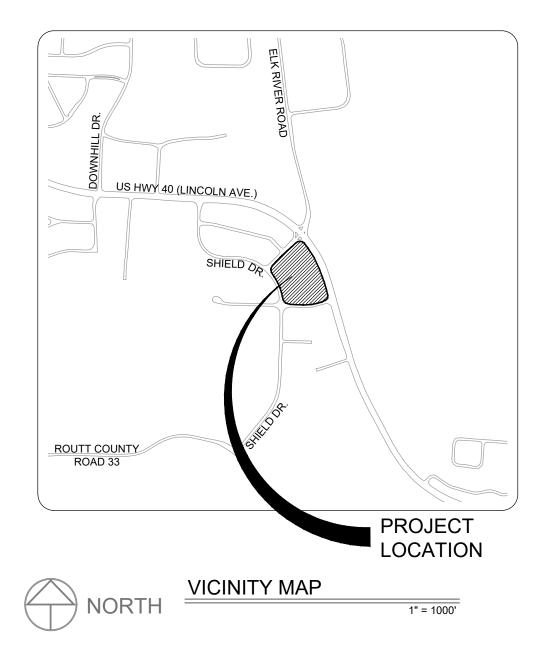
CONTACT INFORMATION





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 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.)	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. I RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS O CONTRACTOR'S RESPONSIBILITY FOR LOCATING ALL UTILITIE PLEASE CONTACT THE UTILITY NOTIFICATION CENTER OF CC	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

