

EXISTING CONDITIONS LEGEND: SUBJECT PROPERTY BOUNDARY PROPERTY MONUMENT SECTION CORNER MAJOR CONTOUR MINOR CONTOUR ASPHALT CONCRETE GRAVEL SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT

SEPTIC TANK LID AND VENT PIPE WATER LINE MAKER, FIRE HYDRANT GATE VALVE, CURB STOP & METER 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 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 CONIFEROUS AND DECIDUOUS TREE (SCALED TO APPROXIMATE DRIPLINE)

____ x ___ x ___ x ___ x ___ _____ service provided by Landmark Consultants, Inc. and are not to be used for any type of construction or sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

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XE-XE-XE-XE-XE-XE-XE

- 1. FIELD SURVEYING COMPLETED AUGUST 28, 2023. AS OF THAT DATE, THE SITE WAS UNDER CONSTRUCTION.
- BASIS OF BEARINGS: THE EASTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY, BEING MONUMENTED AS SHOWN HEREON AND BEARING S24°29'19"E PER THE PLAT OF STEAMBOAT
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE COMMITMENT ORDER NO. ABS30031073-2, EFFECTIVE DATE: 8/18/2023, AT 5:00 P.M., PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS-OF-WAY AND
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVE MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 5. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN AS DETERMINED BY THE F.E.MA. FLOOD INSURANCE RATE MAP NUMBER 08107C0713D, 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 POTHOLING 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.
- 8. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
- 9. THE SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 87,631 SQUARE FEET OR 2.01
- 10. SITE CONTAINS EVIDENCE OF RECENT CONSTRUCTION ACTIVITY.
- 11. EASEMENTS ARE SHOWN HEREON PER THE PLAT OF STEAMBOAT BASECAMP, AS RECORDED UNDER RECEPTION NO. 847173 IN THE ROUTT COUNTY RECORDS.
- 12. SITE ADDRESS: 1901 CURVE PLAZA AND 1950 CURVE COURT
- 13. DUE TO ONGOING CONSTRUCTION ACTIVITY INTERIOR LOT CORNER MONUMENTS WERE NOT
- 14. CONTOUR INTERVAL = 1 FOOT

LOTS 2 AND 3, STEAMBOAT BASECAMP,

RECORDED JULY 29, 2023 UNDER RECEPTION NO. 847173 COUNT OF ROUTT COUNTY, COLORADO.

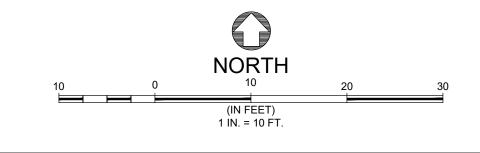
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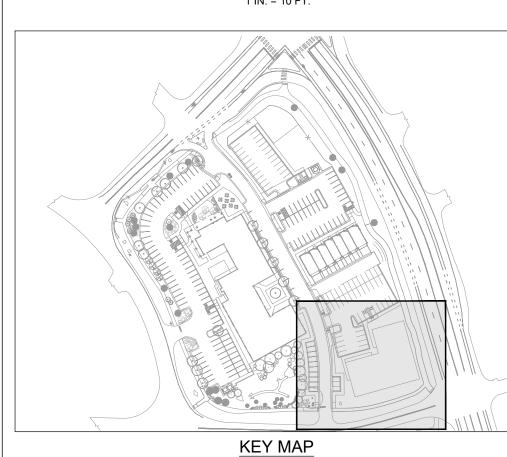


nditions

LOT 3 F.H. REMOVAL AND NEW WATER SERVICE EXHIBIT

(NOT INTENDED TO DICTATE CONTRACTOR MEANS & METHODS)





These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any type of construction or

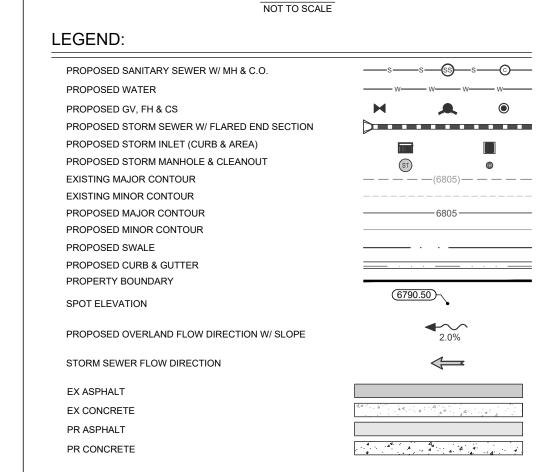
contracting unless signed and

sealed by a Professional Engineer

in the employ of Landmark

Consultants, Inc.

