

Routt County Regional Building Department
136 6th Street, Ste 201
Steamboat Springs, CO 80487

RE: Permit Application SPRGR231782
Property Address: 2300 Mt Werner Cir

Attn: Malea Michael-Ferrier

02.09.24

RESPONSE LETTER

Dear Malea –

In response to your Corrections Notice, please see below.

	CITY COMMENT	RESPONSE
	Engineering Review (Reviewed By: Emrick Soltis, P.E., CFM)	
1	Cover Page?	See sheet C.001
2	C.301: Provide a detailed Grading and Drainage Plan for entire site. Appears sheets may be missing.	Sheet C.300 included
3	C.311: A berm on the downstream side of the inlet may be necessary to reduce bypass due to potentially high conveyance velocities.	Ditch conveys small amount of roadside drainage - no berm proposed
4	C.331: Show/define a roadside swale/ditch.	1' min. ditch/swale shown
5	C.331: Provide cross sections at 100ft intervals for all sidewalks.	See updated sheet
6	C.332: Continuation of roadside swale/ditch?	Surface updated
7	C.332: Provide a profile for sidewalk.	PR Concrete on existing soft surface trail - No profile proposed
8	C.332 Confirm cross slope is ADA compliant.	Confirmed existing cross slope is at 2% max
9	C.400 Provide Plan and Profile for sidewalk.	See sheet C.333
10	C.410: Sidewalk crossing shall be ADA compliant with 2% maximum cross slope.	See updated sheet
11	C.420: Missing station label	See updated sheet
12	C.420: Swale is likely needed at top of wall.	See updated sheet
13	C.430: How will this drainage be conveyed without causing erosion to the hillside?	Level spreader detail - See sheet C.501 for details
14	C.500: Wall Detail?	Detail previously submitted in PDF upload titled "230407 The Amble - Stacked Block Retaining Wall Recommendations and Plan"
15	C.710: Include drainage channels, check dams, and walls as part of critical improvements.	See Updated Sheet
16	Per conditions associated with PL 20220479, provide a signed and sealed final drainage study.	Report uploaded with response

	Planning Review (Reviewed By: Toby Stauffer, AICP)	
1	See conditions of approval and vested conditions on two planning projects referenced in conditions that need to be addressed before issuance.	Acknowledged
	Construction Site Management Review (Reviewed By: Scott Slamal)	
1	CSMP does not include proposed sidewalk along Mt Werner Circle.	See updated CSMP
	Utilities Review - Mt. Werner (Reviewed By: Beau Cahill)	
1	See condition 4	Acknowledged
	Construction Stormwater Review (Reviewed By: Scott Slamal)	
1	The estimated amount of disturbance exceeds one acre, please apply for a separate City Construction Stormwater Permit in Cityview.	SWMP permit application submitted 12/18/23. SPRSW231783
	Conditions	
1	Building Department - Prior to Final Grading Inspection	
	Informational: I have set conditions for the Grade and Fill that does not include items present in the plans. It is the responsibility of the installer of Redirock walls shown on Sheets C.300, C.320, C321 or any retaining walls other than those 4-ft maximum (exempt from permit). Designer of the retaining wall systems to submit under separate building permit, no items shall be installed until the submittal documents have been submitted to RCRBD for review and approved	Acknowledged
2	Planning Department - Prior to Full Building Permit Issuance	
	Compliance with PL20220623 conditions of approval #1, 4, 6, 7, 8, 10, 11 required.	Acknowledged
3	Planning Department - Prior to Full Building Permit Issuance	
	Compliance with PL20220479 conditions of approval #3, 4, 6, 8, 9 required.	Acknowledged
4	Mount Werner Water & Sanitation - Prior to Full Building Permit Issuance	
	A signed copy of the Request for Water and Sewer service agreement needs to be provided to Mt. Werner Water prior to approval; link to form listed below.	Acknowledged
5	Engineering - Prior to Issuance of TCO/CO/CC	
	At the time of project completion, an Improvement Summary Letter or Completion Letter signed and sealed by the Engineer of Record shall be uploaded to the associated building permit in CityView Portal against the applicable condition. Upon receipt of the letter, Engineering will review and perform a Final Site Inspection for the TCO/CO request.	Acknowledged

6	Engineering - Prior to Issuance of CO/CC	
	An executed Ownership and Maintenance Agreement for the Permanent Water Quality Treatment Facility shall be recorded prior to Certificate of Occupancy/Completion. The agreement will be processed via a new Permanent Water Quality Treatment Facility Registration License application. For more information on that process, refer to the link provided. https://www.steamboatsprings.net/1336/CityView-FAQ	Acknowledged
7	Engineering - Within 30 days of Building Permit Issuance	
	Pre-construction meeting shall be to be scheduled prior to start of construction.	Acknowledged

We hope that this response letter provides the information you need. Please let us know if you have any additional questions or concerns.

Best Regards,

Jamie Schwarz
East West Partners