

REVIEW SET
NOT FOR CONSTRUCTION

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only, and are not intended for
redaction or construction purposes.

KEY PLAN:

#	DATE	DESCRIPTION

DRAWN: LM REVIEWED: EG

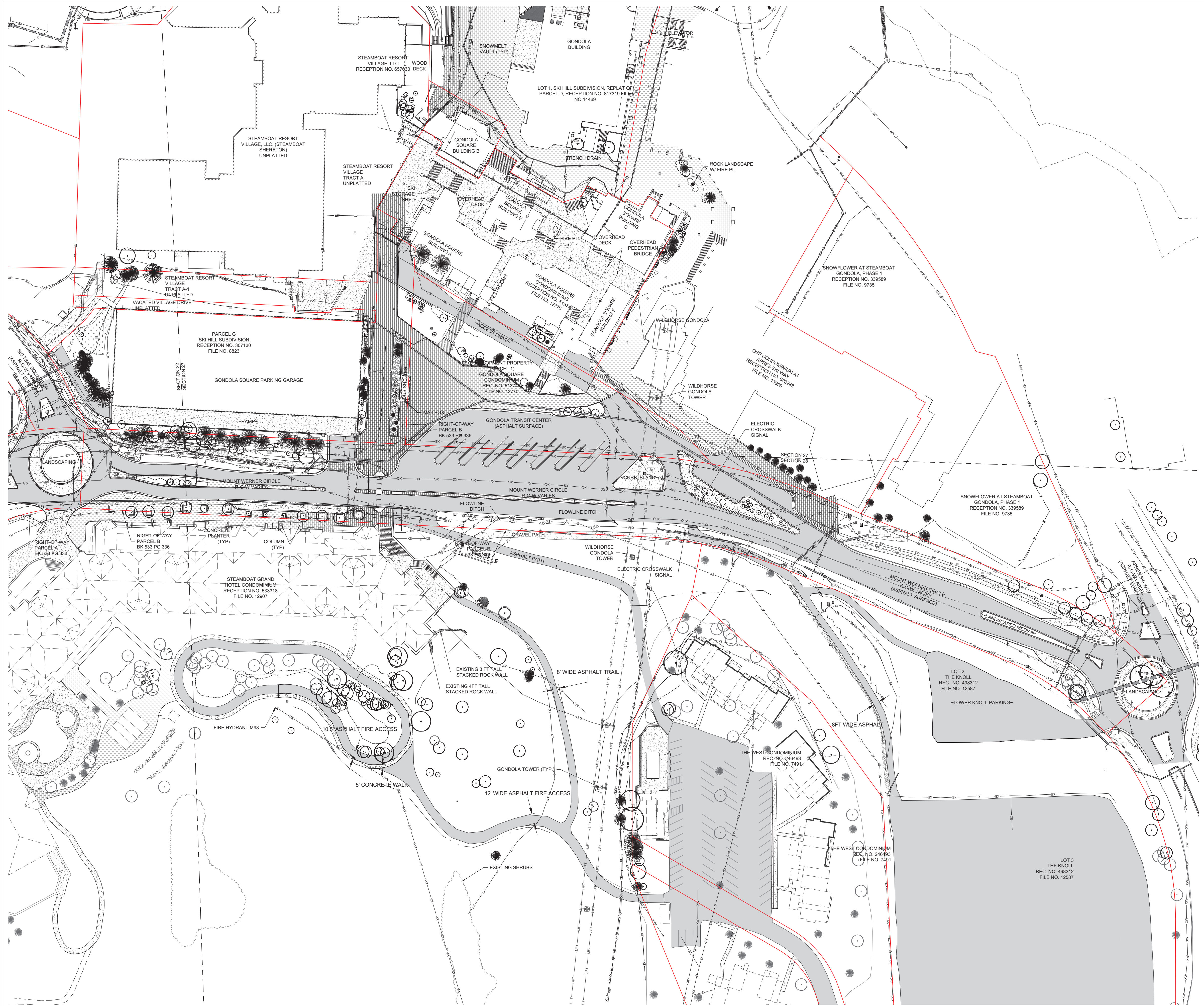
PROJECT NUMBER: 22077/1012-057
DATE: NOVEMBER 03, 2023

