

May 31, 2023

City of Steamboat Springs Planning Department

The Amble – Preliminary Plat

Thank you for the comments on our Preliminary Plat Application and the discussion with DRT on May 10th. Our responses are below and have considered the discussions with DRT and have modified our submittal. We have noted our responses to the questions in italics below:

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.

RESPONSE: *Thank you for the change and response. Noted on the revised timeline.*

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.

RESPONSE: *See updated Plat drawings.*

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

RESPONSE: *See updated C.200 and updated Plat Drawings.*

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.

RESPONSE: *See updated Plat Drawings.*

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]

RESPONSE: *Noted*

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]

RESPONSE: *noted*

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]

RESPONSE: *Noted*

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]

RESPONSE: *Noted*

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]

RESPONSE: *Noted*

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]

RESPONSE: *Noted*

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]

RESPONSE: *Noted*

8. With the future development of lot 1, the applicant shall provide postal facilities in accordance with CDC Section 602.K.

RESPONSE: *Noted*

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.

RESPONSE: *Noted*