Planning Department
211 Rock Point Drive
Durango, CO 81301
(970) 382-6263

Planning Engineering Checklist & Compliance Review Form

Legend

R	Eng Checklist - *Required* for submittal
RN	Eng Checklist - *Notes on required* submittals
S	Compliance Review - *Submitted* items
CN	Compliance Review - *Notes on compliance* review submittals

Project and Review Data

Project Name	Roberts Resorts Village Camp – Phase I
Project Number	2023-0036
Parcel Number	559715100071
Owner/Agent Name	Diaga (owner), Roberts Resorts (applicant), SEH (agent)
Checklist Date	2/21/23
Compliance Review Number	1
1st Compliance Rev Date	3/15/24
2nd Compliance Rev Date	
3rd Compliance Rev Date	

Project Understanding

Overview	Project will construct an RV resort with 49 cabins, 107 RV sites and a 3,000 SF clubhouse in the first phase. A future second phase proposes 150 RV sites.
Water	Animas Water
Sewer	Hermosa Sanitation
Access	CR 252
Drainage	
Other	Entire property is in the current floodplain and a portion of the property is within the floodway. The floodplain maps for this area are being updated and show the majority of the property out of the floodplain. The project will be evaluated using the effective floodplain maps in place at the time of approval.
Key Agency Comments	

Project Submittals

Item	Date	Prepared by
Construction Plans	8/4/24	SEH
Plat		
Narrative	8/4/24	
Drainage Report	8/4/24	SEH
Traffic Impact Study	8/3/24	SEH
Other		

	R	RN	Required Submittal Description	S	CN
Plan Sheets	Y	1.	Construction Plans showing construction details for road, drainage, or other significant improvements planned. Include all "Site Plan" info if a Site Plan is not independently provided. Refer to Construction Plans Guidance sheets. LUC 70-4.VII., 70-9. IV., 74-3.III. Include applicable information from traffic and access section below.	Y	1.
	Y		Erosion Control Plan Sheet (construction-phase erosion control) to be included at the same scale as the Construction Plans or, if Construction Plans not required, then at the same scale as the Site Plan.. Include streets, drainage appurtenances, and overlot grading. Address erosion control measures to be implemented during construction of the project, scheduling and implementation of these measures, and revegetation type specifications (seed mix, mulch, application method), and extent of proposed disturbance and revegetation. Refer to Construction Plans Guidance sheets. LUC 70-9.IV.	Y	1.
	Y		Grading Plan Sheet at the same scale as the Construction Plans or, if Construction Plans not required then at the same scale as the Site Plan. Show contours sufficient to indicate offsite and onsite flow paths including how drainage will be directed away from buildings or access; and culvert and swale details. If a Drainage Report is required, the Drainage Plan Sheet shall correspond to the Report and clearly demonstrate the information provided in the Report. Any onsite and offsite drainage easements needed to support the drainage plan need to be shown. Refer to Construction Plans Guidance sheets. :LUC 70-9.IV.	Y	1.
Plats			Existing Conditions Plat inclusive of existing elements such as structures, fences, tree clusters, etc. that are located on the site but are not part of the final plat to be recorded. This document will not be recorded and is a separate document from the Plat identified below. LUC 67-15.VI. Chapter 67 Technical Appendix, 67-15.		
			Preliminary Plat. This is separate from the Existing Conditions Plat and shows only elements that will be recorded. LUC 67-15.VI. Chapter 67 Technical Appendix, 67-15.		
Drainage Report	Y		Drainage Report addressing historic and developed flows, onsite detention and outfall structure; culverts; and crossing of major drainageways. Drainage narrative to include sections on Onsite Flow, Offsite Flows, Onsite Detention, Interior Storm Drain System, and Erosion Control. Include drainage exhibits for historic and developed conditions. The Drainage Report shall correspond to the Grading Plan Sheet. See Chapter 70 - Technical Appendix, Section 70-9 Drainage Criteria Standards. LUC 70-9	Y	2.

