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Steamboat Springs, CO 80487
970-879-1578

July 1, 2002

Bell Property LLC &
North Lake Property's LLC
Attention:
Bob Hagerty
3358 Pecos St.
Denver, CO 80211
303-458-8496

Re: Water Body Setbacks for Steamboat Lake Subdivision filing 5, 7 & 8

Dear Sirs,

The following represents a summary of existing drainage conditions for Steamboat Lake Subdivision Filings 5, 7 and 8. The purpose of this study was to evaluate the existing drainage of the property with respect to the Routt County Zoning Resolutions 8.10.5 A that defines a "Water Body". A water body is defined as "An intermittent river, stream, lake, reservoir, or pond is one that normally holds water of flows continuously for sixty days of the calendar year as a result of ground-water discharge or surface runoff."

A Garman hand-held global positioning unit (GPS) was used to identify the location of existing drainage features. Waypoints stored in the GPS were downloaded into a Map-tech program and USGS type maps were printed with the waypoints included. (The printed map is include as Appendix A and the waypoint data is included as Appendix B.)

Three visits were made to the site to evaluate the intermittent drainage. The first site visit was on April 24, 2002. At the time the weather was cool and clear. The snow had melted in the open areas; snow banks still existed on the site in the higher areas and protected forest areas. The second site visit was on May 24, 2002 thirty days after the initial visit. The weather at the time was rain and snow overnight with fresh snow on the higher peaks. All the snow on the site had melted. The third site visit was on June 23, 2002 sixty days after the initial visit. The weather at the time was hot and dry. A summary of the field observations is included in Appendix C.

Four drainages were identified that meet the Routt County Criteria requiring a water body set back.

1. Drainage #6 from spring # 6 a vertical 24" ADS stand pipe to Culvert # 6 a 24" diameter culvert across Elkhorn Drive. As defined by waypoints S06 and C06.
2. The Middle Tributary of Ways Gulch. As defined by waypoint C08.
3. The North Tributary of Way's Gulch. As defined by waypoint C09

4. Drainage #10 below the Fife pond. As defined by waypoint D10.

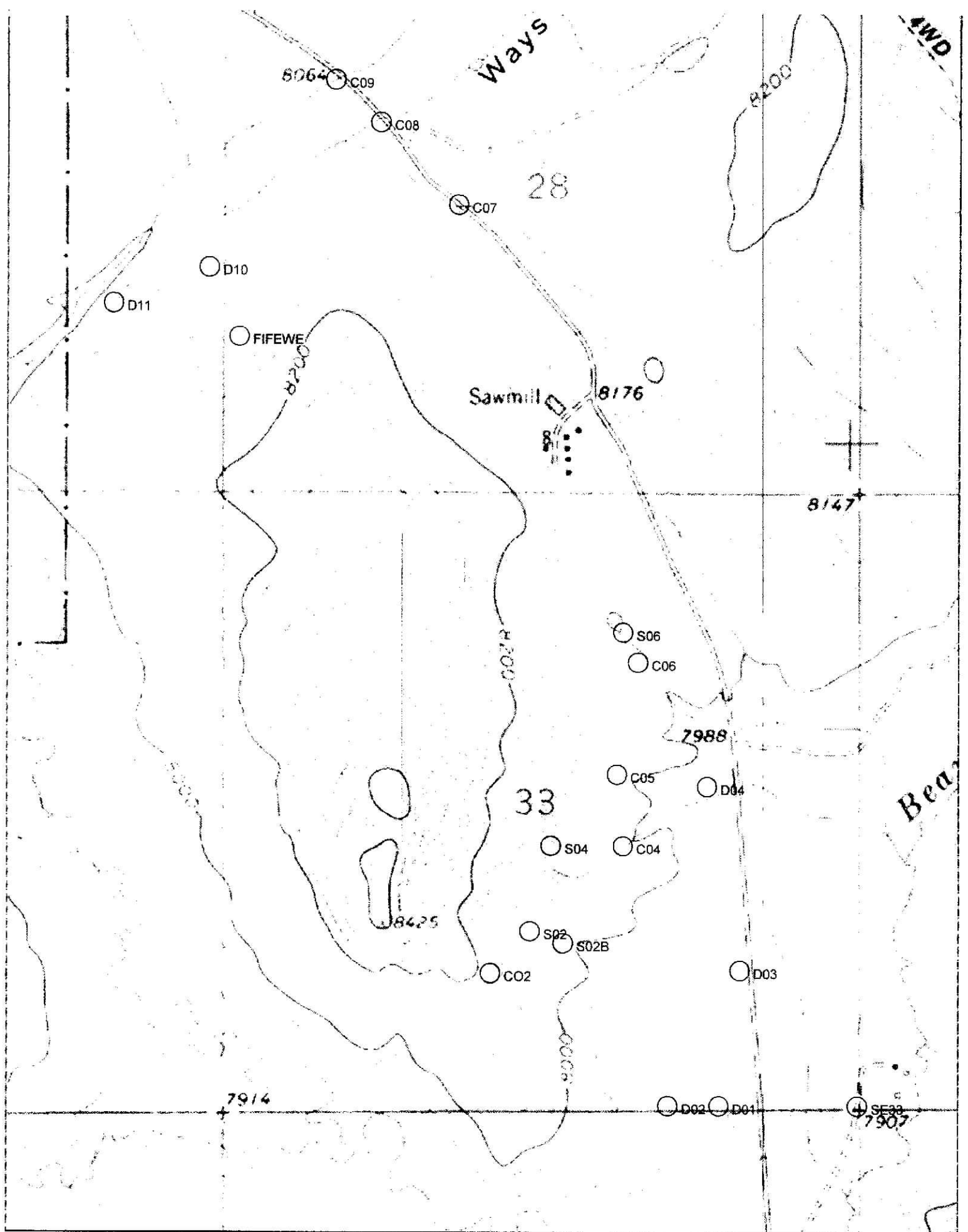
Should you have any questions please call.

