



SURVEYOR'S PLAT REVIEW CHECKLIST For Preliminary Plats

Please provide this checklist to your Surveyor along with a copy of the title policy.

The planning staff shall determine which standards are applicable and which items shall be shown on the plat for a specific subdivision at the time of the pre-application conference, based upon the information provided at that time. Items marked by the staff with an "X" during the pre-application are required to be included in the application. Details concerning these items are presented in section 102-53 of this chapter and in the general data requirements.

Sec. 82-11 (b) (7)

Information	Required	Submitted	Staff Notes
Submit current Title Policy	X		

Sec. 102-51

Information	Required	Submitted	Staff Notes
Scale 1"=100'	X		
Physical size (24x36)	X		

Title Block Sec. 102-53 (I)

Information	Required	Submitted	Staff Notes
Located in lower right corner	X		
Name of development	X		
Name(s) of owner and surveyor	X		
Date of preparation	X		
Project Number and Sec, T, R, N.M.P.M	X		
Sheet/page #	X		

Land Use Table Sec. 102-53 (II)

Information	Required	Submitted	Staff Notes
Total number of lots	X		
Typical sizes and uses of lots	X		
Total acreages of the subdivision	X		
Gross and net residential density	X		
Total area of non residential floor space	X/ if applicable		
Size of recreational, open and/or dedicated space	X		

Vicinity Map Sec. 102-53 (III) (min. scale 1" = 1,000')

Information	Required	Submitted	Staff Notes
Major roads, adjoining subdivisions, towns boundaries	X		
Sec, Township and Range	X		
Rivers and streams	X		
Location of Subdivision (highlighted or hatched)	X		
Property within one-quarter of a mile under the control of the applicant	X		

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Existing Conditions Sec. 102-53 IV

Planner shall approve type of supporting documents.

Information	Req. Plat	Supporting Doc.	Submitted	Staff Notes
Subdivision, municipal, school district, fire district, and other jurisdictional boundaries	X			
Lines of adjoining, unsubdivided property; names of adjoining property owners and their addresses	X			
Location, width and identification of all roads, railroads, utilities, oil and gas, and pipeline easements and rights-of way	X			
Location and identification of all wells (active or abandoned) potable water supplies, springs, reservoirs, streams and ditches.	X			
Location and identification of all existing structures including, but not limited to, building, accessory building, parking areas, culverts, septic or sewer systems, manholes, oil and gas facilities, irrigation structures and ditches; pipe sizes and grades of roads should be indicated (on eng dwgs);	X			
Clusters of trees, indicated by common name and approximate average diameter; and		X		
Fence lines	X			

Topographic 102-53 (V) Planner shall approve type of supporting documents.

Information	Required	Submitted	Staff Notes
Topographic lines of minimum 20' contours or other appropriate interval as approved by director	X		
Slopes over 30%	X		

Base Flood information Sec. 102-53 (VI)

Information	Required	Submitted	Staff Notes
Base flood information per Chpt 78	X		

Critical lands (plat and/or supporting documents). Sec. 102-53 VII

Information	Required	Submitted	Staff Notes
Slope movement areas	X		
Floodplain/flash flood	X		
Severe soils areas	X		
Avalanche	X		
Mines subsidence, seismic activity	X		
Liquefaction	X		
Wildlife migration corridors and habitats	X		
Historical/archaeological lands	X		
Agriculture lands	X		
Wildfire areas	X		

Streets; access; parking and circulation Sec. 102-53 VIII

Information	Required	Submitted	Staff Notes
The street layout, width, pedestrian and equestrian ways and parking areas shall be indicated	X		
The access points to the subdivision, including connections to the adjoining subdivision, shall be shown as well as	X		

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the county and state roads.			
The proposed ownership shall be clearly labeled as private, and the method of maintenance of the roads shall be indicated	X		

Recreation, open space and dedicated lands Sec. 102-53 IX

Information	Required	Submitted	Staff Notes
Size of open space and dedicated lands	X		
Dedications land shall be clearly located, labeled and indicated	X		

