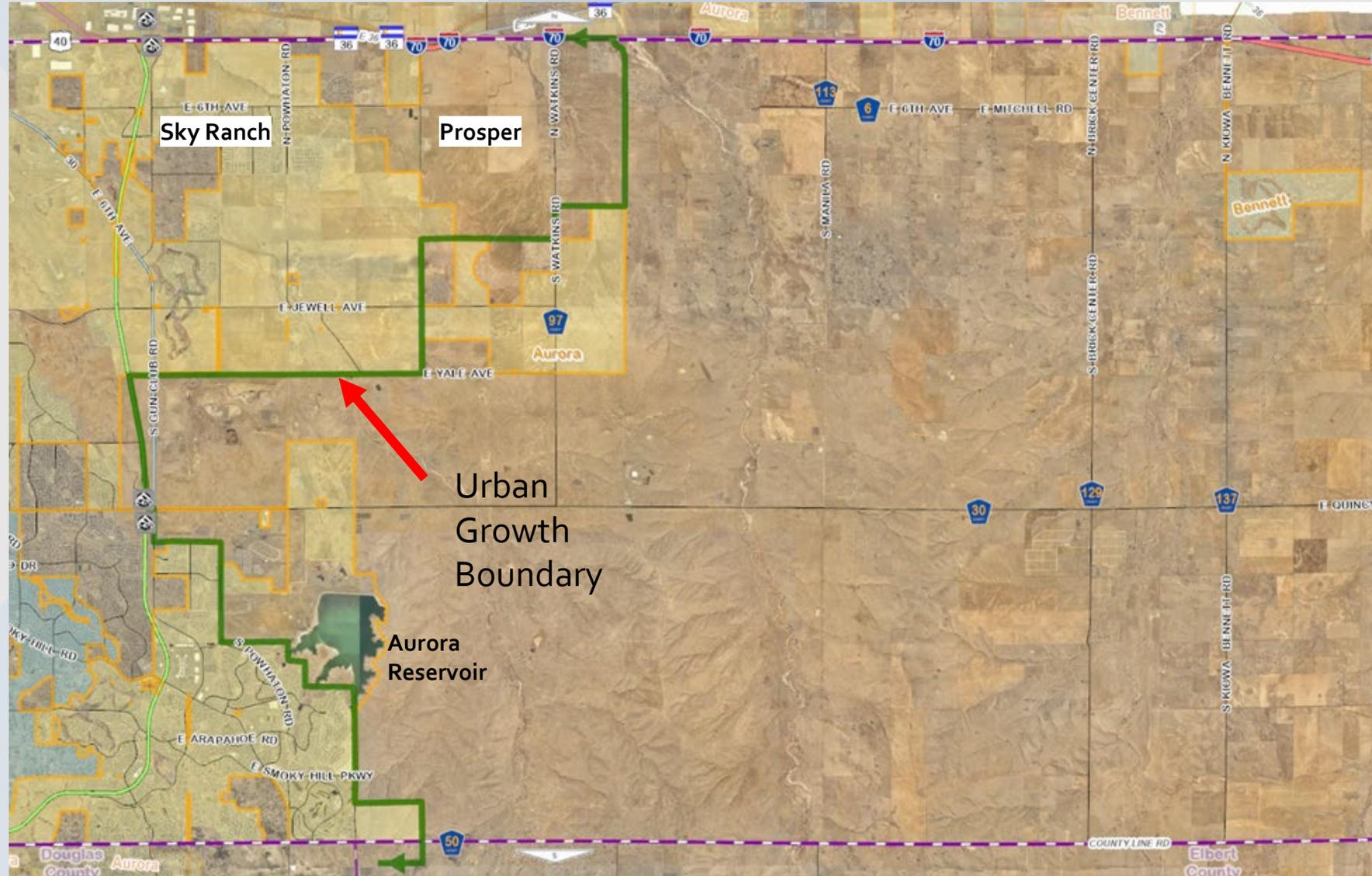
Turf Limitations

- ❑ Turf is generally considered non-functional since it is more decorative and not used for recreational purposes or civic or community events.
- ❑ Limited turf as follows:
 - Prohibit high water use turf/seed (Kentucky bluegrass, tall fescue, creeping bentgrass, etc.) except in cases of high pedestrian traffic areas, recreation fields, or water control measures.
 - High water use turf requires over 18 gallons per SF or 29 inches of irrigation annually.
- ❑ SFD, SFD cluster, duplex, and townhome development shall be limited to 25% of the total combined yard area or a maximum of 500 SF on a lot, whichever is less.
- ❑ SFA developments on one lot and multi-family development (triplex, fourplex, multi-family, or condominium) turf shall not exceed 20% of the required common area and used in high-traffic or active/passive recreation areas.
- ❑ Prohibited in industrial and commercial development except for water quality control measures.
- ❑ Prohibited in buffers, parking lot islands, street medians, curbside landscapes, subdivision entries, shopping centers, and new golf courses.



Plant Ratios – Urban and Rural Areas of the County

- ❑ Urban Growth Boundary
- ❑ Planting requirements differ due to the water source.
- ❑ Applies to SFD, SFA & MF developments.
- ❑ SFD – requiring minimum front yard landscaping.





Plant Ratios – Urban and Rural Areas of the County

TABLE 4-1.4.4 - URBAN RESIDENTIAL PLANT REQUIREMENTS

Development Type	Trees	Shrubs	Turf ¹	Per Square Feet of Landscape Area ²
Single-Family Detached	Min. 1 shade tree and 4 shrubs in front yard		Restriction applies	N/A
Single-Family - Two Family				
· Units on separate lots ³	1	10	Restriction applies	800
· Multiple units on one lot	1	10	Restriction applies	800
Single-Family Attached, Townhome				
· Units on separate lots ³	1	10	Restriction applies	800
· Multiple units on one lot	1	10	Restriction applies	800
Multi-Family	1	10	Restriction applies	1,000
Development with Open Space Areas ³	1	10	Restriction applies	1,000

¹See Section 4-1.4.D.4

²See - Definitions

³Applies to parcels with individual lots and common open space areas.

TABLE 4-1.4.5 - RURAL RESIDENTIAL PLANT REQUIREMENTS

Development Type	Trees	Shrubs	Turf ¹	Per Square Feet of Landscape Area ²
Single-Family Detached	Min. 1 shade tree and 3 shrubs in front yard		Restriction applies	N/A
Single-Family - Two Family				
· Units on separate lots ³	1	10	Restriction applies	1,000
· Multiple units on one lot	1	10	Restriction applies	1,000
Single-Family Attached, Townhome				
· Units on separate lots ³	1	10	Restriction applies	1,000
· Multiple units on one lot	1	10	Restriction applies	1,500
Multi-Family	1	10	Restriction applies	1,500
Development with Open Space Areas ³	1	10	Restriction applies	1,500

¹See Section 4-1.4.D.4

²See - Definitions

³Applies to parcels with individual lots and common open space areas.



Plant Ratios – Urban and Rural Areas of the County

TABLE 4-1.4.6 - URBAN NON-RESIDENTIAL PLANT REQUIREMENTS				
Development Type	Trees	Shrubs	Turf ¹	Per Square Feet of Landscape Area ²
Commercial, Industrial, Institutional, Civic, and Public land uses	1	10	Restriction applies	1,000

¹See Section 4-1.4.D.4

²See - Definitions

TABLE 4-1.4.7 - RURAL NON-RESIDENTIAL PLANT REQUIREMENTS				
Development Type	Trees	Shrubs	Turf ¹	Per Square Feet of Landscape Area ²
Commercial, Industrial, Institutional, Civic, and Public land uses	1	10	Restriction applies	2,500

¹See Section 4-1.4.D.4

²See - Definitions



Tree Preservation - Addition

- The intent of this Section is to implement a Policy to facilitate to the extent reasonable, the preservation of desirable trees on developing or re-developing land, to protect wildlife habitat as is provided by a healthy tree or tree canopy, and to preserve the character of the community from the impacts associated with the loss of desirable trees to development or re-development.
- New development or redevelopment for SDP, ASP, USR, L&E, PP, and FP applications.
- Tree survey by certified/registered professional (forester, arborist, or CO registered landscape architect.).
- Trees two-inch caliper and larger are encouraged to be preserved. If there is evidence that it was removed before the submittal of the application or proposed to be removed, the applicant will be required to replant 200% of the removed caliper. i.e. two-inch caliper tree was removed, four inches are to be replaced.
- If there isn't space to meet the replacement trees on-site, adjacent ROW, or nearby public land, the applicant can pay a fee-in-lieu for the trees (tree cost and installation fee).
- Fee-in-lieu goes into the Open Spaces tree fund.
- Trees and shrubs preserved can be counted toward the required landscape requirements.
- Tree protection guidelines for trees to remain on the site.



Stormwater Reuse

- ❑ Goal: to use stormwater to irrigate landscape areas.
- ❑ Parking lots
 - Curb cuts into landscape islands, parking row landscapes
 - Raingardens
 - Grass swales.