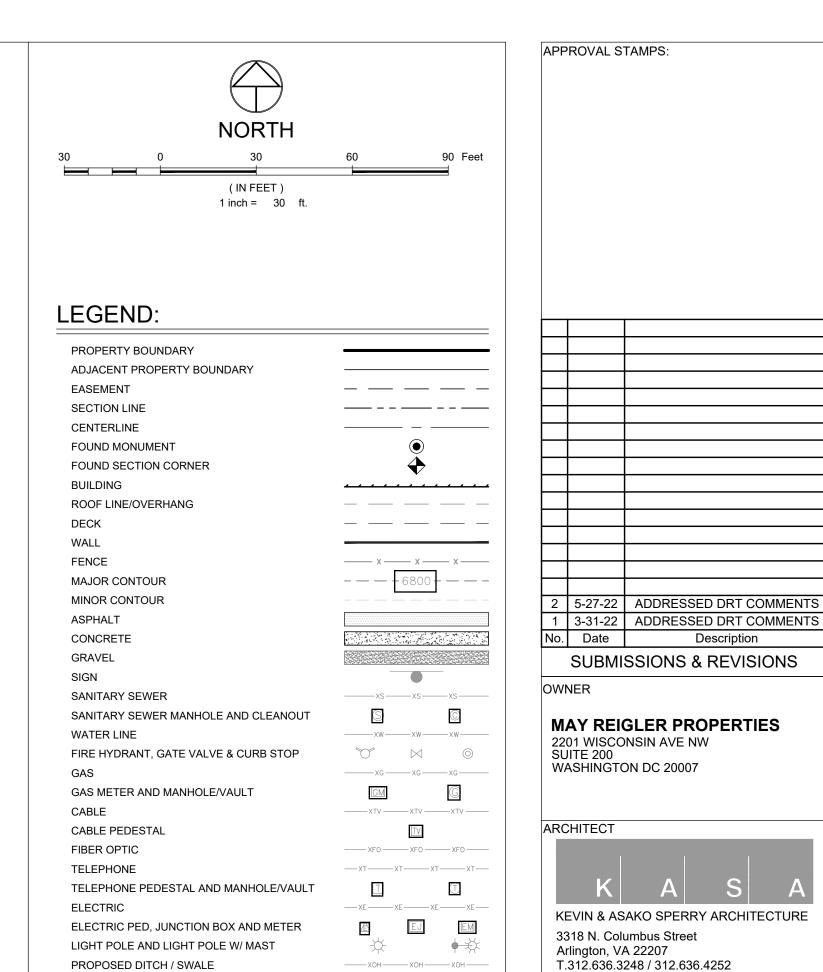
OWNER

ARCHITECT

CONDITIONS OF APPROVAL

	-	2740 ACRE LANE, STE. E
DESCRIPTION	DEPARTMENT PLACING CONDITION	STEAMBOAT SPRINGS, CO 80487
		M.E.P. & F.P. ENGINEERS BOULDER ENGINEERING
		1717 15TH STREET BOULDER, CO 80302
		CIVIL ENGINEER
	CONSULTANTS, INC., (ET AL) NTROG, P.E.	LANDMARK ENGINEERING 141 9TH STREET PO BOX 774943 STEAMBOAT SPRINGS, CO 80477
	DAT SPRINGS, CO 80477	LANDSCAPE ARCHITECT
	DATE IMINARY PLAT FOR THE STEAMBOAT BASECAMF PROVED ON, 2022	
IENT		GENERAL CONTRACTOR
DATE		
		PROJECT LOCATION STEAMBOAT BASECAMP 1901 CURVE PLAZA STEAMBOAT SPRINGS, CO 80487
		DRAWING TITLE PRELIMINARY PLAT SUBMISSION
		COVER SHEET
		SEAL DATE: 3/11/22 DRAWN BY:
		ION CENTER OF
	Know what's belo	PROJECT NO: 2387-004
	Call before Call 2 BUSINESS DAYS IN ADV/ DIG, GRADE, OR EXCAVATE FOR UNDERGROUND MEMBER	you dig. ANCE BEFORE YOU R THE MARKING OF
		COPYRIGHT 2021





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AIR CONDITIONING UNIT DITCH/SWALE

UTILITY POLE AND GUY WIRE

CULVERT W/ END SECTIONS INLET AND STORM MANHOLE

FLOW ARROWS CONIFEROUS AND DECIDUOUS TREE

NOTES:

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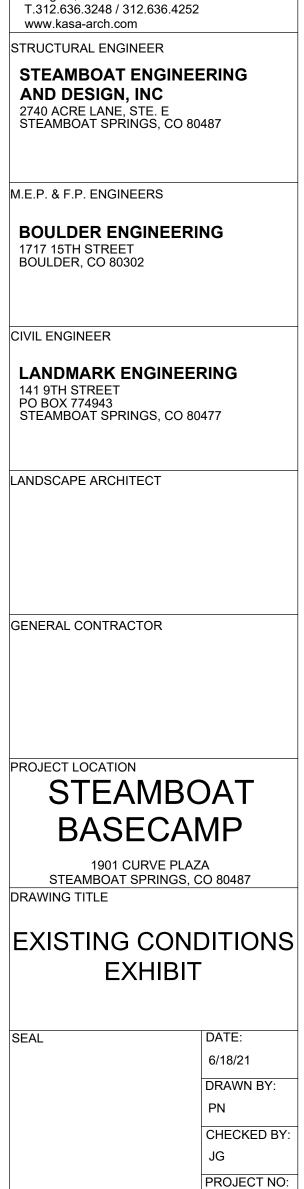
- 1. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
- 2. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, 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 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.
- 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.

CALL UTILITY NOTIFICATION CENTER OF





C.003 COPYRIGHT 2019

2387-004

DRAWING NO:

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

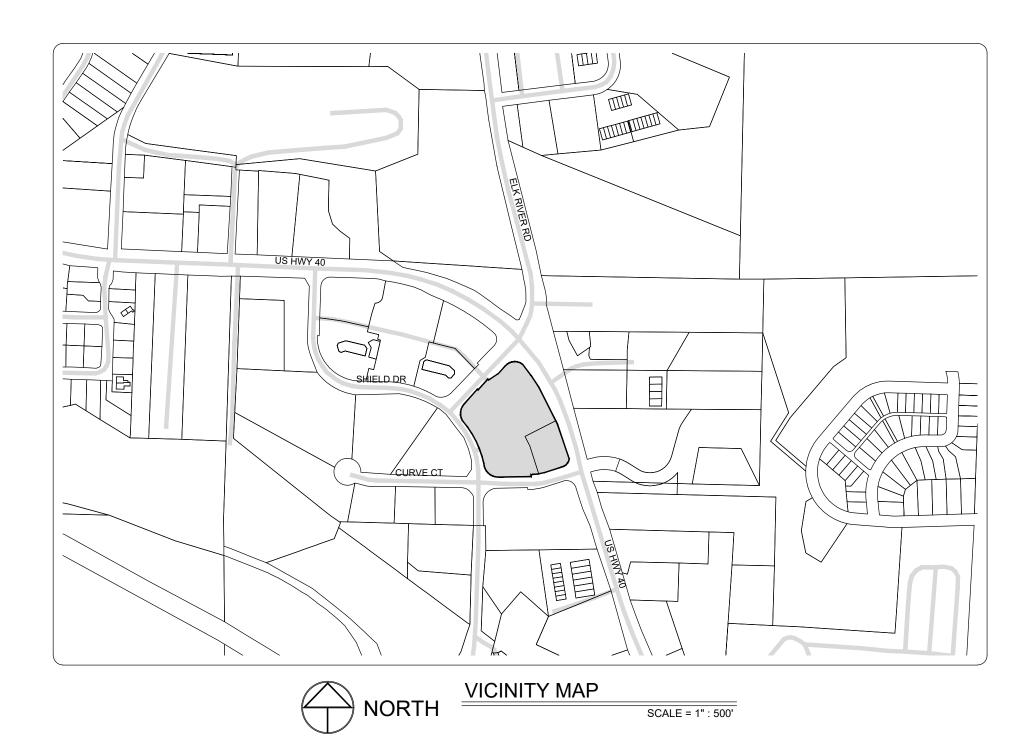
THE FOREGOING CONSENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ , A.D. 2022 BY AS ____, A FEDERAL SAVINGS BANK ____ OF _____

