

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, 

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

UTILITY POLE, GUY POLE & GUY WIRE CULVERT W/ END SECTIONS STORM MANHOLE. AREA DRAIN 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 (SEE NOTE 10)

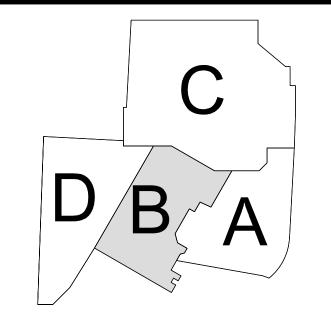
- THIS EXISTING CONDITIONS PLAN DOES NOT REPRESENT A MONUMENTED LAND SURVEY OR IMPROVEMENT SURVEY PLAT. IT IS INTENDED ONLY TO DEPICT THAT
- PARCEL AND RIGHT OF WAY BOUNDARIES ARE SHOWN HEREON BASED UPON THE APPLICABLE SUBDIVISION PLATS AND AVAILABLE PROPERTY CORNER MONUMENTS.

\_\_\_\_XOH\_\_\_\_\_XOH\_\_\_\_XOH\_\_\_\_XOH\_\_\_

💠 х 6900.0'

- 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 NUMBER 344, HAVING AN ELEVATION OF 6935.31 BASED ON THE NORTH AMERICAN 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.
- 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.
- 2. SITE UNDER CONSTRUCTION, ACTUAL CONDITIONS WILL VARY.







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∆ Date Description

-- 2021.05.19 BP3: GOLDWALK - ISSUE FOR BID AND

1 2021.09.24 DEVELOPMENT PLAN MINOR MODIFICATION 2 2021.10.13 DEVELOPMENT PLAN MAJOR MODIFICATION

Seal / Signature

## **NOT FOR** CONSTRUCTION

**GOLD WALK** SSRC | BASE AREA **IMPROVEMENTS** 

Project Number

003.7835.000

**Existing Conditions Plan** 

SEE GRAPHICAL SCALE

1B-C.003

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