NOT FOR CONSTRUCTION



NOTES:

- 1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER 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 FOR ALL UNKNOWN UNDERGROUND UTILITIES.
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- 11. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.

VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.

- 12. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
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- 15. BEDDING AND SHADING MATERIALS SHALL ONLY BE 3/4-INCH WASHED OR SCREENED ROCK. 3/4-INCH MINUS, SQUEEGEE OR REJECT SAND, OR CLASS 6 AGGREGATE BASE COURSE IS NOT

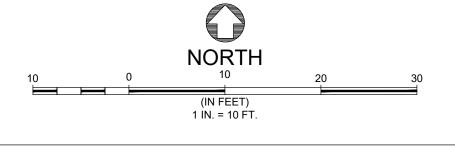
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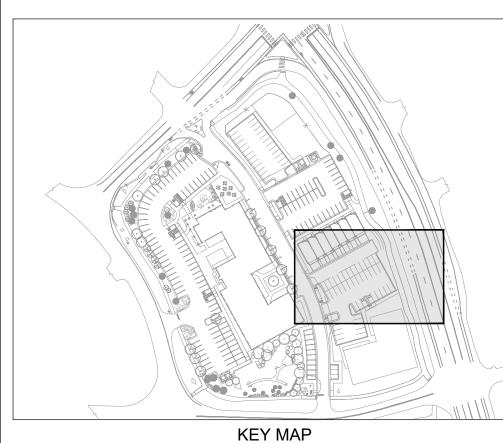