100%
SCHEMATIC
DESIGN

EXISTING CONDITIONS EXHIBIT

HEET:

C.003



EXISTING CONDITIONS LEGEND:

PROPERTY BOUNDARY

FENCE

MAJOR CONTOUR

MINOR CONTOUR

ASPHALT

CONCRETE

PAVERS

GRAVEL

SIGN

SANITARY SEWER LINE MARKER
MANHOLE AND CLEANOUT

SEPTIC TANK LID AND VENT PIPE

WATER LINE MAKER, FIRE HYDRANT
GATE VALVE, CURB STOP & METER

FIRE DEPT. CONNECTION, YARD HYDRANT,
VENT PIPE, WATER MANHOLE AND WELL

GAS LINE MARKER, VAULT, 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

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
FLARE POLE AND DELINEATOR

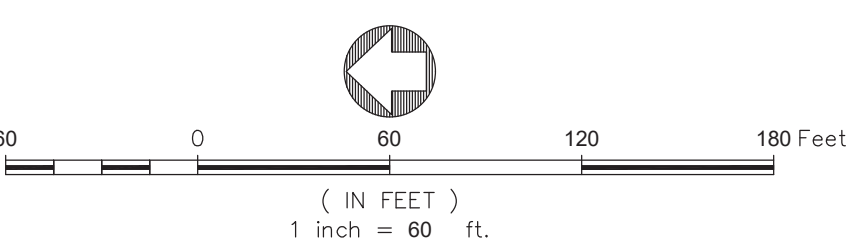
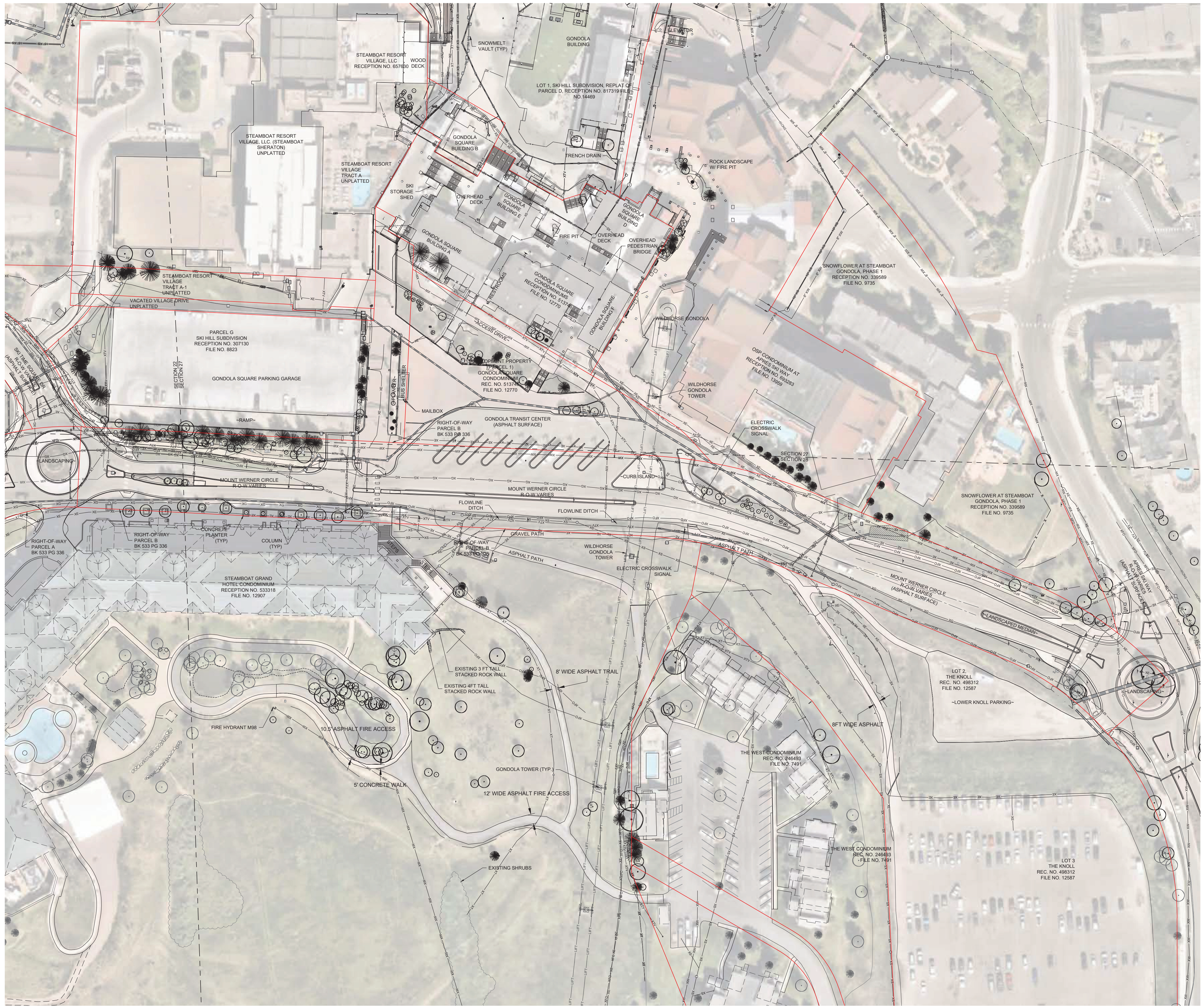
STUMP, BOULDER AND
IRRIGATION VALVE BOX

