

Phase 1 - Including offsite Utilities Work
Anticipated May-September

PROPERTY DESCRIPTION:

LOT 2, SKI HILL SUBDIVISION, REPLAT OF PARCEL D, TOGETHER WITH THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 854042 IN THE ROUTT COUNTY RECORDS, COUNTY OF ROUTT, STATE OF COLORADO

NOTES:

- THIS MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THAT INFORMATION REQUESTED BY OUR CLIENT.
- UNITS SHOWN HEREON ARE IN US SURVEY FEET AND THE STANDARD OF DISTANCE ACCURACY FOR THIS MAP HAS BEEN DETERMINED TO BE GREATER THAN 1:10,000.
- FLOOD ZONE INFORMATION IS SHOWN HEREON PER LETTER OF MAP REVISION 13-08-0214P, EFFECTIVE JULY 8, 2013, AND LETTER OF MAP REVISION LOMR 18-08-0922P, EFFECTIVE JULY 29, 2019.
- CONTOUR INTERVAL = 2 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.
- DRAWING PLOTS TO SCALE ON 24"x36" PAPER.
- WATER AND SEWER INFORMATION SUPPLEMENTED USING MOUNT WERNER WATER RECORD INFORMATION. SOME DISCREPANCIES MAY EXIST.
- ORDINARY HIGH WATER MARK AND WETLANDS ARE SHOWN HEREON PER MARKINGS PROVIDED BY WESTERN BIONOMICS, INC.
- AERIAL IMAGERY PROVIDED BY NEARMAP ©. IMAGE TAKEN 7/20/2024.
- BOUNDARY INFORMATION SHOWN ON THIS MAP REFLECTS PROPOSED CONDITIONS POST PLATTING.

Legend

- Building Outline
- Temporary Trailer Location - Permanent location to be finalized with Building Permit
- Crane (Not required for Prelim Plat Work)
- Covered Vehicle Tunnel (Not required for Prelim Plat Work)
- Staging/ Offloading
- Staging/ Stockpile
- Portable Toilets
- Dumpster/ Recycle Bins
- Emergency & Fire Access/ Material Access Road
- ROW Parking Closure (Not required for Prelim Plat Work)
- Vehicle Tracking Pads
- Onsite Parking (offsite parking not shown)
- Temp Construction Fencing/ Barrier
- Proposed Temporary Shoring (Submitted Separately)
- Proposed Retaining Wall (Submitted Separately)

Standard Notes for Construction Site Management Plans:

A. Contractor is responsible for installing and maintaining temporary erosion and sediment control measures during construction to prevent release of pollutants.

B. All control measures must be installed prior to construction.

C. Control measures shall be inspected weekly and maintained as necessary.

D. Contractor is responsible for removing all sediment, trash, and construction debris from adjacent roads, ROW, neighboring properties, and drainage ways resulting from the construction activities.

E. All access points to the project site must be stabilized with a vehicle tracking control pad. Vehicle tracking control pads must meet Engineering Standards, Chapter 8 requirements. Access to the project shall only occur at approved access location(s) shown on the CSMP.

F. Written permission must be provided when accessing construction sites from neighboring properties. Disturbance of neighboring properties must be stabilized with erosion control measures and reseeded prior to certificate of occupancy approval.

G. All trash and construction debris shall be picked up daily and disposed of properly into trash containers.

H. No equipment or building materials shall be stored within the ROW without prior approval.

I. No overnight vehicle or equipment parking allowed in the ROW from November 1 to May 1.

J. Concrete waste and washout water shall be contained in a lined concrete washout pit or other washout container. All wash water shall be retained onsite and prohibited from discharging the project site.

K. Contractor is responsible for complying with all local, state, and federal laws.

L. Emergency access must be kept obstacle free and passable at all times.

M. A ROW permit, applied for via the CityView Portal is required for any work in the ROW. No work shall be conducted in the ROW between November 1 and May 1 without prior approval from the director of Public Works.

N. Where required as part of the ROW permit or where site work affects the pedestrian or vehicle travel way, traffic control shall be installed. All traffic control shall be in accordance with the current edition of the Manual on Uniform Traffic Control Devices.

O. Sidewalks adjacent to construction sites shall be maintained for public use by the contractor. In areas where construction is taking place next to the sidewalk or overhead hazards are possible, contractor is responsible for installing and maintaining sidewalk protection.



