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March 12, 2025

City of Steamboat Springs Planning Department
137 10th Street
Steamboat Springs, CO 80477
Phone: (970)-871-8207, Fax: (970)-879-8851

RE: **Bridge Lane Condominiums at 1960 Bridge Lane**

Dear Planning Department,

Four Points Surveying and Engineering reviewed the DRT letter dated January 07, 2025 for the above project and we are resubmitting the plans based on the review comments and offer the following responses:

Planning Review (Reviewed By: Jeremy Brown)

1. Provide lighting cutsheets or specifications for proposed fixtures. Confirm shielding and direction.
Cutsheets provided in this submittal.
2. Please depict both the proposed 6-yard dumpsters. Only one is shown and it is not clear how two 6' wide dumpsters will fit in a 11'-12' space and be serviceable.
Dumpster enclosure has been revised to show two 3 yard dumpsters and two 96 gallon roll out bins.
3. Provide recycling capacity/ facilities for at least 50% of trash capacity.
There two dumpsters and two roll out bins shown on the plan. One of the dumpsters and one of the roll out bins will be dedicated to recycling.
4. Landscaping must be addressed in phasing plan.
The phasing plan has been updated to include landscaping.
5. Address evergreen tree reductions in snow storage plan. Also, bike parking cannot be used for snow storage.
Snow storage plan has been updated accordingly.
6. There are many areas missing planting or native grass/ sod stippling/ hatch. (southern façade of B3, western façade of B2, etc)
The landscape plans have been updated accordingly.
7. Your Landscape code analysis on Sheet L2 identifies exempt areas. The CDC does not provide for exemptions from calculations.
Landscape plans have been revised, there are no exemptions.
8. Existing Conditions plan should show the recorded trail easement associated with PL20240033.
Existing Conditions plan has been updated to show recorded trail easement.

9. Need at least one van accessible space.
Van accessible space provided.
 10. Interior parking lot landscaping was calculated based on the new and “manipulated” spaces however the interior parking associated with PL20240033 accounted for ALL parking along bridge lane. Please provide an analysis for relocated interior parking lot landscaping from PL20240033 and then separately for the additional (new) parking spaces.
PL20240033 called for four new landscaping islands for the existing Bridge Lane parking layout. The civil plan set and landscaping plans account for this by showing concrete removal for the creation of the originally proposed four interior parking lot landscape islands. These manipulated spaces and their associated four landscape islands are now omitted from interior parking lot landscaping calculations for the remainder of the newly proposed parking.
 11. Two spaces have been removed. Where have they been added? It appears as though covered parking will be a paid/premium parking condition and the new uncovered spaces will be interior to the development and not perceived as public.
Covered parking to be relocated on the proposed interior access loop. There are 24 existing parking spaces on the east side of Bridge Lane. After demolishing existing concrete, restriping and constructing 5 new spaces in the northern corner of the site, there will still be 24 total parking spaces on the east side of Bridge Lane.
 12. Need detail for dumpster enclosure.
Dumpster enclosure detail included in resubmittal. Detail applies to dumpster enclosure only, see site plan for trash and recycling receptacles to be included within the enclosure.
 13. Open spaces from PL20240033 should be identified and rededicated through this planset.
Open spaces from PL20240033 are identified and rededicated.
 14. Identify postal facility location and provide letter of approval from postmaster.
A postal facility has been included in the resubmittal, and the postmaster has been sent a request for approval.
 15. CDC 437.C.1.a (and 437.D.1) Access should be oriented towards pedestrian circulation (in this case building access and orientation should also address the Core Trail)
Internal private walkways provide access to building from Core Trail.
 16. Identify roof pitch, particularly on BD3.
Roof pitches are included in the resubmitted architectural plans.
 17. CDC 437.F.2 & 3 Identify snow hazard mitigation from roof snow slides particularly on BD3.
Snow guards are shown on revised architectural plans where separation cannot be provided between roof overhangs and pedestrian circulation.
 18. Provide detail for covered parking.
A detail for the covered parking is included in the revised architectural set.
 19. Northernmost covered parking area cross property line.
Covered parking relocated internally.
 20. CDC 437.H.2 requires greater variability in BD2.
Variation will be provided in roof form and materials and color.
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21. Provide glazing calculations for all facades.
Glazing calculations to be provided in resubmittal.
22. CDC 437.H.3 Design buildings in the round with similar levels of detail. BD4 is perhaps the most asymmetric example of this providing a very different experience between the north and south façade.
Buildings have been redesigned to meet CDC 437.H.3
23. Identify locations of mechanical equipment.
There will be no exterior mechanical equipment, such as AC condensers.
24. Review BD 4 against Duplex design standards (CDC 436) Particularly the requirements to avoid “mirror” design. This design consideration and approach could also be considered for BD3 which is in fact a 4-plex but reads like a duplex.
Buildings have been redesigned to meet CDC 436
25. Ground floor building height min. 14’
A variance request will be provided in the resubmittal.