	R	RN	Required Submittal Description	S	CN
Access & Traffic	Y	1.	Road Width – Overall County LUC 74-2 <49 ADTs: 20' wide surface; 30' ROW; 10% grade 49-399 ADTs: 20' wide surface + 2' shoulders; 50' ROW; 10% grade 400-999 ADTs: 22' wide surface + 2'shoulders; Paved; 60' ROW; 8% grade **See maximum grade limits at intersections in 74-4.VIII.E.**	Y	
			Road Width – City/County Joint Planning Area LUC 72-2 <49 ADTs: 20' wide surface; 60' ROW; 10% grade 49-399 ADTs: 26' wide surface; 60' ROW; 10% grade 400-999 ADTs: 30' wide surface; 60' ROW; 8% grade 1,000-2,499 ADTs: 43' wide surface; 10' landscape buffer; sidewalks; 70' ROW; 8% grade		
	Y	1.	Emergency Access – Overall County LUC 74-4.XIII. 31-99 single family residences: 20' W, 10% grade, ROW of 30'+ width needed for drainage and maintenance. > 99 single family residences: 24'W 2nd primary access, 10% grade, 30-60' ROW Other uses may require emergency access as required be IFC. Contact local fire district.	Y	
			Emergency Access Joint Planning Area LUC 72-2 200-800 ADT: 20' W; 10%, ROW of 20' + width needed for drainage and maintenance > 800ADT: 24'W, 8% grade, 60'ROW		
			Traffic Evaluation (limited impact) evaluating (1) sight distance; (2) onsite traffic; and (3) turn lane warrants based on CDOT Access Code and taking into consideration onsite and offsite traffic. LUC 74-3.IV.		
	Y	2.	Traffic Impact Study analyzing existing and full build-out demands within the Traffic Impact area; Analysis of LOS for county roads; collect existing traffic counts; 20-year projection of background traffic; trigger points for auxiliary lanes; sight distance in all directions; other relevant safety and operational evaluations; and Right-of-Way needed for any required improvements. LUC 74-3.IV.	Y	3.
			Legal Access Documentation including perpetual access easements across any private parcels, or other information demonstrating legal access to the project parcel. LUC 70-11, 74-3.II.		
			Survey Exhibit for Right-of-Way Dedication for review by Public Works and County Attorney's Office regarding dedication agreement, setting of monuments, title policy requirements, etc. LUC 74-3.II. ; 81-6 Appendix.		
Sanitary Sewer			Copies of SJBH Permit(s) regarding proposed OSWS for the project's demands. LUC 70-3		
			CDPHE Wastewater Approvals including preliminary effluent limits and approved wastewater system engineering plans. LUC 70-3		
	Y		Commitment to serve from an existing sewer provider stating that such provider has the physical and legal capacity to serve the development and is willing to provide sewer service sufficient for build-out of the proposed development. LUC 70-3.	Y	4.