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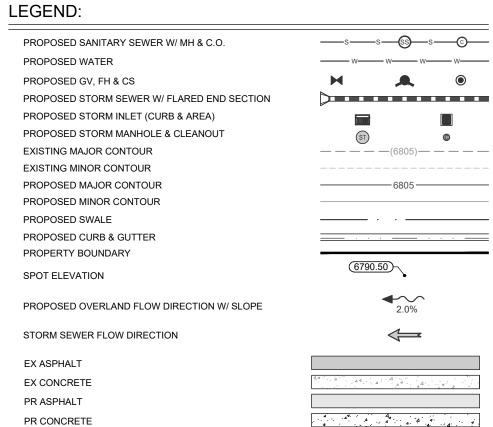
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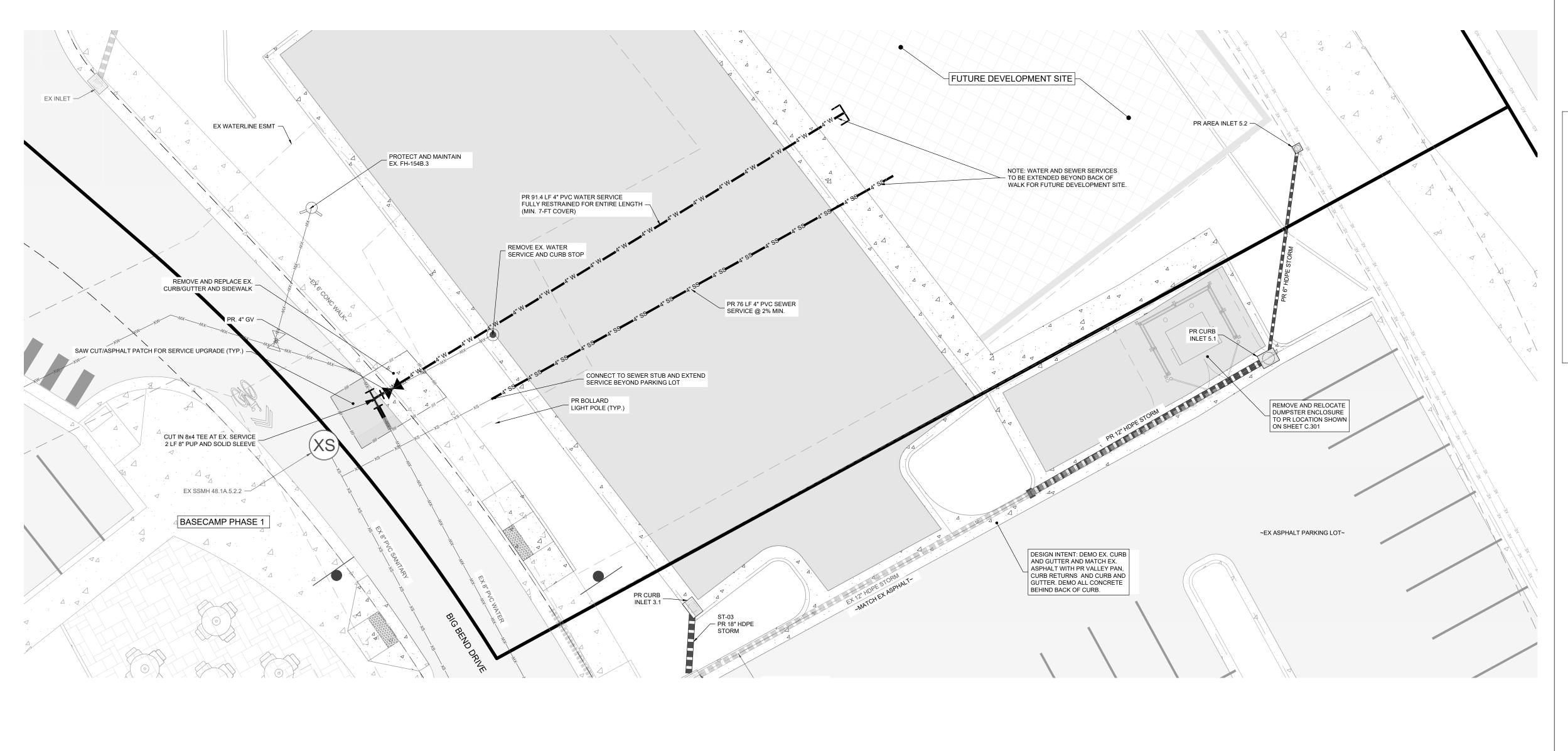
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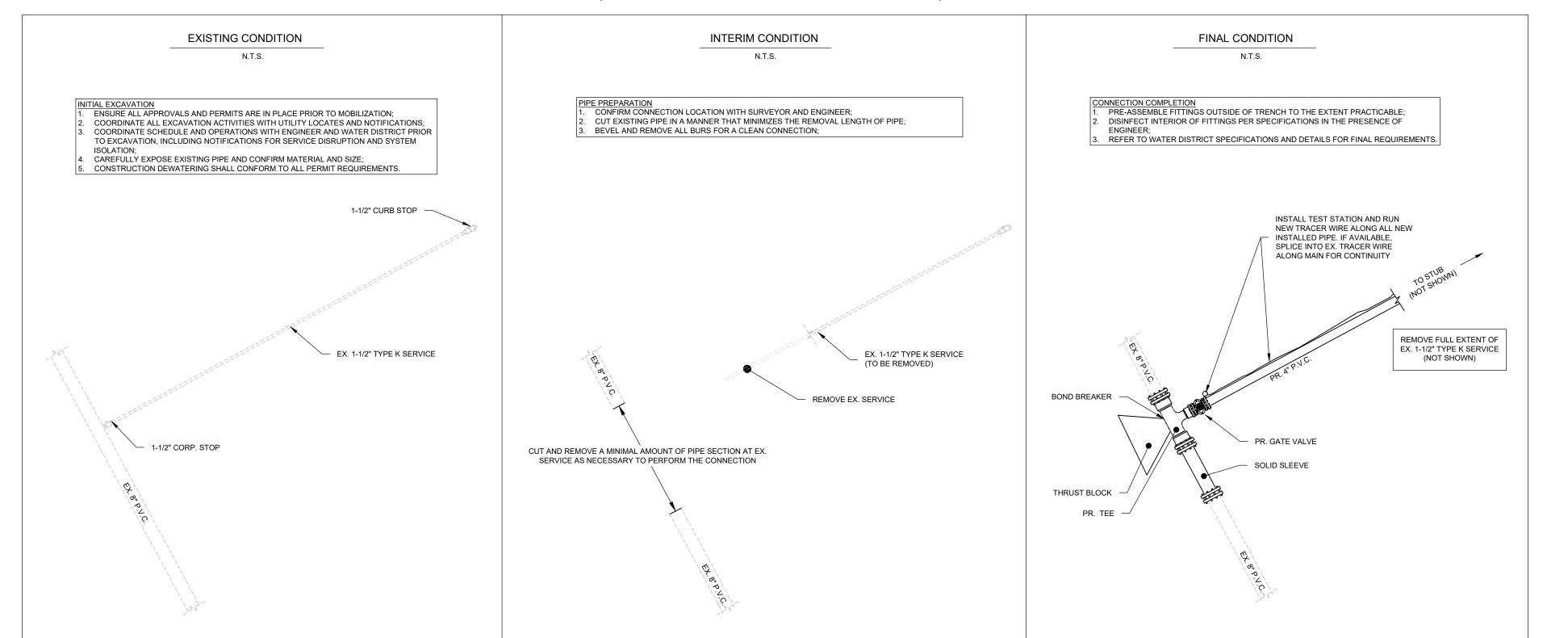
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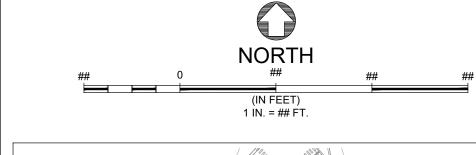
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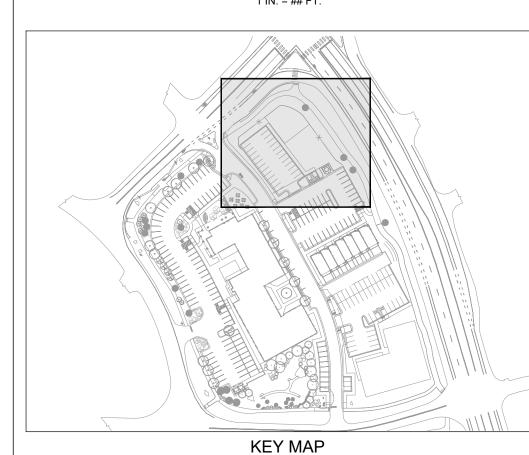
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LEGEND:

