



Planning Engineering Checklist & Compliance Review Form

Legend

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

Project and Review Data

Project Name	Glacier Area Area G Phase 3 PDP
Project Number	2024-0239
Parcel Number	537101400831
Owner/Agent Name	Glacier Properties Assoc./ Burkhart
Checklist Date	1/2/25
Compliance Review Number	2
1 st Compliance Rev Date	3/25/25
2 nd Compliance Rev Date	4/23/25
3 rd Compliance Rev Date	

Project Understanding

Overview	The project proposes a 6 unit condominium building.
Water	Water Service is provided by Elbert Creek Water Company
Sewer	Sanitary Sewer Service is provided by Elbert Creek Water Company
Access	Access is via road on north side of lots, to Glacier Club Drive to SH 550. Roads dedicated to Tamarron Metro. and maintained by Glacier Management Associates.
Drainage	
Other	
Key Agency Comments	

Project Submittals

Item	Date	Prepared by
Construction Plans	3/25/25	SET Engineering
Plat	4/21/25	Moreno Surveying
Narrative	1/15/25	
Drainage Report	11/21/24	SET Engineering
Other		
Other		

	R	RN	Required Submittal Description	S	CN
Plan Sheets	Y	1.	<u>Construction Plans</u> 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		<u>Erosion Control Plan Sheet</u> (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.		
			<u>Grading Plan Sheet</u> 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.		
PDP	Y		<u>Existing Conditions PDP</u> 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 67-16.VI. Chapter 67 Technical Appendix, 67-15.	Y	
	Y	2.	<u>Preliminary Development plan</u> . This is separate from the Existing Conditions Plat and shows only elements that will be recorded. LUC 67-16.VI. Chapter 67 Technical Appendix, 67-15.	Y	2.
Drainage Report	Y		<u>Drainage Report</u> 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		

	R	RN	Required Submittal Description	S	CN
Access & Traffic	Y		<u>Road Width – Overall County DA</u> Per Development Agreement		
			<u>Road Width – City/County Joint Planning Area</u> 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		
			<u>Emergency Access – Overall County</u> 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 2 nd primary access, 10% grade, 30-60' ROW Other uses may require emergency access as required be IFC. Contact local fire district.		
			<u>Emergency Access Joint Planning Area</u> 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		
	Y	3.	<u>Traffic Evaluation (limited impact)</u> 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	
			<u>Traffic Impact Study</u> 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 72-3.IV.		
	Y	4.	<u>Legal Access Documentation</u> including perpetual access easements across any private parcels, or other information demonstrating legal access to the project parcel. LUC 70-11, 74-3.II.	Y	
			<u>Survey Exhibit for Right-of-Way Dedication</u> 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			<u>Copies of SIBH Permit(s)</u> regarding proposed OSWS for the project's demands. LUC 70-3		
			<u>CDPHE Wastewater Approvals</u> including preliminary effluent limits and approved wastewater system engineering plans. LUC 70-3		
	Y		<u>Commitment to serve</u> 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.		

	R	RN	Required Submittal Description	S	CN
Water	Y		Water Supply Information Summary Form. LUC 70-4. (Complete Form E.04, attached).	Y	
			<u>Water demand</u> : 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.		
			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		<u>Commitment to serve</u> 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	
			<u>Written confirmation</u> , 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.		
			<u>Current Pump Test</u> (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).		
			<u>Firm Yield Analysis</u> 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.		
			<u>Comprehensive Hydrogeologic Report</u> : 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.		
			<u>Current Water Quality Testing Results</u> (within 1 year) for primary drinking water constituents from a certified laboratory. LUC 70-4.V. (Complete Water Quality Testing Results form attached).		
			<u>Complete CDPHE Public Water System</u> 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)		
Associated Project			<u>Microsystems</u> 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.		
	Y		<u>Shared Improvements Maintenance Plan</u> . 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.		
			<u>Snow Storage Calculations</u> . 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.		
	Y	5.	<u>Geohazard Report</u> . 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.	Y	3.

Notes on Engineering Checklist - Required Submittals

1	<u>Construction plans</u> <ul style="list-style-type: none"> Per Development Agreement and Amendments. Construction plans to include, but not limited to temporary features (such as turn-arounds), phasing, limits infrastructure required for each phase, etc (per DA). Show signage (stop, yield, street, etc) on construction drawings. Analyze sight distance at intersections. 	
2	<u>Preliminary Development Plan:</u> <ul style="list-style-type: none"> Include information as identified in the 5th Amendment to the DA. Show any site triangles if needed. 	
3	<u>Traffic Evaluation:</u> <ul style="list-style-type: none"> Provide travel-time study to document effect on the CR 200 and Glacier Club Drive intersection. 	
4	<u>Legal Access Documentation:</u> <ul style="list-style-type: none"> Provide CDOT Access Permit for North Tamarron Drive. 	
5	<u>Geohazard Report:</u> <ul style="list-style-type: none"> Address steep slopes and any other geohazards present onsite. 	
6		
Forms to be Completed	X	<u>E.04 Water Supply Info Summary</u> (Include copies in ap submittal, DOWR pkt, eng consult pkt)
		<u>E.05 Well Pump Test Report</u> (Pump tester to complete for each well serving project – using this form or their own with equivalent info)
		<u>E.06 CDPHE Public Water System Summary Sheet</u> (Applicant to complete and include with application submittal)
		<u>Water Quality Testing Results</u> (Applicant to complete and include with application submittal)

Notes on Compliance Review

Compliance Review #		1: To be addressed after hearing.
Compliance Review Date		4/23/25
1	<u>Construction Plans:</u> <u>Sheet C002 Notes:</u> <ul style="list-style-type: none"> Add note regarding rock scaling prior to any excavation per geotechnical report. Note #44 differs from this geotechnical recommendation. <u>Sheet C103 Access and Grading Plan:</u> <ul style="list-style-type: none"> Section 4.0 of the DA requires roads serving more than 4 units to not exceed 10% grade. Edit G3 profile to maintain a maximum grade of 10%. 	
2		

Notes

- 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.
- 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 Planning Commission consideration, all items identified in the <i>Compliance Review Notes (CRN)</i> section, including outstanding agency comments noted, shall be resolved, unless otherwise specifically noted.	
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 upon 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 and drainage report shall be submitted. LUC 74-3.III.	Y
6	Per the Development Agreement, Reception # 1102451, 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 70-9.III.E.	Y
Compliance with Other Agency Permits		
8	Prior to approval of the project by Board of County Commissioners, design drawings for any applicable water, wastewater, access, or stormwater 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.,	
9	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	
10		
11	,	
12		
13		
Project-Specific Conditions of Approval		
14	Prior to plat recording, the Condominium Declaration shall be executed.	Y
15	Prior to building permit issuance, documentation of rock scaling must be provided per recommendations of Geotechnical Design Report, The Glacier Club, Area G Building 3, by Moab Technical Group.	Y
16	Prior to plat recording, provide documentation from geotechnical engineer that no additional rock scaling or long-term mitigation is needed.	Y
17		