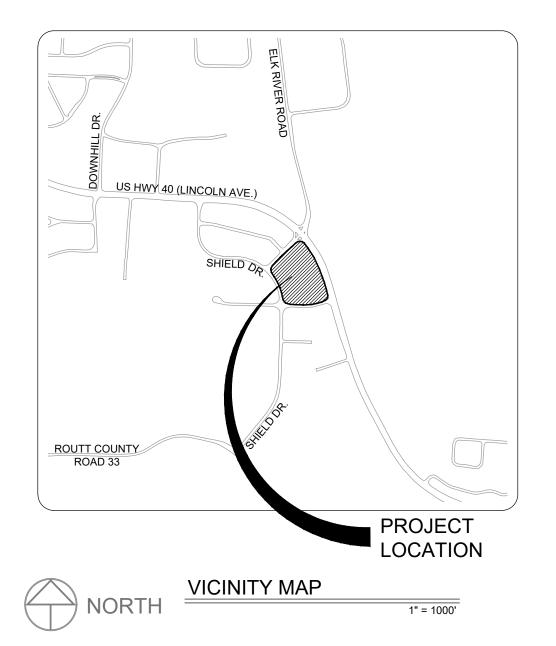
CONTACT INFORMATION





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 TABI	E	
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	Ν
LOT WIDTH	25' MIN. / NO MAX.	± 144' (LOT 2 HAS MIN.)	Ν
LOT DEPTH	NO MIN.	175' MIN. (LOT 3 HAS MIN.)	Ν
LOT COVERAGE	NO MAX.	PER ZONING	Ν

PRELIMINARY PLAT

FOR STEAMBOAT BASECAMP

1901 CURVE PLAZA, STEAMBOAT SPRINGS, CO 80487

		UTILITY CONTACT LIST:		
	OWNER	UTILITY COMPANY	CONTACT	PHONE NUMBER
ER	FV BASECAMP, LLC 2201 WISCONSIN AVE. NW, SUITE 200 WASHINGTON, D.C. 20007 (202) 506-5595 ATTN: KEVIN RIEGLER, GABY RIEGLER, ERIC MAY	CITY PUBLIC WORKS CITY OF STEAMBOAT SPRINGS UTILITIES CITY OF STEAMBOAT SPRINGS PARKS YAMPA VALLEY ELECTRIC ASSOC. ATMOS ENERGY CENTURY LINK COMCAST	BEN BEALL MICHELLE CARR ERNIE JENKINS LARRY BALL DON CRANE JASON SHARPE TONY HILDRETH	(970) 871.8293 (970) 879.8207 (970) 879.4300 (970) 871.2282 (970) 879.3223 (970) 328.8290 (970) 401.2782
A	ARCHITECT KASA ARCHITECTURE 3318 N COLUMBUS ST ARLINGTON, VA 80301 (312) 636-3248 ATTN: KEVIN SPERRY <u>CIVIL ENGINEER</u>	UTILITY NOTIFICATION CTR. OF CO THIS LIST IS PROVIDED AS A COURTESY REFERENCE ONLY. RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS O CONTRACTOR'S RESPONSIBILITY FOR LOCATING ALL UTILITIE PLEASE CONTACT THE UTILITY NOTIFICATION CENTER OF CO	F THIS LIST. IN NO WAY SHALL T ES PRIOR TO COMMENCING ANY	HIS LIST RELINQUISH THE CONSTRUCTION ACTIVITY.
	LANDMARK CONSULTANTS, INC. 141 9TH STREET STEAMBOAT SPRINGS, CO 80487 (970) 871-9494 ATTN: ERIK GRIEPENTROG, P.E.		CONDITION NUMBER	
]	BASE MAPPING SURVEYOR LANDMARK CONSULTANTS, INC.			

PROPERTY OWNER/DEVELOPER NAME: FV BASECAMP, LLC ATTN: KEVIN & GABY RIEGLER

ADDRESS: 2201 WISCONSIN AVE. NW, SUITE 200 ADDRESS: WASHINGTON, D.C. 20007

SIGNATURE

DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT NAME: REBECCA BESSEY, AICP

TITLE: DIRECTOR OF PLANNING & COMMUNITY DEVELOPME ADDRESS: P.O. BOX 775088

ADDRESS: STEAMBOAT SPRINGS, CO 80477

SIGNATURE

141 9TH STREET STEAMBOAT SPRINGS, CO 80487 (970) 871-9494

ATTN: JEFF GUSTAFSON, P.L.S.

SHEET INDEX

C.001	-	COVER SHEET
C.003	-	EXISTING CONDITIONS
1	-	PRELIMINARY PLAT COVER SHEET
2	-	PRELIMINARY PLAT
C.100	-	SITE, GRADING, DRAINAGE, & UTILITY PLAN

APPROVAL STAMPS:

25-27-22ADDRESSED DRT COMMENTS13-31-22ADDRESSED DRT COMMENTSNo.DateDescription

SUBMISSIONS & REVISIONS

MAY REIGLER PROPERTIES 2201 WISCONSIN AVE NW SUITE 200

KEVIN & ASAKO SPERRY ARCHITECTURE

WASHINGTON DC 20007

3318 N. Columbus Street

www.kasa-arch.com STRUCTURAL ENGINEER

AND DESIGN, INC

Arlington, VA 22207 T.312.636.3248 / 312.636.4252

STEAMBOAT ENGINEERING

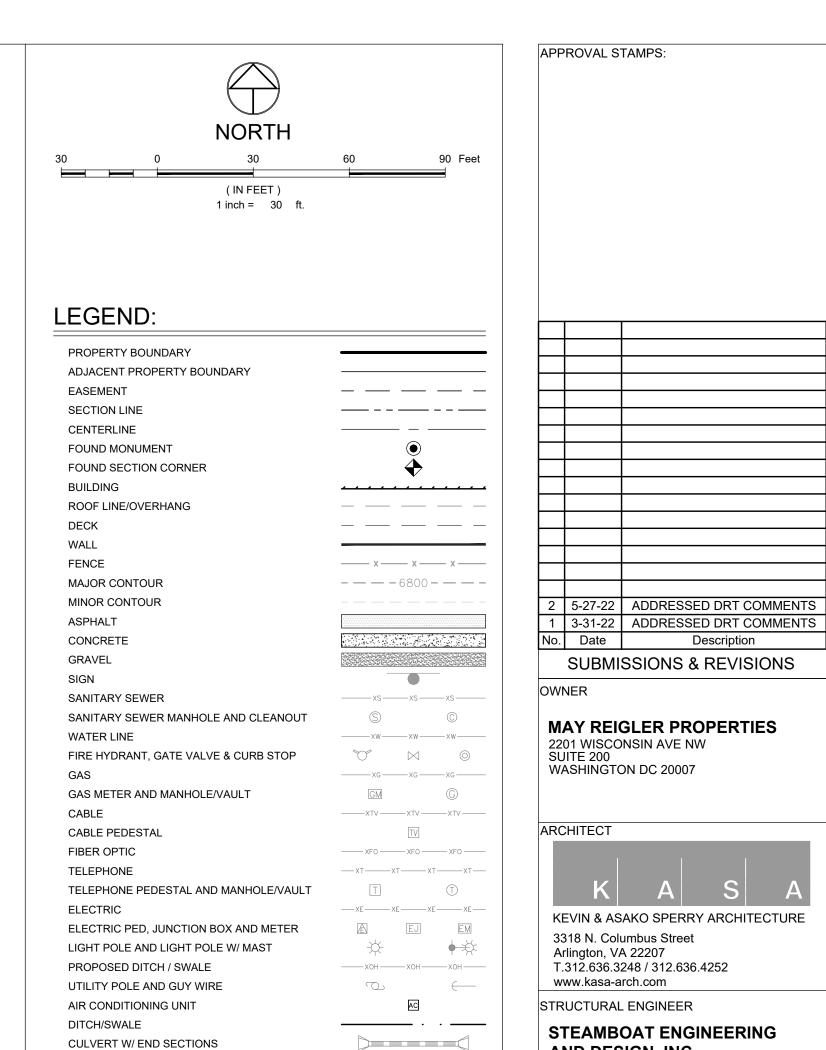
OWNER

ARCHITECT

CONDITIONS OF APPROVAL

	TICOVICE		2740 A	CRE LANE, STE. E
DESCRIPTION		DEPARTMENT PLACING CONDITION	STEAN	IBOAT SPRINGS, CO 80487
			BOU	LDER ENGINEERS
				5TH STREET DER, CO 80302
				NGINEER
NAME:	ARER OF DEVELOPMENT PL LANDMARK CONSULTANTS, ERIK GRIEPENTROG, P.E.		141 9T PO BO	DMARK ENGINEERING H STREET X 774943 //BOAT SPRINGS, CO 80477
	SS: P.O. BOX 774943 SS: STEAMBOAT SPRINGS, (CAPE ARCHITECT
	ACHED PRELIMINARY PLAT I	DATE FOR THE STEAMBOAT BASECAMP , 2022		
BY		,,		AL CONTRACTOR
DATE				
				T LOCATION STEAMBOAT BASECAMP 1901 CURVE PLAZA TEAMBOAT SPRINGS, CO 80487
			DRAWIN	IG TITLE PRELIMINARY PLAT SUBMISSION
				COVER SHEET
			SEAL	DATE: 3/11/22 DRAWN BY:
				PN CHECKED BY:
		Know what's belo		PROJECT NO: 2387-004
		CALL 2 BUSINESS DAYS IN ADV. DIG, GRADE, OR EXCAVATE FOI UNDERGROUND MEMBE	YOU dig. DRAWIN	IG NO: C.001
				COPYRIGHT 2021





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NOTES:

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CULVERT W/ END SECTIONS

FLOW ARROWS

INLET AND STORM MANHOLE

CONIFEROUS AND DECIDUOUS TREE

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY 4. 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 SUBDIVSION, AS RECORDED AT FILE NO. 13807 IN THE CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO.





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22 SL	A \ 7								

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT FV BASECAMP, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND LOCATED IN THE SW1/4 SECTION 6, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, WORLDWEST SUBDIVISION, EXCEPT THAT PORTION CONVEYED BY DEED RECORDED MAY 10, 2017 UNDER RECEPTION NO. 779286 AND AS CORRECTED BY THAT AFFIDAVIT RECORDED JULY 19, 2017 UNDER RECEPTION NO. 781467,

TOGETHER WITH:

LOT 2, WORLDWEST SUBDIVISION, EXCEPT THAT PORTION CONVEYED BY DEED RECORDED MAY 10, 2017 UNDER RECEPTION NO. 779295, COUNTY OF ROUTT, STATE OF COLORADO,

CONTAINING A CALCULATED AREA OF 5.10 ACRES, IN THE CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO, UNDER THE NAME AND STYLE OF STEAMBOAT BASECAMP HAS LAID OUT. PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT. AND BY THESE PRESENTS DOES HEREBY IRREVOCABLY DEDICATE TO THE PERPETUAL USE OF THE CITY OF STEAMBOAT SPRINGS, STATE OF COLORADO, THE UTILITY, PUBLIC ACCESS, NON-MOTORIZED BIKE AND PEDESTRIAN PATH, DRAINAGE AND SNOW STORAGE EASEMENTS AS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND FOR SNOW STORAGE, PUBLIC ACCESS, NON-MOTORIZED BIKE AND PEDESTRIAN PATHS, AND DRAINAGE RESPECTIVELY. THESE DEDICATIONS PRECLUDE THE CONSTRUCTION OF IMPROVEMENTS, OR THE DEPOSIT OF MATERIALS, IN THE EASEMENT AREA, WHICH COULD IMPAIR THEIR USE AS PROVIDED IN THIS DEDICATION.

IN WITNESS WHEREOF, SAID FV BASECAMP, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, A.D. 2022.

FV BASECAMP, LLC

BY: KEVIN RIEGLER AS MANAGER OF FV BASECAMP, LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO)

COUNTY OF ROUTT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2022 BY KEVIN RIEGLER AS MANAGER OF FV BASECAMP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

CONSENT OF DEED OF TRUST BENEFICIARY

THE UNDERSIGNED, BEING THE BENEFICIARY, UNDER THAT CERTAIN DEED OF TRUST ENCUMBERING THE PREMISES SUBDIVIDED HEREIN, SAID DEED OF TRUST BEING RECORDED AT RECEPTION NO. IN THE ROUTT COUNTY RECORDS, EXPRESSLY CONSENTS TO AND JOINS IN THE PLATTING AND SUBDIVISION SHOWN HEREON, CONSENTS TO AND JOINS IN THE DEDICATION OF THE EASEMENTS SHOWN OR NOTED HEREON AND HEREBY SUBORDINATES THE INTERESTS OF THE UNDERSIGNED EXISTING BY VIRTUE OF SAID DEED OF TRUST TO THE PLATTING AND SUBDIVISION SHOWN HEREON AND TO THE AFORESAID DEDICATION.

