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August 14, 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 May 28, 2024, for the above projects. We are resubmitting the plans based on the review and offer the following responses:

Planning – Bob Keenan – Final Plat Comments

1. 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.

Language updated.

2. I understand the proposed street name as shown on the Final Plat has been denied. Please update the plat with the approved street name. **Bratton Drive has been approved and has been added to the plans.**

3. Update the Certificate of Dedication and Ownership and all other applicable areas of the plat with the approved street name. **Bratton Drive has been approved and has been added to the plans.**

GIS Review - Colten Yoast

1. We still need a road name that is approved by the addressing committee. **Bratton Drive has been approved and has been added to the plans.**

Utilities – Amber Gregory - Construction Drawing Comments

1. 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. **Resolved per DRT meeting on June 25, 2024, and additional correspondence.**
2. 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. **Resolved per DRT meeting on June 25, 2024, and additional correspondence.**
3. Fire hydrants need to be placed per the City Standards. The northernmost fire hydrant is shown at the shoulder line **Resolved per DRT meeting on June 25, 2024, and additional correspondence. No fire hydrants are proposed.**
9. 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. **This analysis was completed years ago with the Copper Ridge Village Apartment project that was abandoned. The same analysis applied here and was not a feasible route to go, with city utility department in agreement.**
10. SEWER ACCESS Drivable access to sewer mains shall be a flat bench not exceeding side slopes of 5% and longitudinal slopes of 10%, allowing one to drive a pick/up with trailer or a dual wheel truck (i.e. jet truck) along the bench and to back directly up to each manhole. The access shall provide a access point and an exit point at each end of the sewer main or a turn around at the end of the sewer main which will accommodate the above mentioned vehicles. The bench shall be a flat surface a minimum of 10 feet wide without drainage swales or ditches or landscaping including but not limited to rocks, trees and shrubbery etc. If swales or ditches exist, they shall be culverted to allow vehicles to cross. The access shall be located in a legally documented access or utility easement Please make sure the access for the sewer main meets the above code. The current grading does not meet the above requirements.

Sheet C14a added to the plan set outlining the access discussed with the utility department on August 6, 2024.
11. The water line profile is identifying the water line as Copper Ridge Drive. Correct the callout. **Callout corrected to the recently approved Bratton Drive.**
12. Provide all information required on the plan and profile sheet per city Standards. **Additional elevation data added to profile sheets per DRT meeting.**

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
