

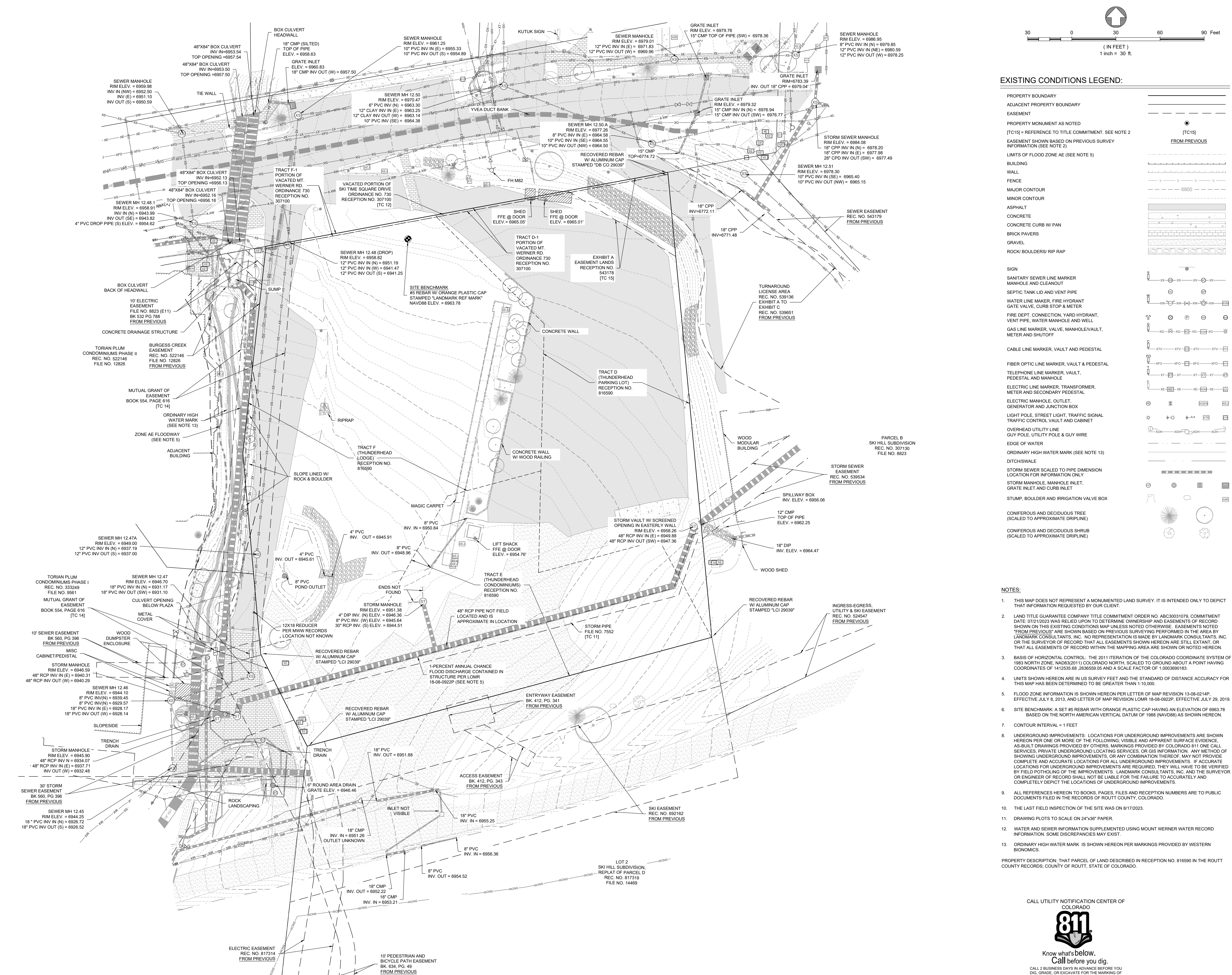
These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any type of construction or contracting unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

**REVIEW SET**  
 NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION
1	7-29-24	Grp	Modified per DRT Comments

PROJECT:	1012-000
DATE:	2/02/2024
CONTACT:	Erk Giespen@grg
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**SSRC Parking Temporary Conditional Use EXISTING CONDITIONS PLAN**



