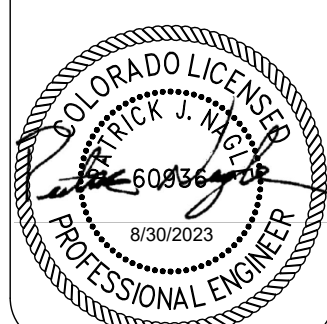


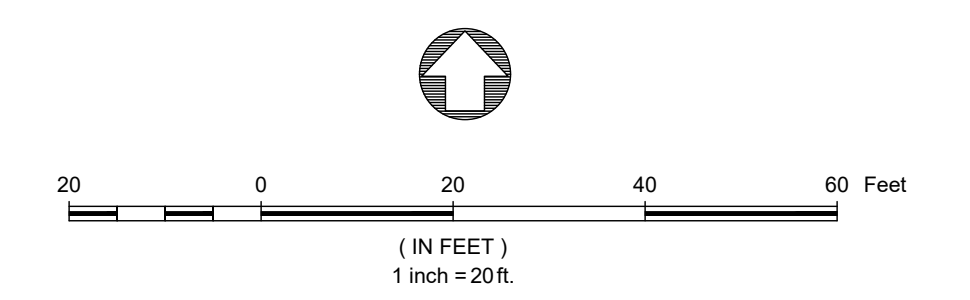
These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any type of construction or contracting unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.



NO.	DATE	BY	DESCRIPTION
1	07/22/2024	PN	ADDRESS BLDG. DEPT. COMMENTS

PROJECT:	2022-001
DATE:	08/06/2023
CONTACT:	ANDREW SUMMERS
EMAIL:	as@landmark-co.com

**THE LODGES AT STEAMBOAT**  
 SITE PLAN



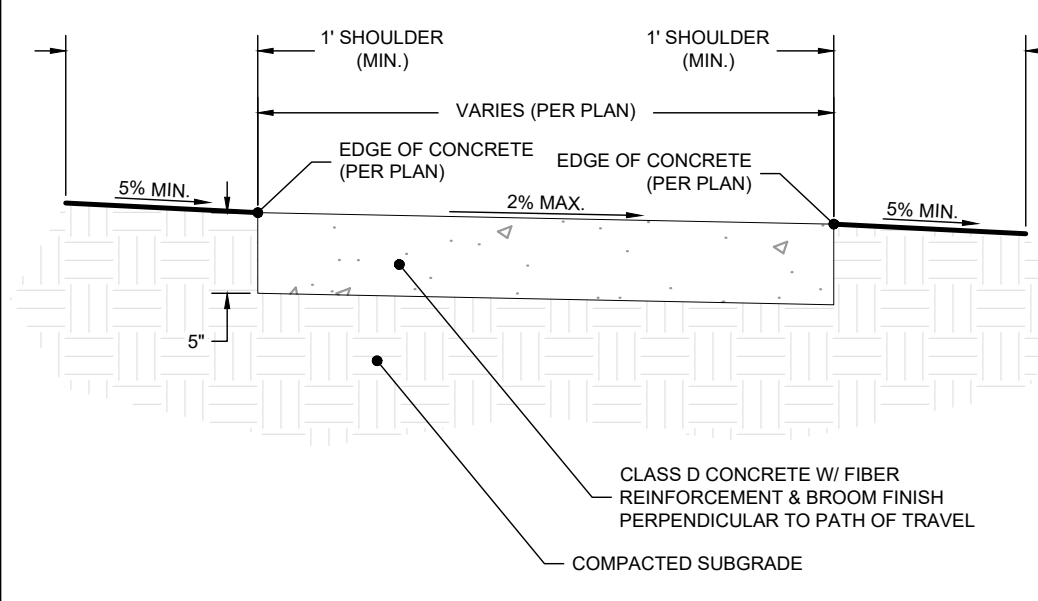
**SITE, UTILITY, & GRADING PLAN LEGEND:**

CENTERLINE	---
BUILDING	---
ROOF LINE/OVERHANG	---
DECK	---
WALL	---
FENCE	x - x - x - x - x
MAJOR CONTOUR	----- 6800
MINOR CONTOUR	----- 6805
ASPHALT	----- 6805
CONCRETE	----- 6805
PROPOSED MAJOR CONTOUR	----- 6805
PROPOSED MINOR CONTOUR	----- 6805
SPOT ELEVATION	6790.50

**NOTES:**

- THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- UNDERGROUND IMPROVEMENTS: LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE SHOWN HEREON PER ONE OR MORE OF THE FOLLOWING: VISIBLE AND APPARENT SURFACE EVIDENCE, AS-BUILT DRAWINGS PROVIDED BY OTHERS, MARKINGS PROVIDED BY COLORADO 811 ONE CALL SERVICES, PRIVATE UNDERGROUND LOCATING SERVICES, OR GIS INFORMATION. ANY METHOD OF SHOWING UNDERGROUND IMPROVEMENTS, OR ANY COMBINATION THEREOF, MAY NOT PROVIDE COMPLETE AND ACCURATE LOCATIONS FOR ALL UNDERGROUND IMPROVEMENTS. IF ACCURATE LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING OF THE IMPROVEMENTS. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OR ENGINEER OF RECORD SHALL NOT BE LIABLE FOR THE FAILURE TO ACCURATELY AND COMPLETELY DEPICT THE LOCATIONS OF UNDERGROUND IMPROVEMENTS.
- ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, PARCEL ID NUMBERS AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUIT COUNTY, COLORADO.
- PROJECT BENCHMARK: A SET MAGNETIC NAIL IN ASPHALT, HAVING AN ELEVATION OF 6860.08' BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS SHOWN HEREON.
- CONTOUR INTERVAL = 1 FOOT
- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
- EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
- ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
- SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
- ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