Engineering Review (Reviewed By: Adan Camano)

1. Include existing IPA Width
Three existing IPA widths have been provided on the existing conditions plan.
 2. (C2): Sign and seal by PE or PLS
C2 has been updated with sign and seal on resubmittal.
 3. Plans are difficult to review. Be consistent with line weights and line types for proposed and existing.
Line weights have been updated.
 4. Floodway delineation appears to be incorrect.
Linework for floodway delineation is provided by FEMA.
 5. (C3): Dedication of a shared access easement is required
Proposed shared access easement has been included in the resubmittal, see sheet C12.
 6. (C3:) Will this area suffice for fire turnaround? Provide a turning movement plan.
Turning movement plan included in resubmittal.
 7. Water Quality Swale cannot be located within the trail easement. Private improvement located within public easement.
A revocable license application is being submitted for the water quality swale, revocable type A.
 8. Existing Ditch on Northeast property: What’s going on here? Need to clean up the linework.
Existing ditch flow line fluctuates above and below an elevation of 6666.00, the plans display unedited GIS Lidar data used on all of our plans. We are proposing to improve the ditch and its flow line.
 9. Are building FFE’s above the BFE? Confirm FFE is above BFE by 1’
B3 and B4 both have an FFE of 6669.15 which is more than 1’ above the BFE of 6667.8. B1 and B2 are in Zone X which does not have a BFE, but their FFE’s are at least 1’ above existing grade. See FEMA firmette attached.
 10. Min. Horizontal curve along centerline=61’ Engineering Variance Required.
Engineering variance request to be submitted.
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11. Entire overflow swale needs to be riprapped.
Rip rap has been updated in resubmittal.
 12. 20' Drainage Easement required to be dedicated for PLDP and Storm Drain infrastructure.
A 20' drainage easement has been included in the latest submittal, see sheet C12.
 13. Turning movements required to confirm if exit maneuvers can be done from these parking spaces.
Parking layout has been redesigned.
 14. Why does the PDLDP and outlet structure differ between the sheets?
All sheets have been updated for consistency on the outlet structure.
 15. C7: Snow storage cannot be located within Trail Easement.
Snow storage plan has been updated.
 16. DR: Provide information in Drainage Report about DB2.
A sentence has been added in the drainage reports Proposed Condition in addition to the information in the Major and Minor Flow summary Table and the DR2 Drainage Proposed Exhibit.
 17. DR: DR2
Need to confirm that existing PLDP from DP 5 will be able to accommodate WA for snow storage area
Previous submittal incorrectly assigned snow storage to landscape areas adjacent to Bridge Lane. All the existing concrete on Bridge Lane is heated, therefore plowing and storing snow in these locations will not take place. Furthermore, SB 3 is only 0.14 acres, or ~6% of the total site, so per City Engineering Standard 5.12.4.1 runoff from this area shall be excluded from capture and treatment as it is not practicable to capture runoff from portions of the site that will not drain towards a treatment facility and that it is not practicable to construct a separate treatment facility for those same portions of the site.
 18. DR: Structure Report
Define Structures in the Structure Report of the Drainage Study.
 1. Cath Curb Inlet?
 2. Storm Manhole?
 3. Modified Type C Inlet?*The revised design no longer uses a storm sewer system, and the structure report has been removed.*
 19. DR: Structure Report
Are these Rim Elev. Correct? Plans do not match
The revised design no longer uses a storm sewer system, and the structure report has been removed.
 20. DR: Structure Report
Are these INVs. Correct? Plans do not match
The revised design no longer uses a storm sewer system, and the structure report has been removed.
 21. DR: O&M Plan Missing sections:
 - Inlet
Removed from design
 - Manhole
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Removed from design

- Underdrain

Addressed in 3. Inspection & Maintenance Frequency & Procedure table.

Required Action: Sediment Removal

Maintenance Objective: Remove accumulated sediment.

Frequency of Action: Routine – the sediment accumulations will need to be cleaned out every one to three years.

Required Action: Structural Repair

Maintenance Objective: Repair underdrain.

Frequency of Action: Nonroutine – repair or replace as needed based on regular inspections.

- Riprap sizing and dimensions

Detail provided for rip rap lined overflow swale.

- Forebay

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Maintenance Objective: Repair underdrain.

Frequency of Action: Nonroutine – repair or replace as needed based on regular inspections.

Final Project Manager Review (Reviewed By: Jeremy Brown)

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

- At this time we can only offer informational comments to the applicant, as the architectural plans provide no code study information for the Building Department to review, and the site plan offers no proposed dimensions from property line to new buildings, nor information on distances from building to building on the site plan. We are currently reviewing plans under the 2021 ICC Codes, this project appears to possibly be being proposed as IRC townhomes, but it could be designed as IBC R-2 dwellings as well, were not sure of your intent. Either way this project would need to be reviewed for ADA compliance no just for parking, but access to the units and also inside the units, and requirements will be different dependent upon the code study and pathway through which code book. We have no other comments at this time until we are provided more information in terms of code study work. [Todd Carr @ 02/12/2025]
Architect to clarify building code study, and resubmittal to include dimensions.
- Prior to Building Permit issuance, the property owner shall record an avigation easement.
Understood.
- Prior to Building Permit issuance, the property owner shall record an airport proximity disclosure.
Understood.

Please consider the above responses and corresponding updated plans as sufficient to complete the review for a Development Plan Public Hearing. If you have any questions or concerns, please email cameronb@fourpointsse.com or call (603) 583-1621.

Thank you;

Cameron Breton, EIT
Four Points Surveying and Engineering