CONIFEROUS AND DECIDUOUS TREE
(SCALED TO APPROXIMATE DIAPHRYLE)

CONIFEROUS AND DECIDUOUS SHRUB
(SCALED TO APPROXIMATE DIAPHRYLE)

NOTES:

- THIS EXISTING CONDITIONS PLAN DOES NOT REPRESENT A MONUMENTED LAND SURVEY OR IMPROVEMENT SURVEY PLAT. IT IS INTENDED ONLY TO DEPICT THAT INFORMATION REQUESTED BY THE CLIENT.
3. THE LOCATION AND RIGHT-OF-WAY BOUNDARIES ARE SHOWN HEREON BASED UPON THE APPLICABLE SURVEY RECORDS AND AVAILABLE PROPERTY CORNER MONUMENTS. THIS MAP WAS DRAWN 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 MAP. THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE OWNERSHIP OF THIS TRACT. THIS MAP SHOWS THE DESCRIPTIONS SHOWN OF 6935.31 BASED ON THE NORTH AMERICAN DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.
4. BASIS OF HORIZONTAL CONTROL: COLORADO NORTH ZONE, STATE PLANE COORDINATE SYSTEM, NAD83(2011).
5. 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.
6. THE SUBJECT PROPERTY IS LOCATED IN ZONE X. AREAS OF 0.0% ANNUAL CHANGE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1' FLOOD OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANGE FLOOD, AS DETERMINED BY THE F.E.M. TITLE INSURANCE RATE MAP NUMBER 0810709383, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
7. SITE BENCHMARK A RECOVERED 3" BRASS CAP MONUMENTING THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 8 WEST OF THE 6TH P.M. SMD BRASS CAP ALSO BEING CITY OF STEAMBOAT SPRINGS GIS CONTROL POINT. NAD83. HAVING AN ELEVATION OF 6935.31 BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83), AS SHOWN HEREON.
8. CONTOUR INTERVAL = 2 FOOT
9. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE, AS-BUILT DRAWINGS OF THE CONSTRUCTED UTILITY LINES AND MARKINGS PROVIDED BY A UTILITY LOCATING SERVICE. LOCATIONS SHOWN ARE NOT GUARANTEED. IF ANY UTILITY LOCATING SERVICE IS REQUIRED, THE UTILITY THEY WILL HAVE TO BE VERIFIED BY FIELD PHOTOGRAPHY THE UTILITIES. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE OMISSION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
10. THE LAST FIELD INSPECTION OF THE SITE WAS ON NOVEMBER 10, 2021.
11. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
12. WHERE "M" IS NOTED FOR STORMWATER DRAIN INVERTS, THE DRAINS WERE MEASURED DOWN BUT IT WAS UNKNOWN WHETHER THE MEASUREMENT WAS TO THE TOP OF THE INVERT OR TO THE BOTTOM OF THE INVERT. THEREFORE, THE DRAINS WERE REPRESENTED "MEASURED DEPTH". SOME DISCREPANCIES MAY EXIST.



