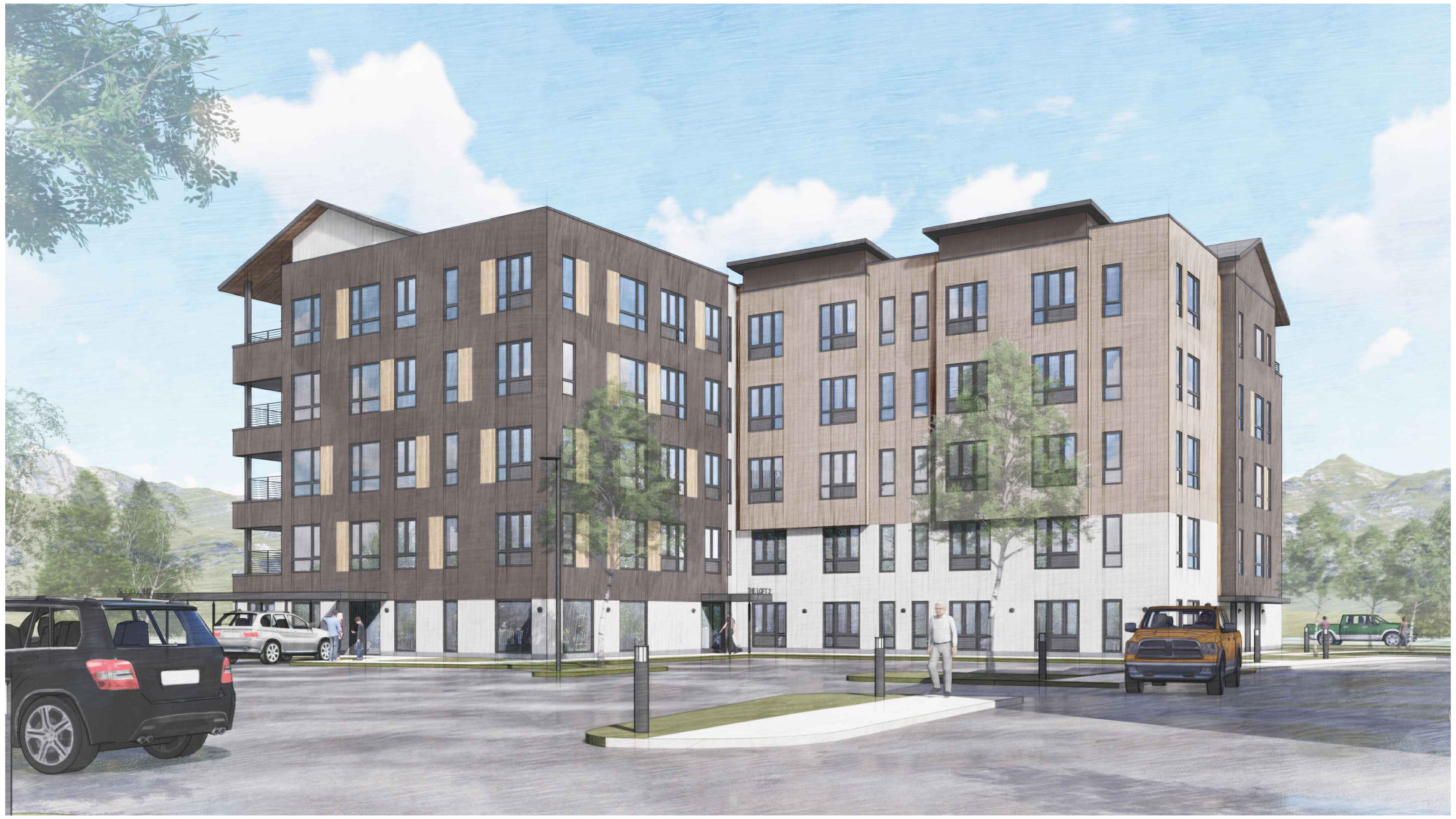


DRAWING LIST

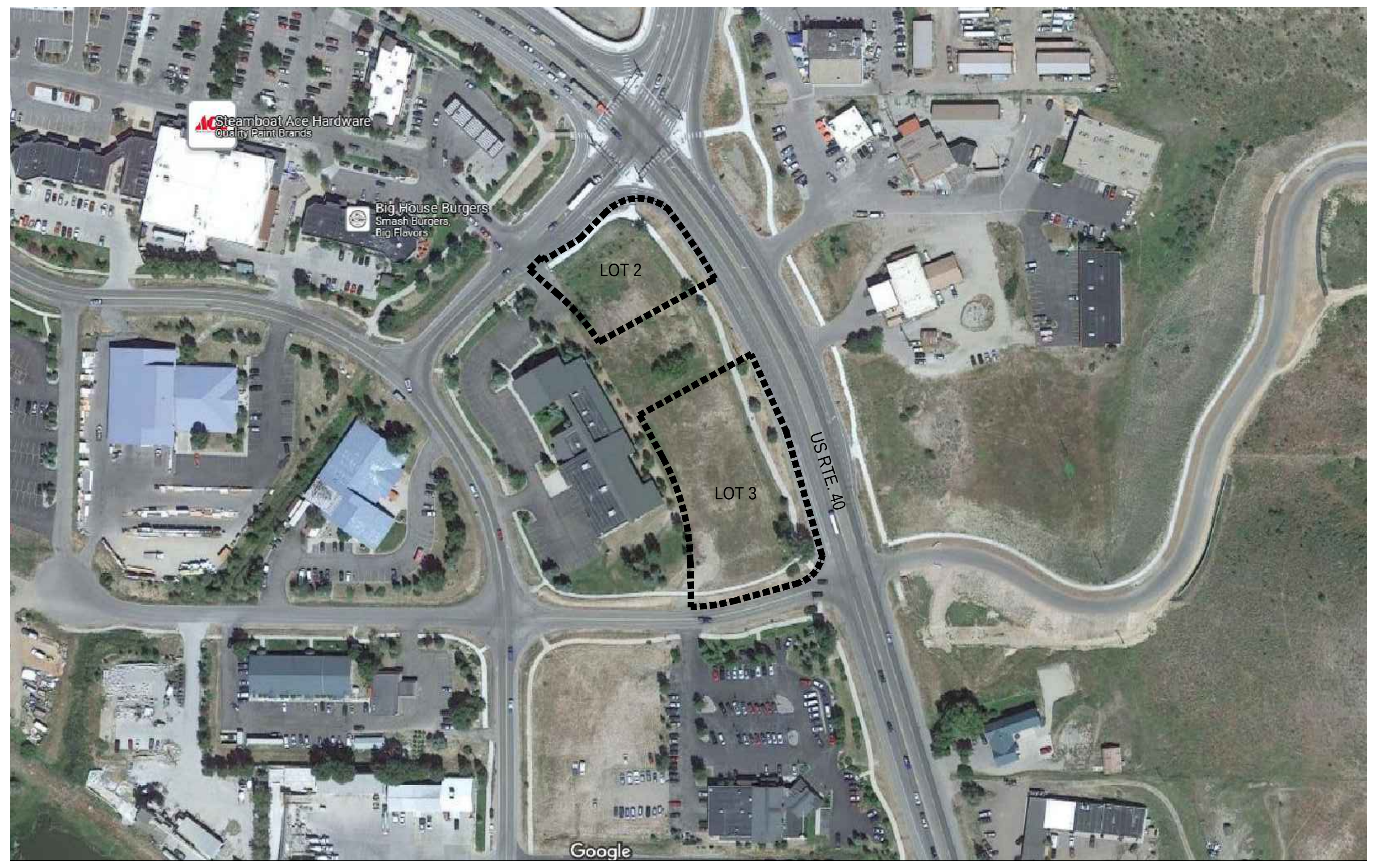
G 1.0	COVER SHEET
C.003	EXISTING CONDITIONS
C.300	GRADING, DRAINAGE & UTILITY PLAN
C.301	GRADING, DRAINAGE & UTILITY PLAN
C.302	GRADING, DRAINAGE & UTILITY PLAN
C.310	STORM PLAN & PROFILE
C.311	STORM PLAN & PROFILE
L.001	LANDSCAPE PLAN
L.002	LANDSCAPE STANDARDS
L.003	SNOW STORAGE & OPEN SPACE
A 1.1	SITE PLAN
A 2.1	GROUND LEVEL PLAN
A 2.2	TYPICAL FLOOR PLAN
A 2.3	FIFTH FLOOR PLAN
A 2.4	ROOF PLAN
A 3.11	PROPOSED SOUTH AND WEST ELEVATIONS
A 3.12	PROPOSED NORTH AND EAST ELEVATIONS
A 3.2	BUILDING SECTIONS
A 4.1	PROPOSED PROJECT PERSPECTIVE RENDERING
A 4.2	PROPOSED PROJECT PERSPECTIVE RENDERING
A 4.3	PROPOSED PROJECT PERSPECTIVE RENDERING
A 4.4	PROPOSED PROJECT PERSPECTIVE RENDERING
A 4.5	PROPOSED PROJECT PERSPECTIVE RENDERING
A 5.1	LIGHTING SPECIFICATIONS

STEAMBOAT BASECAMP 2 - DEVELOPMENT PLAN SUBMISSION

STEAMBOAT BASECAMP, LOT 2

STEAMBOAT SPRINGS, COLORADO 80487

VICINITY MAP



PROJECT TEAM

OWNER

MAY RIEGLER PROPERTIES
7200 WISCONSIN AVE, SUITE 500
BETHESDA, MD 20814

ARCHITECT

KASA
500 7TH AVENUE, 8TH FLOOR
NEW YORK, NY 10018

CIVIL ENGINEER

LANDMARK CONSULTANTS, INC.
141 9TH STREET
PO BOX 774943
STEAMBOAT SPRINGS, COLORADO 80477

PROJECT SUMMARY TABLE

GROSS FLOOR AREA:	52,491 GSF (RESIDENTIAL) / 4,000 GSF (RETAIL)
NET FLOOR AREA:	40,856 NSF
UNIT SIZE:	656 GSF AVERAGE
NUMBER OF UNITS:	80
ZONING:	CS
FRONTAGE:	CURVE CT: 263' / SHIELD DR: 350' / ELK RIVER RD: 380' / HWY 40: 377'

USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
PRINCIPAL USE	RESIDENTIAL /RETAIL	56,491 GSF	80

STANDARDS	ZONE REQMTS	LOT 2 PROP.	LOT 3 PROP.
LOT AREA	NO MAX/NO MIN	30,155 (0.69 ACRES)	57,494 (1.32 ACRES)
LOT DIMENSIONS	25' MIN. WIDTH	163' X 191'	323' X 184'
LOT COVERAGE	NO MAX/NO MIN	13.3%	26.9%
OPEN SPACE	15% MIN	SEE CIVIL	SEE CIVIL
FLOOR AREA RATIO	NO MAX	0.13 FAR	0.91 FAR
OVERALL BLDG HT	63' MAX	TBD	62'-10" MAX
FRONTAGE AREA HT	26' MIN	TBD	53'-6"
FRONT SETBACK	5 FT MIN	35'-3"	22'-9"
SIDE SETBACK	7.5 FT MIN	8'-8"	15'-8"
UPPER STORY SETBACK	>45' OR 3 STORIES	N/A	SETBACKS @ 45' AFG
REAR SETBACK	7.5 FT MIN	99'-8"	37'-3"
SECOND STORY INTENSITY	50% MINIMUM	N/A	100%
PARKING	108 SPACES(TOTAL)	SEE NARRATIVE	SEE NARRATIVE
SNOW STORAGE	SEE CIVIL	SEE CIVIL	SEE CIVIL

FIRE CODE ANALYSIS: PROJECT TO BE DEVELOPED UNDER 2021 FAMILY OF ICC BUILDING & ENERGY CODE TYPE III-B, SPRINKLERED BUILDING.

3/12/2020 11:00:28 AM

APPROVAL STAMPS:

D. Plan Set

City of Steamboat Springs
Planning Department
Approved Plan Set
01/08/2026 kdouglas

No.	Date	Description
3	9/23/2025	Development Plan Submittal #3
2	8/5/2025	Development Plan Submittal #2
1	3/3/2025	Development Plan Submittal

SUBMISSIONS & REVISIONS

OWNER

May Riegler Properties
7200 Wisconsin Avenue, Suite 500
Bethesda, MD 20814
PO Box 881330
Steamboat Springs, CO 80488

ARCHITECT

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STRUCTURAL ENGINEER

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

CIVIL ENGINEER

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141 9th Street
PO Box 774943
Steamboat Springs, Colorado 80477
T.970.871.9494

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat
Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO

DRAWING TITLE

COVER
SHEET

SEAL

KEVIN C. SPERRY 406217

DATE: 03/27/20

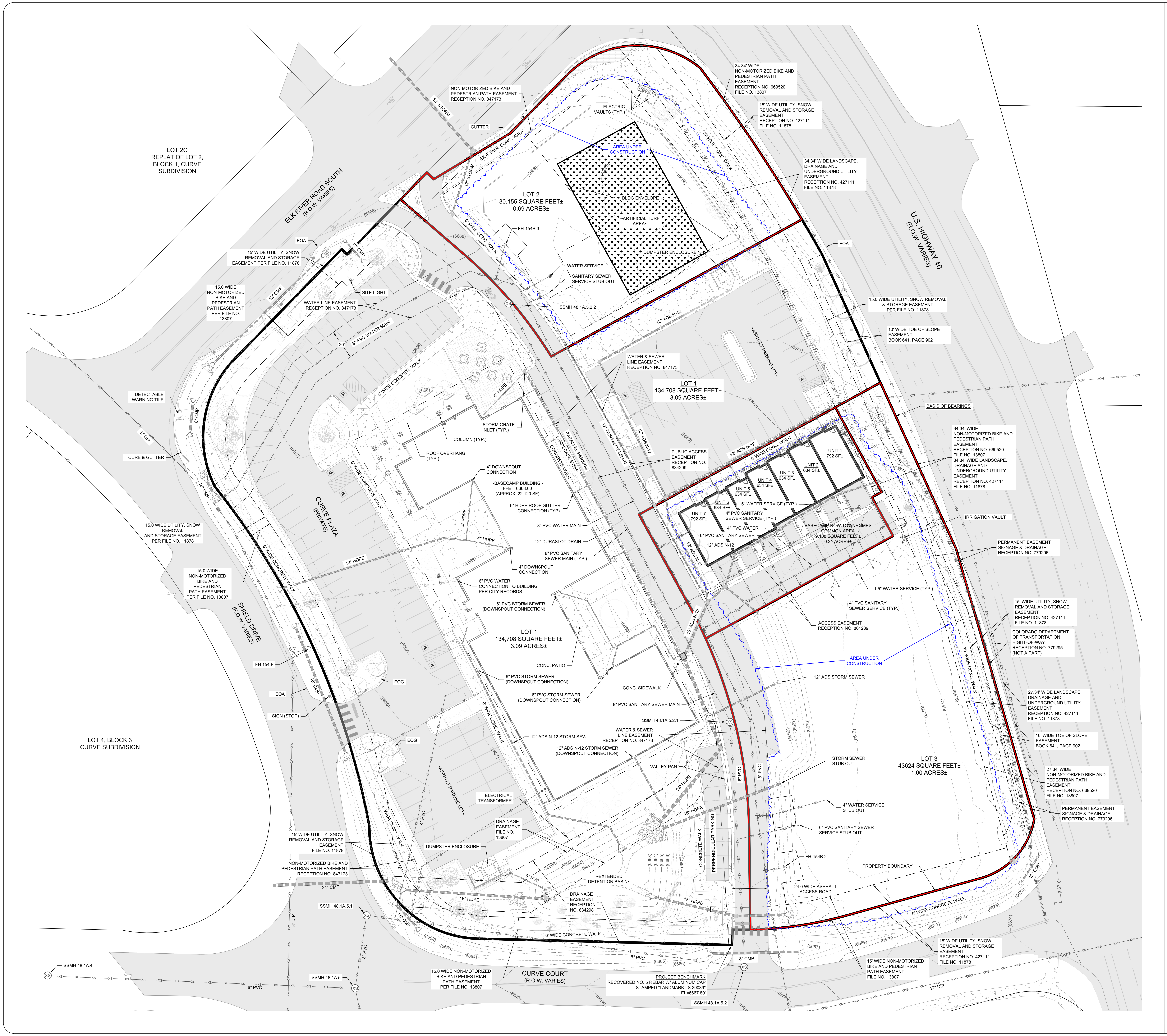
DRAWN BY:

CHECKED BY:

PROJECT NO:

DRAWING NO:

G 1.0


LOT 2C
REPLAT OF LOT 2,
BLOCK 1, CURVE
SUBDIVISION
ELK RIVER ROAD SOUTH
(R.O.W. VARIES)
LOT 4, BLOCK 3
CURVE SUBDIVISION
SHIELD DRIVE
(R.O.W. VARIES)
CURVE PLAZA
(PRIVATE)
CURVE COURT
(R.O.W. VARIES)
U.S. HIGHWAY 40
(R.O.W. VARIES)
LOT 2
30,155 SQUARE FEET±
0.69 ACRES±
LOT 1
134,708 SQUARE FEET±
3.09 ACRES±
LOT 3
43624 SQUARE FEET±
1.00 ACRES±
BASECAMP ROW TOWNHOMES
COMMON AREA
9,108 SQUARE FEET±
0.21 ACRES±
UNIT 1 792 SF±
UNIT 2 634 SF±
UNIT 3 634 SF±
UNIT 4 634 SF±
UNIT 5 634 SF±
UNIT 6 634 SF±
UNIT 7 792 SF±
~BASECAMP BUILDING~
FFE = 6668.60
(APPROX. 22,120 SF)
AREA UNDER CONSTRUCTION
BLDG ENVELOPE
~ARTIFICIAL TURF AREA~
DUMPSTER ENCLOSURE
~ASPHALT PARKING LOT~
~EXTENDED DETENTION BASIN~
NON-MOTORIZED BIKE AND PEDESTRIAN PATH EASEMENT RECEPTION NO. 847173
34.34' WIDE NON-MOTORIZED BIKE AND PEDESTRIAN PATH EASEMENT RECEPTION NO. 669520 FILE NO. 13807
15' WIDE UTILITY, SNOW REMOVAL AND STORAGE EASEMENT RECEPTION NO. 427111 FILE NO. 11878
34.34' WIDE LANDSCAPE, DRAINAGE AND UNDERGROUND UTILITY EASEMENT RECEPTION NO. 427111 FILE NO. 11878
15' WIDE UTILITY, SNOW REMOVAL AND STORAGE EASEMENT PER FILE NO. 11878
15.0 WIDE NON-MOTORIZED BIKE AND PEDESTRIAN PATH EASEMENT PER FILE NO. 13807
WATER LINE EASEMENT RECEPTION NO. 847173
15.0 WIDE UTILITY, SNOW REMOVAL & STORAGE EASEMENT PER FILE NO. 11878
10' WIDE TOE OF SLOPE EASEMENT BOOK 641, PAGE 902
WATER & SEWER LINE EASEMENT RECEPTION NO. 847173
PUBLIC ACCESS EASEMENT RECEPTION NO. 834299
BASIS OF BEARINGS
IRRIGATION VAULT
PERMANENT EASEMENT SIGNAGE & DRAINAGE RECEPTION NO. 779296
COLORADO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY RECEPTION NO. 779295 (NOT A PART)
27.34' WIDE LANDSCAPE, DRAINAGE AND UNDERGROUND UTILITY EASEMENT RECEPTION NO. 427111 FILE NO. 11878
ACCESS EASEMENT RECEPTION NO. 861289
DRAINAGE EASEMENT FILE NO. 13807
DRAINAGE EASEMENT RECEPTION NO. 834298
15' WIDE NON-MOTORIZED BIKE AND PEDESTRIAN PATH EASEMENT FILE NO. 13807
15.0 WIDE NON-MOTORIZED BIKE AND PEDESTRIAN PATH EASEMENT PER FILE NO. 13807
PROJECT BENCHMARK
RECOVERED NO. 5 REBAR W/ ALUMINUM CAP STAMPED "LANDMARK LS 29039"
EL=6667.80'
PROPERTY BOUNDARY
24.0 WIDE ASPHALT ACCESS ROAD
ELECTRICAL TRANSFORMER
SSMH 48.1A.5.2.2
SSMH 48.1A.5.2.1
SSMH 48.1A.5.1
SSMH 48.1A.5
SSMH 48.1A.4
SSMH 48.1A.5.2
FH-154B.3
FH 154.F
FH-154B.2
ELECTRIC VAULTS (TYP.)
WATER SERVICE
SANITARY SEWER SERVICE STUB OUT
STORM SEWER STUB OUT
4" WATER SERVICE STUB OUT
6" PVC SANITARY SEWER SERVICE STUB OUT
1.5" WATER SERVICE (TYP.)
4" PVC SANITARY SEWER SERVICE (TYP.)
8" PVC WATER MAIN
8" PVC SANITARY SEWER MAIN (TYP.)
8" PVC SANITARY SEWER MAIN
12" DURASLOT DRAIN
12" ADS N-12
12" ADS STORM SEWER
12" ADS N-12 STORM SEWER
12" ADS N-12 STORM SEWER (DOWNSPOUT CONNECTION)
6" PVC STORM SEWER (DOWNSPOUT CONNECTION)
6" PVC WATER CONNECTION TO BUILDING PER CITY RECORDS
4" DOWNSPOUT CONNECTION
6" HDPE ROOF GUTTER CONNECTION (TYP.)
ROOF OVERHANG (TYP.)
COLUMN (TYP.)
STORM GRATE INLET (TYP.)
CONC. PATIO
CONC. SIDEWALK
VALLEY PAN
SITE LIGHT
EOA
EOG
GUTTER
CURB & GUTTER
DETECTABLE WARNING TILE
SIGN (STOP)
6' WIDE CONCRETE WALK
10' WIDE CONC. WALK
PARALLEL PARKING
LANDSCAPE STRIP
CONCRETE WALK
PERPENDICULAR PARKING
18" STORM
12" CMP
18" CMP
24" CMP
18" HDPE
24" HDPE
12" HDPE
8" DIP
12" DIP
8" PVC
(6668)
(6669)
(6670)
(6671)
(6672)
(6673)
(6674)

NORTH

30 0 30 60 90
(IN FEET)
1 IN. = 30 FT.

EXISTING CONDITIONS LEGEND:

SUBJECT PROPERTY BOUNDARY	▬
PROPERTY MONUMENT	⊡ ◎ ◉ ● ⊛
SECTION CORNER	◆
WALL	— x — x — x — x —
MAJOR CONTOUR	— — — 6800 — — —
MINOR CONTOUR	- - - - - - - -
TURF	▨
ASPHALT	▨
CONCRETE	▨
GRAVEL	▭
SIGN	●
SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT	S —XS—(XS)—XS——XS—(XC)—XS—
SEPTIC TANK LID AND VENT PIPE	(XSL) (XP)
WATER LINE MAKER, FIRE HYDRANT GATE VALVE, CURB STOP & METER	W —XW—XW—XW—XW— XWM
GAS LINE MARKER, VALVE, MANHOLE/VAULT, METER AND SHUTOFF	G —XG—GAS—XG— XG —XG— XGM —XG—
CABLE LINE MARKER, VAULT AND PEDESTAL	C —XTV——XTV— XTV —XTV——XTV— XTV
FIBER OPTIC LINE MARKER, VAULT & PEDESTAL	FO —XFO——XFO— XFO —XFO——XFO— XFO
TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE	T —XT— XT —XT——XT— XT —XT— (XT)
ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL	E —XE— XE —XE——XE— XEM —XE— XE
LIGHT POLE, STREET LIGHT, TRAFFIC SIGNAL TRAFFIC CONTROL VAULT AND CABINET	☼ ☼ XTR XTR
OVERHEAD UTILITY LINE GUY POLE, UTILITY POLE & GUY WIRE	—XOH——XOH——XOH——XOH—
EDGE OF WATER	—— · · —— · · ——
DITCH/SWALE	—— · · ——
CULVERT W/ END SECTIONS	▷▬▬◁
STORM MANHOLE, MANHOLE INLET, GRATE INLET AND CURB INLET	(XST) ◉ ▦ ▦
CONIFEROUS AND DECIDUOUS TREE (SCALED TO APPROXIMATE DRIPLINE)	✳ ○
CONIFEROUS AND DECIDUOUS SHRUB (SCALED TO APPROXIMATE DRIPLINE)	✿ ✿

NOTES:

1. FIELD SURVEYING COMPLETED AUGUST 28, 2023. AS OF THAT DATE, THE SITE WAS UNDER CONSTRUCTION.
2. BASIS OF BEARINGS: THE EASTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY, BEING MONUMENTED AS SHOWN HEREON AND BEARING S24°29'19"E PER THE PLAT OF STEAMBOAT BASECAMP.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE COMMITMENT ORDER NO. ABS30031073-2, EFFECTIVE DATE: 8/18/2023, 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.
4. 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. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
6. 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.
7. UNDERGROUND IMPROVEMENTS: LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE SHOWN HEREON PER ONE OR MORE OF THE FOLLOWING; VISIBLE AND APPARENT SURFACE EVIDENCE, AS-BUILT DRAWINGS PROVIDED BY OTHERS, MARKINGS PROVIDED BY COLORADO 811 ONE CALL SERVICES, PRIVATE UNDERGROUND LOCATING SERVICES, OR GIS INFORMATION. ANY METHOD OF SHOWING UNDERGROUND IMPROVEMENTS, OR ANY COMBINATION THEREOF, MAY NOT PROVIDE COMPLETE AND ACCURATE LOCATIONS FOR ALL UNDERGROUND IMPROVEMENTS. IF ACCURATE LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING OF THE IMPROVEMENTS. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OR ENGINEER OF RECORD SHALL NOT BE LIABLE FOR THE FAILURE TO ACCURATELY AND COMPLETELY DEPICT THE LOCATIONS OF UNDERGROUND IMPROVEMENTS.
8. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
9. THE SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 87,631 SQUARE FEET OR 2.01 ACRES.
10. SITE CONTAINS EVIDENCE OF RECENT CONSTRUCTION ACTIVITY.
11. EASEMENTS ARE SHOWN HEREON PER THE PLAT OF STEAMBOAT BASECAMP, AS RECORDED UNDER RECEPTION NO. 847173 IN THE ROUTT COUNTY RECORDS.
12. SITE ADDRESS: 1901 CURVE PLAZA AND 1950 CURVE COURT
13. DUE TO ONGOING CONSTRUCTION ACTIVITY INTERIOR LOT CORNER MONUMENTS WERE NOT RECOVERED OR SET.
14. CONTOUR INTERVAL = 1 FOOT

PROPERTY DESCRIPTION:

LOTS 2 AND 3,
STEAMBOAT BASECAMP,
RECORDED JULY 29, 2023 UNDER RECEPTION NO. 847173
COUNT OF ROUTT COUNTY, COLORADO.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811
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.