Utility and service plan contents Sec. 102-53(j)

Information	Req. on Plat	Submitted	Staff Notes
It shall be clearly stated which utilities and services will be provided and the approximate location of proposed utilities and easements for such utilities shall be shown on the plat. It shall be stated whether or not the following utilities and services will be provided to each lot: common water, common sewer, telephone, electricity, cable television, road maintenance, school bus and solid waste service. If no common water and/or sewer services will be provided, it shall be stated that lot owners will be responsible for their own sewage system and/or wells.	X		

Plat Notices Sec. 102-54

Information	Required	Submitted	Staff Notes
Lack of common sewer. If no common sewer is proposed for the subdivision, the following shall be stated, along with any additional constraints upon sewage disposal: NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEM TO MEET STATE STANDARDS, AND MUST OBTAIN AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT.	X		
Lack of common water. If no common water system is proposed for the subdivision, the following shall be stated: NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS, AND OBTAINING DOMESTIC WATER WELL PERMITS FROM THE STATE ENGINEER	X		
Soils Severe soils limitations. If any portion of any lot is within an area classified as having severe soil limitations, either by the Soil Conservation Service or by percolation tests, the following shall be stated: NOTICE: LOTS _____ [appropriate	X		

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<p>lot numbers are listed] ARE LOCATED IN AREAS OF SEVERE SOIL LIMITATIONS. SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES</p>			
<p>Statement of domestic water availability. The applicant shall make a statement concerning domestic water availability quality according to section 102-108.</p>	X		
<p>Lack of county road maintenance. As no county road maintenance is accepted in private subdivisions, the following shall be stated:</p> <p>NO COUNTY MAINTENANCE OF STREETS OR ROADS. THE COUNTY'S ACCEPTANCE OF THIS PLAT CONSTITUTES ACCEPTANCE, ON THE PUBLIC'S BEHALF, OF THE OFFER OF DEDICATION OF RIGHTS-OF-WAY OVER THE SUBDIVISION ROADS, BUT DOES NOT CONSTITUTE ACCEPTANCE OF ROAD MAINTENANCE OBLIGATIONS. OWNER(S) OF PROPERTY IN THE SUBDIVISION AND/OR THE HOMEOWNERS' ASSOCIATION SHALL RETAIN ALL ROAD MAINTENANCE OBLIGATIONS FOR ALL ROADS IN THE SUBDIVISION.</p>	X		
<p>Natural gas pipelines. If any major transportation pipeline containing natural gas or slurry exists in or within 500 feet of the proposed subdivision, the following shall be stated:</p> <p>NOTICE: NATURAL GAS PIPELINE. [Add a description of the general location of the pipeline].</p>	X		
<p>Hazards/critical lands. If any hazard which has been identified by the appropriate agency exists on the site of the proposed subdivision, the following shall be stated:</p> <p>NOTICE: [Name of hazard.] Example: FLOODPLAIN EXIST ON LOT(S). [List lot numbers affected by hazard.]</p>	X		
<p>Airport safety zone If any part of the subdivision is to be located within or adjoining an airport zone, the following shall be stated:</p> <p>NOTICE: AIRCRAFT NOISE MAY EXIST WITHIN SUBDIVISION.</p>	X		
<p>Severed mineral ownerships/split estates. If a subdivision is located on property in which the surface ownership is split from the subsurface mineral ownership, the following shall be stated:</p> <p>NOTICE: LOTS IN THIS SUBDIVISION MAY BE SUBJECT TO THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS</p>	X		