PROPOSED SANITARY SEWER W/ MH & C.O.	ssss	—
PROPOSED WATER		_
PROPOSED GV, FH & CS	H A (
PROPOSED STORM SEWER W/ FLARED END SECTION	· · · · · · · · · · · · · · · · · · ·	_
PROPOSED STORM INLET (CURB & AREA)		
PROPOSED STORM MANHOLE & CLEANOUT	(ST)	
EXISTING MAJOR CONTOUR	——————————————————————————————————————	_
EXISTING MINOR CONTOUR		-
PROPOSED MAJOR CONTOUR	6805	_
PROPOSED MINOR CONTOUR		
PROPOSED SWALE		_
PROPOSED CURB & GUTTER		=
PROPERTY BOUNDARY		_
SPOT ELEVATION	6790.50	
PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE	2.0%	
STORM SEWER FLOW DIRECTION	$ \leftarrow $	
EX ASPHALT		
EX CONCRETE	Additional	-]
PR ASPHALT		

NOTES:

PR CONCRETE

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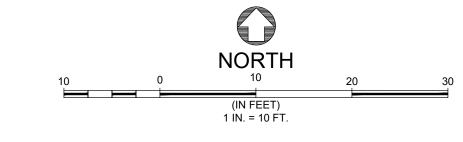
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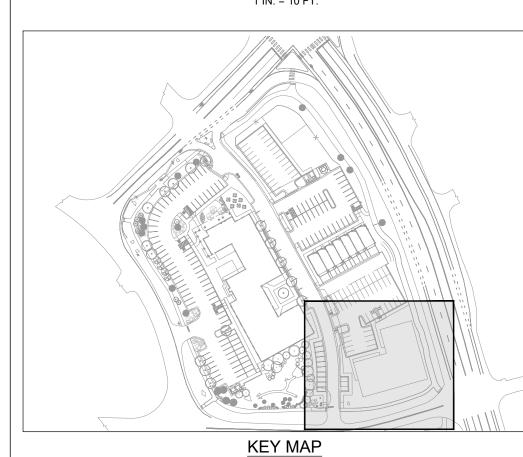
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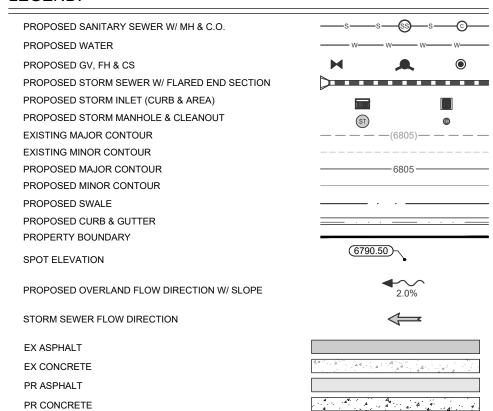
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