NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- SECTION LINE
- CENTERLINE
- FOUND MONUMENT
- FOUND SECTION CORNER
- BUILDING
- ROOF LINE/OVERHANG
- DECK
- WALL
- FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- ASPHALT
- CONCRETE
- GRAVEL
- SIGN
- SANITARY SEWER
- SANITARY SEWER MANHOLE AND CLEANOUT
- WATER LINE
- FIRE HYDRANT, GATE VALVE & CURB STOP
- GAS
- GAS METER AND MANHOLE/VAULT
- CABLE
- CABLE PEDESTAL
- FIBER OPTIC
- TELEPHONE
- TELEPHONE PEDESTAL AND MANHOLE/VAULT
- ELECTRIC
- ELECTRIC PED, JUNCTION BOX AND METER
- LIGHT POLE AND LIGHT POLE W/ MAST
- PROPOSED DITCH / SWALE
- UTILITY POLE AND GUY WIRE
- AIR CONDITIONING UNIT
- DITCH/SWALE
- CULVERT W/ END SECTIONS
- INLET AND STORM MANHOLE
- FLOW ARROWS
- CONIFEROUS AND DECIDUOUS TREE

NOTES:

1. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
2. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
3. UTILITIES ARE SHOWN PER APPARENT SURFACE EVIDENCE TOGETHER WITH RECORD INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. 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.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
5. THIS SITE CONTAINS A CALCULATED AREA OF 5.10 ACRES.
6. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS. AS DETERMINED BY GRAPHIC INTERPRETATION OF THE F.E.M.A FLOOD INSURANCE RATE MAP NUMBERS 08107C0876D & 08107C0713D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
7. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
8. SOME OFF-SITE AND ADJACENT PROPERTY INFORMATION WAS DIGITIZED FROM AERIAL IMAGERY. DISCREPANCIES MAY EXIST.

PROPERTY DESCRIPTION:

9. LOTS 1 AND LOT 2, WORLDWEST SUBDIVISION, AS RECORDED AT FILE NO. 13807 IN THE CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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.

APPROVAL STAMPS:

No.	Date	Description
2	5-27-22	ADDRESSED DRT COMMENTS
1	3-31-22	ADDRESSED DRT COMMENTS

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 WISCONSIN AVE NW
SUITE 200
WASHINGTON DC 20007

ARCHITECT

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

STRUCTURAL ENGINEER

STEAMBOAT ENGINEERING AND DESIGN, INC
2740 ACRE LANE, STE. E
STEAMBOAT SPRINGS, CO 80487

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15TH STREET
BOULDER, CO 80302

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9TH STREET
PO BOX 774943
STEAMBOAT SPRINGS, CO 80477

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

STEAMBOAT BASECAMP

1901 CURVE PLAZA
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

EXISTING CONDITIONS EXHIBIT

SEAL	DATE: 6/18/21
	DRAWN BY: PN
	CHECKED BY: JG
	PROJECT NO: 2387-004

DRAWING NO:

C.003

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