Irrigation

- Goal is for irrigation to be more efficient and least wasteful.
 - Irrigation plans to be designed by a Certified Professional Landscape Irrigation Designer.
 - Require plants to be grouped according to their water needs (hydrozone).
 - Requiring weather-based irrigation (smart controllers, rain sensors)
 - Use of Water-Sense labeled irrigation products-water efficient products approved by EPA criteria.
 - Adequate sprinkler coverage for turf and native grasses.
 - Drip irrigation in garden beds.
 - Overhead spray irrigation is not permitted in areas less than 10 feet in width, in parking lot islands, or medians.
 - Turf areas shall be sized and shaped for efficient irrigation and elimination of water waste.
 - Irrigation to occur during cooler times of the day (6 p.m. to 10:00 a.m.). Water no more than three times per week.
 - Irrigation installed by Qualified Water Efficient Landscapers (QWEL).
 - Before final approval of an irrigation system is given, an irrigation audit has to be conducted. Third-party Certified Landscape Irrigation Auditor.



Professional Certification & Inspections

- Landscape plans to be developed by a landscape architect and inspections conducted by this professional.
- Irrigation plans to be developed by a certified irrigation designer.
- Before the certificate of occupancy, a third-party certified landscape irrigation auditor to inspect and test the irrigation system.
- Require a certified/registered forester, arborist, or Colorado-registered landscape architect to conduct a tree survey.



ARAPAHOE COUNTY

Thank You

Questions, Comments, and General Discussion

Professional Documents Required

Name	Landscape Plan	Irrigation Plan	Tree Preservation Plan/Survey
City of Aurora	Yes	Yes	Yes
City and County of Denver	Yes	Yes	Yes
City of Centennial	Yes	Schematic plan	Protection zone narrative
City of Westminster	Yes	Yes	Yes
Town of Castle Rock	Yes	Yes	No
City of Longmont	Yes	Guidelines no plan required	Yes
City of Fort Collins	Yes	Yes	Yes
City of Arvada	Yes	Notes on landscape plan	Yes
Douglas County	Yes	No	No
Larimer County	Yes	Guidelines no plan required	Preservation and protection requirements in the code
Boulder County	Yes	No	No

Landscape Code Amendment Survey Summary – March 2021

109 sent out by email

48 responded, 44%

Topics that received highest percentage

- Question 1: 40.4% - Landscape Designer/Installer
- Question 2: 51.1% - I'm neutral/unsure of amending the landscape code
- Question 3: 64.4% - want water conservation
58.7% - want tree preservation
73.3% - want code that Ease of use/clarity of regulations
- Question 4: Most repeated topic - 4 regarding plants to be or not to be used
- Question 5: 56.1% About right (1T and 10 shrubs per 1,000 SF)
- Question 6: All over the board with topics
- Question 7: 42.1% About right – 10SF of landscaping per parking stall
- Question 8: 54.1% 9-foot width of landscape islands
- Question 9: 67.5% Just right (1T and 3 shrubs for parking islands less than 6x36)
39.5% Need to add more/39.5% Just right
- Question 10: 90.5% - Provide charts, templates for plant schedules, etc.
- Question 11: 65.1% - Need landscape requirements for ROW
- Question 12: 27.9% - agree; 23.3% strongly disagreed - provide standards for SFD/SFA lots
25% - agree; 22.7% strongly disagree – require min number of trees/shrub in front yard
36.4% - strongly agree; 27.3% - agree – limit irrigated turf grass
- Question 13: 87% - xeric/low water plants – methods to use to conserve water in the County
76.1% - reduction of turf grass
73.9% - reuse of water
50% - permeable pavers
- Question 14: 88.1% - xeric/low water plants – plant palette to be used in the County
88.1% - Indigenous plant species
- Question 15: 75.6% - use unique/different landscape standards for rural areas
- Question 16: 39.4% - require less landscape area on rural development sites
42.4% - require fewer trees/shrubs compared to urban areas
42.4% - require different plant palette
39.4% - reduce amount of turf
66.7% - allow more native seed areas
- Question 17: 74.4% - sports field – use of artificial turf
53.5% - other high traffic area (playgrounds)
- Question 18: 70% - converting turf to water-wise plants - County incentives
65% - using rotary/high efficiency sprinkler nozzles
77.5% - using smart controllers
85% - Installing xeric and native landscapes
80% - using rain sensor devices
- Question 19: Variety of comments, no one theme



Land Development Code Update

Landscaping and Screening

Arapahoe County Public Works and Development is seeking feedback from developers, landscape design professions, local plant nurseries and various other agencies to improve and make the landscape regulations more user-friendly. The current regulations in Sections **2-5.2 Centennial Airport Environs Planning Area (CAEPA)** and 4-1.3 Landscaping and Screening in the Arapahoe County Land Development Code are outdated and difficult to understand. They were developed in 1999 and updated in 2003 to encourage the use of xeric plant species in landscape design. This current update the County is undertaking aims to better accommodate for increased drought conditions, higher water demands, limited access to central water systems in the eastern part of the County, and rising water costs. This update may also include tree preservation requirements, and new landscape techniques and use of stormwater.

Please review the [current landscaping regulations here](#). We'd like to know more from you to help shape the discussion. Please take ten minutes to complete the below questions.

1. Please indicate what industry/profession you represent
 - a. Landscape Designer/Installer
 - b. Architect/Engineer
 - c. Developer/Home Builder
 - d. Local Nursery representative
 - e. Water District representative
 - f. County Resident
 - g. Other (write in)

2. Please provide your email address if you would like to be included in future communications about the proposed landscape regulations.

3. Do you believe the County's landscape regulations should be updated and amended?
(1=leave code as is, 2=minor modifications required, 3=neutral, 4=needs major modifications, 5=entire code needs an update)
Optional text box: If you would like, please elaborate on your response

4. How important is it for the County to address the following elements in the landscape regulations? (1=not important, 2=somewhat important, 3=neutral, 4=moderately important, 5=very important)
 - a. Planting requirements (number of plants required)
 - b. Plant substitutions (substitution of ornamental grasses for shrubs and substitution of shrubs for trees)
 - c. Recommended plant list
 - d. Open space requirements (minimum required landscape area as percentage of a site)
 - e. What areas on-site need to be landscaped
 - f. What portion of the detention pond can be counted towards the minimum open space requirement
 - g. Use of artificial turf
 - h. Water conservation
 - i. Landscape credit for green roofs

- j. Tree preservation
- k. Ease of use/clarity of regulations
- l. Use of stormwater run-off for watering landscape on-site

Optional text box: Is there another element Arapahoe County should consider in a code revision?

5. The County's current regulation of one tree and 10 shrubs per 1,000 square feet of landscape area in commercial, industrial and business is required. Is this requirement adequate?
 - a. Yes
 - b. No

6. If no, what needs to be amended?
 - a. Number of trees and shrubs per 1,000 square feet
 - b. Number of trees and shrubs and square footage
 - c. Square footage
 - d. Other _____

7. The County's current parking lot landscape regulations require 10 square feet of landscape islands per parking stall. Is this requirement adequate?
 - a. Yes
 - b. No

8. If no, is the square footage of landscape islands per parking stall
 - a. Too much
 - b. Not enough

9. Parking lot landscape islands less than 6' x 36' are to include a minimum of have one tree and three shrubs. Is this requirement adequate?
 - a. Trees-need to add more
 - b. Trees-just right
 - c. Trees-reduce number
 - d. Trees-too many
 - e. Shrubs-not enough
 - f. Shrubs-need to add more
 - g. Shrubs-just right
 - h. Shrubs-reduce number
 - i. Shrubs-not enough

10. Would it be helpful to have pre-determined charts to use/fill out for plant schedule, plant number compliance and site data?
 - a. Yes
 - b. No

11. Does the County need landscaping requirements for the road right-in-way?
 - a. Yes
 - b. No

12. The landscape regulations currently exempt individual single-family detached or attached (duplex/townhome) lots from the regulations.
 - a. Should the County consider establishing landscape standards/requirements for those types of housing?
(1=strongly agree, 2=slightly agree, 3=neutral, 4=slightly disagree, 5=strongly disagree)

 - b. Require minimum number of trees/shrubs in front yards.

(1=strongly agree, 2=slightly agree, 3=neutral, 4=slightly disagree, 5=strongly disagree)

c. Set a limit on irrigated turf areas

(1=strongly agree, 2=slightly agree, 3=neutral, 4=slightly disagree, 5=strongly disagree)

13. What methods of water conservation should be used in the County?

(select all that apply)

- a. Xeric/low water plants
- b. Reduction of turf grass
- c. Reuse of water – parking lot stormwater, recycled water
- d. Limit spray irrigation
- e. Require more drip irrigation/specific emitters
- f. Permeable pavers
- g. Other _____

14. What plant palette is appropriate for Arapahoe County?

(select all that apply)

- a. Xeric/low water plants
- b. Indigenous plant species
- c. Introduced plant species
- d. High water use plants for certain areas (rain gardens, annual beds, entries to neighborhoods, etc.)
- e. Other _____

15. The rural areas of the County are often served by well water. Should the County consider different landscape standards for rural areas?