EXISTING CONDITIONS LEGEND:

PROPERTY BOUNDARY	---
FENCE	— X — X — X — X —
MAJOR CONTOUR	--- 6800 ---
MINOR CONTOUR	---
ASPHALT	▨
CONCRETE	▩
PAVERS	▧
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	⊙
CULVERT W/ END SECTIONS	⊙
STORM MANHOLE, MANHOLE INLET,	⊙
GRATE INLET AND CURB INLET	⊙
AIR CONDITIONER, MAILBOX, NEWSSTAND,	⊙
TRASH CAN, MISC. MANHOLE	⊙
BOLLARD, BOLLARD W/LIGHT	⊙
FLAG POLE AND DELINEATOR	⊙
STUMP, BOULDER AND,	⊙
IRRIGATION VALVE BOX	⊙
CONIFEROUS AND DECIDUOUS TREE	⊙
(SCALED TO APPROXIMATE DRIPLINE)	⊙
CONIFEROUS AND DECIDUOUS SHRUB	⊙
(SCALED TO APPROXIMATE DRIPLINE)	⊙

NOTES:

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- BASIS OF HORIZONTAL CONTROL: COLORADO NORTH ZONE, STATE PLANE COORDINATE SYSTEM, NAD83(2011).
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- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS DETERMINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 0810/C08830, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
- SITE BENCHMARK: A RECOVERED 3" BRASS CAP MONUMENTING THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M. SAID BRASS CAP ALSO BEING CITY OF STEAMBOAT SPRINGS GIS CONTROL POINT NUMBER 344, HAVING AN ELEVATION OF 6935.31 BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS SHOWN HEREON.
- CONTOUR INTERVAL = 2 FOOT
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- THE LAST FIELD INSPECTION OF THE SITE WAS ON NOVEMBER 10, 2021.
- ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
- WHERE 'MD' IS NOTED FOR STORM/AREA DRAIN INVERTS, THE DRAINS WERE MEASURED DOWN BUT IT WAS UNKNOWN WHETHER THE MEASUREMENT WAS TO A WYE, BEND OR INVERT DUE TO LACK OF VISIBILITY. THE 'MD' IS INTENDED TO REPRESENT 'MEASURED DEPTH'. SOME DISCREPANCIES MAY EXIST.

