



August 22, 2023

Matthew McLeod
PO Box 775966
Steamboat Springs, CO 80477

Re: Steamboat Airpark Preliminary Plat at 280600001

Dear Matthew McLeod,

This letter shall serve as the Development Review Team letter (DRT) for PL20220154 Submittal #3. 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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 previous comment 3 about useable lot area, this has not been addressed. Also, proposed street name is not shown on the plat.

8. My mistake, Plat Note 1 should include Outlot 1 in addition to outlot 2.

Plat note 4 shall include similar language to note 3. Specifically, add "and requires a replat in accordance with the City of Steamboat Springs Development Code prior to any development of the parcel".

9. Label the dashed lines that run parallel to the Copper Ridge Village Drive ROW shown on PP11?

10. The cul-de-sac for temporary turnaround shall be clarified. The way it reads on sheets PP2, PP3, and PP11 is that it's for construction. The intent is that it's turnaround until a through street is connected through outlet 1.

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

- Sanitary sewer and water design shown on sheets PP16 and PP18 do not meet City Standards. The preliminary plat was not reviewed for compliance with design standards.
- Prior to Permanent Stormwater Quality Treatment Facility Inspection, documentation of state registration of detention or infiltration facility shall be submitted.
- The owner shall provide the following recorded easements prior to issuance of a construction permit (Grade and Fill, Building): • Drainage easements to accommodate offsite drainage through the project site. • 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.
- Civil construction plans prepared/signed/sealed by a licensed Colorado Professional Engineer are required to be submitted to the RCRBD with a Building Permit/Grading Permit application for review and approval prior to the start of any construction.
- Prior to Final Acceptance of subdivision infrastructure, an Ownership and Maintenance Agreement for the Permanent Stormwater Quality Treatment Facility shall be recorded.
- Record Drawings/CAD Files shall be submitted prior to Permanent Stormwater Quality Treatment Facility Inspection
- 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.
- 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 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 occurs first: • Access drive, driveway, and parking areas • Drainage improvements • Permanent storm water quality treatment facilities • Sidewalk improvements
- Prior to Engineering Final Acceptance Inspection, an Improvement Summary letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted.
- Prior to Preliminary Acceptance inspection, a Testing Summary letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted.
- Prior to Engineering Final Acceptance inspection, a Testing Summary letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted.
- Prior to approval of a Building Permit or Grade and Fill Permit for any development resulting in land disturbance activity of five acres or greater, the applicant shall enter



into an Improvements Agreement with the City requiring the applicant to furnish the City with collateral in an amount equal to \$5,000 per acre of proposed disturbance plus costs for maintenance of sediment and erosion control best practices necessary for implementation of the revegetation and stormwater management plan. A cost estimate for maintenance of sediment and erosion control shall be provided by a professional engineer.

- Postal facilities shall be provided with any subsequent Development Plan for lot 1.

Sincerely,

A handwritten signature in blue ink that reads "Bob L Keenan".

Bob Keenan, AICP
Principal Planner