- a. Yes
- b. No

16. If yes to question 12, please rank the following?

(1=strongly support, 2=slightly support, 3=neutral, 4=slightly oppose, 5=strongly oppose)

- a. Require less landscape area on rural development sites
- b. Require fewer trees/shrubs compared to urban areas
- c. Provide a different plant palette for rural areas
- d. Reduce the amount of turf allowed
- e. Allow more native seed areas

17. The County is considering allowing the use of artificial turf. Where would artificial turf be appropriate? (select that all apply)

- a. On individual residential lots (single-family detached, duplexes, and townhomes)
- b. Sports fields
- c. Other high traffic areas (playgrounds, dog park/runs, etc.)
- d. Anywhere natural turf would be allowed
- e. Prefer not to see artificial turf
- f. Other _____

18. Should there be incentives for developers and homeowners for reducing water demand? (select all that should be applied)

- a. Converting turf to water-wise plants (xeric and natives)
- b. Using rotary/high-efficiency sprinkler nozzles
- c. Using smart irrigation controllers
- d. Installing xeric and native landscapes
- e. Installation of rain barrels
- f. Using rain sensor devices with irrigation systems

19. Please make any additional comments about updates to/challenges of the current landscape code.

Landscape Code Amendment Survey Summary – March 2021

109 sent out by email

48 responded, 44%

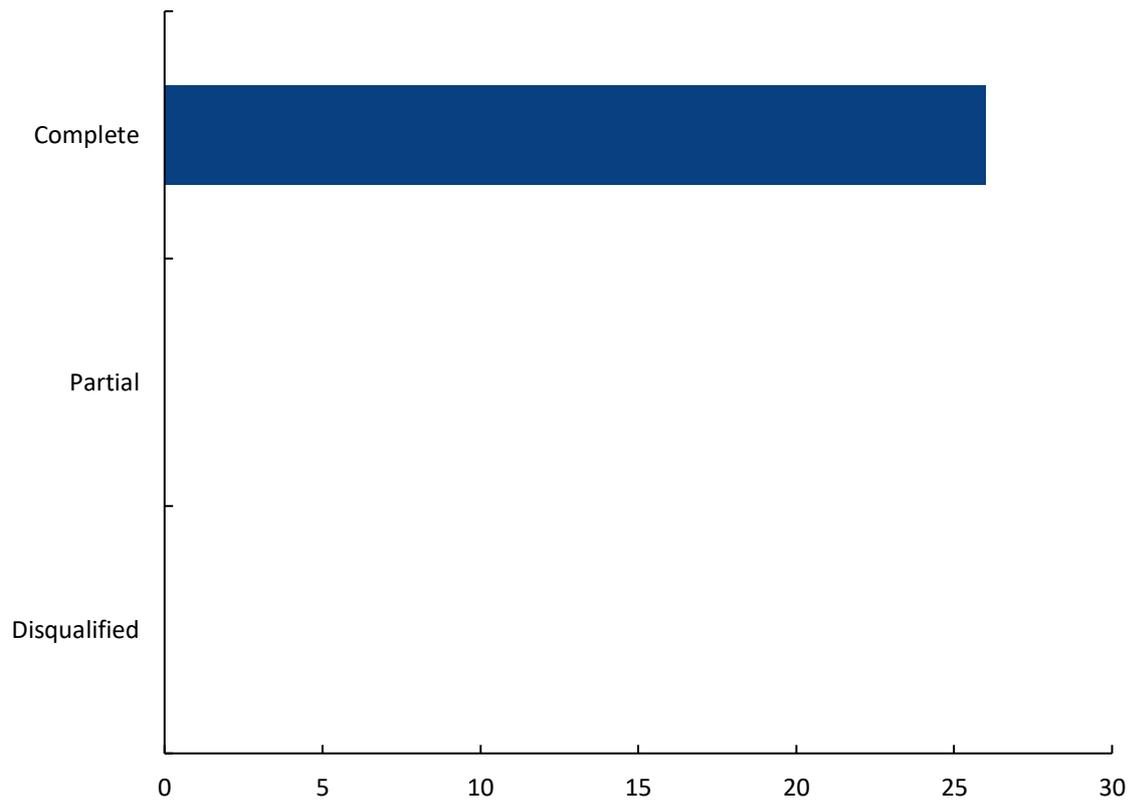
Topics that received highest percentage

- Question 1: 40.4% - Landscape Designer/Installer
- Question 2: 51.1% - I'm neutral/unsure of amending the landscape code
- Question 3: 64.4% - want water conservation
58.7% - want tree preservation
73.3% - want code that Ease of use/clarity of regulations
- Question 4: Most repeated topic - 4 regarding plants to be or not to be used
- Question 5: 56.1% About right (1T and 10 shrubs per 1,000 SF)
- Question 6: All over the board with topics
- Question 7: 42.1% About right – 10SF of landscaping per parking stall
- Question 8: 54.1% 9-foot width of landscape islands
- Question 9: 67.5% Just right (1T and 3 shrubs for parking islands less than 6x36)
39.5% Need to add more/39.5% Just right
- Question 10: 90.5% - Provide charts, templates for plant schedules, etc.
- Question 11: 65.1% - Need landscape requirements for ROW
- Question 12: 27.9% - agree; 23.3% strongly disagreed - provide standards for SFD/SFA lots
25% - agree; 22.7% strongly disagree – require min number of trees/shrub in front yard
36.4% - strongly agree; 27.3% - agree – limit irrigated turf grass
- Question 13: 87% - xeric/low water plants – methods to use to conserve water in the County
76.1% - reduction of turf grass
73.9% - reuse of water
50% - permeable pavers
- Question 14: 88.1% - xeric/low water plants – plant palette to be used in the County
88.1% - Indigenous plant species
- Question 15: 75.6% - use unique/different landscape standards for rural areas
- Question 16: 39.4% - require less landscape area on rural development sites
42.4% - require fewer trees/shrubs compared to urban areas
42.4% - require different plant palette
39.4% - reduce amount of turf
66.7% - allow more native seed areas
- Question 17: 74.4% - sports field – use of artificial turf
53.5% - other high traffic area (playgrounds)
- Question 18: 70% - converting turf to water-wise plants - County incentives
65% - using rotary/high efficiency sprinkler nozzles
77.5% - using smart controllers
85% - Installing xeric and native landscapes
80% - using rain sensor devices
- Question 19: Variety of comments, no one theme

Report for 2024 Landscape Code Amendment

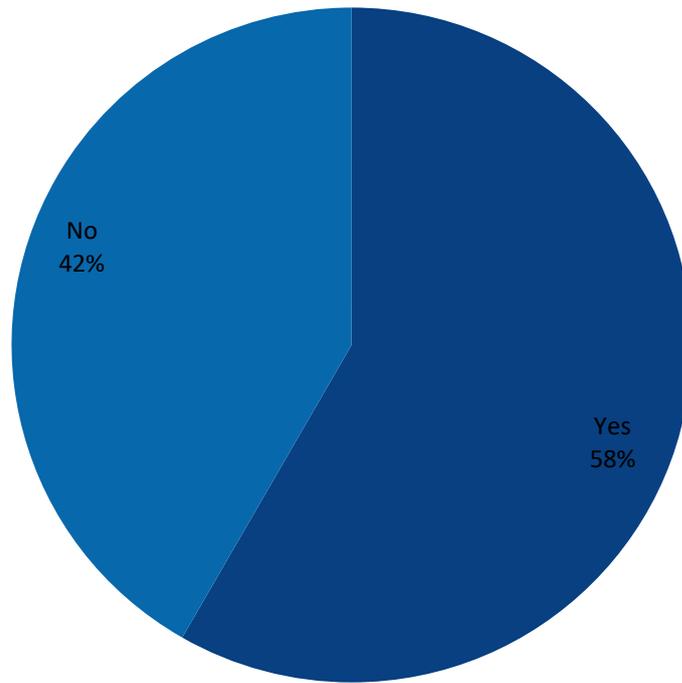
2024 Landscape Code Amendment

Response Statistics



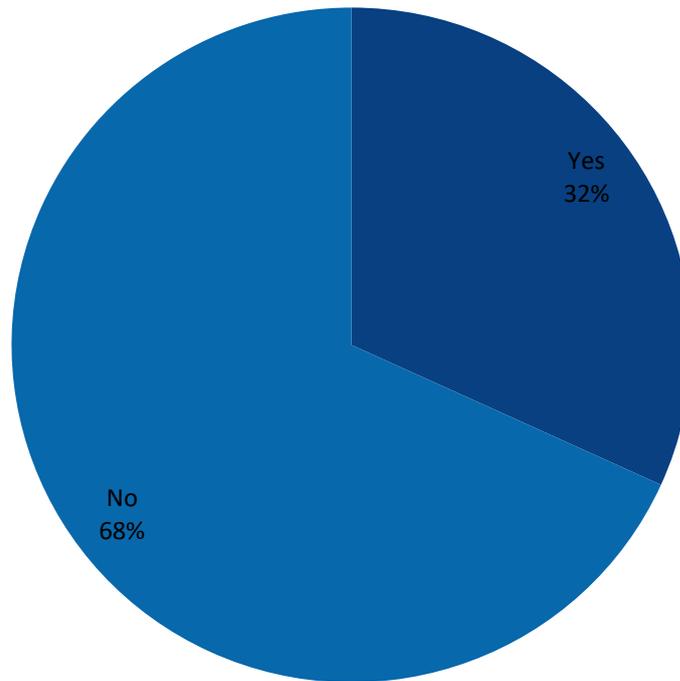
	Count	Percent
Complete	26	100
Partial	0	0
Disqualified	0	0
Totals	26	

1.Are you a resident of unincorporated Arapahoe County?



