

- EXISTING CONDITIONS LEGEND:**
- SEE SHEET FOR C.002 FOR LEGEND (TYP.)
- RECOVERED OR SET NO. 5 REBAR W/ 1" ALUMINUM CAP OR NAIL W/ BRASS DISC STAMPED "LANDMARK LS 29037"
 - RECOVERED PROPERTY MONUMENT
 - NO CORNER MONUMENT RECOVERED OR SET
 - SITE BENCHMARK
 - HIGH WATER MARK
 - FEMA FLOODWAY
 - EDGE OF WATER
 - WATER BODY SETBACK

PROPERTY DESCRIPTION:

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:**
- 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 TITLE COMMITMENT ORDER NO. AIC03031076, COMMITMENT DATE: 07/21/2023 WAS REPLIED UPON TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD SHOWN ON THIS EXISTING CONDITIONS MAP UNLESS NOTED OTHERWISE. NO REPRESENTATION IS MADE BY LANDMARK CONSULTANTS, INC. OR THE SURVEYOR OF RECORD THAT ALL EASEMENTS SHOWN HEREON ARE STILL EXTANT, OR THAT ALL EASEMENTS OF RECORD WITHIN THE MAPPING AREA ARE SHOWN OR NOTED HEREON.
 - 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 1412335.89, 2636559.05 AND A SCALE FACTOR OF 1.000000183.
 - 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 BENCHMARKS (AS SHOWN HEREON):
 - SITE BENCHMARK #1
SET #5 REBAR WITH ORANGE PLASTIC CAP, STAMPED "LANDMARK REF MARK"
NORTHING: 1513153.310
EASTING: 2737556.088
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: 2737617.718
NAVD88 EL: 6968.70
 - CONTOUR INTERVAL = 2 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 8/17/2024.
 - 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 AND WETLANDS ARE SHOWN HEREON PER MARKINGS PROVIDED BY WESTERN BIONOMICS, INC.
 - THE AREA DESIGNATED OPEN SPACE HEREON IS SUBJECT TO THE USES AND RESTRICTIONS AS DEFINED IN SECTION 602 L OPEN SPACE, PARKS AND AMENITY SPACE IN THE STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE EFFECTIVE JANUARY 1, 2018 (VERSION 6).
 - AERIAL IMAGERY PROVIDED BY NEARMAP ©. IMAGE TAKEN 7/20/2024.
 - BOUNDARY INFORMATION SHOWN ON THIS MAP REFLECTS PROPOSED CONDITIONS POST PLATTING.

LANDMARK CONSULTANTS, INC.
 CIVIL ENGINEERS | SURVEYORS

141 9th Street - P.O. Box 774943, Steamboat Springs, CO 80477
 (970) 871-9494 - www.LANDMARK-CO.com

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COLORED & STAMPED
 LANDMARK CONSULTANTS, INC.
 55990
 7/26/2026
 PROFESSIONAL ENGINEER
 NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

NO.	DATE	BY	DESCRIPTION
1	2/26/2026	MG	UPDATED PER BUILDING REVISIONS

PROJECT:	2162-004
DATE:	2/26/2026
CONTACT:	Erk Griesinger
EMAIL:	erkg@landmark-co.com

