

**15.1 COUNTY REQUIREMENTS**

The County is required by State Statute to review all subdivision of property to ensure that the designs meet all sound planning and engineering requirements as contained in the County Subdivision Regulations. The County is further charged to guarantee the public improvements of the subdivision are constructed and that said construction is in substantial conformance with the plans and specifications. The Colorado Revised Statutes state, "All plans of streets or highways for public use, and all plans, plats, plots, and replots of land laid out in subdivision or building lots and the streets, highways, alleys, or other portions of the same intended to be dedicated to a public use or the use of purchasers or owners of lots fronting thereon or adjacent thereto, shall be submitted to the board of county commissioners for review and subsequent approval, conditional approval, or disapproval."

**15.2 GENERAL APPLICATION**

All roadways shall be built to Douglas County standards. If an Owner / Developer wishes to not build the roadways to County standards and/or not containing adequate rights-of-way, the Owner / Developer shall submit Private Roadway Standards for review by the County. If the Private Roadway Standards are acceptable to the County, then these roadways shall not be maintained or assumed for maintenance by the County unless they are brought to County standards at the Owner / Developer's expense.

**15.3 PRIVATE IMPROVEMENTS**

**15.3.1** Private improvements such as roadways, driveways, utilities, etc. shall be clearly shown and labeled as such on each sheet of the construction plans. The note below shall appear on each sheet of the constructions plans where private improvements are shown:

"Douglas County shall not be responsible for the maintenance of roadway and appurtenant improvements, including storm drainage structures and pipes, for the following private streets." (List street names)

**15.3.2** When a request is made for the County to assume maintenance of any private improvement, it shall be the responsibility of the person(s) making the request to satisfactorily demonstrate that the private improvement is constructed in accordance with these Roadway Standards and adequate ROW is provided.

**15.3.3** The County will review these requests under normal review procedures as outlined previously in these Roadway Standards.

**15.3.4** Improvements that were not constructed in accordance with the applicable design and construction standards and specifications will not be accepted for maintenance by Douglas County.

**15.3.5** Any gate on a private road shall be located a minimum of 30' from the outside edge of the closest through lane of the intersecting road. The opening of the gate must be a minimum of 2' wider than the gated road or greater as required by the local Fire District.

**15.4 PRIVATE ROADWAY STANDARDS**

Private Roadway Standards, based on **Sound Engineering Criteria**, may be proposed for private development. These Private Roadway Standards must be certified as to their adequacy and safety by a Colorado Registered Professional Engineer. The Private Roadway Standards must contain a list of all deviations from County criteria as well as references to all sources which support the adequacy of the proposed deviations. Said Standards shall be subject to acceptance by the Developer, governing Fire District and the Engineering Director.

The following statement needs to be included on the acceptance page of the Private Roadway Standards:

“Private roads shall not be maintained or assumed for maintenance by Douglas County unless right-of-way is dedicated to the County in fee simple at no cost to the County and the private roads are improved to meet the requirements of the Douglas County Roadway Design and Construction Standards, as amended, at no cost to the County. Additional requirements may apply.”

**15.5 PAVEMENT DESIGN / ROADWAY CONSTRUCTION**

All roadways constructed in Douglas County shall be high quality, minimum maintenance roads which will meet or exceed established Douglas County specifications with respect to pavement thickness, composition and base (as set forth in Chapter 5, of this manual). All testing requirements and intervals shall be per Chapter 8 of this manual, except that all documentation for said tests shall be per Section 15.8 of this manual.

**15.6 COST ESTIMATE AND IMPROVEMENT AGREEMENT**

Any Developer / Applicant for Final Plat approval must provide the Engineering Division with an itemized cost estimate of all improvements (as defined by State statute) associated with the subdivision (to be titled Exhibit A). Cost estimates are to establish the amount of collateral provided by the Applicant to secure the Subdivision Improvements Agreement for Private Development (SIA-Private). An amount equal to 15% of the total Cost Estimate shall be added to the total cost to cover construction contingencies.

The Developer / Applicant shall guarantee all Improvements, including those to be constructed by an Improvement or Metropolitan District, unless an Intergovernmental Agreement (I.G.A.) has been executed between Douglas County and the District, guaranteeing the construction of those Public Improvements committed to by the District.

After review and acceptance of the Cost Estimate by the Engineering Division, it is incorporated into the SIA-Private document. The SIA-Private should be executed by the Developer / Applicant prior to the BCC hearing scheduled for the Final Plat approval. Collateral must be provided by the Developer / Applicant in the form and amount as defined in the SIA-Private.

**15.7 INSPECTION REQUIREMENTS**

During construction, a County Engineering Inspector will inspect private roads only by request of the Developer/Applicant, therefore inspection/permit fees will only be charged when the inspection is requested.

During construction, a County Engineering Inspector will inspect all erosion control measures and storm sewer facilities (i.e. inlets, pipes, detention and water quality facilities). Inspection/permit fees will need to be collected prior to beginning work.

Where utilities are installed to serve private developments and are located in easements or private street Right-of-Way, those utilities will not require a permit or associated fees from Douglas County. Responsibility for inspection will rest with the utility company providing service and/or the Developer / Applicant.

### 15.8 WARRANTY REQUIREMENTS

For subdivisions with private roads, sufficient guarantee must be given to the County in the form of test reports, field reports, and As-built Drawings in conformance with the requirements in these *Roadway Standards* (including cores, density tests, and compaction reports) and certified to by a Colorado Registered Professional Engineer. Reports and As-Built Drawings must be submitted and accepted prior to release of securities.