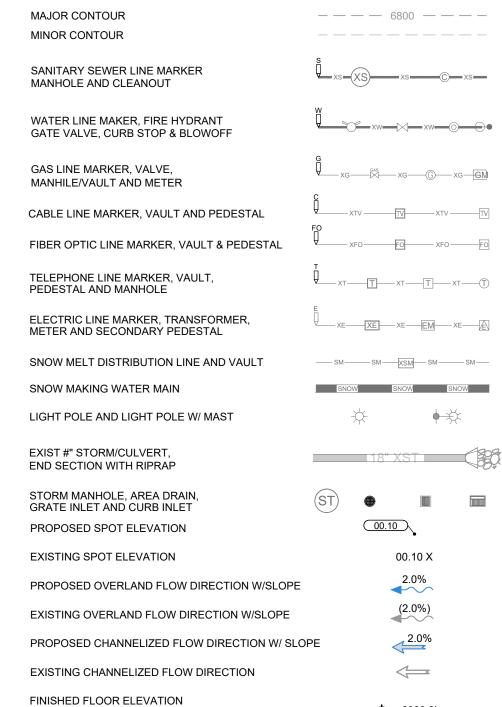


LEGEND:



NOTES:

(SEE NOTE 5)

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.

+ x 6900.0'

- 2. 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 UTILITIES.
- ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
- 5. EXISTING FINISH FLOOR ELEVATIONS WERE OBTAINED BY MEASUREMENTS MADE ON LANDINGS OR DOOR SILLS OUTSIDE THE BUILDING. INTERIOR FLOOR ELEVATIONS SHOULD BE VERIFIED WHERE APPROPRIATE.
- 6. SEWER AND WATER CONSTRUCTION SHALL BE PER MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.
- 7. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
- . SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.

SPECIAL CLARIFICATIONS:

EXISTING CONDITIONS: THE UNDERLYING EXISTING INFORMATION DEPICTED HEREON IS A COLLECTION OF PRE-DEVELOPMENT CONDITIONS COMBINED WITH THE PREVIOUSLY APPROVED DEVELOPMENT PLANS FOR THE GOLD WALK AND GONDOLA SQUARE PLAZA APPLICATIONS (ANTICIPATED EXISTING CONDITIONS). SOME DISCREPANCIES MAY EXIST.

<u>SITE UTILITIES:</u> THERE ARE NO PROPOSED WATER OR SEWER IMPROVEMENTS FOR THIS APPLICATION. THE PROPOSED BUILDING WILL USE THE PLUMBING AS PART OF THE UNDERLYING PLAZA BUILDING.

GRADING/DRAINAGE: THERE ARE NO PROPOSED IMPACTS TO THE PREVIOUSLY PROPOSED GRADING AND DRAINAGE CONCEPT. THE PROPOSED BUILDING IS EXPECTED TO MATCH THE ELEVATIONS AROUND THE PERIMETER AND MAINTAIN PREVIOUSLY DEVELOPED DRAINAGE PATTERNS. NO ADDITIONAL IMPERVIOUS SURFACES ARE

ALL PROPOSED FACILITIES ABOVE STRUCTURES ARE BY OTHERS AND SHOWN HEREON FOR REFERENCE PURPOSES ONLY. LANDMARK CONSULTANTS, INC. IS NOT RESPONSIBLE FOR DESIGN ELEMENTS ON TOP OF STRUCTURES.



2305 Mount Werner Circle Steamboat Springs, CO 80487

Gensler

1225 17th Street Suite 150 Denver, CO 80202 United States Tel 303.595.8585 Fax 303.825.6823



141 9th Street PO Box 774943 Steamboat Springs, CO 80477 Tel 970.871.9494

DESIGNWORKSHOP

1390 Lawrence Street Suite 100 Denver, CO 80204 Tel 303.623.5186



14143 Denver West Pkwy Suite 300 Golden, CO United States Tel 303.421.6655

10.04.2021 DEVELOPMENT PLAN SUBMITTAL

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

SSRC | BASE AREA PLAZA

Improvements

Project Number

003.7835.000

Description

UTILITY PLAN)

CIVIL SITE PLAN (GRADING, DRAINAGE AND

Scale

SEE GRAPHICAL SCALE

C.100

© 2021 Gensler