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February 16, 2026

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

RE: Improvement Agreement: Vantage Townhomes at Village Drive
PL20250211: Village Drive Townhomes
Four Points Surveying and Engineering Job Number: 1849-012

Dear Planning and Public Works Department,

Please accept this letter as the Improvement Status letter for Vantage Townhomes at Village Drive located on Village Drive, Steamboat Springs, Colorado. The project is a five-plex townhome building and duplex townhome. The final plat was approved for a townhome plat under application PL20250211.

The project infrastructure is 90% complete with the heated driveway paving completed. The outstanding items are revegetation growth, sidewalk connection to parking lot, and landscaping.

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 drive, driveway, and parking areas
2. Extension of water and sewer services lines
3. Drainage improvements
4. Permanent storm water quality treatment facilities

Detention and Permanent Best Management Practices for Management of Treatment of Stormwater Runoff I, (Name of Engineer), have performed or supervised construction observation during construction for the following detention and/or permanent best management practice facilities and, have input the facility information into the State notification portal in compliance with Colorado Revised Statute (CRS) §37-92-602 (8):

 Porous landscape detention ponds.

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 February 13, 2026, are in substantial conformance with the approved construction drawings and specifications. The record drawings for Village Drive Townhomes, accurately depict the final installation of those improvements

On February 13, 2026, 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: overall grading, storm drain systems, water and sanitary sewer systems, storm water, private driveways, and other site improvements.

As of February 13, 2026, the following private improvements have not been completed or require modification to be completed.

1. Revegetation
2. Perimeter exterior landscaping for the project
3. Stair and sidewalk connection from parking lot to Walton Creek Road sidewalk.

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

Sincerely;

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