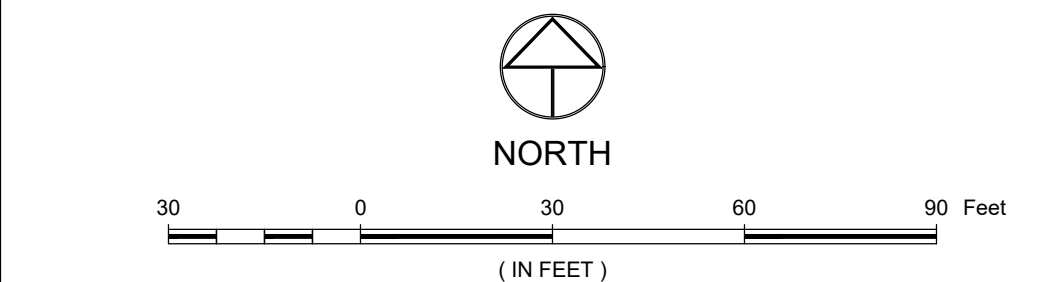
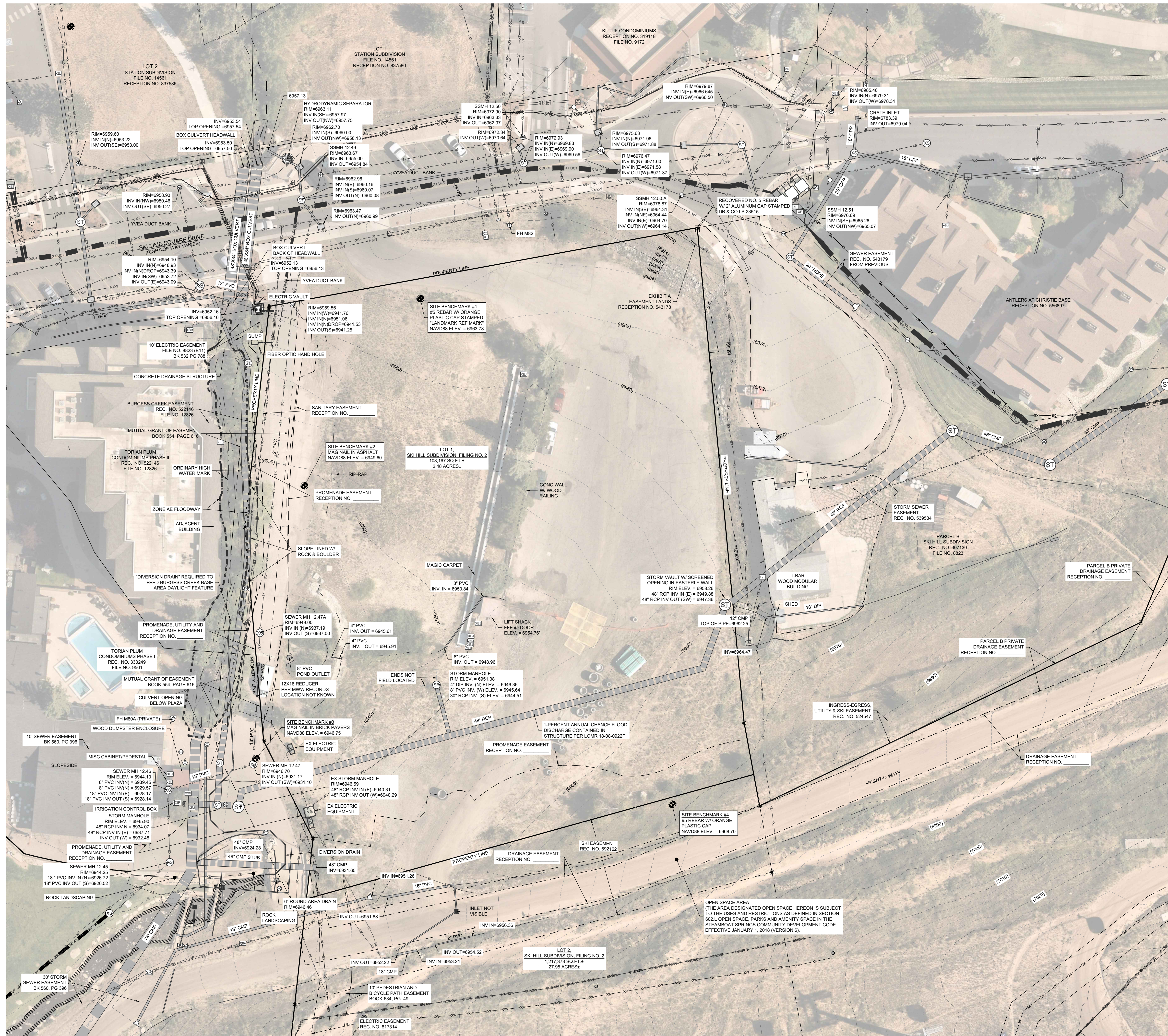
The Stockman - Grading Permit

