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November 5, 2024

City of Steamboat Springs
Public Works Department
137 10th Street
Steamboat Springs, CO 80477

RE: Improvement Status Letter: Lot 3, Copper Ridge Business Park Filing No. 4
PL20220235
Four Points Surveying and Engineering Job Number: 1647-007

Dear City of Steamboat Springs Public Works and Planning.

Please accept this letter as the Improvement Status letter for Lot 3, Copper Ridge Business Park Filing No. 4.

Per inspection by City Engineer Emrick Soltis there are two items of concern for the site.

1. The vegetation is a required element of the treatment facilities which was conditioned as a critical improvement and approved with the development plan. The vegetation is not at 75% of growth and this item is being bonded.
2. The level spreader, in Mr. Soltis opinion it still appears that it will not function as intended. However, this item can be inspected in spring and was installed per the plans. No collateral is being provided.

The owner plans to maintain, reseed and improve the level spreader as needed in June 2025.

Please call or reply with any questions.

Sincerely;

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