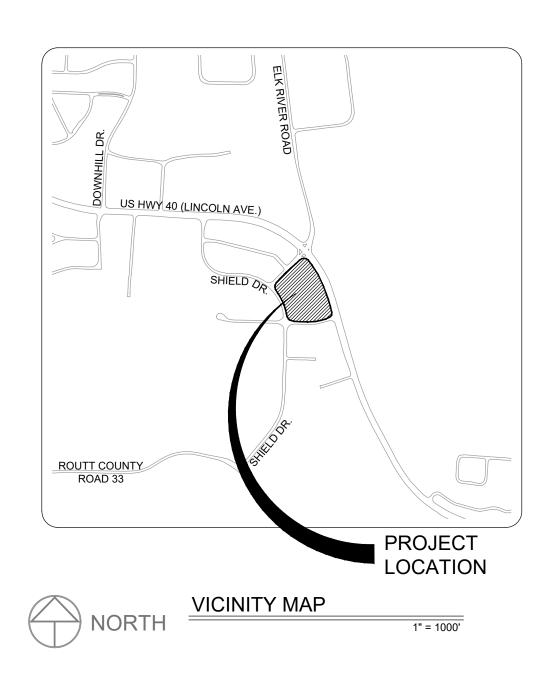
PRELIMINARY PLAT

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 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	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

UTILITY CONTACT LIST:

UTILITY COMPANY	CONTACT	PHONE NUMBER
CITY PUBLIC WORKS	BEN BEALL	(970) 871.8293
CITY OF STEAMBOAT SPRINGS UTILITIES	MICHELLE CARR	(970) 879.8207
CITY OF STEAMBOAT SPRINGS PARKS	ERNIE JENKINS	(970) 879.4300
YAMPA VALLEY ELECTRIC ASSOC.	LARRY BALL	(970) 871.2282
ATMOS ENERGY	DON CRANE	(970) 879.3223
CENTURY LINK	JASON SHARPE	(970) 328.8290
COMCAST	TONY HILDRETH	(970) 401.2782
UTILITY NOTIFICATION CTR. OF CO	N/A	(800) 922.1987

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 SIGNATURE

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

THE ATTACHED PRELIMINARY PLAT FOR THE STEAMBOAT BASECAMP SUBDIVISION WAS APPROVED ON _____

> STEAMBOAT BASECAMP

APPROVAL STAMPS:

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

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

PROJECT LOCATION

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

1901 CURVE PLAZA STEAMBOAT SPRINGS, CO 80487 DRAWING TITLE

PRELIMINARY PLAT SUBMISSION

COVER SHEET

3/11/22 DRAWN BY: CHECKED BY:

PROJECT NO: 2387-004

C.001

CONTACT INFORMATION

LANDMARK CONSULTANTS, INC.

LANDMARK CONSULTANTS, INC.

OWNER

FV BASECAMP, LLC

RIEGLER, ERIC MAY

KASA ARCHITECTURE

3318 N COLUMBUS ST

ARLINGTON, VA 80301

ATTN: KEVIN SPERRY

LANDMARK CONSULTANTS, INC.

STEAMBOAT SPRINGS, CO 80487

ATTN: ERIK GRIEPENTROG, P.E.

BASE MAPPING SURVEYOR

LANDMARK CONSULTANTS, INC.

STEAMBOAT SPRINGS, CO 80487

ATTN: JEFF GUSTAFSON, P.L.S.

