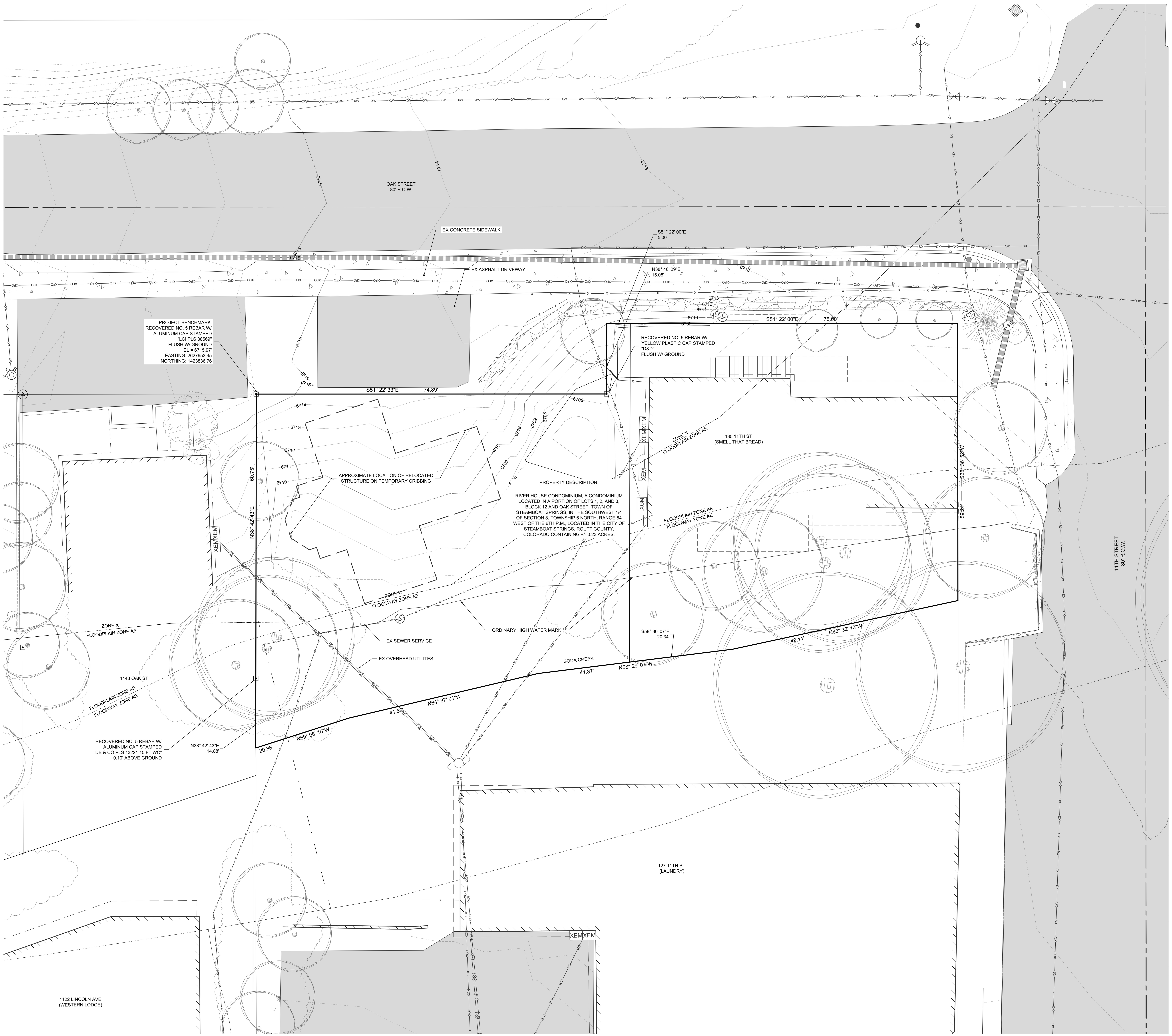

NORTH

10 0 10 10 20

(IN FEET)
1 IN. = 10 FT.