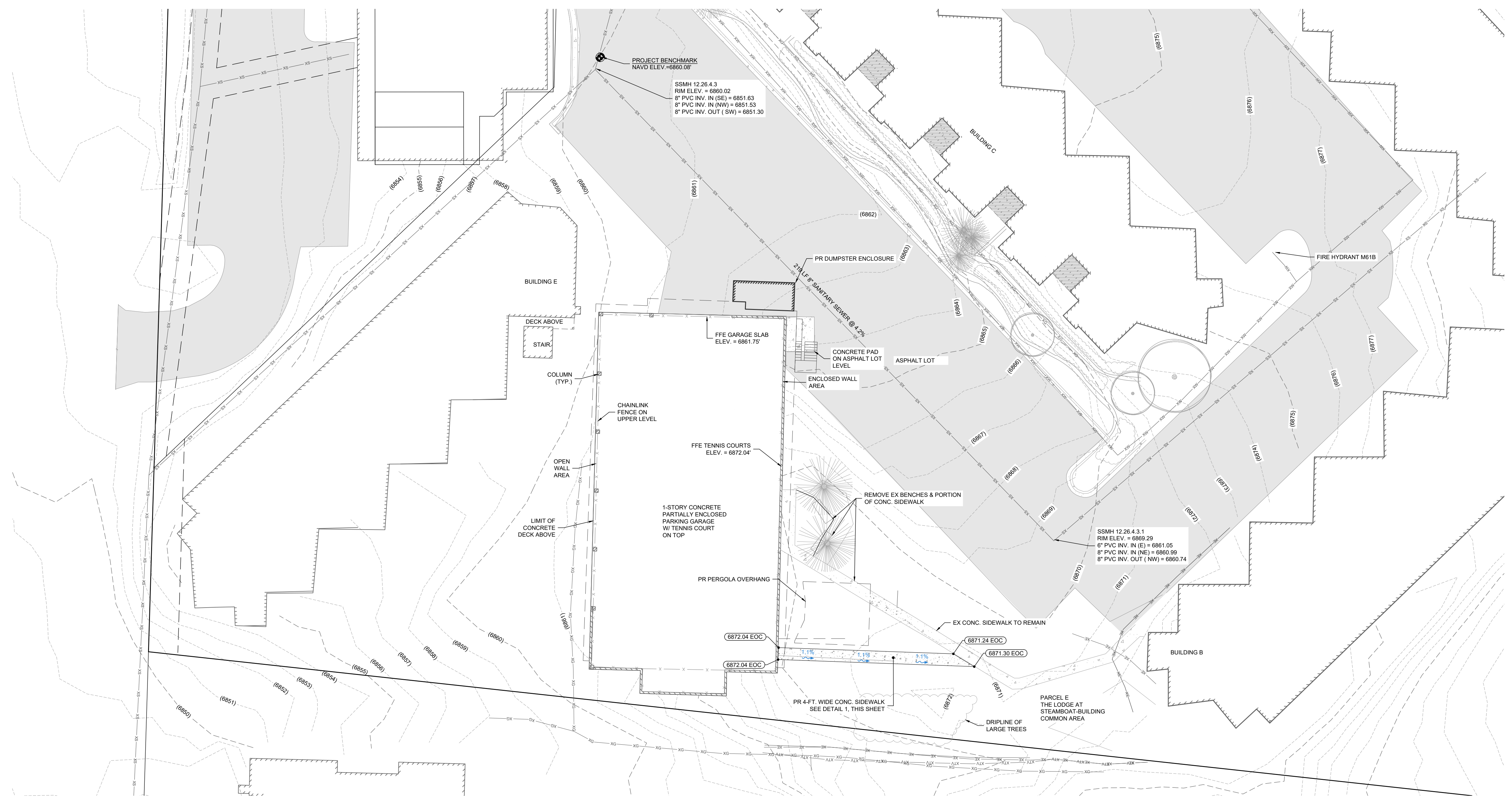
**REVIEWED FOR CODE COMPLIANCE**  
 08/06/2024



- NOTES:**
- BACKFILL EDGE W/ TOPSOIL. FINISH GRADE TO BE FLUSH W/ TRAIL EDGE & SEEDED PER LANDSCAPE PLANS.
  - 2% MAXIMUM CROSS SLOPE.
  - AT A MINIMUM, SUBGRADE PREPARATION SHOULD CONSIST OF SCARRIFICATION TO APPROXIMATELY 8 INCHES AND THEN WATERING AND COMPACTION.
  - COMPACT ALL FILL AREAS TO 95% STANDARD PROCTOR @ 12% OPTIMUM. REMOVE ALL TOPSOIL PRIOR TO SUBGRADE PREPARATION.

**1 DETACHED SIDEWALK**  
 NOT TO SCALE

CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**811**  
 Know what's below.  
 Call before you dig.  
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



DRAWING FILENAME: P:\2022\2024\Projects\Drawings\2024\C.100\Site Plan.dwg; LAYOUT NAME: C.100; DATE: 08/06/2023 11:52am; CAD OPERATOR: as  
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