



Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

September 14, 2021

City of Steamboat Springs Planning Department Plan Review Service – Attn: Toby Stauffer
137 10th Street
Steamboat Springs, CO 80477
Phone: (970)-871-8207, Fax: (970)-879-8851

RE: **West Acres Exemption Plat, Lot 1, CV-21-03**

Dear Bob,

We have reviewed the DRT letter dated June 10, 2021 for the above project. We are resubmitting the plans based on the review and offer the following responses:

CV-21-03 Planning – Bob Keenan

Additional Information Required:

1. Provide a utility plan. There is one proposed waterline stub as part of this project. **It has been added to the site plan on Sheet C4. Sheets C3 and C4 changed to Sidewalk & Utility Plan.**
2. Utility Plans – PP shows water but no sanitary? **Sanitary sewer connection to Lot 2 Steamboat Airpark will be constructed with the approved Overlook Park construction drawings. The proposed manhole has been added to the plan set for reference. Sanitary sewer for Lot 1 Steamboat Airpark will be included with the development of that site as sewer paths are still to be determined. Sheets C3 and C4 changed to Sidewalk & Utility Plan.**

CV-21-03 Engineering – Stuart King

Conditions of Approval from PP 18-03

2. An approved Final Drainage Report and Civil Construction plans for the extension of Gloria Gossard Parkway, including sidewalk, storm drainage infrastructure and retaining walls along Gloria Gossard Parkway prepared by a licensed Colorado Professional Engineer are required prior to approval of an improvements agreement, construction permit, or final plat whichever occurs first. **Drainage report completed and included with this submittal.**
3. Prior to any Final Plat, the developer shall construct the extension of Gloria Gossard Parkway and the sidewalk on the north side of Gloria Gossard Parkway or provide surety. **Understood**
4. Gloria Gossard Parkway and the sidewalk on the north side of Gloria Gossard Parkway are required to be constructed and **preliminarily accepted** prior to building permits being issued on the individual lots. **Understood.**

Informational comment:

CDC section 404.E Revegetation Collateral for Large Lot Land Disturbance requires an improvements agreement prior to approval of Building Permit for sites with over 5 acres of disturbed area. **Understood.**