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

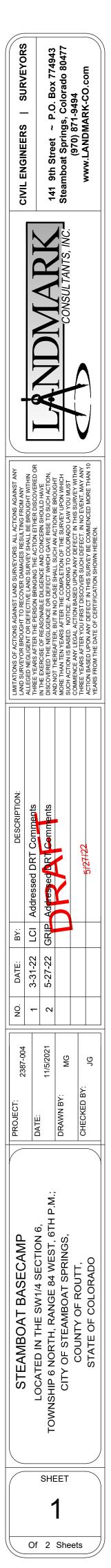
ROUTT COUNTY SURVEYOR

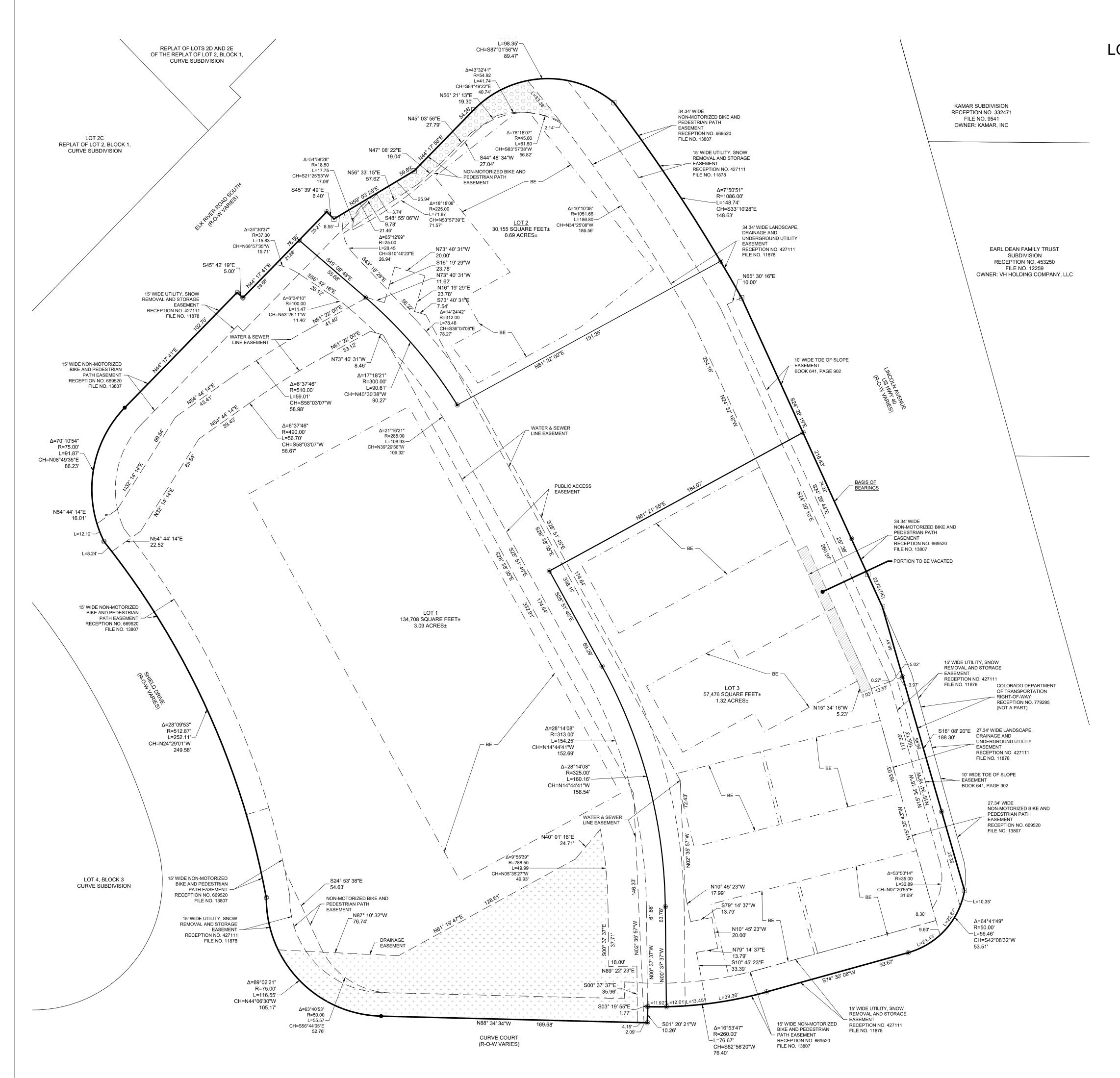
THOMAS H. EFFINGER, JR. COLO REG NO. 17651