LANDMARK
CONSULTANTS, INC.
CIVIL ENGINEERS | SURVEYORS
141 9th Street ~ P.O. Box 774943, Steamboat Springs, CO 80477
(970) 871-9494 ~ www.LANDMARK-CO.com

ANDREW JOSEPH SUMMERS
10/3/25
38569

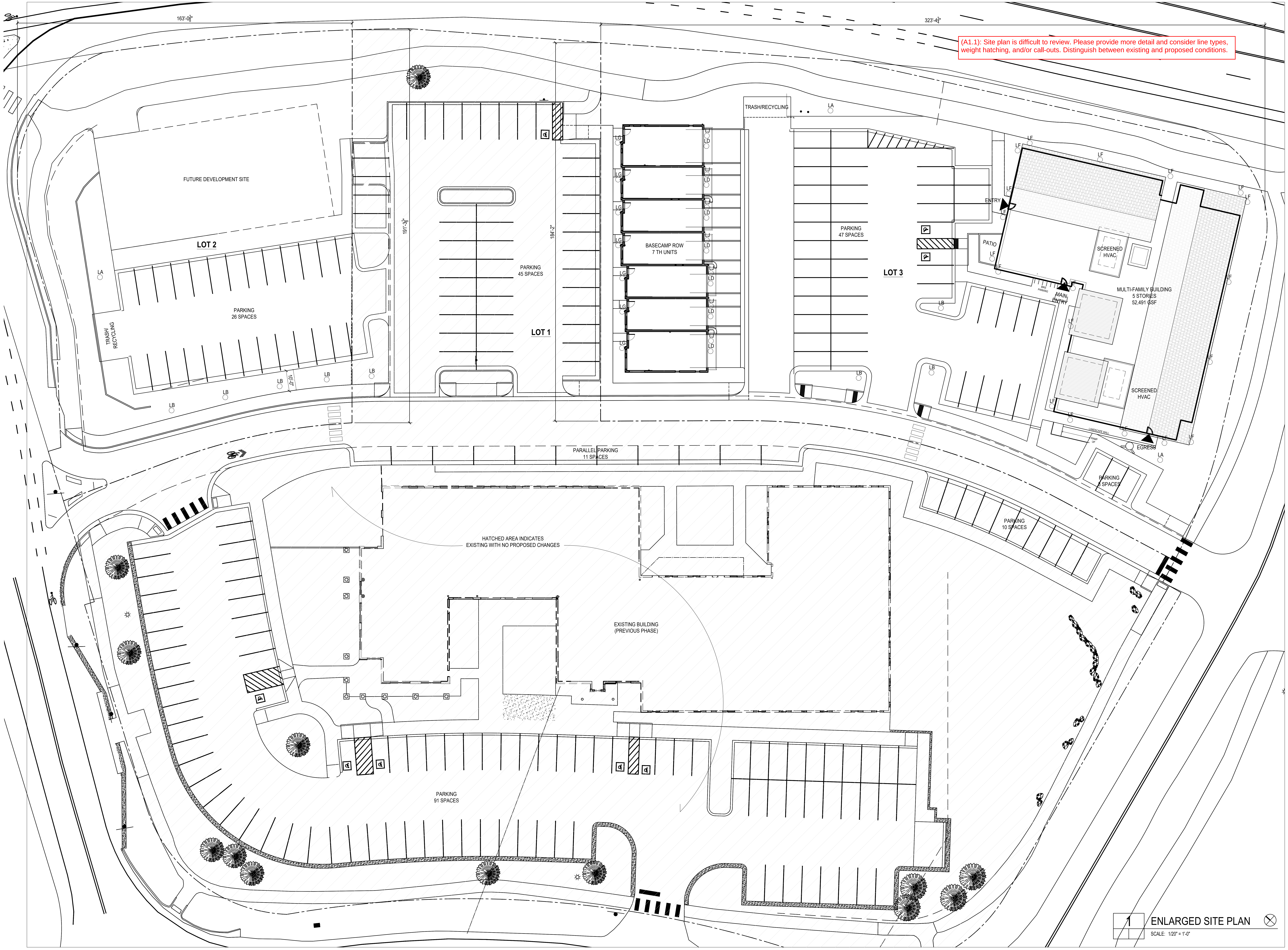
NO.	DATE:	BY:	DESCRIPTION:
1	9/9/25	EG	Addressed DRT Comments
2	10/3/25	EG	Rev. Lot 2, Misc

PROJECT:	2387-008
DATE:	10/3/25
CONTACT:	Erik Griepentrog
EMAIL:	erikg@landmark-co.com

Basecamp Phase 2 Apartments
Existing Conditions

SHEET
C.003

(A1.1): Site plan is difficult to review. Please provide more detail and consider line types, weight hatching, and/or call-outs. Distinguish between existing and proposed conditions.


163'-0 3/8"
323'-4 3/4"
191'-3 1/8"
184'-2"
10'-0"
FUTURE DEVELOPMENT SITE
LOT 2
TRASH/ RECYCLING
PARKING 26 SPACES
LA
LB
PARKING 45 SPACES
LOT 1
BASECAMP ROW 7 TH UNITS
LG
LJ
LD
TRASH/RECYCLING
PARKING 47 SPACES
LOT 3
LF
ENTRY
PATIO
SCREENED HVAC
BIKE PARKING
MAIN ENTRY
MULTI-FAMILY BUILDING 5 STORIES 52,491 GSF
LANDSCAPE WALL
RAMP UP
EGRESS
PARKING 3 SPACES
PARALLEL PARKING 11 SPACES
PARKING 10 SPACES
HATCHED AREA INDICATES EXISTING WITH NO PROPOSED CHANGES
EXISTING BUILDING (PREVIOUS PHASE)
PARKING 91 SPACES

1 ENLARGED SITE PLAN

SCALE: 1/20" = 1'-0"

APPROVAL STAMPS:

No.	Date	Description
3	9/23/2025	Development Plan Submittal #3
2	8/5/2025	Development Plan Submittal #2
1	3/3/2025	Development Plan Submittal

SUBMISSIONS & REVISIONS

OWNER

May Riegler Properties
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PO Box 881330
Steamboat Springs, CO 80488

ARCHITECT

K A S A

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STRUCTURAL ENGINEER

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

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO

DRAWING TITLE

SITE PLAN

SEAL

KEVIN C. SPERRY 406217

DATE:

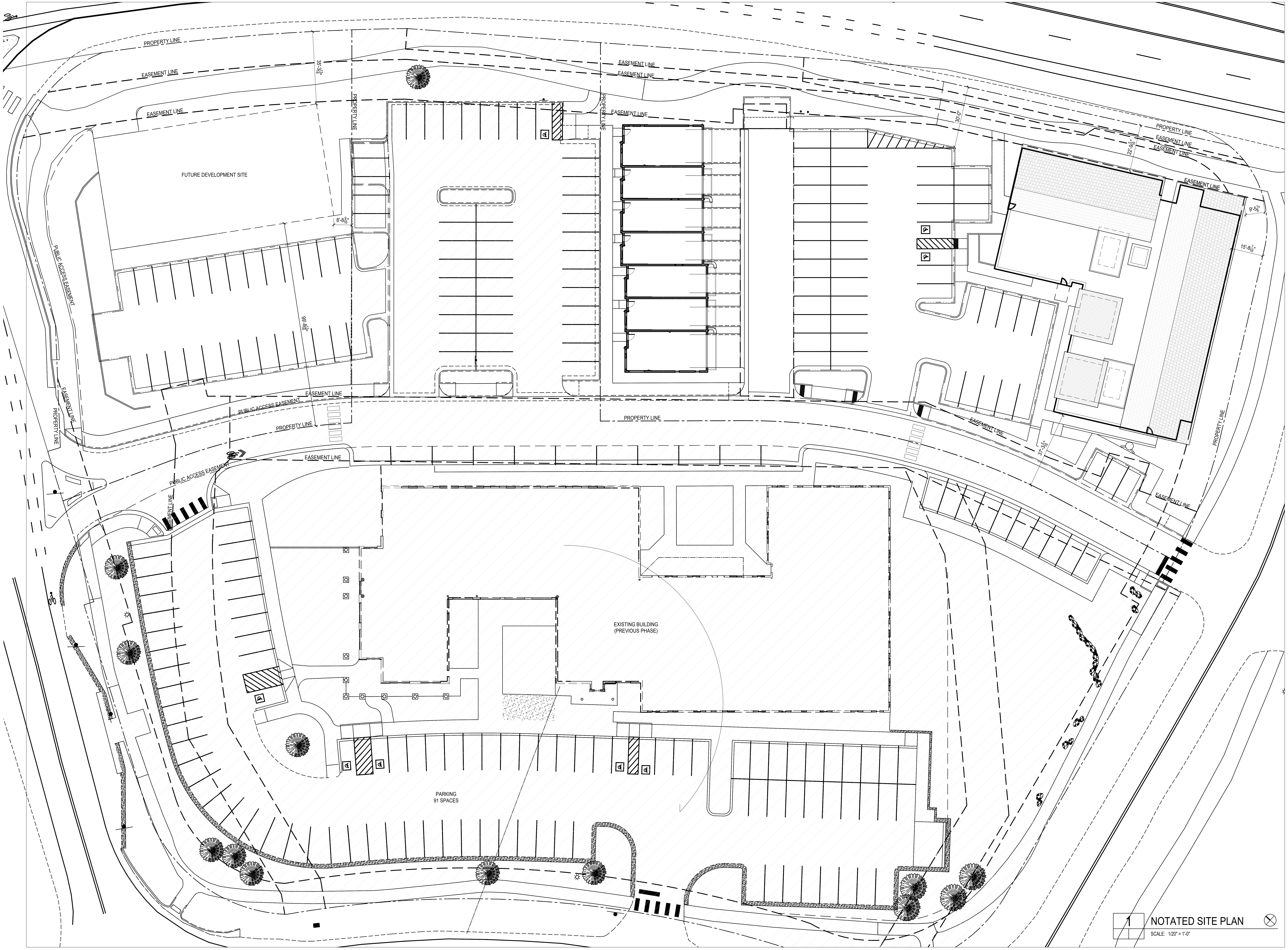
DRAWN BY:

CHECKED BY:

PROJECT NO:

DRAWING NO:

A 1.1


PROPERTY LINE
EASEMENT LINE
EASEMENT LINE
35'-3 13/16"
PROPERTY LINE
EASEMENT LINE
EASEMENT LINE
PROPERTY LINE
EASEMENT LINE
30'-0"
PROPERTY LINE
EASEMENT LINE
EASEMENT LINE
22'-9 5/16"
EASEMENT LINE
9'-5 1/8"
15'-8 7/16"
FUTURE DEVELOPMENT SITE
8'-8 9/16"
99'-8 13/16"
PUBLIC ACCESS EASEMENT
EASEMENT LINE
PROPERTY LINE
EASEMENT LINE
PUBLIC ACCESS EASEMENT
PROPERTY LINE
PROPERTY LINE
EASEMENT LINE
37'-3 5/16"
PROPERTY LINE
PUBLIC ACCESS EASEMENT
EASEMENT LINE
EASEMENT LINE
EXISTING BUILDING
(PREVIOUS PHASE)
PARKING
91 SPACES

1 NOTATED SITE PLAN

SCALE: 1/20" = 1'-0"

APPROVAL STAMPS:

No.	Date	Description
3	9/23/2025	Development Plan Submittal #3
2	8/5/2025	Development Plan Submittal #2
1	3/3/2025	Development Plan Submittal

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Steamboat Springs, Colorado 80477
T.970.871.9494

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO

DRAWING TITLE

NOTATED SITE PLAN

SEAL

KEVIN C. SPERRY
406217

DATE:

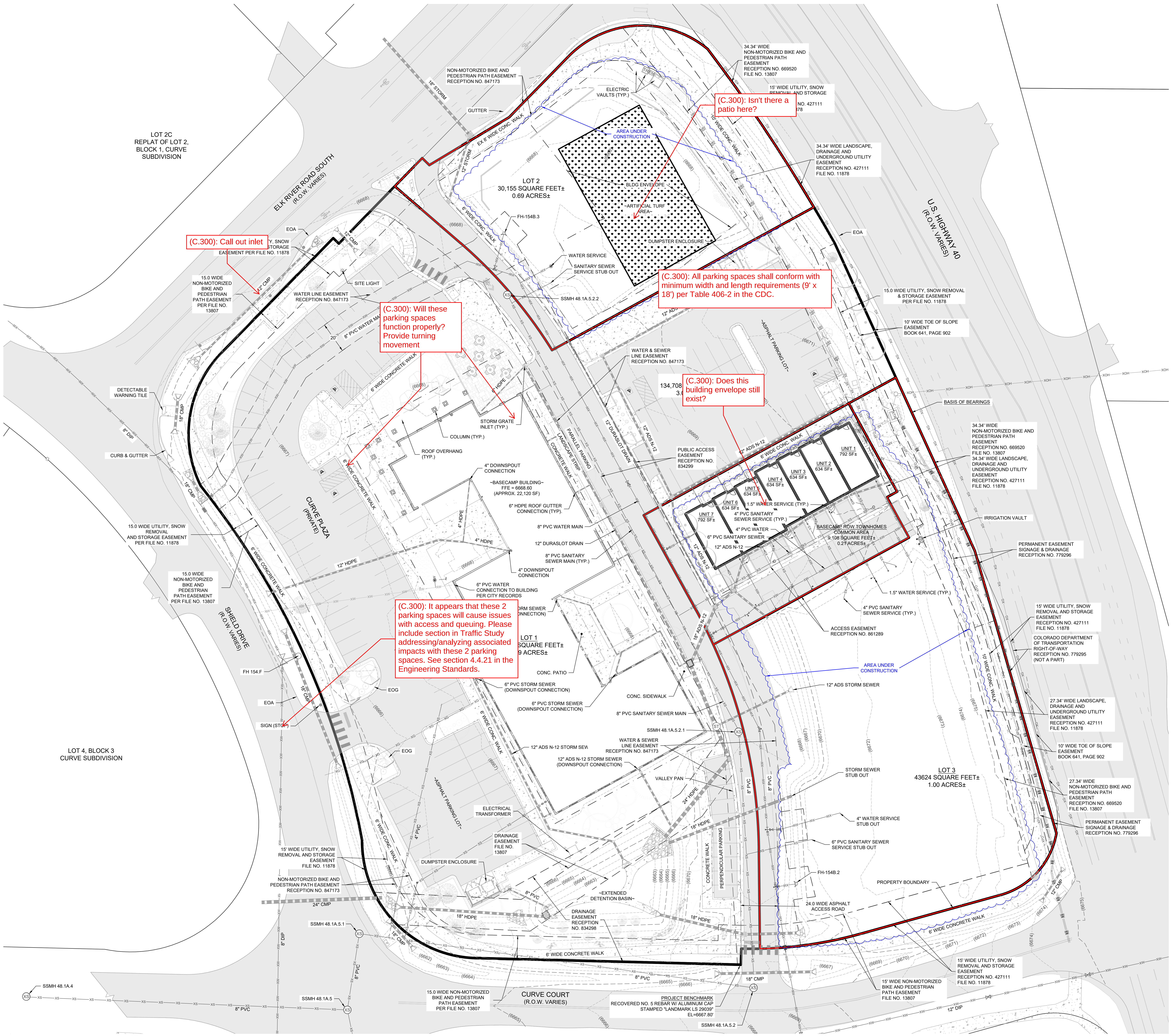
DRAWN BY:

CHECKED BY:

PROJECT NO:

DRAWING NO:

A 1.2


LOT 2C
REPLAT OF LOT 2,
BLOCK 1, CURVE
SUBDIVISION
ELK RIVER ROAD SOUTH
(R.O.W. VARIES)
U.S. HIGHWAY 40
(R.O.W. VARIES)
LOT 2
30,155 SQUARE FEET±
0.69 ACRES±
AREA UNDER CONSTRUCTION
BLDG ENVELOPE
~ARTIFICIAL TURF AREA~
DUMPSTER ENCLOSURE
ELECTRIC VAULTS (TYP.)
NON-MOTORIZED BIKE AND PEDESTRIAN PATH EASEMENT RECEPTION NO. 847173
34.34' WIDE NON-MOTORIZED BIKE AND PEDESTRIAN PATH EASEMENT RECEPTION NO. 669520 FILE NO. 13807
15' WIDE UTILITY, SNOW REMOVAL AND STORAGE
34.34' WIDE LANDSCAPE, DRAINAGE AND UNDERGROUND UTILITY EASEMENT RECEPTION NO. 427111 FILE NO. 11878
15.0 WIDE UTILITY, SNOW REMOVAL & STORAGE EASEMENT PER FILE NO. 11878
10' WIDE TOE OF SLOPE EASEMENT BOOK 641, PAGE 902
BASIS OF BEARINGS
PERMANENT EASEMENT SIGNAGE & DRAINAGE RECEPTION NO. 779296
IRRIGATION VAULT
WATER SERVICE
SANITARY SEWER SERVICE STUB OUT
SSMH 48.1A.5.2.2
WATER LINE EASEMENT RECEPTION NO. 847173
SITE LIGHT
EOA
EOG
12" CMP
15.0 WIDE NON-MOTORIZED BIKE AND PEDESTRIAN PATH EASEMENT PER FILE NO. 13807
DETECTABLE WARNING TILE
CURB & GUTTER
STORM GRATE INLET (TYP.)
COLUMN (TYP.)
ROOF OVERHANG (TYP.)
4" DOWNSPOUT CONNECTION
~BASECAMP BUILDING~
FFE = 6668.60
(APPROX. 22,120 SF)
6" HDPE ROOF GUTTER CONNECTION (TYP.)
8" PVC WATER MAIN
12" DURASLOT DRAIN
8" PVC SANITARY SEWER MAIN (TYP.)
CURVE PLAZA (PRIVATE)
6" PVC WATER CONNECTION TO BUILDING PER CITY RECORDS
LOT 1
SQUARE FEET±
ACRES±
CONC. PATIO
6" PVC STORM SEWER (DOWNSPOUT CONNECTION)
CONC. SIDEWALK
8" PVC SANITARY SEWER MAIN
SSMH 48.1A.5.2.1
WATER & SEWER LINE EASEMENT RECEPTION NO. 847173
12" ADS N-12 STORM SEWER (DOWNSPOUT CONNECTION)
VALLEY PAN
~ASPHALT PARKING LOT~
ELECTRICAL TRANSFORMER
DRAINAGE EASEMENT FILE NO. 13807
DUMPSTER ENCLOSURE
~EXTENDED DETENTION BASIN~
DRAINAGE EASEMENT RECEPTION NO. 834298
6' WIDE CONCRETE WALK
SHIELD DRIVE (R.O.W. VARIES)
LOT 4, BLOCK 3
CURVE SUBDIVISION
FH 154.F
SIGN (STOP)
SSMH 48.1A.4
SSMH 48.1A.5
SSMH 48.1A.5.1
CURVE COURT (R.O.W. VARIES)
PROJECT BENCHMARK
RECOVERED NO. 5 REBAR W/ ALUMINUM CAP STAMPED "LANDMARK LS 29039"
EL=6667.80'
SSMH 48.1A.5.2
PUBLIC ACCESS EASEMENT RECEPTION NO. 834299
WATER & SEWER LINE EASEMENT RECEPTION NO. 847173
PARALLEL PARKING
LANDSCAPE STRIP
CONCRETE WALK
UNIT 1 792 SF±
UNIT 2 634 SF±
UNIT 3 634 SF±
UNIT 4 634 SF±
UNIT 5 634 SF±
UNIT 6 634 SF±
UNIT 7 792 SF±
1.5" WATER SERVICE (TYP.)
4" PVC SANITARY SEWER SERVICE (TYP.)
4" PVC WATER
6" PVC SANITARY SEWER
12" ADS N-12
BASECAMP ROW TOWNHOMES COMMON AREA 9,108 SQUARE FEET± 0.21 ACRES±
4" PVC SANITARY SEWER SERVICE (TYP.)
ACCESS EASEMENT RECEPTION NO. 861289
COLORADO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY RECEPTION NO. 779295 (NOT A PART)
12" ADS STORM SEWER
LOT 3
43624 SQUARE FEET±
1.00 ACRES±
STORM SEWER STUB OUT
4" WATER SERVICE STUB OUT
6" PVC SANITARY SEWER SERVICE STUB OUT
FH-154B.2
PROPERTY BOUNDARY
24.0 WIDE ASPHALT ACCESS ROAD
PERPENDICULAR PARKING
CONCRETE WALK
27.34' WIDE LANDSCAPE, DRAINAGE AND UNDERGROUND UTILITY EASEMENT RECEPTION NO. 427111 FILE NO. 11878
27.34' WIDE NON-MOTORIZED BIKE AND PEDESTRIAN PATH EASEMENT RECEPTION NO. 669520 FILE NO. 13807
15' WIDE UTILITY, SNOW REMOVAL AND STORAGE EASEMENT RECEPTION NO. 427111 FILE NO. 11878
15' WIDE NON-MOTORIZED BIKE AND PEDESTRIAN PATH EASEMENT FILE NO. 13807
15.0 WIDE NON-MOTORIZED BIKE AND PEDESTRIAN PATH EASEMENT PER FILE NO. 13807
NON-MOTORIZED BIKE AND PEDESTRIAN PATH EASEMENT RECEPTION NO. 847173
15' WIDE UTILITY, SNOW REMOVAL AND STORAGE EASEMENT FILE NO. 11878
24" CMP
18" HDPE
8" PVC
18" CMP
12" DIP
8" DIP
18" STORM
GUTTER
134,708

(C.300): Isn't there a patio here?

(C.300): Call out inlet

(C.300): All parking spaces shall conform with minimum width and length requirements (9' x 18') per Table 406-2 in the CDC.

(C.300): Will these parking spaces function properly? Provide turning movement

(C.300): Does this building envelope still exist?

(C.300): It appears that these 2 parking spaces will cause issues with access and queuing. Please include section in Traffic Study addressing/analyzing associated impacts with these 2 parking spaces. See section 4.4.21 in the Engineering Standards.

NORTH

30 0 30 60 90
(IN FEET)
1 IN. = 30 FT.

EXISTING CONDITIONS LEGEND:

- SUBJECT PROPERTY BOUNDARY
- PROPERTY MONUMENT
- SECTION CORNER
- WALL
- MAJOR CONTOUR — 6800
- MINOR CONTOUR
- TURF
- ASPHALT
- CONCRETE
- GRAVEL
- SIGN
- SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT — XS XS XS XC XS
- SEPTIC TANK LID AND VENT PIPE — XSL XP
- WATER LINE MAKER, FIRE HYDRANT GATE VALVE, CURB STOP & METER — XW XW XW XW XWM
- GAS LINE MARKER, VALVE, MANHOLE/VAULT, METER AND SHUTOFF — XG GAS XG XG XG XGM XG
- CABLE LINE MARKER, VAULT AND PEDESTAL — XTV XTV XTV XTV XTV XTV
- FIBER OPTIC LINE MARKER, VAULT & PEDESTAL — XFO XFO XFO XFO XFO XFO
- TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE — XT XT XT XT XT XT XT
- ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL — XE XE XE XE XEM XE XE
- LIGHT POLE, STREET LIGHT, TRAFFIC SIGNAL TRAFFIC CONTROL VAULT AND CABINET — XTR XTR
- OVERHEAD UTILITY LINE GUY POLE, UTILITY POLE & GUY WIRE — XOH XOH XOH XOH
- EDGE OF WATER
- DITCH/SWALE
- CULVERT W/ END SECTIONS
- STORM MANHOLE, MANHOLE INLET, GRATE INLET AND CURB INLET — XST
- CONIFEROUS AND DECIDUOUS TREE (SCALED TO APPROXIMATE DRIPLINE)
- CONIFEROUS AND DECIDUOUS SHRUB (SCALED TO APPROXIMATE DRIPLINE)

NOTES:

1. FIELD SURVEYING COMPLETED AUGUST 28, 2023. AS OF THAT DATE, THE SITE WAS UNDER CONSTRUCTION.
2. BASIS OF BEARINGS: THE EASTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY, BEING MONUMENTED AS SHOWN HEREON AND BEARING S24°29'19"E PER THE PLAT OF STEAMBOAT BASECAMP.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE COMMITMENT ORDER NO. ABS30031073-2, EFFECTIVE DATE: 8/18/2023, 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.
4. 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. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
6. 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.
7. UNDERGROUND IMPROVEMENTS: LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE SHOWN HEREON PER ONE OR MORE OF THE FOLLOWING; VISIBLE AND APPARENT SURFACE EVIDENCE, AS-BUILT DRAWINGS PROVIDED BY OTHERS, MARKINGS PROVIDED BY COLORADO 811 ONE CALL SERVICES, PRIVATE UNDERGROUND LOCATING SERVICES, OR GIS INFORMATION. ANY METHOD OF SHOWING UNDERGROUND IMPROVEMENTS, OR ANY COMBINATION THEREOF, MAY NOT PROVIDE COMPLETE AND ACCURATE LOCATIONS FOR ALL UNDERGROUND IMPROVEMENTS. IF ACCURATE LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING OF THE IMPROVEMENTS. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OR ENGINEER OF RECORD SHALL NOT BE LIABLE FOR THE FAILURE TO ACCURATELY AND COMPLETELY DEPICT THE LOCATIONS OF UNDERGROUND IMPROVEMENTS.
8. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
9. THE SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 87,631 SQUARE FEET OR 2.01 ACRES.
10. SITE CONTAINS EVIDENCE OF RECENT CONSTRUCTION ACTIVITY.
11. EASEMENTS ARE SHOWN HEREON PER THE PLAT OF STEAMBOAT BASECAMP, AS RECORDED UNDER RECEPTION NO. 847173 IN THE ROUTT COUNTY RECORDS.
12. SITE ADDRESS: 1901 CURVE PLAZA AND 1950 CURVE COURT
13. DUE TO ONGOING CONSTRUCTION ACTIVITY INTERIOR LOT CORNER MONUMENTS WERE NOT RECOVERED OR SET.
14. CONTOUR INTERVAL = 1 FOOT

PROPERTY DESCRIPTION:

LOTS 2 AND 3,
STEAMBOAT BASECAMP,
RECORDED JULY 29, 2023 UNDER RECEPTION NO. 847173
COUNT OF ROUTT COUNTY, COLORADO.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811
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.