Existing Conditions Exhibit

811
 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.003

DRAWING FILENAME: P:\2162-004\Production Drawings\Grading\Permit\2162004-Grading-Permit-C003-Existing Conditions.rvt, LAYOUT NAME: C.003, DATE: 08/14/2024, 8:46am, CAD OPERATOR: MAM
 LIST OF SHEETS: "PERMIT", "SITE PLAN", "UTILITY PLAN", "EASEMENT PLAN", "PROPOSED IMPROVEMENTS", "EXISTING CONDITIONS", "ADJACENT PROPERTIES", "TOPOGRAPHY", "EASEMENTS", "UTILITIES", "PROPOSED UTILITIES", "PROPOSED IMPROVEMENTS", "PROPOSED PLANTING", "PROPOSED LANDSCAPING", "PROPOSED ROCKWORK", "PROPOSED FLOODPLAIN", "PROPOSED WETLANDS", "PROPOSED OPEN SPACE", "PROPOSED PARKS AND AMENITY SPACE", "PROPOSED COMMUNITY DEVELOPMENT CODE", "PROPOSED ZONING", "PROPOSED SUBDIVISION", "PROPOSED REPLAT", "PROPOSED CONDOMINIUMS", "PROPOSED HOA", "PROPOSED RESERVATIONS", "PROPOSED EASEMENTS", "PROPOSED ENCUMBRANCES", "PROPOSED RESTRICTIONS", "PROPOSED COVENANTS", "PROPOSED CONDITIONS", "PROPOSED AGREEMENTS", "PROPOSED INSTRUMENTS", "PROPOSED DOCUMENTS", "PROPOSED RECORDS", "PROPOSED FILES", "PROPOSED BOOKS", "PROPOSED PAGES", "PROPOSED RECEPTION NUMBERS", "PROPOSED PUBLIC DOCUMENTS", "PROPOSED RECORDS OF ROUTT COUNTY, COLORADO", "PROPOSED LAST FIELD INSPECTION", "PROPOSED DRAWING PLOTS", "PROPOSED WATER AND SEWER INFORMATION", "PROPOSED DISCREPANCIES", "PROPOSED ORDINARY HIGH WATER MARK", "PROPOSED WETLANDS", "PROPOSED WESTERN BIONOMICS, INC.", "PROPOSED AREA DESIGNATED OPEN SPACE", "PROPOSED SECTION 602 L OPEN SPACE", "PROPOSED PARKS AND AMENITY SPACE", "PROPOSED STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE", "PROPOSED EFFECTIVE JANUARY 1, 2018 (VERSION 6)", "PROPOSED AERIAL IMAGERY", "PROPOSED NEARMAP", "PROPOSED IMAGE TAKEN 7/20/2024", "PROPOSED BOUNDARY INFORMATION", "PROPOSED SHOWN ON THIS MAP", "PROPOSED REFLECTS PROPOSED CONDITIONS POST PLATTING".



EXISTING CONDITIONS LEGEND:
SEE SHEET FOR C.002 FOR LEGEND (TYP.)

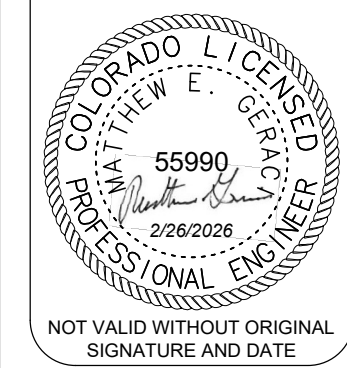
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NOTES:

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15. AERIAL IMAGERY PROVIDED BY NEARMAP ©. IMAGE TAKEN 7/20/2024.
16. BOUNDARY INFORMATION SHOWN ON THIS MAP REFLECTS PROPOSED CONDITIONS POST PLATTING.

