



DESIGN AND BUILD AT TWIN BUTTES BUILDER INFORMATION PACKAGE

2024

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Building Permit Information for New Single Family Construction Projects at Twin Buttes

Building Requirements

- Approval from Twin Buttes Design Review must be submitted with all building permit applications, and a final sign off obtained prior to the issuance of a Certificate of Occupancy.
- All single family new construction in Twin Buttes must be built with a fire suppression system in accordance with Chapter 29 of the International Residential Code, section P2904. The system may be a stand-alone system or multipurpose system and must be shown on building plans submitted with permit applications.
- A 2018 IECC Green Building Code RESCheck energy efficiency compliance report must be submitted with building plans for permit applications.

Applicable Fees

The Durango Fire Protection District Impact Fee is \$819 per unit. Twin Buttes is subject to this fee the same as the rest of the City of Durango. The fee is to be paid to DFPD prior to picking up your building permit.

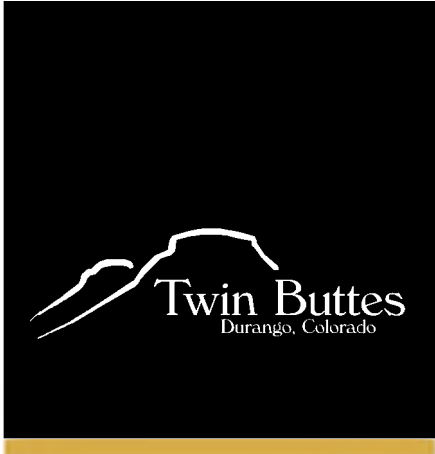
The City of Durango charges the following fees:

1. Building Permit Fee
2. Use Tax
3. Water Plant Investment Fee – water meter and service line equipment are to be 1", however, permit fee and water service is to be charged at the residential $\frac{3}{4}$ " rate per section 4.03 of the Twin Buttes Development Agreement
4. Sewer Plant Investment Fee
5. Major Streets Impact Fee

Note: Projects in Twin Buttes are exempted from Park and School fees. For more information on how the above fees are calculated, please review the City of Durango's Building Permit Fees sheet, available at the River City Hall front counter and on the Building Division's webpage at:

www.durangogov.org

For more information, please contact the City of Durango Building Department at (970) 375 4852.



TWIN BUTTES OF DURANGO, INC.
690 Twin Buttes Avenue,
Durango CO 81301
(970) 259-5306

Authorization to use Twin Buttes Concrete Washout

DATE: _____

Contractor: _____

Contractor Phone # _____

Project Address: _____, Durango, CO 81301

This is to certify that Twin Buttes of Durango, Inc. (TBDI) has authorized the above contractor to utilize the concrete washout located by the rock yard while pouring concrete for projects being constructed in the Twin Buttes subdivision. Twin Buttes will maintain the washout as needed. Contractor agrees to hold TBDI harmless from any liability associated with Contractor's use of the concrete washout area. Any illegal dumping in the washout will require contractor to remedy the infraction. In the event the washout is not available, Contractor agrees to utilize a different concrete washout area outside of the Twin Buttes subdivision.

Twin Buttes of Durango, Inc.

By:

Glenn Pauls

Glenn Pauls, President

The provisions of this authorization are agreed to by Contractor:

Contractor Signature _____ Date _____

Return a copy to Twin Buttes at: paula@twinbuttesofdurango.com



TWIN BUTTES DESIGN REVIEW COMMITTEE

692 Twin Buttes Avenue,
Durango CO 81301
(970) 259-5306

Residential Construction Stormwater Permitting

*Per the City's Building Permit process and the State's Stormwater Permit process, Stormwater Management Plans (SWMP) will need to be sent to the City of Durango Engineering Division for **review and acceptance before construction begins**. Each lot must also obtain a CDPHE Stormwater Permit. Information regarding the State Permit requirements can be found at <https://www.colorado.gov/pacific/cdphe/cor400000-stormwater-discharge>, including the online portal for completing the application, called CEOS. Once submitted, the CDPHE applications take 5 to 10 business days to process. The City process could take as long as 2 to 3 weeks.*

Any new building permit applicants will need to have their state permit and a SWMP accepted by the City prior to starting any clearing or site grading.

One further note: the smaller residential permits are transferable from lot to lot if the same builder/permit holder is developing a new lot.

For further clarification or assistance in navigating the process you may visit the City of Durango Engineering office at 1235 Camino del Rio or call Jeni Nicovich (970-375-4814).



TWIN BUTTES OF DURANGO, INC.

690 Twin Buttes Avenue

Durango CO 81301

(970) 259-5306

CONSTRUCTION SITE INFORMATION

NOTICE TO ALL BUILDERS: In an effort to keep the Twin Buttes community both safe and functional, please **maintain your speeds within the posted limits** and only park in eligible areas. Do not block the traffic lanes. Please convey this request to all of your subcontractors and delivery outfits that serve your construction site. Twin Buttes appreciates your efforts in making living in and visiting Twin Buttes a positive experience.

