

PHASE 1a

The site plan for Phase 1b shows a large rectangular building footprint with a grid pattern, labeled "PHASE 1b". To the left of the building is a parking area with several parking spaces. The entire development is enclosed by a red dashed line. A black dashed line indicates the site boundary, and a green dashed line outlines the parking area. The plan includes various landscape features such as trees and shrubs, and shows the building's proximity to a road and a river. The text "PHASE 1b" is centered within the building footprint.



EX. SANITARY SEWER LINE MARKER  
MANHOLE AND CLEANOUT

PR. 8" SANITARY SEWER W/ MH & C.O.

WATER LINE MARKER, FIRE HYDRANT  
GATE VALVE, CURB STOP & BLOWOFF

PROPOSED 8" WATER PIPE

PROPOSED GV, FH & CS

GAS LINE MARKER, VALVE,  
MANHOLE/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 #1 STORM/CULVERT,  
END SECTION WITH RIPRAP

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

EX. ASPHALT

PR. ASPHALT

EX. CONCRETE

PR. CONCRETE

PR. PAVERS

EX. LANDSCAPING

PR. LANDSCAPING

APPROX. PHASING LIMITS

NOTES:

1. PHASE LINES SHOWN ARE INTENDED TO GENERALLY DELINEATE THE AREAS AND IMPROVEMENTS WITHIN A PHASE. DEPENDING ON CONSTRUCTION SEQUENCING, INSTALLATION OF INFRASTRUCTURE OUTSIDE THE LIMITS OF THE PHASE MAY BE REQUIRED.
2. DEPENDING ON CONSTRUCTION SEQUENCING, PREVIOUSLY CONSTRUCTED ROADWAYS MAY REQUIRE SAWCUTS, MILLING AND/OR PATCHING OF THE ASPHALT. FINAL LIMITS WILL BE DETERMINED IN THE FIELD. ALL PATCHING AND REPAIR WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE JURISDICTION.
3. THE PHASING DESIGNATIONS SHOWN ARE FOR REFERENCE ONLY AND ARE INTENDED TO BE MINIMAL. ADDITIONAL SITE IMPROVEMENTS MAY OCCUR BEYOND THE INDICATED PHASING.
4. EACH PHASE MUST 'STAND-ALONE' AND BE FULLY SELF-SUFFICIENT.
5. LANDSCAPING IMPROVEMENTS REFLECTS PLAN PREPARED BY MGC DESIGNS. THE PROPOSED LANDSCAPING INCLUDING HEREON SHOW THE ANTICIPATED TREES AND SHRUBS PER BUILDING FOR TRACKING IMPROVEMENTS AGREEMENTS. THIS SHEET IS NOT INTENDED TO BE USED FOR LANDSCAPING DESIGN OR INSTALLATION. REFER TO PLANS BY OTHERS.

LANDSCAPING DISTRIBUTION BY PHASES:			
	PHASE 1a	PHASE 1b	TOTAL
EVERGREEN (EXISTING)	5	16	21
EVERGREEN (PROPOSED)	0	13	13
DECIDUOUS (EXISTING)	0	0	0
DECIDUOUS (PROPOSED)	8	12	20
ORNAMENTAL (EXISTING)	13	6	19
ORNAMENTAL (PROPOSED)	4	6	10
TOTAL TREES (EXISTING)	21	24	45
TOTAL TREES (PROPOSED)	12	31	43
TOTAL TREES	33	55	88
SHRUBS (EXISTING)	27 (N/A)	0	27 (N/A)
SHRUBS (PROPOSED)	17	31	48
TOTAL SHRUBS	17	31	48
3 SHRUBS = 1 TREE	5.6	10.3	16
<b>TOTAL TREE COUNT</b>	<b>38.6</b>	<b>65.3</b>	<b>104</b>

APPROVAL STAMPS:

[illegible]

## SUBMISSIONS & REVISIONS

OWNER

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

ARCHITECT

**K A S A**  
**KEVIN & ASAKO SPERRY ARCHITECTURE**  
 3318 N. Columbus Street  
 Arlington, VA 22207  
 T.312.636.3248 / 312.636.4252  
[www.kasa-arch.com](http://www.kasa-arch.com)

STRUCTURAL ENGINEER

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

M.E.P. &amp; 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

DRAFTING TITLE

PRELIMINARY PLAT SUBMISSION

## PHASING PLAN

SEAL

DATE: \_\_\_\_\_

DRAWN BY:

GRIP

PROJECT NO:

2387-004

DRAWING NO:

# C.700