

# Clear Creek County Subdivision Regulations: Article 5

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## ARTICLE 5 FINAL PLAT

501 Intent

To provide for the review of the final engineering plans, the subdivision improvement agreement, public dedication and other legal agreements.

502 Prerequisite

502.01 The final plat shall be in substantial compliance with the Board approved preliminary plan and conditions and stipulations of the resolution.

502.02 Prior to submittal of the final plat application, the applicant shall meet with the Planning Department to discuss the procedures and submittal requirements, and is encouraged to meet with other referral agencies and homeowner's associations to identify potential issues and ways to address these issues.

503 Submittal Requirements - General

In addition to the submittal requirements listed in Sections 503, 504 and 505, the Planning Department may request other materials or information as deemed necessary, before or during the process to facilitate a recommendation by the Planning Department to the Planning Commission and Board.

503.01 Application Form as provided by the Planning Department.

503.02 The appropriate fee(s), as established by the Board.

503.03 Current proof of ownership for the subject property(s) which includes an updated or current title insurance policy or title commitment.

503.04 A notarized letter of authorization from the landowner permitting a representative to process the application, if applicant is other than the owner(s) of record.

503.05 An updated list of all interest holders in the subject property(s), as indicated in a title insurance policy prepared by a title company, including subsurface interest if severed.

503.06 An updated list of owners of properties within 300 feet of the boundaries of any portion of the property(s) proposed for subdivision, no more than thirty (30) days old from the date of final plat application.

503.07 An updated certification from the County Treasurer's Office that all ad valorem taxes have been paid, no more than thirty (30) days old from the date of final plat application.

503.08 All associated documentation and resolution(s) that provided approval of the preliminary plan.

503.09 An updated list of all parties, including addresses and numbers, involved on behalf of the proposed subdivision, no more than thirty (30) days old from the date of final plat application.

503.05 All submittals shall be organized as specified in a table of contents by the Planning Department.

504 Submittal Requirements - Plans and Drawings

504.01 Vicinity Map - as required in Article 3.

504.02 Location Map - as required in Article 3.

504.03 Approved Preliminary Plan, with no modifications.

504.04 Final Grading and Drainage Plan - submitted on a 24" x 36" sheet of paper, prepared and stamped

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by a Colorado licensed Professional Engineer. The Plan shall depict any modifications established with the approved Preliminary Plan.

504.05 Final Roadway Design and Construction Drawings - submitted on a 24" x 36" sheet of paper at a scale of 1" = 100' or another scale approved by the Planning Department. The Plan shall be prepared and stamped by a Colorado licensed Professional Engineer and be in conformance with the County road standards and shall provide plan and profile drawings. The Plan shall depict any modifications established with the approved Preliminary Plan.

504.06 Final Site Plan - submitted on a 24" x 36" sheet of paper at a scale of 1" = 100' or another scale if approved by the Planning Department. The Plan shall be in conformance with the Design Criteria as outlined in Article 14. The Plan shall depict any modifications established with the approved preliminary plan.

504.06.1 An approved Final Plat shall be submitted in a digital form as specified by the County Mapping Department and as specified by the Planning Department.

### 505 Submittal Requirements - Development Reports

Development Reports shall be submitted with supporting materials that will completely address the following items at a minimum. The degree of detail for analysis of some of the factors will depend upon the impact of the particular item on the surrounding area and the subject property.

505.01 Project Description Report - a narrative of the following project elements:

505.01.1 As required in Article 4 with updated information, if applicable.

505.01.2 Concerns and issues identified by the Board during the approval of the preliminary plan as addressed in a Board resolution and measures proposed to mitigate these concerns.

505.01.3 Proposed deviations or changes from the approved preliminary plan and reasons for such modifications.

505.01.4 Phasing of subdivision, if applicable.

505.02 Site Characteristics Analysis Report - as required in Article 3 with updated information, if applicable.

505.03 Fiscal Impact Report - as required in Article 4 with updated information, if applicable, and shall depict any modifications established with the approved preliminary plan.

505.04 Wildlife Management Report - as required in Article 4 with updated information, if applicable, and shall depict any modifications established with the approved preliminary plan.

505.05 Emergency Services/Fire Protection/Wildfire Mitigation Report - as required in Article 4 with updated information, if applicable, and shall depict any modifications established with the approved preliminary plan.

505.06 Final Soil Suitability Report - as required in Article 4 with updated information, if applicable, and shall depict any modifications established with the approved preliminary plan.

505.07 Final Geologic Report - as required in Article 4 with updated information, if applicable, and shall depict any modifications established with the approved preliminary plan.

505.08 Final Grading and Drainage Report - as required in Article 4 with updated information, if applicable, and shall depict any modifications established with the approved preliminary plan.

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- 505.09 Final Roadway Design and Construction Report - as required in Article 4 with updated information, if applicable, and shall depict any modifications established with the approved preliminary plan.
- 505.10 Services and Infrastructure Report - as required in Article 4 with updated information, if applicable, and shall depict any modifications established with the approved preliminary plan.
- 505.11 Final Water Supply Report - as required in Article 4 with updated information, if applicable, and shall depict any modifications established with the approved preliminary plan.
- 505.12 Final Sewage Disposal System Report - as required in Article 4 with updated information, if applicable, and shall depict any modifications established with the approved preliminary plan.
- 505.13 Final Impact to School District Report - as required in Article 4 with updated information, if applicable, and shall depict any modifications established with the approved preliminary plan.
- 505.14 Final Open Space Report - as required in Article 4 with updated information, if applicable, and shall depict any modifications established with the approved preliminary plan.
- 505.15 Final Subdivision Covenants - as required in Article 4 with updated information, if applicable, and shall depict any modifications established with the approved preliminary plan.
- 505.16 Final Financial Guarantee of Public Improvements - as required in Article 4 with updated information, if applicable, and shall depict any modifications established with the approved preliminary plan. Such guarantee shall include an itemized cost of revegetation, pursuant to the revegetation plan. Collateral for 115% of the total cost of the final plat improvements shall be required. An irrevocable letter of credit or other security approved by the County Attorney for said cost requirement shall also be included. The Board may, from time to time, review the adequacy of the security in light of inflation to ensure adequate security to fund the completion of the work in accordance with the public improvements.
- 505.17 Copy of Final Metropolitan or Special District Service Plan, if applicable - as required in Article 4 with updated information, if applicable, and shall depict any modifications established with the approved preliminary plan.
- 505.18 Revegetation Plan - submitted on a 24" x 36" sheet of paper, prepared by a landscape professional, that indicates the following: existing ecosystems that will be maintained and removed; proposed plant species, size, quantity, and location of plants; and proposed method of irrigation for a minimum of five (5) years.
- 505.19 Final Subdivision Improvements Agreement - as required in Article 4 with updated information, if applicable, and shall depict any modifications established with the approved preliminary plan.