CIVIL ENGINEER

141 9TH STREET

(970) 871-9494

141 9TH STREET

(970) 871-9494

(202) 506-5595

ARCHITECT

(312) 636-3248

WASHINGTON, D.C. 20007

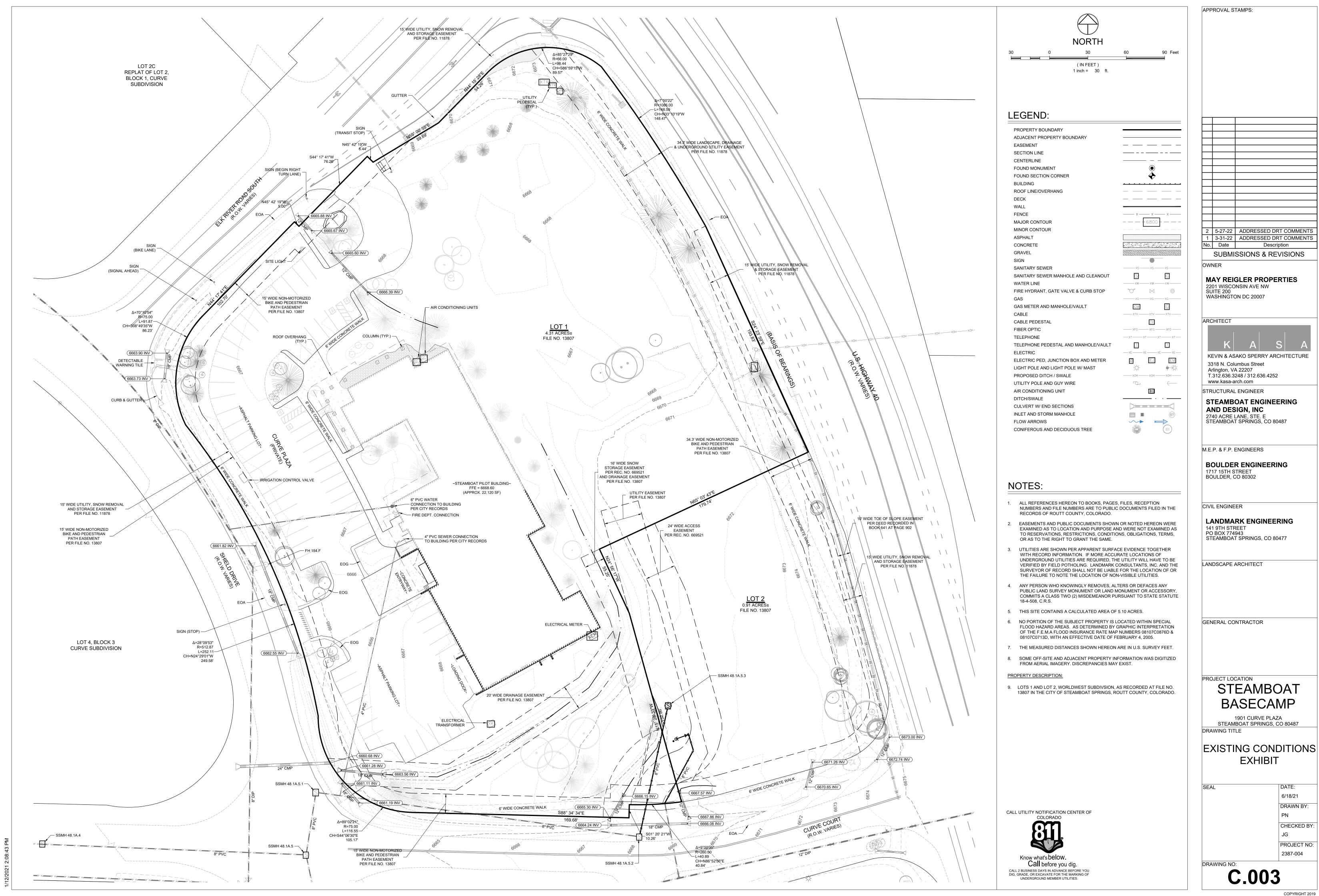
ATTN: KEVIN RIEGLER, GABY

2201 WISCONSIN AVE. NW, SUITE 200

PROJECT TEAM:

CALL UTILITY NOTIFICATION CENTER OF

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



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

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 BOUTT, 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.

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

BY: ______ TITLE:_____

THE FOREGOING CONSENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF ______, A.D. 2022 BY ______, A.D. 2022 BY _____

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES:

NOTARY PUBLIC

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 ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.
- 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.
- 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.
- 9. 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.

PROTECTIVE COVENANTS

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

SURVEYOR'S CERTIFICATE

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.

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

JEFFRY A. GUSTAFSON, LICENSED LAND SURVEYOR

FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.

ATTORNEY'S CERTIFICATE

COLORADO L.S. NO. 29039

I, ______, 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.

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

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 PURPOSES NOTED.

