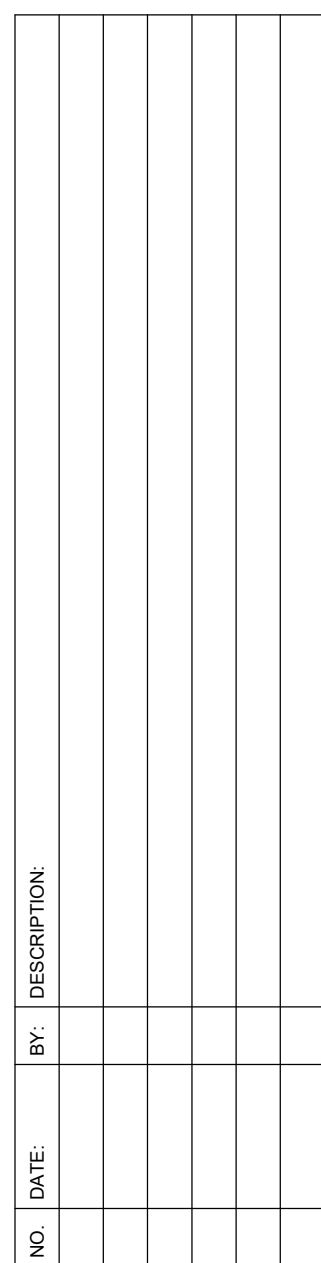
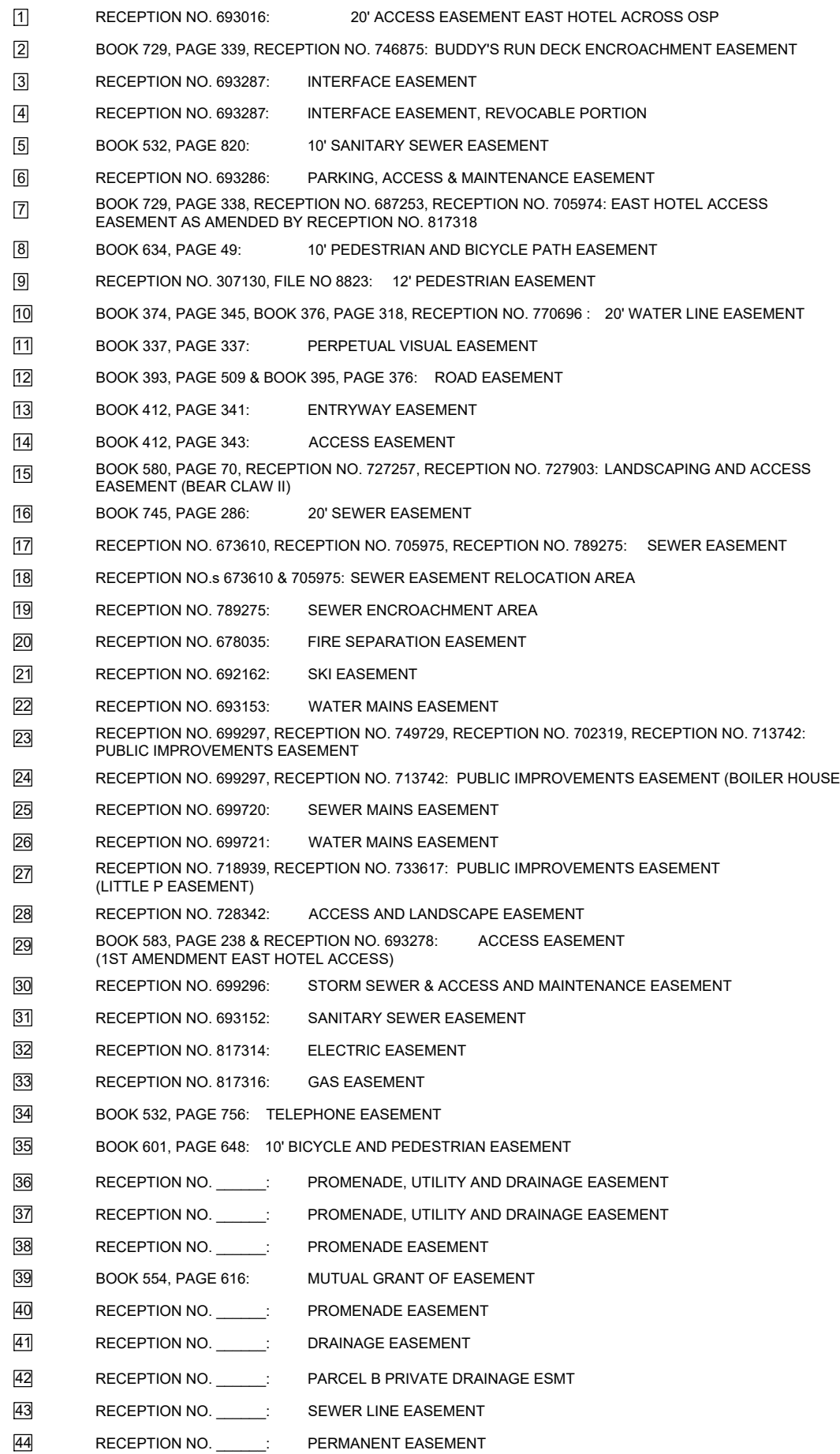