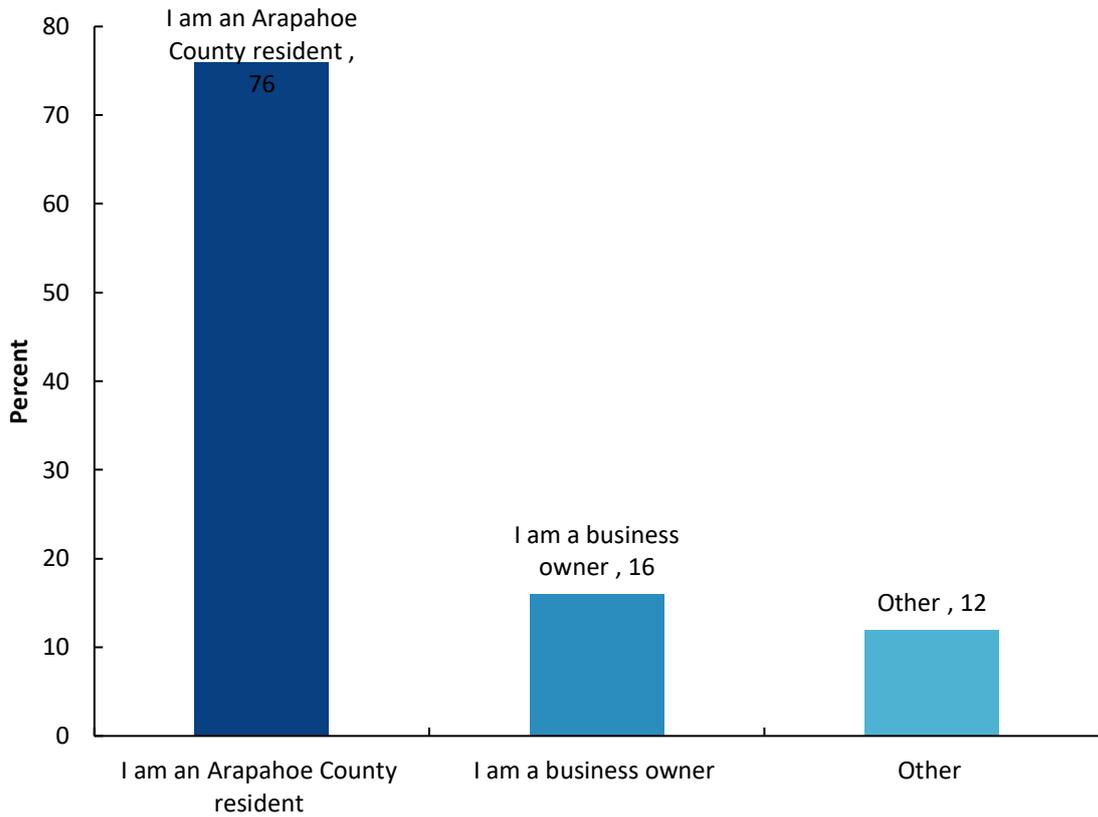
Value	Percent	Count
Yes	58.3%	14
No	41.7%	10
	Totals	24

2.If "Yes," do you live east of Gun Club Road?



Value	Percent	Count
Yes	31.8%	7
No	68.2%	15
	Totals	22

3.To assist in categorizing responses, please choose all that apply from the list below.



Value	Percent	Count
I am an Arapahoe County resident	76.0%	19
I am a business owner	16.0%	4
Other	12.0%	3

Other	Count
Contractor	1

I am an Arapahoe County employee responsible for landscape planning	1
Oil & Gas	1
Totals	3

4. What do you like about the proposed landscape regulations?

ResponseID	Response
50	In townhome complexes I like the idea of a maximum amount of turf. Where I live, there is really no reason to have any; however, guess the dogs would have to use the rocks! And, no turf in medians! Our HOA needs to do a better job of monitoring the irrigation system to avoid watering the streets and driveways. Another helpful solution would be to stop more development to save on water.
51	We need to view water as a previous and limited resource. We need to regulate everyone's use of water. The days of turning on a tap or faucet and not thinking about how we may be wasting it is over.
52	I'm all for saving water as needed. They let people know what they should do to help. I hope you will tell all home and apartment owners, even if they are not required to follow them, so they will know how to update their own yards when making changes.
55	I support any measures to reduce water use.
56	nothing...you want to stop water use, stop building houses..
57	From what I can see it's a list of allowed plants? Glad to see the large number of natives
58	Inform the community about the importance of

	saving water and money, I'm invited customers to use less water and native plants
60	I am okay with these provided it is only for new developments.
61	Nothing
62	See #6
63	Commercial , Industrial and Residential should not all be classified as the same. Nothing about this seems ok. Big brother at it once again, controlling what kind of landscaping people would like with THEIR property.
64	Why would anyone like everything on their "property" to be regulated by a governing body down to what kinds of plants and rocks are allowed to exist?
66	we need to conserve when possible, but with all the new development going on in Bennett, I believe that we will run out of resource unless people start hardscaping more.
67	Finding drought tolerant plants is a good idea
69	Save the trees, minimize use of grassy areas and with drought tolerant plants
70	Ridiculous
71	Lots of plants to chose from
72	Not a damn thing

74	Nothing
75	Increased focus on water conservation

5.What do you dislike about the proposed landscape regulations? What specific changes would you propose?

ResponseID	Response
51	I don't have any changes.
52	Not enough information has been provided to say.
53	While I agree we need to conserve water. I don't think we should plan for more housing and development. We do not have the water resources to support it.
56	STOP BUILDING HOUSES AND CONDOS AND APARTMENTS...they all require water. Stop screwing the people like Biden
57	Thought sod options were a little limited. Would recommend a perrenial rye or Ephraim rye grass for sod. Many options at Arkansas Valley Seed Company.
58	I don't dislike anything just we have to know what modifications are done when people sell their house new owners wants to do anything they want to have their new house as they been dreaming for years
59	I really don't know where we would put any landscaping in our little area.
60	
61	If I want to remove a tree from my property I will. I

	will not ask permission from a politician or environmentalist.
62	see # 6
63	Literally everything about this is communist.
64	<p>You want to regulate everything and your enforcement of these regulations will be taxing, confusing, and unnecessary for your residents. People can't do anything without regulatory bodies sticking their nose where it doesn't belong and taking your "taste" from your constituents and forcing them to adhere to your whims.</p> <p>Arapahoe County is by far the worst building department to work with on the entire front range of Colorado and you just keep sinking your claws deeper into people's pockets and making virtually everything difficult. Now you're asking if I can give you more reason to delay and reject projects.</p> <p>Based on how you approach everything, it will be better for your residents if Arapahoe County were not allowed to make any rules or regulations whatsoever. The best thing that could happen to the residents of Arapahoe County is to be annexed by Aurora or any other building department on the front range.</p>
65	Is there consideration for oil & gas locations that do not fit into the descriptions provided?
66	same as above
67	NEED MORE TREES
70	We don't have a water issue and we're not in a

	drought
71	Nothing.
72	Instead of causing more grief for residents, how about fixing the busted up roads and control traffic.
74	Limit new development of new housing, saving water instead of limiting existing home owners how to use their own water.
75	<p>Exempt removal of "nuisance" trees from regulations (B2); Does B4 apply only to new plans? Is only the modified area to meet the specified ratios? (As written this will STOP water conservation projects because it will cost too much and require replacement of too many water-using species before any conservation begins). #5 a how far prior to construction; also don't understand why "in addition" if it meets the requirements. Reference "whether by preservation or replacement" in B4. C6 Ditto #5 - is contradictory to C2 (replacement trees are in addition to minimum number required for site) and is punitive. 4-1.4 1 - enhancement of outdoor recreational opportunities "as applicable to site type"? (outdoor recreational not appropriate universally). 3. Groundcover, d., does this include gorilla-hair? #8 Soil Amendments A - this method of implementing native seed causes more weeds. Hope you'll consider eliminating this requirement - not advised by CSU Extension Horticulturist/Turf Specialist. #9vi h does Netafim qualify? Important for tree irrigation. Parking Area</p>

Landscaping b. Interior Parking Lots PLEASE make #d go away. Trees struggle in landscape islands - they are surrounded by non-permeable surface, suffer from heat-island and salt-stands and the irrigation to those trees is constantly impacted by people walking or driving over the island. Not sustainable.

