



RIVERVIEW B – 322 RIVERVIEW WAY SOIL NAIL REMOVAL

PL20240280

322 RIVERVIEW WAY

STEAMBOAT SPRINGS, CO 80487

The following is a detailed response narrative to comments received 10/24/2024 for Civil construction plan for removal of soil Nails in the City ROW to the north of the subject property.

Our construction team is looking to back fill the foundation walls along the alley in order to continue construction work and then remove the soil nails by excavating portions of the alley and removing as to not disturb existing utility lines. Our team is requesting to perform the backfill to avoid winter conditions and along the excavation and making the alley safer during the winter season. We are proposing to come back in the spring as weather permits to perform the soil nail and temporary shoring wall removal in sections. The detailed plans show plans and sections for allowing the construction team to excavate and remove the soil nails working around the existing utilities.

Review: Emrick Soltis, P.E.

Comments: The first option recommended by NWCC, to completely remove soil nails from the alley RoW and located on 3rd&4th street, will be required. Provide a full Civil Construction Plan set with a second submittal. Include a phasing plan/schedule of work in addition to timing.

Response: Civil plans have been provided adding detail of means and methods of removing the soil nail and associated shoring wall. All will be done under the observation of Landmark Consulting and NWCC to ensure the alley is stable and all utilities are left in working order. This work is proposed to occur May 2025 to June 2025 depending on weather. Our construction team will reach out to all parties for a preconstruction meeting in the spring to review process.

Utilities-City Review: Amber Gregory

Comments : The soil nails are located overtop and directly near public water and sanitary sewer infrastructure. The soil nails must be removed or modified to provide access to infrastructure without the city or its contractor cutting through the soil nails.

Response: The intent of this permit application is to provide a construction plan for the removal of the soil nails to not interfere with utility access in the future.