

CHAPTER 5

PUBLIC IMPROVEMENTS COST ESTIMATE

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Connie Joiner, Clerk & Recorder, Teller County, Colorado

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CHAPTER 5 - PUBLIC IMPROVEMENTS COST ESTIMATE

5.1 GENERAL

Any Applicant for final plat approval must provide the County Engineer with an itemized cost estimate (the "Exhibit A") of all public improvements (as defined by CRS) associated with the subdivision. Cost estimates are to establish the amount of collateral provided by the Applicant to secure the S.I.A.. An amount equal to 15% of the total cost estimate shall be added to the total cost to cover construction contingencies. Maintenance costs are not normally an issue in these agreements.

The Developer shall guarantee all public improvements, including those to be constructed by an improvement or Special District.

After review and acceptance of the cost estimate by the County Engineer, it is submitted to the County Commissioners' Office and the Final Plat is scheduled for a BOCC hearing. County Staff and the County Attorney's office review the S.I.A. and incorporate the Exhibit A from the approved public improvements cost estimate. This agreement must be signed by the Applicant prior to the BOCC hearing scheduled for the final plat approval. Collateral must be provided by the Applicant in the amount shown on Exhibit A (including contingencies).

5.2 PUBLIC IMPROVEMENTS

The scope of public improvements normally provided in subdividing land is discussed in this section.

5.2.1 Roadway

All sidewalk, curb and gutter for public R.O.W. within and adjacent to the subdivision shall be designed and constructed by the subdivider. All new public, local and collector roadways within and adjacent to the subdivision shall be designed and constructed by the subdivider. Participation in design and construction of new arterials and in improvements to existing arterials in the subdivision vicinity shall be determined by relative impacts identified in the Traffic Impact Study submitted with the Land Use Regulation application pertaining to the subdivision.

5.2.2 Drainage

Drainage public improvements required are defined in the Drainage Criteria of these Roadway Standards. Briefly, the storm system (roads and sewers) for the onsite platted area shall be designed and constructed by the Applicant. The connection of the onsite local system to the drainageway shall be designed and constructed by the Applicant. This may or may not be onsite. If the connection to the drainageway is offsite, it may be advantageous for several property owners to jointly design and construct the connection to the drainageway. The subdivider shall participate in the design and construction of the drainageway within or serving the development.

5.2.2.1

Detention or Retention Ponds

Detention and/or retention ponds for controlling stormwater runoff from the development, whether publicly or privately maintained, are considered public improvements because of protection they afford to the adjacent or downstream property owners. As such the cost of constructing these ponds shall be estimated and included in the S.I.A.

Note: Teller County has the responsibility to assure that land development provides necessary storm drainage improvements, whether or not the County will maintain these improvements (e.g., on-site storm water detention ponds).

5.3 UTILITIES

The cost estimate for public improvements shall provide for all water and sanitary sewer facilities, including trunk lines, metering stations, pump stations, lift stations, reservoirs, distribution mains and laterals within public R.O.W. that are necessitated by the subdivision development. The cost estimate does not include the service taps and meters for individual utility users that are located off public R.O.W. Major service lines for non-residential users, located off County R.O.W. shall also be included in the cost estimate.

5.4 TRAFFIC SIGNS AND SIGNALS

5.4.1 Traffic Signals

If the subdivision Traffic Impact Study identifies the need for traffic signals as a consequence of the subdivision's approval, whether that need is immediate or in the future, the Applicant shall be required to participate in the design and installation of the traffic signals. The extent of participation shall be determined by the County Engineer. The estimated cost of participation shall be included in the public improvements cost estimate and shall become part of the S.I.A.

5.4.2 Traffic Signs

The cost of traffic signs for the subdivision shall be included in the Exhibit A. The subdivision roads shall not be opened for public use until the traffic signs are installed. The signing and striping plan must also be submitted so the County Engineer can validate the Applicant's estimated sign costs.

5.5 COLLATERAL

Collateral for the public improvements included in the S.I.A. shall be in the form of an irrevocable letter of credit or performance bond for the total amount (including contingencies) in Exhibit A to the S.I.A.. If the Applicant prefers not to provide collateral, a building permit restriction type of S.I.A. may be used in certain circumstances. The County can provide details for this type of agreement.

5.6 PUBLIC IMPROVEMENTS FOR OTHER LAND USE ACTIONS

S.I.A., public improvements and collateral for public improvements are essential parts of the final plat approval process. Because policies regarding responsibility for public improvements have changed over time, there are County land use change processes, other than the final platting process that may require public improvements as a condition of BOCC or Planning Commission or staff approval. These are the development plan approval process for a major building, conditioned use or rezoning process, and the right-of-way vacation process. If the County requires public improvements as a condition of BOCC or Planning Commission approval for any of those processes, collateral shall be provided as described in Section 5.5 and in the Land Use Regulations.

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