LANDMARK
CONSULTANTS, INC.
CIVIL ENGINEERS | SURVEYORS
141 9th Street ~ P.O. Box 774943, Steamboat Springs, CO 80477
(970) 871-9494 ~ www.LANDMARK-CO.com

REVIEW
SET
NOT FOR CONSTRUCTION

NO.	DATE:	BY:	DESCRIPTION:
1	9/9/25	EG	Addressed DRT Comments
2	9-30-25	EG	Rev. Lot 2, Misc

PROJECT: 2387-008
DATE: 9/30/25
CONTACT: Erik Griepentrog
EMAIL: erikg@landmark-co.com

Basecamp Phase 2 Apartments
Existing Conditions

SHEET
C.003

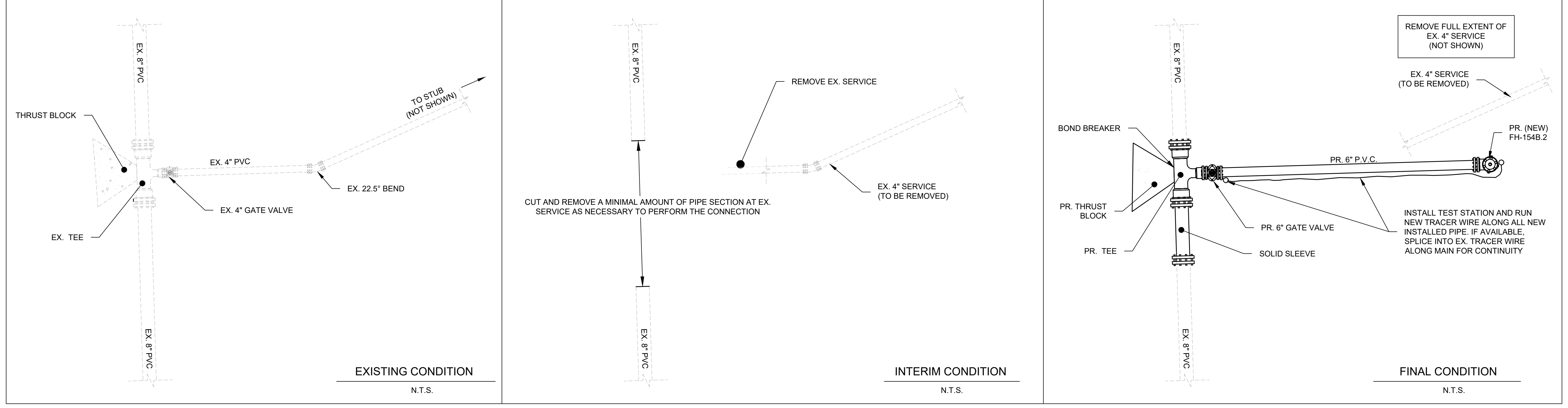
DRAWING FILENAME: P:\2387-008\DWGs\Production Drawings\Development Plan\2387-008-DP-C.003-Existing Conditions.dwg LAYOUT NAME: C.003 DATE: Sep 30, 2025 - 12:27pm CAD OPERATOR: Erik
LIST OF XREFS: [2387-008-xBndy] [2387-008-xExist] [2387-008-xExist-Hatch] [2387-008-xExist-Util] [xEXIST_Leg_Notes] [xBORDER] [xEXIST_Leg]

PR. FH-154.B.2 AND EX. SERVICE REMOVAL
(NOT INTENDED TO DICTATE CONTRACTOR MEANS & METHODS)

INITIAL EXCAVATION
1. ENSURE ALL APPROVALS AND PERMITS ARE IN PLACE PRIOR TO MOBILIZATION;
2. COORDINATE ALL EXCAVATION ACTIVITIES WITH UTILITY LOCATES AND NOTIFICATIONS;
3. COORDINATE SCHEDULE AND OPERATIONS WITH ENGINEER AND WATER DISTRICT PRIOR TO EXCAVATION, INCLUDING NOTIFICATIONS FOR SERVICE DISRUPTION AND SYSTEM ISOLATION;
4. CAREFULLY EXPOSE EXISTING PIPE AND CONFIRM MATERIAL AND SIZE;
5. CONSTRUCTION DEWATERING SHALL CONFORM TO ALL PERMIT REQUIREMENTS.

PIPE PREPARATION
1. CONFIRM CONNECTION LOCATION WITH SURVEYOR AND ENGINEER;
2. CUT EXISTING PIPE IN A MANNER THAT MINIMIZES THE REMOVAL LENGTH OF PIPE;
3. BEVEL AND REMOVE ALL BURS FOR A CLEAN CONNECTION;

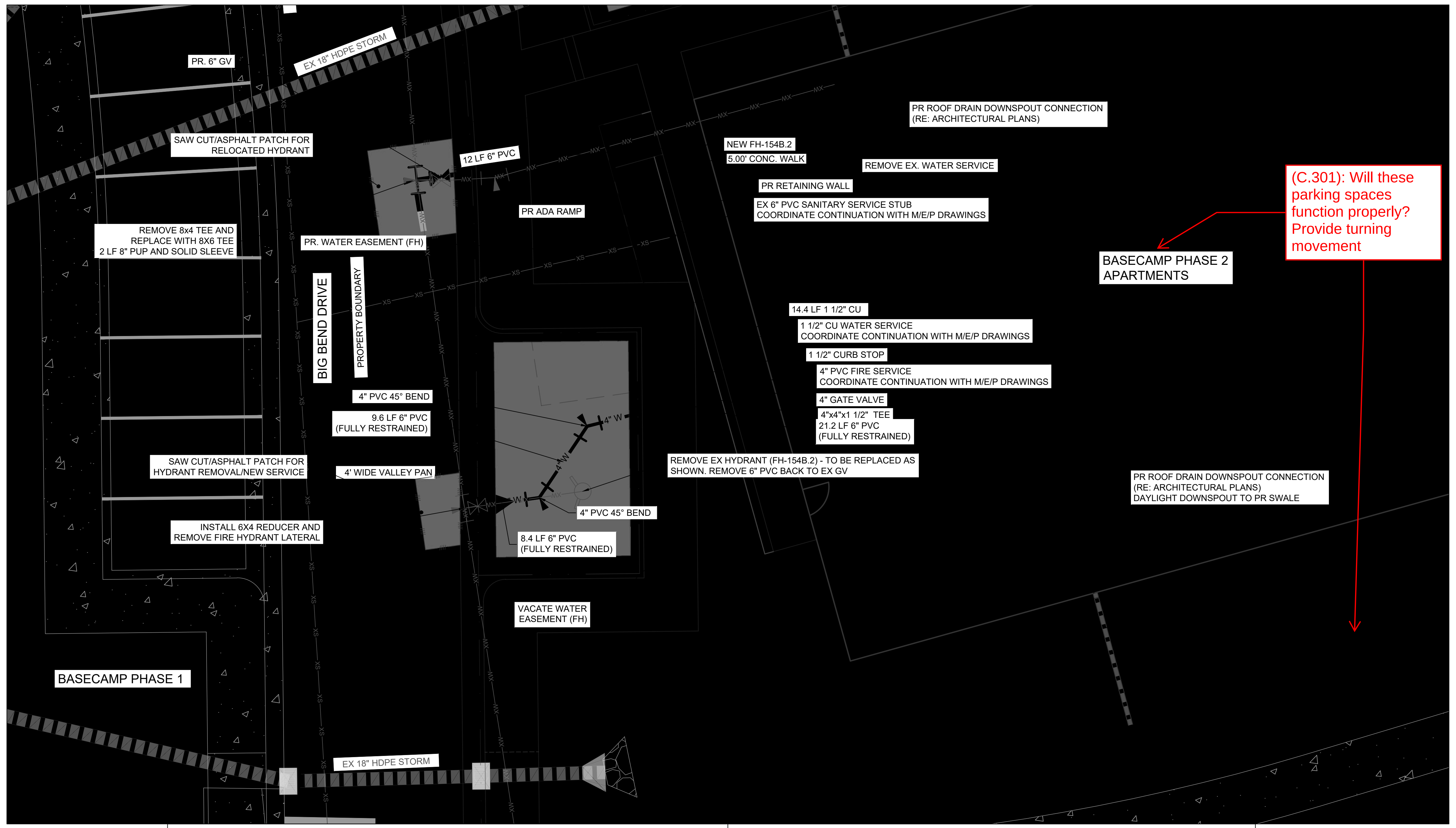
CONNECTION COMPLETION
1. PRE-ASSEMBLE FITTINGS OUTSIDE OF TRENCH TO THE EXTENT PRACTICABLE;
2. DISINFECT INTERIOR OF FITTINGS PER SPECIFICATIONS IN THE PRESENCE OF ENGINEER;
3. REFER TO WATER DISTRICT SPECIFICATIONS AND DETAILS FOR FINAL REQUIREMENTS.


EX. 8" PVC
THRUST BLOCK
EX. 4" PVC
TO STUB (NOT SHOWN)
EX. 22.5° BEND
EX. 4" GATE VALVE
EX. TEE
EX. 8" PVC
REMOVE EX. SERVICE
EX. 4" SERVICE (TO BE REMOVED)
CUT AND REMOVE A MINIMAL AMOUNT OF PIPE SECTION AT EX. SERVICE AS NECESSARY TO PERFORM THE CONNECTION
REMOVE FULL EXTENT OF EX. 4" SERVICE (NOT SHOWN)
EX. 4" SERVICE (TO BE REMOVED)
BOND BREAKER
PR. (NEW) FH-154B.2
PR. 6" P.V.C.
PR. THRUST BLOCK
PR. TEE
PR. 6" GATE VALVE
SOLID SLEEVE
INSTALL TEST STATION AND RUN NEW TRACER WIRE ALONG ALL NEW INSTALLED PIPE. IF AVAILABLE, SPLICE INTO EX. TRACER WIRE ALONG MAIN FOR CONTINUITY

EXISTING CONDITION
N.T.S.

INTERIM CONDITION
N.T.S.

FINAL CONDITION
N.T.S.

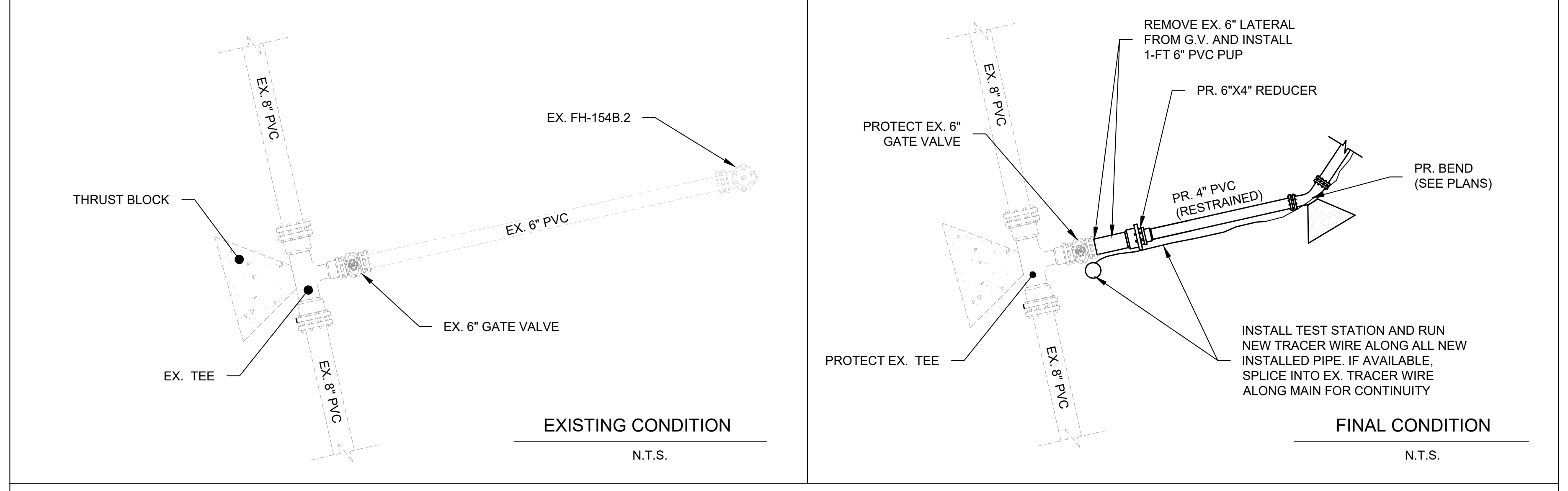

PR. 6" GV
EX 18" HDPE STORM
SAW CUT/ASPHALT PATCH FOR RELOCATED HYDRANT
12 LF 6" PVC
PR ADA RAMP
REMOVE 8x4 TEE AND REPLACE WITH 8X6 TEE 2 LF 8" PUP AND SOLID SLEEVE
PR. WATER EASEMENT (FH)
BIG BEND DRIVE
PROPERTY BOUNDARY
4" PVC 45° BEND
9.6 LF 6" PVC (FULLY RESTRAINED)
SAW CUT/ASPHALT PATCH FOR HYDRANT REMOVAL/NEW SERVICE
4' WIDE VALLEY PAN
4" W
INSTALL 6X4 REDUCER AND REMOVE FIRE HYDRANT LATERAL
4" PVC 45° BEND
8.4 LF 6" PVC (FULLY RESTRAINED)
VACATE WATER EASEMENT (FH)
BASECAMP PHASE 1
EX 18" HDPE STORM
NEW FH-154B.2
5.00' CONC. WALK
PR ROOF DRAIN DOWNSPOUT CONNECTION (RE: ARCHITECTURAL PLANS)
REMOVE EX. WATER SERVICE
PR RETAINING WALL
EX 6" PVC SANITARY SERVICE STUB COORDINATE CONTINUATION WITH M/E/P DRAWINGS
BASECAMP PHASE 2 APARTMENTS
14.4 LF 1 1/2" CU
1 1/2" CU WATER SERVICE COORDINATE CONTINUATION WITH M/E/P DRAWINGS
1 1/2" CURB STOP
4" PVC FIRE SERVICE COORDINATE CONTINUATION WITH M/E/P DRAWINGS
4" GATE VALVE
4"x4"x1 1/2" TEE
21.2 LF 6" PVC (FULLY RESTRAINED)
REMOVE EX HYDRANT (FH-154B.2) - TO BE REPLACED AS SHOWN. REMOVE 6" PVC BACK TO EX GV
PR ROOF DRAIN DOWNSPOUT CONNECTION (RE: ARCHITECTURAL PLANS) DAYLIGHT DOWNSPOUT TO PR SWALE

(C.301): Will these parking spaces function properly? Provide turning movement

INITIAL EXCAVATION
1. ENSURE ALL APPROVALS AND PERMITS ARE IN PLACE PRIOR TO MOBILIZATION;
2. COORDINATE ALL EXCAVATION ACTIVITIES WITH UTILITY LOCATES AND NOTIFICATIONS;
3. COORDINATE SCHEDULE AND OPERATIONS WITH ENGINEER AND CITY OF STEAMBOAT SPRINGS UTILITIES PRIOR TO EXCAVATION, INCLUDING NOTIFICATIONS FOR SERVICE DISRUPTION AND SYSTEM ISOLATION;
4. CAREFULLY EXPOSE EXISTING PIPE AND CONFIRM MATERIAL AND SIZE;
5. CONSTRUCTION DEWATERING SHALL CONFORM TO ALL PERMIT REQUIREMENTS.

PIPE PREPARATION
1. CONFIRM CONNECTION LOCATION WITH SURVEYOR AND ENGINEER;
2. CONFIRM DE-PRESSURIZATION OF SYSTEM;
3. REMOVE EX. PIPE AND HYDRANT AND DISPOSE.

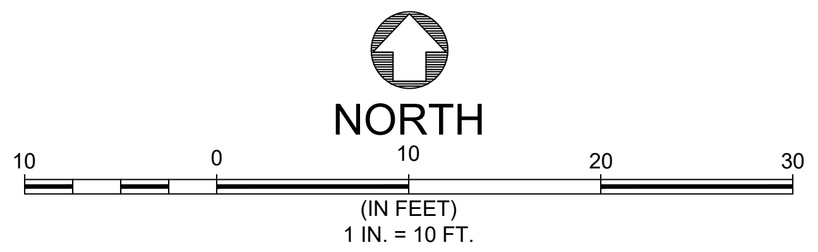
PIPE AND HYDRANT INSTALLATION:
4. PRE-ASSEMBLE FITTINGS OUTSIDE OF TRENCH TO THE EXTENT PRACTICABLE;
5. DISINFECT INTERIOR OF FITTINGS PER SPECIFICATIONS IN THE PRESENCE OF ENGINEER;
6. REFER TO CITY OF STEAMBOAT SPRINGS UTILITIES INSTALLATION OF NEW PIPE AND FIRE HYDRANT.
7. PERFORM ALL QUALITY ASSURANCE TESTING INCLUDING DISINFECTION, BACTERIOLOGICAL AND LEAKAGE TESTS IN PRESENCE OF ENGINEER.

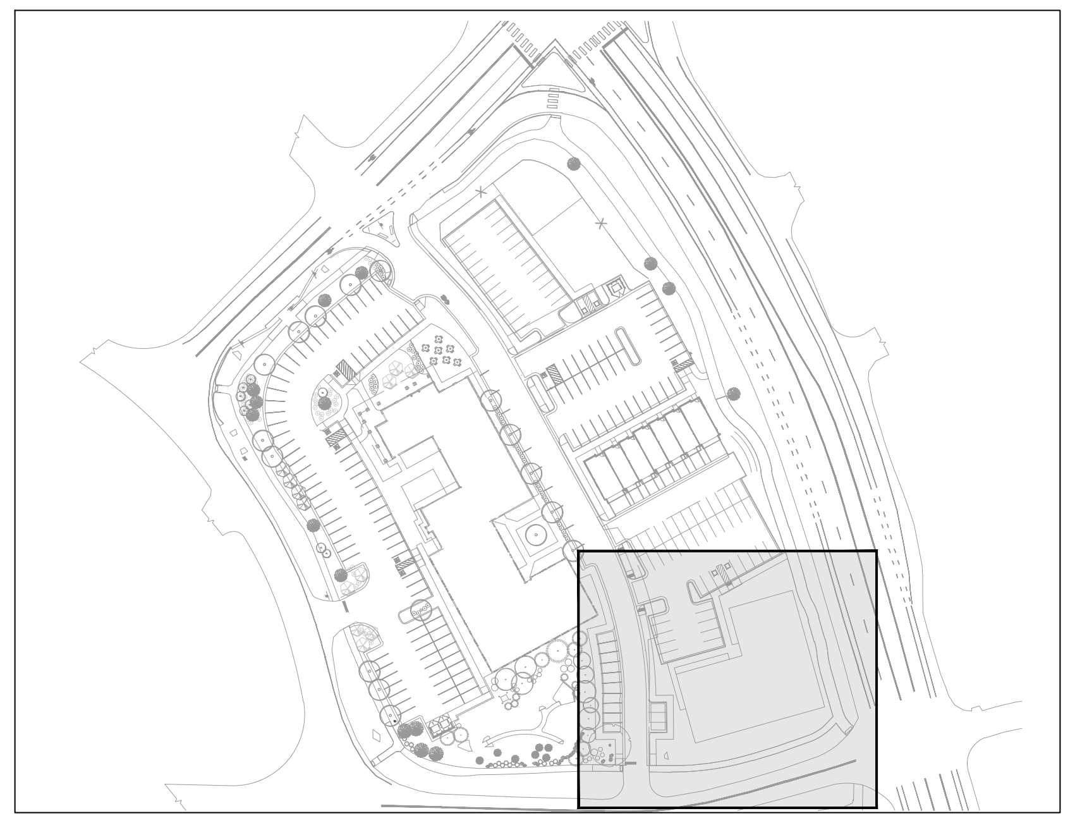

EX. 8" PVC
EX. FH-154B.2
THRUST BLOCK
EX. 6" PVC
EX. 6" GATE VALVE
EX. TEE
EX. 8" PVC
REMOVE EX. 6" LATERAL FROM G.V. AND INSTALL 1-FT 6" PVC PUP
PR. 6"X4" REDUCER
PROTECT EX. 6" GATE VALVE
PR. BEND (SEE PLANS)
PR. 4" PVC (RESTRAINED)
PROTECT EX. TEE
INSTALL TEST STATION AND RUN NEW TRACER WIRE ALONG ALL NEW INSTALLED PIPE. IF AVAILABLE, SPLICE INTO EX. TRACER WIRE ALONG MAIN FOR CONTINUITY

EXISTING CONDITION
N.T.S.

FINAL CONDITION
N.T.S.

LOT 3 F.H. REMOVAL AND NEW WATER SERVICE EXHIBIT
(NOT INTENDED TO DICTATE CONTRACTOR MEANS & METHODS)


NORTH
10
0
10
20
30
(IN FEET)
1 IN. = 10 FT.



KEY MAP
NOT TO SCALE

LEGEND:

PROPOSED SANITARY SEWER W/ MH & C.O.	—S—S—(SS)—S—(C)—
PROPOSED WATER	—W—W—W—W—
PROPOSED GV, FH & CS	⋈ ● ◉
PROPOSED STORM SEWER W/ FLARED END SECTION	▷■■■■■■
PROPOSED STORM INLET (CURB & AREA)	▤ ▣
PROPOSED STORM MANHOLE & CLEANOUT	(ST) (C)
EXISTING MAJOR CONTOUR	— — —(6805)— — —
EXISTING MINOR CONTOUR	- - - - - - - -
PROPOSED MAJOR CONTOUR	———6805———
PROPOSED MINOR CONTOUR	————
PROPOSED SWALE	——— · · ———
PROPOSED CURB & GUTTER	═══
PROPERTY BOUNDARY	━━━━
SPOT ELEVATION	(6790.50)
PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE	← 2.0%
STORM SEWER FLOW DIRECTION	⇐
EX ASPHALT	▨
EX CONCRETE	▨
PR ASPHALT	▨
PR CONCRETE	▨

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. PROJECT BENCHMARK: A RECOVERED NO.5 REBAR W/ ALUMINUM CAP STAMPED "LS 29039" HAVING AN ELEVATION OF 6667.80' BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS SHOWN HEREON.
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.
6. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
7. ALL SEWER CONSTRUCTION SHALL BE PER CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST EDITION.
8. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
9. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
10. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO ¼" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
11. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
12. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
13. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
14. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
15. BEDDING AND SHADING MATERIALS SHALL ONLY BE 3/4-INCH WASHED OR SCREENED ROCK. 3/4-INCH MINUS, SQUEEGEE OR REJECT SAND, OR CLASS 6 AGGREGATE BASE COURSE IS NOT ALLOWED.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
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.

LANDMARK
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141 9th Street ~ P.O. Box 774943, Steamboat Springs, CO 80477
(970) 871-9494 ~ www.LANDMARK-CO.com

REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE:	BY:	DESCRIPTION:
1	9/9/25	EG	Addressed DRT Comments
2	9-30-25	EG	Rev. Lot 2, Misc

PROJECT: 2387-008
DATE: 9/30/25
CONTACT: Erik Griepentrog
EMAIL: erikg@landmark-co.com

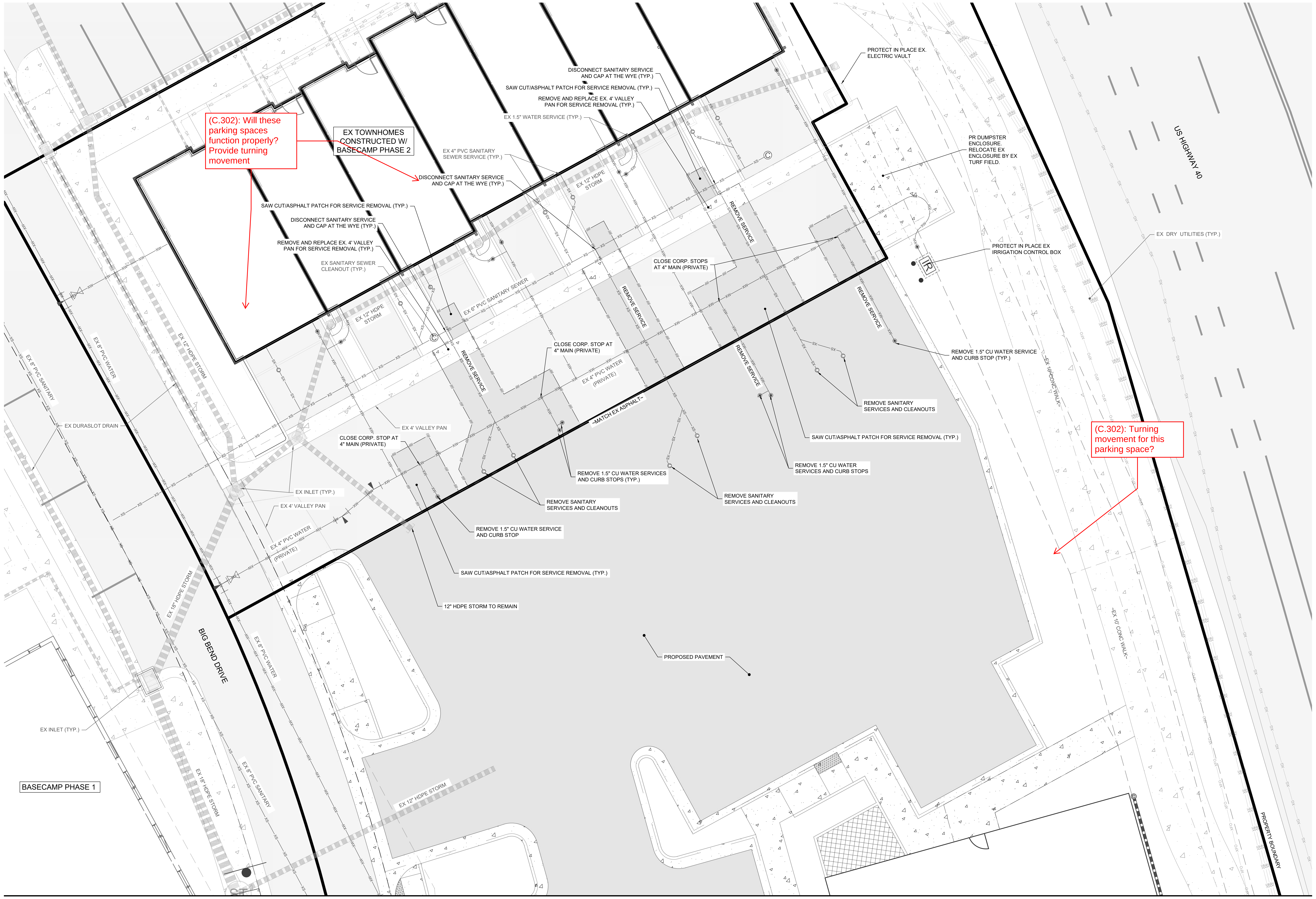
Basecamp Phase 2 Apartments

Phase 2 Apartment Water and Sewer Plan

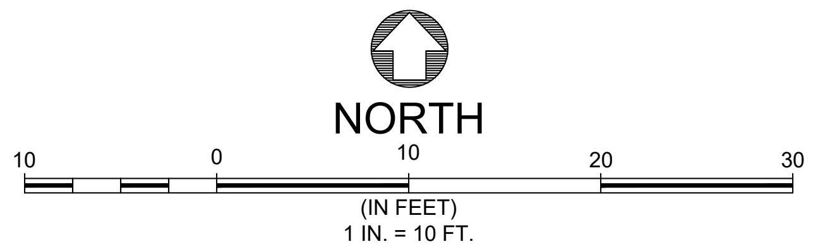
SHEET
C.200

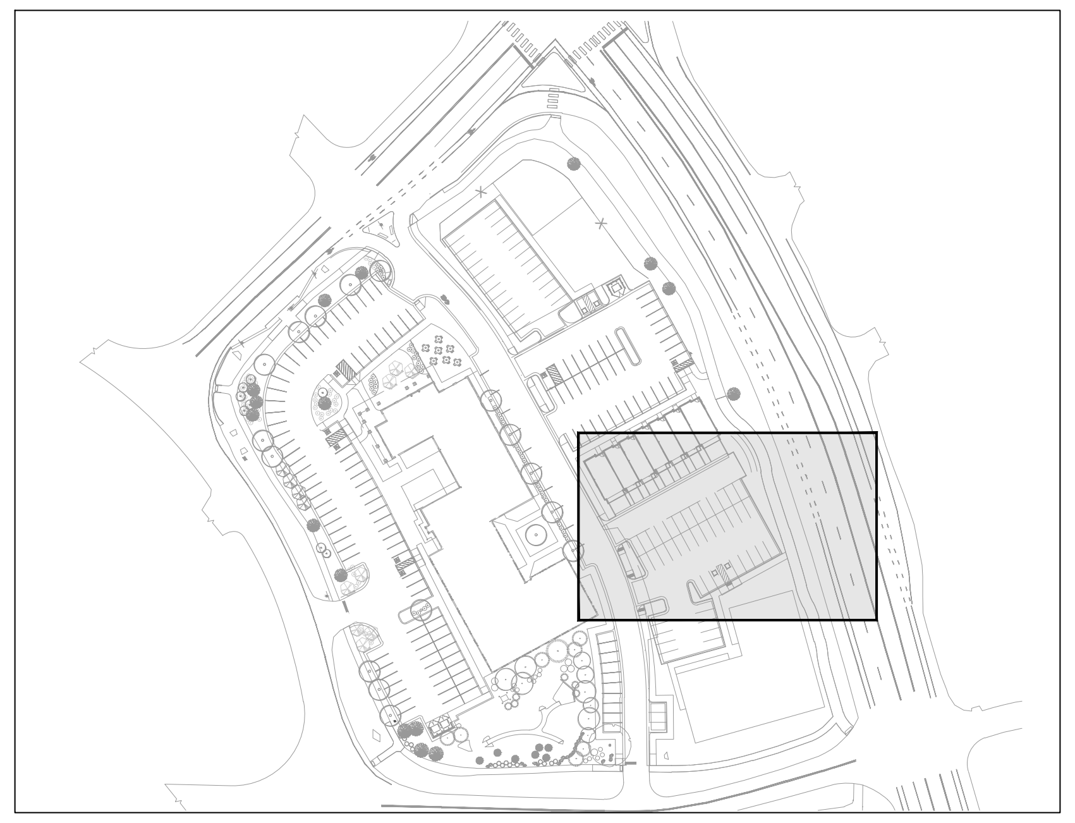
DRAWING FILENAME: P:\2387-008\DWGs\Production Drawings\Development Plan\2387-008-DP-C.200 - Water and Sewer Plan.dwg LAYOUT NAME: C.200 DATE: Sep 30, 2025 - 12:27pm CAD OPERATOR: Erik
LIST OF XREFS: [2387-008-xUtil] [2387-008-xBndy] [2387-008-xExist] [2387-008-xExist-Util] [2387-008-xSite] [xGRAD_Leg] [xBORDER] [2387-008-xHatch] [2387-004-PR Surface] [XKEYMAP] [2387-008-xExist-Hatch-Demo]

