

## SECTION 7

### IMPROVEMENT STANDARDS PERTAINING TO P.U.D'S, SUBDIVISIONS, AND CERTAIN SPECIAL USE PERMITS

---

#### 7.1 PURPOSE:

These improvement standards establish requirements which are designed to promote the health, safety, convenience, order, prosperity and welfare of the present and future citizens of the County and will insure adequate and convenient open spaces, public roads and other forms of access, recreation, drainage facilities for protection against flood, and safe, potable water supplies and adequate sanitary disposal systems.

#### 7.2 REQUIRED IMPROVEMENTS:

The developer shall provide, construct, furnish or make available all the improvements described in this Code as they apply to the particular development.

- A. Grading and Paving:** All highways, streets and alleys shall be graded and paved or gravel surfaced to the widths and grades as described in Section 15 - Ouray County Road Standards. The developer shall improve any roads necessary or used to provide access from the development to a public road, whether within the development or off-site.
- B. Retaining Walls:** Retaining walls may be required whenever topographic conditions warrant, or where necessary to retain fill or cut slopes within the rights-of-way or slope easements. Retaining wall(s) are subject to current Building Code/Standards.
- C. Water Supply and Fire Protection:** Provisions shall be made for such domestic water and fire protection as may be necessary to protect public health and property and as more specifically provided in Section 7.4 below.
- D. Sewage Disposal:** Provisions shall be made for adequate sewage disposal either through on-site wastewater treatment systems (OWTS), connection to an existing system, or construction of a new system.
- E. Trees and Landscaping:** The developer may be required to install trees and/or other landscaping materials where existing vegetation has been destroyed by grading or other construction activities. Additional landscaping may be required to meet requirements of the Section 9 - Visual Impact Regulations.

Existing trees to be preserved shall be clearly marked prior to any grading or construction work and protected during construction of the development.

(7.2)

**F. Cuts/Fills:** All cuts and fills or manufactured slopes shall be accomplished in accordance with the requirements and recommendations of the soils investigation report, required by Section 7.3(E).

**G. Drainage and Flood Control:** All necessary structures and facilities for storm water drainage and flood water control shall be provided as required in the provisions of the Flood Hazard Regulations (Section 10 of this Code) and as required and recommended by the PUD drainage plan, as required in Section 7.3(D), or as may otherwise be required by the County Engineer.

**H. Underground Utilities:**

(1) Where feasible, all utility distribution facilities (including, but not limited to, electric, communication and cable television lines), installed in and for the purpose of supplying service to any development shall be placed underground, except equipment normally installed on the surface which is appurtenant to underground facilities, such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, concealed ducts and similar items.

(2) The developer is responsible for compliance with the requirements of this Section and shall make the necessary arrangements for the installation of said facilities.

(3) All underground facilities, sanitary sewers installed in access roads, or service roads, shall be constructed prior to the surfacing of such roads or service roads. Service connections for all underground utilities and sanitary sewers shall be outside of any road right-of-way.

**I. Signs:** Signs shall be designed and placed in accordance with County specifications as described in Section 8 of this Code.

**J. Subdivision Monumentation:**

(1) **Permanent Monuments:** Permanent survey monuments shall be set within all subdivisions in accordance with the provisions of Title 29, Article 51, Colorado Revised Statutes, as amended. At least two (2) permanent monuments shall be set in each block; they shall be within sight of each other and be readily accessible. These monuments may be either on the street centerline or on a line parallel to, and offset from the centerline and properly documented on the Final Plat. Permanent monuments shall be not less substantial than six (6) inch diameter concrete, twenty-four (24) inches long, or thirty (30) inch long No. 5 rebar steel, the upper twelve (12) inches of which are encased in concrete, with the exact point marked by a copper or brass pin two (2) inches long. The concrete monument shall be used in all street and surface areas. The top of the monument shall be six (6) inches below

the finished pavement grade and shall be encased by a cast iron monument box and cover, set flush with the finished pavement and supported independently of the monument.