Overall Existing Conditions Exhibit

C.003



WATER BODY SETBACK

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

1. THIS MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO
DEPict THAT INFORMATION REQUESTED BY OUR CLIENT.

2. LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. ABC30030107. COMMITMENT
DATE: 07/21/2023 WAS RELIED UPON TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD
FOR THIS EXISTING EASEMENT. UNLESS NOTED OTHERWISE, NO REPRESENTATION OR
WARRANTY IS MADE BY LANDMARK CONSULTANTS, INC. OR THE SURVEYOR OF RECORD THAT ALL
EASEMENTS SHOWN ON THIS MAP ARE CORRECT OR THAT ALL EASEMENTS OF RECORD WITHIN
THE MAPPED AREA ARE SHOWN OR NOTED HEREON.

3. BASIS OF HORIZONTAL CONTROL: THE 2011 ITERATION OF THE COLORED COORDINATE
SYSTEM OF 1863 NORTH ZONE, NAD83(2011) COLORADO NORTH: SCALE TO GROUND ABOUT A
POINT HAVING COORDINATES OF 1412535.68, 2636595.05 AND A SCALE FACTOR OF 0.1000398163.

4. 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.

5. FLOOD ZONE INFORMATION IS SHOWN HEREON PER LETTER OF MAP REVISION 13-08-221P.
EFFECTIVE JULY 8, 2013, AND LETTER OF MAP REVISION 10M-18-08-2622P, EFFECTIVE JULY 8,
2018.

6. SITE BENCHMARKS (AS SHOWN HEREON)

SITE BENCHMARK #1
SET #5 REBAR WITH ORANGE PLASTIC CAP, STAMPED "LANDMARK REF MARK"
NORTHING: 1513153.310
EASTING: 2737656.068
NAVD88 EL: 6963.78