A FEDERAL SAVING BANK

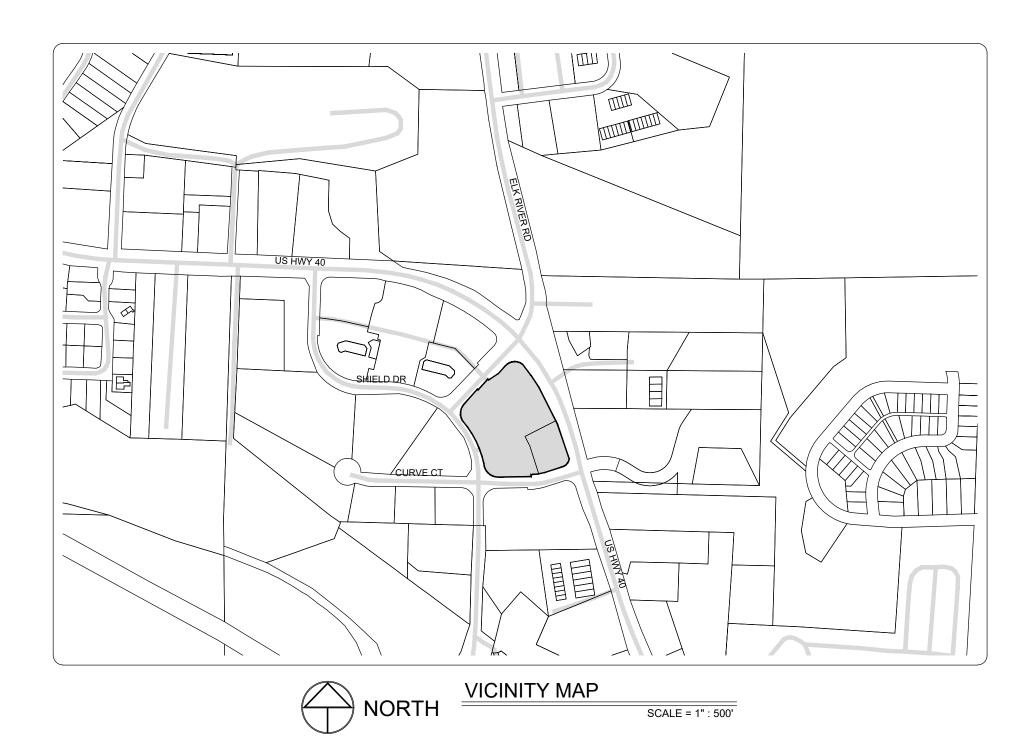
THE FOREGOING CONSENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ , A.D. 2022 BY AS ____, A FEDERAL SAVINGS BANK ____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:

NOTARY PUBLIC

STEAMBOAT BASECAMP

LOCATED IN THE SW1/4 SECTION 6, T6N, R84W, 6TH P.M.; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO CONTAINING A CALCULATED AREA OF 5.10 ACRES



NOTES:

- 1. BASIS OF BEARINGS: THE EASTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY, BEING MONUMENTED AS SHOWN HEREON AND BEARING S24°29'19"E PER COLORADO NORTH ZONE COORDINATE SYSTEM, NAD83(2011) BASED ON THE CITY OF STEAMBOAT SPRINGS GIS CONTROL NETWORK.
- 2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE COMMITMENT ORDER NO. _____ DATED _____, 2022, AT 5:00 P.M. PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS-OF-WAY AND TITLE OF RECORD. 3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR
- 4. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
- 5. STEAMBOAT BASECAMP IS SUBJECT TO ALL UNDERLYING GOVERNING DOCUMENTS AND EASEMENTS FOR WORLDWEST SUBDIVISION AS RECORDED UNDER RECEPTION NO. 669520 AND IN FILE NO. 13807 IN THE ROUTT COUNTY RECORDS.
- 6. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.

- 7. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN AS DETERMINED BY THE F.E.MA. FLOOD INSURANCE RATE MAP NUMBER 08107C0713D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
- 8. BLANKET EASEMENT OUTSIDE OF BUILDING ENVELOPES FOR UTILITIES, SNOW REMOVAL AND STORAGE, DRAINAGE, PEDESTRIANS, LANDSCAPING, AS WELL AS PARKING AND CROSS PARKING ASSIGNMENTS TO BE RECORDED AT RECEPTION NO.
- PER SECTION 602.L OF THE ADOPTED 2018 CITY OF STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE, 15% EQUIVALENT OF THE 9 GROSS LOT AREA OF THE SUBJECT PROPERTY BOUNDARY SHALL REMAIN OPEN SPACE, AS DEFINED IN SECTION 421 OF THE SAME DEVELOPMENT CODE.

PROTECTIVE COVENANTS

THE PROTECTIVE COVENANTS FOR THIS DEVELOPMENT ARE LOCATED AT RECEPTION NO. _

SURVEYOR'S

COLORADO L.S. NO. 29039

ATTORNEY'S CERTIFICATE

REBECCA D. BESSEY, AICP, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

PURPOSES NOTED.

ATTEST

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP ON _, 2022 AT ______. M IN THE LAND SURVEY PLAT RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF THE ROUTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. SEC 38-50-101.

RECEPTION NUMBER _____ TIME _____

FILE NUMBER

CERTIFICATE

DATED THIS _____ DAY OF _____ A.D., 2022

I, JEFFRY A. GUSTAFSON, BEING A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF STEAMBOAT BASECAMP WAS MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING IN ACCORDANCE WITH C.R.S. 38-51-101 ET SEQ. AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JEFFRY A. GUSTAFSON, LICENSED LAND SURVEYOR

FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.

, BEING AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT I HAVE REVIEWED LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. __EFFECTIVE ___ , 2022 AND BASED EXCLUSIVELY UPON SAID TITLE COMMITMENT, FEE SIMPLE TITLE TO ALL THE LANDS SUBDIVIDED BY THIS PLAT IS VESTED IN FV BASECAMP LLC, A COLORADO LIMITED LIABILITY COMPANY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT FOR THE LIEN OF GENERAL REAL PROPERTY TAXES AND EXCEPT FOR PATENT RESERVATIONS, EASEMENTS, ENCROACHMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, COVENANTS OF RECORD OR APPARENT AND THE EASEMENTS AND OTHER MATTERS SHOWN OR NOTED ON THIS PLAT.

, ATTORNEY AT LAW

EFFECTIVE THE ____ DAY OF _____, 2022.

STEAMBOAT SPRINGS DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT OF THE CITY OF STEAMBOAT SPRINGS, COLORADO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION THIS _____ DAY OF _____ , A.D. 2022.

STEAMBOAT SPRINGS CITY COUNCIL APPROVAL

THE WITHIN FINAL PLAT OF STEAMBOAT BASECAMP IS APPROVED FOR FILING THIS DAY OF A.D. 2022 AND THE DEDICATION OF THE UTILITY, PUBLIC ACCESS, NON-MOTORIZED BIKE AND PEDESTRIAN PATH, DRAINAGE AND SNOW STORAGE EASEMENTS TO THE CITY OF STEAMBOAT SPRINGS AS SHOWN OR NOTED HEREON IS HEREBY ACCEPTED FOR THE

