



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

January 23, 2026

City of Steamboat Springs
Planning and Community Development

RE: Drainage Study Waiver Request
Lot 1, Copper Ridge Business Park Filing No. 4
Development Application

Dear Planning Staff,

Four Points respectfully requests a waiver for the drainage study requirement included as part of the development plan application for Lot 1, Copper Ridge Business Park Filing No. 4.

Section 5.3.4, *Drainage Letter* of Chapter 5 of the City Engineering Standards states the following:
“A Drainage Letter is a short letter prepared for a site with only minimal stormwater improvements or changes. Minimal changes are items such as sizing a single ditch or culvert. Drainage Letters are also used for sites that require no stormwater system improvements but do require stormwater treatment (this may be a redeveloped site, a change of use site, or a site with an approved drainage study that did not include stormwater treatment). A Drainage letter may also be used for a site with an approved drainage study or master drainage plan where the development proposal makes changes to the development that affect drainage characteristics that do not effect sizing of stormwater components; the Drainage Letter can be used to demonstrate that proposed conditions are generally consistent with previous design assumptions.”

There is an approved Master Drainage Plan for Copper Ridge Business Park and it is not anticipated that the sizing of existing stormwater components will change as a result of this project. Thus, we believe the drainage letter (in replacement of a final drainage study) meets the criteria outlined above. A scope approval form has been included with this waiver application.

Please let us know if you require any further information or if a discussion is needed.

Please call or email to walterm@fourpointsse.com with any questions.

Sincerely,

Walter Magill, PE & PLS
Four Points Surveying and Engineering
970-819-1161