	R	RN	Required Submittal Description	S	CN
Water			Water Supply Information Summary Form. LUC 70-4. (Complete Form E.04, attached).		
	Y		Water demand: provide representative estimate of the development's peak daily water demand during a period of sustained water usage, according to either the stated requirements in the code or based upon completion of a site-specific water demand study. LUC 70-4.II.	Y	5.
			Copies of Division of Water Resources (DOWR) well permits; augmentation plans; and/or water rights decrees covering all proposed uses. Domestic wells that are non-exempt need be accompanied by a water right. LUC 70-4 III.		
	Y		Commitment to serve from an existing public water provider or designated regional public water provider stating that such provider has the physical and legal capacity to serve the development and is willing to provide a water supply sufficient for build-out of the proposed development. LUC 70-4 III.	Y	
	Y		Written confirmation, if demand exceeds 9,750 gpd, from an existing public water provider or designated regional public water provider, that includes: an estimate of the amount of water yield projected from the proposed water supply under various hydrologic conditions; the present demand on the water provider and the anticipated demand due to commitments for service entered into but not yet supplied; the amount of uncommitted firm supply the provider has available for future commitment and development; and a summary of water rights. See LUC 70-4.IV.A. for more details.	Y	5.
			Current Pump Test (within 1 year) for demands at or below 1,050 gpd. Results from a single well conducted for a minimum of 8 hours. Recovery data needed for a minimum of ½ the pump duration, or until water level recovers 90%, whichever is greater. 2.2 gpm pump rate required with recovery to 90% within 2 times the pumping duration. Based on project water demands, additional hydrologic evaluation may be needed. LUC 70-4.IV.B. (Complete Form E.05, attached).		
			Firm Yield Analysis for surface water. Prepared by a professional engineer, professional hydrologist or professional geologist; Demonstrate that water rights, and water storage, are sufficient in terms of quantity and seniority to meet the development's demand LUC 70-4.IV.C.		
			Comprehensive Hydrogeologic Report: Required if water demands exceed 1,050 gpd. Report will study aquifer characteristics based on testing. Applicant's engineer to outline specifics scope of report (i.e. duration of pumping and recovery test and location/number of production and observation wells, etc). **Once scope is outlined by applicant's engineer, submit to planning engineer for approval prior to study. Do not conduct the study until county's approval of the scope**. LUC 70-4.IV.B.3.		
			Current Water Quality Testing Results (within 1 year) for primary drinking water constituents from a certified laboratory. LUC 70-4.V. (Complete Water Quality Testing Results form attached).		
			Complete CDPHE Public Water System Summary for a determination from CDPHE regarding system classification as a Public Water System. If system is a PWS, construction plans for review by CDPHE are needed at submittal and a CDPHE permit will be needed prior to final plat or land use permit. LUC 74-4.VII.C. (Complete Form E.06, attached)		
			Microsystems for shared water systems serving more than one building or lot but does not serve enough connections or individuals to be classified as a PWS: 1. Construction plans and associated easements. LUC 70-4.VII. 2. Storage for two days total average daily demand. LUC 70-4.VII.D. 3. Meter on common source and, if system serves more than 4 buildings or lots, individual meters. LUC 70-4.VII.D.5. 4. System maintenance plan. LUC 70-4.VII.D.6. 5. Record drawings, system testing and certification by engineer. LUC 70-4.VII.D.7.		
Associated Project			Shared Improvements Maintenance Plan. Legally binding mechanism for the maintenance of shared project improvements (roads, drainage, water, sewer, open space, etc) addressing who will pay for and accomplish the maintenance, and how often the maintenance will occur. LUC 67-15		
	Y		Geotechnical Studies for pavement design. LUC 74-4.XII.	Y	6.
			Snow Storage Calculations. Required for all development over 7,500 elevation. Any additional areas needed outside ROW must be included in a snow storage easement. LUC 74-4.XVI.		
			Geohazard Report. Applies to those areas delineated on the La Plata County Geologic Hazards Maps, prepared by the Colorado Geological Survey (CGS). Requires mitigation plan. LUC 70-8.VII.		

Notes on Engineering Checklist - Required Submittals

1	**Construction Plans:** • Access roads that do not front campsites must meet county standards based on traffic. • Project must conform with LUC 73-5 for water, sewer and access improvements. • Provide construction plans for all on-site and off-site sewer and water improvements. • Verify with DFPD if emergency access is required. • Provide construction plans for all improvements to CR 252. • Provide parking plan. • Provide grading plan for drainage improvements and clubhouse area.	
2	**Traffic Impact Study:** • At a minimum, analyze CR 252 / Hwy 550 intersection and CR 250 / 252 intersection.	
3	**Other:** • Project approval will be based on the floodplain maps that are effective at the time of approval.	
4		
5		
6		
Forms to be Completed		E.04 Water Supply Info Summary (Include copies in submittal, DOWR pkt, eng consult pkt)
		E.05 Well Pump Test Report (Pump tester to complete for each well serving project – using this form or their own with equivalent info)
		E.06 CDPHE Public Water System Summary Sheet (Applicant to complete and include with application submittal)
		E.07 Water Quality Testing Results (Applicant to complete and include with application submittal)

