

EXHIBIT K

Steamboat 700 Master Drainage Report Scope of Work

Scheduling

- The Master Drainage Plan shall be reviewed by the City within 60 days of submittal. Developer shall be required to obtain City approval of the Master Plan prior to the first development (plan, plat, large tract subdivision, grading permit etc.) approval.

Related Documents

- The master drainage plan will reference the Conceptual Drainage Study prepared for the Steamboat 700 annexation application (revision date April 23, 2009) with an emphasis on a site-wide approach to mitigate drainage issues and shall meet the City of Steamboat Springs Engineering Standards Section 5.0 Drainage Criteria (effective September 2007) for a Conceptual Drainage Study. The intent of the master drainage plan shall be to provide each development pod with an overlay of the basin-wide plan for stormwater management and identify site-wide and inter-Pod improvements.

Exclusions

- The geographic extents of the master drainage plan shall be limited to the drainage basin(s) within and part of (basins that drain to/thru) the Steamboat 700 property.

Inclusions

- The master drainage plan shall include items not included in the Conceptual Drainage Study prepared for the Steamboat 700 annexation application (revision date April 23, 2009), which have been identified in the Steamboat 700 TAC Response Letter dated March 19, 2009 as being addressed in a later approval process. For example, for a Large Tract Subdivision (LTS) application will meet the City's requirements for Preliminary Plat including but not limited to:
 - Identify detention areas and stormwater quality features within each POD
 - Identify channel improvements
 - Identify existing pond improvements
 - Identify improvements to existing culverts under US 40
 - Identify any off-site improvements to Slate Creek channel

Subsequent Development Applications

Upon completion of the Master Plan, each development phase will be required to complete a final drainage study in conformance with the City of Steamboat Springs Engineering Standards, to identify pod specific drainage requirements and conformance with or changes to the Master Plan. For example, the first

Exhibit K of Steamboat 700 Annexation Agreement

development will require Final Drainage study, but it can be combined with the Master Drainage Plan.