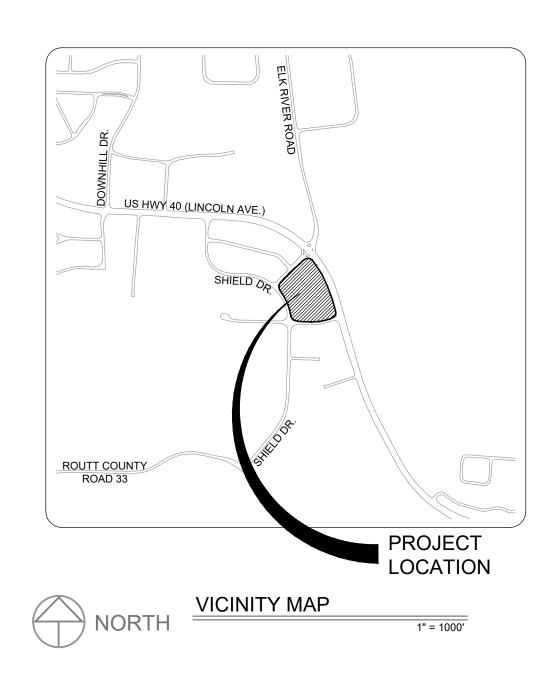
## PRELIMINARY PLAT

# FOR

# STEAMBOAT BASECAMP

1901 CURVE PLAZA, STEAMBOAT SPRINGS, CO 80487



### PROJECT BENCHMARK:

RECOVERED NO. 5 REBAR W/ ALUMINUM CAP STAMPED "LANDMARK LS 29039" LOCATED ON THE PROPERTY CORNER MIDWAY ALONG THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY AS SHOWN HEREON. NAVD88 ELEVATION = 6667.80'

### BASIS OF BEARINGS

THE EASTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY, BEGIN MONUMENTED AS SHOWN HEREON AND BEARING S24°29'19"E PER THE NORTH ZONE COORDINATE SYSTEM, NAD83(2011) BASED ON THE CITY OF STEAMBOAT SPRINGS GIS CONTROL NETWORK.

### FIELD SURVEY BY:

LANDMARK CONSULTANTS, INC. PROJECT NO. 2387-004 DATE: 09/24/2020

PROJECT SUMMARY TABLE			
PROJECT SUMMARY TABLE			
GROSS SITE AREA	5.10 ACRES (± 222,346 SF)		
% OF SITE AREA IN ROW	0%		
NUMBER OF LOTS	3		
STANDARDS	ZONE DISTRICT REQUIREMENTS	PROPOSED	VARIANCE? (YES/NO)
AVERAGE LOT SIZE	NO MIN. / NO MAX.	± 74,113 SF	N
LOT WIDTH	25' MIN. / NO MAX.	± 144' (LOT 2 HAS MIN.)	N
LOT DEPTH	NO MIN.	175' MIN. (LOT 3 HAS MIN.)	N
LOT COVERAGE	NO MAX.	PER ZONING	N

### PROJECT TEAM:

**CONTACT INFORMATION** 







OWNER FV BASECAMP, LLC 2201 WISCONSIN AVE. NW, SUITE 200 WASHINGTON, D.C. 20007 (202) 506-5595 ATTN: KEVIN RIEGLER, GABY RIEGLER, ERIC MAY **ARCHITECT** KASA ARCHITECTURE

3318 N COLUMBUS ST ARLINGTON, VA 80301 (312) 636-3248 ATTN: KEVIN SPERRY

CIVIL ENGINEER LANDMARK CONSULTANTS, INC. 141 9TH STREET STEAMBOAT SPRINGS, CO 80487 (970) 871-9494 ATTN: ERIK GRIEPENTROG, P.E.

BASE MAPPING SURVEYOR LANDMARK CONSULTANTS, INC. 141 9TH STREET STEAMBOAT SPRINGS, CO 80487 (970) 871-9494 ATTN: JEFF GUSTAFSON, P.L.S.