SEE SHEET C.202


(C.302): Will these parking spaces function properly? Provide turning movement
EX TOWNHOMES CONSTRUCTED W/ BASECAMP PHASE 2
DISCONNECT SANITARY SERVICE AND CAP AT THE WYE (TYP.)
SAW CUT/ASPHALT PATCH FOR SERVICE REMOVAL (TYP.)
REMOVE AND REPLACE EX. 4' VALLEY PAN FOR SERVICE REMOVAL (TYP.)
EX 1.5" WATER SERVICE (TYP.)
EX 4" PVC SANITARY SEWER SERVICE (TYP.)
DISCONNECT SANITARY SERVICE AND CAP AT THE WYE (TYP.)
SAW CUT/ASPHALT PATCH FOR SERVICE REMOVAL (TYP.)
DISCONNECT SANITARY SERVICE AND CAP AT THE WYE (TYP.)
REMOVE AND REPLACE EX. 4' VALLEY PAN FOR SERVICE REMOVAL (TYP.)
EX SANITARY SEWER CLEANOUT (TYP.)
EX 12" HDPE STORM
EX 12" HDPE STORM
EX 6" PVC SANITARY SEWER
CLOSE CORP. STOPS AT 4" MAIN (PRIVATE)
PROTECT IN PLACE EX. ELECTRIC VAULT
PR DUMPSTER ENCLOSURE. RELOCATE EX ENCLOSURE BY EX TURF FIELD.
PROTECT IN PLACE EX IRRIGATION CONTROL BOX
IR
US HIGHWAY 40
EX DRY UTILITIES (TYP.)
REMOVE SERVICE
REMOVE SERVICE
REMOVE SERVICE
REMOVE SERVICE
REMOVE SERVICE
CLOSE CORP. STOP AT 4" MAIN (PRIVATE)
EX 4" PVC WATER (PRIVATE)
~MATCH EX ASPHALT~
REMOVE 1.5" CU WATER SERVICE AND CURB STOP (TYP.)
REMOVE SANITARY SERVICES AND CLEANOUTS
SAW CUT/ASPHALT PATCH FOR SERVICE REMOVAL (TYP.)
REMOVE 1.5" CU WATER SERVICES AND CURB STOPS
REMOVE 1.5" CU WATER SERVICES AND CURB STOPS (TYP.)
REMOVE SANITARY SERVICES AND CLEANOUTS
REMOVE SANITARY SERVICES AND CLEANOUTS
~EX 10' CONC WALK~
~EX 10' CONC WALK~
(C.302): Turning movement for this parking space?
EX 4' VALLEY PAN
CLOSE CORP. STOP AT 4" MAIN (PRIVATE)
REMOVE 1.5" CU WATER SERVICE AND CURB STOP
SAW CUT/ASPHALT PATCH FOR SERVICE REMOVAL (TYP.)
12" HDPE STORM TO REMAIN
PROPOSED PAVEMENT
EX 8" PVC SANITARY
EX 8" PVC WATER
EX 12" HDPE STORM
EX DURASLOT DRAIN
EX INLET (TYP.)
EX 4' VALLEY PAN
EX 4" PVC WATER (PRIVATE)
EX 18" HDPE STORM
BIG BEND DRIVE
EX 8" PVC WATER
EX 8" PVC SANITARY
EX 18" HDPE STORM
EX INLET (TYP.)
EX 12" HDPE STORM
BASECAMP PHASE 1
PROPERTY BOUNDARY

SEE SHEET C.200


NORTH
10
0
10
20
30
(IN FEET)
1 IN. = 10 FT.



KEY MAP
NOT TO SCALE

LEGEND:

PROPOSED SANITARY SEWER W/ MH & C.O.	—S—S—(SS)—S—(C)—
PROPOSED WATER	—W—W—W—W—
PROPOSED GV, FH & CS	⋈ ◉
PROPOSED STORM SEWER W/ FLARED END SECTION	▷▬▬▬
PROPOSED STORM INLET (CURB & AREA)	▤ ▣
PROPOSED STORM MANHOLE & CLEANOUT	(ST) ©
EXISTING MAJOR CONTOUR	— — —(6805)— — —
EXISTING MINOR CONTOUR	- - - - - -
PROPOSED MAJOR CONTOUR	——6805——
PROPOSED MINOR CONTOUR	———
PROPOSED SWALE	—— · · ——
PROPOSED CURB & GUTTER	═ · · ═
PROPERTY BOUNDARY	━━━
SPOT ELEVATION	6790.50
PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE	◀∿ 2.0%
STORM SEWER FLOW DIRECTION	⇦
EX ASPHALT	▨
EX CONCRETE	▨
PR ASPHALT	▨
PR CONCRETE	▨

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8. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
9. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
10. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO ¼" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
11. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
12. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
13. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
14. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
15. BEDDING AND SHADING MATERIALS SHALL ONLY BE 3/4-INCH WASHED OR SCREENED ROCK. 3/4-INCH MINUS, SQUEEGEE OR REJECT SAND, OR CLASS 6 AGGREGATE BASE COURSE IS NOT ALLOWED.

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REVIEW SET
NOT FOR CONSTRUCTION

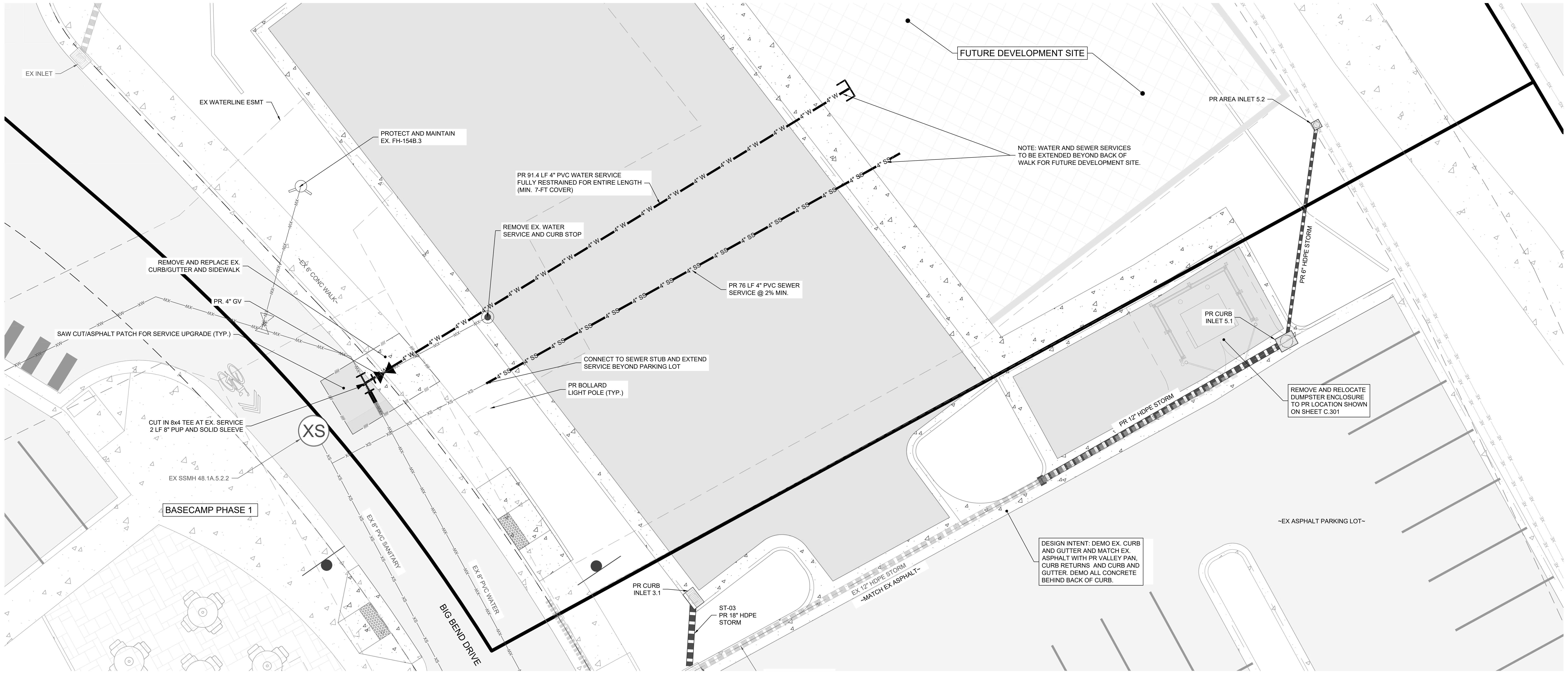
NO.	DATE:	BY:	DESCRIPTION:
1	9/9/25	EG	Addressed DRT Comments
2	9-30-25	EG	Rev. Lot 2, Misc

PROJECT:	2387-008
DATE:	9/30/25
CONTACT:	Erik Griepentrog
EMAIL:	erikg@landmark-co.com

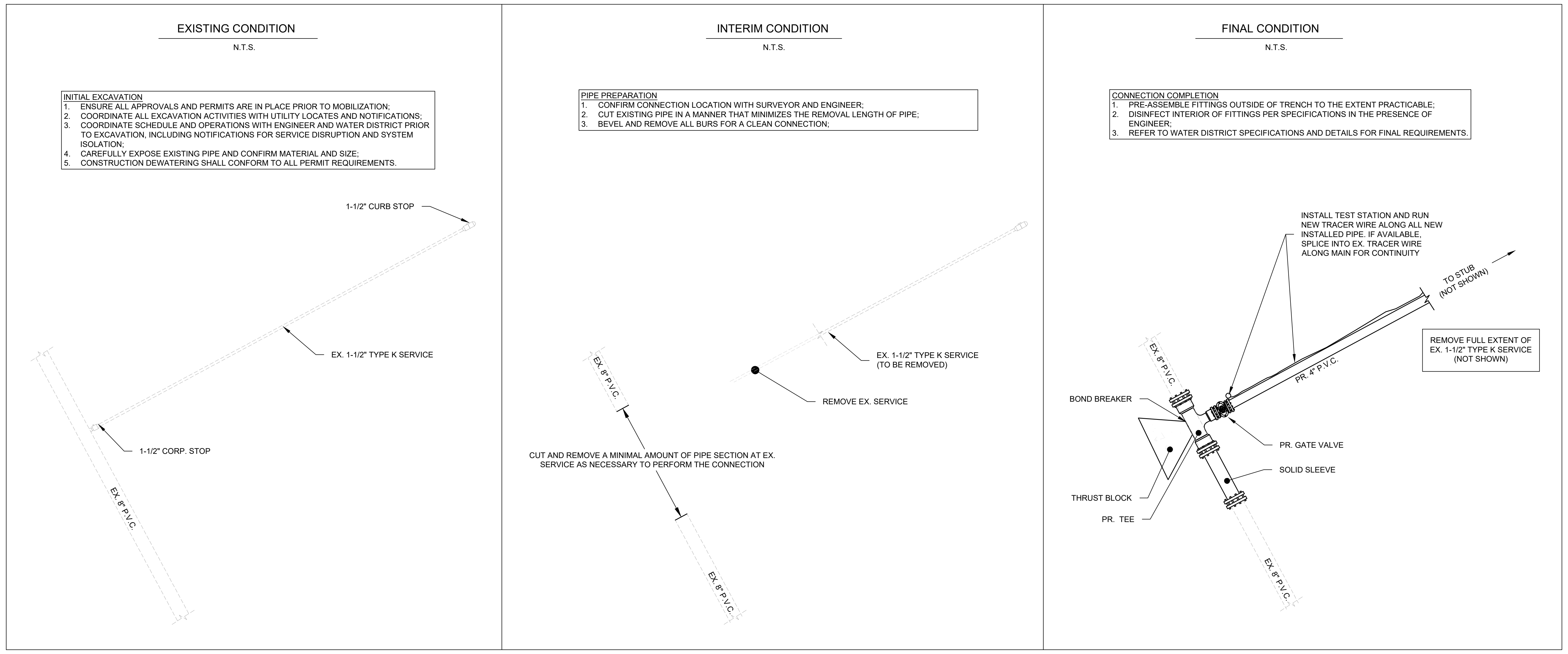
Basecamp Phase 2 Apartments
Phase 2 Townhomes Water and Sewer Removals

SHEET
C.201

DRAWING FILENAME: P:\2387-008\DWGs\Production Drawings\Development Plan\2387-008-DP-C.200 - Water and Sewer Plan.dwg LAYOUT NAME: C.201 DATE: Sep 30, 2025 - 12:27pm CAD OPERATOR: Erik
LIST OF XREFS: [2387-008-xUtil] [2387-008-xBndy] [2387-008-xExist] [2387-008-xExist-Util] [2387-008-xSite] [xGRAD_Leg] [xBORDER] [2387-008-xHatch] [2387-004-PR Surface] [XKEYMAP] [2387-008-xExist-Hatch-Demo]


EX INLET
EX WATERLINE ESMT
PROTECT AND MAINTAIN EX. FH-154B.3
PR 91.4 LF 4" PVC WATER SERVICE FULLY RESTRAINED FOR ENTIRE LENGTH (MIN. 7-FT COVER)
REMOVE EX. WATER SERVICE AND CURB STOP
FUTURE DEVELOPMENT SITE
NOTE: WATER AND SEWER SERVICES TO BE EXTENDED BEYOND BACK OF WALK FOR FUTURE DEVELOPMENT SITE.
PR AREA INLET 5.2
PR 6" HDPE STORM
REMOVE AND REPLACE EX. CURB/GUTTER AND SIDEWALK
~EX 6' CONC WALK~
PR. 4" GV
SAW CUT/ASPHALT PATCH FOR SERVICE UPGRADE (TYP.)
PR 76 LF 4" PVC SEWER SERVICE @ 2% MIN.
CONNECT TO SEWER STUB AND EXTEND SERVICE BEYOND PARKING LOT
PR BOLLARD LIGHT POLE (TYP.)
PR CURB INLET 5.1
REMOVE AND RELOCATE DUMPSTER ENCLOSURE TO PR LOCATION SHOWN ON SHEET C.301
PR 12" HDPE STORM
CUT IN 8x4 TEE AT EX. SERVICE 2 LF 8" PUP AND SOLID SLEEVE
XS
EX SSMH 48.1A.5.2.2
BASECAMP PHASE 1
EX 8" PVC SANITARY
EX 8" PVC WATER
BIG BEND DRIVE
PR CURB INLET 3.1
ST-03 PR 18" HDPE STORM
EX 12" HDPE STORM
~MATCH EX ASPHALT~
DESIGN INTENT: DEMO EX. CURB AND GUTTER AND MATCH EX. ASPHALT WITH PR VALLEY PAN, CURB RETURNS AND CURB AND GUTTER. DEMO ALL CONCRETE BEHIND BACK OF CURB.
~EX ASPHALT PARKING LOT~
4" W
4" SS

LOT 2 WATER SERVICE REPLACEMENT EXHIBIT
(NOT INTENDED TO DICTATE CONTRACTOR MEANS & METHODS)



EXISTING CONDITION
N.T.S.

INITIAL EXCAVATION
1. ENSURE ALL APPROVALS AND PERMITS ARE IN PLACE PRIOR TO MOBILIZATION;
2. COORDINATE ALL EXCAVATION ACTIVITIES WITH UTILITY LOCATES AND NOTIFICATIONS;
3. COORDINATE SCHEDULE AND OPERATIONS WITH ENGINEER AND WATER DISTRICT PRIOR TO EXCAVATION, INCLUDING NOTIFICATIONS FOR SERVICE DISRUPTION AND SYSTEM ISOLATION;
4. CAREFULLY EXPOSE EXISTING PIPE AND CONFIRM MATERIAL AND SIZE;
5. CONSTRUCTION DEWATERING SHALL CONFORM TO ALL PERMIT REQUIREMENTS.

1-1/2" CURB STOP
EX. 1-1/2" TYPE K SERVICE
1-1/2" CORP. STOP
EX. 8" P.V.C.

INTERIM CONDITION
N.T.S.

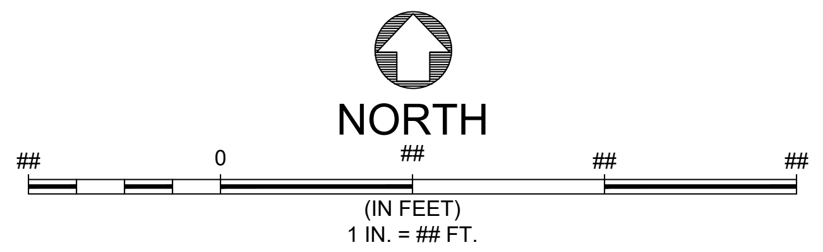
PIPE PREPARATION
1. CONFIRM CONNECTION LOCATION WITH SURVEYOR AND ENGINEER;
2. CUT EXISTING PIPE IN A MANNER THAT MINIMIZES THE REMOVAL LENGTH OF PIPE;
3. BEVEL AND REMOVE ALL BURS FOR A CLEAN CONNECTION;

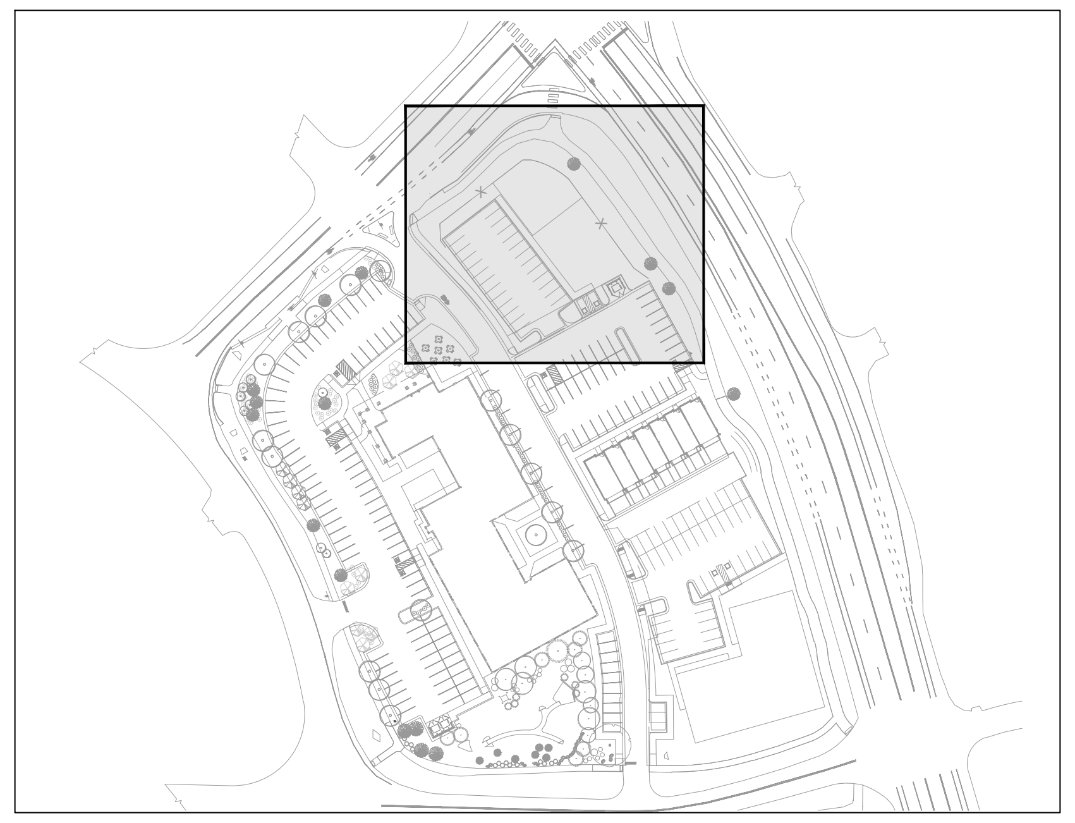
EX. 1-1/2" TYPE K SERVICE (TO BE REMOVED)
REMOVE EX. SERVICE
EX. 8" P.V.C.
CUT AND REMOVE A MINIMAL AMOUNT OF PIPE SECTION AT EX. SERVICE AS NECESSARY TO PERFORM THE CONNECTION
EX. 8" P.V.C.

FINAL CONDITION
N.T.S.

CONNECTION COMPLETION
1. PRE-ASSEMBLE FITTINGS OUTSIDE OF TRENCH TO THE EXTENT PRACTICABLE;
2. DISINFECT INTERIOR OF FITTINGS PER SPECIFICATIONS IN THE PRESENCE OF ENGINEER;
3. REFER TO WATER DISTRICT SPECIFICATIONS AND DETAILS FOR FINAL REQUIREMENTS.

INSTALL TEST STATION AND RUN NEW TRACER WIRE ALONG ALL NEW INSTALLED PIPE. IF AVAILABLE, SPLICE INTO EX. TRACER WIRE ALONG MAIN FOR CONTINUITY
TO STUB (NOT SHOWN)
REMOVE FULL EXTENT OF EX. 1-1/2" TYPE K SERVICE (NOT SHOWN)
PR. 4" P.V.C.
EX. 8" P.V.C.
BOND BREAKER
PR. GATE VALVE
SOLID SLEEVE
THRUST BLOCK
PR. TEE
EX. 8" P.V.C.


NORTH
##
0
##
##
##
(IN FEET)
1 IN. = ## FT.



