

ROOF LINE/OVERHANG ___ __ __ ___ ____ x ____ x ____ x ____ x ____ MAJOR CONTOUR MINOR CONTOUR WOOD DECKING SANITARY SEWER LINE MARKER $\sigma \Longrightarrow \hspace{-0.5cm} XS - \hspace{-0.5cm} \backslash S - \hspace{-0.5cm} XS - \hspace{-0.5cm} \backslash S - \hspace{-0.5cm}$ MANHOLE AND CLEANOUT SEPTIC TANK LID AND VENT PIPE WATER LINE MAKER, FIRE HYDRANT GATE VALVE, CURB STOP & BLOWOFF FIRE DEPT. CONNECTION, YARD HYDRANT VENT PIPE, WATER MANHOLE AND WELL GAS LINE MARKER, VALVE, MANHILE/VAULT AND METER

CABLE LINE MARKER, VAULT AND PEDESTAL FIBER OPTIC LINE MARKER, VAULT & PEDESTAL SATELLITE DISH TELEPHONE LINE MARKER, VAULT, $\vdash \Box \longrightarrow XT \longrightarrow \Box \longrightarrow XT \longrightarrow \Box$ PEDESTAL AND MANHOLE ELECTRIC LINE MARKER, TRANSFORMER, W□→ XE XE EM XE METER AND SECONDARY PEDESTAL

SNOW MELT DISTRIBUTION LINE AND VAULT SNOW MAKING WATER MAIN ELECTRIC MANHOLE, OUTLET, GENERATOR AND JUNCTION BOX LIGHT POLE AND LIGHT POLE W/ MAST PROPOSED DITCH / SWALE UTILITY POLE, GUY POLE & GUY WIRE DITCH/SWALE

GRATE INLET AND CURB INLET AIR CONDITIONER, MAILBOX NEWSTAND AND TRASH CAN BOLLARD, AREA LIGHT AND FLAG POLE CONIFEROUS AND DECIDUOUS TREE

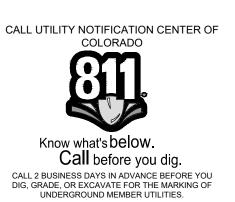
(SCALED TO APPROX. DRIPLINE) CONIFEROUS AND DECIDUOUS SHRUB (SCALED TO APPROX. DRIPLINE) FINISHED FLOOR ELEVATION

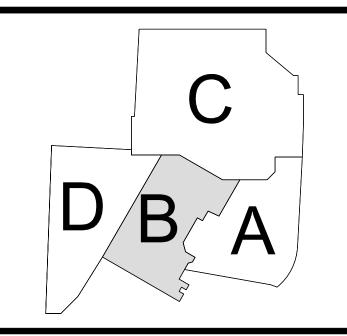
____XOH_____XOH____XOH____XOH___

💠 х 6900.0'

- THIS EXISTING CONDITIONS PLAN DOES NOT REPRESENT A MONUMENTED LAND SURVEY OR IMPROVEMENT SURVEY PLAT. IT IS INTENDED ONLY TO DEPICT THAT
- PARCEL AND RIGHT OF WAY BOUNDARIES ARE SHOWN HEREON BASED UPON THE APPLICABLE SUBDIVISION PLATS AND AVAILABLE PROPERTY CORNER MONUMENTS.
- BASIS OF HORIZONTAL CONTROL: COLORADO NORTH ZONE, STATE PLANE COORDINATE SYSTEM, NAD83(2011).
- 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. SITE BENCHMARK: A RECOVERED 3" BRASS CAP MONUMENTING THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M. SAID BRASS CAP ALSO BEING CITY OF STEAMBOAT SPRINGS GIS CONTROL POINT
- VERTICAL DATUM OF 1988 (NAVD88), AS SHOWN HEREON. 6. CONTOUR INTERVAL = 1 FOOT
- BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE, AS-BUILT DRAWINGS OF THE CONSTRUCTED UTILITY LINES AND MARKINGS PROVIDED BY A UTILITY LOCATING SERVICE. LOCATIONS SHOWN ARE APPROXIMATE. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING THE UTILITIES. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE
- 8. THE LAST FIELD INSPECTION OF THE SITE WAS ON JANUARY 5, 2021.
- 9. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
- LANDINGS OR DOOR SILLS OUTSIDE THE BUILDING. INTERIOR FLOOR ELEVATIONS SHOULD BE VERIFIED WHERE APPROPRIATE.
- WHERE 'MD' IS NOTED FOR STORM/AREA DRAIN INVERTS, THE DRAINS WERE MEASURED DOWN BUT IT WAS UNKNOWN WHETHER THE MEASUREMENT WAS TO A WYE, BEND OR INVERT DUE TO LACK OF VISIBILITY. THE 'MD' IS INTENDED TO

REPRESENT 'MEASURED DEPTH'. SOME DISCREPANCIES MAY EXIST. 12. SITE UNDER CONSTRUCTION, ACTUAL CONDITIONS WILL VARY. 🗥







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 ∆ Date Description -- 2021.05.19 BP3: GOLDWALK - ISSUE FOR BID AND

2021.09.24 DEVELOPMENT PLAN MINOR MODIFICATION

Seal / Signature

NOT FOR CONSTRUCTION

SSRC | BASE AREA **IMPROVEMENTS**

Project Number 003.7835.000

Existing Conditions Plan

SEE GRAPHICAL SCALE

1B-C.003

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