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October 18, 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: Lot 1 Indian Meadows – Certification of Improvements
Major Subdivision – PL20230055
Four Points Surveying and Engineering Job No. 1448-005

Dear City of Steamboat Springs Public Works and Planning.

Please accept this letter as the Improvement Status Letter for the Lot 1 Indian Meadows project located on Stone Lane in Steamboat Springs. The development plan for Lot 1 Indian Meadows Filing No. 3 (PL20230055) was approved on September 1, 2023, and the final plat application was approved on October 9, 2023, under application (PL20230257).

The project infrastructure included a new hotel, an asphalt parking lot, asphalt entry, stormwater detention pond for water quality treatment, utility connections, landscaping, and sidewalk. The site work is complete at this time and all of the necessary infrastructure is completed. The winterization plan work is in place and the state stormwater permit will be held open until final stabilization is achieved or Hotel B starts. In addition, an Improvements Agreement is being submitted that includes ongoing management of construction stormwater permit needs.

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 private site improvements:

1. Access Roads, driveways, parking areas, and striping
2. Drainage improvements
3. Permanent storm water quality treatment facilities
4. Grading and revegetation.
5. Site landscaping
6. Sidewalk

Detention and Permanent Best Management Practices for the Management of Treatment of Stormwater Runoff

I, Walter Magill, have performed or supervised construction observation during construction for the following detention and/or permanent best management practice facilities
Grass Buffer

In accordance with Sections 5.2 and 5.3 of the Bylaws, Rules, and Policies of the State Board of Licensure of Architects, Professional Engineers, and Professional Land Surveyors, I certify that I performed or supervised construction observation during construction and that based on my observations, the stormwater management facilities completed as of October 14, 2025, are in substantial conformance with the approved construction drawings and specifications. The record drawings for the Holiday Inn Express substantial conformance, accurately depict the final installation of those improvements

On Monday, October 14, 2025, I performed an inspection of the project at the request of the owner. Based on those observations, the finished appearance of the following private improvements appears to be generally complete per the approved construction drawings:

1. Access roads, driveways, parking areas, and striping
2. Drainage improvements
3. Permanent storm water quality treatment facilities
4. Grading and revegetation.
5. Site landscaping
6. Sidewalk

The following items are incomplete and are part of the requested improvements agreement application.

1. North eight foot wide sidewalk connection.
2. Completion of stormwater detention pond. Current pond is stabilized and oversized.
3. Inlets along the unimproved roadway to the north. Pipe is in place inlets are not installed since these inlets collect drainage in phase 2.
4. Gravel turnaround along frontage road to Storm Peak Apartments.

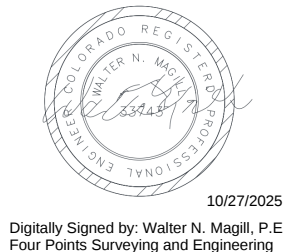
This letter does not constitute a guarantee or acceptance either expressed or implied of work not in compliance with the approved documents or work not properly maintained. Nor is this a release of the Owner's or Contractor's obligation to complete work in accordance with the same or provide proper maintenance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

Please call Walter Magill at 970-819-1161 with any questions.

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