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March 14, 2023

City of Steamboat Springs Planning Department Plan Review Service – Attn: Bob Keenan  
137 10<sup>th</sup> Street  
Steamboat Springs, CO 80477  
Phone: (970)-871-8207, Fax: (970)-879-8851

**RE: Steamboat Airpark Preliminary Plat at 280600001 (PL20220154)**

Dear Bob,

We have reviewed the DRT letter dated June 9, 2022 for the above project. We are resubmitting the plans based on the review and offer the following responses:

**FMA-21-04 Planning – Bob Keenan**

**Revisions Required:**

1. Please provide required Mineral Rights Affidavit. **Affidavit included with this submittal.**
2. Your narrative incorrectly states that the current property is zoned MF-3. The rezoning was contingent on approval of the Final Plat associated with PP-18-03. Please update your narrative. **Narrative updated.**  
Given the above, you may need to submit a zoning map amendment concurrently with this application. We have reviewed your plat to MF-3 zoning for proposed lot 1. The remainder parcel should be rezoned when platted but not before. **FPSE and the Owner will submit a ZMA application with this resubmittal.**
3. Subdivision Standards:
  - 602.C - A street shall not divide a lot. Please revise the plat proposal to create additional lots where the proposed access easement divides the proposed lots. **Understood, plat has been revised.**
  - 602.D - Demonstrate compliance with Useable Lot Area requirements. Areas that do not qualify shall be placed in open space or labeled as unbuildable. Provide analysis on existing conditions plan. **Sheet PP4a added to the plan set with this information.**
  - 602.F –
    - a. Subdivisions shall be designed to comply with multi-mode facilities and complete streets. This includes the "access road". Which should have sidewalks, street trees, bike lanes, etc. **Main Drive, now called Copper Ridge Village Drive, through proposed Lots 1 and Outlot 2 has been updated with sidewalk and complete streets to a modified Neighborhood Street III**
    - i. Any street that provides access to more than 2 lots or 4 units shall be a public street. A public street shall be proposed or a variance shall be requested. **Drive through Lots 1 and Outlot 2 is now a dedicated ROW.**
    - j. Access easements shall not serve more than two lots and shall not exceed 100 feet in length. Access easement is no longer requested as a part of this plat.
    - l. Propose a street name **Street is currently named Copper Ridge Village Drive.**
  - 602.G Vegetation and Site Grading - Demonstrate compliance with tree preservation requirements, as applicable  
Here is the tree preservation table in the standard:

Table 602-1.

Tree Preservation Tree Size Preserved

12-23" caliper 50% min.

≥24" caliper 75% min.

There are not a whole lot of trees of over 12" caliper on the entire 133 acre site. The road construction proposed in this plat will only disturb approximately three acres of the 133 acres, only 2% of the site. That area has no trees observed over 12" caliper so tree preservation will be maintained per the standard.

602.K Postal facilities are required Four Points has reached out multiple times to the local post office and have also contacted the district representative to get approval from the post office for the cluster box locations. Nobody from the post office has provided contact or review and Four Points does not anticipate that they will. A post office cluster box is included in this resubmittal for the benefit of the subdivision. A plat note is included on page PP2 stating that post office facilities are required

602.D Critical Improvements - Staff has identified the following as critical improvements that must be accepted or approved prior to any building permit approval: access drive, sidewalks, Gossard Extension, drainage infrastructure, and utilities Understood.

602. P - Phasing - Propose any necessary phasing or the entire project will be required to be completed in one phase. The sidewalk construction will be phased and that phasing is included on page PP6a.

4. 426, Access

4. In MF zone districts:

a. Multiple-family residential developments of ten acres or more shall include a minimum of one public street that is continuous through the site and connects to a public street on both ends. The Planning Director may waive this requirement for a through-access street if the applicant demonstrates that there are adequate alternatives available for residents and vehicles to travel through the development to adjacent properties and developments. The Copper Ridge village property will define a public street from the south property line to the north property line.