SITE BENCHMARK #2
MAG NAIL IN ASPHALT
NORTHING: 1513033.92
EASTING: 2737582.049
NAVD88 EL: 6949.60

SITE BENCHMARK #3
MAG NAIL SET IN BRICK PAVERS
NORTHING: 1512859.754
EASTING: 2737551.158
NAVD88 EL: 6946.75

SITE BENCHMARK #4
#5 REBAR WITH ORANGE PLASTIC CAP
NORTHING: 1512830.645
EASTING: 2737816.718
NAVD88 EL: 6968.70

7. CONTOUR INTERVAL = 2 FEET

8. UNDERGROUND IMPROVEMENTS: LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE SHOWN HEREON PER ONE OR MORE OF THE FOLLOWING: VISIBLE AND APPARENT SURFACE FEATURES, AS-BUILT RECORDS, RECORD DRAWINGS, FIELD SURVEY DATA, PHOTOGRAPHY, ONE CALL SERVICES, PRIVATE UNDERGROUND LOCATING SERVICES, OR GIS INFORMATION. ANY METHOD OF SHOWING UNDERGROUND IMPROVEMENTS, OR ANY COMBINATION THEREOF, MUST PROVIDE A 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 RESPONSIBLE FOR THE FAILURE TO ACCURATELY AND COMPLETELY DETECT THE LOCATIONS OF UNDERGROUND IMPROVEMENTS.

9. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.

10. THE LAST FIELD INSPECTION OF THE SITE WAS ON 8/17/2024.

11. DRAWING PLOTS TO SCALE ON 24"x36" PAPER.

12. WATER AND SEWER INFORMATION SUPPLEMENTED USING MOUNT WERNER WATER RECORD INFORMATION. SOME DISCREPANCIES MAY EXIST.

13. ORDINARY HIGH WATER MARK AND WETLANDS ARE SHOWN HEREON PER MARKINGS PROVIDED BY WESTERN BIONOMICS, INC.

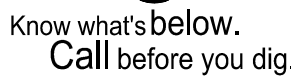
14. THE AREA DESIGNATED OPEN SPACE HEREON IS SUBJECT TO THE USES AND RESTRICTIONS AS

SPRINGS COMMUNITY DEVELOPMENT CODE EFFECTIVE JANUARY 1, 2018 (VERSION 6).

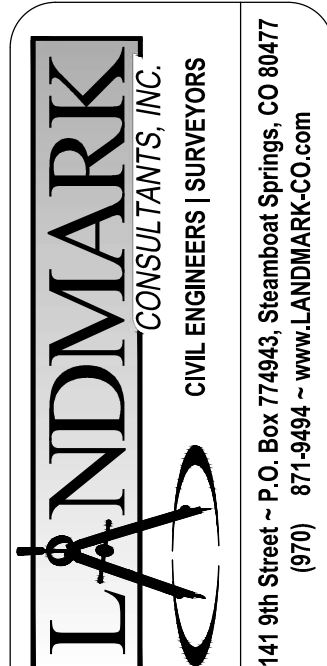
15. AERIAL IMAGERY PROVIDED BY NEARMAP ©. IMAGE TAKEN 7/20/2024

16. BOUNDARY INFORMATION SHOWN ON THIS MAP REFLECTS PROPOSED CONDITIONS POST PLATTING.

CALL UTILITY NOTIFICATION CENTER OF



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



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.



SEE SHEET FOR C.002 FOR LEGEND (TYP.)

RECOVERED OR SET NO. 5 REBAR W/ 1 1/2" ALUMINUM
 *** ** ** ** **

RECOVERED PROPERTY MONUMENT

NO CORNER MONUMENT RECOVERED OR SET

SITE BENCHMARK

FEMA FLOODWAY

EDGE OF WATER

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:

1. THIS MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THAT INFORMATION REQUESTED BY OUR CLIENT.
2. LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. AB300301978, COMMITMENT DATE: 07/21/2023 WAS RELIED UPON TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD WITHIN THIS EXISTING SURVEY. THIS INFORMATION IS NOT GUARANTEED. 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 THIS MAP AREA ARE CURRENTLY OF RECORD.
3. BASIS OF HORIZONTAL CONTROL: THE 2011 ITERATION OF THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE, NAD83(2011) COLORADO NORTH, SCALED TO GROUND ABOUT A POINT HAVING COORDINATES OF 1412535.68, 2636595.98 AND A SCALE FACTOR OF 1.000390183.
4. 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.
5. FLOOD ZONE INFORMATION IS SHOWN HEREON PER LETTER OF MAP REVISION 13-08-024P1, EFFECTIVE JULY 6, 2013, AND LETTER OF MAP REVISION 15-08-06022P, EFFECTIVE JULY 29, 2015.
6. SITE BENCHMARKS (AS SHOWN HEREON):