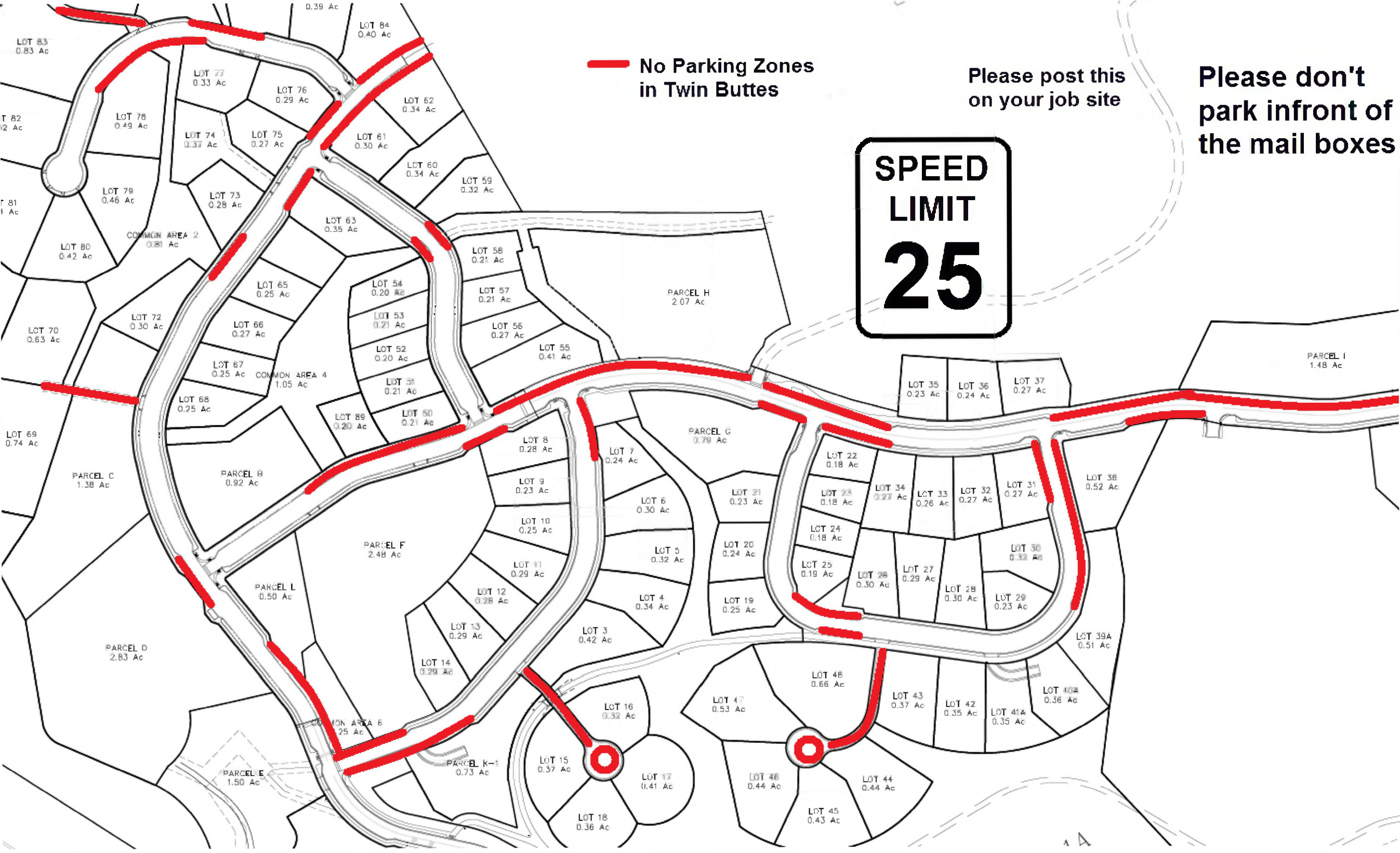
All construction projects at Twin Buttes are required to:

1. Post the attached parking map at the job site and provide a copy to your subcontractors. If you have a construction trailer that requires a permanent parking space during construction, contact the Twin Buttes main office at 970-259-5306 for an approved parking location.
2. Obtain written approval from adjacent landowners if planning to stage and drive on the adjacent properties during construction. Encroachment onto adjacent properties is limited to 10 feet within the property boundaries.
3. Protect the Twin Buttes infrastructure to the maximum degree and revegetate anything destroyed.
4. Avoid equipment leakages on the city streets. The city will fine the property owner for this.
5. Twin Buttes has storage and laydown areas available, as well as the ability to take excavation dirt, rocks, woodchips and logs. Please have your excavation contractor contact the main office to do a site walk prior to starting construction.
6. Twin Buttes will have some raw materials available to builders, including screened dirt, rocks big and small. We are not able to accept tree stumps at this time.