EXISTING CONDITIONS LEGEND:

PROPERTY BOUNDARY
ADJACENT PROPERTY BOUNDARY
EASEMENT
SECTION LINE
CENTERLINE
PROPERTY MONUMENT
SECTION CORNER
BUILDING
ROOF LINE/
DECK
WALL
FENCE
MAJOR CON
MINOR CON
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, NEWSTAND, 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)

(Ex. Conditions): Remove disclaimer. Existing conditions plans shouldn't change and therefore shall be considered final with stamp.

NOTES:

1. THIS MAP DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE EXISTING CONDITIONS.
2. DATE OF LAST FIELD INSPECTION: AUGUST 14, 2024.
3. BASIS OF BEARINGS: THE EASTERLY LINE OF RIVER HOUSE CONDOMINIUM, BEING MONUMENTED AS SHOWN HEREON AND BEARING N38°36'52"E° BASED ON THE COLORADO COORDINATE SYSTEM, NORTH ZONE, NAD83(2011).
4. THIS MAP 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. SURVEY PLAT NO. 2173 DATED DECEMBER 12, 2008 WAS RELIED UPON TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD SHOWN ON THIS MAP.
5. 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 18-4-508, C.R.S.
6. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
7. THE SUBJECT PROPERTY IS LOCATED WITHIN FLOODPLAIN ZONE AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT (BASE FLOOD ELEVATIONS DETERMINED), WITHIN ZONE FLOODWAY ZONE AE, THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS, AND WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE F.E.MA. FLOOD INSURANCE RATE MAP NUMBER 08107C0877D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
8. 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.
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10. THE SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 10,019 SQUARE FEET OR 0.23 ACRES.
11. POSTED ADDRESS: 135 11TH STREET
12. PROJECT BENCHMARK: A RECOVERED NO. 5 REBAR W/ ALUMINUM CAP STAMPED "LCI PLS 38569" FLUSH W/ GROUND, HAVING AN ELEVATION OF 6715.97' BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS SHOWN HEREON.
13. CONTOUR INTERVAL = 1 FOOT

PROPERTY DESCRIPTION:

RIVER HOUSE CONDOMINIUM, A CONDOMINIUM LOCATED IN A PORTION OF LOTS 1, 2, AND 3, BLOCK 12 AND OAK STREET, TOWN OF STEAMBOAT SPRINGS, IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., LOCATED IN THE CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO CONTAINING +/- 0.23 ACRES.

COLORADO LICENSED PROFESSIONAL ENGINEER
RYAN DAVID SPAUSTAT
38972
8.26.25

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE:	BY:	DESCRIPTION:

PROJECT:	2725-001
DATE:	08/25/2025
CONTACT:	RDS
EMAIL:	ryans@landmark-co.com

MARSHALL HOUSE
EXISTING CONDITIONS PLAN

SHEET
2
C.002

NORTH

10 0 10 10 20
(IN FEET)
1 IN. = 10 FT.

EXISTING CONDITIONS LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- SECTION LINE
- CENTERLINE
- PROPERTY MONUMENT
- SECTION CORNER
- BUILDING
- ROOF
- DECK
- WALL
- FENCE
- MAJOR CONTOUR (6800)
- 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, NEWSTAND, 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)

(Ex. Conditions w/ Aerial): Remove disclaimer. Existing conditions plans shouldn't change and therefore shall be considered final with stamp.

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2

COLORADO LICENSED PROFESSIONAL ENGINEER
RYAN DAVID SPAUSTAT
38972
26 · 25

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

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REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE:	BY:	DESCRIPTION:

PROJECT: 2725-001
DATE: 08/25/2025
CONTACT: RDS
EMAIL: ryans@landmark-co.com

MARSHALL HOUSE EXISTING CONDITIONS PLAN WITH AERIAL PHOTO

SHEET
3
C.003

DRAWING FILENAME: P:\2725-001\DWGs\Production Drawings\2725-001-C.003-Existings Conditions.dwg LAYOUT NAME: C.003 DATE: Sep 03, 2025 - 4:59pm CAD OPERATOR: Matt
LIST OF XREFS: [FIRM Flood Hazard Lines-Routt County] [2725-001-xExist-Util] [2725-001-xExist-Hatch] [2725-001-xExist] [xEXIST_Leg_Notes] [xBORDER] [XEXIST_Leg] [2725-001-xBndy] [2725-001-xImage]