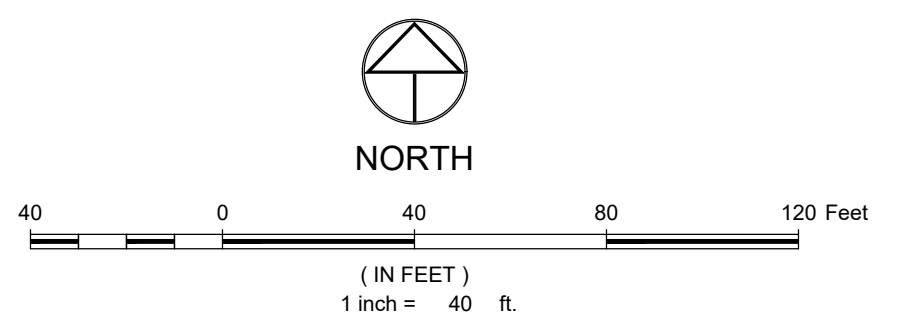
**EXISTING CONDITIONS LEGEND:**

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- PROPERTY MONUMENT AS NOTED
- [TC15] TO PROPERTY TO TITLE COMMITMENT. SEE NOTE 2
- EASEMENT SHOWN BASED ON PREVIOUS SURVEY INFORMATION (SEE NOTE 2)
- LIMITS OF FLOOD ZONE AE (SEE NOTE 5)
- BUILDING
- WALL
- FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- ASPHALT
- CONCRETE
- CONCRETE CURB W/ PAN
- BRICK PAVERS
- GRAVEL
- ROCK/ BOULDERS/ RIP RAP
- 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
- CABLE LINE MARKER, VAULT AND PEDESTAL
- 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
- ORDINARY HIGH WATER MARK (SEE NOTE 13)
- DITCH/SWALE
- STORM SEWER SCALED TO PIPE DIMENSION LOCATION FOR INFORMATION ONLY
- STORM MANHOLE, MANHOLE INLET, GRATE INLET AND CURB INLET
- STUMP, BOULDER AND IRRIGATION VALVE BOX
- CONIFEROUS AND DECIDUOUS TREE (SCALED TO APPROXIMATE DIAPHRAGM)
- CONIFEROUS AND DECIDUOUS SHRUB (SCALED TO APPROXIMATE DIAPHRAGM)

- NOTES:**
- THIS MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THAT INFORMATION REQUESTED BY OUR CLIENT.
  - LAND TITLE GUARANTEE COMPANY'S TITLE COMMITMENT ORDER NO. ABC0001079, COMMITMENT DATE: 07/21/2023 WAS RELIED UPON TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD SHOWN ON THIS EXISTING CONDITIONS MAP UNLESS NOTED OTHERWISE. EASEMENTS NOTED "FROM PREVIOUS" ARE SHOWN BASED ON PREVIOUS SURVEYING PERFORMED IN THE AREA BY LANDMARK CONSULTANTS, INC. NO REPRESENTATION IS MADE BY LANDMARK CONSULTANTS, INC. OR THE SURVEYOR OF RECORD THAT ALL EASEMENTS SHOWN HEREON ARE STILL EXISTANT, OR THAT ALL EASEMENTS OF RECORD WITHIN THE MAPPING AREA ARE SHOWN OR NOTED HEREON.
  - BASED ON HORIZONTAL CONTROL. THE 2011 ITERATION OF THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE, NAD83(01) COLORADO NORTH, SCALED TO GROUND ABOUT A POINT HAVING COORDINATES OF 1412335.68, 2638559.05 AND A SCALE FACTOR OF 1.000369183.
  - 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.
  - SITE BENCHMARK: A SET #5 REBAR WITH ORANGE PLASTIC CAP HAVING AN ELEVATION OF 6963.78 BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AS SHOWN HEREON.
  - CONTOUR INTERVAL = 1 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 AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
  - THE LAST FIELD INSPECTION OF THE SITE WAS ON 8/17/2023.
  - 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 IS SHOWN HEREON PER MARKINGS PROVIDED BY WESTERN BIOMONICS.
- PROPERTY DESCRIPTION: THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 816590 IN THE ROUTT COUNTY RECORDS, COUNTY OF ROUTT, STATE OF COLORADO.

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.

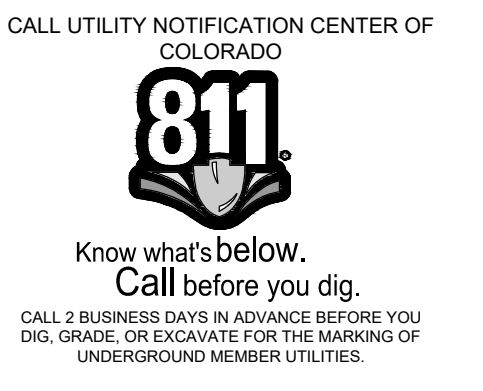
DRAWING FILENAME: P:\112024\SSRC\Drawings\SSRC\SSRC\_Existing\_Conditions\_Plan\_LAYOUT\_MADE\_C.DWG DATE: 10/29/2024 12:45pm CAD OPERATOR: WJL LIST OF REVISIONS: (NONE)



**EXISTING CONDITIONS LEGEND:**

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- SECTION LINE
- CENTERLINE
- PROPERTY MONUMENT
- SECTION CORNER
- HIGHWATER MARK
- FEMA FLOODWAY
- EDGE OF WATER
- WATER BODY SETBACK
- BUILDING
- ROOF LINE/OVERHANG
- FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- ASPHALT
- 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, NEWSSTAND,  
TRASH CAN, MISC. MANHOLE
- CONIFEROUS AND DECIDUOUS TREE  
(SCALED TO APPROXIMATE DRIPLINE)
- CONIFEROUS AND DECIDUOUS SHRUB  
(SCALED TO APPROXIMATE DRIPLINE)

\*ANTICIPATED EXISTING CONDITIONS EXHIBIT REFLECTS THE FUTURE EXISTING CONDITIONS AS A RESULT OF THE ONGOING SKI TIME SQUARE DRIVE TURNAROUND & COMPLETE STREET IMPROVEMENTS (BY OTHERS). FINAL CONDITIONS MAY DIFFER AND ARE SUBJECT TO CHANGE.



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**SSRC Parking Temporary Conditional Use**  
**ANTICIPATED EXISTING CONDITIONS EXHIBIT**