5. A plat note shall be added noting that the larger parcel is not developable until replatted in accordance to the CDC. Staff can work with you on this language. Plat notes added to page PP2.

6. Miscellaneous Corrections

What is the purpose of sheet PP18? Should be removed from submittal? PP2 - label all linework.

PP18 removed from the plan set. PP2 linework labeled with an inset added for work shown on zoomed in PP3.

What is the purpose of PP3, label line work. PP3 is a zoomed in look at Lot 1 and Outlot 2 and the proposed easements dedicated by this plat.

The match sheet notes reference plan sets that are not included. Example C2. Match sheet notes added and updated as needed.

**Engineering Review** (Reviewed By: Emrick Soltis, P.E.)

1. PP2: Access on this lot will be required to be graded in for future connection. Will need a development agreement that this is dedicated as ROW and constructed prior to any future development. The ROW is defined and dedicated as a public street between the proposed Lot 1 and Outlot 2, with no defined access across the Airpark remainder parcel. The City will need to provide development agreement.

2. PP2: This is required to be dedicated public Right of Way. See above.

3. PP18: Show the full extents of the proposal on this sheet or have an additional sheet for site plan. Sheet has been removed from the plan set.

4. PP18: What cross section is this road built to? Sheet has been removed from the plan set.

5. PP12: K value does not meet the minimum requirement. Sheet has been removed from the plan set.

6. PP12: What typical section is being utilized? The street is a Neighborhood Street III with sidewalks on both sides.

7. PP12: Does not appear that intersection parameters are being met. Table 4.2 Intersection removed.

8. PP13: Profiles shall be provided in numerical order. There is only one profile in the adjusted plans.

9. PP13: K value does not meet the minimum requirement. Road and profile with K value correction removed from plans.
10. PP13: Does not meet intersection parameters per Engineering Standards Table 4.2. These sections of road will no longer be proposed as a part of this preliminary plat.
11. PP13: Road Profiles 2 & 3 need to be combined into one profile. These sections of road will no longer be proposed as a part of this preliminary plat.
12. PP7: Provide road cross sections. Cross sections provided at 50 ft stationing on Sheet C12.
14. Drainage Study: Show full extents, basins, calcs, etc of parcels associated with this application Full extents shown, all contributing basins shown.
15. Drainage Study: Remove all receiving pervious area as it is intended to function via sheet flow not concentrated in addition should not be sloped greater than 3:1. Done, RPA areas removed from exhibit and report. Much of the areas that had RPA designated are gone.
16. Drainage Study: Confirm velocities in all Water Quality swales. Shall exceed one foot per second. The water quality swales were removed with the revised proposal. No longer required with the proposed sand filter and detention pond.
17. Drainage Study: Detention appears to be required. Detention will be provided in the detention pond shown which will eventually become the permanent detention pond for the Copper Ridge Village development.
18. Drainage Study: Include approved scope. Done, approved scope in the appendices.
20. Drainage Study: Provide detail as to what this detention basin is for/ associated calcs and historic vs post development flows. This was a pre-existing ponding area but there is no detail or drainage study associated with it. It is known exactly how much volume it had and there was no well-defined outlet structure. This pond has since been removed with the Overlook Park Construction and hence, was removed from both existing and proposed conditions drainage exhibits.
21. Geotech Report: This report shall be updated to analyze current proposal and evaluate cut and fill slopes with recommendations. FPSE and NWCC have included a soils report for the work for the north sidewalk along Gloria Gossard and the preliminary soils report for the Copper Ridge Village development which includes the Main Drive proposed in this plat.
22. Prelim. Geologic Hazard Eval: This report shall be updated to analyze current proposal. See response above.
23. Further information/detail is required to provide further review of current proposal. DRT comments have been addressed to provide additional detail.

Please consider the above responses and corresponding updated plans as sufficient to approve the project for the City of Steamboat Springs. Contact me at [matthewm@fourpointsse.com](mailto:matthewm@fourpointsse.com) or call 248-444-3268 if you have any questions or concerns.

Thank you;

Walter Magill, P.E.  
Four Points Surveying and Engineering

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