STEAMBOAT
GONDOLA TRANSIT
CENTER
Steamboat, CO

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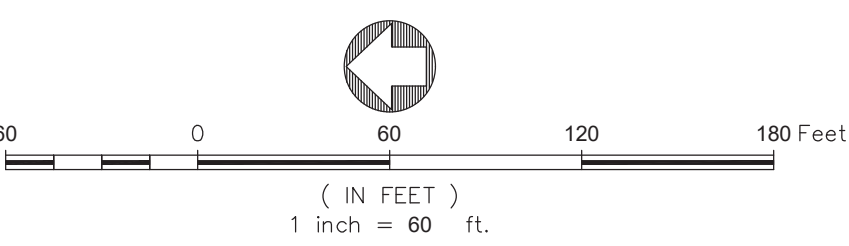
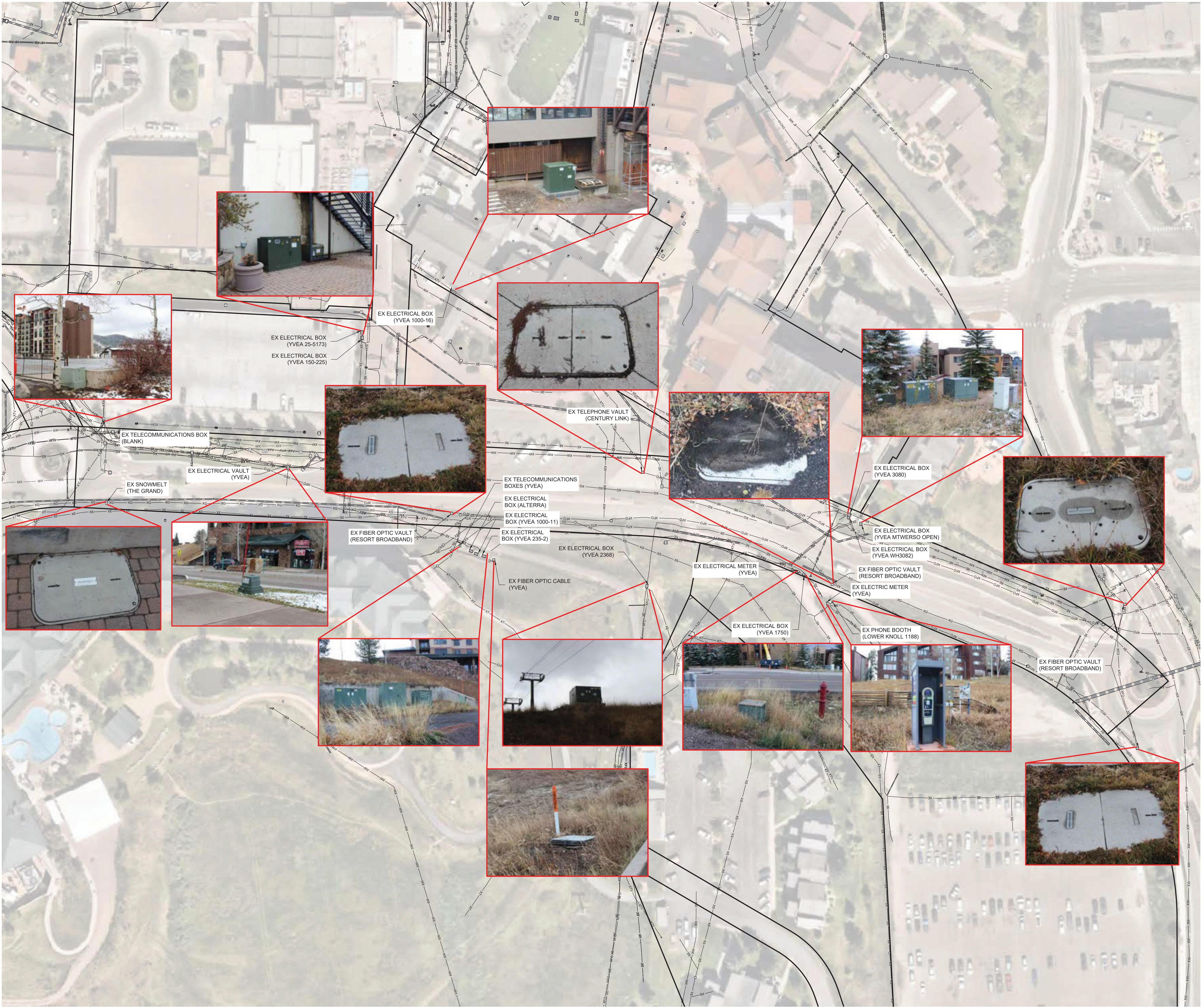
REVISIONS:		
#	DATE	DESCRIPTION
DRAWN: LM	REVIEWED: EG	

