

Reports

The applicable report(s) are required to aid the Development Review Team in evaluating your project. Please follow links to the applicable Department’s specific requirements for each report type. Reports must be submitted with all other applicable submittal requirements in order to be considered a complete application.

<p>Traffic Impact Study</p>	<p>Applicability:</p> <ul style="list-style-type: none"> • Daily trip generation is 50+ trips, or • 10+ peak hour trips, or • Auxiliary lanes or signal upgrades may be needed, or • Project study area includes an intersection with planned improvements (see section 6.2.1 for list of intersections), or • Projects where site traffic increases by 10% or more, or • Site-specific traffic issues that require evaluation , or • Individual sites smaller than the trip generation criteria that are part of a larger development, or <p>Prior to submitting an application, submit Traffic Impact Study—Scope Approval Form for review and approval from the City Department of Public Works. See Engineering Standards Chapter 6—Traffic Impact Study Criteria for specific requirements.</p>
<p>Soils and Geotechnical Report</p>	<p>Applicability: all sites with public improvements, streets, and fire apparatus roads; and is recommended for sites with private improvements.</p> <p>Report to be prepared by a professional geotechnical engineer licensed in the State of Colorado and will be reviewed and approved by the City Department of Public Works prior to approval of construction drawings or a building permit as applicable. See Engineering Standards Chapter 3—Section 3.5 for specific requirements.</p>
<p>Water Demand Report</p>	<p>Applicability: rezoning, limited use permit, development plan and subdivision project applications that will require water service in the amount required to serve fifty (50) single-family equivalents ("SFEs") or more. It applies to any redevelopment that would require an increase over the level of existing water service in this same amount. City Council may, at its discretion, apply this policy to smaller developments.</p> <p>Report to be prepared by a registered professional engineer that details the development's water requirements and the water resources that will be used to meet that requirement. At a minimum, the report must address all of the elements identified in the water demand report required under subsection 25-77(d) of the City's water rights dedication policy. See Municipal Code Chapter 25 Section 25-78 for specific requirements.</p>
<p>Drainage Study</p>	<p>Applicability: In general, any project (new, redevelopment, or significant remodel) that alters stormwater drainage from existing conditions, including increasing impervious area, shall be required to evaluate the changes in a drainage report including a Stormwater Quality Plan. Existing sites undergoing redevelopment or remodel that do not alter storm water drainage are required to prepare a storm water quality plan to upgrade the site to meet current storm water quality requirements.</p> <p>See Section 5.3, Stormwater Planning and Submittals, for further guidance. These criteria shall be followed for every drainage design and drainage study submitted within the City of Steamboat Springs. US 40 (Lincoln Avenue) is a State highway and design of any drainage facilities on or affecting US 40 must conform to the Colorado Department of Transportation (CDOT) requirements.</p> <p>See Engineering Standards Chapter 5—Drainage Criteria for specific requirements.</p>