ROBIN CROSSAN, CITY COUNCIL PRESIDENT

JULIE FRANKLIN, CITY CLERK

ROUTT COUNTY SURVEYORS ACCEPTANCE

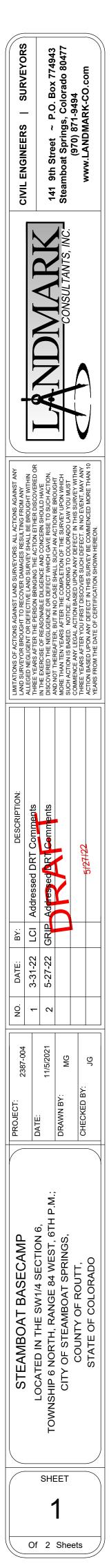
ROUTT COUNTY SURVEYOR

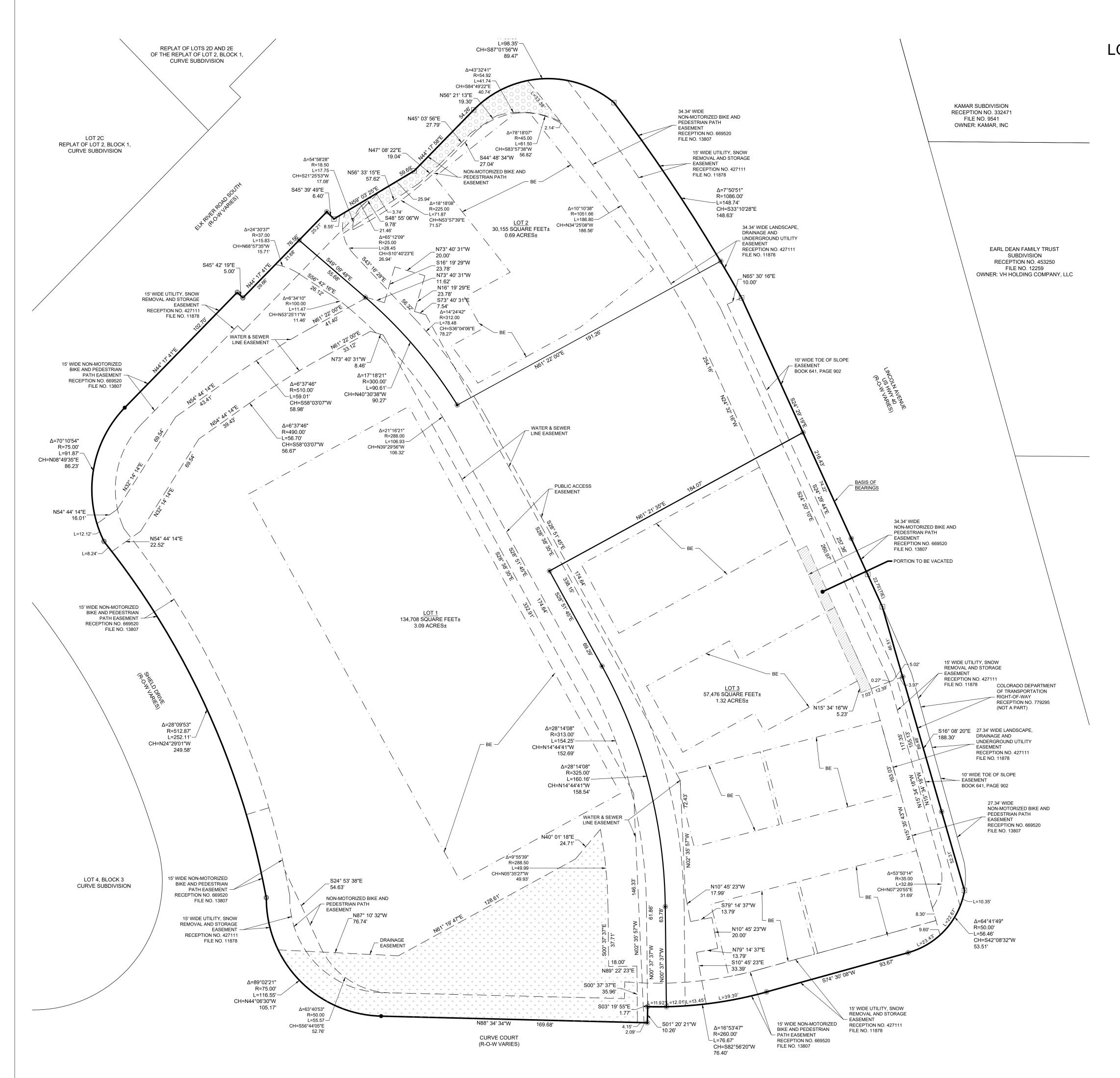
THOMAS H. EFFINGER, JR. COLO REG NO. 17651

CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO, ON THIS _____ DAY OF _____, A.D. 2022.

JENNY L. THOMAS - ROUTT COUNTY CLERK AND RECORDER





STEAMBOAT BASECAMP

LOCATED IN THE SW1/4 SECTION 6, T6N, R84W, 6TH P.M.; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO

CONTAINING A CALCULATED AREA OF 5.10 ACRES

NOTES:

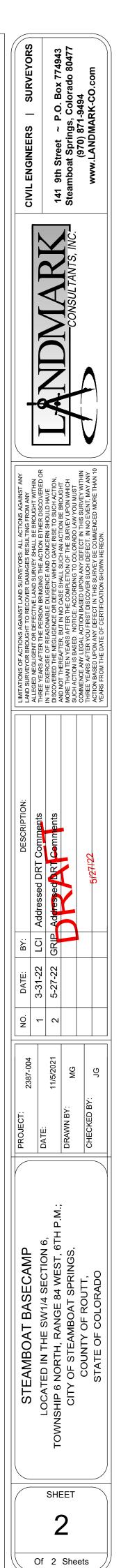
BLANKET EASEMENT OUTSIDE OF BUILDING ENVELOPES FOR UTILITIES, SNOW REMOVAL AND STORAGE, DRAINAGE, PEDESTRIANS, LANDSCAPING, AS WELL AS PARKING AND CROSS PARKING ASSIGNMENTS TO BE RECORDED AT RECEPTION NO._____

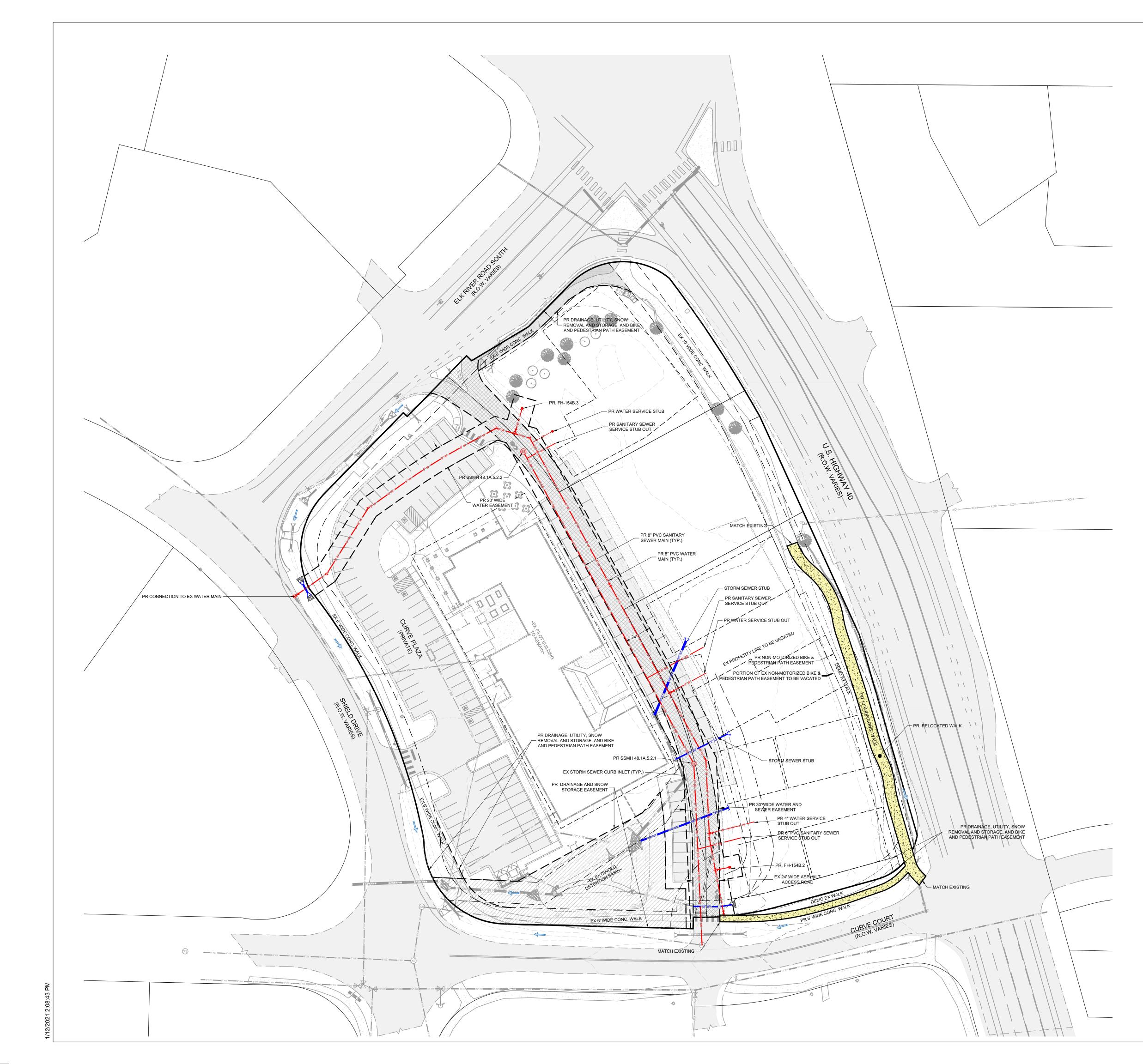
PER SECTION 602.L OF THE ADOPTED 2018 CITY OF STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE, 15% EQUIVALENT OF THE GROSS LOT AREA OF THE SUBJECT PROPERTY BOUNDARY SHALL REMAIN OPEN SPACE, AS DEFINED IN SECTION 421 OF THE SAME DEVELOPMENT CODE.