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PROPOSED GV, FH & CS	⋈ ● ◉
PROPOSED STORM SEWER W/ FLARED END SECTION	▷▬▬▬
PROPOSED STORM INLET (CURB & AREA)	▦ ▦
PROPOSED STORM MANHOLE & CLEANOUT	(ST) (C)
EXISTING MAJOR CONTOUR	— — —(6805)— — —
EXISTING MINOR CONTOUR	– – – – – –
PROPOSED MAJOR CONTOUR	——6805——
PROPOSED MINOR CONTOUR	———
PROPOSED SWALE	—— · · ——
PROPOSED CURB & GUTTER	═ · · · ═
PROPERTY BOUNDARY	━━━
SPOT ELEVATION	6790.50
PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE	← 2.0%
STORM SEWER FLOW DIRECTION	⇐
EX ASPHALT	▨
EX CONCRETE	▨
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REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE:	BY:	DESCRIPTION:
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2	9-30-25	EG	Rev. Lot 2, Misc

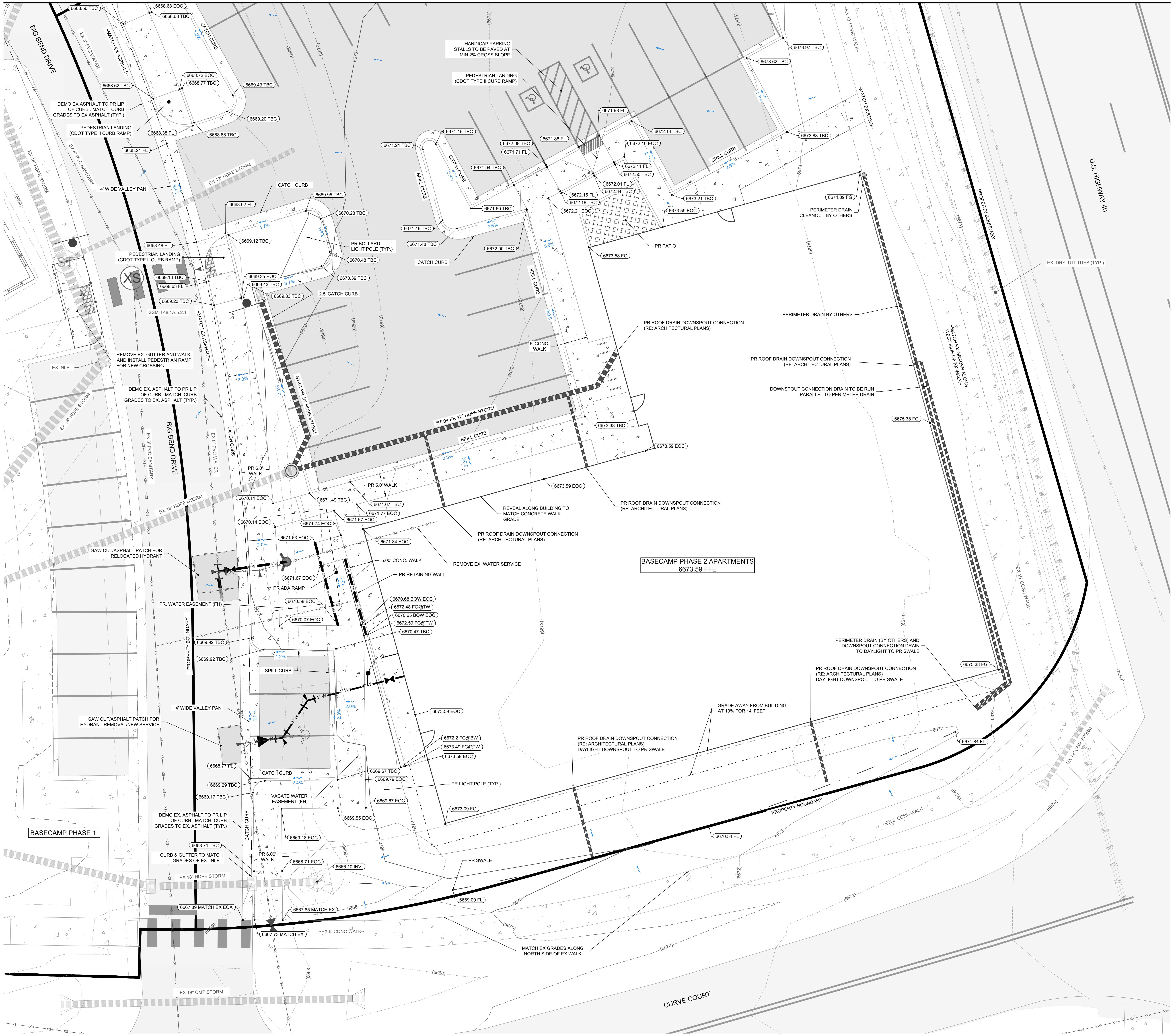
PROJECT: 2387-008
DATE: 9/30/25
CONTACT: Erik Griepentrog
EMAIL: erikg@landmark-co.com

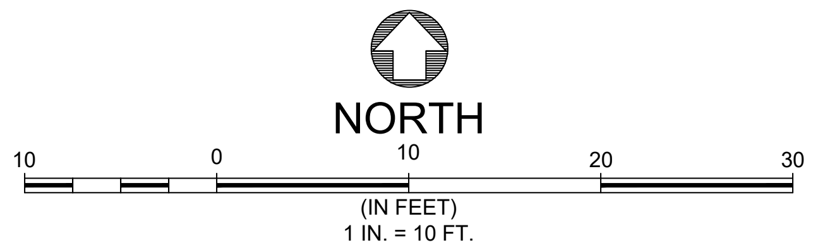
Basecamp Phase 2 Apartments
Lot 2
Water and Sewer Plan

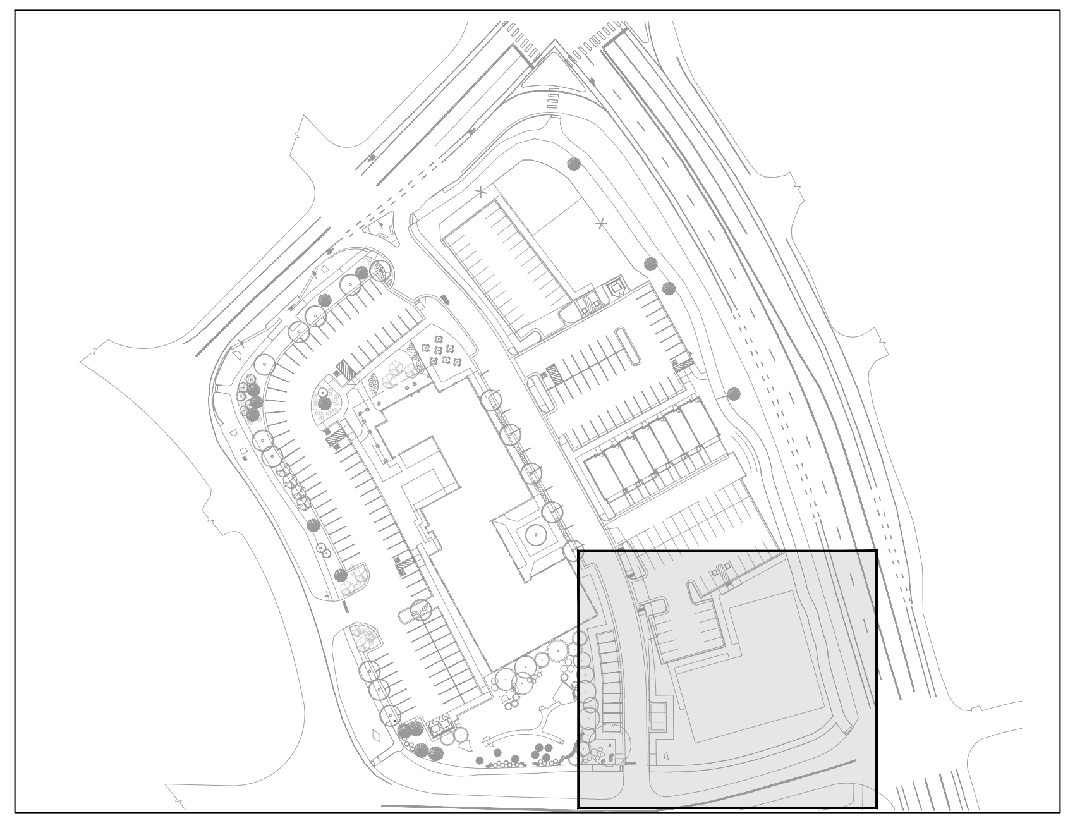
SHEET
C.202

DRAWING FILENAME: P:\2387-008\DWGs\Production Drawings\Development Plan\2387-008-DP-C.200 - Water and Sewer Plan.dwg LAYOUT NAME: C.202 DATE: Sep 30, 2025 - 12:28pm CAD OPERATOR: Erik
LIST OF XREFS: [2387-008-xUtil] [2387-008-xBndy] [2387-008-xExist] [2387-008-xExist-Util] [2387-008-xSite] [xGRAD_Leg] [xBORDER] [2387-008-xHatch] [2387-004-PR Surface] [XKEYMAP] [2387-008-xExist-Hatch-Demo]

SEE SHEET C.301


BIG BEND DRIVE
EX 8" PVC WATER
~MATCH EX ASPHALT~
CATCH CURB
6668.56 TBC
6668.68 EOC
6668.68 TBC
6668.72 EOC
6668.77 TBC
6669.43 TBC
6668.62 TBC
DEMO EX ASPHALT TO PR LIP OF CURB . MATCH CURB GRADES TO EX ASPHALT (TYP.)
PEDESTRIAN LANDING (CDOT TYPE II CURB RAMP)
6669.20 TBC
6668.38 FL
6668.88 TBC
6668.21 FL
EX 18" HDPE STORM
EX 8" PVC SANITARY
EX 12" HDPE STORM
4' WIDE VALLEY PAN
CATCH CURB
6668.62 FL
6669.95 TBC
6670.23 TBC
6669.12 TBC
PR BOLLARD LIGHT POLE (TYP.)
6668.48 FL
6670.48 TBC
6669.13 TBC
6668.63 FL
6669.35 EOC
6669.43 TBC
6670.39 TBC
6669.83 TBC
2.5' CATCH CURB
6669.23 TBC
SSMH 48.1A.5.2.1
ST
XS
REMOVE EX. GUTTER AND WALK AND INSTALL PEDESTRIAN RAMP FOR NEW CROSSING
EX INLET
DEMO EX. ASPHALT TO PR LIP OF CURB . MATCH CURB GRADES TO EX. ASPHALT (TYP.)
ST-01 PR 18" HDPE STORM
ST-04 PR 12" HDPE STORM
SPILL CURB
PR 6.0' WALK
PR 5.0' WALK
6670.11 EOC
6671.49 TBC
6671.67 TBC
6671.77 EOC
6671.67 EOC
6670.14 EOC
6671.74 EOC
6671.63 EOC
6671.84 EOC
SAW CUT/ASPHALT PATCH FOR RELOCATED HYDRANT
5.00' CONC. WALK
REMOVE EX. WATER SERVICE
6671.67 EOC
PR ADA RAMP
PR RETAINING WALL
PR. WATER EASEMENT (FH)
6670.58 EOC
6670.68 BOW EOC
6672.48 FG@TW
6670.65 BOW EOC
6672.59 FG@TW
6670.07 EOC
6670.47 TBC
PROPERTY BOUNDARY
6669.92 TBC
6669.92 TBC
SPILL CURB
4' WIDE VALLEY PAN
SAW CUT/ASPHALT PATCH FOR HYDRANT REMOVAL/NEW SERVICE
6673.59 EOC
6672.2 FG@BW
6673.49 FG@TW
6673.59 EOC
6668.77 FL
CATCH CURB
6669.67 TBC
6669.79 EOC
6669.29 TBC
PR LIGHT POLE (TYP.)
6669.17 TBC
VACATE WATER EASEMENT (FH)
6669.67 EOC
6669.55 EOC
6673.09 FG
DEMO EX. ASPHALT TO PR LIP OF CURB . MATCH CURB GRADES TO EX. ASPHALT (TYP.)
BASECAMP PHASE 1
6669.18 EOC
6668.71 TBC
CURB & GUTTER TO MATCH GRADES OF EX. INLET
PR 6.00' WALK
6668.71 EOC
6666.10 INV.
PR SWALE
EX 18" HDPE STORM
6667.89 MATCH EX EOA
6667.85 MATCH EX
6667.73 MATCH EX
~EX 6' CONC WALK~
6669.00 FL
MATCH EX GRADES ALONG NORTH SIDE OF EX WALK
EX 18" CMP STORM
CURVE COURT
HANDICAP PARKING STALLS TO BE PAVED AT MIN 2% CROSS SLOPE
PEDESTRIAN LANDING (CDOT TYPE II CURB RAMP)
6671.15 TBC
6671.21 TBC
6672.08 TBC
6671.71 FL
6671.88 FL
6671.98 FL
6672.14 TBC
6672.16 EOC
6671.94 TBC
6672.11 FL
6672.50 TBC
6672.01 FL
6672.34 TBC
6672.15 FL
6672.18 TBC
6672.21 EOC
6671.60 TBC
6671.46 TBC
6671.48 TBC
6672.00 TBC
CATCH CURB
SPILL CURB
PR PATIO
6673.58 FG
6673.59 EOC
6673.21 TBC
6673.97 TBC
6673.62 TBC
6673.88 TBC
~EX 10' CONC WALK~
~MATCH EXISTING~
6674.39 FG
PERIMETER DRAIN CLEANOUT BY OTHERS
PERIMETER DRAIN BY OTHERS
U.S. HIGHWAY 40
PROPERTY BOUNDARY
EX DRY UTILITIES (TYP.)
PR ROOF DRAIN DOWNSPOUT CONNECTION (RE: ARCHITECTURAL PLANS)
5' CONC. WALK
PR ROOF DRAIN DOWNSPOUT CONNECTION (RE: ARCHITECTURAL PLANS)
DOWNSPOUT CONNECTION DRAIN TO BE RUN PARALLEL TO PERIMETER DRAIN
~MATCH EX GRADES ALONG WEST SIDE OF EX WALK~
6673.38 TBC
6675.38 FG
6673.59 EOC
6673.59 EOC
REVEAL ALONG BUILDING TO MATCH CONCRETE WALK GRADE
PR ROOF DRAIN DOWNSPOUT CONNECTION (RE: ARCHITECTURAL PLANS)
PR ROOF DRAIN DOWNSPOUT CONNECTION (RE: ARCHITECTURAL PLANS)
BASECAMP PHASE 2 APARTMENTS
6673.59 FFE
~EX 10' CONC WALK~
PERIMETER DRAIN (BY OTHERS) AND DOWNSPOUT CONNECTION DRAIN TO DAYLIGHT TO PR SWALE
6675.38 FG
PR ROOF DRAIN DOWNSPOUT CONNECTION (RE: ARCHITECTURAL PLANS) DAYLIGHT DOWNSPOUT TO PR SWALE
GRADE AWAY FROM BUILDING AT 10% FOR ~4' FEET
PR ROOF DRAIN DOWNSPOUT CONNECTION (RE: ARCHITECTURAL PLANS) DAYLIGHT DOWNSPOUT TO PR SWALE
6671.84 FL
EX 12" CMP STORM
PROPERTY BOUNDARY
~EX 6' CONC WALK~
6670.54 FL
PR SWALE
6669.00 FL


NORTH
10
0
10
20
30
(IN FEET)
1 IN. = 10 FT.



KEY MAP

NOT TO SCALE

LEGEND:

PROPOSED SANITARY SEWER W/ MH & C.O.	—S—S—(SS)—S—(C)—
PROPOSED WATER	—W—W—W—W—
PROPOSED GV, FH & CS	⧓ ● ◉
PROPOSED STORM SEWER W/ FLARED END SECTION	▷▬▬▬▬
PROPOSED STORM INLET (CURB & AREA)	▤ ■
PROPOSED STORM MANHOLE & CLEANOUT	(ST) (C)
EXISTING MAJOR CONTOUR	— — (6805) — —
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PROPOSED MAJOR CONTOUR	—— 6805 ——
PROPOSED MINOR CONTOUR	———
PROPOSED SWALE	—— · · ——
PROPOSED CURB & GUTTER	═══
PROPERTY BOUNDARY	━━━
SPOT ELEVATION	(6790.50)
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EX ASPHALT	▬
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NO.	DATE:	BY:	DESCRIPTION:
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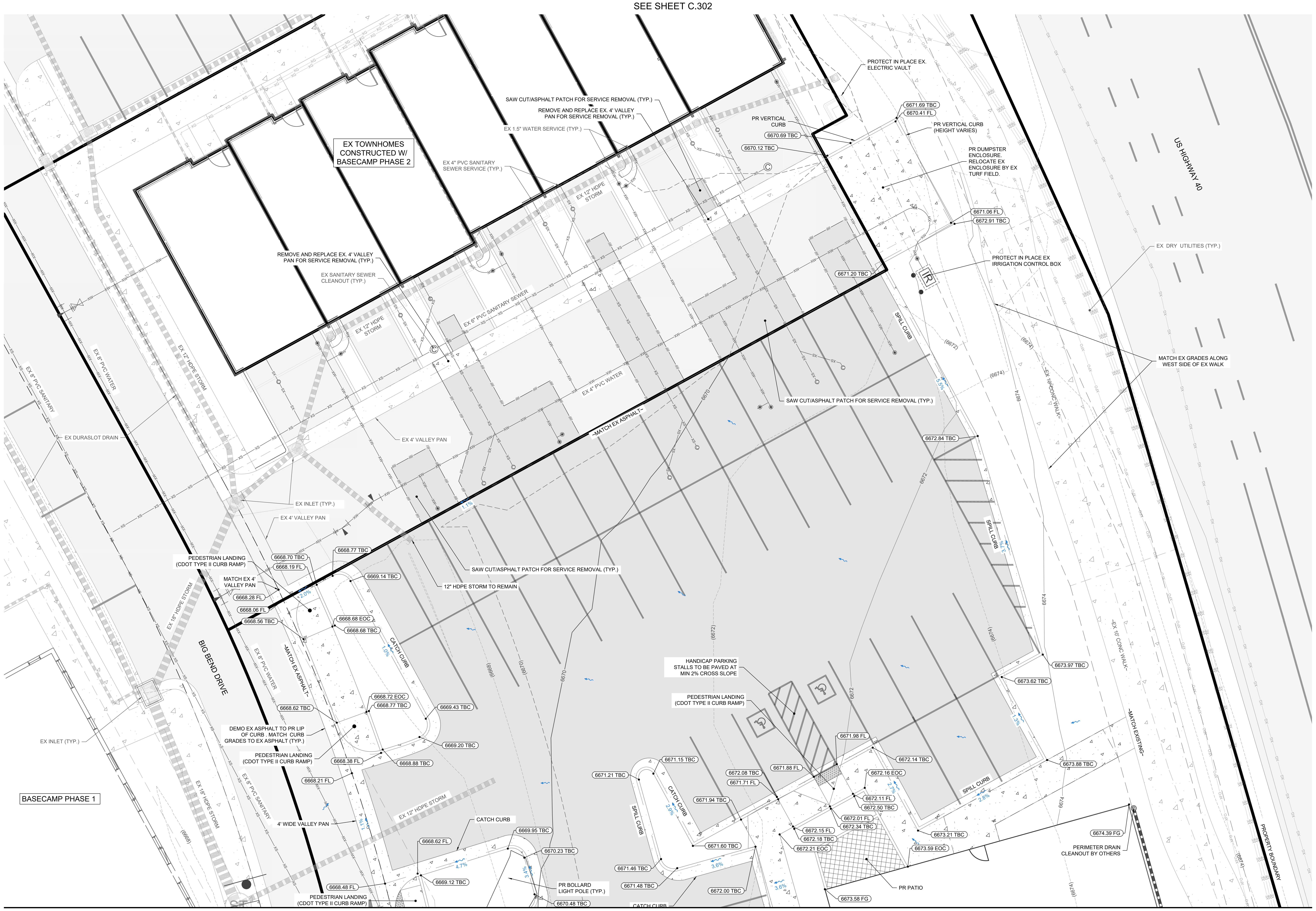
2	9-30-25	EG	Rev. Lot 2, Misc

PROJECT:	2387-008
DATE:	9/30/25
CONTACT:	Erik Griepentrog
EMAIL:	erikg@landmark-co.com

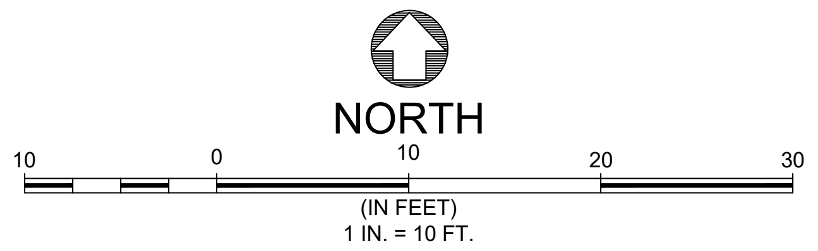
Basecamp Phase 2 Apartments
Grading and Drainage Plan

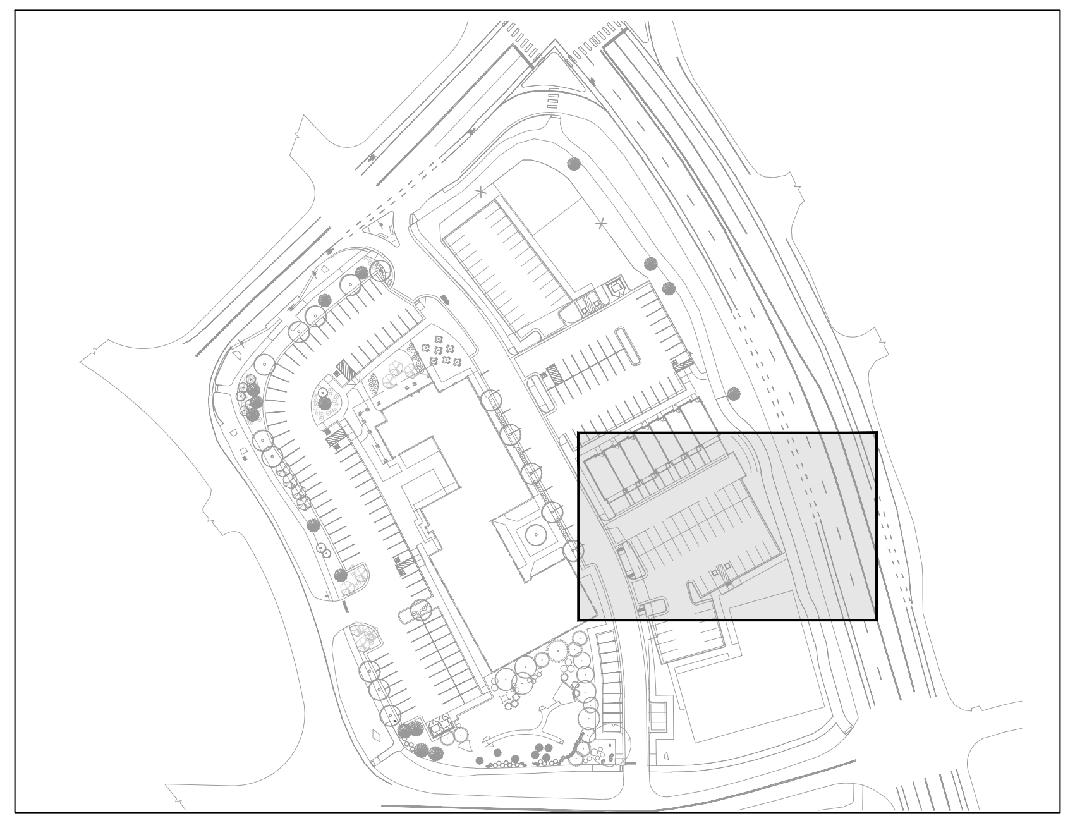
SHEET
C.300

SEE SHEET C.302


EX TOWNHOMES CONSTRUCTED W/ BASECAMP PHASE 2
SAW CUT/ASPHALT PATCH FOR SERVICE REMOVAL (TYP.)
REMOVE AND REPLACE EX. 4' VALLEY PAN FOR SERVICE REMOVAL (TYP.)
EX 1.5" WATER SERVICE (TYP.)
EX 4" PVC SANITARY SEWER SERVICE (TYP.)
EX 12" HDPE STORM
EX SANITARY SEWER CLEANOUT (TYP.)
EX 6" PVC SANITARY SEWER
EX 4" PVC WATER
~MATCH EX ASPHALT~
EX 4' VALLEY PAN
EX INLET (TYP.)
EX DURASLOT DRAIN
EX 8" PVC SANITARY
EX 8" PVC WATER
EX 12" HDPE STORM
EX 18" HDPE STORM
BIG BEND DRIVE
BASECAMP PHASE 1
PROTECT IN PLACE EX. ELECTRIC VAULT
6671.69 TBC
6670.41 FL
PR VERTICAL CURB
PR VERTICAL CURB (HEIGHT VARIES)
6670.69 TBC
6670.12 TBC
PR DUMPSTER ENCLOSURE. RELOCATE EX ENCLOSURE BY EX TURF FIELD.
6671.06 FL
6672.91 TBC
PROTECT IN PLACE EX IRRIGATION CONTROL BOX
IR
6671.20 TBC
SPILL CURB
US HIGHWAY 40
EX DRY UTILITIES (TYP.)
MATCH EX GRADES ALONG WEST SIDE OF EX WALK
~EX 10' CONC WALK~
(6672)
(6674)
6674
6672
6670
(6668)
(6670)
5.5%
1.1%
6672.84 TBC
3.7%
6673.97 TBC
6673.62 TBC
1.3%
~MATCH EXISTING~
6673.88 TBC
6674.39 FG
PERIMETER DRAIN CLEANOUT BY OTHERS
PROPERTY BOUNDARY
6673.21 TBC
6673.59 EOC
PR PATIO
6673.58 FG
2.8%
2.7%
6672.14 TBC
6672.16 EOC
6672.11 FL
6672.50 TBC
6672.01 FL
6672.34 TBC
6672.15 FL
6672.18 TBC
6672.21 EOC
6671.98 FL
6671.88 FL
6672.08 TBC
6671.71 FL
6671.94 TBC
6672.00 TBC
HANDICAP PARKING STALLS TO BE PAVED AT MIN 2% CROSS SLOPE
PEDESTRIAN LANDING (CDOT TYPE II CURB RAMP)
6671.15 TBC
6671.21 TBC
CATCH CURB
2.9%
SPILL CURB
6671.60 TBC
6671.46 TBC
6671.48 TBC
3.6%
CATCH CURB
PR BOLLARD LIGHT POLE (TYP.)
6670.48 TBC
6670.23 TBC
6669.95 TBC
3.4%
4.7%
6669.12 TBC
6668.62 FL
6668.48 FL
PEDESTRIAN LANDING (CDOT TYPE II CURB RAMP)
4' WIDE VALLEY PAN
EX 12" HDPE STORM
6668.21 FL
6668.38 FL
6668.88 TBC
6669.20 TBC
6669.43 TBC
6668.72 EOC
6668.77 TBC
6668.62 TBC
DEMO EX ASPHALT TO PR LIP OF CURB . MATCH CURB GRADES TO EX ASPHALT (TYP.)
PEDESTRIAN LANDING (CDOT TYPE II CURB RAMP)
EX INLET (TYP.)
~MATCH EX ASPHALT~
1.0%
CATCH CURB
6668.68 EOC
6668.68 TBC
6668.56 TBC
6668.06 FL
6668.28 FL
MATCH EX 4' VALLEY PAN
PEDESTRIAN LANDING (CDOT TYPE II CURB RAMP)
6668.70 TBC
6668.19 FL
6668.77 TBC
6669.14 TBC
2.0%
12" HDPE STORM TO REMAIN
SAW CUT/ASPHALT PATCH FOR SERVICE REMOVAL (TYP.)

SEE SHEET C.300


NORTH
10
0
10
20
30
(IN FEET)
1 IN. = 10 FT.