**— No Parking Zones
in Twin Buttes**

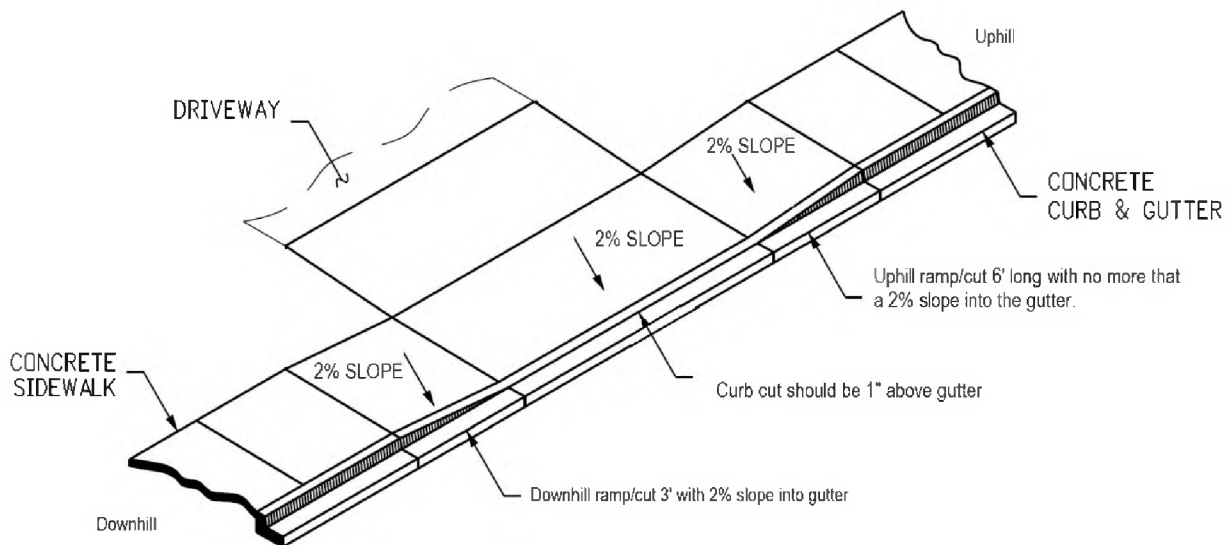
**Please post this
on your job site**

**Please don't
park in front of
the mail boxes**



TWIN BUTTES SIDEWALK AND CURB CUT GUIDELINES

1. This design applies only to lots that have a sidewalk that is attached to the back of the curb. If your lot is on **Wood Rose Lane** or **Bell Flower Court** this may affect you.
2. Twin Buttes will complete the sidewalk on your lot at about the same time as you complete your driveway entrance and ramps.
3. The CDOT curb cut and driveway plan below, with 6' ramps on both sides, is the City of Durango approved plan for lots not on a steep grade.
4. Below is the modified curb cut for lots whose driveways are on a steep grade. The main difference is that the downhill side of the cut can be shortened to prevent storm water from entering the lot. This applies mainly to lots that are below the street grade. The shortening of the ramp only applies to the downhill side of the ramp. Based on your driveway location, the City will direct what system you should use.



City of Durango Driveway Surface Regulations

Durango LUDC 4-2-2-18F.

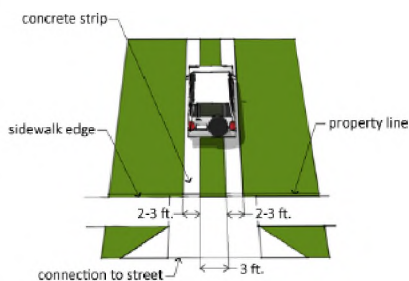
Regulations may change over time so please confirm with the City at the time of design.

Driveways shall be surfaced in one of the following ways:

- a. All Uses. All uses may use the following driveway surfaces:
 1. Concrete, including decorative concrete, patterned concrete, and exposed aggregate concrete.
 2. Asphalt
 3. Porous asphalt, concrete pavers, paving blocks, or similar materials approved by the City Engineer.

- b. Additional Options for Residential Uses, Except Multifamily. In addition to the surfaces set forth above, all residential uses, except multifamily, may use the following driveway surfaces:
 1. Permeable or porous pavers; or
 2. Paver blocks or brick.

- c. Concrete Ribbon Driveways. Concrete ribbon driveways may be used to provide individual access to single-family detached lots, provided that:
 1. The ribbons are located only on the driveway, and the driveway apron is paved with concrete across its entire width;
 2. The ribbons are at least two feet wide, but not more than three feet wide; and
 3. The ribbons are three feet apart measured from their nearest edges.