(7.2J)

- (2) **Staking:** In making the survey, the engineer or surveyor shall take all corners and angle points in the exterior boundary of the subdivision and all angle points and curve points in the right-of-way lines of all streets, alleys, easements or other lands to be dedicated for public use. Stakes shall be not further apart than one hundred (100) feet and not less substantial than three-quarter (3/4) inch iron pins eighteen (18) inches long, driven flush with the ground, the corner point being marked by a metal tag stamped with the registration number of the engineer or surveyor. All lot corners, angle points and curve points shall be staked with three-quarter (3/4) inch iron pins eighteen (18) inches long. Said stake shall be driven to a depth of not less than two (2) inches below the finished grade of the lot and shall be permanently monumented on the surface.
- (3) **Inspection and Installation:** All monuments shall be subject to the inspection and approval of the County and shall be installed prior to the issuance of any building permits for the subdivision.

**K. Off-Street Parking:** Off-Street Parking: Off-street parking shall be provided as specified in the building code (residential/commercial) as is currently adopted by the county. Parking spaces for uses not listed in the building code shall be determined based on the following considerations:

- 1) The design capacity of the proposed facility; and
- 2) An overall plan for concentration or concentrations of parking with appropriate consideration of designed landscaping and relationship to surroundings; and
- 3) Trade-offs or alternative use of parking areas by uses which occur during different hours, days, or seasons.

### **7.3 DESIGN STANDARDS**

#### **A. Site Considerations**

- (1) Where steep land (10 percent slope or greater for the majority of lots), unstable land and areas having inadequate drainage or problems of such a nature as to endanger health, life or property exists, areas with such problems shall not be platted unless acceptable provisions are made by a registered engineer. Such plans must be approved by the County which shall judge the same by generally accepted principles of engineering adapted to the particular circumstances. All development in the

subdivision shall be carried out in conformity with the plans as finally approved.

(7.3A)

- (2) Any land within the areas of special flood hazard shall not be subdivided on unless in compliance with the Ouray County Flood Hazard Regulations.
- (3) All new Planned Unit Developments and residential construction shall comply with Section 16 – Wildfire Mitigation Regulations, of this Code.
- (4) Existing features, whose preservation would add value to residential development or to the County as a whole, such as trees, watercourses, historic spots and similar irreplaceable assets, shall be preserved as designated in the design of the PUD.
- (5) In all cases, materials used, preparation of base, methods of placing materials, workmanship, grading and tests of materials shall not be less than those standards required by the most recent standard specifications of the County, except where special provisions are required.
- (6) No construction (grading, trenching, or other disturbance of soils) shall commence until the Final Development Plan (FDP) has been approved and a PUD Construction Permit issued by the Land Use Department.

**B. Streets and Highways**

- (1) Streets shall be related appropriately to topography. All streets shall be arranged so as to result in as many building sites at, or above, the grades of the streets as possible. A combination of street grades and curves should be avoided.
- (2) Local streets shall be laid out to discourage use by through traffic, to permit efficient drainage and utility systems, and to require the minimum number of streets necessary to provide convenient and safe access to property.

- C. Easements for Public Utilities:** Easements for public utilities, including but not necessarily limited to the placement of, installation of and/or access to drainage facilities, electrical lines, cable television lines, natural gas lines or other facilities, shall be shown and dedicated to the appropriate utility companies as necessary to provide said utilities. The width of the easement shall be as required by the utility company. In all cases, the developer shall consult with the utility company to see what is required for a particular development. Sanitary sewer easements shall be designed so that sewer lines flow under the road surface or between lots to avoid creating maintenance problems.

(7.3)

**D. Drainage:**

**(1) General Provisions:**

- (a) All provisions for drainage and flood control shall be consistent with the Flood Hazard Regulations in Section 10 of this Code, and the standards adopted by the Colorado Water Conservation Board. Drainage control shall be designed to address at a minimum a one hundred (100) year frequency storm for maximum periods of intensity for the entire drainage basin in which the subdivision is located, and shall be made in accordance with the approved Planned Unit Development Plan. Drainage structures and ditches shall be of a size and nature to carry the calculated storm water from such drainage areas as based on standard engineering principles. Where free fall of water occurs, satisfactory means shall be provided to prevent erosion of soil. Culverts shall have concrete head walls and wing walls where conditions require. All required drainage structures and facilities shall be designed by an engineer registered in the State of Colorado who is experienced in drainage and storm water detention structures.
- (b) Structures proposed within the areas of special flood hazard must meet all requirements of the County Flood Hazard Regulations (Section 10).
- (c) Water supply systems and sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters. On-site waste water disposal systems shall be located so as to avoid impairment of them or contamination from them during or subsequent to flooding.
- (d) No lands subject to periodic inundation by a one hundred (100) year flood shall be subdivided except in conformance with the provisions and requirements of the Ouray County Flood Hazard Regulations.