BY _____ROBIN CROSSAN, CITY COUNCIL PRESIDENT

ATTEST _______
JULIE FRANKLIN, CITY CLERK

ROUTT COUNTY SURVEYORS ACCEPTANCE

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

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 ______, A.D. 2022.

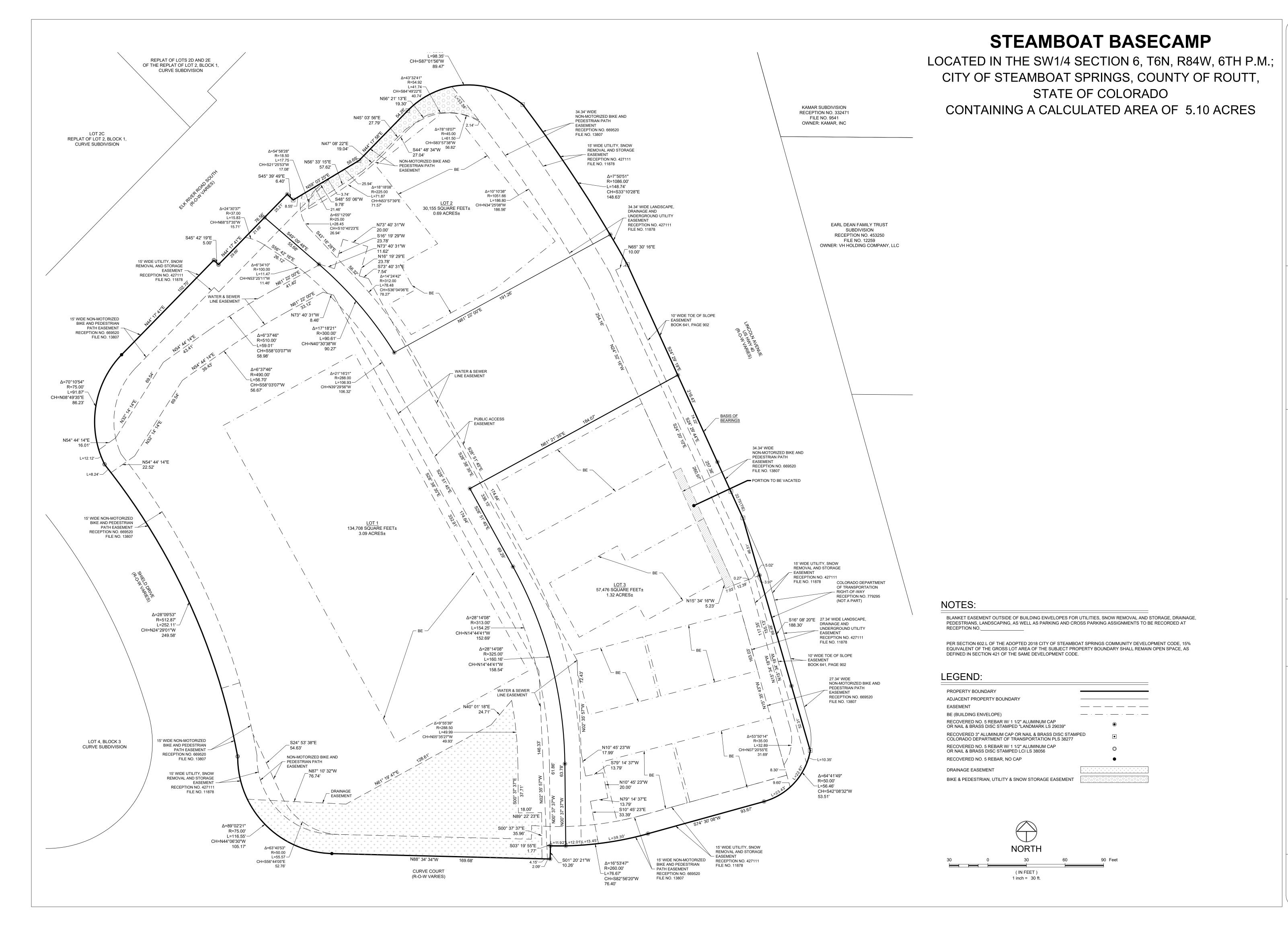
RECEPTION NUMBER _____ TIME _____

FILE NUMBER

JENNY L. THOMAS - ROUTT COUNTY CLERK AND RECORDER

SHEET 1

Of 2 Sheets



41 9th Street ~ P.O. Box 774943 teamboat Springs, Colorado 80477 (970) 871-9494 www.LANDMARK-CO.com

