

June 07, 2024

TAILWATERS AT STAGECOACH LLC
5 MURRAY RD UNIT B4
EDWARDS, CO 81632

Re: Tailwaters at Stagecoach Prelim Subdivision at

Dear Applicant,

Following are the comments regarding the Routt County's plan review for the above referenced project. We have noted several concerns and/or issues regarding the application. These items must be addressed through revised drawings and/or addendum in order for us to complete the project review for the above referenced project.

Planning Review (Reviewed By: Alan Goldich)

1. The narrative states the commercial area is 4.11 acres. The drainage report is for 2.5 acres. Please revise the drainage report to reflect this.
2. A trail connection from the northwest pod to the rest of the development must be provided.
3. The Substandard Land map does not contain the 30%+ slopes in the northwest and northeast portion of the site shown on the existing conditions plan in the engineer drawing set. Please revise.
4. Geotech Report is labeled ad 'DRAFT'. Please submit a final version.
5. Page 7 of the Geotech Report states that "unretained cuts and fills of up to approximately 7 feet in height are anticipated for roadway development." Page CR16-2, station 6+00 (and in other areas of this roadway section), shows cuts of 15'. The report needs to be revised to account for this discrepancy. Need a more detailed grading plan to understand the height of these cuts and fills.
6. Pit 4 experienced "practical rig failure" at approximately 5'. This means to me that they hit bedrock. With excavations of 15' in this area, a more detailed analysis will need to be provided.
7. The grading to the east of Lots 130-132 falls within the 50' waterbody setback. It is suggested that no grading occur within this setback. If this remains, a waterbody setback permit will be required. Please indicate how you intend to proceed.
8. I am unable to locate exactly the work to be done on page CR16-7. The driveway shown coming off of CR 16 is labeled "Barr Trail." This road name does not exist. Please revise.
9. Lots along the eastern edge that contain slopes greater than 30% must be reconfigured so that they do not contain slopes greater than 30%.
10. Drawings for the extension of the water main from Snowbird Trail were unable to be located. Please state where these are located or submit these drawings.
11. What is the difference between Parcels A and B; Outlots 1, 2, and 3; and Parks 1, 2, 3, & 4?
12. According to the plat, the multi-family and commercial areas are not being subdivided. Will these be subdivided at a later date after construction? Please indicate how many multi-family

and commercial units will be located on these various lots.

13. Please provide a legal description of the commercial area so that this land can be rezoned to commercial.

14. Please indicate whether sidewalks will be provided or not? If not, a formal request to not provide them needs to be made.

15. Loading and unloading space in commercial area was not identified. Please identify these areas.

16. The water quality report is labeled as 'Draft'. Please revise and finalize.

17. Statements made in the water quality report do not line up with the submitted plans. The last sentence of paragraph 3 of Section 3.2 states, "No work within 100 feet of the Creek is anticipated." The grading plan shows that grading will take place within 100' of the creek. Also, individual lot development will take place within 100' of the creek. Please revise this report to take this into account.

18. The water quality report indicates what measures will be taken if elevated phosphorous levels are found but it does not mention what will happen if elevated nitrogen levels are found. Please provide additional detail on this.

19. See comments from Upper Yampa Water Conservancy District.

20. The Wildfire Mitigation Plan states, "Tailwaters will treat all surface fuels within an approximate 150-foot-wide setback zone surrounding the disturbed perimeter". This indicates that all of the vegetation along Little Morrison Creek within this buffer will be removed. Please provide more information on what means.

21. Please provide design guidelines referenced in the covenants to ensure items listed in the Wildfire Mitigation Plan are included. The items listed in the Landscaping and Home, Lawn, and Defensible Maintenance sections need to be included in the design guidelines.

22. See comments from the Routt County Weed Department.

23. Please provide cut and fill calculations. If soil is to be trucked off site, please provide amounts.

24. Landscape plans were submitted for individual lot development, however these don't provide adequate screening from major access roads. Please revise to provide adequate screening to preserve privacy and mitigate visual impacts to surrounding areas.

25. The SS snow storage standards for commercial areas require 1 square foot of storage for every 2 square feet of paved area which is a 50% requirement. Your narrative indicates that you have provided 20%, well under the required area. Please revise.

26. Pavement is only 20' on the below listed roads. Standards require 22'. Please revise.

- a. Confluence Blvd.
- b. Spillway Ave.
- c. Parapet Dr.
- d. Crest Ct.
- e. Eddy Circle

27. Covenants:

- a. 35.5.7 – references the Town of Minturn
- b. 15.2.1 – references the “Tailwaters PUD”. This is not a PUD.
- c. 16.4.1 - references “Game Creek Trail” This is not a named road in this development.
- d. Water quality plan states that the covenants will discourage manicured lawns. Where is this stated in the covenants?

Public Works Review (Reviewed By: Zach Schaffner)

1. See letter dated June 7, 2024 and drawings.

Routt County Weed Review (Reviewed By: Tiffany Carlson)

1. See email dated January 17, 2024.

Fire Review (Reviewed By: Bob Reilly)

1. Plans currently call for the use of Bollards. Bollards need to be replaced with emergency access gates with the proper KnoxBox control access. I have talked with the developer and they agree.
2. OCFPD has adopted the Routt County Road Standards (2016) as well as 2009 IFC. Per RC the road with would need to be at least 22'. As I read the 2009 IFC, road with for the common roads would need to be 26'. In our discussions with the Tailwaters group, there was to be NO parking on the roads. We would like to see the shoulders paved as well.

CPW Review (Reviewed By: Molly West)

1. We still need to reach an agreement with CPW. We are in the process of getting a response and setting up a meeting with the consultants.

Upper Yampa Water Conservancy District Review (Reviewed By: Andy Rossi)

2. See email dated May 22, 2024.

Once you have uploaded answers to these questions in portal, please let me know that you have done so. If I can provide any further information to you, please feel free to contact me at (970) 879-2704 or by email at agoldich@co.routt.co.us.

Sincerely,



Alan Goldich, Senior Planner
Routt County Planning Department