Driveway Slope Regulations

The maximum running slope of a driveway shall not exceed:

Single family unit - 12%

Multi Family shared driveway - 10%



BUILDER GUIDELINES FOR A RESIDENT FRIENDLY CONSTRUCTION SITE

Twin Buttes is now a living community with many homes. As our residents continue to reside in an area undergoing construction, we kindly request that all construction personnel be considerate of the impact they may have on our residents.

To ensure the safety and well-being of all Twin Buttes inhabitants, the Twin Buttes Metro District has implemented the following Builder Guidelines:

Trash –

- Job site debris and garbage must be contained to prevent it from blowing throughout the neighborhood.
- Twin Buttes is an environment with bears, food waste/trash should never be put in dumpsters or trailers. Food remains should be removed from the site at the end of the day.
- Prior approval from both the DRC and the City is required for the placement of dumpsters, storage containers, and trailers.

Parking –

- Provide ample room for residents to enter and exit their driveways with a clear view of traffic.
- No double parking on the street.

Pets –

- Pets are not allowed to roam freely, either on or off construction sites.
- Pet owners are responsible for cleaning up after their pets.

Site Management –

- Ensure that tools, equipment, and appliances are stored in a secure location to prevent theft and losses, which have been prevalent on the worksites.

Working hours –

- Building sites that are adjacent to 1 or more homes, construction should not begin prior to 7:00 am, and should end by 6:00 pm.
- Workers are expected to show respect for property boundaries and the landscaping around existing homes.

YOUR COOPERATION WITH THESE REQUESTS IS APPRECIATED



Construction site activities regulated by City Ordinance.

Maintenance and control of a properly run construction site is important. The city has included this guideline with your building or excavation permit to assist in preventing complaints from adjoining properties and violations of City Ordinances.

Compliance shall include such matters as:

- Dust and debris, containment of trash and construction materials, **Sec. 11-51, 11-52, 11-53** and/or **11-54**
Maintenance and upkeep of the site shall include trash, litter, and debris being contained and disposed of properly.
- Control of noise, **Sec. 16-4**
Noise should be kept to a permissible level, from 7am-7pm.
- Regulation of hours of work. (noise) **Sec. 16-6**
If any work is scheduled from 7pm-7am Noise and construction activity may result in a violation complaint.
- Prevention and removal of dirt and material deposited on roadways, and protection of paved surfaces from equipment damage. **Sec. 11-55, 17-52, 17-55,** and/or **21-83.**
Any mud, debris deposited onto city right of ways, shall be removed and disposed of daily and properly, to prevent access to storm water drainage areas.
Tracked vehicles shall not be on paved surfaces without proper protection.
- Prevention of concrete/mortar washout materials and/or debris from accessing storm water drainage areas. **Sec. 11-71, 25-176,** and/or **Chap. 27 Sec. 10-10-16(8)i.**
Authorized concrete washout pits shall be utilized at the construction site.
- Creation and maintenance of an adequate and safe unobstructed walkway around the site or blocked sidewalk. **Sec. 21-83**
Pedestrian traffic must be implemented if the site affects an adjoining sidewalk.
- On site Porta-Johns shall be anchored, Porta-Johns are prohibited on City Right of Way **Sec. 25-176** and/or **Chap. 27 Sec. 10-10-16(8)i.**
Porta-Johns shall be anchored to prevent tipping by wind and or vandals. Site location should be considered prior to placement. Accidental discharges shall not

cause or threaten to cause pollution or contamination of waters of the state, or health violations.

- Revocable Right of Way permits are required for any work or storage of materials, and or equipment in City Right of Ways. **Sec. 21-69**
Traffic control plans are required with the Right of Way permit.
Storage of waste containers, construction materials, or equipment on City Right of Way poses a traffic hazard requiring a revocable Right of Way permit.
- Excavation permits are required in addition to a building permit **Sec. 21-69**
For any construction, excavation, or work in or affecting the public Right-of-Way, The excavator applicant shall hold a business license, general liability insurance, and \$5000 bond or letter of credit.
- Stormwater Quality permits are required for any disturbance of land in excess of ½ acres. **Chap. 27 Sec. 10-10-16**
Should the construction site disturb in excess of ½ acre of land a Storm Water Management plan permit is required by the City and or the State of Colorado.
- Provisions for equipment and employee vehicle, parking in safe legal locations. **Chap. 24 Art. III**
Any vehicles and equipment parked on city right of ways shall be parked legally.
- Dogs shall be restrained from leaving site. Barking nuisance shall be abated. **Sec. 4-41, 4-13.**
Any dogs at a construction site shall be properly restrained on site. Dogs' at large and barking nuisances are to be prevented.

Please feel free to contact City of Durango Code Enforcement at:

375-4930