



March 19, 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 #2. 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. A DRT Meeting with applicable agencies is required prior to Submittal #3.

Please address each comments 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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 if DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4. Resubmittal Fees are half the cost of the original application fee.

Contact me at (970) 871-8271 or esoltis@steamboatsprings.net to schedule your DRT meeting.

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

Planning Review (Reviewed By: Bob Keenan, AICP)

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

Utilities-City Review (Reviewed By: Amber Gregory)

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.

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.

15. Fire hydrants need to be placed per the City Standards. The northernmost fire hydrant is shown at the shoulder line

16. Correct the rogue callout for the 3 LF of 12" C900 at the northernmost section of water main.

17. Portions of the water main are missing on the utility plan. Correct the missing water main.

18. Maximum public sewer main grades are 10-percent. Revise locations where this standard is not met.

19. Incorrect callouts are located on the water profile sheet (C15b) calling out a vertical separation of 15'

20. Dead end water mains cannot exceed 600 feet. The water main shown is ~950 feet long.

21. The sewer main does not appear to provide access for maintenance. The sewer main should be analyzed to see if gravity fall can be achieved by running the sewer main down the roadway as well as Gloria Gossard to the intended connection point to the existing sewer system.

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,



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