

Christie Peak Express Relocation – Status of Improvements



November 8, 2022

Landmark Job No. 1012-052

Mr. Emrick Stoltis, PE
City of Steamboat Springs Public Works Department
PO Box 775088
Steamboat Springs, CO 80477

**RE: SSRC Christie Peak Express Relocation (PL20210153)
Steamboat Springs, Colorado
Status of Improvements**

Dear Emrick,

This letter summarizes the status of the private improvements for the Steamboat Ski & Resort Corporation's Christie Peak Express Relocation development on a portion of Lot 2, Parcel D, Ski Hill Subdivision (PIN 320200002) as of November 3, 2022. This project was approved as a Development Plan – Minor Modification (PL20210153) and substantially constructed this year and is scheduled to be ready for opening day of the Steamboat Ski Area's 22/23 Season.

It is our understanding that the Applicant will be seeking a Temporary Certificate of Occupancy this Fall and then resuming work early next summer after the ski area has closed for the season.

The following is a status update on the individual italicized conditions of approval as referenced in the City of Steamboat Springs' (City) May 18, 2022 letter and as identified on CityView. Additionally, we have included photographs showing progress and/or completion of various improvements as well as an exhibit identifying outstanding or incomplete scope proposed for continuance in 2023:

- 1. The night skiing and riding lighting as proposed in this application shall be subject to the original conditions and limitations of the approved development plan, DPF-13-01***

The night skiing and riding lighting modifications generally followed the photometric plan previously provided in the DRT responses provided February 25, 2022.

- 2. The following items are considered critical improvements and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion or approval of a Condo/Townhome Final Plat, whichever comes first: ·Drainage improvements
·Permanent storm water quality treatment facilities***

The Applicant understands that this is a requirement prior to Certificate of Occupancy and reaffirms this letter is to be considered informational towards a Temporary Certificate of Occupancy. The drainage improvements have been substantially constructed to help manage runoff and maintain downstream pre-construction patterns, however they continue to function as part of the Construction Stormwater Management Plan (by Others). We are recommending deferment of some

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improvements until later next year to allow the site to further stabilize. Additionally, interim maintenance may be required and performed prior to final documentation and inspection by the City.

- 3. Prior to Permanent Stormwater Quality Treatment Facility Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted**

The project is currently an active construction site and has a Construction Stormwater Management Plan (by Others). There is overlap between the temporary and permanent stormwater quality facilities. We are recommending deferment until 2023 to allow the site to further stabilize prior to the removal of the temporary BMPs and the installation of the permanent features. When this has occurred, this condition will become actionable.

- 4. Prior to Engineering Final Approval Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted**

Additional work and site stabilization is necessary and expected to occur in 2023. When appropriate, this will be submitted.

- 5. Record Drawings/CAD Files shall be submitted prior to Permanent Stormwater Facility Inspection**

These have not been compiled at this time as the improvements are not fully constructed and therefore cannot be located or documented. This condition is anticipated to be completed in 2023.

- 6. The owner shall provide the following recorded easements prior to issuance fo TCO/CO:**
 - Drainage and Access easement from Public Street related to the storm water quality treatment facility.

The easements, including those for Wild Blue Gondola (PL20210048), have been drafted and being finalized. A copy of the recorded easements will be provided to the City.

- 7. Prior to Certificate of Occupancy/Completion, an Ownership and Maintenance Agreement for the Permanent Stormwater Quality Treatment Facility shall be recorded.**

The Applicant understands that this is a requirement prior to Certificate of Occupancy and reaffirms this letter is to be considered informational towards a Temporary Certificate of Occupancy. Landmark has draft copies of the O&M prepared and has circulated them among the Applicant's various Team. Upon completion of the necessary improvements, these will be updated and submitted for review, approval, and recording. This is anticipated to occur in 2023.

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8. Prior to Permanent Stormwater Quality Treatment Facility Inspection, documentation of state registration of detention or infiltration facility shall be submitted.

The project is currently an active construction site and has a Construction Stormwater Management Plan (by Others). There is overlap between the temporary and permanent stormwater quality facilities. We are recommending deferment until 2023 to allow the site to further stabilize prior to the removal of the temporary BMPs and the installation of the permanent features. When this has occurred, this condition will become actionable.