Notes on Compliance Review

Compliance Review #	1
Compliance Review Date	3/15/24
1	**Construction Plans:** Sheet 2 Construction Notes: • Include specifications for waterline pipe in Utility Notes. • General Note 13 calls out survey data information. Does all of the elevation data used in these plans come from this survey? Note has been updated to reflect additional 3rd party topo and plat amendment that will ultimately control the site boundary. Sheet 3 Existing Conditions and Demo Plan: • Property line on north side does not match plat for these lots. Note states: "property line to be abandoned." Does this project need a boundary adjustment as well? See added Property and Easement Plan. Sheet 4 Site Plan: • Several of the park models on west side appear to not meet setbacks requirements from wetlands and rivers per LUC 70-6.I.B. Infrastructure other than drainage has been removed from wetlands setback. • Does the existing overhead electric on the east side need an easement? Are there any issues with RV's being under the line? LPEA and the developer are in the process of developing electric plans. The plat amendment, based on the Property and Easements plan, will address this issue in conjunction with LPEA design work.

- Site plan does not reflect the parking spaces for the RV sites as shown in detail on Sheet 68. Parking Spaces for RV sites added to site plan.

Sheet 5 Utility Plan:

- Show water and sewer services. Water and Sewer services added to Utility Plan.

- The drainage swales make it difficult to see utilities. Eliminate swales on this sheet. Swales have been simplified to a point that the utility plan is legible.

Sheet 6 Floodway and Floodplain:

Add note that all park models in the floodplain will must comply with floodplains regulations in Chapter 78 of the Land Use Code. Only traditional RV sites are proposed

Sheet 7 Grading and Drainage Plan:

- Add detailed grading sheets for clubhouse, parking areas, and bathhouse areas and include finished floor elevations for buildings. Added grading sheets for club house, parking areas, and bathhouse areas with FFE and detailed grading points.
- Show and label all culverts. All culverts are shown and labeled.
- The 45 foot width access easement on the north side does not meet the width requirement found in LUC Table 74-2 based on traffic. This access is now internal to the site, with the external traffic being minimal and easements maintained.
- Show benchmark as required by LUC 70-9.IV.5. This is a survey control item to be provided with the Plat amendment.
- Recommend showing 1 foot contours to better detail the grading. Contours are shown 1ft-5ft

Sheet 8 Erosion Control Plan:

- Add note for seeding and mulching of all disturbed areas. Added note for seeding disturbed areas.
- Provide details for erosion control measures as required by LUC 70-9.IV.C. The Contractor will be required to develop a full SWMP that will include BMP's for construction. That document will govern Stormwater Management through construction. See note 3 on the Erosion Control Sheet.

Sheet 11 North 1 Road P-Pro:

- Show west property line. Added property and easement lines.
- Provide additional details for median near intersection. If this is a raised median, has this been checked with turning templates to ensure that there are no issues? Turn movements have been checked. See landscape plans for detailed design,
- Show catch lines on north side of road. Daylighting on north side of road has been shown
- Show CR 252 ROW line. ROW lines add.

Sheet 13 North 3 Road P-Pro Sta 20+00 to 25+00:

- Far east end of swale elevation is a low point. Where does the water go? Drainage has shifted such that this comment is no longer relevant.
- Provide minimum dimensions or detail for all drainage swales, typical all road sheets.
- Label skew angle, stationing and invert of culvert per construction plans guidance. Culvert crossings have become inlets or labeled with skew angle, stationing and invert of culvert.

Sheet 16 South Road P-Pro Sta 36+00 to end:

- Label skew angle, stationing and invert of culvert per construction plans guidance. Culvert crossings have become inlets or labeled with skew angle, stationing and invert of culvert.