6. Please provide any additional comments. We appreciate your time and we like to hear your thoughts.

ResponseID	Response
50	I see no reason for any turf between traffic lanes as serves no purpose other than to have to maintain and water it. Just rock it and keep the weeds out.
52	Please let homeowners who are not required to change know about the regulations so they can move in that direction when making changes.
57	Plants in list should be marked by water need like in the Landscaping for Water Conservation in a Semiarid Environment published by the City of Aurora 1980. It's a good guide to group plants with like needs depending on microclimates of lot.
58	As landscape business owner saving water is important but with out sacrifice the right to have a dream property or house that make feel good
61	Less rules are better.
62	We all need to move to a more "zeroscape" landscape design. You need to do everything to help with that: > Help with design idea's > Help with initial cost. Maybe a reward system for changing the landscape design to change the water usage.
63	Arapahoe County is getting worse and worse with the people they employ along with regulations

	<p>they have either adopted or would like to adopt. Sad.</p>
64	<p>It would be best for your residents and contactors for Arapahoe County staff to take some time to reflect what their purpose is. Working with Arapahoe County is no longer a good faith effort to ensure we are doing things safely and to code. You have a combative mentality towards your contractors and residents and do very little to help the people you demand money from to adhere to your dictates. After dealing with your building department for over a decade my advice to your residents is to avoid any and all interactions with the staff of Arapahoe County and to avoid pulling permits at all costs. You provide very little actual benefit to your constituents and you do everything in your power to make things confusing and difficult for contractors and homeowners. It takes months to get anything through your system, and are constantly bringing up frivolous new problems you discover on products that you've seen hundreds of times before. Your staff are the least human people I've worked with in my career and it's frankly impossible to get a response from your management when there are issues with your staff not responding or over stepping their scope. A building department is typically a very beneficial thing for its residents to ensure they aren't being preyed on by contractors---Arapahoe County is the furthest thing from that ideal that I can imagine.</p>
65	<p>The Oil & Gas regulations passed 11/14 only mentions landscaping for the purposes of</p>

	<p>screening. How will the landscaping development provision be implemented for oil & gas. In the city of Aurora, a landscape plan is required, but not implemented until a RBU is within 1,500' and a city water source is within 400'. We would ask that a similar allowance be noted for Arapahoe County landscaping requirements for oil & gas.</p>
67	<p>More trees will provide shade and assist with sound & heat</p>
71	<p>Limit housing!</p>
72	<p>All we need is another frigging law.</p>

7. Please provide your email address if you would like to be included in future communications about the proposed landscape regulations.

ResponseID	Response
50	loripsmith@comcast.net
51	Pakorah@hotmail.com
53	Qesera927@gmail.com
57	Uilani00@aol.com
58	dpinadiaz@gmail.com
65	sfarkas@civiresources.com
75	lvanderheyden@arapahogov.com

Botanic Name	Common Name	Mature Height	Mature Width	Water Use/Hydrozone
Deciduous Canopy Trees				
Acer x grand. 'Highland Park'	Highland Park Maple	25-35'	18-22'	Low
Acer negundo 'Sensation'	Sensation Boxelder	30'	25'	Low
Acer saccharum 'Caddo'	Caddo Sugar Maple	45'	40'	Low
Catalpa speciosa	Catalpa	40-60'	30-50'	Low
Celtis occidentalis	Common Hackberry	50-60'	40-50'	Low
Corylus colurna	Turkish Filbert	30-45'	25-30'	Low
Gleditsia t.i. 'Imperial'	Imperial Honeylocust	30-40'	30-40'	Low
Gleditsia t.i. 'Shademaster'	Shademaster Honeylocust	40-50'	30-40'	Low
Gleditsia t.i. 'Skyline'	Skyline Honeylocust	40-50'	30-40'	Low
Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	50-60'	40-50'	Low
Quercus bicolor	Swamp White Oak	40-60'	40-60'	Low
Quercus buckleyi	Texas red oak	35'	35'	Low
Quercus 'Crimson Spire'	Crimson Spire Oak	40-60'	15-20'	Med
Quercus macrocarpa	Bur Oak	50-80'	50-80'	Med
Quercus muehlenbergii	Chinkapin Oak	35-50'	35-50'	Low
Quercus rubra	Northern red oak	40-60'	40-60'	Med
Quercus shumardi	Shumard Oak	40-50'	30-40'	Low
Quercus 'Streetspire'	Streetspire Oak	35-45'	12-14'	Med
Platanus occidentalis	American Sycamore	75'	60'	Med
Tilia americana	American linden	40'-45'	20'-30'	Med
Tilia cordata	Little leaf Linden	20'-40'	20'-30'	Med
Tilia x flavescens	Glenleven linden	45'	25'	Med
Ptelea trifoliata	Hop Tree, Wafer Ash	15'-20'	15'-20'	Med-Low
Ulmus 'Morton'	Accolade Elm	50'	30'	Low
Evergreen Trees				
Cupressus arizonica	Arizona Cypress	40-50'	25-30'	Low
Juniperus monosperma	One Seed Juniper	10-30'	6-12'	Very low
Juniperus scopulorum	Rocky Mountain Juniper	20-30'	10-15'	Very low
Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	15-20'	3-5'	Low
Juniperus scopulorum 'Moonglow'	Moonglow Juniper	12-15'	6-8'	Very low
Juniperus utahensis	Utah Juniper	25'	25'	Low

<i>Picea pungens</i>	Colorado Spruce	40-60'	20-30'	Med
<i>Picea pungens</i> 'Bakeri'	Bakeri Spruce	35-40'	15-20'	Med
<i>Picea pungens</i> 'Fastigiata'	Fastigate Spruce	25-40'	10-15'	Med
<i>Pinus aristata</i>	Bristlecone Pine	20-40'	10-20'	Low
<i>Pinus edulis</i>	Pinyon Pine	20-30'	10-20'	Very low
<i>Pinus flexilis</i> 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid' Limber Pine	30-50'	15-30'	Low
<i>Pinus leucodermis</i>	Bosnian Pine	15-25'	10-12'	Low
<i>Pinus leucodermis</i> 'Emerald Arrow'	Emerald Arrow Bosnian Pine	15-25'	8-12'	Low
<i>Pinus aristata</i>	Bristlecone Pine	35'	20'	Low
<i>Pinus edulis</i>	Pinyon Pine	25'	15'	
<i>Pinus nigra</i>	Austrian Pine	40-60'	30-40'	Low
<i>Pinus ponderosa</i>	Ponderosa Pine	60-80'	30-40'	Low
<i>Pinus strobiformis</i>	Southwestern White Pine	40-50'	20-30'	Low
<i>Pinus sylvestris</i>	Scotch Pine	30-50'	20-30'	Low
Ornamental Trees				
<i>Acer ginnala</i> 'Flame'	Ginnala Maple	15-20'	15-20'	Low
<i>Acer glabrum</i>	Rocky Mountain Maple	10-20'	10-15'	Low
<i>Acer grandidentatum</i>	Bigtooth Maple	25'	15'	Low
<i>Acer grandidentatum</i> 'Rocky Mtn. Glow'	Rocky Mountain Glow Bigtooth Maple	20-30'	20-30'	Low
<i>Acer grandidentatum</i> 'Mesa Glow'	Mesa Glow Bigtooth Maple	20-30'	15-18'	Low
<i>Acer negundo</i> 'Sensation'	Sensation boxelder	25-30'	20-25'	Low
<i>Acer tataricum</i>	Tatarian Maple	20'	20'	Low
<i>Acer tataricum</i> 'Flame'	Flame Tatarian Maple	15-30'	15-20'	Low-Med
<i>Acer tataricum</i> 'Hot Wings'	Hot Wings Tatarian Maple	18-20'	15-20'	Low
<i>Acer tataricum</i> 'Pattern Perfect'	Pattern Perfect Tatarian Maple	15-20'	15-20'	Low
<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry	6-20'	6-8'	Low
<i>Amelanchier alnifolia</i> 'Standing Ovation'	Standing Ovation Serviceberry	12-15'	3-4'	Low
<i>Amelanchier canadensis</i>	Shadblow Serviceberry	15-25'	15-20'	Low
<i>Amelanchier laevis</i> 'Spring Flurry'	Spring Flurry Serviceberry	20-35'	15-20'	Low
<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	15-25'	15-20'	Low
<i>Crataegus ambigua</i>	Russian Hawthorn	15-25'	15-20'	Low
<i>Crataegus crus-galli inermis</i>	Thornless Cockspur Hawthorn	15-25'	15-20'	Low