Sincerely,



Eric Thayer P.E.
Manager
ET Designs LLC





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APPENDIX A

Appendix B

Bell LLC
Waypoints

waypoint name	Latitude	Longitude	created	time	day	comments
"CO2",	40.7791982,	-106.9280140,		10:06	24-AP	", ff000 culvert in drainage 2
"C04	40.7821647,	-106.9240014,	"CRTD	10:47	24-AP",	culvert in drainage 4
"C05	40.7838116,	-106.9242160,	"CRTD	10:52	24-AP",	culvert in drainage 5
"C06	40.7864562,	-106.9235937,	"CRTD	12:38	24-AP",	culvert in drainage 6
"C07	40.7970670,	-106.9290922,	"CRTD	13:19	24-AP",	culvert in drainage 7
"C08	40.7989231,	-106.9314794,	"CRTD	13:31	24-AP",	culvert in drainage 8
"C09	40.7999316,	-106.9328151,	"CRTD	13:36	24-AP",	culvert in drainage 9
"D01	40.7762048,	-106.9211046,	"CRTD	9:36	24-AP",	outlet of drainage 1
"D02	40.7762102,	-106.9226925,	"CRTD	9:30	24-AP",	outlet of drainage 2
"D03	40.7792786,	-106.9204984,	"CRTD	9:47	24-AP",	outlet of drainage 3
"D04	40.7835702,	-106.9215284,	"CRTD	11:07	24-AP",	outlet of drainage 4
"D10	40.7956616,	-106.9366400,	"CRTD	13:47	24-AP",	outlet of drainage 10
"D11	40.7947818,	-106.9394670,	"CRTD	13:57	24-AP",	outlet of drainage 11
"FIFEWE	40.7940308,	-106.9356583,	"CRTD	13:07	24-AP",	fife well
"S02	40.7801691,	-106.9268606,	"CRTD	9:57	24-AP",	spring in drainage 2
"S04	40.7822076,	-106.9261847,	"CRTD	10:38	24-AP",	spring in drainage 4
"S06	40.7871214,	-106.9240282,	"CRTD	12:31	24-AP",	spring in drainage 6
"SE33	40.7761941,	-106.9169794,	"CRTD	9:13	24-AP",	SE section 33
"S02B	40.7799224,	-106.9258682,	"CRTD	9:23	24-MA",	spring B in drainage 2

Waypoint	24-Apr-02	24-May-02	23-Jun-02	Comments
D01	no water flow	dry	dry	Drainage #1 at south line Sec 33
D02	water flowing 2" deep 6" wide	trickle flow	no flow	Drainage #2 at South line section 33
S02	start of water flow	dry	dry	spring at start of drainage #2
S02B		start of flow in drainage 2	dry	spring at start of drainage #2
C02	low flow dry 15' away	dry		15" culvert in drainage #2
D03	no water flow	dry		Drainage #3 18" CMP across 129
D04	#4 flowing #5 trickle	1- 2 gpm #4 no flow #5	dry no flow	Drainage 4 & 5 intersection
S04	water flowing	2-3 gpm flow	no flow 170' downstream	vertical 30 " CMP start of drainage #4
C04		1-2 gpm	no flow	Culvert in drainage #4
C05	trickle flow	no flow		24" CMP in drainage #5
S06	flowing	flowing 3-4 gpm	trickle flow	Spring 24 " ADS vertical 6" PVC
C06	flowing	flowing 3-4 gpm	trickle flow	24" CMP in drainage #6
C07	flowing	water standing no flow	dry	large arch @ 129 south tributary
C08	flowing 6" deep INVi	water flowing 15-20 gpm	standing water no flow	Ways Gulch @ 129 middle tributary
C09	flowing 2" deep	water flowing 15-20 gpm	trickle flow	ways Gulch @ 129 48" CMP N tributary
D10	flowing	water flowing 2-4 gpm	trickle flow	Drainage #10 below pond
FIFEWE	low flow	no flow	no flow	Fife well drainage 10
D11	Low flow	dry	not checked	Drainage #11