KEY MAP
NOT TO SCALE

LEGEND:

PROPOSED SANITARY SEWER W/ MH & C.O.	—S—S—(SS)—S—(C)—
PROPOSED WATER	—W—W—W—W—
PROPOSED GV, FH & CS	⧓ ● ◉
PROPOSED STORM SEWER W/ FLARED END SECTION	▷▪▪▪▪▪▪
PROPOSED STORM INLET (CURB & AREA)	▤ ▣
PROPOSED STORM MANHOLE & CLEANOUT	(ST) (C)
EXISTING MAJOR CONTOUR	— — (6805) — —
EXISTING MINOR CONTOUR	– – – – – –
PROPOSED MAJOR CONTOUR	——— 6805 ———
PROPOSED MINOR CONTOUR	———————
PROPOSED SWALE	—— · · ——
PROPOSED CURB & GUTTER	═ · · ═
PROPERTY BOUNDARY	━━━━━━
SPOT ELEVATION	(6790.50)
PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE	← 2.0%
STORM SEWER FLOW DIRECTION	⇦
EX ASPHALT	▩
EX CONCRETE	▨
PR ASPHALT	▩
PR CONCRETE	▨

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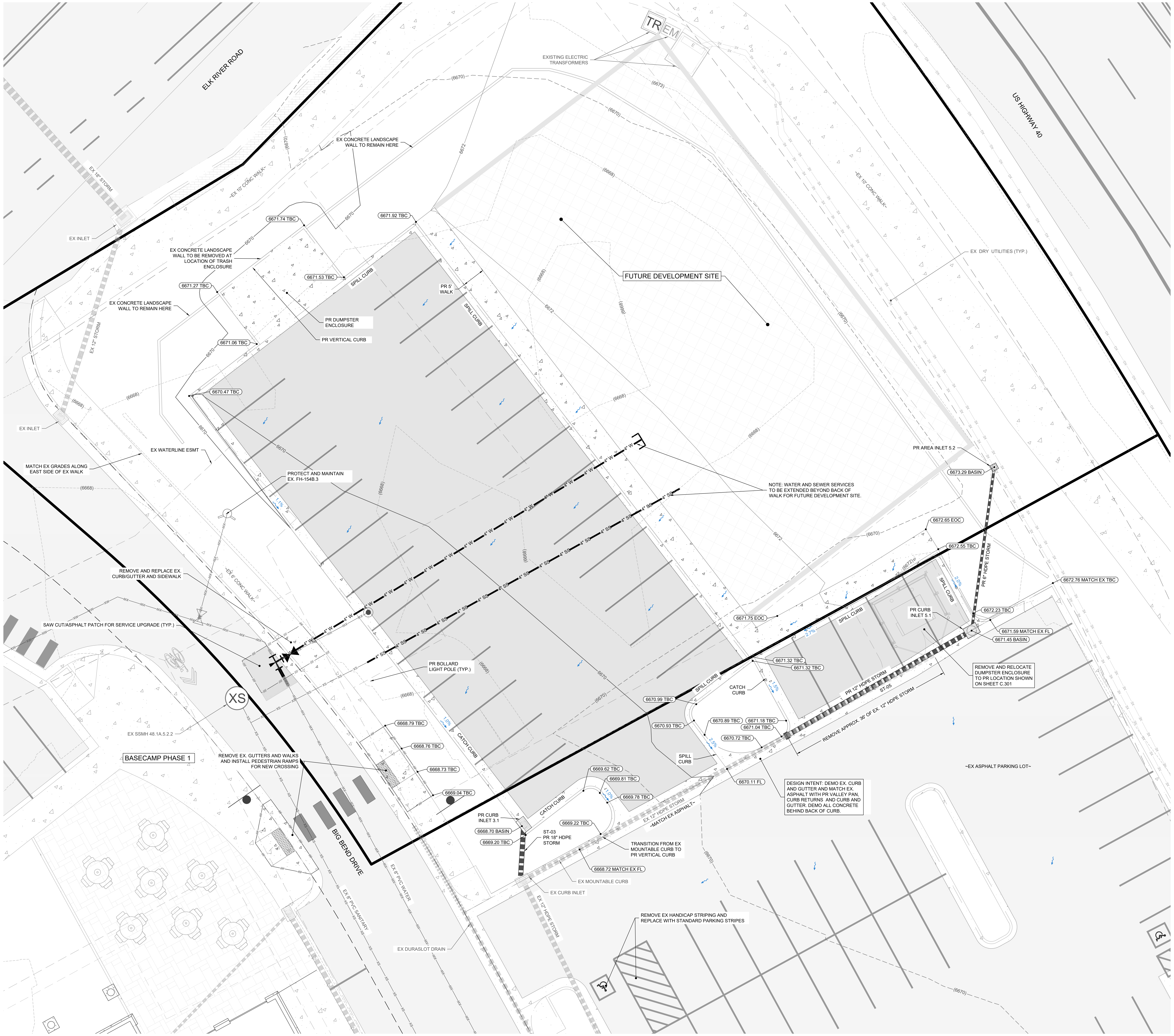
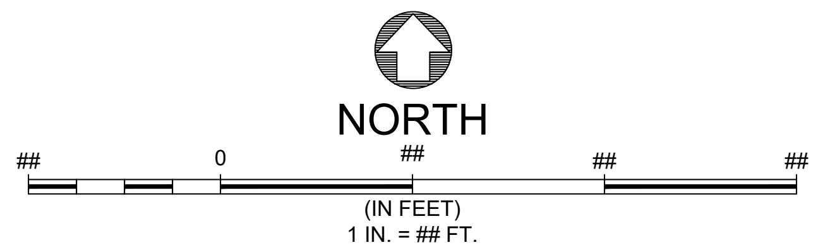
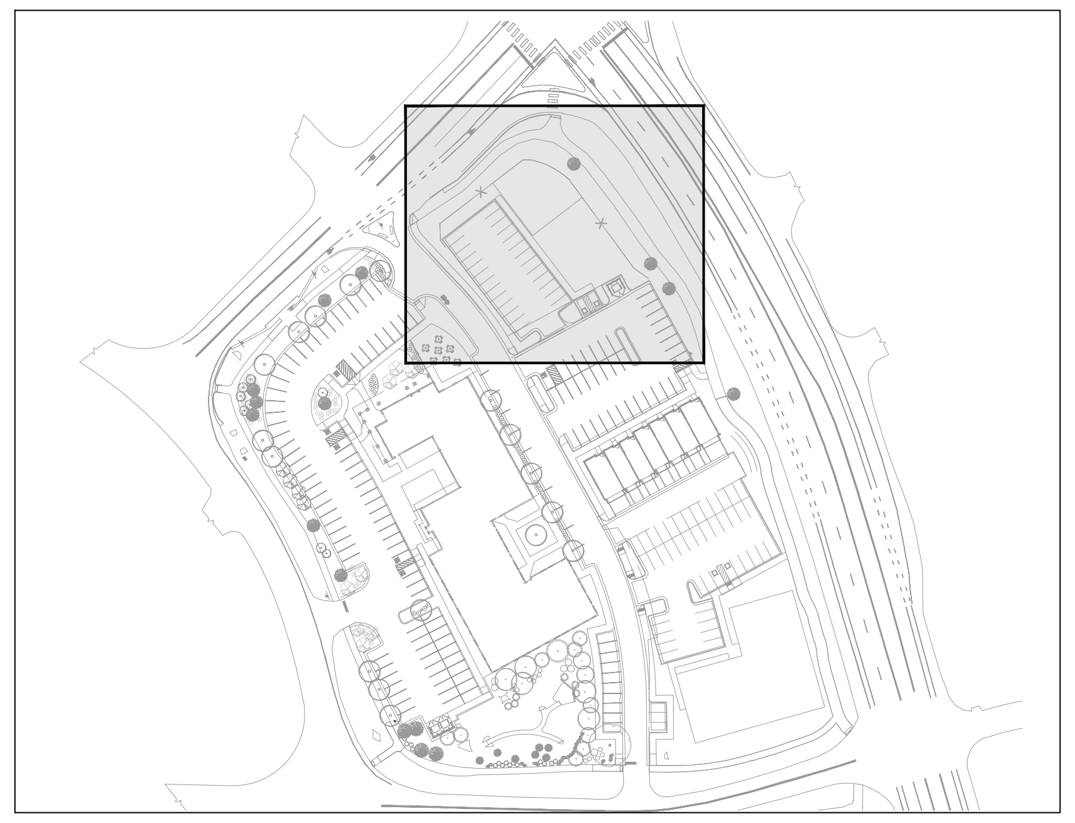
Basecamp Phase 2 Apartments
Grading and Drainage Plan

SHEET
C.301


ELK RIVER ROAD
US HIGHWAY 40
BIG BEND DRIVE
EXISTING ELECTRIC TRANSFORMERS
TR
EM
E
EX 18" STORM
EX INLET
EX 10' CONC WALK
EX CONCRETE LANDSCAPE WALL TO REMAIN HERE
EX CONCRETE LANDSCAPE WALL TO BE REMOVED AT LOCATION OF TRASH ENCLOSURE
EX CONCRETE LANDSCAPE WALL TO REMAIN HERE
EX 12" STORM
6671.74 TBC
6671.92 TBC
6671.53 TBC
6671.27 TBC
6671.06 TBC
6670.47 TBC
SPILL CURB
PR 5' WALK
PR DUMPSTER ENCLOSURE
PR VERTICAL CURB
FUTURE DEVELOPMENT SITE
EX DRY UTILITIES (TYP.)
EX INLET
EX WATERLINE ESMT
MATCH EX GRADES ALONG EAST SIDE OF EX WALK
PROTECT AND MAINTAIN EX. FH-154B.3
(6668)
(6670)
(6672)
6670
6672
1.1%
4" W
4" SS
NOTE: WATER AND SEWER SERVICES TO BE EXTENDED BEYOND BACK OF WALK FOR FUTURE DEVELOPMENT SITE.
PR AREA INLET 5.2
6673.29 BASIN
PR 6" HDPE STORM
6672.65 EOC
6672.55 TBC
6672.76 MATCH EX TBC
2.0%
6672.23 TBC
PR CURB INLET 5.1
6671.59 MATCH EX FL
6671.45 BASIN
REMOVE AND RELOCATE DUMPSTER ENCLOSURE TO PR LOCATION SHOWN ON SHEET C.301
6671.75 EOC
2.7%
6671.32 TBC
6671.32 TBC
CATCH CURB
1.5%
PR 12" HDPE STORM
ST-05
REMOVE APPROX. 36' OF EX. 12" HDPE STORM
6670.99 TBC
6670.93 TBC
6670.89 TBC
6671.18 TBC
6671.04 TBC
6670.72 TBC
2.5%
6670.11 FL
DESIGN INTENT: DEMO EX. CURB AND GUTTER AND MATCH EX. ASPHALT WITH PR VALLEY PAN, CURB RETURNS AND CURB AND GUTTER. DEMO ALL CONCRETE BEHIND BACK OF CURB.
~EX ASPHALT PARKING LOT~
REMOVE AND REPLACE EX. CURB/GUTTER AND SIDEWALK
EX 6' CONC WALK
SAW CUT/ASPHALT PATCH FOR SERVICE UPGRADE (TYP.)
PR BOLLARD LIGHT POLE (TYP.)
XS
EX SSMH 48.1A.5.2.2
BASECAMP PHASE 1
REMOVE EX. GUTTERS AND WALKS AND INSTALL PEDESTRIAN RAMPS FOR NEW CROSSING
6668.79 TBC
6668.76 TBC
6668.73 TBC
6669.04 TBC
1.0%
6669.62 TBC
6669.81 TBC
1.0%
6669.78 TBC
PR CURB INLET 3.1
6668.70 BASIN
6669.20 TBC
ST-03 PR 18" HDPE STORM
6669.22 TBC
EX 12" HDPE STORM
~MATCH EX ASPHALT~
TRANSITION FROM EX MOUNTABLE CURB TO PR VERTICAL CURB
6668.72 MATCH EX FL
EX MOUNTABLE CURB
EX CURB INLET
EX 12" HDPE STORM
EX 8" PVC WATER
EX 8" PVC SANITARY
EX DURASLOT DRAIN
REMOVE EX HANDICAP STRIPING AND REPLACE WITH STANDARD PARKING STRIPES


NORTH
##
0
##
##
##
(IN FEET)
1 IN. = ## FT.



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PROPOSED STORM SEWER W/ FLARED END SECTION	▷▪▪▪▪▪▪▪▪
PROPOSED STORM INLET (CURB & AREA)	▤ ■
PROPOSED STORM MANHOLE & CLEANOUT	(ST) (C)
EXISTING MAJOR CONTOUR	— — —(6805)— — —
EXISTING MINOR CONTOUR	- - - - - - - -
PROPOSED MAJOR CONTOUR	———6805———
PROPOSED MINOR CONTOUR	———————
PROPOSED SWALE	—— · · ——
PROPOSED CURB & GUTTER	═ · · · ═
PROPERTY BOUNDARY	━━━━━━
SPOT ELEVATION	(6790.50)
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EX ASPHALT	▨
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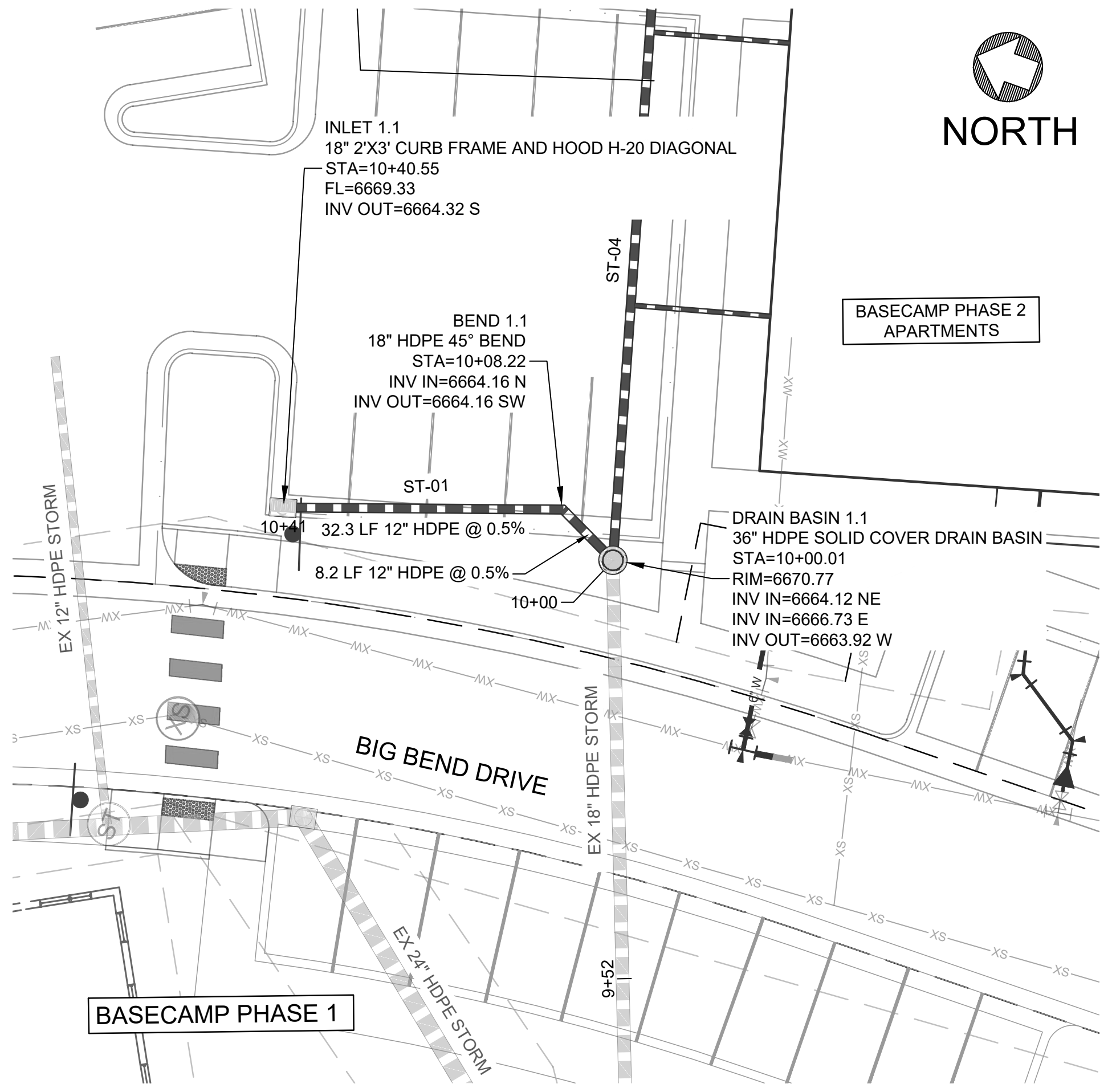
CONTACT: Erik Griepentrog
EMAIL: erikg@landmark-co.com

Basecamp Phase 2 Apartments
Grading and Drainage Plan

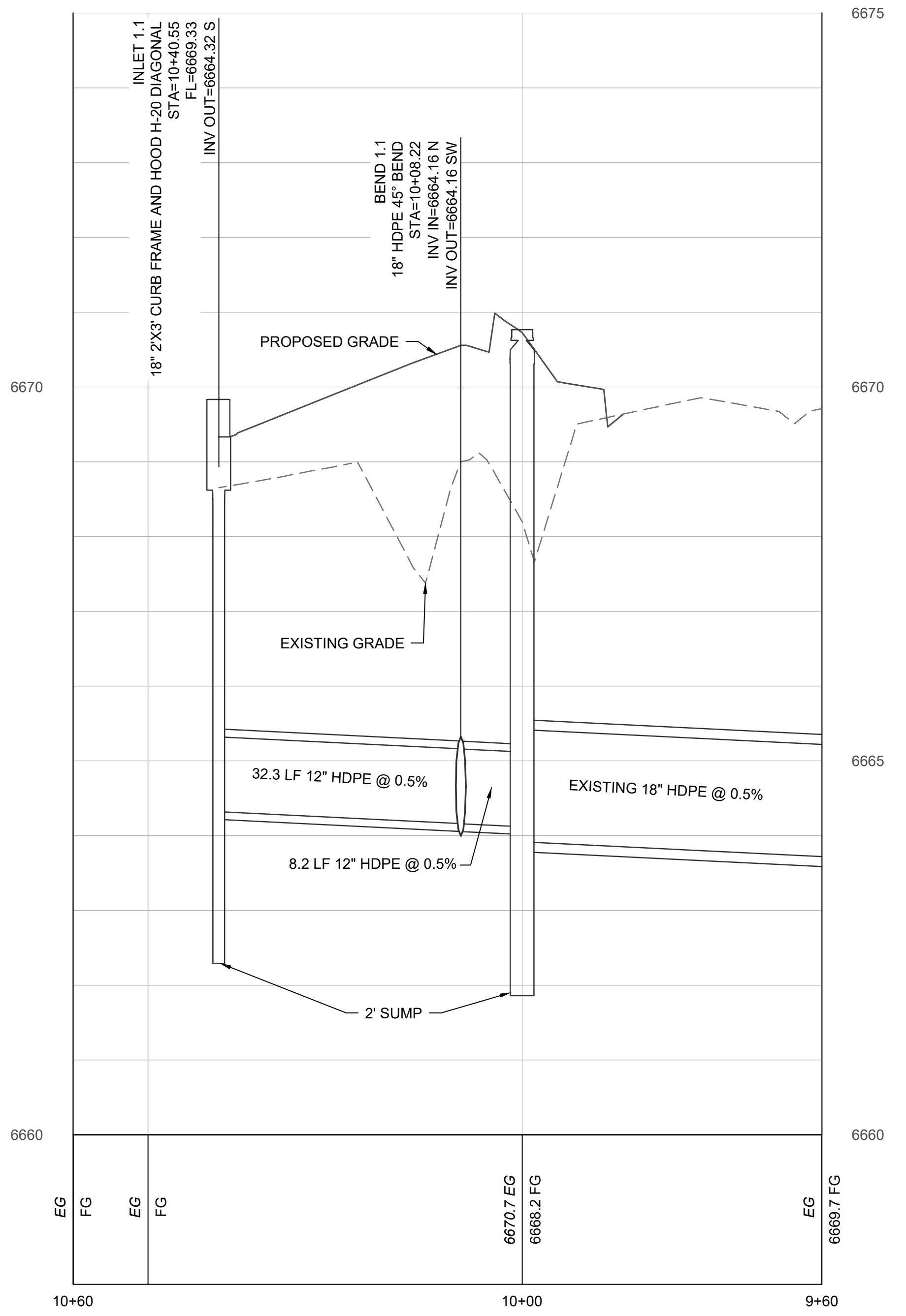
SHEET
C.302

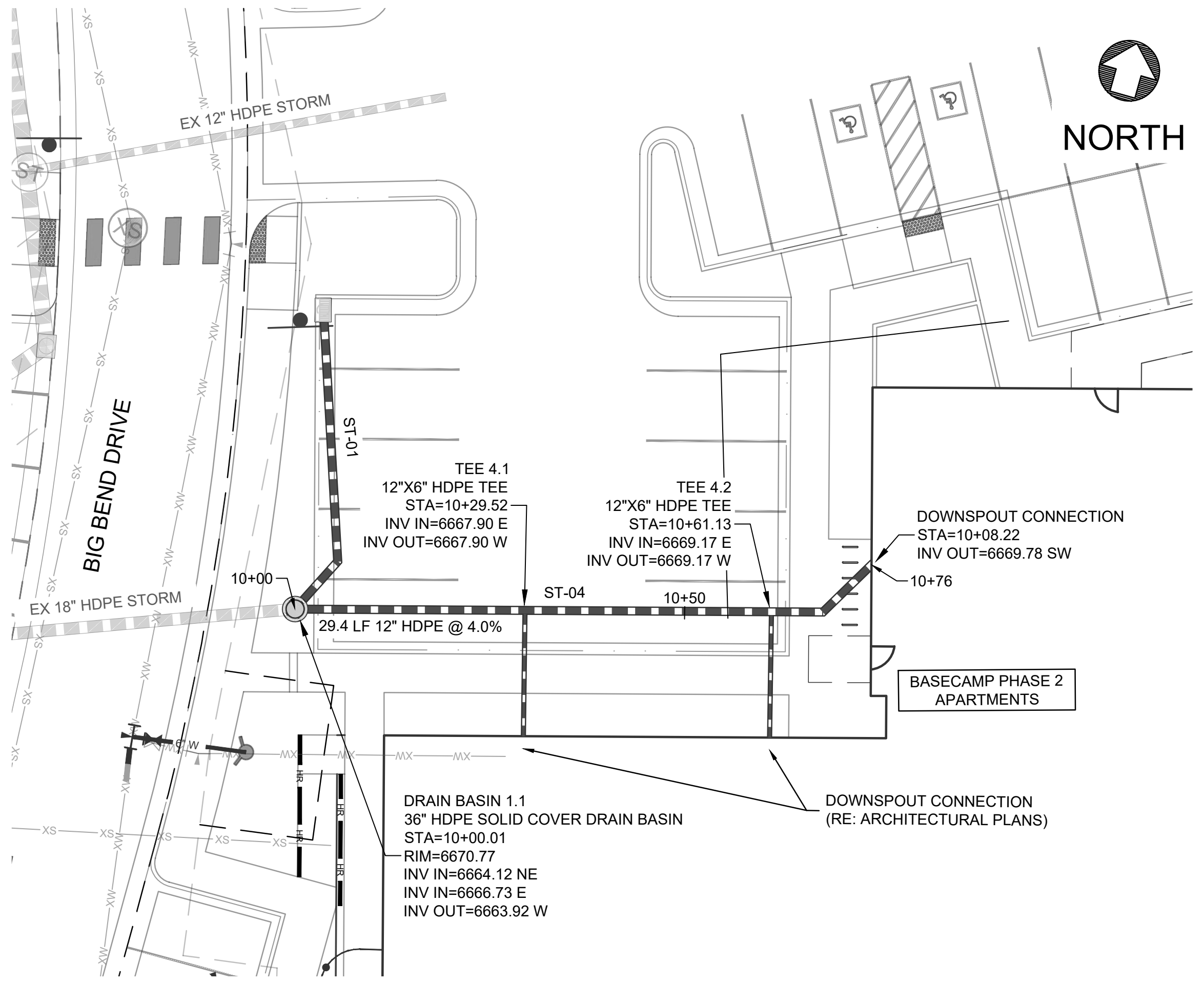
DRAWING FILENAME: P:\2387-008\DWGs\Production Drawings\Development Plan\2387-008-DP-C.300-Grading & Drainage.dwg LAYOUT NAME: C.302 DATE: Sep 30, 2025 - 12:28pm CAD OPERATOR: Erik
LIST OF XREFS: [2387-008-xUtil] [2387-008-xBndy] [2387-008-xExist] [2387-008-xExist-Util] [2387-008-xSite] [xGRAD_Leg] [xBORDER] [2387-008-xHatch] [2387-004-PR Surface] [XKEYMAP] [2387-008-xExist-Hatch-Demo]


NORTH
INLET 1.1
18" 2'X3' CURB FRAME AND HOOD H-20 DIAGONAL
STA=10+40.55
FL=6669.33
INV OUT=6664.32 S
ST-04
BASECAMP PHASE 2 APARTMENTS
BEND 1.1
18" HDPE 45° BEND
STA=10+08.22
INV IN=6664.16 N
INV OUT=6664.16 SW
ST-01
10+41
32.3 LF 12" HDPE @ 0.5%
8.2 LF 12" HDPE @ 0.5%
10+00
DRAIN BASIN 1.1
36" HDPE SOLID COVER DRAIN BASIN
STA=10+00.01
RIM=6670.77
INV IN=6664.12 NE
INV IN=6666.73 E
INV OUT=6663.92 W
EX 12" HDPE STORM
BIG BEND DRIVE
EX 18" HDPE STORM
EX 24" HDPE STORM
9+52
BASECAMP PHASE 1

ST-01 PLAN & PROFILE

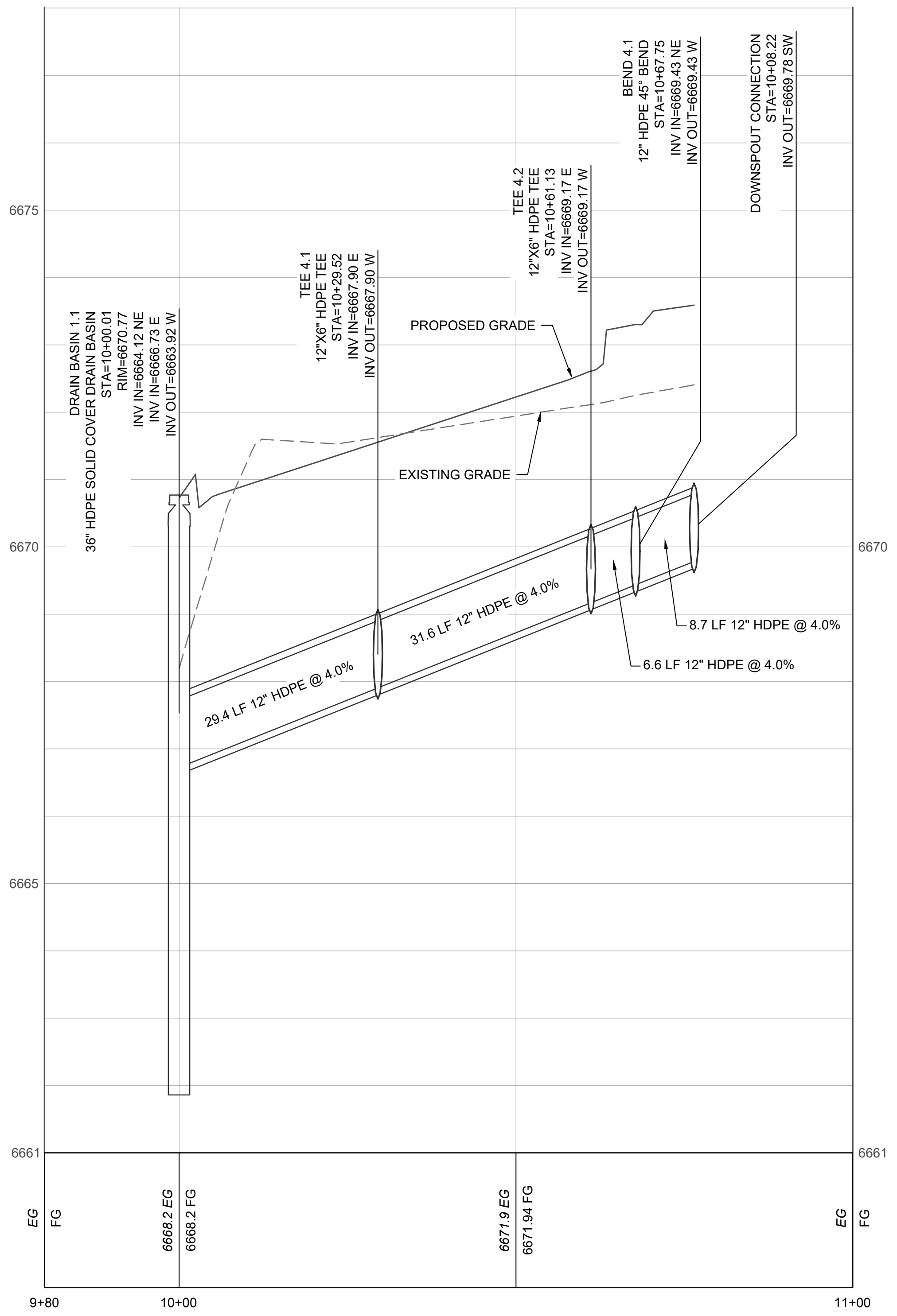
PROFILE SCALE: 1" = 20' (H) 1" = 2' (V)