LEGEND:

PROPERTY BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EASEMENT	
BE (BUILDING ENVELOPE)	· · · ·
RECOVERED NO. 5 REBAR W/ 1 1/2" ALUMINUM CAP OR NAIL & BRASS DISC STAMPED "LANDMARK LS 29039"	۲
RECOVERED 3" ALUMINUM CAP OR NAIL & BRASS DISC STAM COLORADO DEPARTMENT OF TRANSPORTATION PLS 38277	PED •
RECOVERED NO. 5 REBAR W/ 1 1/2" ALUMINUM CAP OR NAIL & BRASS DISC STAMPED LCI LS 38056	0
RECOVERED NO. 5 REBAR, NO CAP	•
DRAINAGE EASEMENT	
BIKE & PEDESTRIAN, UTILITY & SNOW STORAGE EASEMENT	

NORTH 30 60 (IN FEET) 1 inch = 30 ft.





]	APPROVAL STAMPS:
$\left(\right)$		
NORTH		
40 0 40	80 120 Feet	
(IN FEET)		
(10 F = 1) 1 inch = 40	ft.	
UMMARY OF PROPOSED SUBDIVISION	I IMPROVEMENTS:	
 PARTIAL SIDEWALK RELOCATION CURVE COURT (AS SHOWN) 	ALONG US HWY 40 AND	
 WATER AND SEWER AS SHOWN (THE PHASE 1 CD'S, HOWEVER TH 	IEY ARE NOT REQUIRED FOR	
PHASE 1, BUT ARE REQUIRED FO SERVE PHASE 2).	R THIS SUBDIVISION TO	
3. STORM SEWER EXTENSIONS TO	THE EAST SIDE OF THE	
INTERNAL ACCESS ROAD.		
LEGEND:		
EXISTING STORM SEWER PROPOSED STORM SEWER		2 5-27-22 ADDRESSED DRT COMMENT
PROPOSED STORM INLET (CURB & AREA) PROPOSED MAJOR CONTOUR	005	1 3-31-22 ADDRESSED DRT COMMENT
PROPOSED MINOR CONTOUR	6805	No. Date Description SUBMISSIONS & REVISIONS
EXISTING MAJOR CONTOUR EXISTING MINOR CONTOUR	<u> </u>	OWNER
PROPOSED CURB & GUTTER	<u> </u>	
	2	MAY REIGLER PROPERTIES 2201 WISCONSIN AVE NW
EX. SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT	¥XSXS©XS	SUITE 200 WASHINGTON DC 20007
PR. #" SANITARY SEWER W/ MH & C.O.		
WATER LINE MAKER, FIRE HYDRANT GATE VALVE, CURB STOP & BLOWOFF		
PROPOSED #" WATER PIPE		ARCHITECT
PROPOSED GV, FH & CS		
GAS LINE MARKER, VALVE,	G ↓XGKASKG _KG	K A S A
MANHILE/VAULT AND METER	C	KEVIN & ASAKO SPERRY ARCHITECTURE
CABLE LINE MARKER, VAULT AND PEDESTAL	₩XTV <u>TV</u> FP	3318 N. Columbus Street Arlington, VA 22207
FIBER LINE MARKER, VAULT & PEDESTAL	XFDFDFDFD	T.312.636.3248 / 312.636.4252 www.kasa-arch.com
TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE		STRUCTURAL ENGINEER
	E	STEAMBOAT ENGINEERING
ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL	↓xe <u>XE</u> xe <u>EM</u> xe <u>Æ</u>	AND DESIGN, INC 2740 ACRE LANE, STE. E
LIGHT POLE AND LIGHT POLE W/ MAST	☆ ∳-☆	STEAMBOAT SPRINGS, CO 80487
EXIST #" STORM/CULVERT,	18" XST (%	
		M.E.P. & F.P. ENGINEERS
PROPOSED STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP		
ASPHALT		BOULDER ENGINEERING 1717 15TH STREET
EX. CONCRETE		BOULDER, CO 80302
PR. CONCRETE		
		CIVIL ENGINEER
PAVERS		
		LANDMARK ENGINEERING 141 9TH STREET
		PO BOX 774943 STEAMBOAT SPRINGS, CO 80477
NOTES:		
		LANDSCAPE ARCHITECT
1. THE SIZE, TYPE AND LOCATION OF ALL K ARE APPROXIMATE WHEN SHOWN ON THE DESPONSIBILITY OF THE DEVELOPER TO	HESE DRAWINGS. IT SHALL BE THE	
RESPONSIBILITY OF THE DEVELOPER TO UNDERGROUND UTILITIES IN THE AREA (COMMENCING NEW CONSTRUCTION, TH	OF THE WORK. BEFORE	
COMMENCING NEW CONSTRUCTION, TH RESPONSIBLE FOR LOCATING ALL UNDE RESPONSIBLE FOR FOR ALL UNKNOWN I	RGROUND UTILITIES AND SHALL BE	
2. ALL PROJECT DATA IS ON VERTICAL DAT		
2. ALL PROJECT DATA IS ON VERTICAL DAT FOR BENCHMARK REFERENCES.	UNI, NAVU OU. SEE UUVER SHEET	
3. ELEVATIONS FOR IMPROVEMENTS THAT EXISTING FACILITIES (SUCH AS PROPOSI		GENERAL CONTRACTOR
ASPHALT) MAY REQUIRE ADJUSTMENT E COORDINATE WITH ENGINEER TO ENSU	ASED ON ACTUAL CONDITIONS.	
SMOOTH TRANSITIONS WHERE NECESS		
4. SEE SOILS REPORT FOR PAVEMENT, SUI PREPARATION, DESIGN AND RECOMMEN		
5. ALL CURB SPOTS SHOWN ARE FLOWLINI	E ELEVATIONS, UNLESS NOTED	
OTHERWISE. ALL OTHER SPOTS ARE FIN		PROJECT LOCATION