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:

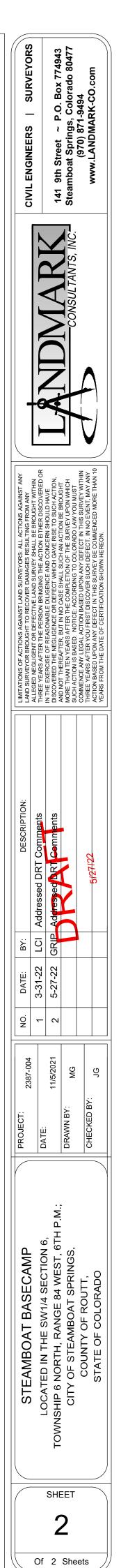
BLANKET EASEMENT OUTSIDE OF BUILDING ENVELOPES FOR UTILITIES, SNOW REMOVAL AND STORAGE, DRAINAGE, PEDESTRIANS, LANDSCAPING, AS WELL AS PARKING AND CROSS PARKING ASSIGNMENTS TO BE RECORDED AT RECEPTION NO._____

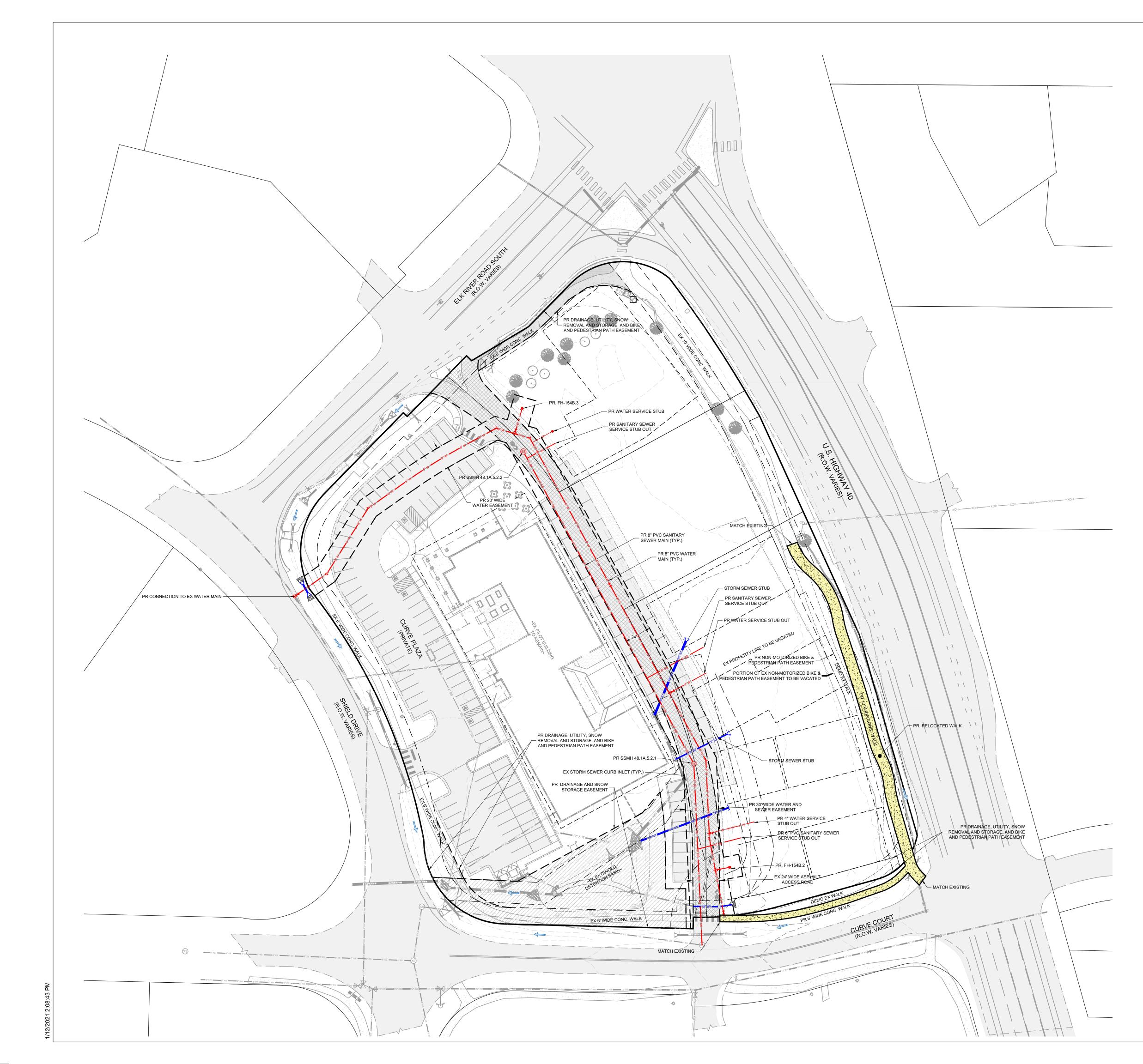
PER SECTION 602.L OF THE ADOPTED 2018 CITY OF STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE, 15% EQUIVALENT OF THE GROSS LOT AREA OF THE SUBJECT PROPERTY BOUNDARY SHALL REMAIN OPEN SPACE, AS DEFINED IN SECTION 421 OF THE SAME DEVELOPMENT CODE.