<i>Crataegus phaenopyrum</i>	Washington Hawthorn	20-25'	15-25'	Low
<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn	15-20'	15-20'	Low
<i>Crataegus x mordenensis</i> 'Toba'	Toba Hawthorn	15-20'	15-20'	Low
<i>Koelreuteria paniculata</i>	Goldenrain Tree	20-30'	20-30'	Low
<i>Malus</i>	Crabapple	Varies	Varies	Med
<i>Ostrya virginiana</i>	American Hophornbeam	20'	15'	Low
<i>Prunus americana</i>	American Plum	20'	15'	Low
<i>Prunus armeniaca</i>	Apricot	20'	20'	Low
<i>Prunus</i> Sucker Punch	Sucker Punch Canada Red Chokecherry	20-30'	15-25'	Low
<i>Prunus virginiana</i> 'Shubert'	Shubert Chokecherry	20-30'	15-25'	Low
<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	20-30'	15-20'	Med
<i>Pyrus ussuriensis</i>	Ussurian Pear	25'	20'	Low
<i>Quercus gambelii</i>	Gambel Oak	25'	12'	Low
<i>Styphnolobium japonicum</i>	Japanese Pagoda Tree	35-50'	35-50'	Med
<i>Syringa reticulata</i> 'Ivory Silk'	Japanese Tree Lilac	15-25'	15-20'	Low
<i>Syringa reticulata</i> subsp. <i>pekinensis</i>	Peking - 'Summer Charm' Chinese Lilac	15-20'	10-15'	Med-Low
<i>Xanthoceras sorbifolium</i> 'Psgan'	Clear Creek Golden Yellowhorn	18-20'	10-15'	Med-Low
Deciduous Shrubs				
<i>Acer ginnala</i> 'Bailey Compact'	Dwarf Amur Maple	6-8'	6-8'	Low
<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry	6-20'	6-8'	Low
<i>Amelanchier alnifolia</i> 'Regent'	Regent Serviceberry	6-8'	6-8'	Low
<i>Amelanchier alnifolia</i> 'Standing Ovation'	Standing Ovation Serviceberry	12-15'	3-4'	Low
<i>Amelanchier canadensis</i>	Shadblow Serviceberry	15-25'	15-20'	Low
<i>Amorpha canescens</i>	Leadplant	2-4'	2-4'	Very low
<i>Amorpha nana</i>	Dwarf False Indigo	1-2'	1-2'	Very low
<i>Aronia melanocarpa elata</i>	Black Chokeberry	5-8'	4-6'	Low
<i>Aronia melanocarpa</i> 'Iroquois Beauty'	Iroquois Beauty Dwarf Black Chokeberry	4-5'	2-3'	Low
<i>Aronia melanocarpa</i> 'Low Scape Mound'	Low Scape Mound Black Chokeberry	1-2'	18-24"	Low
<i>Artemisia cana</i>	Silver Sagebrush	1-6'	2-3'	Very low
<i>Artemisia filifolia</i>	Sand Sagebrush	1-5'	2-3'	Very low
<i>Artemisia tridentata</i>	Big Sagebrush	3-12'	3-6'	Very low
<i>Atriplex canescens</i>	Fourwing Saltbush	3-6'	2-4'	Very low

<i>Berberis thunbergii</i> (Various)	Japanese Barberry	Varies	Varies	Low
<i>Buddleia alternifolia</i>	Butterflybush	10'	8'	Low
<i>Caragana arborescens</i>	Siberian Peashrub	10-15'	8-12'	Low
<i>Caragana frutex</i> 'Globosa'	Globe Russian Peashrub	3-4'	2-3'	Low
<i>Caryopteris x clandonensis</i> (Various)	Blue Mist Spirea	2-4'	18-36"	Low
<i>Cercocarpus intricatus</i>	Littleleaf Mountain Mahogany	3-6'	3-5'	Very low
<i>Cercocarpus ledifolius</i>	Curlleaf Mountain Mahogany	10-25'	10-20'	Very low
<i>Cercocarpus montanus</i>	Common Mountain Mahogany	6-8'	4-6'	Very low
<i>Chaenomeles speciosa</i> 'Cameo'	Cameo Quince	3-4'	4-6'	Low
<i>Chaenomeles speciosa</i> 'Texas Scarlet'	Texas Scarlet Quince	3-4'	4-6'	Low
<i>Chamaebatiaria millefolium</i>	Fernbush	3-5'	3-6'	Very low
<i>Chrysothamnus</i> spp.	Rabbitbrush	6'	6'	Low
<i>Cowania mexicana</i>	Cliffrose	6'	6'	Low
<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	18-24"	4-6'	Low
<i>Cotoneaster lucidus</i>	Peking Cotoneaster	6-12'	6-10'	Low
<i>Cotoneaster racemiflorus soongoricus</i>	Sungari Cotoneaster	6-9'	6-9'	Low
<i>Cytisus purgans</i> 'Spanish Gold'	Spanish Gold Broom	2-4'	4-6'	Low
<i>Elaeagnus commutata</i>	Silverberry	6-12'	6-12'	Low
<i>Ericameria nauseosa</i> ssp. <i>nauseosa</i> v. <i>speciosa</i>	Tall Blue or Green Rabbitbrush	2-6'	2-6'	Very Low
<i>Ericameria nauseosa</i> ssp. <i>nauseosa</i> v. <i>nauseosus</i>	Baby Blue Rabbitbrush	1-4'	1-4'	Very Low
<i>Fallugia paradoxa</i>	Apache Plume	3-6'	3-6'	Very Low
<i>Fendlera rupicola</i>	Cliff Fendlerbush	5'	5'	Low
<i>Forestiera pubescens</i> (<i>neomexicana</i>)	New Mexico Privet	8-12'	6-8'	Low
<i>Frangula alnus</i> 'Columnaris'	Tall Hedge Buckthorn	8-15'	3-4'	Low
<i>Frangula alnus</i> 'Fine Line'	Tall Fernleaf Buckthorn	5-7'	2-3'	Low
<i>Hippophae rhamnoides</i>	Sea-buckthorn	18'	12'	Low
<i>Holodiscus dumosus</i>	Rock Spirea	3-6'	3-6'	Low
<i>Hypericum</i> f. 'Sunburst'	Sunburst St. John's Wort	3-4'	3-4'	Med
<i>Kolkwitzia amabilis</i> 'Pink Cloud'	Pink Cloud Beauty Bush	6-10'	6-10'	Low
<i>Ligustrum vulgare</i> 'Cheyenne'	Cheyenne Privet	6-8'	4-6'	Low
<i>Ligustrum vulgare</i> 'Lodense'	Lodense Privet	2-3'	3-4'	Low
<i>Lonicera tatarica</i> 'Arnold Red'	Arnold's Red Honeysuckle	6-12'	6-12'	Low
<i>Lonicera xylostium</i> 'Emerald Mound'	Emerald Mound Honeysuckle	2-3'	3-4'	Low
<i>Philadelphus</i> (Various)	Mockorange	Varies	Varies	Low

Physocarpus (Various)	Ninebark	Varies	Varies	Low
Potentilla (Various)	Potentilla	Varies	Varies	Low
Prunus americana	American Plum	10-20'	8-12'	Low
Prunus besseyi	Sand Cherry	6'	6'	Low
Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sandcherry	15-30"	4-6'	Low
Prunus pensylvanica	Pin Cherry	6-10'	6-10'	Med
Prunus pumila besseyi	Western Sand Cherry	4-7'	4-6'	Low
Prunus x cistena	Purple Leaf Sand Cherry	6-8'	4-6'	Med
Prunus tenella	Dwarf Russian Almond	2-5'	2-4'	Low
Prunus tomentosa	Nanking Cherry	6-10'	6-12'	Low
Prunus virginiana melanocarpa	Native Chokecherry	8-20'	8-12'	Low
Ptelea trifoliata	Hop tree, Wafer-ash	15'	15'	Med - High
Quercus gambelii	Gambel Oak	8-20'	6-12'	Low
Quercus x undulata	Wavyleaf Oak	10-20'	10-15'	Very Low to Low
Rhamnus smithii	Smith buckthorn	8-10'	8-10'	Low - Med
Rhus aromatica 'Gro-low'	Gro-low Fragrant Sumac	2-3'	6-8'	Low
Rhus glabra	Smooth Sumac	8-15'	8-10'	Low
Rhus glabra 'Laciniata'	Cutleaf Smooth Sumac	8-15'	8-10'	Low
Rhus glabra cismontana	Rocky Mountain Sumac	2-3'	2-3'	Low
Rhus trilobata	Three-leaf Sumac	3-8'	3-6'	Very low
Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	12-18"	6-10'	Very low
Rhus typhina	Staghorn Sumac	10-25'	10-15'	Low
Rhus typhina 'Dissecta'	Cutleaf Staghorn Sumac	6-8'	6-8'	Low
Ribes alpinum	Alpine Currant	3-6'	3-6'	Low
Ribes alpinum 'Green Mound'	Green Mound Currant	3-4'	2-3'	Low
Ribes aureum	Golden Currant	4-6'	4-6'	Low
Ribes cereum	Wax Currant	2-4'	2-4'	Low
Ribes rubrum 'Red Lake'	Red Lake Currant	3-4'	3-4'	Low
Ribes uva-crispa 'Pixwell'	Pixwell Gooseberry	3-4'	3-4'	Low
Rosa (Various)	Rose (Varies)	Varies	Varies	Varies
Rosa Knock Out 'Radrazz'	Knock Out Rose	2-3'	2-3'	Med
Rosa woodsii	Woods Rose	3-6'	3-6'	Low
Rubus deliciosus	Boulder Raspberry	3-6'	3-6'	Low
Sheperdia argentea	Silver Buffaloberry	8-15'	6-12'	Very low

