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September 20, 2021

City of Steamboat Springs Planning Department Plan Review Service – Attn: Toby Stauffer
137 10th Street
Steamboat Springs, CO 80477
Phone: (970)-871-8207, Fax: (970)-879-8851

RE: Copper Ridge Business Park F4 L3 (1716 Copper Ridge Spur, 2660 Copper Ridge Cir) 236600003

Dear Toby,

We have reviewed the DRT letter dated August 24, 2021 for the above project. We are resubmitting the plans based on the review and offer the following responses:

Planning – Toby Stauffer

Revisions Required:

1. Section 416: The access standard requires 50' of paved access length. It seems like it might be possible to comply with this standard by working with the adjacent property owner or complying with the standard on the owner's property. If the project cannot comply with the standard, a major variance request is required; the project would need to go to two public hearings and be decided by City Council, additional fees would apply. **The access has been extended to with a verbal agreement from both property Owners. The agreement will be submitted in writing prior to final approval.**
2. Section 421: Open Space designation is required with this development. See attached standards, they are not yet incorporated with the code. Please comply with the section or request a variance. **Designated Open Space is included in the Copper Ridge Subdivision. No additional open space required or proposed.**
3. Amend chart for current property **See above response.**

Informational Comments:

1. Section 414: Staff finds the project to be exempt from Section 414 based on exemption 414.C.3. **Understood.**

Draft Conditions of Approval:

1. Prior to Building Permit issuance for this use, the property owner shall record an avigation easement. **Understood.**
2. Prior to Building Permit issuance for this use, the property owner shall record an airport proximity disclosure. **Understood.**

Engineering Review (Reviewed By: Emrick Soltis, P.E.)

1. (Sheet.C3) Driveway access needs to show a -3%, +3% valley section. **Site is below the entry at Copper Ridge Spur so the driveway adheres to the standards. No valley section required. Flow arrows and profile updated for clarity.**

2. (Sheet. C3) Flow arrows and proposed driveway profile do not match. Confirm which is correct. **Flow arrows corrected.**
3. (Drainage Study) Confirm area of treatment for the grass buffer. It appears the proposed drainage basin is accepting and treating run on from the north. Either the grass buffer needs to be sized for the added area or a cut off swale needs to be included. **Cut off swale added to north side of the proposed outdoor storage area. Drainage report updated.**
4. Extend asphalt 4' to meet engineering standards for apron length. **Asphalt extended beyond allowed easement.**

Utilities – Amber Gregory

No comments received.

Please consider the above responses and corresponding updated plans as sufficient to approve the project for the City of Steamboat Springs. Contact me at matthewm@fourpointsse.com or call 248-444-3268 if you have any questions or concerns.

Thank you;

Matthew McLeod, P.E.
Four Points Surveying and Engineering

