

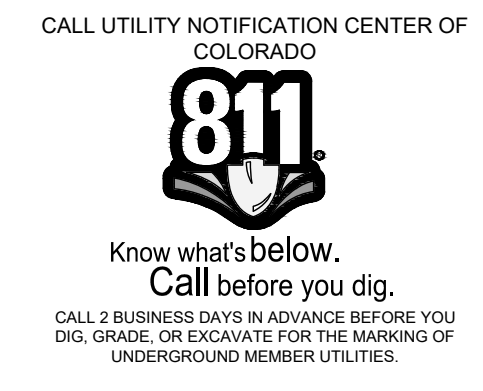
EXISTING CONDITIONS LEGEND:

PROPERTY BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EASEMENT	
SECTION LINE	
CENTERLINE	
PROPERTY MONUMENT	
SECTION CORNER	
BUILDING	
ROOF LINE/OVERHANG	
DECK	
WALL	
FENCE	
MAJOR CONTOUR	
MINOR CONTOUR	
CONCRETE	
GRAVEL	
SIGN	
SANITARY SEWER LINE MARKER	
MANHOLE AND CLEANOUT	
SEPTIC TANK LID AND VENT PIPE	
WATER LINE MARKER, FIRE HYDRANT	
GATE VALVE, CURB STOP & METER	
FIRE DEPT. CONNECTION, YARD HYDRANT, VENT PIPE, WATER MANHOLE AND WELL	
GAS LINE MARKER, VALVE, MANHOLE/VAULT, METER AND SHUTOFF	
PROPANE TANK (BURIED)	
CABLE LINE MARKER, VAULT AND PEDESTAL	
DUCT BANK	
SATELLITE DISH	
FIBER OPTIC LINE MARKER, VAULT & PEDESTAL	
TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE	
ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL	
ELECTRIC MANHOLE, OUTLET, GENERATOR AND JUNCTION BOX	
LIGHT POLE, STREET LIGHT, TRAFFIC SIGNAL	
TRAFFIC CONTROL VAULT AND CABINET	
OVERHEAD UTILITY LINE	
GUY POLE, UTILITY POLE & GUY WIRE	
EDGE OF WATER	
DITCH/SWALE	
CULVERT W/ END SECTIONS	
STORM MANHOLE, MANHOLE INLET, GRATE INLET AND CURB INLET	
AIR CONDITIONER, MAILBOX, NEWSTAND, TRASH CAN, MISC. MANHOLE	
BOLLARD, BOLLARD W/LIGHT	
FLAG POLE AND DELINEATOR	
STUMP, BOULDER AND IRRIGATION VALVE BOX	
CONFEROUS AND DECIDUOUS TREE (SCALED TO APPROXIMATE DRIPLENE)	
CONFEROUS AND DECIDUOUS SHRUB (SCALED TO APPROXIMATE DRIPLENE)	

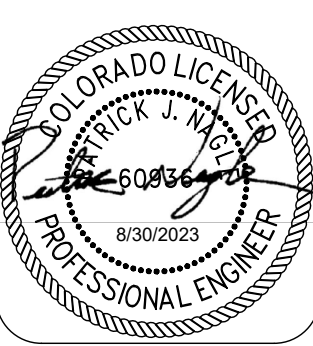
NOTES:

- THIS MAP DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE EXISTING CONDITIONS.
- DATE OF LAST FIELD INSPECTION: APRIL 28, 2023.
- THIS LAND SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY. A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS LAND SURVEY. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTIONS SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. THE FINAL PLAT OF THE LODGE AT STEAMBOAT - BUILDINGS B, C, E, PHASE I WAS USED FOR ANY EASEMENTS AND OWNERSHIP INFORMATION SHOWN ON THIS IMPROVEMENT SURVEY PLAT.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-506, C.R.S.
- THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THE PROJECT AREA IS LOCATED WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 08107C0883D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
- 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 AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
- PROJECT BENCHMARK: A SET MAGNETIC NAIL IN ASPHALT, HAVING AN ELEVATION OF 6860.08' BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD85) AS SHOWN HEREON.
- CONTOUR INTERVAL = 1 FOOT

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



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.