PROJECT NUMBER: 22077/1012-057
DATE: NOVEMBER 03, 2023

100%
SCHEMATIC
DESIGN
EXISTING CONDITIONS
EXHIBIT
(WITH AERIAL IMAGERY)

SHEET:

C.004



EXISTING CONDITIONS LEGEND:

PROPERTY BOUNDARY	---
FENCE	— X — X — X — X —
MAJOR CONTOUR	--- 6800 ---
MINOR CONTOUR	---
ASPHALT	[Pattern]
CONCRETE	[Pattern]
PAVERS	[Pattern]
GRAVEL	[Pattern]
SIGN	[Symbol]
SANITARY SEWER LINE MARKER	[Symbol]
MANHOLE AND CLEANOUT	[Symbol]
SEPTIC TANK LID AND VENT PIPE	[Symbol]
WATER LINE MAKER, FIRE HYDRANT	[Symbol]
GATE VALVE, CURB STOP & METER	[Symbol]
FIRE DEPT. CONNECTION, YARD HYDRANT, VENT PIPE, WATER MANHOLE AND WELL	[Symbol]
GAS LINE MARKER, VALVE, MANHOLE/VAULT, METER AND SHUTOFF	[Symbol]
PROPANE TANK (BURIED)	[Symbol]
CABLE LINE MARKER, VAULT AND PEDESTAL	[Symbol]
DUCT BANK	[Symbol]
SATELLITE DISH	[Symbol]
FIBER OPTIC LINE MARKER, VAULT & PEDESTAL	[Symbol]
TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE	[Symbol]
ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL	[Symbol]
ELECTRIC MANHOLE, OUTLET, GENERATOR AND JUNCTION BOX	[Symbol]
LIGHT POLE, STREET LIGHT, TRAFFIC SIGNAL	[Symbol]
TRAFFIC CONTROL VAULT AND CABINET	[Symbol]
OVERHEAD UTILITY LINE	[Symbol]
GUY POLE, UTILITY POLE & GUY WIRE	[Symbol]
CULVERT W/ END SECTIONS	[Symbol]
STORM MANHOLE, MANHOLE INLET, GRATE INLET AND CURB INLET	[Symbol]
AIR CONDITIONER, MAILBOX, NEWSTAND, TRASH CAN, MISC. MANHOLE	[Symbol]
BOLLARD, BOLLARD W/LIGHT	[Symbol]
FLAG POLE AND DELINEATOR	[Symbol]
STUMP, BOULDER AND, IRRIGATION VALVE BOX	[Symbol]
CONIFEROUS AND DECIDUOUS TREE (SCALED TO APPROXIMATE DRIPLINE)	[Symbol]
CONIFEROUS AND DECIDUOUS SHRUB (SCALED TO APPROXIMATE DRIPLINE)	[Symbol]

