

CLEAR CREEK COUNTY
PLANNING DEPARTMENT ADMINISTRATIVE DECISION
MINOR PLAT AMENDMENT CASE #01-PA-02
SADDLEBACK MOUNTAIN SUBDIVISION
SECTIONS 3, 4 AND 10 OF TOWNSHIP 4 SOUTH, RANGE 72 WEST

WHEREAS, the Board of County Commissioners, effective 22 September 1998, adopted Resolution R-98-144 establishing a process to amend approved final plats;

WHEREAS, Resolution R-98-144 designates the County Planning Director as the authorized representative of the Board of County Commissioners for purposes of administering and enforcing these rules and regulations;

WHEREAS, Saddleback Mountain Development Corporation has submitted an application requesting a minor amendment to the Board of County Commissioner's approved final plat for the Saddleback Mountain Subdivision (Case #SUB-1-98);

WHEREAS, the application would amend plat note #27;

WHEREAS, the application satisfies the criteria set forth in the adopted Minor Plat Amendment process;

WHEREAS, public notice for the proposed plat amendment was published on 31 January 2001; and

WHEREAS, no appeals were filed during the publication period.

NOW, THEREFORE BE IT RESOLVED that the County Planning Director hereby approves the attached Minor Plat Amendment, pursuant to the following findings of fact.

NOW, THEREFORE BE IT FURTHER RESOLVED that this amendment modifies Plat Note #27 of the approved final plat for Saddleback Mountain Subdivision (Case #SUB-1-98).

FINDINGS OF FACT

1. The proposed amendment meets the criteria set forth in the adopted Minor Plat Amendment process.
2. No appeals were filed opposing this amendment.
3. The applicable process has been completed in accordance with the Board of County Commissioner's adopted Resolution R-98-144 establishing a process for Plat Amendments.

APPROVED this 15th day of March 2001 by the Clear Creek County Planning Director.


Susan M. Pacek, Planning Director
Clear Creek County



27. A COLORADO LICENSED PROFESSIONAL ENGINEER WHO SPECIALIZES IN GEOTECHNICAL ENGINEERING WITH A MINIMUM OF FIVE (5) YEARS GEOLOGICAL EXPERIENCE/BACKGROUND, WITH OVERVIEW AUTHORITY BY THE COUNTY DEVELOPMENT SITE INSPECTOR, SHALL REVIEW ALL EARTH MOVING CONSTRUCTION TO INSURE THE FOLLOWING. SUCH QUALIFIED SPECIALIST SHALL BE HIRED AT THE EXPENSE OF THE SUBDIVIDER WITH FINAL COUNTY APPROVAL OF THE INDIVIDUAL RETAINED. REPORTS AND UPDATES SHALL BE PROVIDED CONCURRENTLY TO THE SUBDIVIDER, COUNTY DEVELOPMENT SITE INSPECTOR, AND THE UPPER CLEAR CREEK WATERSHED ASSOCIATION.