**(2) Mitigation Requirements:**

- (a) Where a PUD is traversed by a watercourse, drainage-way, channel, stream or irrigation ditch, there shall be provided an easement or drainage right-of-way conforming substantially to the lines of such watercourse and of such width and construction, or both, as will be adequate for the purpose. Wherever possible, it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow and maintenance.

(7.3D2)

- (b) Where topography or other physical conditions make impractical the inclusion of drainage facilities within road rights-of-way, perpetual, unobstructed easements at least fifteen (15) feet in width for such drainage facilities shall be provided across property outside the road right-of-way and with satisfactory access. Easements shall be indicated on the plat. Drainage easements shall be carried from the street to a natural watercourse or other drainage facility.
  - (c) When a proposed drainage system will carry water across private land outside the PUD, appropriate drainage rights must be secured and indicated on the plat.
  - (d) The developer shall dedicate, either in fee simple or by a drainage conservation easement, adequate land on both sides of existing watercourses to a distance to be determined by the County.
- E. **Filled Lands:** Required fill shall be of suitable filling material and placed in such a manner as to insure that the finished elevation of all lots and roadway areas will be adequate to protect the development from flooding and has adequate provision for the passage of storm water run-off after settlement and compaction. Any fill in areas identified as Special Flood Hazard must comply with Section 10. No building or construction on filled land shall be commenced until satisfactory evidence has been submitted that the required elevation has been obtained and that the fill will provide a stable base for the construction proposed. Such evidence of satisfactory fill shall be submitted to the Land Use Department and County Engineer and the approval for construction of improvements upon said fill shall be granted by the County. Developer and/or landowner are responsible for obtaining any Federal permits as may be required.

#### **7.4 WATER SUPPLY**

- A. **Adequate Water Supply:** No application for a development shall be approved unless the applicant has demonstrated that it has an adequate water supply. An application may be approved contingent upon the acquisition or construction of a proposed adequate water supply. Whether a proposed water supply is adequate will be determined in the sole discretion of the county, but must be sufficient for the total build-out of the proposed development in terms of quantity, quality, dependability, and availability, and may incorporate conservation measures and water demand management measures to account for hydrologic variability. An application may be approved contingent upon acquisition and construction of a proposed water supply.

(7.4)

**B. Submittal Requirements:** An applicant for any permit to develop land shall provide the following information with respect to a proposed water supply:

- (1) Estimated water supply requirements for the proposed development.
- (2) A description of the water supply source or sources for the development.
- (3) If the source of water is a water supply provider such as an existing water conservancy district, special district, water authority, or other public or private water provider that supplies, distributes or otherwise provides water at retail, a letter confirming the availability of water from such source for the build-out requirements of the proposed development.
- (4) If the source of water is a new supply or through a new water provider, the applicant shall provide detailed information about the physical availability of the proposed water supply, legal entitlement or requirements to obtain legal entitlements to the water, physical and legal availability analysis during drought years, an estimate of the amount of water yield projected from the proposed water supply under various hydrologic conditions, storage requirements, conservation measures that may be implemented during times of shortage of either physical flow or legal availability, water demand management measures, if any, that may be implemented under various hydrologic conditions, and such other information as is necessary to establish that the proposed water supply is adequate for the build-out of the proposed development.
- (5) The information requested may be summarized in a letter prepared by a registered professional engineer with expertise in water rights or water supply development, or by a water supply expert such as a hydrologist stating that the water supply is adequate for build-out of the proposed development, and addressing the points in numbers 1-4 above.

## **7.5 WASTEWATER MANAGEMENT:**

Any applicant for a permit to develop lands, or for a building permit for a residential or commercial structure, shall demonstrate that the development or structure has adequate wastewater disposal in compliance with state law and regulations. In the instance of an individual wastewater system, an applicant shall demonstrate compliance with the state regulations for OWTS systems, as provided for in the Ouray County Board of Health Ordinance.