

## Appendix D

### **Site Characteristics Analysis**

The “Site Characteristics Analysis” report shall be prepared by and bear the stamp and signature of a Colorado Registered Professional Engineer.

For Major Subdivisions, the applicant’s Engineer of Record responsible for the design of the subdivision shall incorporate mitigation measures into the layout, design, and construction of the subdivision that addresses issues identified in the Site Characteristics Analysis.

For Minor Subdivisions and all other land divisions that require a Site Characteristics Analysis but do not normally require design and construction of infrastructure, Montrose County may request that the applicant provide additional mitigation measures, including but not limited to additional engineering, designs, surveys, studies, investigations, etc. that it deems necessary to adequately address issues identified in the Site Characteristics Analysis.

At a minimum, this report shall contain information required by Section 30-28-133(3)(b)(I-IV) of the Colorado Revised Statutes and as otherwise summarized below:

1. Describe and identify any streams or lakes or other water courses on or adjacent to the property. Include any drainage courses that could carry concentrated flows during a storm run-off event.
2. Describe the topography and any other important land forms of the subject property. Excessively steep terrain of (20% or more) shall be identified.
3. Describe the vegetation located on the property.

4. Submit a report concerning the geologic characteristics and hazards of the area based on on-site observations and other industry standards that the report author deems necessary. The report shall cross check the proposed development site against the Geologic Hazards Mapping Project of the Uncompahgre River Valley Area, Montrose County, Colorado, 2011 (or “Geologic Hazards Mapping”) as prepared by the Colorado Geologic Survey. The report shall at a minimum discuss those specific geologic hazards listed in the “Geologic Hazards Mapping” and any other geologic hazards identified by on-site observations and other means. This report may be submitted as a separate, stand alone document and shall be prepared by a Professional Geologist or Professional Engineer having such experience so as to meet the definition of a Professional Geologist per CRS 34-1-201.
5. For each proposed lot, the results of a site specific radon study which measures radon levels in picocuries per liter shall be provided. A radon study shall not be required for lots with existing habitable structures.
6. Any maps, tables, tests, measurements, etc. concerning soil types and the suitability of those soils for the proposed development shall be provided.
7. For each proposed lot, a percolation or soil test based on the requirements of Montrose County Board of Health Resolution shall be provided. Percolation tests shall not be required for proposed lots with an existing Montrose County registered OWTS.
9. A depth to bedrock study shall be provided for each proposed lot to confirm viability of the land for development and OWTS installation. This study shall document and state the depth to bedrock within the upper 8 feet of the existing, undisturbed soil profile.
10. A depth to groundwater study shall be provided for each proposed lot to confirm viability of the land for development and OWTS installation.
11. When timing precludes the applicant's ability to perform the depth to groundwater study, the applicant has the option to submit a subdivision application without a depth to groundwater study. In such case, processing and review of the application for viability of the land for development and OWTS installation shall assume that the seasonally high

groundwater level is 2 feet below the existing ground surface unless there are obvious indicators (i.e. free standing water, wetlands, wetlands, wetland type vegetation, etc.) showing groundwater exists at or near the ground surface. The depth to groundwater study shall not be required for proposed lots, which have a completed OWTS permit on file with Montrose County.