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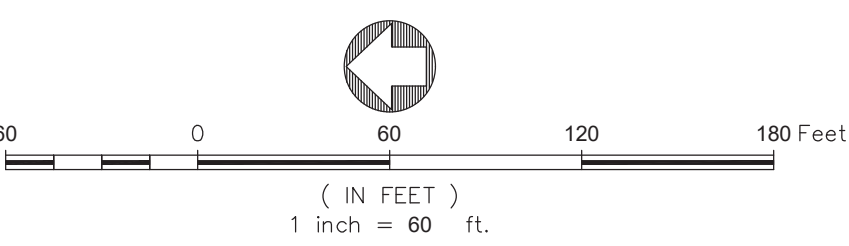
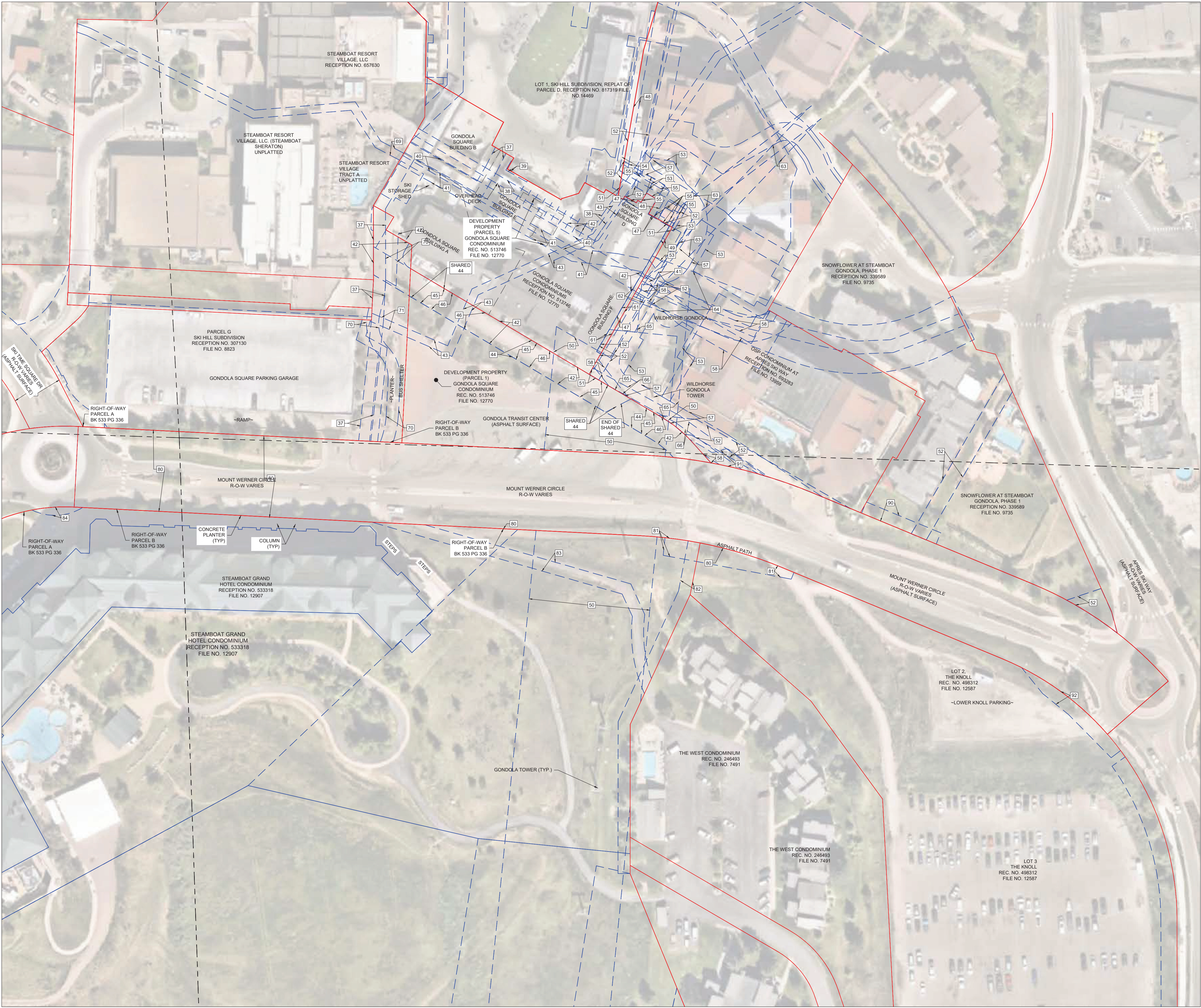
PROJECT NUMBER: 22077/1012-057
DATE: NOVEMBER 03, 2023

100%
SCHEMATIC
DESIGN

EXISTING UTILITIES EXHIBIT

SHEET:

C.005



EXISTING CONDITIONS LEGEND:

