

CITY OF STEAMBOAT SPRINGS ENGINEERING STANDARDS

Standard Form No. 5 Drainage and Stormwater Treatment Scope Approval Form

Prior to starting a development plan and before the first drainage submittal, a Drainage and Stormwater Treatment Scope Approval Form must be submitted for review and signed by the City Engineer. A signed form shall also be included in every drainage submittal as Attachment A. This Scope Approval Form is for City requirements only. Values may be approximate. The City encourages supporting calculations and figures to be attached.

Project Information	
Project name:	Marshall House
Project location:	135 11th Street
Developer name/contact info:	Mountain Architecture Design Group PO Box 770420
Drainage engineer name/contact info:	Patrick Nagle, P.E. patrickn@landmark-co.com Landmark Consultants, Inc.
Application Type:	Development Plan
Proposed Land Use:	Commercial
Project Site Parameters	
Total parcel area (acres):	0.12 acres
Disturbed area (acres):	0.05 acres
Existing impervious area (acres, if applicable):	0.0 acres
Proposed new impervious area (acres):	0.03 acres
Proposed total impervious area (acres):	0.03 acres
Proposed number of project outfalls:	1
Number of additional parking spaces:	0
Description and site percentage of existing cover/land use(s):	Landscape area = 5,267 sq. ft. (100%)
Description and site percentage of proposed cover/land use(s):	Roof area = 1,100 sq. ft. (21%) Landscape area = 4,167 sq. ft. (79%)
Expected maximum proposed conveyance gradient (%):	10%
Description of size (acres) and cover/land use(s) of offsite areas draining to the site	N/A

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Project Permanent Stormwater Treatment	
Justification of choice of proposed design standard, including how the site meets the constrained redevelopment standard, infiltration test results, etc.:	N/A
Concept-level permanent stormwater treatment facility design details (type, location of facilities, proprietary structure selection, treatment train concept, etc.):	N/A
Proposed LID measures to reduce runoff volume:	N/A
Will treatment evaluation include off-site, pass through flow (circle):	YES NO

Approvals

Patrick Nagle, P.E.
 Landmark Consultants, Inc. 05/13/2025 (760) 889-7925
 Prepared By: Date Phone number
 (Insert drainage engineer name & firm)

Approved By: Approved By
City Engineering
05/19/2025

Printed Name: Date
 City Engineer

Standard Form No. 6 Permanent Stormwater Treatment Facility Exclusions Tracking Form

If a site development is eligible for an exclusion from the requirement to implement permanent stormwater treatment facilities, this form must be filled out and submitted for approval. If an exclusion is sought, this form shall be attached to the development's Drainage and Stormwater Treatment Scope Approval Form when it is submitted for review. The City is required to track all sites excluded from the requirement to implement permanent stormwater treatment facilities. Initial values may be approximate, but final values must meet the requirements of Section 5.12.3 of the City's Engineering Standards. Supporting calculations, figures, and narrative must be included.

Project Information	
Project/site name:	Marshall House
Project/site location:	135 11th St.
Developer name/ contact info:	Mountain Architecture Design Group PO Box 770420
Drainage engineer name/contact info:	Patrick Nagle, P.E. patrickn@landmark-co.com Landmark Consultants, Inc.
Owner name/ contact info:	Overlook Development, LLC PO Box 771155
Anticipated Construction Completion Date:	September 2025

Project Site Parameters	
Total parcel area (acres):	0.12 acres
Disturbed area (acres):	0.03 acres
Existing impervious area (acres):	0.0 acres
Proposed new impervious area (acres):	0.03 acres
Proposal total impervious area (acres):	0.03 acres
Excluded impervious area (acres):	0.0 acres

Project disturbs less than one acre.

Exclusion Category: See Scope Approval Form for further justification.

- 1. Pavement Management Site 2. Excluded Roadway Redevelopment
- 3. Excluded Existing Roadway Area 4. Aboveground & Underground Utilities
- 5. Large Lot Single Family Site
- 6. Non-Residential & Non-Commercial Infiltration Conditions
- 7. Sites with Land Disturbance to Undeveloped Land that will Remain Undeveloped
- 8. Stream Stabilization Sites 9. Trails

1. Pavement Management Site

Describe the nature of the activity having to do with roads and bridges used for vehicle traffic or those contiguous impervious areas used for pedestrian or bicycle traffic, roadway drainage, or roadside parking.

Existing Impervious Area:		
Proposed Impervious Area:		Impervious area must not increase.

2. Excluded Roadway Redevelopment

Length of roadway redevelopment:		
Total additional paved area:		
Additional paved area/mile:		Must be less than 1 acre.
Maximum increase in paved width:		Must be no more than 8.25'.

3. Excluded Existing Roadway Area

Existing Roadway Ave. Width (feet):		
Proposed Roadway Ave. Width (feet):		
Average of Increase in Roadway Width:		Must be less than 2x.
<p>Only the existing roadway portion of the project may be excluded from requiring permanent water quality treatment. If existing roadway drains to new roadway, existing roadway runoff must be accounted for in the design of the treatment facility for the new roadway.</p>		

4. Aboveground & Underground Utilities

Describe the type of utility or utilities, the owner(s) of each utility, the nature, location, length, and width of the land disturbance, whether utilities are new or being maintained, and how vegetation, topography, and drainage patterns will be reestablished once the project is completed.

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5. Large Lot Single Family Site

Zoning:		Must be single family or agricultural
Parcel size (acres):		Must be at least 2.5 acres.
Proposed Site Imperviousness (%):		Must be less than 10%.
<p>If proposed site imperviousness is 10% or more and less than or equal to 20%, a report is required to justify exclusion. See Engineering Standards.</p>		

6. Non-Residential/Non-Commercial Infiltration Conditions

Submit a narrative study that describe the nature and extent of the non-residential and non-commercial development, and how vegetation will be reestablished once the disturbance is completed. Describe topography and drainage patterns on the existing and proposed sites.

Existing vegetation and percent coverage:	
Proposed vegetation and percent coverage:	Must be at least 70%
80% percentile runoff flow rate (cfs):	
Soil types on site and percent of each:	Must be A or B HSG.

The City may accept more detailed studies that do not meet these criteria if they show the required infiltration is achieved.

7. Sites with Land Disturbance to Undeveloped Land that will Remain Undeveloped

Describe the nature and extent of the land disturbance and how vegetation will be reestablished once the disturbance is completed.

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8. Stream Stabilization Sites

Describe the name of the stream and the nature and location of the stabilization activities including which banks and the length of the stabilization.

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9. Trails

Describe the trail geometry, trail location with respect to other roadways, trails, or sidewalks, and anticipated trail use. Confirm the trail is not an attached or detached sidewalk that is part of a roadway.

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Approvals

Patrick Nagle, P.E.
 Landmark Consultants, Inc. 05/13/2025 (760) 889-7925
 Prepared By: Date Phone
 (Insert drainage engineer name & firm)

Approved By:

Print Name: Date Phone
 City Engineer