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July 24, 2023

David Torgler
Town Administrator
Town of Oak Creek
129 Nancy Crawford Blvd.
Oak Creek, CO 80467
(970) 736-2422

Re: Cassiopeia Properties, Lot 15 Sierra View Subdivision
Land Use Change of Minor Impact
Four Points Project #1511-003

Dear Mr. Torgler;

This letter serves as the narrative for the proposed development of Lot 15, Sierra View Subdivision.

Existing Conditions

Lot 15 of the Sierra View Subdivision is a vacant 0.94 acre parcel of land that was platted as an 8-plex. The parcel has sloping topography, native vegetation and utility connections. The northern property line of this flag pole shaped lot is the centerline of a 22-ft wide private access easement benefitting Lot 15 and Lot 16 of the Sierra View Subdivision. Lot 16 is developed and home to the Sierra View Condominiums. The Sierra View Condominiums paved the full 22-ft width of the private access easement. This paved access exceeds 22-ft in width and encroaches past the easement into Lot 15. The land is zoned Res – District 4 and is a prime site.

Project Description

The owner of the Lot wishes to construct four duplex buildings. All buildings will be offset duplexes sharing a single common wall, for a total of eight residential units for sale or rent by land owner. Each of the townhome units will have a garage, basement and two stories above grade. The main access will share with the existing driveway to the Sierra View Condominiums.

The proposed duplex buildings will face north with paved individual driveways from the common private paved entry. There will be a storm drainage system along the front of the driveways consisting of 1' square inlet drains connected to a 12" diameter stormwater system that drainage to the east. Due to the limited distance of space between individual driveways the inlets will prevent drainage holes. Maintenance of the paved access, trash/ recycling enclosure, fencing and any landscaping will be the responsibility of the townhome owners.

Any street cuts for utility installations will be saw cut and repaired prior to temporary certificates of occupation for the townhomes. Water and sewer utility connections will be made individually to each unit. The owner plans to re-tap the existing water main to provide a 2" water service for the project. The sewer will be a new

service line gravity served to a private lift station back to the sewer main. The owner will coordinate for the underground of the electric services lines and locating pedestals and transformers away from the front of the buildings.

Based on a previous preliminary approval for the site the Town of Oak also required the following items of which the owners are prepared to adhere to as required.

1. A soil study will be provided to the Town of Oak and Routt County Building Department
2. The landscaping plan will note "all disturbed areas are to be revegetated.
3. An annual review of the snow storage area(s) by the Public Works Director to determine what areas require erosion control repair, revegetation and/or drainage restoration/improvement by the owners will be completed.

The Owners are working with the Sierra View Architectural Review committee (ARC) and are committed to addressing the concerns of the ARC regarding culverts/drainage plans, locations of electrical connections, and exterior lighting as noted above. The development plans are updated with details of the driveway drainage, downcast lighting, and electrical connections.

Conclusion

We believe the Project meets all the requirements of the Town of Oak Creek and Routt County Building Department development standards. We look forward to the town review, public meetings, and approval of the preliminary plan to bring this Project forward as new private development within the Sierra View Subdivision.

Thank you,

Walter Magill, P.E., P.L.S.
Four Points Surveying & Engineering