Sheperdia argentea 'Totem'	Silver Totwm Columnar Buffaloberry	10-15'	2-3'	Very low
Symphoricarpos albus	Common Snowberry	3-5'	3-5'	Med-Low
Symphoricarpos oreophilus	Mountain Snowberry	2-4'	2-4'	Low
Symphoricarpos x chenaultii 'Hancock'	Hancock Snowberry	2-3'	3-6'	Low
Symphoricarpos x doorenbosii 'Magic Berry'	Pink Snowberry	30-36"	30-36"	Low
Syringa meyeri 'Palibin'	Dwarf Korean Lilac	4-6'	4-6'	Low
Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	3-5'	3-5'	Low
Syringa reticulata subsp. pekinensis	Peking 'Summer Charm' Chinese Lilac	15-20'	10-15'	Med-Low
Syringa vulgaris	Common Purple Lilac	10-15'	8-12'	Low
Syringa vulgaris 'Alba'	Common White Lilac	10-20'	8-12'	Low
Syringa vulgaris 'Charles Joly'	Double Red French Lilac	8-12'	6-8'	Low
Syringa vulgaris 'Sensation'	Sensation French Lilac	8-10'	8-12'	Low
Quercus gambelii	Gambel Oak	8-20'	6-12'	Very low
Viburnum (Various)	Viburnum	Varies	Varies	Low
Large Evergreen Shrubs (up to 20' height)				
Juniperus chinensis 'Blue Point'	Blue Point Juniper	8-12'	5-6'	Low
Juniperus chinensis 'Spartan'	Spartan Juniper	15-20'	4-6'	Low
Juniperus chinensis 'Hetzii Columnaris'	Hetz Columnar Juniper	12-15'	4-5'	Low
Juniperus scopulorum	Rocky Mountain Juniper	30'	15'	Low
Juniperus scopulorum 'Medora'	Medora Juniper	15-18'	3-5'	Very low
Juniperus scopulorum 'Moonglow'	Moonglow Juniper	12-15'	6-8'	Very low
Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	15-20'	2-4'	Low
Juniperus scopulorum 'Wichita Blue'	Wichita Blue' Juniper	15-20'	4-6'	Very low
Juniperus virginiana 'Taylor'	Taylor Redcedar Juniper	15-20'	3-4'	Very low
Picea glauca 'Conica'	Dwarf Alberta Spruce	10-14'	4-5'	Med
Picea pungens 'Iseli Fastigiata'	Fastigiata Blue Spruce	12-15'	5-6'	Med
Picea pungens 'Montgomery'	Montgomery Blue Spruce	8-12'	8-12'	Med
Pinus mugo 'Tannenbaum'	Tannenbaum Mugo Pine	10-15'	6-8'	Low
Evergreen Shrubs				
Arctostaphylos uva-ursi	Kinnikinnick	3-6"	2-6'	Low
Arctostaphylos x color. 'Chieftain'	Chieftain Manzanita	3-4'	5-6'	Low
Arctostaphylos x color. 'Mock Bearberry'	Mock Bearberry Manzanita	8-18"	3-5'	Low

Arctostaphylos x color. 'Panchito'	Panchito Manzanita	15-24"	3-5'	Low
Ephedra equisetina	Bluestem Joint Fir	3-5'	2-3'	Low
Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper	12-18"	3-6'	Low
Hesperaloe parviflora	False Red Yucca	3-4'	3-4'	Very low
Juniperus communis 'Effusa'	Effusa Common Juniper	18-24"	6-8'	Low
Juniperus horizontalis Blue Chip	Blue Chip Juniper	8-12"	6-8'	Low
Juniperus horizontalis 'Hughes'	Hughes Juniper	1-2'	5-8'	Low
Juniperus horizontalis 'Wiltonii'	Wilton Carpet Juniper	4-6"	6-8'	Low
Juniperus sabina 'Buffalo'	Buffalo Juniper	12-18"	6-8'	Low
Juniperus sabina 'Scandia'	Scandia Juniper	18-24"	4-6'	Low
Juniperus squamata 'Blue Star'	Blue Star Juniper	15-18"	2-3'	Low
Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	2-3'	4-6'	Low
Mahonia aquifolium 'Compacta'	Compact Oregon Grape Holly	2-3'	2-3'	Low
Mahonia fremontii	Fremont mahonia	3-8'	3-8'	Low
Mahonia repens	Creeping Oregon Grape Holly	12-18"	12-18"	Low
Picea abies 'Little Gem'	Little Gem Norway Spruce	18-24"	2-3'	Med
Pinus mugo 'Big Tuna'	Big Tuna Mugo Pine	6-8'	5-6'	Low
Pinus mugo 'Mops'	Mops Mugo Pine	2-3'	2-3'	Low
Pinus mugo 'Slowmound'	Slowmound' mugo pine	3-5'	5-7'	Low
Pinus mugo 'Whitebud'	Whitebud Mugo Pine	2-3'	3-4'	Low
Pinus mugo pumilio	Dwarf Mugo Pine	3-5'	5-10'	Low
Yucca baccata	Banana Yucca	3-4'	3-5'	Very low
Yucca filamentosa	Adam's Needle Yucca	3-4'	3-5'	Low
Yucca filamentosa 'Bright Edge'	Bright Edge Yucca	2-3'	2-4'	Low
Yucca filamentosa 'Color Guard'	Color Guard Yucca	2-3'	2-4'	Low
Yucca flaccida 'Golden Sword'	Golden Sword Yucca	2-3'	2-4'	Low
Yucca flaccida 'Ivory Tower'	Ivory Tower Yucca	3-6'	3-4'	Low
Yucca glauca	Soapweed	2-4'	2-4'	Very low
Yucca rigida 'Blue Sentry'	Blue Sentry Yucca	2-3'	3'	Very low
Ornamental Grass				
Achnatherum hymenoides	Indian Rice Grass	15-18"	12-18"	Low
Andropogon gerardii	Big Bluestem	4-6'	2-3'	Low
Bouteloua curtipendula	Sideoats Grama	8-24"	8-12"	Low
Bouteloua dactyloides	Buffalograss	4-6"	12-18"	Very low

<i>Bouteloua gracilis</i>	Blue Grama Grass	1-2'	1-2'	Very low
<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Grama Grass	2-3'	1-2'	Very low
<i>Calamagrostis acutiflora</i> 'Avalanche'	Variiegated Feather Reed Grass	3-4'	18-24"	Low
<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass	4-5'	18-24"	Low
<i>Calamagrostis acutiflora</i> 'Overdam'	Variiegated Feather Reed Grass	1-3'	1-3'	Low
<i>Calamagrostis brachytricha</i>	Korean Feather Reed Grass	3-4'	2-3'	Low
<i>Chasmanthium latifolium</i>	Northern Sea Oats	2-3'	18-24"	Med
<i>Miscanthus sinensis purpurascens</i>	Purple Flame Grass	3-4'	2-3'	Med
<i>Miscanthus sinensis zebrinus</i>	Zebra Grass	6-8'	4-6'	Med
<i>Panicum virgatum</i> (Various)	Switchgrass	Varies	Varies	Low
<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass	1-2'	12-18"	Low
<i>Pennisetum alopecuroides</i> 'Little Bunny'	Miniature Fountain Grass	8-12"	10-12"	Low
<i>Pennisetum alopecuroides</i> 'Karley Rose'	Pink Oriental Fountain Grass	3-4'	2-3'	Low
<i>Schizachyrium scoparium</i>	Little Bluestem	Varies	Varies	Low
<i>Sorghastrum nutans</i>	Indiangrass	3-5'	3-4'	Low
<i>Sorghastrum nutans</i> 'Indian Steel'	Indian Steel Indiangrass	5-7'	2-3'	Low
<i>Sorghastrum nutans</i> 'Thin Man'	Thin Man Indiangrass	5-7'	2-3'	Low
<i>Sporobolus heterolepis</i>	Prairie Dropseed	24-30"	18-24"	Low
<i>Sporobolus wrightii</i>	Giant Sacaton	3-6'	2-3'	Low
Perennials				
<i>Achillea</i> (Various)	Yarrow	Varies	Varies	Low
<i>Agastache</i> (Various)	Hyssop	Varies	Varies	Low
<i>Alcea</i> (Various)	Hollyhock	Varies	Varies	Low
<i>Allium</i> (Various)	Ornamental Onion	Varies	Varies	Low
<i>Alyssum montanum</i> 'Mountain Gold'	Mountain Basket of Gold	6-12"	12-18"	Low
<i>Amorpha fruticosa</i>	False Indigo	6-15'	5-15'	Low
<i>Amsonia hubrichtii</i>	Arkansas Bluestar	2-3'	2-3'	Low
<i>Anacyclus pyr.</i> var. <i>depressus</i>	Mount Atlas Daisy	1-3"	12-15"	Low
<i>Anaphalis margaritacea</i>	Pearly Everlasting	1-2'	8-12"	Low
<i>Antennaria dioica</i>	Pussytoes	1-4"	8-12"	Low
<i>Antennaria parv.</i> 'McClintock'	Dwarf Pussytoes	1-2"	8-12"	Very low
<i>Anthemis marchalliana</i>	Filagree Daisy	12-15"	12-15"	Very low
<i>Aquilegia chrysantha</i>	Yellow Columbine	2-3'	18-24'	Low
<i>Aquilegia coerulea</i>	Rocky Mountain Columbine	18-24"	12-18"	Med