Sheet 17 South 2 Road P-Pro Sta 40+00 to 47+00:

- Label skew angle, stationing and invert of culvert per construction plans guidance. Culvert crossings have become inlets or labeled with skew angle, stationing and invert of culvert.

	Sheet 19 South Entrance Road P-Pro • Show CR 252 ROW line. Added row lines to sheet. • What is the hatched area in CR 252? Removed hatched area, called out begin/end of CR252 improvements. Sheet 20 East Road P-pro Sta 60+00 to 67+00: • Show and label stationing and invert of culvert pipes per construction plans guidance. Culvert crossings have become inlets or labeled with skew angle, stationing and invert of culvert. Sheet 25 West Road P-Pro Sta 90+50 to 97+00: • Label skew angle, stationing and invert of culvert per construction plans guidance. Culvert crossings have become inlets or labeled with skew angle, stationing and invert of culvert. • Is location map correct for this sheet? Corrected location map • Elevations for the swale between parking areas is not shown on any sheet in the plans. Added contour labels Sheet 26 West Road P-Pro Sta 97+00 to end: • Is location map correct for this sheet? Correct location map Sheet 27 Sewer Key: • The drainage swales make it difficult to see utilities. Eliminate swales on this sheet. Eliminated swales on Sewer key. • Show services. Added water and sewer service lines

Sheet 31-43 Sewer PPRO:

- Sewer line is near or under foundation for several park models. This is generally not good engineering practice under a permanent structure due to inability to maintain or replace sewer line as well as possible issues with the foundation. Suggest a minimum of 10 feet of clearance. Typical all sewer sheets. There are no park models proposed. Water and sewer have been routed out from gravel for RV pads the greatest extent possible.
- Show water and sewer services.
- Call out water service crossings in profiles. Water and sewer services are shown

Sheet 44 Force Main PPRO: Forced Main is no longer needed, lift station removed from plans.

- Do the 6 inch water main and water service lines require encasement?

Sheet 46 6-in Water Key:

- Water A is not visible. Correct pipes are now visible.
- The drainage swales make it difficult to see utilities. Eliminated swales on this sheet.
- Show all waterlines and services. Added 2-in water lines to sheet

Sheet 47 6-in Water A P-Pro 150+00 to 158+00:

- Sta 152+40: The 12 inch storm crossing appears to be less than 18 inches vertical, so would need encasement per CDPHE's Design Criteria for Potable Water Systems, Section 8.8.4. Added "See encasement detail" to storm drain annotation.
- Show existing waterline in CR 252 right of way. Note that the waterline is shown, but due to its proximity with phone and ROW lines is still not prominent.
- Label county road. County Road labeled.
- Show water and sewer services, show sewer service crossings in profile. Typical all water sheets. Added sewer service crossing in all water profiles.

Sheet 48 Water A P-Pro 158+00 to end:

- Show and label existing waterline in CR 252 right of way. Note that the waterline is shown, but due to its proximity with phone and ROW lines is still not prominent.
- Label county road. County Road labeled.

Sheet 49 Water B P-pro 170+00 to 179+00:

- Water line is near or under foundation for several park models. This is generally not good engineering practice under a permanent structure due to inability to maintain or replace waterline as well as possible issues with the foundation. Suggest a minimum of 10 feet of clearance. Typical all water sheets. There are no park models proposed. Water and sewer have been routed out from gravel for RV pads the greatest extent possible.

Sheet 50 Water B P-pro 179+00 to 186+00:

- Profile is missing a sanitary sewer crossing near Station 184+21. Added sanitary sewer crossing near station 184+21.

Sheet 51 Water B P-pro 186+00 to end:

- Between Stations 188+00 to 190+50 waterline is less than 10 feet from sewer line which does not comply with CDPHE's Design Criteria for Potable Water Systems, Section 8.8.2. Water and sewer have been adjusted to create10-ft separation.

