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June 20, 2023

Alan,

The Routt County Road and Bridge Department would like to submit the following comments for the permit application numbered PL20230038. This is for Sketch Subdivision, Zone Change, and Future Land Use Map review for approximately 87 acre subdivision off of CR 18A/16. The following are the comments as submitted by the Routt County Public Works Department.

1. On average, single family homes generate roughly 10 trips per day. At 200 homes, that equates to 2000 additional trips to the surrounding county roads assuming one car per home. This number increases if there are more cars per home. This places an intense demand on that section of roadway. In addition the proposed 41 unit Landalet development next to Red Hawk Village (TPL-21-108 and TPL-21-109) will also be accessed via CR 16 & CR 14. Applicant will need to perform a traffic study by a registered Colorado Engineer to analyze traffic impacts and make recommendations for signage and mitigation measures to ensure the safety of the traveling public in the area, including but not limited to:

- a. Impacts to CR 18A, CR 16, & Crow Trail
- b. Impacts to intersections at CR 16 & 18A, 16 & 212, 16 & 14
- c. Impacts to CR 14

This study shall include PL20220110 as well as the planned increase from the TPL-21-108 and TPL-21-109 projects.

2. Applicant will be required to perform a drainage study of the site per 2016 Routt County Road and Bridge Roadway Standards.

3. An access permit shall be obtained prior to construction to for all accesses to county ROW
4. Permittee shall obtain a utility permit as well as a work in the Right of Way permit.
5. All water and sanitary service mains or connections to be placed in the county road shall be designed by a Colorado Registered Professional Engineer and submitted to Public Works for review and approval.
6. Applicant shall produce a plan set for all subdivision improvements per 2016 Routt County Road and Bridge Roadway Standards. The plans shall be produced by a Registered Colorado Engineer.
7. All snow storage shall be onsite. This includes all snow from parking areas and walkways. Snow storage is not denoted on site plan. Routt County will in no way be responsible for maintenance or snowplowing of proposed development roads. Routt County will continue our current level of service of one snow plow shift (i.e. 1 plow trip) per day on area roads.
8. Applicant shall dedicate a minimum 60' Right of Way to realign the portion of CR 16 on the very southern boundary of the property. Currently there are steep grades with near 90 degree turns near the two southern access points. Realignment of the county road could alleviate any safety concerns from the proposed new accesses as well as improve access to the property.

Please let me know if you have any questions or comments pertaining to the above comments.

Thank you,

Zach Schaffner
Road and Bridge Division Manager
Routt County Public Works