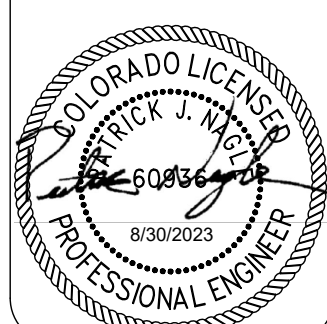


NO.	DATE	BY	DESCRIPTION
1	07/22/2024	PN	ADDRESS BLDG. DEPT. COMMENTS

PROJECT:	2827-001
DATE:	08/06/2023
CONTACT:	ANDREW SUMMERS
EMAIL:	as@landmark-co.com

DRAWING FILENAME: P:\2023\2023\Drawings\2827-001-C.004-Existing Conditions Exhibit.dwg LAYOUT NAME: C.004 DATE: JUL 24, 2024 10:30am DDD OFFPRINT: jsummers
LIST OF REVISIONS: (NONE)

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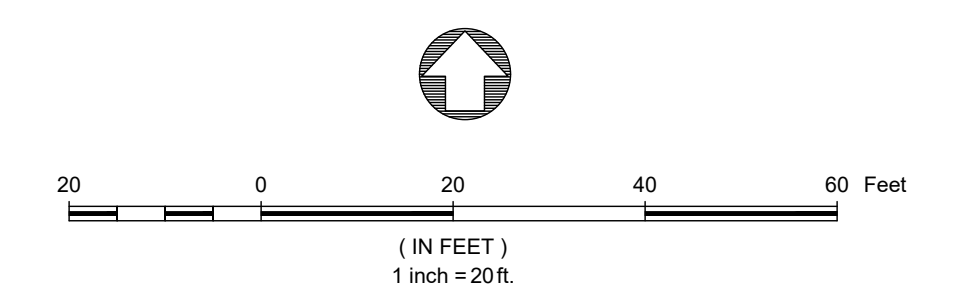


NO.	DATE	BY	DESCRIPTION
1	07/22/2024	PN	ADDRESS BLDG. DEPT. COMMENTS

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

THE LODGES AT STEAMBOAT
 SITE PLAN

SHEET
C.100



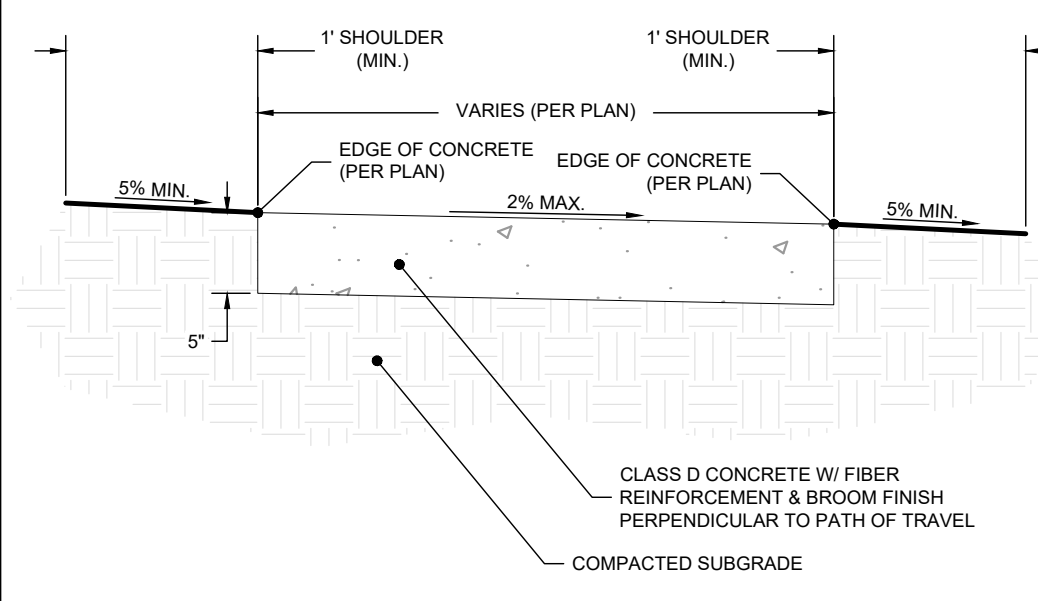
SITE, UTILITY, & GRADING PLAN LEGEND:

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 ROUITT 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