Sheets 54-57 Storm:

- Call out minimum dimensions or reference detail for swales. Detail has been added
- Minimum cover for ADS pipe is 1 foot per product literature. Pipes shown in plans have 6 inch cover which is inadequate. Notes and design have been updated to 12-inches min cover
- Sheet 56 shows swales that are flat. Can these be modified to achieve some level of slope? Swales modified so they have slopes

Sheets 58-61 Water Quality Detention Ponds:

- Provide contour labels for proposed contours. Proposed contour labels added
- Show grading contours that tie into existing contours. Daylighting has been verified in these areas
- Ponds to meet LUC 70-9 Technical Appendix including: buried or grouted rip-rap spillway, top of bank to be 1-foot above spillway elevation, outlet pipe bedding to be native fill. Ponds weirs updated to be 1-ft below bank elevations
- Label WQCV elevations. WQCV elevations added to section views

Sheet 63 Utility Details:

- Where is water vault located? Water vault locations are called out in the water p-pros

	Other: • Show detailed parking plan, with dimensions for all parking areas. Include pavement section for parking areas. Site parking is generally accomplished within individual sites. Amenity parking is for user convenience only. • Include phasing plan in construction plans. Phasing plan provided would result in a long dead end road on North road 3 with no provisions for fire truck turn around. Ensure that any phasing allows access for emergency response. Phasing plan added • Traffic study recommends signage for heavy vehicles to use north access. Show this signage in plans. Signage and wayfinding are to be per landscaping plans. **Construction Plans - CR 252 Road Improvements** Sheet 3 Typical Section: • The county turn lane standards (attached with these comments) require a maximum of 3:1 side slopes. Slopes have been redesigned to 4:1 with a 3:1 max. • The turn lane standards require a minimum of 5" of asphalt, 6" of Class 6 and 8" of Class 4 unless a geotechnical analysis is performed. This section appears to be slightly thicker than the minimum and would be acceptable. Noted - no changes based on a geotechnical recommendation. • The turn lane standards require sawcutting of the existing asphalt along the length of the proposed turn lane. Sawcut callouts added to the typical sections and plan views Sheet 4 Site Plan: • Clearly show right of way line along CR 252. ROW lines are clearly shown and labeled. Sheet 5 Erosion Control Plan: • Add requirement for mulch to note #1. Added mulch requirement. Sheet 8 P-Pro Sta 34+00 to 39+25C: • Is the hump in the road at station 34+80 accurate? No, and it is no longer shown due to an updated topographic survey. • Does there need to be a wall at the south project entrance? Contours show a 4- foot almost vertical drop from the road in this area. A wall should not be needed. The steep slope is the existing fill near the bridge that is being tied into. Sheet 9 Pavement Marking and signing plan: • Table 4-5 of the State Highway Access Code for an R-B road shows that a right turn decel. length can include the taper length within the stated decel. length. This could result in the lane length less than what is shown at both entrances. Is the intent to allow some storage in the right turn lane? Lane length has been revised accordingly. Sheets 10-12 Cross Sections: • Increase text size on cross slope labels so they are legible. Should be legible now. •
2	**Drainage Report:** • Address off-site drainage in report. Offsite drainage has been addressed by the lots adjacent to the property as part of their development requirements. Both northern lots discharge west via engineered infrastructure. It is not expected to receive offsite runoff in our project site. • State method for runoff calculations. LUC 70-9 Technical Appendix. D. specifies that CUHP is not applicable to La Plata County. Runoff calculations have been updated using the Rational Method. Drainage Exhibit: • Show and label culverts, swales, existing and proposed contours and flow arrows. Comment has been addressed. • Boundary between subbasins 2 and 3 is difficult to see with the green background. Comment has been addressed. • The concrete patio and parking areas shown on sheet 66 of the plans are not reflected in this exhibit. Were these components included in the impervious calculations? Concrete patios and parking areas are shown in Drainage Exhibit and were taken included in impervious calculations. Appendix D Runoff and detention results:

