



May 10, 2023

Landmark Consultants - Erik Griepentrog
PO Box 774943
Steamboat Springs, Colorado, CO 80477

**Re: Lot 1, The Knoll Development Rights Withdrawal and Resubdivision Plat at 2300 MT
WERNER CIR**

Dear Landmark Consultants - Erik Griepentrog,

This letter shall serve as the Development Review Team letter (DRT) for Submittal #3 of the above referenced project. This letter as well as marked up documents and conditions of approval are available on Portal.

Your proposal has generated comments that need resolution prior to scheduling for hearing(s) or a decision being made.

Please address each comment and provide all requested items in one submittal to the Planning Department. Per CDC Section 702.I, you are required to provide a complete response that adequately addresses each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.

Please submit materials digitally through the Portal by uploading a **New Version** of each applicable document. Complete submittals shall be distributed within two business days of receipt. The resubmittal should include:

- The most recent revision date on applicable sheets
- A response to each individual comment
- Flattened PDFs of all materials

Please feel free to contact me at (970) 871-8260 or by email at bkeenan@steamboatsprings.net with any questions or concerns.

Planning Review (Reviewed By: Bob Keenan, AICP)

7. Regarding your response to construction of the sidewalks. Staff will not require this to be a critical improvement that needs to be constructed prior to any building permit within the subdivision. However, it will need to be constructed within two years from approval of the Final Plat with and an Improvements Agreement per CDC standard completion deadline.

8. New public sidewalk easements will be necessary for portions of the proposed sidewalk along the northern property boundary that are not located within the Mount Werner Road



Right-of-Way. Please depict on the plat and in the dedication section.

Utilities-Mount Werner Review (Reviewed By: Frank Alfone)

1. Miscellaneous Corrections

Dedication of Easements must be shown on the Plat.

20' Easement(s) dedications (legal description and maps) required for new 8" water main to be installed from Mt. Werner Circle from both the east and west lot lines.

Re-label PR Hydrant #1 to "PR Hydrant" Sheet C.200

2. Miscellaneous Corrections:

Add to page 2 of the draft final plat, the location(s) of the 20' Easement(s) for the new 8" public water main(s) that are to be installed from Mt. Werner Circle from both the east and west lot line(s) of said property.

Please see draft conditions of approval for this application below. All conditions of approval are also visible in Portal.

1. The following items are considered critical improvements and must be constructed and approved or provide collateral via Improvements Agreement prior to approval of a Final Plat or issuance of a building permit, whichever occurs first: • Water and Sewer infrastructure • Public and Private Street infrastructure • Access drive, driveway, and parking areas • Drainage improvements • Permanent stormwater quality treatment facilities
[Emrick Soltis @ 12/13/2022 11:05 AM]; [Revised by Danny Paul @ 3/21/23]
2. Prior to Engineering Final Approval Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be uploaded to the applicable building permit condition.
[Emrick Soltis @ 11/30/2022 12:12 PM]
3. Prior to any construction permit issuance, the final signed and sealed drainage study shall be submitted.
[Emrick Soltis @ 11/30/2022 12:13 PM]
4. The infrastructure shown on the Preliminary Plat shall be constructed and approved and/or accepted or surety provided prior to recording of a Final Plat.
[Emrick Soltis @ 11/30/2022 12:13 PM]
5. Civil Construction Plans prepared/signed/sealed by a licensed Colorado Professional Engineer are required to be submitted to DRT for review and approval prior to approval of any Improvements Agreement, Building Permit, Grading Permit, or Final Plat and prior to the start of any construction.
[Emrick Soltis @ 11/30/2022 12:13 PM]
6. Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.
[Emrick Soltis @ 11/30/2022 12:14 PM]



7. Prior to approval of Civil Construction Plans, the owner shall provide approved final draft documents to the City for the following required easements: • Drainage and access easement from Public Street related to the storm water quality treatment facility. • Public access easements for public sidewalks which are not completely within the right-of-way.
[Emrick Soltis @ 11/30/2022 12:16 PM]
8. With the future development of lot 1, the applicant shall provide postal facilities in accordance with CDC Section 602.K.
9. Prior to recording the Final Plat associated with this application, the owner shall enter into and record the Tram Lot Development Agreement that has been reviewed and approved by the City.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bob L. Keenan", is written over a faint, light blue circular background.

Bob Keenan, AICP
Principal Planner