STEAMBOAT

BASECAMP

PRELIMINARY PLAT SUBMISSION PRELIMINARY SITE,

GRADING, DRAINAGE,

& UTILITY PLAN

C.100

DATE:

3/11/22

PN

DRAWN BY:

CHECKED BY:

PROJECT NO:

COPYRIGHT 2021

2387-004

1901 CURVE PLAZA STEAMBOAT SPRINGS, CO 80487 DRAWING TITLE

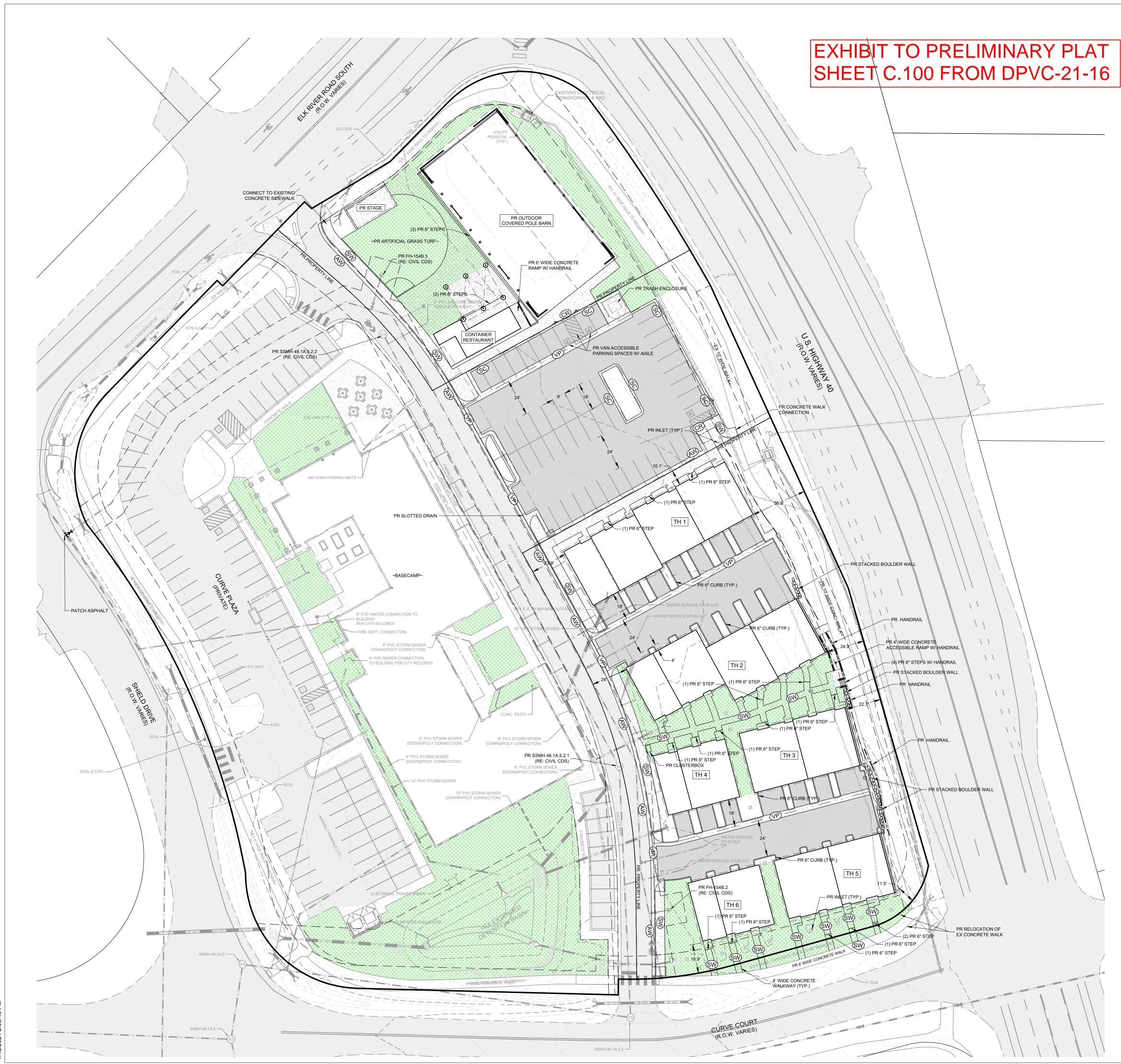
SEAL

DRAWING NO:

THE PROPOSED IMPROVEMENTS INDICATED HEREON REFLECT THE PHASE I CIVIL CONSTRUCTION DRAWINGS SCOPE. PLEASE REFER TO THE CDS FOR ADDITIONAL DETAIL.

