



January 31, 2024

Matthew McLeod
PO Box 775966
Steamboat Springs, CO 80477

Re: Steamboat Airpark Subdivision Construction Drawings at 280600001

Dear Matthew McLeod,

This letter shall serve as the Development Review Team letter (DRT) for PL20230348 Submittal #1. 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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

Also, please be aware that the following may be required if comments are not addressed with future submittals:

- Required Meeting: If DRT provides comments requiring a response on Submittal #2, a meeting with applicable DRT agencies is required prior to Submittal #3.
- Resubmittal Fee: If DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4 and all submittals thereafter. Resubmittal Fees are half the cost of the original application fee.

Please feel free to contact me at (970) 871-8271 or by email at esoltis@steamboatsprings.net with any questions or concerns.

Planning Review (Reviewed By: Bob Keenan, AICP)

1. Provide landscape plan for required street trees including irrigation and type of trees proposed.

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

1. C3: Callout not finalized.
2. C3: A revocable license is required for the retaining wall and french drain located within public right of way.
3. C4: Include delineators along the edge of attached sidewalk every X ft and a start/end points.
4. C4: Detectable warning plates required.
5. C4: Bike safe inlet grates required.
6. C4: A revocable license is required for the retaining wall and french drain located within public right of way.
7. C5: Cross-Sections should be displayed from bottom to top - left to right
8. C6: Provide adequate labels for all cross-sections.
9. C6: Cross-section should be all the same size to be legible and provide adequate detail for the contractor to construct per plan
10. C7: 8ft on center to control cracking
11. C7: Provide detail for TRM.
12. C9: Check dams are likely needed along the length of this roadside ditch. Provide velocity calcs.
13. C9: WQ facility sheet missing? Previously we have seen the O&M Plan be utilized in the Civil Construction Plan set and then is finalized as the "as-built" for the PWQTFR.
14. Colorado PE shall sign and seal every sheet.
15. C17: No Parking sign is unnecessary for this location.
16. C9: Additional cross sections are necessary at edge of left, center, and edge of right for the transition of road.
17. C9: Confirm cross slope is a maximum of 2%.
18. C9: It doesn't appear that a grading and drainage sheet is provide with required information. See Ch.3 of the Engineering Standards for more information.
19. C3: What is this?

Utilities-City Review (Reviewed By: Amber Gregory)

1. What is the purpose of this swivel tee? If it is a stub for future use, a stub should be installed.
 2. What is the purpose of this gate valve? If it is a stub for future use, a stub should be installed.
 3. What is the purpose of this swivel tee? If it is a stub for future use, a stub should be installed.
 4. A 10-foot min. horizontal separation is required.
 5. the proposed plat and the proposed utility plan must correspond. There are several areas where there are proposed easements with no utilities located in them or areas where the easement is not centered on the utility.
 6. trees cannot be planted within public water and sanitary sewer easements.
- *Is there a reason some bends could not be revised and the alignment revised to located the

water main within the roadway?

7. Plan view calls for a cap and the profile calls for a blow off. Please revise.
8. Can this line be straightened out and water main slightly realigned to remove the bend?
9. Are MH's 14.H and 14.I necessary? Why not go from J to G? If this is a grade issue, is J necessary if you can relocate the sewer service?
10. Can you reduce the length to 5' within the property line?
11. A min. 1' separation between the top of one pipe and the bottom of the other in crossing conditions that do not result in 18" separation per the 2023 Standards. Please revise all areas of the profile that do not meet this standard.
12. Verify the bury line is at finished grade.
13. Is the vertical bend necessary? Can deflect out of joints to get the water main up to the 7-foot depth.
14. 6'-1/4"

Final Project Manager Review (Reviewed By: Emrick Soltis, P.E., CFM)

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

- 13. 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.
- 1. The owner shall provide the following recorded easements prior to issuance of a construction permit (Grade and Fill, Building):
 - a. Drainage easements to accommodate offsite drainage through the project site.
 - b. Drainage and access easement from Public Street related to the storm water quality treatment facility.
 - c. Public access easements for public sidewalks which are not completely within the right-of-way.
- Prior to Preliminary Acceptance Inspection, a revocable license shall be issued for all privately maintained encroachments into the public right-of-way: Retaining walls and French drains.

Sincerely,



A handwritten signature in black ink, appearing to read "Emrick Soltis", with three small dots at the end of the signature.

Emrick Soltis, P.E., CFM
Community Development Engineer