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January 12, 2022

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

RE: **West Acres Exemption Plat, Lot 1, CV-21-03**

Dear Bob,

We have reviewed the DRT letter dated October 21, 2021 for the above project. We are resubmitting the plans based on the review and offer the following responses:

**CV-21-03 Planning – Bob Keenan**

1. The Civil drawings need to be amended to depict all required improvements needed to serve the subdivision. This includes but is not limited to: Gloria Gossard extension to the western property line and sewer and water service for all lots. **The approved construction drawings for Overlook Park related to the construction of Gloria Gossard were included with the last submittal. They have been updated with this submittal showing the extents of what part of Gloria Gossard is included in this plan set. Utilities have been updated and amended for all lots as shown on sheets C9 and C10.**

**CV-21-03 Engineering – Stuart King**

**No comments received.**

**CV-21-03 Utilities – Amber Gregory**

1. Response letter indicates sewer will be installed as part of a separate development - this was specifically denied. Show a proposed sewer main with this project. **A manhole for benefit of Lot 1 of the airpark is approved as part of Overlook Park. The proposed utilities are shown on sheets C9 and C10.**
2. The proposed water service and fire hydrant cross the sidewalk and should be shown in the cross sections **All proposed utilities are profiled on pages C9 and C10. The proposed sewer has been added to the sidewalk cross sections.**

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

Thank you;

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