### **UTILITY CONTACT LIST:**

UTILITY COMPANY	CONTACT	PHONE NUMBER
CITY PUBLIC WORKS	BEN BEALL	(970) 871.829
CITY OF STEAMBOAT SPRINGS UTILITIES	MICHELLE CARR	(970) 879.820
CITY OF STEAMBOAT SPRINGS PARKS	ERNIE JENKINS	(970) 879.430
YAMPA VALLEY ELECTRIC ASSOC.	LARRY BALL	(970) 871.228
ATMOS ENERGY	DON CRANE	(970) 879.322
CENTURY LINK	JASON SHARPE	(970) 328.829
COMCAST	TONY HILDRETH	(970) 401.278
UTILITY NOTIFICATION CTR. OF CO	N/A	(800) 922.198
		. ,

THIS LIST IS PROVIDED AS A COURTESY REFERENCE ONLY. LANDMARK CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS LIST. IN NO WAY SHALL THIS LIST RELINQUISH THE CONTRACTOR'S RESPONSIBILITY FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY.

### SHEET INDEX

**COVER SHEET** 

**EXISTING CONDITIONS** 

PRELIMINARY PLAT COVER SHEET

 PRELIMINARY PLAT - SITE, GRADING, DRAINAGE, & UTILITY PLAN

### CONDITIONS OF APPROVAL

CONDITION NUMBER	DESCRIPTION	DEPARTMENT PLACING CONDITION

PROPERTY OWNER/DEVELOPER NAME: FV BASECAMP, LLC ATTN: KEVIN & GABY RIEGLER ADDRESS: 2201 WISCONSIN AVE. NW, SUITE 200 ADDRESS: WASHINGTON, D.C. 20007 SIGNATURE DATE

DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT NAME: REBECCA BESSEY, AICP TITLE: DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT ADDRESS: P.O. BOX 775088 ADDRESS: STEAMBOAT SPRINGS, CO 80477 DATE

NAME: LANDMARK CONSULTANTS, INC., (ET AL) ATTN: ERIK GRIEPENTROG, P.E. ADDRESS: P.O. BOX 774943 ADDRESS: STEAMBOAT SPRINGS, CO 80477

SIGNATURE

THE ATTACHED PRELIMINARY PLAT FOR THE STEAMBOAT BASECAMP SUBDIVISION WAS APPROVED ON \_\_\_\_\_

> STEAMBOAT BASECAMP

PROJECT LOCATION

APPROVAL STAMPS:

1 3-31-22 ADDRESSED DRT COMMENTS

**SUBMISSIONS & REVISIONS** 

MAY REIGLER PROPERTIES

KEVIN & ASAKO SPERRY ARCHITECTURE

2201 WISCONSIN AVE NW

WASHINGTON DC 20007

3318 N. Columbus Street

www.kasa-arch.com

STRUCTURAL ENGINEER

AND DESIGN, INC

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

1717 15TH STREET BOULDER, CO 80302

CIVIL ENGINEER

141 9TH STREET

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

Arlington, VA 22207 T.312.636.3248 / 312.636.4252

STEAMBOAT ENGINEERING

2740 ACRE LANE, STE. E STEAMBOAT SPRINGS, CO 80487

**BOULDER ENGINEERING** 

LANDMARK ENGINEERING

PO BOX 774943 STEAMBOAT SPRINGS, CO 80477

No. Date

1901 CURVE PLAZA STEAMBOAT SPRINGS, CO 80487 DRAWING TITLE

PRELIMINARY PLAT SUBMISSION

**COVER SHEET** 

3/11/22 DRAWN BY: CHECKED BY:

2387-004

Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF C.001

PROJECT NO:

PREPARER OF DEVELOPMENT PLAN

DATE

SIGNATURE

CALL UTILITY NOTIFICATION CENTER OF