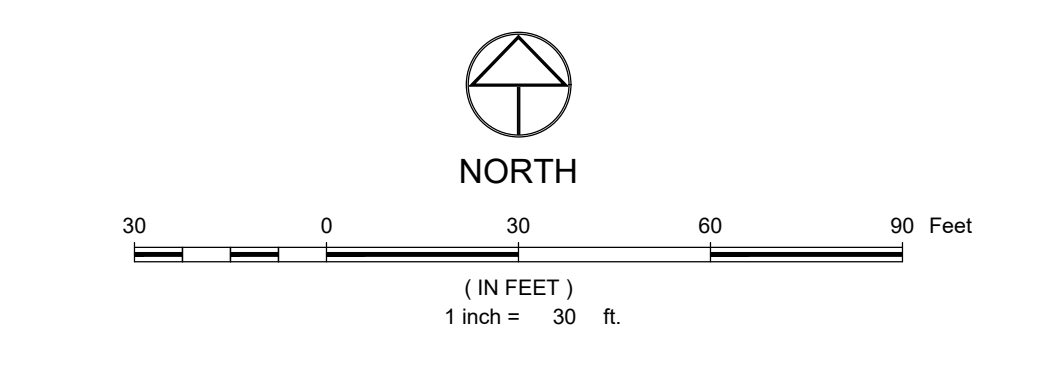
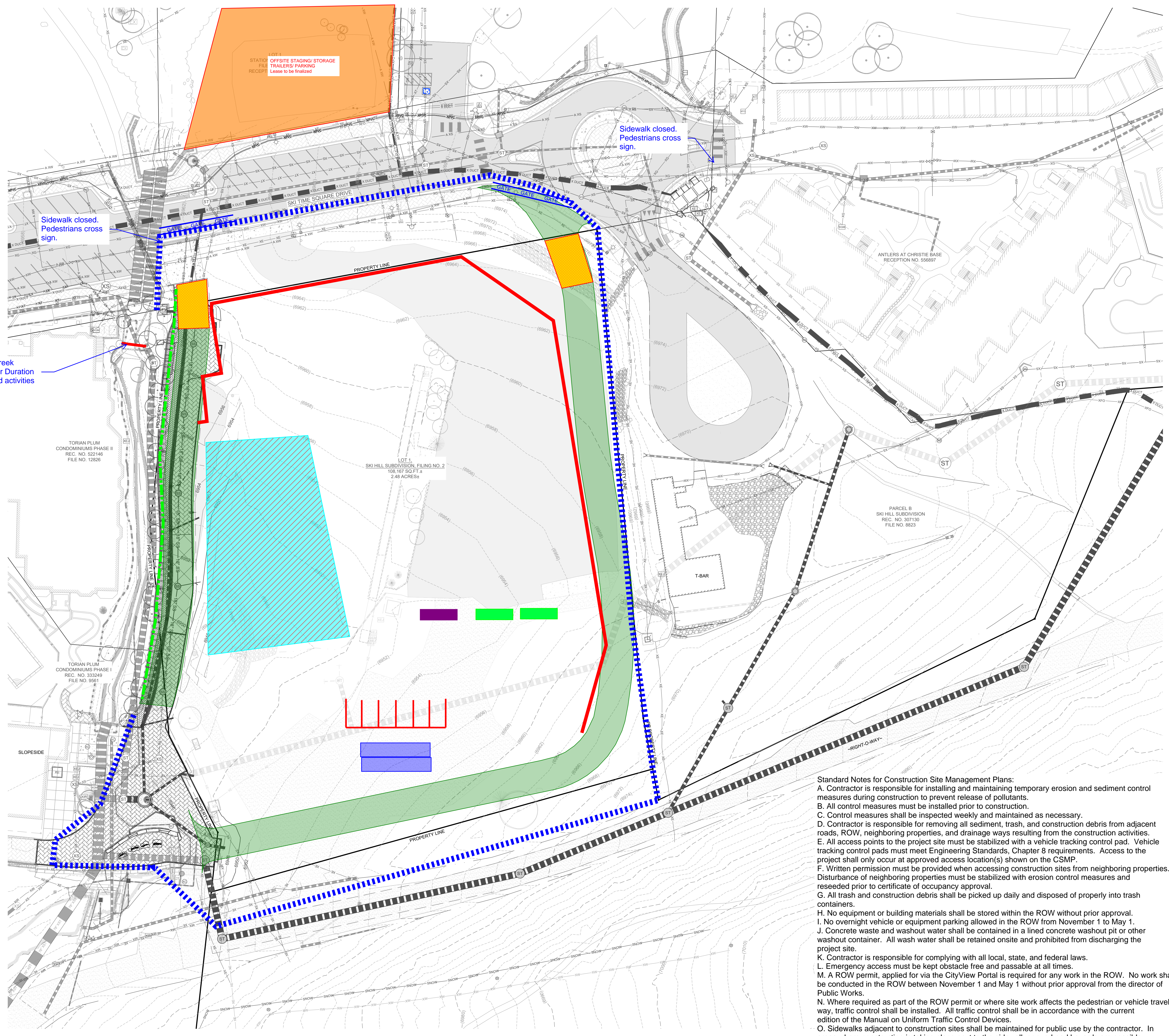
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The Stockman
1965 Ski Times Square

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.

SHEET

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Phase 2 - After offsite Utilities Work Anticipated Sept-Nov 2026

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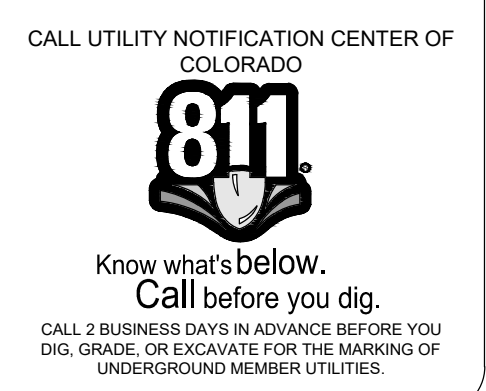
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The Stockman
1965 Ski Times Square

SHEET



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