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October 14, 2024

City of Steamboat Springs  
Public Works Department  
137 10<sup>th</sup> Street  
Steamboat Springs, CO 80477

RE: Certificate of Inspection for: Lot 3, Copper Ridge Business Park Filing No. 4  
PL20220235 – Private Improvements Certification  
Four Points Surveying and Engineering Job Number: 1647-007

Dear City of Steamboat Springs Public Works:

I, Walter Magill, a registered Professional Engineer in the State of Colorado, PE No. 33743, in accordance with Section 5.3 of the Bylaws and Rules of the State Board of Registration for Professional Engineers and Professional Land Surveyors, do hereby certify that I performed or supervised construction observation during construction operations that took place for the following site improvements:

- Access drive, driveway, and parking areas
- Drainage improvements
- Permanent storm water quality treatment facilities – Grass buffer
- Revegetation

On October 14, 2024, I performed an inspection of the project at the request of the owner, Adam Richey and reviewed the items noted in the inspection reports by the City of Steamboat Springs Planning and Public Works Department. Based on those observations, the finished appearance of the following private improvements appears to be generally complete per the approved construction drawings: overall grading, storm drain systems, parking, driveways, vegetation, storm water, drainage culvert, and other site improvements. The following comments/improvements were addressed as follows:

1. Landscaping is completed and the number of trees and bushes exceeds or matches the approved plans.
2. The owner is requesting to remove the required tree on the southeast corner of the property in exchange for recognition of the three large willows in the southeast corner of the property.
3. Signage for the parking spots is installed
4. The owner installed a level spreader at the low point of the parking lot per the plan detail.

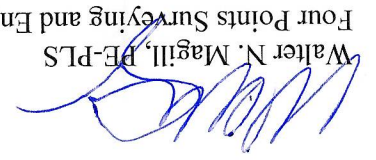
Please note vegetation is not to the City of Steamboat Springs standards but due to limits on outdoor irrigation at this time and the dry climate in September, we are not expecting native grass growth until spring 2025.

At this time, we are requesting a final site inspection, and we will be glad to join City staff on the inspection.

This letter does not constitute a guarantee or acceptance either expressed or implied of work not in compliance with the approved documents or work not properly maintained. Nor is this a release of the Owner's or Contractor's obligation to complete work in accordance with the same or provide proper maintenance of the work.

We recommend that an on-going maintenance program be established by the Owner for the constructed private improvements to ensure that they function as intended.

Sincerely;

  
Walter N. Magill, PE-PLS  
Four Points Surveying and Engineering



Improvements Summary Letter approved by Public Works Engineer \_\_\_\_\_ with conditions \_\_\_\_\_ without conditions.

The conditions include: \_\_\_\_\_

Public Works Engineer \_\_\_\_\_  
Date \_\_\_\_\_