Revision Required

1. Per PP-18-03 Condition of Approval #2 a Final Drainage Report is required for the drainage associated with the sidewalk construction.
Drainage report completed and included with this submittal.
 2. Per PP-18-03 Condition of Approval #2 and #3 construction plans are required for Gloria Gossard Parkway along the abutting frontage of the property being platted. Include appropriate sheets from the Civil Plans for Overlook approved on 5/5/2020.
Understood. Sheets C6, C11, C12 and C41 added to this plan set from Overlook Park construction drawings.
 3. Provide additional information on the existing conditions plan and/or provide a property ownership diagram showing existing Right of Way, construction and slope maintenance easements for Gloria Gossard Parkway. Diagram should identify additional easements needed for the construction of Gloria Gossard Parkway and the sidewalks.
Additional detail and hatching added to sheet C2 or clarity. No additional easements are anticipated.
 4. Prior to approval of civil construction plans the owner shall deliver to the city offsite Public Right of Way and construction easements needed to facilitate the construction of Gloria Gossard Parkway adjacent to Airpark Subdivision. Documents shall be executed by all parties. Recorded copies shall be provided to the city. **There does not appear to be any need for additional construction easements. In an email from Stuart King, he states that the south side of Gloria Gossard construction is onto private property. That work is going to be completed as part of Overlook Park and is not a part of this construction set.**
 5. Prior to approval of civil construction plans the owner shall dedicate to the city Sidewalk Easements for sidewalks not within public Right of Way. The document shall be executed by all parties. A recorded copy of shall be provided to the city.
The proposed sidewalk falls inside the City owned Right of Way.
 6. Prior to approval of civil construction plans a development agreement is required to cover the maintenance of the retaining walls, back slopes and sidewalks including snow removal on the sidewalk along Gloria Gossard Parkway. **Understood, City of Steamboat Springs to provide the development agreement.**
 7. CSMP sheets will be reviewed at time of construction permit. Remove sheets C7 and C8 from this plan set.
Sheets C7 and C8 removed from set.
 8. A geotechnical report by professional Geotechnical Engineer is required to evaluate the slope stability of the proposed grading and stability of the retaining wall structural detail. Report shall address historic areas of instability/landslides, mitigation measures, need/recommendation for underdrains, grading and slope stability, groundwater mitigation, retaining wall foundation requirements, and saturated slope stability factor of safety.
Geotechnical report by NWCC included with this submittal.
 9. A sign and pavement marking plan is required including:
Sign and pavement marking plans added to plan set on sheets C9 and C10.
 - a. intersection of Gloria Gossard at Downhill.
This was included as part of the approved Overlook Park construction drawings. Sheet C10 added to this set depicting the proposed intersection updates.
 - b. Detail for 3 end of road markers OM4-2 per MUTCD.
Detail added on sheet C9.
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10. A grading detail showing channel liner is needed for the transition from curb and gutter to roadside ditch.
Detail added to sheet C7.
 11. Drainage study shall include design of cut off swales to prevent large areas from draining across sidewalks. This is to reduce the frequency of snowmelt causing icing on the sidewalk. Refer to Engineering Standards Sec. 4.4.24.8.
Four points understands the concern of drainage across sidewalks from the northerly slopes. As opposed to undermining these slopes and constructing a cutoff ditch, we have proposed a pervious sidewalk shoulder French drain network along the affected portions of sidewalk. The French drain will collect surface runoff from the slopes and convey it into the proposed drainage conveyance infrastructure. An analysis was performed and writeup included in the final drainage study.
 12. Detail for attached sidewalk- need a 1 ft sidewalk shoulder on the cut/fill side of the 10 ft. sidewalk.
Shoulder added to detail on sheet C6.
 13. Detail for detached sidewalk walk- need a 1 ft sidewalk shoulder on the cut/fill side of the 8 ft. sidewalk.
Shoulder added to detail on sheet C6.
 14. Show Grading for “field entrance driveway”
Grading added to plans for reference only.
 15. Remove plan notes referring the construction of Gloria Gossard Parkway as part of Overlook Park construction. Refer to PP-18-03 Conditions of Approval #3 and #4.
Plan notes removed.
 16. Sidewalk shading/hatch is different from approx. Sta 18+00 to approx. Sta 22+00. Is there a reason for this?
The hatching was there to delineate a piece that was on City property but it has been changed to be uniform throughout the proposed sidewalk.
 17. Cross section at Sta 24+00- is this cut in Rock? Add note to plan and cross section if appropriate.
No, this portion will require a small retaining wall. This slope was reinforced with Propex Pyromat years ago. Grading into this slope would disrupt that. We are instead proposing a 3’ tall redi-rock retaining wall here, details on sheet C7.
 18. The detail for 6 ft wall requires additional dimensions such as depth of base below finished ground and maximum height of top of wall. Part of the construction notes are obscured by the hatching. A wall profile is needed to show how footing steps will be constructed.
Wall profile and details included on sheet C7.
 19. A structural detail is required for all wall heights shown on the cross sections.
Wall details included in sheet C7.
 20. The plan and retaining wall detail need to include locations of retaining wall drain outfalls. Retaining wall drains cannot drain across sidewalks. This is to reduce the frequency of icing.
Details added to plan set showing outfall locations.
 21. A detail is needed for the re-grading of the riprap for the pipe extension near Sta. 10+15. Detail added to sheet C7.
 22. A detail is needed for the re-grading of the riprap for the fire hydrant relocation near Sta. 13+80.
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Per NWCC recommendation, the fire hydrant will be placed at the toe of the existing rock buttress and will not require any modifications to the buttress. No regrading of riprap needed.

23. A detail is needed for the re-grading of the slope armor for the sidewalk construction near Sta. 14+40. **Detail added to sheet C7.**
24. Plan view should include note for erosion protection at pipe outfalls.
Note added to sheet C3 and C4.
25. A detail is required for the storm inlets.
Detail added to sheet C7.

CV-21-03 Utilities – Amber Gregory

Revisions Required

- Cover page general note 7 needs to be revised to state City of Steamboat Springs Water and Sewer in lieu of Mount Werner Water. **Note corrected.**
- Cover page note 3 under the Record Drawings note section needs to be corrected to reflect the water and sewer standards. **Note adjusted to include city language on rim adjustments.**
- The existing water main must be shown on the existing conditions map. **Existing waterline added to plan sheets.**
- The existing water main must be shown on sheets C3 and C4 in its entirety. **Existing waterline added to plan sheets.**
- Show the existing water main in the cross sections on sheets C5 and C6 where applicable. **The existing water line does not enter any cross section. The cross sections begin at north edge of Gloria Gossard.**

Please consider the above responses and corresponding updated plans as sufficient to approve the project for the City of Steamboat Springs. Contact me at matthewm@fourpointsse.com or call 248-444-3268 if you have any questions or concerns.

Thank you;

Matthew McLeod, P.E.
Four Points Surveying and Engineering