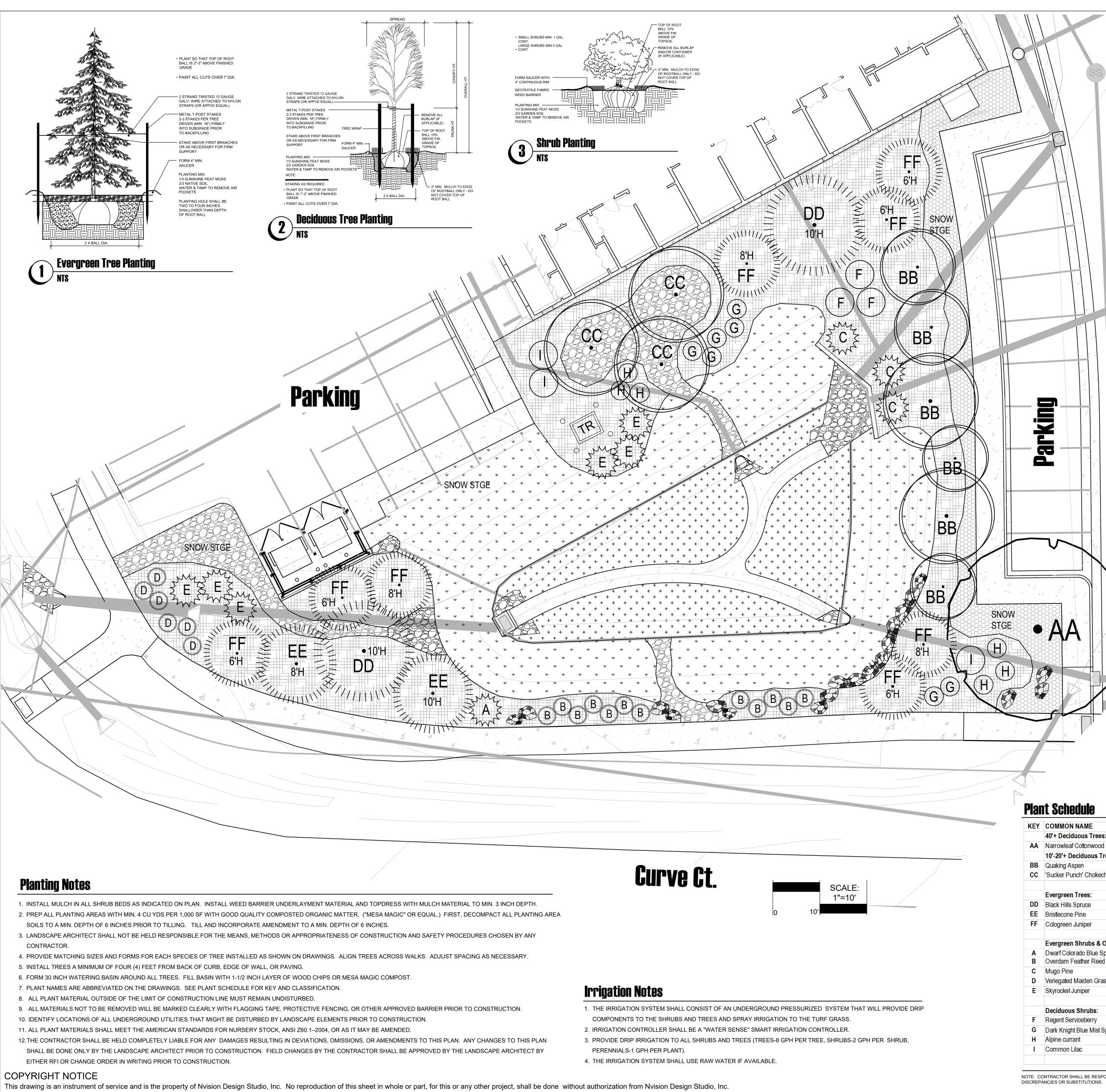
CALL UTILITY NOTIFICATION CENTER OF





/2021 2-08-43 PM

			APPROVAL STAMPS:
	NORTH		
30	0 30	60 90 Feet	
	(IN FEET) 1 inch = 30 ft.		
LEGEND:			
PROPERTY BOUNDARY FINAL MAJOR CONTOUR			
FINAL MINOR CONTOUR			
PR CURB & GUTTER	<u> </u>	<u>· ·</u>	
STACKED BOULDER SLOPE (BY OTHERS)		
PR GV, FH & CS	H A	۲	
PR SANITARY SEWER MH & C			
EXISTING SANITARY SEWER	24		2 5-27-22 DRT Comments 1 3-31-22 Addressed DRT Commer
PR ADS STORM STRUCTURE			No. Date Description
PR CDOT STORM STRUCTUR	ES	ST	SUBMISSIONS & REVISIONS
SIGN		_	
CABLE PEDESTAL	TV		2201 WISCONSIN AVE NW SUITE 200
TELEPHONE PEDESTAL AND	MANHOLE/VAULT	\bigcirc	WASHINGTON DC 20007
ELECTRIC PED, JUNCTION BO		EM	
		♦ × ×	ARCHITECT
UTILITY POLE AND GUY WIRE		<u></u>	K A S
NOTES:			KEVIN & ASAKO SPERRY ARCHITECTU
1. THE SIZE, TYPE AND LC	CATION OF ALL KNOWN UNDERGROUND L		3318 N. Columbus Street Arlington, VA 22207
RESPONSIBILITY OF TH	EN SHOWN ON THESE DRAWINGS. IT SHA E DEVELOPER TO VERIFY THE EXISTENCE ES IN THE AREA OF THE WORK. BEFORE		T.312.636.3248 / 312.636.4252 www.kasa-arch.com
COMMENCING NEW CO RESPONSIBLE FOR LOC	NSTRUCTION, THE CONTRACTOR SHALL B ATING ALL UNDERGROUND UTILITIES AND	SHALL	STRUCTURAL ENGINEER STEAMBOAT ENGINEERING
	FOR ALL UNKNOWN UNDERGROUND UTILIF		AND DESIGN, INC 2740 ACRE LANE, STE. E
FOR BENCHMARK REFE	RENCES. DVEMENTS THAT ARE CONTROLLED BY AI		STEAMBOAT SPRINGS, CO 80487
EXISTING FACILITIES (S MAY REQUIRE ADJUSTI	UCH AS PR GUTTERS ALONG EXISTING AS IENT BASED ON ACTUAL CONDITIONS.	PHALT)	
SMOOTH TRANSITIONS	GINEER TO ENSURE A CONSISTENT SECTION WHERE NECESSARY.	N WITH	M.E.P. & F.P. ENGINEERS
	R PAVEMENT, SUBGRADE AND MATERIAL AND RECOMMENDATIONS.		BOULDER ENGINEERING
	/N ARE FLOWLINE ELEVATIONS, UNLESS N R SPOTS ARE FINISHED GRADE ELEVATIO		BOULDER, CO 80302
VARY SUBSTANTIALLY	CILITIES OR MATERIALS SHOWN AS REMAI BASED ON ACTUAL CONDITION, CHUNKING	, DAMAGE	
SHOULD THEREFORE N	N OR OTHER DISCOVERIES. LIMITS OF WO OT BE CONSIDERED ABSOLUTE OR STATI(ENTS SHOULD BE ANTICIPATED.		CIVIL ENGINEER
	R CONSTRUCTION SHALL BE PER CITY OF	IEST	LANDMARK ENGINEERING
EDITION.			PO BOX 774943 STEAMBOAT SPRINGS, CO 80477
)	ND GUTTER (CDOT TYPE 2, SECTION IIB)		LANDSCAPE ARCHITECT
\sim	TTACHED CURB AND GUTTER		
VP VALLEY PAN (CDO	T TYPE 2 GUTTER)		
CR CURB RAMP	SPACE		GENERAL CONTRACTOR
BLANKET EASEMENT NOT	Ξ:		
PRELIMINARY PLAT) FOR I	MENT OUTSIDE OF BUILDING ENVELOPES	ITIES,	
WELL AS PARKING AND CF BY SEPARATE INSTRUMEN	RAGE, DRAINAGE, PEDESTRIAN, LANDSC/ ROSS PARKING ASSIGNMENTS, WILL BE CF IT AND RECORDED WITH THE SUBDIVISIOI	REATED	PROJECT LOCATION
PLAT. THIS PRIVATE BLANKET E/	ASEMENT IS IN ADDITION TO THE PUBLIC A	ACCESS.	STEAMBOAT
	EWER EASEMENTS TO BE DEDICATED TO		BASECAMP
			1901 CURVE PLAZA
			STEAMBOAT SPRINGS, CO 80487 DRAWING TITLE
GROSS SITE	(13% OF GROSS SITE AREA)	PEN SPACE PROVIDED	CIVIL
PHASE 1* 111,893 PHASE 2* 110,446	SF 16,567 SF	20,860 SF 18,598 SF	SITE PLAN
TOTAL 222,339	EAS AND PROPOSED OPEN SPACE AREAS ARE CALCULATED BY DI	39,458 SF	
TWO HALVES ALONG THE CENTERLINE C	F THE PROPOSED ACCESS ROAD		SEAL DATE:
			3/31/22
CALL UTILI	TY NOTIFICATION CENTER OF		DRAWN E PN
			CHECKE
			EG
Kno	w what's below.		PROJEC ⁻ 2387-004
	NESS DAYS IN ADVANCE BEFORE YOU		
DIG, GRADE,	OR EXCAVATE FOR THE MARKING OF RGROUND MEMBER UTILITIES.		C.100