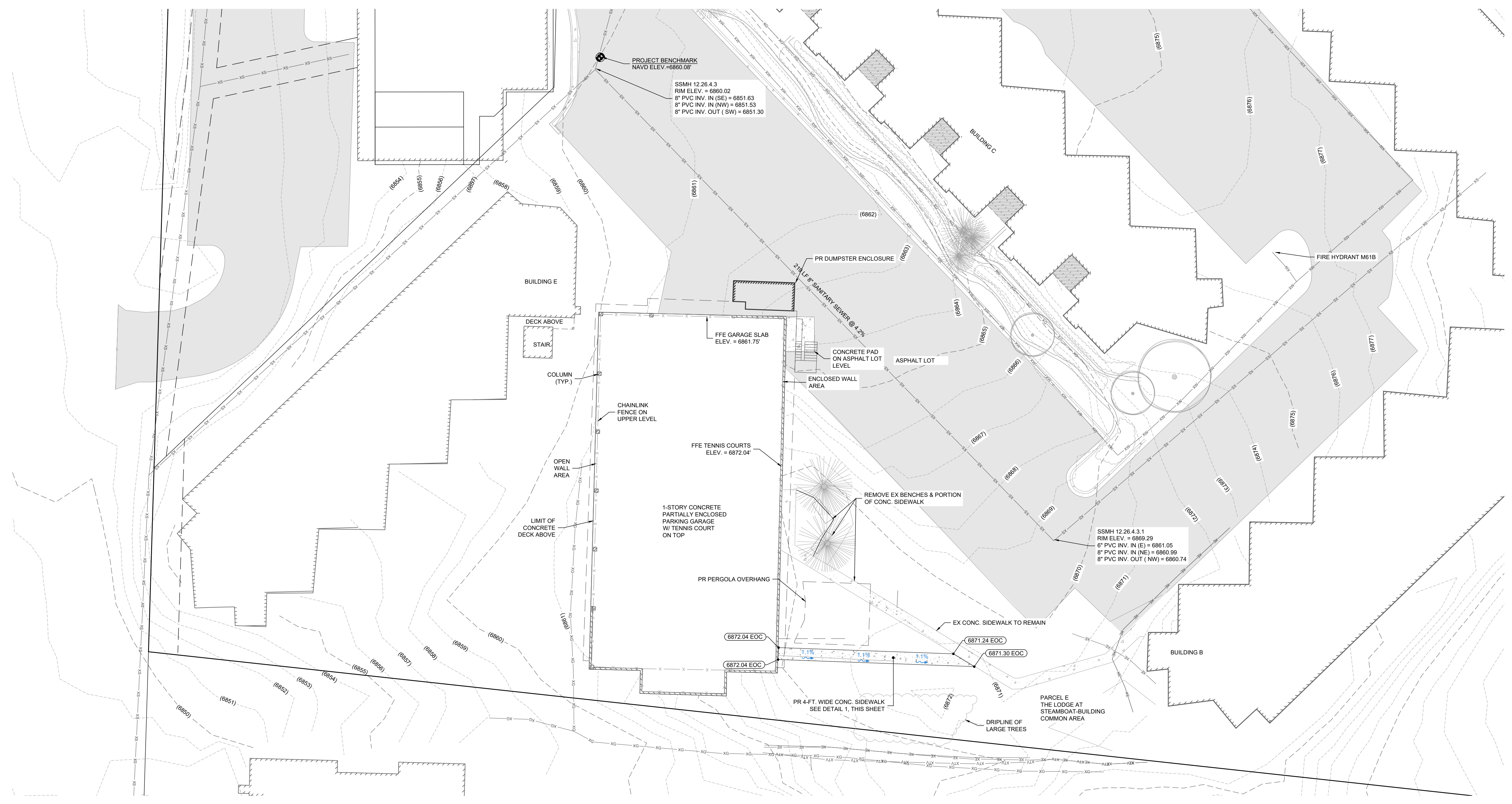


- NOTES:**
- BACKFILL EDGE W/ TOPSOIL. FINISH GRADE TO BE FLUSH W/ TRAIL EDGE & SEEDED PER LANDSCAPE PLANS.
 - 2% MAXIMUM CROSS SLOPE.
 - AT A MINIMUM, SUBGRADE PREPARATION SHOULD CONSIST OF SCARRIFICATION TO APPROXIMATELY 8 INCHES AND THEN WATERING AND COMPACTION.
 - COMPACT ALL FILL AREAS TO 95% STANDARD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

1 DETACHED SIDEWALK
 NOT TO SCALE

CALL UTILITY NOTIFICATION CENTER OF COLORADO

 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_Site_Plan.dwg; DATE: 08/06/2023 11:58am; USER: ANDREW SUMMERS; PLOT DATE: 08/06/2023 11:58am; PLOT BY: ANDREW SUMMERS; PLOT DEVICE: HP DesignJet 5000; PLOT SCALE: 1:1; PLOT SHEETS: 1 OF 1; PLOT STATUS: SUCCESS; PLOT TIME: 00:00:00; PLOT PAGE: 1 OF 1; PLOT SHEET: C.100_Site_Plan.dwg; PLOT DEVICE: HP DesignJet 5000; PLOT SCALE: 1:1; PLOT SHEETS: 1 OF 1; PLOT STATUS: SUCCESS; PLOT TIME: 00:00:00; PLOT PAGE: 1 OF 1; PLOT SHEET: C.100_Site_Plan.dwg