LANDIMARK

CONSULTANTS, IN

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS: ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

1 3-31-22 LCI Addressed DRT Comments
2 5-27-22 GRIP Addressed INRT Comments
5/27/122

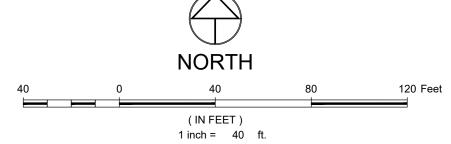
DRAWN BY: MG
CHECKED BY: IG

LOCATED IN THE SW1/4 SECTION 6,
TOWNSHIP 6 NORTH, RANGE 84 WEST, 6TH P.M.
CITY OF STEAMBOAT SPRINGS,
COUNTY OF ROUTT,
STATE OF COLORADO

2

Of 2 Sheets





SUMMARY OF PROPOSED SUBDIVISION IMPROVEMENTS:

- 1. PARTIAL SIDEWALK RELOCATION ALONG US HWY 40 AND CURVE COURT (AS SHOWN)
- 2. WATER AND SEWER AS SHOWN (THESE ARE IDENTIFIED ON THE PHASE 1 CD'S, HOWEVER THEY ARE NOT REQUIRED FOR PHASE 1, BUT ARE REQUIRED FOR THIS SUBDIVISION TO SERVE PHASE 2).

.

FO

18" XST

ST)

3. STORM SEWER EXTENSIONS TO THE EAST SIDE OF THE INTERNAL ACCESS ROAD.

LEGEND:

EXISTING STORM SEWER PROPOSED STORM SEWER PROPOSED STORM INLET (CURB & AREA)

PROPOSED MINOR CONTOUR EXISTING MAJOR CONTOUR EXISTING MINOR CONTOUR

EX. SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT

PR. #" SANITARY SEWER W/ MH & C.O. WATER LINE MAKER, FIRE HYDRANT

GATE VALVE, CURB STOP & BLOWOFF PROPOSED #" WATER PIPE

PROPOSED GV, FH & CS GAS LINE MARKER, VALVE, MANHILE/VAULT AND METER

CABLE LINE MARKER, VAULT AND PEDESTAL FIBER LINE MARKER, VAULT & PEDESTAL

TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE

ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL

LIGHT POLE AND LIGHT POLE W/ MAST EXIST #" STORM/CULVERT,

END SECTION WITH RIPRAP PROPOSED STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP

ASPHALT

PR. CONCRETE **PAVERS**

NOTES:

- 1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
- 2. ALL PROJECT DATA IS ON VERTICAL DATUM; NAVD 88. SEE COVER SHEET FOR BENCHMARK REFERENCES.
- 3. 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.
- 4. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
- 5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

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



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:

1 3-31-22 ADDRESSED DRT COMMENTS No. Date Description SUBMISSIONS & REVISIONS

2 5-27-22 ADDRESSED DRT COMMENTS

OWNER

MAY REIGLER PROPERTIES 2201 WISCONSIN AVE NW

WASHINGTON DC 20007



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

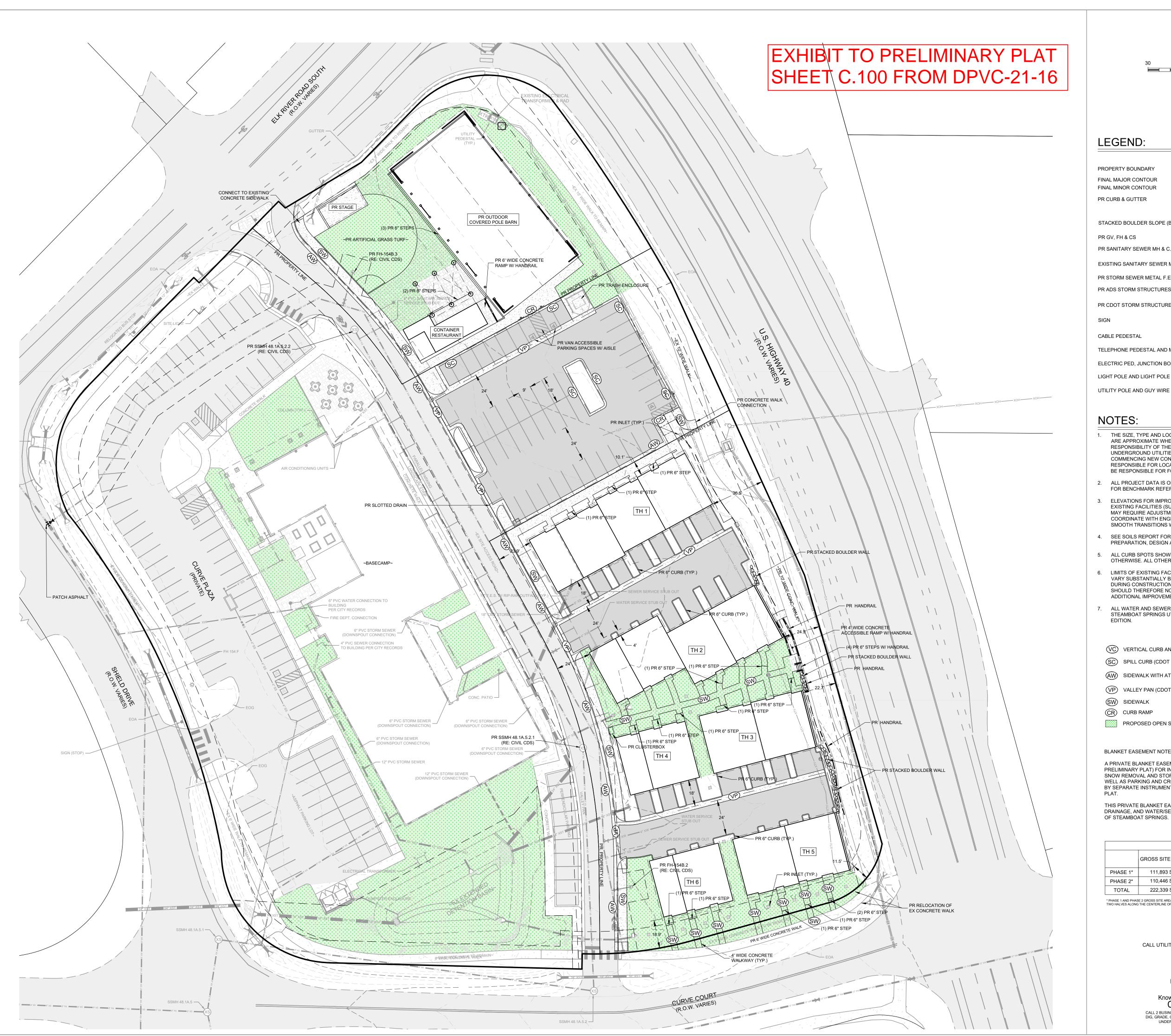
PRELIMINARY PLAT SUBMISSION PRELIMINARY SITE,

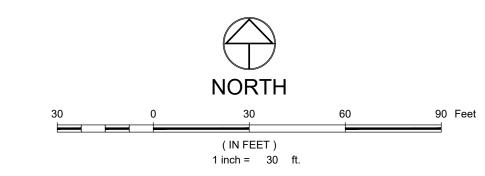
GRADING, DRAINAGE, & UTILITY PLAN

3/11/22 DRAWN BY: CHECKED BY:

PROJECT NO: 2387-004

C.100





LEGEND:

PROPERTY BOUNDARY			
FINAL MAJOR CONTOUR FINAL MINOR CONTOUR		- 6805 — -	
PR CURB & GUTTER		·	· ·
STACKED BOULDER SLOPE (BY OTHERS)			
PR GV, FH & CS	H		•
PR SANITARY SEWER MH & C.O.	⊡	•	
EXISTING SANITARY SEWER MH		XS	
PR STORM SEWER METAL F.E.S. WITH RIPRAP			
PR ADS STORM STRUCTURES			
PR CDOT STORM STRUCTURES			ST
SIGN		•	
CABLE PEDESTAL		TV	
TELEPHONE PEDESTAL AND MANHOLE/VAULT	\Box		
ELECTRIC PED, JUNCTION BOX AND METER		Ε·J	EM
LIGHT POLE AND LIGHT POLE W/ MAST	- \$		♦ *

- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
- ALL PROJECT DATA IS ON VERTICAL DATUM; NGVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.
- 3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PR GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
- 4. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL
- 5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
- 6. LIMITS OF EXISTING FACILITIES OR MATERIALS SHOWN AS REMAINING MAY VARY SUBSTANTIALLY BASED ON ACTUAL CONDITION, CHUNKING, DAMAGE DURING CONSTRUCTION OR OTHER DISCOVERIES. LIMITS OF WORK SHOULD THEREFORE NOT BE CONSIDERED ABSOLUTE OR STATIC AND ADDITIONAL IMPROVEMENTS SHOULD BE ANTICIPATED.
- ALL WATER AND SEWER CONSTRUCTION SHALL BE PER CITY OF STEAMBOAT SPRINGS UTILITIES STANDARD SPECIFICATIONS, LATEST
- VC) VERTICAL CURB AND GUTTER (CDOT TYPE 2, SECTION IIB)
- SC) SPILL CURB (CDOT TYPE 2, SECTION IB)
- (AW) SIDEWALK WITH ATTACHED CURB AND GUTTER
- VP) VALLEY PAN (CDOT TYPE 2 GUTTER)
- (SW) SIDEWALK
- CR) CURB RAMP
- PROPOSED OPEN SPACE

BLANKET EASEMENT NOTE:

- A PRIVATE BLANKET EASEMENT OUTSIDE OF BUILDING ENVELOPES (RE: PRELIMINARY PLAT) FOR INSTALLATION AND MAINTENANCE OF UTILITIES, SNOW REMOVAL AND STORAGE, DRAINAGE, PEDESTRIAN, LANDSCAPING, AS WELL AS PARKING AND CROSS PARKING ASSIGNMENTS, WILL BE CREATED BY SEPARATE INSTRUMENT AND RECORDED WITH THE SUBDIVISION FINAL
- THIS PRIVATE BLANKET EASEMENT IS IN ADDITION TO THE PUBLIC ACCESS, DRAINAGE, AND WATER/SEWER EASEMENTS TO BE DEDICATED TO THE CITY OF STEAMBOAT SPRINGS.

OPEN SPACE CALCULATIONS			
	GROSS SITE AREA	OPEN SPACE REQUIRED (15% OF GROSS SITE AREA)	OPEN SPACE PROVIDED
PHASE 1*	111,893 SF	16,784 SF	20,860 SF
PHASE 2*	110,446 SF	16,567 SF	18,598 SF
TOTAL	222,339 SF	33,351 SF	39,458 SF

* PHASE 1 AND PHASE 2 GROSS SITE AREAS AND PROPOSED OPEN SPACE AREAS ARE CALCULATED BY DIVIDING THE PROJECT SITE INTO TWO HALVES ALONG THE CENTERLINE OF THE PROPOSED ACCESS ROAD

CALL UTILITY NOTIFICATION CENTER OF



APPROVAL STAMPS:

SUBMISSIONS & REVISIONS

1 3-31-22 Addressed DRT Comments
No. Date Description

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

ARCHITECT



3318 N. Columbus Street Arlington, VA 22207 T.312.636.3248 / 312.636.4252 www.kasa-arch.com

STRUCTURAL ENGINEER

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CIVIL ENGINEER

LANDMARK ENGINEERING

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

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

DRAWING TITLE

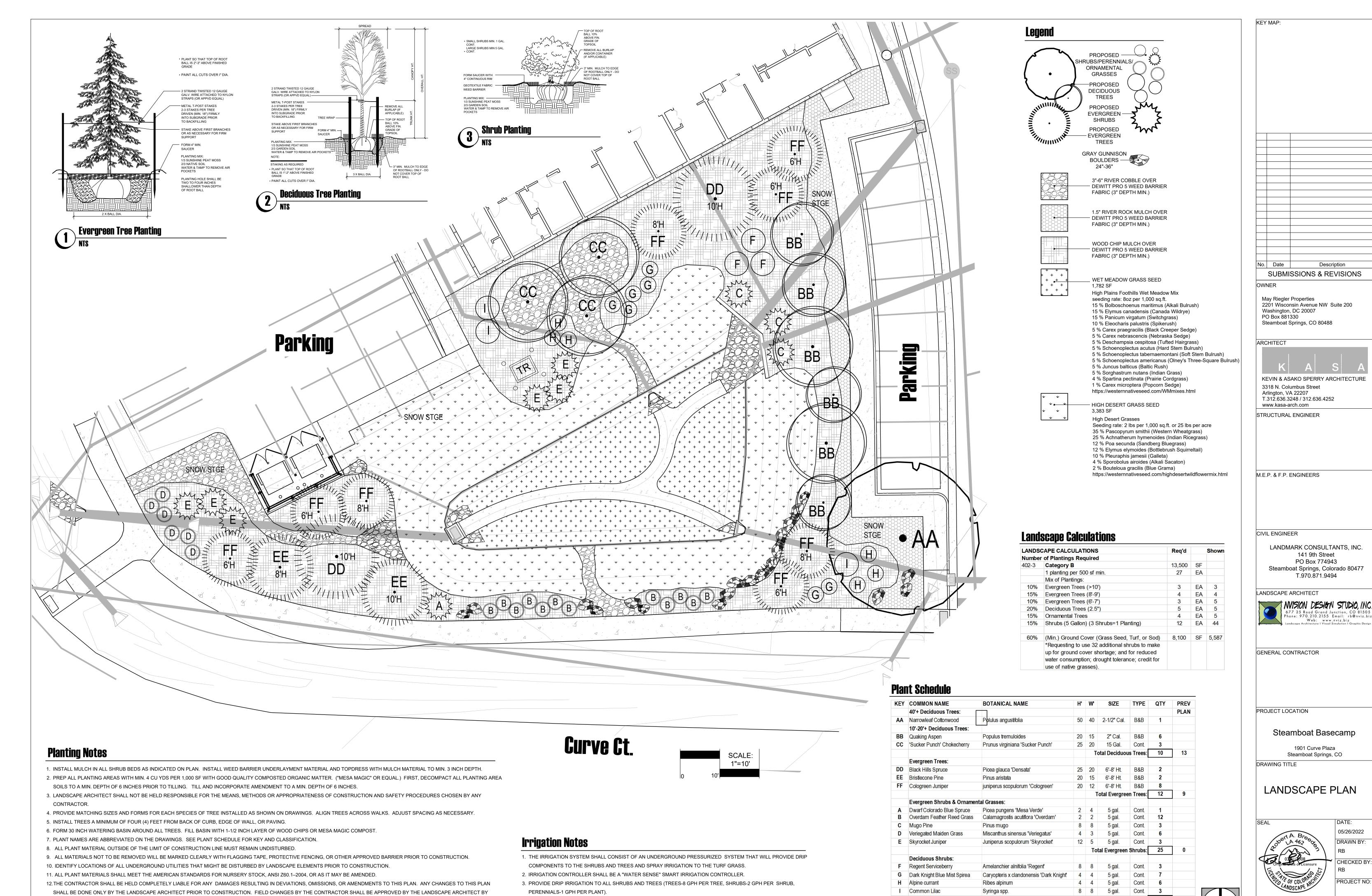
PROJECT LOCATION **STEAMBOAT**

BASECAMP 1901 CURVE PLAZA STEAMBOAT SPRINGS, CO 80487

> CIVIL SITE PLAN

3/31/22 DRAWN BY: CHECKED BY: PROJECT NO: 2387-004

C.100



4. THE IRRIGATION SYSTEM SHALL USE RAW WATER IF AVAILABLE.

Description

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES LISTED ABOVE AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY NORTH 05/26/2022

DRAWN BY:

PROJECT NO:

EITHER RFI OR CHANGE ORDER IN WRITING PRIOR TO CONSTRUCTION.

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