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August 26, 2025

Revised: November 6, 2025

City of Steamboat Springs Planning and Community Development
137 10th Street
Steamboat Springs, CO 80477
Phone: (970)-871-8207, Fax: (970)-879-8851

RE: Village Drive Townhomes
Parcel No. 328300001 / PL20220086
Development Plan and Major Variance Request

Dear City of Steamboat Springs Planning Department,

This addendum shall serve to describe the modifications to the approved permit set of contract documents from Landmark Consultants reviewed for code compliance December 7, 2022. The civil construction drawing set has been combined to include revision clouds and notes to the original Landmark set and new plans from Four Points Surveying and Engineering (FPSE).

Modifications outlined in this letter include changes from the Landmark Set and changes from the FPSE Addendum #1 Reissue revision dated July 1, 2025.

Landmark Set

C.001

- Updated sheet index
- Updated Civil Engineer
- Updated Surveyor

C.002

- No changes

C.003

- FPSE sheet C1 identified as the most current existing conditions plan

C.004

- FPSE sheet C1 identified as the most current existing conditions plan

C.100

- FPSE sheet C2 identified as the most current site plan
- All changes from original Landmark plans identified with revision clouds and callouts

C.101

- FPSE sheet C2 identified as the most current site plan

- All changes from original Landmark plans identified with revision clouds and callouts

C.102

- FPSE sheet C1.1 to replace Landmark sheet C.102

C.200

- Revised portion of sanitary sewer system identified with revision cloud
- Refer to FPSE sheets C5A and C5B for latest design, per callout

C.210

- Revised tap location for new public water main identified with revision cloud
- Refer to FPSE sheet C6 for latest design, per callout.

C.220

- Revised portion of sanitary sewer system identified with revision cloud
- Refer to FPSE sheets C5A and C5B for latest design, per callout

C.300

- FPSE sheet C3 identified as most current grading plan
- All changes from original Landmark plans identified with revision clouds and callouts

C.301

- FPSE sheet C3 identified as most current grading plan
- Culvert beneath the sidewalk at southeast corner of Village Drive and Walton Creek Road identified as having a revised design on FPSE sheet C3
- All changes from original Landmark plans identified with revision clouds and callouts

C.302

- FPSE sheet C3 identified as most current grading plan
- All changes from original Landmark plans identified with revision clouds

C.310

- Culvert beneath the sidewalk at southeast corner of Village Drive and Walton Creek Road identified as having a revised design on FPSE sheet C3
- Storm sewer outfall for five plex water quality pond identified as being lengthened with concrete headwall at outfall

C.500

- No changes

C.501

- No changes

C.503

- No changes

C.504

- No changes
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-

FPSE Set

C1

- Latest existing conditions plan

C1.1

- Easement exhibit to replace original Landmark sheet C.102
- Vacation of existing electrical easement

C2

- Revised site plan with new design for all areas with revision clouds on Landmark plan set
- Revision key listing all revisions to original Landmark plan set
 1. Modified sidewalk alignment along Walton Creek Road and modified connection at southeast corner of Walton Creek Road and Village Drive
 2. Site entrance on village drive shifted 3-ft south
 3. Sidewalk grade and stair connection for duplex units
 4. Sanitary sewer revision, see sheets C5A and C5B
 5. Boiler building and cluster mail box and associated concrete paving, landscape walls and steps
 6. Vacation of existing electrical easement
 7. Deck dimensions
 8. Retaining wall – as designed and constructed and wooden fence above retaining wall
 9. Water line revision, see sheet C6
 10. Stair connection with Walton Creek sidewalk
 11. Concrete headwall on extended storm sewer outfall

C3

- Revised contours and spot elevations for all areas with revision clouds on Landmark sheets C.300, C.301 and C.302
- Revised alignment and invert elevations for 18” culvert beneath the sidewalk at southeast corner of Village Drive and Walton Creek Road
- Storm sewer outfall for five plex water quality pond extended ~20-ft with concrete headwall at outfall.
- Sidewalk and ditch grading between duplex and Village Drive revised for stair connection from duplex decks.

C5A

- New sanitary sewer plan downstream from Landmark proposed sanitary sewer manhole (SSMH) 26.7.1.1
- New proposed SSMH 26.5.4
- Abandon existing vitrified clay pipe main between MH 26.5.6 and MH 26.7
- Extended sanitary sewer plan and profile from proposed SSMH 26.5.4 through Lot A and Lot B Mountain Office Park Subdivision to new proposed SSMH 26.5.1 on existing sanitary sewer main within Walton Creek Road right of way
- No change to original proposed design upstream from Landmark proposed SSMH 26.7.1.1

C5B

- New sanitary sewer profile from Landmark proposed SSMH 26.7.1.1 to proposed SSMH 26.5.1

C6

- New water line plan and profile moving the water line connection from the west lane of Village Drive to the north line of the property adjacent to Walton Creek Road.

Conclusion

The above changes from the approved plans are in substantial conformance with the approved Village Drive Townhomes construction drawings and all the infrastructure will perform as originally designed.

Thank you for your review of the development plan and variance. We look forward to the review and future public meetings for the project.

Sincerely;

Walter Magill, P.E.
Four Points Surveying and Engineering