	• Were any runoff numbers calculated using CUHP? Per LUC 70-9 Technical Appendix. D., CUHP is not applicable to La Plata County. Runoff calculations have been updated using the Rational Method. • On detention basin outlet structure design sheets: orifice area per row and orifice spacing does not match plans for pond 3. Comment has been addressed. • Include calculations for emergency spillway. Spillway to be sized per LUC 70-9 Technical Appendix F.4..d.iv. Comment has been addressed. • What is the peak outflow for the WQCV for subbasin 1? The expected peak outflow for the WQCV for subbasin 1 is 0.1 cfs.
	Appendix E: • Culvert calculations do not match any in the plans. Are these for the pond outlets? Culvert sizes used in Hydraflow Analysis match the culvert sizes shown on Storm P-Pro Sheets. • Other: Provide calculations for pond overflow. See weir analysis report, appendix E.
3	**Traffic Impact Study:** See TIS comment Address document • Address comments from county's consultant. • Section 6.1: LUC Table 74-2 does not apply to county roads. The required right of way width is regulated by LUC Table 81-6 found in LUC 81 Technical appendix. • Appendix D: cite source of nomographs used for pavement section analysis.
4	**Sanitary Sewer Commitment to Serve:** • LUC 70-3 requires the commitment to serve to state that the sewer provider is willing to provide sewer service sufficient for the build-out of the proposed development, including all phases. The 111 ERT's specified in the letter does not cover the full build-out of the project. With the removal of park models, 111 taps is sufficient for the project. See sewer memo
5	**Water:** See water memo • In Narrative, provide information on how the water demand was calculated. Does this include the clubhouse? Include tap needed for river put-in parcel. • In Narrative, show conversion of water demand to equivalent users for Animas Water since the water supply letter shows capacity in equivalent users. • The Commitment to Serve letter from Animas Water Company specifies that the sufficient water supply for fire protection purposes is not implied. Address if there is there sufficient water at each hydrant to meet fire department requirements.
6.	**Geotechnical Studies for pavement design** • LUC 74-4.XII. requires pavement design based on a 20-year design life. The design in the report is based on a 10-year design life.
7	**Other:** • Any improvements to CR 252 will require the developer to enter into a Road Improvement Agreement with the county. This agreement will need to be signed by the developer prior to a hearing.

Notes

1. Full submittal requirements are outlined in LUC. The checklist provided here is not a substitution for the standards outlined in LUC, 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 LUC.

2. To be accepted, a land use application submittal must contain items identified in the checklist, and must have consistent information within the submitted materials. Once the submittal is determined to be complete and is accepted, a more detailed review will occur and any additional information needed to demonstrate compliance will be noted.

