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June 30, 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 April 28, 2023, for the above project. We are resubmitting the plans based on the review and offer the following responses:

**Planning Review** (Reviewed By: Bob Keenan, AICP)

3. Subdivision Standards:

602.D - It appears that a portion of lot 1 does not meet useable lot area requirements. Areas that do not qualify shall be placed in open space or labeled as unbuildable. **Page PP4a of the plan set analysis this and has been updated for further clarity. Lot 1 does have the required usable lot area.**

602.F -

1. Propose a street name - Street naming will be coordinate with GIS department at time of Final Plat. **Street name was proposed as "Copper Ridge Village Road" in callouts. Plan titles updated with that name for clarity**

602.G Vegetation and Site Grading - Demonstrate compliance with tree preservation requirements, as applicable. Your response indicates that there are trees over 12" caliber. Please identify where they are located and how they will be preserved. This is only applicable for proposed lot 1. **Four Points visited the area of proposed Lot 1 on June 15, 2023, and found no existing vegetation meeting the criteria in table 602-1. No trees over 12" were found.**

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

602. P - Phasing - Staff does not support phasing of the sidewalk along Gossard Parkway as proposed. **Proposed phasing removed from plan set.**

7. The DRT response indicates that you will submit a zoning map amendment with this application but I don't believe that has been done. **The ZMA was submitted in March of 2023 under PL20230083 and the fee was never paid for review. The fee should be paid at the time of this letter.**

8. 1. PP2

2. Remove plat note 1 **Note removed.**

3. Note 2, remove outlot 1 **Outlot 1 removed from note.**

4. Note 3, remove, unnecessary **Note 3 removed.**

5. Note 4, revise to include "secondary access in accordance with City of Steamboat Springs Fire Code" **Note 4 updated.**

6. Note 6, just state that it is undevelopable due to lack of secondary access in accordance with City of Steamboat Springs Fire Code. **Note 6 updated.**
7. Note 7, Remove, unnecessary **Note 7 was removed.**
8. There are number of easements depicted on the plan that need to be labeled as proposed to be dedicated vs. already dedicated and whether they are to be public or private. **Plat updated for clarity.**
9. Label the easement depicted on the southern lot line of outlot 2. Easement labeled. **It is a continuation of the existing construction and slope maintenance easement fronting the property.**
- 602 What are the dashed lines that run parallel to the lot lines along the ROW on page PP11? Please denote. **Those lines represent the construction and slope maintenance easement fronting the property. They have been annotated for clarity.**
- 603 It appears that the cul-de-sac is necessary for turnaround until the street is connected. It is currently labeled "construction". There should be a temporary public easement for this cul-de- sac. **Temporary construction easement added to page PP2 and detailed in page PP3.**
- 604 Provide easement for waterline that is needed for the connection in the Sleepy Bear neighborhood. **The connection is through West Acres Mobile Home Park and a portion of City owned property. Since these are offsite easements, they will be handled with separate recording documents and agreements.**

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

10. PP6a: All sidewalks shall be constructed with Ph.1. **Proposed phasing removed from plan set.**
11. PP11: Include detectable warning plates. **Detectable warning plates added to sidewalk crossing with detail.**
12. PP11: All drainage shall be conveyed through the water quality facility prior to discharging offsite. **This was discussed at the May 9, 2023 DRT review meeting. In that meeting, I clarified that there are two pass through culverts proposed to convey flow from west to east of the proposed Copper Ridge Village Drive and will not pass through the detention facility. Drainage from the proposed road and sidewalk collects in the detention and water quality facility. This explanation was sufficient during the meeting.**

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;

Matthew McLeod, P.E.  
Four Points Surveying and Engineering

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