Private Improvements

Landmark performed, or supervised, limited construction observation during construction of the private improvements and conducted a recent site review on November 3, 2022, to compare the visible surficial improvements with the approved Landmark civil drawings. Based on these observations, the following private improvements have not been completed prior to winter conditions. Please refer to the included Exhibit for general locations and scope:

- Final Grading and Topsoil Placement
- Sand Filter Completion Process
- Primary and Secondary Swale Network Completed
- Revegetation and adequate ground cover
- Removal of Construction BMPs and conversion to permanent facilities
- Restoration of Burgess Creek/Promenade disturbances

Landmark does not provide a guarantee or warranty of the work. Further, the observations described herein do not relieve the Contractor from compliance with the requirements of the plans and specifications.

This letter does not constitute a guarantee or acceptance either expressed or implied of work not in compliance with the approved documents or work not properly maintained. Nor is this a release of the Owner's or Contractor's obligation to complete work in accordance with the same or provide proper maintenance of the work.

As normal with any site, future and on-going maintenance will be required for the site improvements by the existing and future property owners or ownerships.

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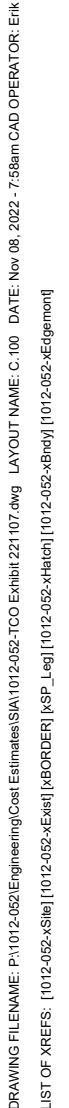
If you have any questions, please do not hesitate to contact us.

Sincerely,
Landmark Consultants, Inc.

A handwritten signature in blue ink, appearing to read 'Erik Griepentrog', with a long horizontal flourish extending to the right.

Erik Griepentrog, P.E.

Attachments: Site Plan Exhibit (2 pages)
Lower Terminal Photo

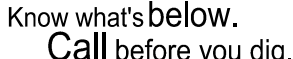


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1. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
2. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINE AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
3. UTILITIES ARE SHOWN PER APPARENT SURFACE EVIDENCE TOGETHER WITH RECORD INFORMATION, IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD WILL BE RESPONSIBLE FOR THE LOCATION OF OR THE FAILURE TO LOCATE THE LOCATION OF NON-VISIBLE UTILITIES.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-808, C.R.S.
5. THIS SITE CONTAINS A CALCULATED AREA OF 201.9 ACRES.
6. A PORTION OF THE SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE A OF THE UNNAMED TRIBUTARY TO BURGESS CREEK AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 08107C0893D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005 AND LOMR 18-08-0922P.
7. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
8. DOMESTIC WATER & FIRE PROTECTION SYSTEM DESIGNED BY WRIGHT WATER ENGINEERS SHALL BE REVIEWED AND APPROVED BY MOUNT WERNER WATER AND STEAMBOAT SPRINGS FIRE DEPARTMENT.
9. ITEMS INTENDED FOR DEMOLITION ARE NOT SHOWN FOR ILLUSTRATIVE PURPOSES. THE MINOR/CITY OF MOUNTAIN CASTER REMOVAL IS NOT-A-PART AND IS PERMITTED UNDER SPR02E220354.

CHRISTIE PEAK EXPRESS APPROX. REVEG. LIMITS

WILD BLUE GONDONAL APPROX. REVEG. LIMITS
(SEPARATE - NOT A PART)



2 BUSINESS DAYS IN ADVANCE BEFORE YOU
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

CIVIL ENGINEERS | SURVEYORS
141 9th Street ~ P.O. Box 774943
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com



These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any type of construction or contracting unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

PROJECT:	1012.662	NO.	DATE:	BY:	DESCRIPTION:
DATE:	4/27/22	1	4/27/2022	Grp	BLDG PERMIT REV.
CONTACT:	Ellis Griepentrog	2	5/21/22	Grp	ASI #1, REV#2
EMAIL:	enrig@landmark-co.com				

Christie Peak Express Relocation Overall Site Plan Revegetation Exhibit

SHEET

X-1



SECONDARY SWALES

SED. TRAPS

PRIMARY SWALE

WILD BLUE GONDOLA

SAND FILTER

CHRISTIE PEAK EXPRESS