- (1) CONSTRUCTION OF CUTS AND FILLS HIGHER THAN 5 FEET IN AREAS COVERED BY SLOPE WASH OR TALUS ON SLOPES STEEPER THAN 2 ½ :1 SHALL BE AVOIDED. *WITHOUT ADDITIONAL INVESTIGATION AND RECOMMEDATIONS PROVIDED BY A SITE-SPECIFIC GEOLOGICAL ENGINEERING INVESTIGATION PRIOR TO ROADWAY CONSTRUCTION.*
- (2) ACROSS STEEP AREAS WHERE BEDROCK IS CLEARLY EXPOSED, CUTS CAN BE EXCAVATED, HOWEVER THIS RECOMMENDATION IS APPLICABLE FOR ONLY WEST, EAST AND SOUTH FACING CUT SLOPES. NORTH FACING BEDROCK CUT SLOPES COULD "DAY LIGHT" JOINTS AND FRACTURES ALONG METAMORPHIC ROCK FOLIATION POTENTIALLY CAUSING FAILURES. ~~IF CUTS ARE PLANNED HIGHER THAN 10 FEET, BLOCK WEDGE TYPE FAILURES OF THE BEDROCK UNIT ITSELF COULD OCCUR.~~ *SITE-SPECIFIC INVESTIGATIONS AND RECOMMENDATIONS FOR EXCAVATIONS ON NORTH FACING SLOPES SHALL BE INCLUDED IN THE GEOTECHNICAL REPORT.*
- (3) IN STEEP AREAS MANTLED BY TALUS OR SLOPE WASH, ROADS SHALL BE FIRST PIONEERED, THENCE ADDITIONAL GEOTECHNICAL STUDIES SHALL BE PERFORMED TO MAP THE SITE-SPECIFIC GEOLOGICAL CONDITIONS AND ALLOW THE ROAD DESIGN TO BE PROPERLY ENGINEERED.
- (4) ON SLOPES NO STEEPER THAN 2 ½:1 BUT STEEPER THAN 5:1 EXCAVATION OF CUTS AND FILLS SHALL BE CAREFULLY PLANNED. GENERALLY IN THESE AREAS BEDROCK CUTS SHALL BE EXCAVATED NO STEEPER THAN ½:1 TO HEIGHTS OF 10 FEET, THENCE NO STEEPER THAN 1 ½:1 FOR CUTS GREATER THAN 10 FEET.
- (5) FILLS SHALL BE KEYED INTO ~~SOUND BEDROCK~~ *NATIVE MATERIAL* AT THE FILL TOE, THENCE BENCHED IN STAIR-STEP LIKE FASHION AS THE FILL IS CONSTRUCTED TO ROAD GRADE. IN THIS MANNER, PLANNER SURFACES ON WHICH THE FILL IS EMPLACED IS BROKEN, THUS AVOIDING POTENTIAL FILL SLIPPAGE.
- (6) ~~FILL SLOPES SHALL BE BERMED TO PREVENT SURFACE WATER RUNOFF FROM FLOWING OVER THE SLOPES CAUSING EROSION AND SILTATION OF DOWNSTREAM AREAS. ROADWAY DRAINAGE SHALL COMPLY WITH ENGINEERING RECOMENDATIONS AND CLEAR CREEK COUNTY REGULATIONS.~~
- (7) SUBJECT TO THE RECOMMENDATIONS OF THE SOIL ENGINEER, FILL SLOPES SHALL BE PLANNED NO STEEPER THAN 1 ½:1.
- (8) PRIOR TO FILL CONSTRUCTION, DOWN SLOPE AREAS SHALL BE PROTECTED BY THE INSTALLATION OF SILT FENCES IN THE EVENT SURFACE WATER RUNOFF OCCURS. AS SOON AS CONSTRUCTED, FILL SLOPES SHALL BE PLANTED TO MINIMIZE EROSION AND SILTATION OF DOWNSTREAM AREAS.
- (9) THE FOOTPRINT OF ALL OCCUPIED STRUCTURES SHALL AVOID SLOPES IN EXCESS OF 30%. BUILDING PERMITS SHALL NOT BE ISSUED FOR THE CONSTRUCTION OF HOMES WHEN THE FOOTPRINT PROPOSED IS ON A SLOPE BETWEEN 20% AND 30% UNTIL THE SITE-SPECIFIC ANALYSIS HAS BEEN REVIEWED AND APPROVED BY THE COLORADO GEOLOGICAL SURVEY.
- (10) ALL ROADS CROSSING DRAINAGE CHANNELS SHALL BE PROTECTED FROM EROSION THROUGH THE INSTALLATION OF ADEQUATELY SIZED CULVERTS AND RIP-RAP ROAD EMBANKMENTS.
- (11) BASEMENT WALLS SHALL BE PROVIDED WITH PERIPHERAL DRAINS TO COLLECT AND TRANSPORT SHALLOW GROUND WATER FROM THE SITE.

(12) TO ADDRESS THE POTENTIAL PROBLEMS ASSOCIATED WITH TALUS SLOPES, A ANALYSIS SHALL BE PERFORMED ON LOTS 17, 62, 74 AND 75 TO INSURE THE STABILITY OF THE DWELLINGS. A BUILDING PERMIT SHALL NOT BE ISSUED UNTIL THE SITE-SPECIFIC ANALYSIS HAS BEEN REVIEWED AND APPROVED BY THE COLORADO GEOLOGICAL SURVEY. WHEN THESE LOTS ARE DEVELOPED, FOLLOWING APPROVAL BY THE COLORADO GEOLOGICAL SURVEY, THE SUBDIVIDER SHALL RECORD A NOTICE WHICH STATES: "THIS LOT HAS BEEN SPECIFICALLY ENGINEERED TO INSURE THE STABILITY OF THE DWELLING FROM POTENTIAL PROBLEMS ASSOCIATED WITH GEOLOGIC HAZARDS CONNECTED WITH TALUS SLOPES". THE NOTICE SHALL SPECIFICALLY REFERENCE ALL PROPERTIES BY LOT AND BLOCK, OR OTHER SUBDIVISION DESCRIPTION SO THAT THE NOTICE WILL BE NOTED ON ALL FUTURE TITLE COMMITMENTS.



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