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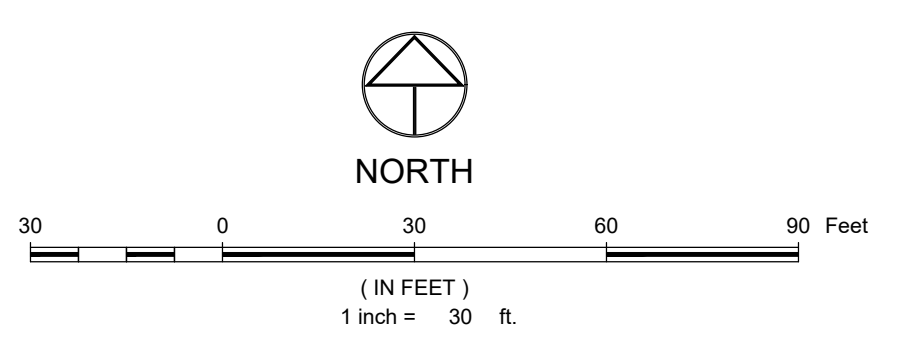
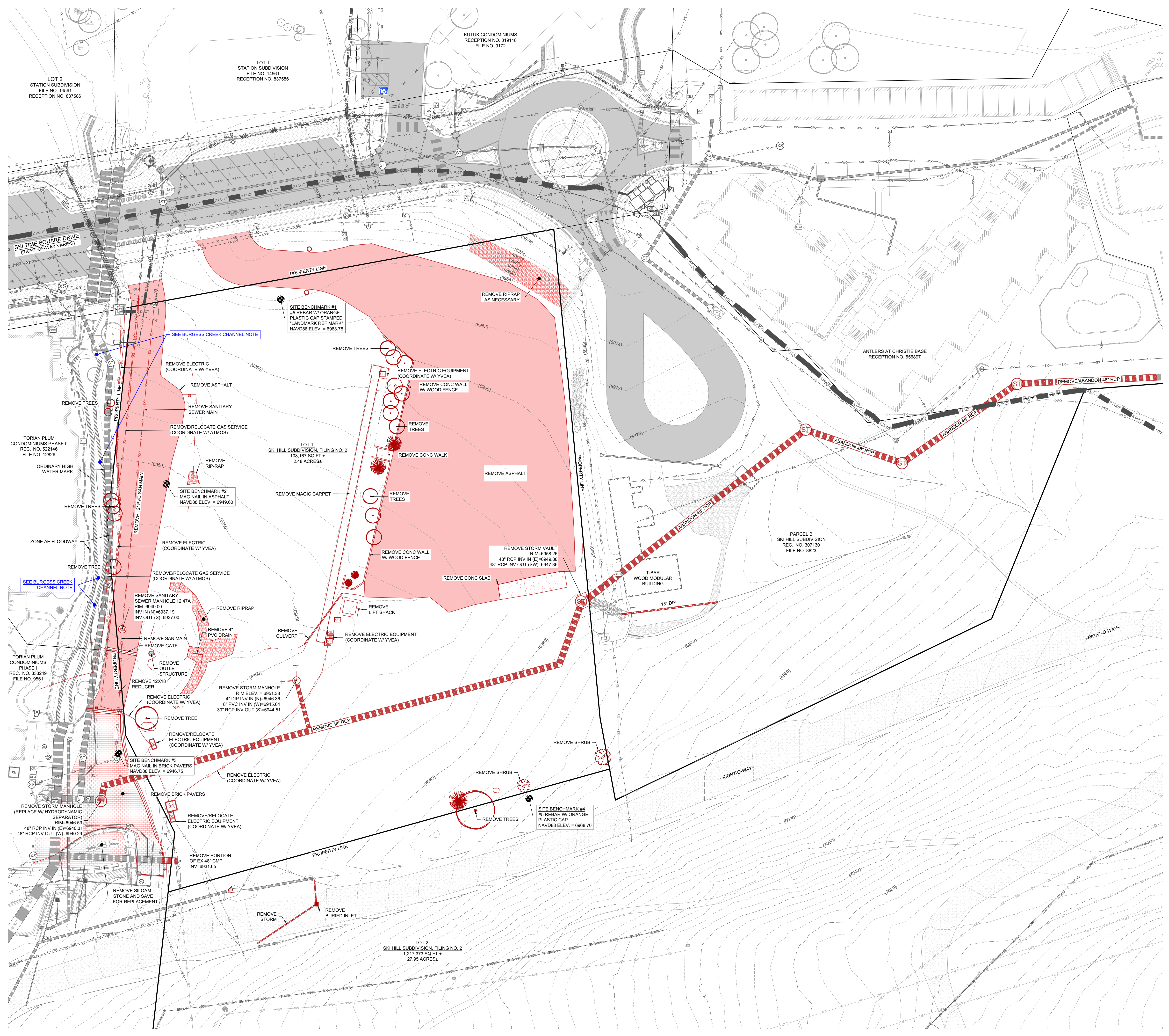
NO.	DATE	BY	DESCRIPTION
1	2/26/2026	MG	UPDATED PER BUILDING REVISIONS

