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July 1, 2025

Routt County Regional Building Department
136 6th Street, Suite #201
Steamboat Springs, CO 80487
970-870-5566

RE: Village Drive Townhomes, LLC
Village Drive and Meadow Lane

Dear Routt County Building Department;

Please accept this letter as documentation of the inspections completed by Four Points Surveying and Engineering (FPSE), conducted by Walter Magill, P.E., from November 2024 through April 2025, regarding the redi-rock retaining wall installed on the east side of the Village Drive Townhomes project in Steamboat Springs.

The approved construction drawings from the City of Steamboat Springs, prepared by Landmark Consultants, noted “wall by others.” In August 2023, Geowall Designs provided a complete plan set for a two-tier redi-rock retaining wall, which included construction drawings, a design report, and material quantity estimates. FPSE incorporated the Geowall design into the civil plan set for construction layout and provided construction staking in late October 2024.

Construction of the wall was completed by Inc8 Excavation. The contractor demonstrated familiarity with redi-rock wall systems, and their operators had a clear understanding of the design documents and staking information. The crews excavated the wall alignment to a stable subgrade, approximately 24 to 30 inches below the final asphalt grade, and compacted the subgrade material. A 6-inch layer of $\frac{3}{4}$ -inch gravel was placed across a seven-foot-wide foundation zone to serve as the leveling pad for the initial 72-inch-long base blocks.

FPSE observed the placement of the base course and subsequent 72-inch blocks for the full length of the wall. These base blocks, which will be fully buried beneath the final asphalt surface, were set on the prepared gravel base, and their internal voids were filled with gravel per manufacturer specifications. Two courses of 72-inch blocks were installed, followed by a 28-inch cap block to complete the lower tier. The backfill consisted of free-draining gravel, and a 4-inch perforated drain pipe was installed along the rear of the wall to facilitate subsurface drainage. Over the following weeks, the upper tier was constructed in a similar manner, with additional block courses and proper drainage rock placement of at least six inches in the rear of the wall.

Conclusion:

Based on periodic observations conducted by Four Points Surveying and Engineering, the redi-rock retaining wall at the Village Drive Townhomes was constructed in general conformance with the approved design plans provided by Geowall Designs. The wall was built using appropriate construction practices, drainage components were properly installed, and the structure appears to be both stable and functional at the time of inspection. No signs of structural distress or improper installation were observed during construction. Continued performance of the wall will depend on site maintenance and long-term drainage management.

Please feel free to contact our office with any questions or for additional documentation.

Please call or reply with any questions.

Sincerely;

Walter Magill, PE, PLS
Four Points Surveying and Engineering