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INCLUDING OIL AND GAS. THIS INCLUDES THE RIGHT TO MAKE SUCH USE OF THE SURFACE AS IS REASONABLY REQUIRED TO DEVELOP THE MINERAL ESTATE.			
Fire response. If onsite firefighting facilities are not provided or the subdivision does not fall within a legally formed fire protection district, the following shall be stated: NOTICE: ONSITE FIREFIGHTING FACILITIES ARE NOT PROPOSED. FIRE ENGINE RESPONSE TIME IS ESTIMATED AS _____ MINUTES IN WINTER MONTHS. [Insert estimated response time as determined by the local fire chief.]	X		
Electrical service. If electrical service is not proposed, the following shall be stated: ELECTRIC POWER TO INDIVIDUAL LOTS IS NOT PROPOSED.	X		
Telephone service. If telephone service is not proposed the following shall be stated: TELEPHONE SERVICE TO INDIVIDUAL LOTS IS NOT PROPOSED.	X		
Right to farm. Where a residential subdivision or minor exemption subdivision is located adjacent to agricultural lands, the following shall be stated: NOTICE: COLORADO IS A RIGHT TO FARM STATE WHICH MAY PRECLUDE NUISANCE LAWSUITS AGAINST EXISTING FARM OPERATIONS.	X		
Fence law. Where a residential subdivision or minor exemption subdivision is located adjacent to agricultural lands, the following shall be stated: NOTICE: COLORADO IS A FENCE LAW STATE. OWNERS OF PROPERTY SHALL BE REQUIRED TO FENCE LIVESTOCK OUT IN ORDER TO RECOVER DAMAGES FOR TRESPASSING LIVESTOCK.	X		

Survey/lot data Sec. 102-55

Information	Required	Submitted	Staff Notes
Applicant's Surveyor shall show on plat per Sec 102-55	X		

Plat Certificates Sec. 102-72

Information	Required	Submitted	Staff Notes
Certificate of owners. The heading " CERTIFICATE OF OWNERS " shall be printed in bold capital letters above the certificate. The certificate shall include a reference to any covenants associated with the subdivision and blanks where the county clerk and recorder will enter the book and page of the covenants. The owners's	X		

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certificate includes, but is not limited to, a legal description of the subdivision's boundaries, water rights and irrigation information, easements and dedication of roads and spaces.			
Surveyor's certification. The words " CERTIFICATE OF SURVEYOR " shall be printed in bold capital letters. Such certification shall be signed and dated by a land surveyor registered in the state.	X		
Certificate of approval. The certificate of approval includes certificates of approval by both the planning commission and board of county commissioners. The words " CERTIFICATE OF APPROVAL " shall be printed in bold capital letters followed by the certification of the plat by the chairman and secretary of the planning commission. This shall be followed with certification by the board of county commissioners, to be signed, attested and dated by the chairman of the board of county commissioners.	X		
Reviewing county surveyor approval. A certificate of approval for content and form only shall be issued by the reviewing county surveyor, pursuant to C.R.S. § 38-51-102.	X		
County clerk and recorder certification. Certification of recordation, signed and dated, shall be made by the county clerk and recorder.	X		
Consent of mortgagee. If there are deeds of trust, mortgages or liens of record against the property being subdivided and/or dedicated, written consent of the holders of such deeds of trust, mortgagee or lienholder shall be obtained. This consent shall be in the form of a certification on the plat. The words " CERTIFICATE OF MORTGAGEE " shall be printed in bold capital letters followed by the certification.	X (if applicable)		
Dedication certificate. If there is to be a dedication of land for public use as a part of the subdivision, a certification of this land dedication shall be placed upon the plat. The words " GENERAL DEDICATION " shall be printed in bold capital letters followed by the certification.	X (if applicable)		
Vacation certificate. If there is to be a vacation of streets, roads, lots or easements as a part of the subdivision, a certification of this vacation shall be placed upon the plat. The words " VACATION CERTIFICATE " shall be printed in bold capital letters followed by the certification.	X (if applicable)		

Additional notes:

Full submittal requirements are outlined in LPLUC. The checklist provided here is not a substitution for the standards outlined in LPLUC, and only is a summary provided to facilitate general discussion. Checklist is based on a preliminary understanding of the contemplated project. Following review of submittals and project details, additional items may be needed to demonstrate compliance with LPLUC.