PROJECT:	2163-004
DATE:	2/26/2026
CONTRACT:	Erik Granger
EMAIL:	erik@landmark-co.com

The Stockman - Grading Permit
Existing Conditions Exhibit
w/ Aerial Imagery

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.



LEGEND:

EX. SITE FEATURES ANTICIPATED TO BE REMOVED ARE SHOWN IN RED.

REMOVAL (DEMOLITION) 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 ALL UNKNOWN UNDERGROUND UTILITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIALS.
3. CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZED SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. THIS INCLUDES APPROPRIATE SORTING AND STORING. IN PARTICULAR DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE.
4. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BASED ON ACTUAL CONDITIONS. ALL REPAIRS TO STREET FEATURES WITHIN THE PUBLIC RIGHT OF WAY TO BE IN ACCORDANCE WITH CITY OF STEAMBOAT SPRINGS REQUIREMENTS.
5. MILL AND OVERLAY OF STREET CUT AREAS MAY BE REQUIRED. CONTACT CITY ENGINEER FOR DETERMINATION.
6. CONTRACTOR SHALL COORDINATE SITE DEMOLITION OPERATIONS WITH ALL OTHER TRADES PERFORMING WORK ON THE PROJECT.
7. CONTRACTOR SHALL REPLACE, REPAIR AND/OR RESTORE TO ORIGINAL CONDITION, ALL BUILDINGS AND SITE IMPROVEMENTS, NOT DESIGNATED FOR REMOVAL THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO OWNER. IF UTILITIES ARE DAMAGED, CONTRACTOR SHALL VERIFY REPLACEMENT REQUIREMENTS WITH UTILITY PROVIDERS AND ARRANGE FOR IMMEDIATE REPAIR.
8. QUANTITIES AND/OR LIMITS SHOWN ON DRAWINGS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD.

BURGESS CREEK CHANNEL NOTE:
 PRIOR TO ANY DISTURBANCE IN THE BURGESS CREEK CORRIDOR, CONTRACTOR SHALL SCHEDULE OWNER-PROVIDED SURVEYOR TO MAP PRE-CONSTRUCTION CONDITIONS USING 3D TERRESTRIAL SCANNER TO PRODUCE A POINT CLOUD.
 UPON COMPLETION OF WORK WITHIN THE BURGESS CREEK CORRIDOR, CONTRACTOR SHALL AGAIN SCHEDULE OWNER-PROVIDED SURVEYOR TO MAP POST-CONSTRUCTION CONDITIONS USING 3D TERRESTRIAL SCANNER TO PRODUCE A POINT CLOUD.
 CONTRACTOR SHALL CORRECT AREAS WHERE THE BURGESS CREEK CHANNEL CROSS SECTION MAY HAVE BEEN REDUCED VS. PRE-CONSTRUCTION CONDITIONS OR WHERE 'FILL' CONDITIONS MAY EXIST.

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NO.	DATE	BY	DESCRIPTION
1	2/26/2026	MG	UPDATED PER BUILDING REVISIONS

PROJECT:	2103-004
DATE:	2/26/2026
CONTACT:	Erik Gasperstroff
EMAIL:	ehg@landmark-co.com

The Stockman - Grading Permit
 Removal (Demolition) Plan

SHEET
C.010