PROPERTY BOUNDARY	
EASEMENT	
ADJACENT PROPERTY BOUNDARY	
PROPERTY MONUMENT	
SECTION CORNER	
BUILDING	
WALL	
FENCE	
MAJOR CONTOUR	
MINOR CONTOUR	
ASPHALT	
CONCRETE	
GRAVEL	
SIGN	
SANITARY SEWER LINE MARKER	
MANHOLE AND CLEANOUT	
SEPTIC TANK LID AND VENT PIPE	
WATER LINE MAKER, 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, NEWSSTAND,	
TRASH CAN, MISC. MANHOLE	
BOLLARD, BOLLARD W/LIGHT	
FLAG POLE AND DELINEATOR	
STUMP, BOLLARD AND,	
IRRIGATION VALVE BOX	
CONIFEROUS AND DECIDUOUS TREE	
(SCALED TO APPROXIMATE DIAPHRANE)	
CONIFEROUS AND DECIDUOUS SHRUB	
(SCALED TO APPROXIMATE DIAPHRANE)	

EASEMENT LEGEND:

37	BOOK 629, PAGE 832: PEDESTRIAN ACCESS EASEMENT
42	BOOK 596, PAGE 1611: EXCLUSIVE PARKING SPACES; ENTRANCE FROM ACCESS ROUTE NO. 1; ENTRANCE FROM ACCESS ROUTE NO. 2; VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACCESS EASEMENT (ACCESS ROUTE 2); STORAGE, CLOSET, ELEVATOR & STAIRWAY
43	BOOK 532, PAGE 774: 10' ELECTRIC EASEMENT
44	BOOK 729, PAGE 342: HOTEL ACCESS EASEMENT
45	RECEPTION NO. 307130: ACCESS EASEMENT SKI HILL SUBDIVISION
46	BOOK 559, PAGE 98: TRUCK TURNAROUND LICENSE AGREEMENT
48	RECEPTION NO. 693289: OSP NO-BUILD EASEMENT AGREEMENT
50	RECEPTION NO. 600980: AERIAL TRAMWAY EASEMENT
51	RECEPTION NO. 680175: SHORING EASEMENT AGREEMENT
52	RECEPTION NO. 596269: GONDOLA EXPANSION EASEMENT (MULTIPLE EXHIBITS), GONDOLA SQUARE ACCESS EASEMENT, WEST SIDE DRAINAGE EASEMENT, ETC.
53	RECEPTION NO. 693283: PEDESTRIAN ACCESS EASEMENT OSP
57	RECEPTION NO. 693283: EMERGENCY ACCESS EASEMENT OSP
58	RECEPTION NO. 693290: SKI AREA EASEMENT, STORM SEWER & DRAINAGE EASEMENT, RECIPROCAL UTILITY EASEMENT, GONDOLA SQUARE ACCESS EASEMENT
61	RECEPTION NO. 600979: ACCESS EASEMENT
65	RECEPTION NO. 661066: OSP EASEMENT AREA
66	RECEPTION NO. 693018: RIGHT OF WAY EASEMENT (ELECTRIC)
70	BOOK 729, PAGE 343: HOTEL BRIDGE ACCESS, PEDESTRIAN AND EMERGENCY AND MAINTENANCE VEHICLE ACCESS
71	BOOK 532, PAGE 782: ELECTRIC EASEMENT
80	BOOK 533, PAGE 336: RIGHT-OF-WAY PARCEL B
81	BOOK 598, PAGE 1271: INGRESS AND EGRESS EASEMENT
82	BOOK 596, PAGE 343: 15' GAS EASEMENT
83	BOOK 553, PAGE 672: 15' WALKWAY EASEMENT
84	RECEPTION NO. 789011: RIGHT-OF-WAY EASEMENT
90	BOOK 596, PAGE 1474: INGRESS/EGRESS EASEMENT
91	RECEPTION NO. 665875: IMPROVEMENTS AND MAINTENANCE AGREEMENT
92	RECEPTION NO. 677277: STORM SEWER DRAINAGE IMPROVEMENTS EASEMENT



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SHEET:

C.010