SITE BENCHMARK #1
SET #5 REBAR WITH ORANGE PLASTIC CAP, STAMPED "LANDMARK REF MARK"
NORTHING: 1513153.310
EASTING: 2737656.068
NAVD88 EL: 6963.78

SITE BENCHMARK #2
MAG NAIL IN ASPHALT
NORTHING: 1513033.923
EASTING: 2737582.049
NAVD88 EL: 6949.60

SITE BENCHMARK #3
MAG NAIL SET IN BRICK PAVERS
NORTHING: 1512859.754
EASTING: 2737551.158
NAVD88 EL: 6946.75

SITE BENCHMARK #4
#5 REBAR WITH ORANGE PLASTIC CAP
NORTHING: 1512830.645
EASTING: 2737816.718
NAVD88 EL: 6968.70

7. CONTOUR INTERVAL = 2 FEET

8. UNDERGROUND IMPROVEMENTS: LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE SHOWN HEREON PER ONE OR MORE OF THE FOLLOWING, VISIBLE AND APPARENT SURFACE EVIDENCE, BUT NOT DRAWN OR PROVIDED BY OTHERS. MARKINGS PROVIDED BY COLORADO 811 ONE CALL SERVICES, PRIVATE UNDERGROUND LOCATING SERVICES, OR GAS INFORMATION ARE NOT A BASIS FOR SHOWING OR PROVIDING THE LOCATION OF ANY COMBINATION THEREOF, BUT MAY PROVIDE COMPLETE AND ACCURATE LOCATIONS FOR ALL UNDERGROUND IMPROVEMENTS. IF ACCURATE LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE NOT AVAILABLE, THE SURVEYOR OR ENGINEER MAY REFLECT THE POTENTIAL OF THE IMPROVEMENTS. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OR ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE FAILURE TO ACCURATELY AND COMPLETELY DEPICT THE LOCATIONS OF UNDERGROUND IMPROVEMENTS.
9. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
10. THE LAST FIELD INSPECTION OF THE SITE WAS ON 8/17/2024.
11. DRAWING PLOTS TO SCALE ON 24"x36" PAPER.
12. WATER AND SEWER INFORMATION SUPPLEMENTED USING MOUNT WERNER WATER RECORD INFORMATION. SOME DISCREPANCIES MAY EXIST.
13. ORDINARY HIGH WATER MARK AND WETLANDS ARE SHOWN HEREON PER MARKINGS PROVIDED BY WESTERN BIOMONICS, INC.
14. THE AREA DESIGNATED OPEN SPACE HEREON IS SUBJECT TO THE USES AND RESTRICTIONS AS DEFINED IN SECTION 602 L OPEN SPACE, PARK AND AMENITY SPACE IN THE STEAMBOAT COMMUNITY DEVELOPMENT CODE EFFECTIVE DATE OF JANUARY 1, 2018 (VERSION 9).
15. AERIAL IMAGERY PROVIDED BY NEARMAP.COM. IMAGE TAKEN 7/20/2024.
16. BOUNDARY INFORMATION SHOWN ON THIS MAP REFLECTS PROPOSED CONDITIONS POST PLATTING.

Civil Construction Drawings

Existing Conditions Exhibit

CALL UTILITY NOTIFICATION CENTER OF



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

C.004

DRAWING FILE NAME: Y:\2635-003\DWG\Production Drawings\G&F Permit Drawings\2635-003-01-F-C-004-Existing Conditions Embulding LAYOUT NAME: C.004 DATE: Jul 25, 2025 - 3:43pm CAD OPERATOR: MM

