



November 22, 2021

Four Points Surveying and Engineering - Joe W
PO BOX 775966
Steamboat Springs, CO 80487

Re: Lot 1 Indian Meadows at 307800001

Dear Four Points Surveying and Engineering - Joe W,

This letter shall serve as the Development Review Team letter (DRT) for Submittal #1 of the above referenced project.

Please address each comments and provide all requested items in one submittal to the Planning Department. Per CDC Section 702.I, you are required to provide a complete response that adequately addresses each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn. Please submit materials digitally through the Portal on our website.

Engineering Review (Reviewed By: Ben Beall, P.E., CFM)

1. % Site contribution should identify % contribution split to the east to US40/Stone Lane intersection and to the west to Stone Lane Bridge and Extension
2. 10% multimodal reduction is too aggressive for the summer zone. 6% would be acceptable
3. Unless it is the intent of the project to pursue easement dedication to provide through access via Ingles Lane with this project, please remove Ingles Lane connection distribution assumption from consideration
4. It appears that this traffic generation will increase trips by 20% to the US40/Stone Lane intersection and require a CDOT access permit. Please indicate in the scope approval form that a CDOT access permit is expected or provide justification for why that is not expected. Please contact CDOT prior to developing the TIS, so that CDOT also approves of the assumptions and scope of the study for use in access permitting.
5. Unless the project will be negotiating dedication of a public through access on Ingles Lane, please delete Ingles/US40 as a study intersection
6. If the RI/RO access is pursued at the NW corner of the property, a new traffic scope approval form will need to be submitted to indicate a CDOT access requirement.
7. With abandonment of existing frontage road to Fairfield Inn/Storm Peak Apts, those trips need to be redistributed to the through access running through the parking lot on the east side of the project. Traffic study should evaluate site access configuration and make recommendations pertaining to layout
8. Connection to Fairfield Inn shown on Conceptual G&D is inadequate. Connection is to provide equal or better circulation to what is currently provided to support abandonment of



the current frontage access road

9. Access to Stone Lane shown on Conceptual G&D is inadequate. A longer throat width should be provided to meet engineering standards. Width and MUTCD offset allowance from Homewood Suites eastern access should be studied to provide for less horizontal curvature immediately at the access location. The short term layout will need to maintain the temporary transit turnaround in its current configuration. Traffic Impact Study should include recommendations related to the access configuration at the Stone Lane curb cut including recommendations for the access through the parking lot.

10. With construction of the Stone Lane Bridge planned for 2024, the build out year for that scenario should be 2025.

Please contact me at (970) 871-8227 or by email at sking@steamboatsprings.net with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart King". The signature is fluid and cursive, with the first name "Stuart" and last name "King" clearly distinguishable.

Stuart King, P.E.
Community Development Engineer