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August 29, 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 October 20, 2021 for the above project. We are resubmitting the plans based on the review and offer the following responses:

Planning – Toby Stauffer

1. C5: lighting proposed on architectural plans does not seem consistent with light fixtures proposed on lighting plan, please clarify, revise. **Lighting plan updated with new fixture.**
2. 2. Narrative: amend plans or narrative to indicate that trash containers will not be stored outside. if so, an enclosure is required. **Narrative has been updated with a statement regarding outdoor trash storage.**
3. C3: revise narrative to indicate how snow will be managed for two areas that are greater than 20' from pavement. Driving across the grass buffer may impact the function of the buffer and driving into the snow storage areas may limit available storage area. **Snow storage areas removed from places greater than 20' from pavement.**
4. See Comments C1, variances or revisions required **Comments addressed. See sheet A0 for floor area calculations.**
5. A4: lighting proposed on architectural plans does not seem consistent with light fixtures proposed on lighting plan, please clarify, revise. **Plans updated accordingly with notes added to sheet C5 for clarity.**
6. C1: heights are incorrect, 32' OH and 28' APH, current plans require revision or variance request **C1 corrected.**
7. C1: provide residential and nonresidential Gross floor area calculations, proposed building does not meet use standards for work/live, CDC 303.I.b **See sheet A0 for floor area calculations.**
8. C3: Indicate on plans how parking spaces will be physically identified on the site, painting, signs, etc. **Note added to page C3 under the parking calculations indicated that the unit numbers will be painted on the parking space.**
9. CDC Section 414: Sidewalk improvements are required. **After a DRT review meeting with the City on August 9, the scope of the sidewalk improvements was narrowed to sidewalk along Copper Ridge Circle. The sidewalk has been added to the plan set. The Owner would like to consider options for fee in lieu with the proposed sidewalk in the site plan. An estimate for the costs of constructing the sidewalk is included in this resubmittal for City consideration.**
10. See Document Mark-ups, each should be labeled with the page they reference. **Markups addressed.**
11. See informational comments in documents. **Informational comments were reviewed with the Owner and are understood.**
12. See proposed conditions in the conditions panel in the applicant portal for PL20220235. **Conditions were reviewed with the Owner and are understood.**
13. CDC Section 417: Revise to include sidewalks on street frontages and internal sidewalks that connect to sidewalks on street frontages. **Frontage sidewalk is proposed only along Copper Ridge Circle. The drop off from the site to that sidewalk is too steep to provide a safe pedestrian travel slope. An alternate route through the proposed paving to the**

existing pedestrian travel in the area is shown on the site plan. This route is in character with the other properties along Copper Ridge Spur and Copper Ridge Circle.

14. CDC 427: Indicate how the project will comply with this section and provide confirmation of approved plan from USPS. Four Points has reached out multiple times to the local post office and have also contacted the district representative to get approval from the post office for the cluster box locations. Nobody from the post office has provided contact or review and Four Points does not anticipate that they will. Mailboxes for the two units are proposed at the entry of each unit.
15. C3: evergreen trees are permitted, please revise Landscaping revised in site plan.
16. C3: incorrect area to planting ratio- please revise Landscaping calculations revised in site plan.
17. A4: Provide actual elevation and height measurements. Measurements added to architectural plans.
18. A5: proposed height requires revision or variance request Measurements corrected.
19. A5: proposed APH requires revision or variance request Measurements corrected.
20. C5: this illumination does not appear to be compliant with dark sky guidelines and is inconsistent with statements on the architectural plans, please revise Lighting plan updated with new fixture.

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

1. C3: All snow storage is required to drain to a water quality treatment facility. New water quality features added to plan and extents of the proposed grass buffers increased to address this.
2. C3: Sidewalk is required on both Copper Ridge Cir and Copper Ridge Spur. See response to planning comment #9.
3. Drainage Study: need a calculation for each facility. Calculations added for each proposed facility.
4. Drainage Study: n shall be 1 when utilized in these calculations. 3 has been used and approved previously in many cases but this has been updated to 1.

Utilities – Amber Gregory

1. Are the units to be platted as condos or townhome style? If they are condos, the joint sewer line is okay. If not, then separate sewer lines will need to be ran from each unit. Units will be platted as condos.

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