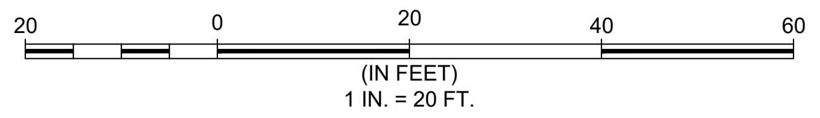

INLET 1.1
18" 2'X3' CURB FRAME AND HOOD H-20 DIAGONAL
STA=10+40.55
FL=6669.33
INV OUT=6664.32 S
BEND 1.1
18" HDPE 45° BEND
STA=10+08.22
INV IN=6664.16 N
INV OUT=6664.16 SW
PROPOSED GRADE
EXISTING GRADE
32.3 LF 12" HDPE @ 0.5%
EXISTING 18" HDPE @ 0.5%
8.2 LF 12" HDPE @ 0.5%
2' SUMP
6675
6670
6665
6660
EG
FG
EG
FG
6670.7 EG
6668.2 FG
EG
6669.7 FG
10+60
10+00
9+60

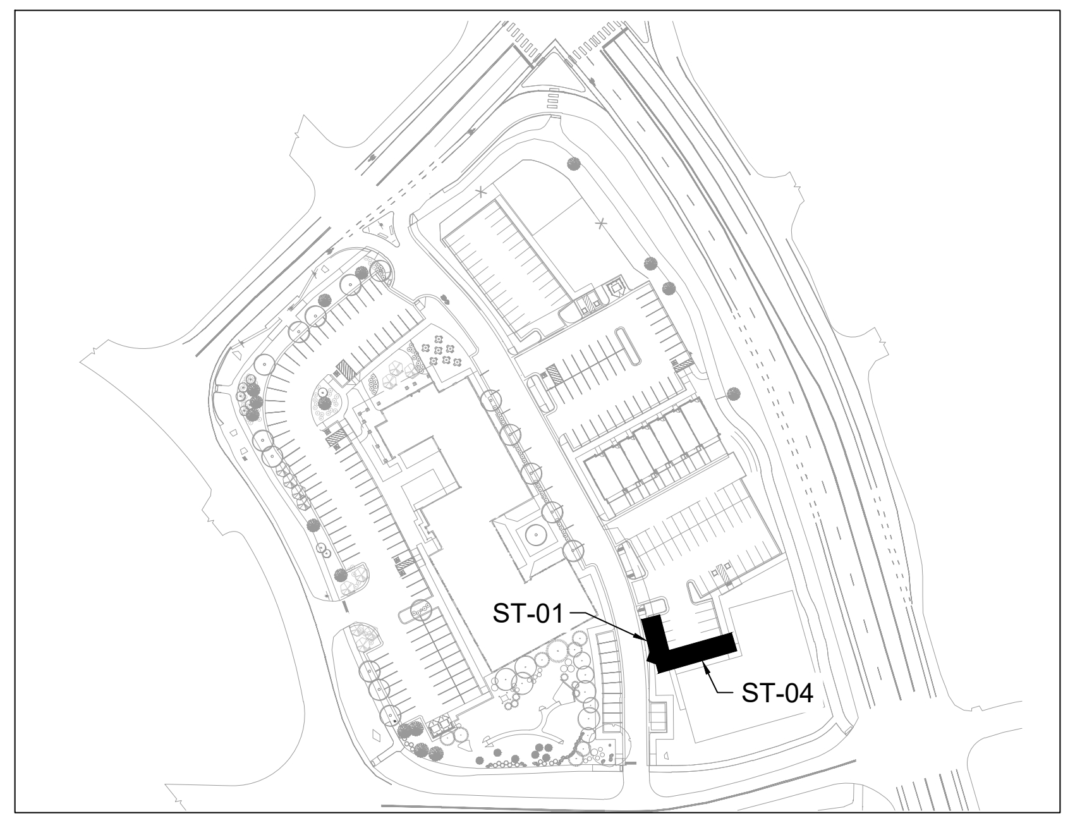

NORTH
EX 12" HDPE STORM
BIG BEND DRIVE
ST-01
TEE 4.1
12"X6" HDPE TEE
STA=10+29.52
INV IN=6667.90 E
INV OUT=6667.90 W
TEE 4.2
12"X6" HDPE TEE
STA=10+61.13
INV IN=6669.17 E
INV OUT=6669.17 W
DOWNSPOUT CONNECTION
STA=10+08.22
INV OUT=6669.78 SW
10+76
10+00
ST-04
10+50
EX 18" HDPE STORM
29.4 LF 12" HDPE @ 4.0%
BASECAMP PHASE 2 APARTMENTS
DRAIN BASIN 1.1
36" HDPE SOLID COVER DRAIN BASIN
STA=10+00.01
RIM=6670.77
INV IN=6664.12 NE
INV IN=6666.73 E
INV OUT=6663.92 W
DOWNSPOUT CONNECTION
(RE: ARCHITECTURAL PLANS)

ST-04 PLAN & PROFILE

PROFILE SCALE: 1" = 20' (H) 1" = 2' (V)


DRAIN BASIN 1.1
36" HDPE SOLID COVER DRAIN BASIN
STA=10+00.01
RIM=6670.77
INV IN=6664.12 NE
INV IN=6666.73 E
INV OUT=6663.92 W
TEE 4.1
12"X6" HDPE TEE
STA=10+29.52
INV IN=6667.90 E
INV OUT=6667.90 W
TEE 4.2
12"X6" HDPE TEE
STA=10+61.13
INV IN=6669.17 E
INV OUT=6669.17 W
BEND 4.1
12" HDPE 45° BEND
STA=10+67.75
INV IN=6669.43 NE
INV OUT=6669.43 W
DOWNSPOUT CONNECTION
STA=10+08.22
INV OUT=6669.78 SW
PROPOSED GRADE
EXISTING GRADE
29.4 LF 12" HDPE @ 4.0%
31.6 LF 12" HDPE @ 4.0%
8.7 LF 12" HDPE @ 4.0%
6.6 LF 12" HDPE @ 4.0%
6675
6670
6665
6661
EG
FG
6668.2 EG
6668.2 FG
6671.9 EG
6671.94 FG
EG
FG
9+80
10+00
11+00


20
0
20
40
60
(IN FEET)
1 IN. = 20 FT.



KEY MAP

NOT TO SCALE

UTILITY PLAN LEGEND:

PROPOSED SANITARY SEWER W/ MH & C.O.	——S——S—(SS)—S—(C)——
PROPOSED WATER	——W——W——W——W——
PROPOSED GV, FH & CS	⧓ ● ◉
PROPOSED STORM SEWER W/ FLARED END SECTION	▷▬▬▬▬▬
PROPOSED STORM INLET (CURB & AREA)	▤ ▣
PROPOSED STORM MANHOLE & CLEANOUT	(ST) ©

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 CONTRACTOR 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 ALL UNKNOWN UNDERGROUND UTILITIES.
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3. ALL SEWER CONSTRUCTION SHALL BE PER CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST EDITION.
4. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
5. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
6. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO ¼" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
8. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
9. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
10. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
11. BEDDING AND SHADING MATERIALS SHALL ONLY BE 3/4-INCH WASHED OR SCREENED ROCK. 3/4-INCH MINUS, SQUEEGEE OR REJECT SAND, OR CLASS 6 AGGREGATE BASE COURSE IS NOT ALLOWED.

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REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE:	BY:	DESCRIPTION:
1	9/9/25	EG	Addressed DRT Comments
2	9-30-25	EG	Rev. Lot 2, Misc

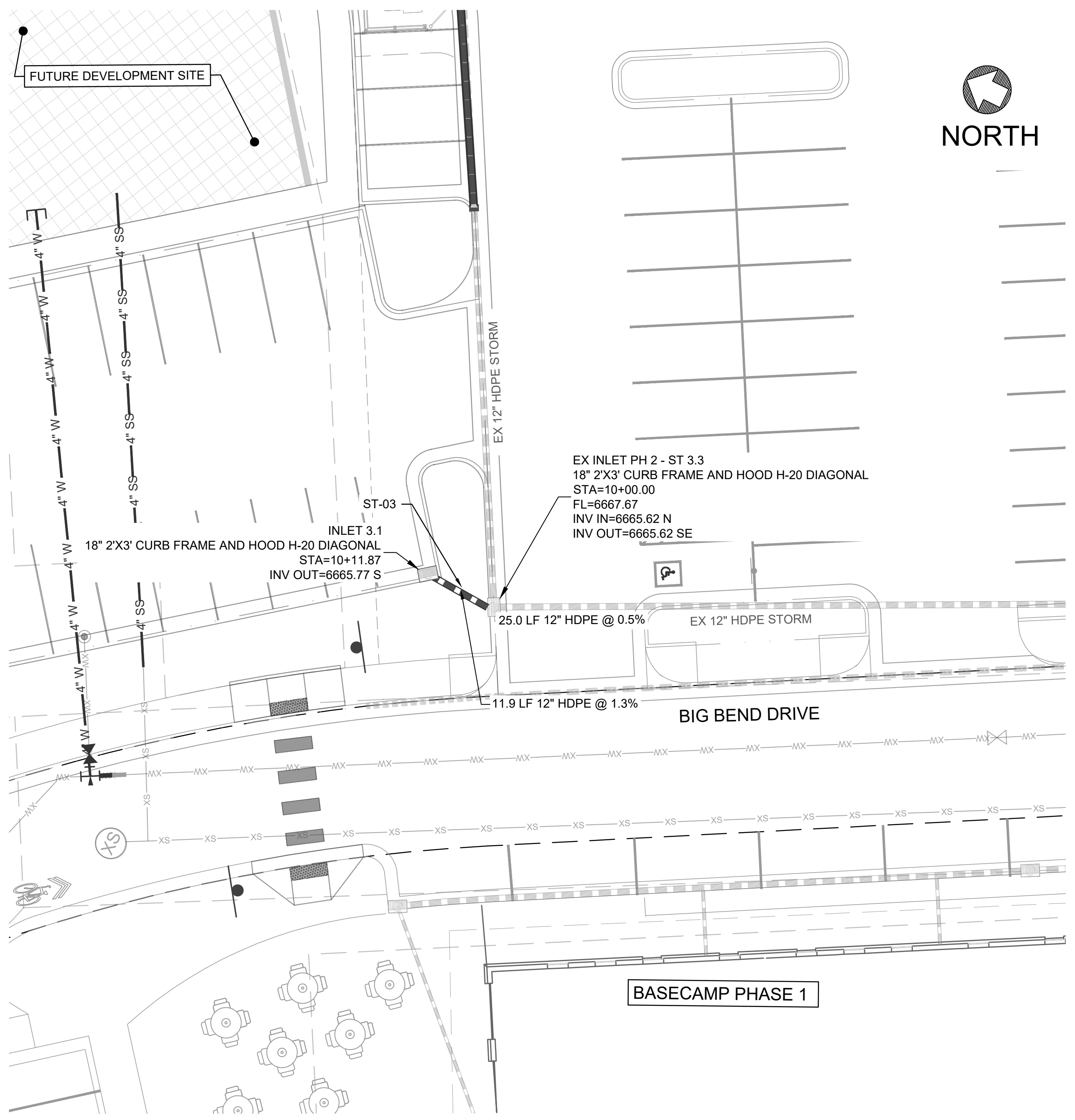
PROJECT: 2387-008
DATE: 9/30/25
CONTACT: Erik Griepentrog
EMAIL: erikg@landmark-co.com

Basecamp Phase 2 Apartments

Storm Plan & Profile

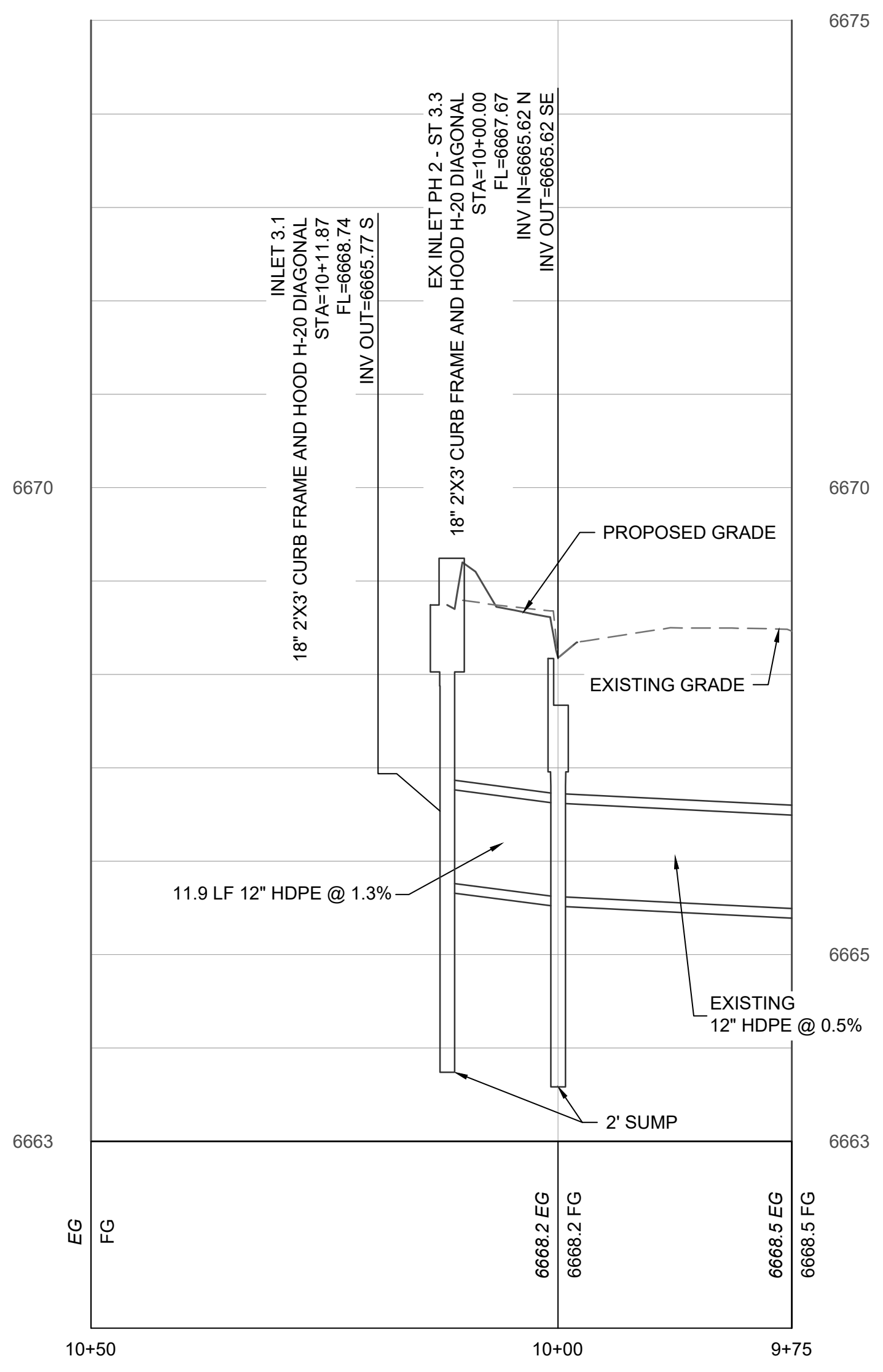
SHEET
C.310

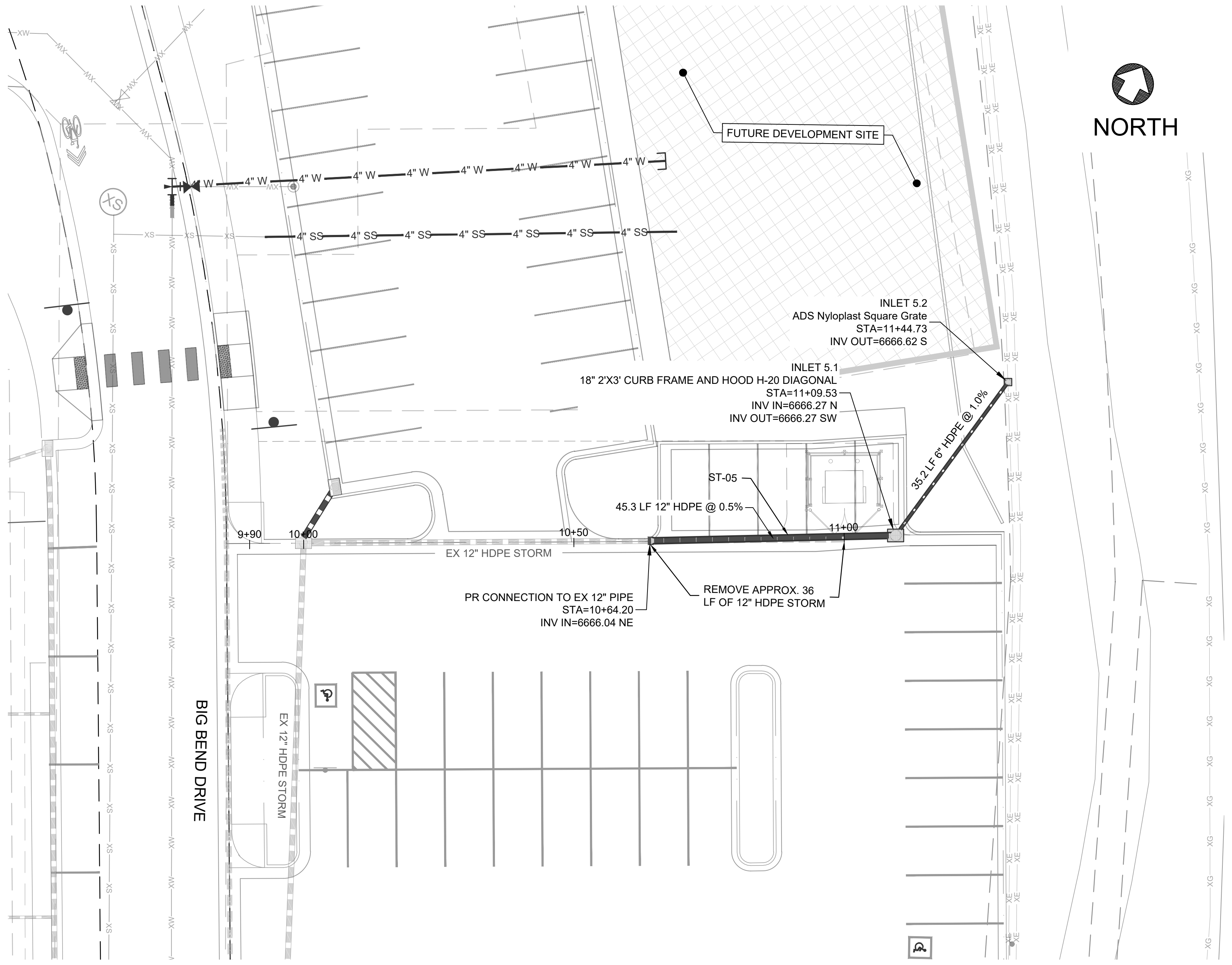
DRAWING FILENAME: P:\2387-008\DWGs\Production Drawings\Development Plan\2387-008-DP-C.310-Storm Plan & Profile.dwg LAYOUT NAME: Storm DATE: Sep 30, 2025 - 12:28pm CAD OPERATOR: Erik
LIST OF XREFS: [2387-008-xUtil] [2387-008-xBndy] [2387-008-xExist] [2387-008-xExist-Util] [2387-008-xSite] [xBORDER] [XKEYMAP] [xUTIL_Leg]


FUTURE DEVELOPMENT SITE
NORTH
4" W
4" SS
EX 12" HDPE STORM
ST-03
INLET 3.1
18" 2'X3' CURB FRAME AND HOOD H-20 DIAGONAL
STA=10+11.87
INV OUT=6665.77 S
EX INLET PH 2 - ST 3.3
18" 2'X3' CURB FRAME AND HOOD H-20 DIAGONAL
STA=10+00.00
FL=6667.67
INV IN=6665.62 N
INV OUT=6665.62 SE
25.0 LF 12" HDPE @ 0.5%
EX 12" HDPE STORM
11.9 LF 12" HDPE @ 1.3%
BIG BEND DRIVE
MX
XS
BASECAMP PHASE 1

ST-03 PLAN & PROFILE

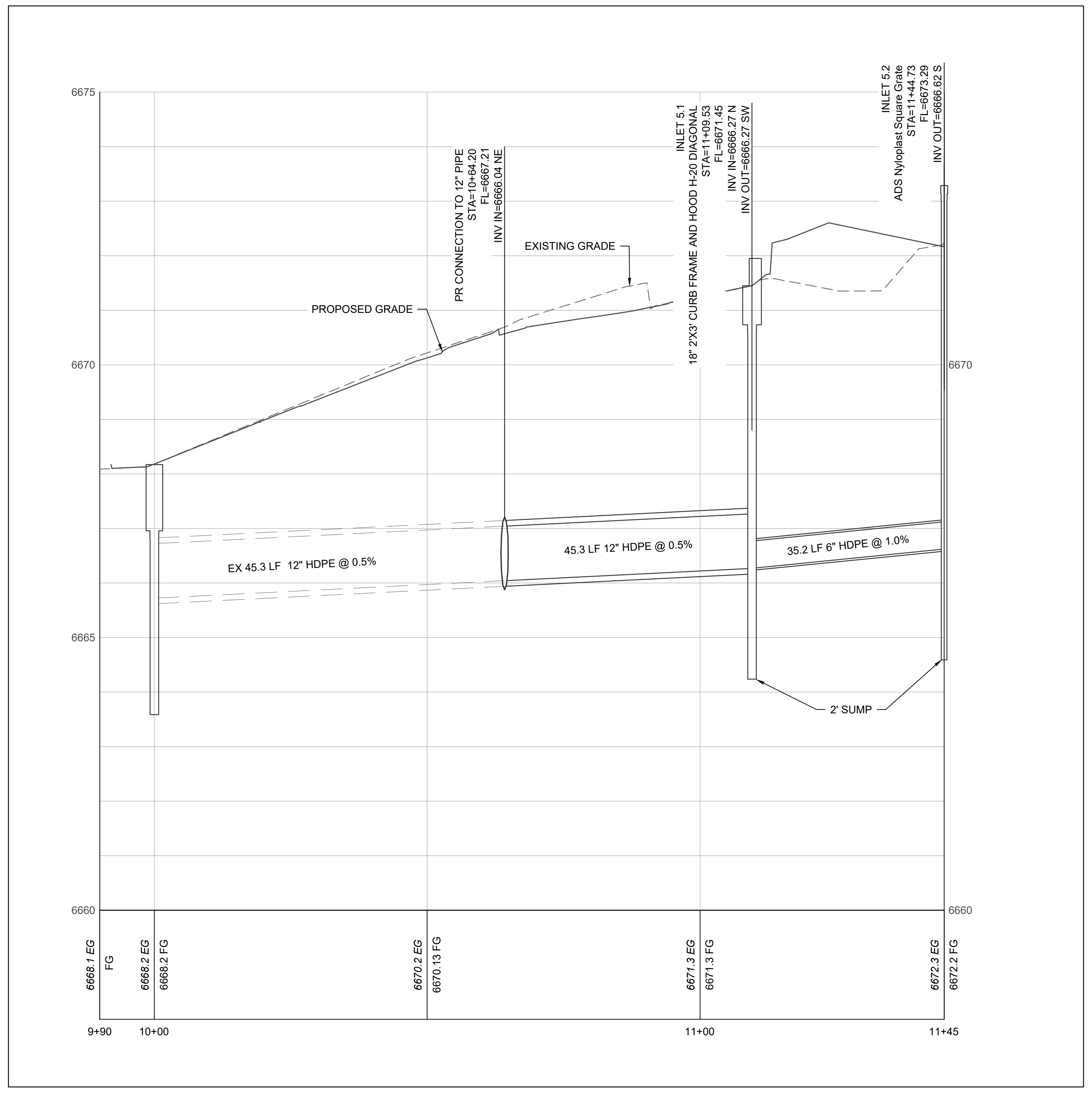
PROFILE SCALE: 1" = 20' (H) 1" = 2' (V)