DRAFT CONDITIONS OF APPROVAL

Standard Conditions of Approval		Applicable?
1	Prior to Board of County Commissioners consideration, all items identified in the *Compliance Review Notes (CRN)* section, including outstanding agency comments noted, shall be resolved, unless otherwise specifically noted.	Y
2	Prior to Planning Commission consideration, draft copies of the conveyance and legal exhibits shall be provided. It is the developer's responsibility to obtain a signed agreement from the property owner where an access/utility easement do not exist. The agreement shall state that prior permit issuance the landowners will grant the easement.	
3	Prior to Planning Commission consideration, Draft graphic exhibits for the right-of-way shall be provided. The applicant's surveyor should contact Planning regarding exhibit requirements.	
4	Prior to construction, the proposed Right-of-Way shall be executed and recorded or otherwise appropriately dedicated. LUC 74-3.II.	
5	Prior to construction, one electronic complete set of the signed and stamped engineered construction drawings, traffic analysis, and drainage report shall be submitted. LUC 70-4.VII., LUC 70-9. III , LUC 74-3.III.	Y
6	Prior to permit issuance, improvements shall be installed per the Construction, Drainage, and Erosion Control Plans as verified by (1) documentation from the applicant's engineer and developer that the improvements have been completed per plans, (2) County inspection. LUC 70-4.VII.D.7., LUC 70-9.III.E., LUC 74-3.III.D.	Y
7	Prior to permit issuance or plat recording, the site shall be reclaimed and revegetated adequate to stabilize exposed soil. LUC 74-9.III.E.	Y
8	Prior to plat recording or permit issuance, certification by an engineer of the volume of detention / water quality ponds based on an as-built survey shall be submitted. LUC 70-9.III.E	Y
Compliance with Other Agency Permits		
9	Prior to approval of the project by Board of County Commissioners, design drawings for any applicable water, wastewater, or access permits shall be incorporated into the Construction Plans and demonstration of approval of the respective water, wastewater, or stormwater plans by CDPHE shall be provided. LUC 66-2, LUC 74-4.VII.C, LUC 74-3.I.F.,	
10	Prior to construction, verification shall be provided that the relevant CDPHE Water Quality Control Division (WQCD) permit has been obtained related to stormwater: Stormwater Discharge Associated with Construction Activities; Industrial Stormwater Permit; and/or other as verified by CDPHE. LUC 66-2	Y
11	Prior to permit issuance, provide documentation from sewer and water provider of approval of improvements.	Y
12	Prior to permit issuance, provide documentation from fire district of approval of improvements.	Y
13	Prior to permit issuance, signed commitments of firm water delivery (such as a perpetual, non-revocable tap reservation) or evidence of tap purchases from the water provider for all uses or lots.	Y
14	Prior to permit issuance, the applicant shall provide a binding commitment for sewer service signed by the service provider (such as a perpetual, non-revocable tap reservation) or evidence of tap purchases from the service provider for all uses or all lots	Y
15	Prior to construction, a driveway permit from County Public Works shall be obtained for each entrance.	Y
Project-Specific Conditions of Approval		
15		
16		
17		

LA PLATA COUNTY

Standards for auxiliary turn lanes on County Roads where required by the La Plata County Code or the State Highway Access Code.

1. When auxiliary turn lanes are required on a County Road to support a land development permit, the developer will be required to enter into a Road Improvement Agreement (RIA) with the County. This RIA specifies the terms, conditions, and warranty that will be required. After the County and the Developer have executed the RIA, a permit to work in the County right-of-way (which is also required) may be applied for. After the RIA and permit to work in the right-of-way have been issued and before commencing any work in the right-of-way, the developer or his contractor shall schedule a pre-construction meeting with the County Engineering Department.

2. An Irrevocable Standby Letter of Credit (LOC) from a Colorado Bank shall be provided in the amount of 120% of the estimated probable cost of construction. Performance bonds are not allowed. This estimate shall be prepared by a professional engineer licensed in Colorado and shall be approved by either the Community Development Department or the Engineering Department.

3. The design of the auxiliary turn lanes shall, at a minimum, conform to standards of the State of Colorado State Highway Access Code.

4. All lane widths shall be twelve feet (12') and the shoulders shall be a minimum of four feet (4') wide or as required to meet code for the designated road classification and shall be paved where required by code.

5. The edge of the existing asphalt shall be sawcut six to twelve inches (to be determined by the Engineering Department) in from the existing edge of pavement along the length of the proposed turn lane. The edge of the sawcut asphalt shall be roto-milled a minimum of twelve inches along the entire length of the turn lane. The average depth of roto-mill shall be two inches or as determined by Inspector.

6. Unless a geotechnical investigation has been performed, the minimum road section (including overlay) shall be:
   - Five (5") inches of asphalt
   - Six (6") inches of CDOT Class 6 aggregate base course
   - Eight (8") inches of CDOT Class 4 aggregate base course

7. An asphalt overlay of two inches (2") over the entire intersection, along the length of the auxiliary turn lane and to the radius points of each road will be required.

8. Maximum side slopes of 3:1.

9. All disturbed areas shall be fine graded, seeded and mulched.

10. Unless otherwise noted all work shall conform to the CDOT Standard Specifications for Road and Bridge Construction, latest edition. A traffic control plan will be required and shall be approved by the County before any work is started.