<i>Armeria maritima</i> 'Splendens'	Sea Thrift	6-12"	6-12"	Med
<i>Armeria</i> 'Vicor Reiter'	Victor Reiter Sea Thrift	2-4"	4-6"	Med
<i>Artemisia abrotanum</i> 'Leprechaun'	Leprechaun Southernwood Sage	2-3'	2-3'	Very low
<i>Artemisia frigida</i>	Fringed Sage	6-15"	18-24"	Very low
<i>Artemisia ludoviciana</i>	Prairie Sagewort	1-4'	2-3'	Very low
<i>Artemisia ludoviciana</i> 'Valerie Finnis'	Valerie Finnis Sage	24-40"	2-3'	Very low
<i>Artemisia</i> 'Powis Castle'	Powis Castle Artemisia	2-3'	2-3'	Low
<i>Artemisia schmidtiana</i>	Silver Mound Sage	12-18"	18-24"	Low
<i>Artemisia stelleriana</i> 'Silver Brocade'	Silver Brocade Sage	8-12"	1-2'	Low
<i>Asclepias tuberosa</i>	Milkweed	18-36"	18-24"	Low
<i>Aster</i> (Various)	Aster	Varies	Varies	Med
<i>Aster alpinus</i> 'Goliath'	Alpine Aster	6-12"	15-18"	Low
<i>Aurinia saxatilis</i> 'Goldkugel'	Basket of Gold	6-12"	12-18"	Low
<i>Baptisia australis</i>	False Indigo	3-4'	2-3'	Low
<i>Berlandiera lyrata</i>	Chocolate Flower	1-2'	12-18"	Low
<i>Calamintha nepeta</i> ssp. <i>nepeta</i>	Lesser Calamint	12-18"	12-18"	Low
<i>Callirhoe involucrata</i>	Prairie Wine Cups	6-12"	2-3'	Low
<i>Calylophus serrulatus</i> 'Prairie Lode'	Sundrops	6-8"	12-15"	Low
<i>Campanula</i> (Various)	Harebell	Varies	Varies	Low
<i>Centaurea dealbata</i>	Pink Bachelor Button	18-24"	18-24"	Low
<i>Centaurea montana</i>	Perennial Bachelor Button	18-24"	18-24"	Low
<i>Centranthus ruber</i>	Red Valerian	2-3'	18-24"	Low
<i>Centranthus ruber</i> 'Albus'	White Valerian	2-3'	18-24"	Low
<i>Cerastium tomentosum</i>	Snow-in-Summer	6-12"	12-18"	Low
<i>Ceratostigma plumbaginoides</i>	Plumbago	8-12"	18-24"	Low
<i>Coreopsis</i> (Various)	Tickseed	Varies	Varies	Low
<i>Dalea purpurea</i>	Purple Prairie Clover	2-3'	1-2'	Low
<i>Delosperma</i> (Various)	Hardy Ice Plant	1-4"	10-18"	Low
<i>Diascia integerrima</i> 'Coral Canyon'	Coral Canyon Twinspur	12-15"	8-12"	Low
<i>Echium amoenum</i>	Red Feathers Bugloss	12-20"	12-15"	Low
<i>Echinacea</i> (Various)	Coneflower	Varies	Varies	Low
<i>Engelmannia persistenia</i>	Engelmann's Daisy	18-24"	18-30"	Low
<i>Epilobium garrettii</i> 'Orange Carpet'	Orange Carpet Hummingbird Trumpet	4-6"	15-20"	Low

Erigeron speciosus	Showy Daisy	18-24"	18-24"	Low
Eriogonum umbellatum	Sulphur Flower	6-12"	12-24"	Very low
Eryngium planum 'Blaukappe'	Blue Cap Sea Holly	15-24"	10-15"	Low
Euphorbia polychroma 'Bonfire'	Bonfire Cushion Spurge	10-12"	15-20"	Low
Fallopia japonica compacta	Dwarf Fleeceflower	12-18"	18-24"	Low
Fragaria vesca americana	Wild Strawberry	2-6"	12-18"	Low
Gaillardia (Various)	Blanketflower	Varies	Varies	Low
Gaillardia aristata	Native Blanketflower	18-24"	18-24"	Low
Gallium odoratum	Sweet Woodruff	6-8"	8-12"	Med
Gazania (Various)	Gazania	2-4"	8-10"	Low
Geranium (Various)	Cranesbill	12-18"	1-2'	Med
Geum triflorum	Prairie Smoke	6-12"	6-12"	Low
Gypsophila paniculata 'Pink Fairy'	Boudle Pink Baby's Breath	18-24"	18-24"	Low
Helianthemum	Sunrose	Varies	Varies	Low
Hemerocallis (Various)	Daylily	Varies	Varies	Low
Iberis sempervirens	Evergreen Candytuft	8-12"	18-24"	Low
Iris x germanica (Various)	Iris	Varies	Varies	Low
Knautia macedonia	Knautia	18-24"	18-24"	Low
Kniphofia uvaria	Torch Lily	Varies	Varies	Low
Lavandula angustifolia	English Lavender	12-20"	15-20"	Low
Leontopodium nivale	Edelweiss	6-12"	6-12"	Low
Liatris (Various)	Gayfeather	Varies	Varies	Low
Linum lewisii	Blue Flax	1-2'	12-18"	Low
Linum narbonne	Narbonne Blue Flax	12-30"	12-18"	Low
Marrubium rotundifolium	Silvery Horehound	6-8"	12-18"	Very low
Mirabilis multiflora	Desert Four O'Clock	15-18"	2-4'	Very low
Monarda fistulosa menthifolia	Wild Bergamot	2-3'	18-24"	Low
Nepeta (Various)	Catmint	Varies	Varies	Low
Oenothera berlandieri	Mexican Evening Primrose	12"	18-24"	Low
Oenothera macrocarpa	Missouri Evening Primrose	1-2'	18-24"	Low
Papaver orientale (Various)	Oriental Poppy	Varies	Varies	Low
Penstemon (Various)	Penstemon	Varies	Varies	Low
Perovskia atriplicifolia	Russian Sage	3-4'	3-4'	Very low
Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	2-3'	2-3'	Very low

Persicaria affinis	Himalayan Border Jewel	6-8"	12-18"	Low
Phlox subulata (Various)	Creeping Phlox	3-6"	12-24"	Low
Potentilla neumanniana	Apline Cinquefoil	2-4"	12-18"	Low
Prunella laciniata	Lacy Self-heal	8-12"	12-18"	Low
Pulsatilla vulgaris	Pasqueflower	6-12"	8-12"	Low
Ratibida columnifera	Prairie Coneflower	18-24"	18-24"	Very low
Rudbeckia (Various)	Black-eyed Susan	Varies	Varies	Low
Salvia nemorosa 'Caradonna'	Caradonna Salvia	1-2'	12-18"	Low
Salvia nemorosa 'Rose Queen'	Rose Salvia	18-24"	12-18"	Low
Salvia x sylvestris 'May Night'	May Night' Salvia	18-24"	12-18"	Low
Salvia x sylvestris 'Snow Hill'	Snow Hill Salvia	15-18"	12-15"	Low
Santolina chamaecyparissus	Lavender Cotton	12-18"	12-18"	Low
Santolina rosmarinifolia	Green Lavender Cotton	12-18"	12-18"	Low
Saponaria ocymoides	Rock Soapwort	6-12"	12-30"	Low
Sedum	Stonecrop	4-6"	12-18"	Low
Sedum 'Autumn Joy'	Autumn Joy Stonecrop	18-24"	12-18"	Low
Sempervivum (Various)	Sempervivum	2-6"	12-18"	Very low
Solidago 'Goldenkind'	Golden Baby Goldenrod	1-3'	18-24"	Low
Stachys byzantina	Lamb's Ear	8-10"	12-18"	Low
Stachys lavandulifolia	Pink Cotton Lamb's Ear	8-10"	12-18"	Low
Tanacetum densum amani	Partridge Feather	6-8"	8-12"	Very low
Tanacetum niveum	Silver Tansy	18-24"	18-24"	Low
Thymus (Various)	Thyme	Varies	Varies	Low
Veronica (Various)	Speedwell	1-2"	12-18"	Low
Vinca minor 'Bowles Variety'	Bowles Periwinkle	4-6"	12-18"	Low
Vinca minor 'Illumination'	Illumination Periwinkle	6-12"	6-12"	Low
Waldsteinia ternata	Barren Strawberry	6-10"	8-12"	Low
Vines				
Campsis x tag. 'Madame Galen'	Madame Galen Trumpet Vine	Vine	Vine	Low
Clematis ligusticifolia	Western Virgin's Bower Clematis	Vine	Vine	Low
Clematis terniflora	Sweet Autumn Clematis	Vine	Vine	Low
Humulus lupulus neomexicanus	Native Hop Vone	Vine	Vine	Low
Lonicera japonica 'Halliana'	Hall's Honeysuckle	Vine	Vine	Low
Parthenocissus quinquefolia	Virginia Creeper	Vine	Vine	Low

Turf		Total Annual Water Needs (inches)	High Traffic
Eco-turf Sod	3-5 varieties of hybrid bluegrass	18-20"	X
Sun & Shade Sod	Hybrid fescue & bluegrass mix	18-20"	X
Tahoma 31	Bermudagrass	14-19"	X
ESF Bluegrass Blend	Bluegrass blend 4-way	18"	X
ESF Texas Hybrid	Hybrid Texas & Kentucky bluegrass	18"	X
ESF Fescue Bluegrass Sod Blend	Fescue-bluegrass blend	18"	
BTF Fescue	90/10 Fescue/Bluegrass blend	16-18"	
BTF Texas	Hybrid Texas & Kentucky bluegrass	18"	X