



Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

April 23, 2024

City of Steamboat Springs Planning Department Plan Review Service – Attn: Bob Keenan
137 10th Street
Steamboat Springs, CO 80477
Phone: (970)-871-8207, Fax: (970)-879-8851

RE: **Steamboat Airpark Subdivision Construction Drawings at 280600001**
Steamboat Airpark Subdivision Final Plat at 280600001

Dear Bob,

Four Points Surveying and Engineering has reviewed the DRT letter dated March 19, 2024, and March 21, 2024, for the above projects. We are resubmitting the plans based on the review and offer the following responses:

Planning – Bob Keenan – Construction Drawing Comments

1. Provide landscape plan for required street trees including irrigation and type of trees proposed. **Landscape plan included as page L1.**

Planning – Bob Keenan – Final Plat Comments

2. Include the correct City Council President under City Council Approval. Include the right of way dedication/acceptance within this signature block. Template shown below.

The within plat of _____ is approved for filing this ____ day of _____, 20____. The dedication of the public ways has been satisfactorily completed to the city specifications, or as approved, by the subdivider. Only upon construction of said public ways being satisfactorily completed to the city specifications, or as approved, by the sub- divider shall the city council of Steamboat Springs, Colorado accept said dedication of public ways by resolution and duly record such acceptance.

Council President updated and note added to page 1.

4. I understand the proposed street name as shown on the Final Plat has been denied. Please update the plat with the approved street name. **The current street name that is under review and suggested by the City of Steamboat Springs is Slate Creek Drive, chosen from list provided. That name is shown on these plans but is currently not officially accepted.**

Engineering Review – Emrick Soltis – Construction Drawing Comments

No comments received.

GIS Review - Colten Yoast

Please see draft conditions of approval for this application below. All conditions of approval are also visible in Portal.

- o The infrastructure shown on the Preliminary Plat shall be constructed and approved and/or accepted or surety provided prior to recording of a Final Plat. **Understood.**
- o Prior to issuance of a construction permit (Building Permit) within the subdivision, preliminary acceptance of street, water, and sewer infrastructure shall be issued. **Understood.**

Utilities – Amber Gregory - Construction Drawing Comments

5. the proposed plat and the proposed utility plan must correspond. There are several areas where there are proposed easements with no utilities located in them or areas where the easement is not centered on the utility. **There is a dedicated drainage easement with no proposed lines in it. The easements shown on the plat correspond with those in the construction drawings. Utility plan updated with callouts of easements.**
11. A min. 1' separation between the top of one pipe and the bottom of the other in crossing conditions that do not result in 18" separation per the 2023 Standards. Please revise all areas of the profile that do not meet this standard. **Sewer alignment altered to remove some unnecessary crossings. There is new sewer line crossing under an existing water line as condition #4 in the 2023 standards. That min is 6" which we have achieved. All other crossing were checked.**
15. Fire hydrants need to be placed per the City Standards. The northernmost fire hydrant is shown at the shoulder line **No fire hydrants are proposed with the new waterline alignment. The new alignment has been altered to only include what is needed to serve the proposed lot.**
16. Correct the rogue callout for the 3 LF of 12" C900 at the northernmost section of water main. **Callout removed.**
17. Portions of the water main are missing on the utility plan. Correct the missing water main. **Text masking covering main updated.**
18. Maximum public sewer main grades are 10-percent. Revise locations where this standard is not met. **Sewer mains adjusted with new alignment.**
19. Incorrect callouts are located on the water profile sheet (C15b) calling out a vertical separation of 15' **Callout corrected.**
20. Dead end water mains cannot exceed 600 feet. The water main shown is ~950 feet long. **Water main adjusted to include what is required to serve the proposed lot. That length is less than 600 feet.**
21. The sewer main does not appear to provide access for maintenance. The sewer main should be analyzed to see if gravity fall can be achieved by running the sewer main down the roadway as well as Gloria Gossard to the intended connection point to the existing sewer system. **Access to the sewer is provided in the new alignment. A turnaround area is provided to MH 48.14.F, similar to what was approved in Longview Highlands but larger. MH 48.14.G is provided with bench over ditch to sidewalk. The manhole proximity to the sidewalk should provide adequate maintenance access.**

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
