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October 3, 2022

City of Steamboat Springs Planning Department Plan Review Service – Attn: Toby Stauffer  
137 10<sup>th</sup> 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 September 21, 2022, for the above project. We are resubmitting the plans based on the review and offer the following responses:

#### **Planning – Toby Stauffer**

1. See draft Development Agreement in Documents and Images. Provide any comments or revisions with the next submittal. If no comments or revisions, provide a signed copy of the development agreement with the next submittal or prior to building permit issuance to comply with the condition of approval. **Draft agreement was reviewed with the Owner. The fee in lieu amount has been updated with this letter. In addition, the Owner would like the City to review the sidewalk cost estimate included with this letter and make his decision for fee-in-lieu after approval.**

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

1. C3: All snow storage is required to drain to a water quality treatment facility **The north water quality swale was sized with calculations added to the drainage report.**
5. Sidewalk Alternative Compliance: Please revise line item cost to reflect a more accurate cost estimate. **Cost estimate updated.**

#### **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@fourpointssse.com](mailto:matthewm@fourpointssse.com) or call 248-444-3268 if you have any questions or concerns.

Thank you;

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