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.





	NORTH			APF	PROVAL S	TAMPS:
40 0	40	80	120 Feet			
	(IN FEET) 1 inch = 40	ft.				
SUMMARY OF PRO	POSED SUBDIVISIO	N IMPROVEMENT	-S:			
	WALK RELOCATIO RT (AS SHOWN)	N ALONG US HWY	7 40 AND			
THE PHASE 1	SEWER AS SHOWN CD'S, HOWEVER T ARE REQUIRED FO E 2).	HEY ARE NOT RE	QUIRED FOR			
3. STORM SEWE INTERNAL AC	ER EXTENSIONS TO CESS ROAD.	THE EAST SIDE	OF THE			
LEGEND:						
EXISTING STORM SEV						
PROPOSED STORM S PROPOSED STORM IN					5-27-22	
PROPOSED MAJOR C	,	68	05	1 No.	3-31-22 Date	ADDRESSED DRT COMMENTS Description
PROPOSED MINOR C	ONTOUR			140.	ļ	SSIONS & REVISIONS
EXISTING MAJOR CO		<u> </u>	05 — — — — —	ow	NER	SSIONS & REVISIONS
PROPOSED CURB & C	GUTTER	<u> </u>	<u> </u>			
EX. SANITARY SEWER MANHOLE AND CLEAN		S XS XS	(s	22 SL	01 WISCO	GLER PROPERTIES INSIN AVE NW IN DC 20007
PR. #" SANITARY SEW	'ER W/ MH & C.O.	 8″ S S -] 8″ \$ € []			
WATER LINE MAKER, GATE VALVE, CURB S			<	ARC	CHITECT	
PROPOSED #" WATEF	RPIPE	 8″ \/ 8″	W 8″ W 			
PROPOSED GV, FH &	CS	, N				A S A
GAS LINE MARKER, V MANHILE/VAULT AND			с — <u>С</u> — хс — <u>ЕМ</u>	K	EVIN & AS	A J A A
CABLE LINE MARKER,	VAULT AND PEDESTAL		XTV	3		umbus Street
FIBER LINE MARKER,	VAULT & PEDESTAL		XF0	T		248 / 312.636.4252

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

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EX. CONCRETE PR. CONCRETE

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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.
- 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



E.P. & F.P. ENGINEERS	
BOULDER ENGINEERI 717 15TH STREET BOULDER, CO 80302	NG
VIL ENGINEER	
ANDMARK ENGINEEF 41 9TH STREET O BOX 774943 STEAMBOAT SPRINGS, CO 80	-
NDSCAPE ARCHITECT	
ENERAL CONTRACTOR	
ROJECT LOCATION STEAMBC BASECAN 1901 CURVE PLAZ STEAMBOAT SPRINGS, C	MР
AWING TITLE PRELIMINARY PLAT SUBM	
PRELIMINARY GRADING, DRA & UTILITY P	′ SITE, NNAGE,
EAL	DATE: 3/11/22
	DRAWN BY: PN
	CHECKED BY:
	PROJECT NO: 2387-004
rawing no: C.100	

STRUCTURAL ENGINEER

AND DESIGN, INC

STEAMBOAT ENGINEERING

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