	KEY MAP:	
Legend		
PROPOSED		
SHRUBS/PERENNIALS/		
• GRASSES		
PROPOSED EVERGREEN SHRUBS PROPOSED EVERGREEN EVERGREEN TREES		
EVERGREEN Z		
FINE PROPOSED		
EVERGREEN TREES		
BOULDERS		
3"-6" RIVER COBBLE OVER		
DEWITT PRO 5 WEED BARRIER FABRIC (3" DEPTH MIN.)		
1.5" RIVER ROCK MULCH OVER		
DEWITT PRO 5 WEED BARRIER FABRIC (3" DEPTH MIN.)		
WOOD CHIP MULCH OVER		
FABRIC (3" DEPTH MIN.)		
	No. Date	Description
	SUBN	ISSIONS & REVISIONS
+ + + + WET MEADOW GRASS SEED		
* + + + 1,782 SF	OWNER	
High Plains Foothills Wet Meadow Mix seeding rate: 8oz per 1,000 sq.ft.	May Riegl	er Properties
15 % Bolboschoenus maritimus (Alkali Bulrush)	2201 Wisc	consin Avenue NW Suite 200
15 % Elymus canadensis (Canada Wildrye) 15 % Panicum virgatum (Switchgrass)	PO Box 88	on, DC 20007
10 % Eleocharis palustris (Spikerush)		t Springs, CO 80488
5 % Carex praegracilis (Black Creeper Sedge)		
5 % Carex nebrascencis (Nebraska Sedge) 5 % Deschampsia cespitosa (Tufted Hairgrass)	ARCHITECT	_
5 % Schoenoplectus acutus (Hard Stem Bulrush)	ARCHITECT	
5 % Schoenoplectus tabernaemontani (Soft Stem Bulrush)		
5 % Schoenoplectus americanus (Olney's Three-Square Bulrush) 5 % Juncus balticus (Baltic Rush)	K	Δ Δ Δ
5 % Sorghastrum nutans (Indian Grass)		
4 % Spartina pectinata (Prairie Cordgrass) 1 % Carex microptera (Popcorn Sedge)		ASAKO SPERRY ARCHITECTURE
https://westernnativeseed.com/WMmixes.html	3318 N. C Arlington,	olumbus Street
Ψ Ψ	T.312.636	.3248 / 312.636.4252
	www.kasa	-arch.com
	STRUCTUR	AL ENGINEER
High Desert Grasses Seeding rate: 2 lbs per 1,000 sq.ft. or 25 lbs per acre		
35 % Pascopyrum smithii (Western Wheatgrass)		
25 % Achnatherum hymenoides (Indian Ricegrass) 12 % Poa secunda (Sandberg Bluegrass)		
12 % Elymus elymoides (Bottlebrush Squirreltail)		
10 % Pleuraphis jamesii (Galleta)		
4 % Sporobolus airoides (Alkali Sacaton) 2 % Bouteloua gracilis (Blue Grama)		

Landscape Calculations

LANDS	CAPE CALCULATIONS	Req'd		Shown
Numbe	r of Plantings Required			
402-3	Category B	13,500	SF	
	1 planting per 500 sf min.	27	EA	
	Mix of Plantings:			
10%	Evergreen Trees (>10')	3	EA	3
15%	Evergreen Trees (8'-9')	4	EA	4
10%	Evergreen Trees (6'-7')	3	EA	5
20%	Deciduous Trees (2.5")	5	EA	5
15%	Ornamental Trees	4	EA	5
15%	Shrubs (5 Gallon) (3 Shrubs=1 Planting)	12	EA	44
60%	(Min.) Ground Cover (Grass Seed, Turf, or Sod)	8,100	SF	5,587
	*Requesting to use 32 additional shrubs to make up for ground cover shortage; and for reduced water consumption; drought tolerance; credit for use of native grasses).			

2 % Bouteloua gracilis (Blue Grama)

https://westernnativeseed.com/highdesertwildflowermix.html

	BOTANICAL NAME	H'	W.	SIZE	TYPE	QTY	PREV
s:							PLAN
d	Polulus angustifolia	50	40	2-1/2" Cal.	B&B	1	
rees:							
	Populus tremuloides	20	15	2" Cal.	B&B	6	
cherry	Prunus virginiana 'Sucker Punch'	25	20	15 Gal.	Cont.	3	
			Т	otal Deciduou	IS Trees:	10	13
	Picea glauca 'Densata'	25	20	6'-8' Ht.	B&B	2	
	Pinus aristata	20	15	6'-8' Ht	B&B	2	
	juniperus scopulorum 'Cologreen'	20	12	6'-8' Ht.	B&B	8	
			Т	otal Evergree	n Trees:	12	9
Ornamen	ntal Grasses:						
Spruce	Picea pungens 'Mesa Verde'	2	4	5 gal.	Cont.	1	
d Grass	Calamagrostis acutiflora 'Overdam'	2	2	5 gal.	Cont.	12	
	Pinus mugo	8	8	5 gal.	Cont.	3	
ass	Miscanthus sinensus 'Veriegatus'	4	3	5 gal.	Cont.	6	
	Juniperus scopulorum 'Skyrockeť	12	5	5 gal.	Cont.	3	
			To	tal Evergreen	Shrubs:	25	0
	Amelanchier alnifolia 'Regent'	8	8	5 gal.	Cont.	3	
Spirea	Caryopteris x clandonensis 'Dark Knight'	4	4	5 gal.	Cont.	7	
	Ribes alpinum	4	4	5 gal.	Cont.	6	
	Syringa spp.	8	8	5 gal.	Cont.	3	
	- J		-	al Deciduous		19	22
	OR VERIFYING ALL PLANT QUANTITIES LISTED ABOV						

RY ARCHITECTURE 36.4252 M.E.P. & F.P. ENGINEERS CIVIL ENGINEER LANDMARK CONSULTANTS, INC. 141 9th Street PO Box 774943 Steamboat Springs, Colorado 80477 T.970.871.9494 LANDSCAPE ARCHITECT NVISION DESIGN STUDIO, INC. 77 25 Road Grand Junction, CO 81505 none: 970.210.2155 Email: rb@nviz.biz Web: www.nviz.biz GENERAL CONTRACTOR PROJECT LOCATION Steamboat Basecamp 1901 Curve Plaza Steamboat Springs, CO DRAWING TITLE LANDSCAPE PLAN DATE: 05/26/2022 DRAWN BY CHECKED BY: PROJECT NO: DRAWING NO: OF: LI SHEET COPYRIGHT 2022

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