

14.1 GENERAL

Any Application for Subdivision or Site Plan acceptance will require an Improvements Agreement to secure the improvements.

The following documents may be obtained from the Douglas County Engineering Division or Douglas County Web Site.

14.2 IMPROVEMENT AGREEMENTS FOR SUBDIVISIONS

The subdivision statutes of the State of Colorado, Section 30-28-101, C.R.S., and the Subdivision Resolution of the County authorize the execution of a Subdivision Improvements Agreement between the County and Developer whereby Developer agrees to construct any required public improvements for the Subdivision and to provide security for completion of the Subdivision Improvements.

14.2.1 Subdivision Improvements Agreement (SIA)

- If improvements are dedicated to Douglas County by way of a plat, a Subdivision Improvement Agreement (SIA) is required.
- If the project contains both public and private improvements, both a SIA and a SIA-Private will be required.

14.2.2 Subdivision Improvements Agreement for Private Development (SIA-Private)

- If improvements are private and dedicated to a homeowners association or district, a Subdivision Improvements Agreement for Private Development (SIA-Private) is required.
- If the project contains both public and private improvements, both a SIA and a SIA-Private will be required.

14.2.3 Public Improvements Agreement (PIA)

- If a project is not processed through a Subdivision application and public improvements are required, a Public Improvements Agreement (PIA) may be required.

14.3 IMPROVEMENT AGREEMENTS FOR SITE IMPROVEMENT PLANS

- If a parcel or site is developed or redeveloped through a Site Improvement Plan, a Site Improvement Plan Improvements Agreement (SIPIA) is required.

14.4 IMPROVEMENT AGREEMENTS FOR OTHER DEVELOPMENTS

- If a parcel or site is developed as a Cluster-35 or other land use application, an Improvements Agreement is required.

14.5 COST ESTIMATE EXHIBITS

The following cost estimate exhibits shall be prepared and signed (by the same individual that signs the agreement) and attached to the agreement.

14.5.1 The Exhibit A Cost Estimate for SIA, SIA-Private, PIA, SIPIA or other agreements shall include the following:

- Roadway improvements shall include, but not be limited to, pavement sections, sidewalk, curb and gutter, curb ramps and trench drains as identified by the county accepted construction plans for the subdivision.
- Stormwater improvements shall include, but not be limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, riprap, detention basins, forebays, micro-pools, and water quality facilities.
- Utility improvements shall include, but not be limited to, water and sanitary sewer facilities, lines, metering stations, pump stations, lift stations, reservoirs, distribution mains and laterals that serve the development. The cost estimate does not need to include the service taps and meters for individual utility users that are located outside of the R.O.W. If these costs are secured through a Utility District, Douglas County will not require security for these improvements. The Exhibit shall identify the utility cost, but note that the Utility District holds the security for the improvements. The County will require written verification from the Utility District.
- Traffic signal improvements and signage and pavement marking improvements shall be included when required.
- Parking lot improvements shall include, but not be limited to pavement sections, sidewalk, curb and gutter and curb ramps for a site improvement plan.

14.5.2 A separate Exhibit B may be required per Planning Services' requirements including, but not limited to, all costs associated with any required landscape plan.

14.5.3 Security for the improvements included in the subdivision agreements shall be in the form of an irrevocable letter of credit or cashiers check for the total amount (including contingencies) in Exhibit A. Bonds are not an acceptable form of security.

14.5.4 Separate exhibits are required if fair share participation of improvements are required, such as future traffic signals, road widening, etc. The extent of participation shall be determined by the Engineering Division.

14.6 PHASING PLAN FOR SIA AND SIA-PRIVATE

The Engineering Division requires that all residential subdivision improvements and GESC Permit requirements be built/completed, inspected and accepted by the Engineering Division prior to any conveyance or transfer of title to any lot, lots, tract or tracts of land within a phase, or prior to any building permit(s) being issued. This may, and in most cases will, require a Phasing Plan for proper street acceptance. Section 14.6.2 provides submittal requirements for Phasing Plans.

14.6.1 Phasing Considerations

Careful consideration shall be given when developing a Phasing Plan. Streets that are to be granted Preliminary Acceptance shall be accessible by a street that has already been granted Preliminary Acceptance or will be granted such acceptance as part of that phase. All lots that take access from those roads as well as all adjacent disturbed areas shall be included in each phase.

The following specific requirements shall be complied with when developing a Phasing Plan:

- A maximum of 40-lots shall take access from any one access point.
- The maximum length of roadway(s) providing single point access shall not exceed 1,200-feet.
- A temporary cul-de-sac with a minimum radius of 45-feet paved or stabilized with a fire-district-accepted surface, shall be required at the end of the roadway segment. The temporary cul-de-sac will require a Temporary Roadway Easement to be granted until future roadway improvements are accepted.
- The drainage improvements associated with each phase shall be shown on the phasing plans, constructed, and accepted at the same time as the streets. Drainage improvements shall be included within the phases. Detention or water quality facilities serving more than one phase shall be installed at the start of the earliest phase to be constructed, so the facilities are in place when any portion of the upstream area is disturbed.
- The Phasing Plan shall reflect the Final GESC Drawing BMP's so that each phase provides adequate erosion and sediment controls.

14.6.2 Plan Requirements

If a detached single-family residential subdivision is planned to have the streets phased, a separate Phasing Plan shall be required. The individual who signs the SIA or SIA-Private needs to also sign the Plan.

Submittal requirements for Street Acceptance Plans, at a minimum, shall include the following:

- Phase delineation lines and phase labeling that clearly defines how each phase divides, including all streets, lots, drainage improvements, and adjacent disturbed areas of each phase.
- Lot lines.
- Street names.
- Lot and block number on each lot.
- All drainage improvements.