



May 28, 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 #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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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) 871-7019 or by email at [acamano@steamboatsprings.net](mailto:acamano@steamboatsprings.net) with any questions or concerns.

**Utilities-City Review** (Reviewed By: Amber Gregory)

1. 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.
2. 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.
3. Fire hydrants need to be placed per the City Standards. The northernmost fire hydrant is shown at the shoulder line

9. 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.

#### 10. SEWER ACCESS

Drivable access to sewer mains shall be a flat bench not exceeding side slopes of 5% and longitudinal slopes of 10%, allowing one to drive a pick/up with trailer or a dual wheel truck (i.e. jet truck) along the bench and to back directly up to each manhole. The access shall provide a access point and an exit point at each end of the sewer main or a turn around at the end of the sewer main which will accommodate the above mentioned vehicles. The bench shall be a flat surface a minimum of 10 feet wide without drainage swales or ditches or landscaping including but not limited to rocks, trees and shrubbery etc. If swales or ditches exist, they shall be culverted to allow vehicles to cross. The access shall be located in a legally documented access or utility easement

Please make sure the access for the sewer main meets the above code. The current grading does not meet the above requirements.

11. The water line profile is identifying the water line as Copper Ridge Drive. Correct the callout.

12. Provide all information required on the plan and profile sheet per city Standards.

#### **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,  
Adan Camano  
Staff Engineer