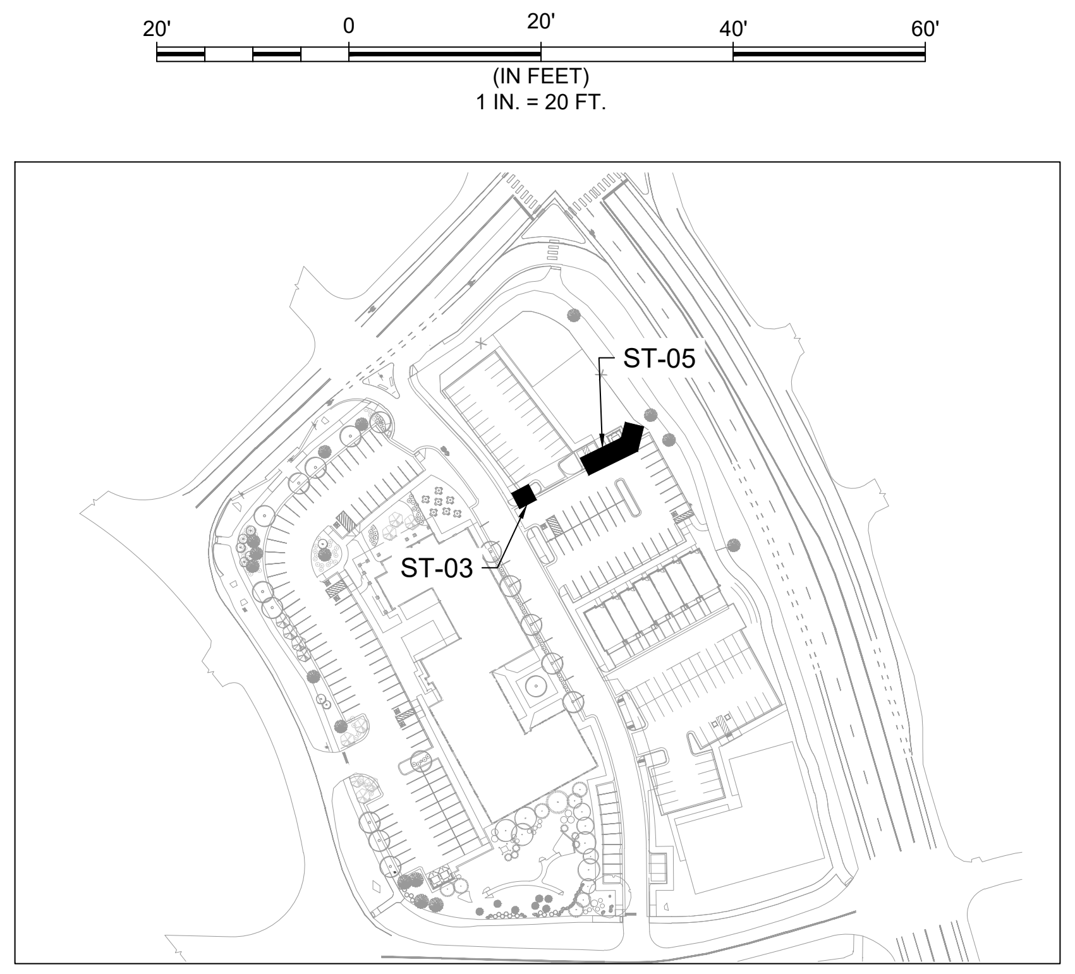

6675
6670
6665
6663
INLET 3.1
18" 2'X3' CURB FRAME AND HOOD H-20 DIAGONAL
STA=10+11.87
FL=6668.74
INV OUT=6665.77 S
EX INLET PH 2 - ST 3.3
18" 2'X3' CURB FRAME AND HOOD H-20 DIAGONAL
STA=10+00.00
FL=6667.67
INV IN=6665.62 N
INV OUT=6665.62 SE
PROPOSED GRADE
EXISTING GRADE
11.9 LF 12" HDPE @ 1.3%
EXISTING
12" HDPE @ 0.5%
2' SUMP
EG
FG
6668.2 EG
6668.2 FG
6668.5 EG
6668.5 FG
10+50
10+00
9+75


NORTH
FUTURE DEVELOPMENT SITE
4" W
4" SS
INLET 5.2
ADS Nyloplast Square Grate
STA=11+44.73
INV OUT=6666.62 S
INLET 5.1
18" 2'X3' CURB FRAME AND HOOD H-20 DIAGONAL
STA=11+09.53
INV IN=6666.27 N
INV OUT=6666.27 SW
35.2 LF 6" HDPE @ 1.0%
ST-05
45.3 LF 12" HDPE @ 0.5%
9+90
10+00
10+50
11+00
EX 12" HDPE STORM
PR CONNECTION TO EX 12" PIPE
STA=10+64.20
INV IN=6666.04 NE
REMOVE APPROX. 36
LF OF 12" HDPE STORM
BIG BEND DRIVE
EX 12" HDPE STORM
XE

ST-05 PLAN & PROFILE

PROFILE SCALE: 1" = 20' (H) 1" = 2' (V)


6675
6670
6665
6660
PR CONNECTION TO 12" PIPE
STA=10+64.20
FL=6667.21
INV IN=6666.04 NE
EXISTING GRADE
PROPOSED GRADE
INLET 5.1
18" 2'X3' CURB FRAME AND HOOD H-20 DIAGONAL
STA=11+09.53
FL=6671.45
INV IN=6666.27 N
INV OUT=6666.27 SW
INLET 5.2
ADS Nyloplast Square Grate
STA=11+44.73
FL=6673.29
INV OUT=6666.62 S
EX 45.3 LF 12" HDPE @ 0.5%
45.3 LF 12" HDPE @ 0.5%
35.2 LF 6" HDPE @ 1.0%
2' SUMP
6668.1 EG
FG
6668.2 EG
6668.2 FG
6670.2 EG
6670.13 FG
6671.3 EG
6671.3 FG
6672.3 EG
6672.2 FG
9+90
10+00
11+00
11+45


20'
0
20'
40'
60'
(IN FEET)
1 IN. = 20 FT.
ST-05
ST-03

KEY MAP

NOT TO SCALE

UTILITY PLAN LEGEND:

PROPOSED SANITARY SEWER W/ MH & C.O.	—S—S—(SS)—S—(C)—
PROPOSED WATER	—W—W—W—W—
PROPOSED GV, FH & CS	⋈ ● ◉
PROPOSED STORM SEWER W/ FLARED END SECTION	▷▪▪▪▪▪▪
PROPOSED STORM INLET (CURB & AREA)	▤ ▣
PROPOSED STORM MANHOLE & CLEANOUT	(ST) ◎

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4. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
5. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
6. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO ¼" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
8. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
9. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
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11. BEDDING AND SHADING MATERIALS SHALL ONLY BE 3/4-INCH WASHED OR SCREENED ROCK. 3/4-INCH MINUS, SQUEEGEE OR REJECT SAND, OR CLASS 6 AGGREGATE BASE COURSE IS NOT ALLOWED.

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REVIEW SET
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NO.	DATE:	BY:	DESCRIPTION:
1	9/9/25	EG	Addressed DRT Comments
2	9-30-25	EG	Rev. Lot 2, Misc

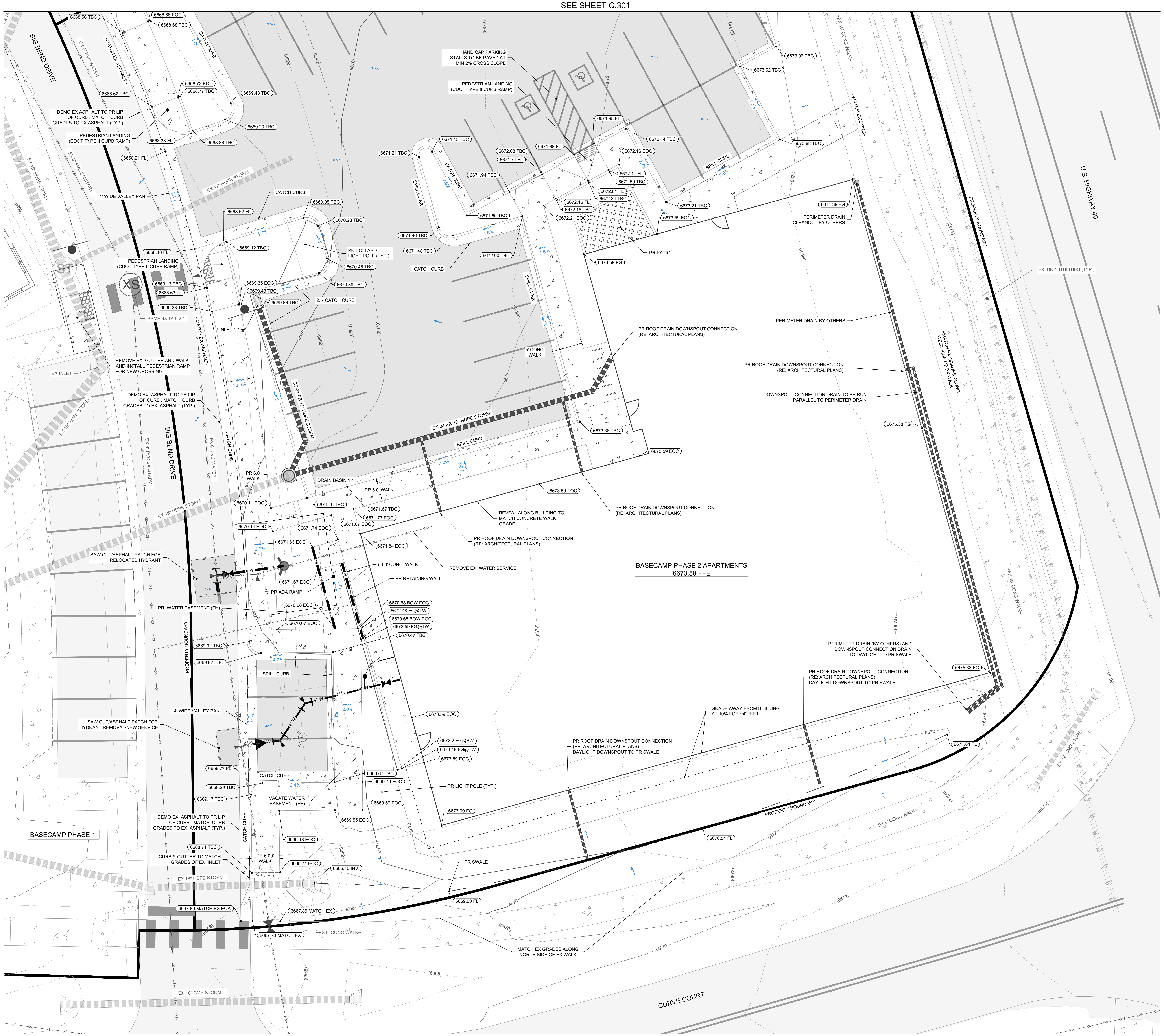
PROJECT:	2387-008
DATE:	9/30/25
CONTACT:	Erik Griepentrog
EMAIL:	erikg@landmark-co.com

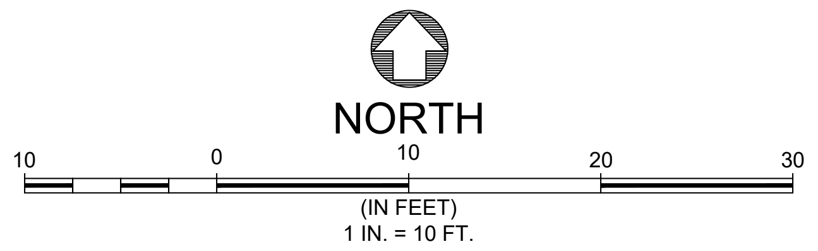
Basecamp Phase 2 Apartments
Storm Plan & Profile

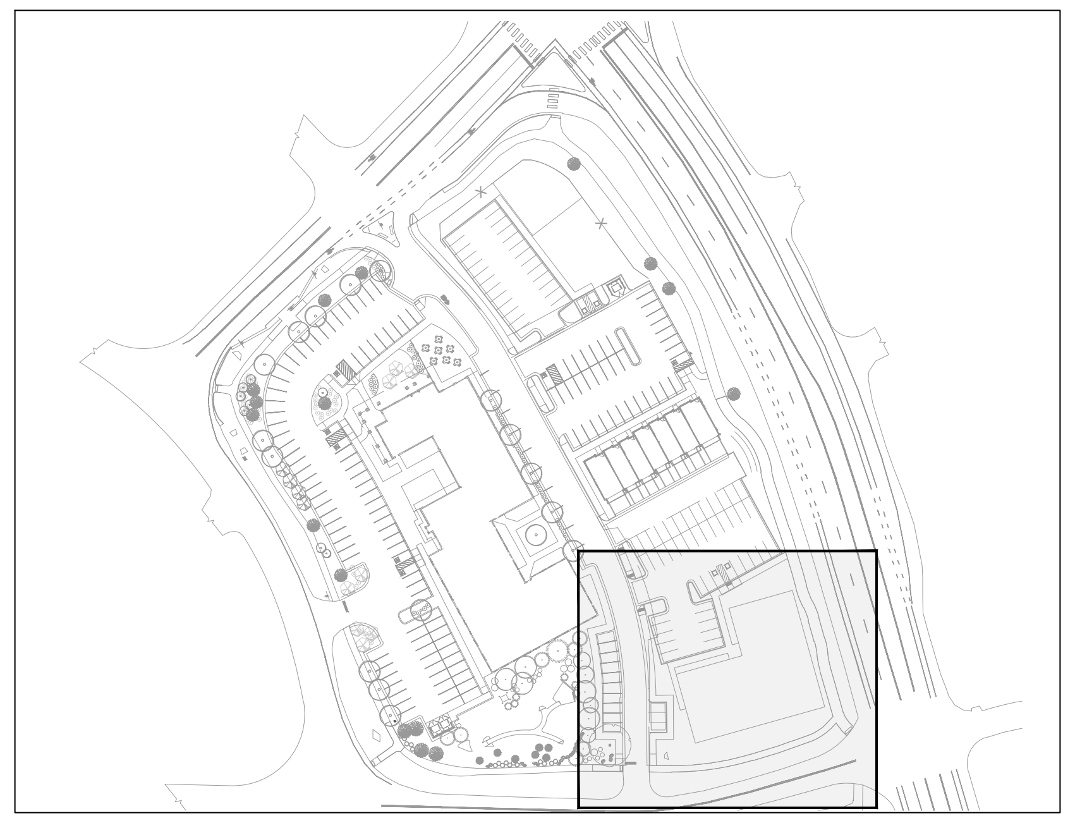
SHEET
C.311

DRAWING FILENAME: P:\2387-008\DWGs\Production Drawings\Development Plan\2387-008-DP-C.310-Storm Plan & Profile.dwg LAYOUT NAME: Storm (2) DATE: Sep 30, 2025 - 12:28pm CAD OPERATOR: Erik
LIST OF XREFS: [2387-008-xUtil] [2387-008-xBndy] [2387-008-xExist] [2387-008-xExist-Util] [2387-008-xSite] [xBORDER] [XKEYMAP] [xUTIL_Leg]

SEE SHEET C.301


BIG BEND DRIVE
EX 8" PVC WATER
~MATCH EX ASPHALT~
CATCH CURB
6668.56 TBC
6668.68 EOC
6668.68 TBC
6668.72 EOC
6668.77 TBC
6668.62 TBC
6669.43 TBC
6669.20 TBC
6668.88 TBC
6668.38 FL
6668.21 FL
DEMO EX ASPHALT TO PR LIP OF CURB . MATCH CURB GRADES TO EX ASPHALT (TYP.)
PEDESTRIAN LANDING (CDOT TYPE II CURB RAMP)
EX 8" PVC SANITARY
EX 18" HDPE STORM
EX 12" HDPE STORM
4' WIDE VALLEY PAN
1.0%
1.1%
4.7%
3.4%
3.7%
CATCH CURB
6668.62 FL
6669.95 TBC
6670.23 TBC
6669.12 TBC
PR BOLLARD LIGHT POLE (TYP.)
6670.48 TBC
6670.39 TBC
6668.48 FL
6669.13 TBC
6668.63 FL
6669.23 TBC
6669.35 EOC
6669.43 TBC
6669.83 TBC
2.5' CATCH CURB
INLET 1.1
SSMH 48.1A.5.2.1
ST
XS
EX INLET
REMOVE EX. GUTTER AND WALK AND INSTALL PEDESTRIAN RAMP FOR NEW CROSSING
DEMO EX. ASPHALT TO PR LIP OF CURB . MATCH CURB GRADES TO EX. ASPHALT (TYP.)
2.0%
ST-01 PR 18" HDPE STORM
ST-04 PR 12" HDPE STORM
SPILL CURB
3.3%
2.0%
PR 6.0' WALK
DRAIN BASIN 1.1
PR 5.0' WALK
6670.11 EOC
6671.49 TBC
6671.67 TBC
6671.77 EOC
6671.67 EOC
6670.14 EOC
6671.74 EOC
6671.63 EOC
6671.84 EOC
5.00' CONC. WALK
PR RETAINING WALL
REMOVE EX. WATER SERVICE
SAW CUT/ASPHALT PATCH FOR RELOCATED HYDRANT
6671.67 EOC
PR ADA RAMP
12:1
PR. WATER EASEMENT (FH)
6670.58 EOC
6670.07 EOC
6670.68 BOW EOC
6672.48 FG@TW
6670.65 BOW EOC
6672.59 FG@TW
6670.47 TBC
PROPERTY BOUNDARY
6669.92 TBC
6669.92 TBC
4.2%
SPILL CURB
4' WIDE VALLEY PAN
2.2%
2.8%
2.0%
SAW CUT/ASPHALT PATCH FOR HYDRANT REMOVAL/NEW SERVICE
6673.59 EOC
6672.2 FG@BW
6673.49 FG@TW
6673.59 EOC
6668.77 FL
CATCH CURB
2.4%
6669.67 TBC
6669.79 EOC
6669.29 TBC
6669.17 TBC
VACATE WATER EASEMENT (FH)
PR LIGHT POLE (TYP.)
6669.67 EOC
6673.09 FG
6669.55 EOC
DEMO EX. ASPHALT TO PR LIP OF CURB . MATCH CURB GRADES TO EX. ASPHALT (TYP.)
BASECAMP PHASE 1
6669.18 EOC
6668.71 TBC
CURB & GUTTER TO MATCH GRADES OF EX. INLET
PR 6.00' WALK
6668.71 EOC
6666.10 INV.
EX 18" HDPE STORM
PR SWALE
6669.00 FL
6667.89 MATCH EX EOA
6667.85 MATCH EX
6667.73 MATCH EX
~EX 6' CONC WALK~
EX 18" CMP STORM
MATCH EX GRADES ALONG NORTH SIDE OF EX WALK
CURVE COURT
HANDICAP PARKING STALLS TO BE PAVED AT MIN 2% CROSS SLOPE
PEDESTRIAN LANDING (CDOT TYPE II CURB RAMP)
6671.21 TBC
6671.15 TBC
6672.08 TBC
6671.71 FL
6671.88 FL
6671.98 FL
6671.94 TBC
6672.14 TBC
6672.16 EOC
6672.11 FL
6672.50 TBC
6672.01 FL
6672.34 TBC
6672.15 FL
6672.18 TBC
6672.21 EOC
6673.21 TBC
6673.59 EOC
6671.60 TBC
6671.46 TBC
6671.48 TBC
6672.00 TBC
CATCH CURB
SPILL CURB
2.9%
3.6%
3.6%
3.0%
2.7%
2.8%
1.3%
PR PATIO
6673.58 FG
6673.97 TBC
6673.62 TBC
6673.88 TBC
6674.39 FG
PERIMETER DRAIN CLEANOUT BY OTHERS
5' CONC. WALK
PR ROOF DRAIN DOWNSPOUT CONNECTION (RE: ARCHITECTURAL PLANS)
6673.38 TBC
6673.59 EOC
6673.59 EOC
REVEAL ALONG BUILDING TO MATCH CONCRETE WALK GRADE
PR ROOF DRAIN DOWNSPOUT CONNECTION (RE: ARCHITECTURAL PLANS)
PR ROOF DRAIN DOWNSPOUT CONNECTION (RE: ARCHITECTURAL PLANS)
BASECAMP PHASE 2 APARTMENTS
6673.59 FFE
PERIMETER DRAIN BY OTHERS
PR ROOF DRAIN DOWNSPOUT CONNECTION (RE: ARCHITECTURAL PLANS)
DOWNSPOUT CONNECTION DRAIN TO BE RUN PARALLEL TO PERIMETER DRAIN
6675.38 FG
~MATCH EXISTING~
~EX 10' CONC WALK~
~MATCH EX GRADES ALONG WEST SIDE OF EX WALK~
PROPERTY BOUNDARY
U.S. HIGHWAY 40
EX DRY UTILITIES (TYP.)
PERIMETER DRAIN (BY OTHERS) AND DOWNSPOUT CONNECTION DRAIN TO DAYLIGHT TO PR SWALE
6675.38 FG
PR ROOF DRAIN DOWNSPOUT CONNECTION (RE: ARCHITECTURAL PLANS) DAYLIGHT DOWNSPOUT TO PR SWALE
GRADE AWAY FROM BUILDING AT 10% FOR ~4' FEET
PR ROOF DRAIN DOWNSPOUT CONNECTION (RE: ARCHITECTURAL PLANS) DAYLIGHT DOWNSPOUT TO PR SWALE
6671.84 FL
6670.54 FL
PROPERTY BOUNDARY
~EX 6' CONC WALK~
EX 12" CMP STORM
(6668)
(6670)
(6672)
(6674)
6668
6670
6672
6674


NORTH
10
0
10
20
30
(IN FEET)
1 IN. = 10 FT.



KEY MAP
NOT TO SCALE

LEGEND:

PROPOSED STORM SEWER W/ FLARED END SECTION	▷■□■□■□■
PROPOSED STORM INLET (CURB & AREA)	▦ ▣
PROPOSED STORM MANHOLE & CLEANOUT	ST C
EXISTING MAJOR CONTOUR	— — (6805) — —
EXISTING MINOR CONTOUR	- - - - -
PROPOSED MAJOR CONTOUR	—— 6805 ——
PROPOSED MINOR CONTOUR	———
PROPOSED SWALE	—— · · ——
PROPOSED CURB & GUTTER	═ · · ═
PROPERTY BOUNDARY	━━━
SPOT ELEVATION	6790.50
PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE	← 2.0%
STORM SEWER FLOW DIRECTION	⇐
EX ASPHALT	▭
EX CONCRETE	▨
PR ASPHALT	▭
PR CONCRETE	▨

NOTES:

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5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
6. CONTOUR INTERVAL = 2-FT
7. THIS DRAWING SHALL NOT TO BE USED FOR CONSTRUCTION OR CONTRACTING PURPOSES.

ERIK J. GRIEPENTROG
33280
10/13/2025

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NOT FOR CONSTRUCTION

NO.	DATE:	BY:	DESCRIPTION:
1	9/9/25	EG	Addressed DRT Comments
2	10/10/25	EG	Rev. Lot 2, Misc

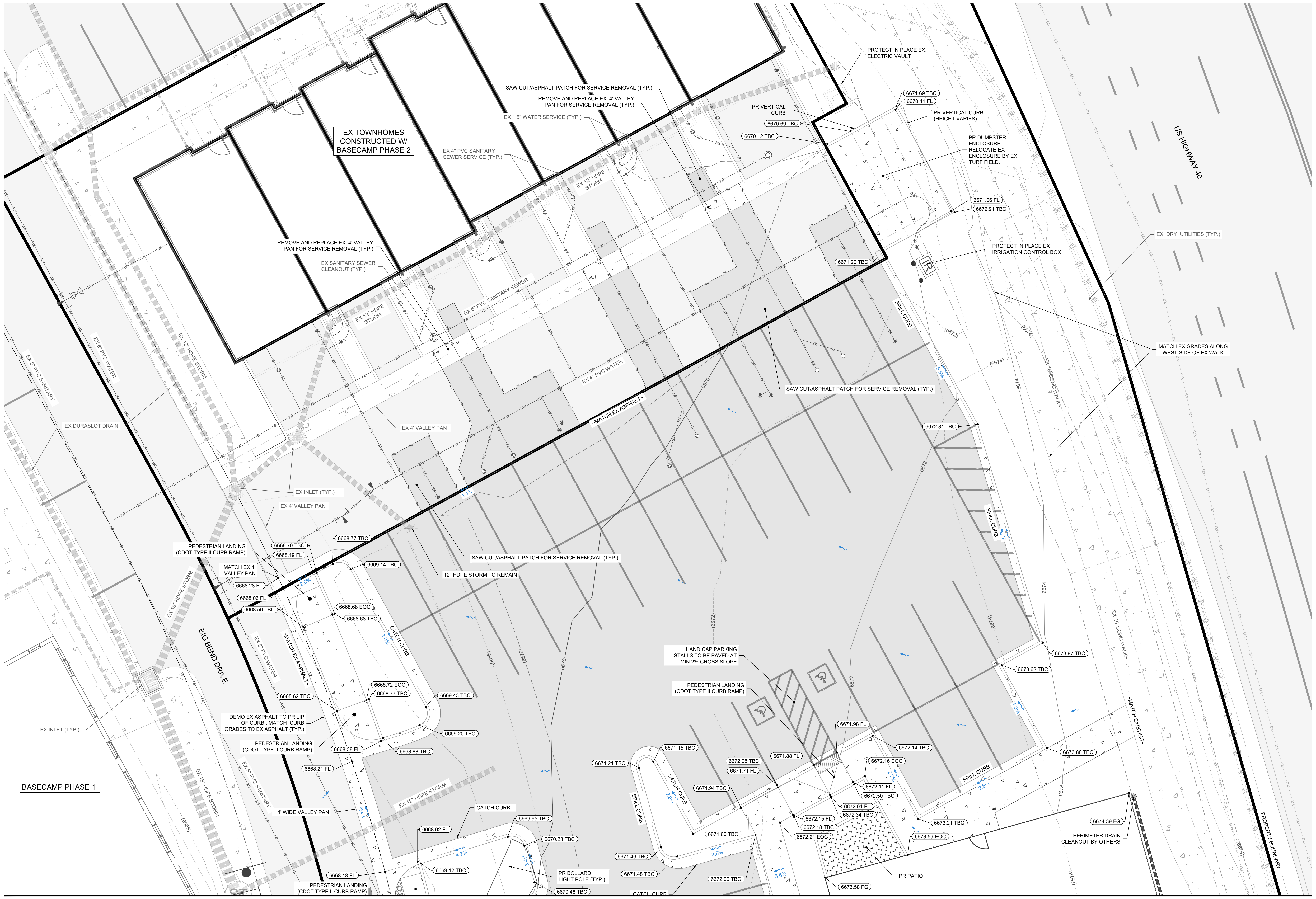
PROJECT:	2387-008
DATE:	10/10/25
CONTACT:	Erik Griepentrog
EMAIL:	erikg@landmark-co.com

Basecamp Phase 2 Apartments
Grading and Drainage Plan

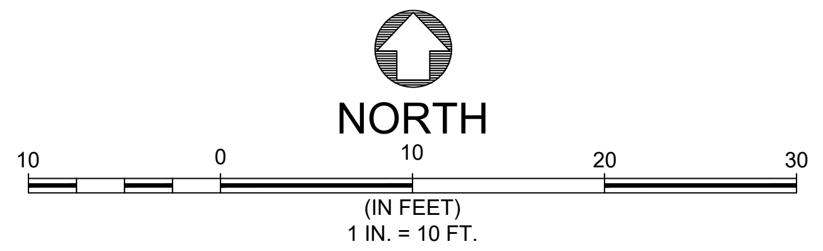
SHEET
C.300

DRAWING FILENAME: P:\2387-008\DWGs\Production Drawings\Development Plan\2387-008-DP-C.300-Grading & Drainage.dwg LAYOUT NAME: C.300 DATE: Oct 13, 2025 - 7:46am CAD OPERATOR: Erik
LIST OF XREFS: [2387-008-xUtil] [2387-008-xBndy] [2387-008-xExist] [2387-008-xExist-Util] [2387-008-xSite] [xGRAD_Leg] [xBORDER] [2387-008-xHatch] [2387-004-PR Surface] [XKEYMAP] [2387-008-xExist-Hatch-Demo]

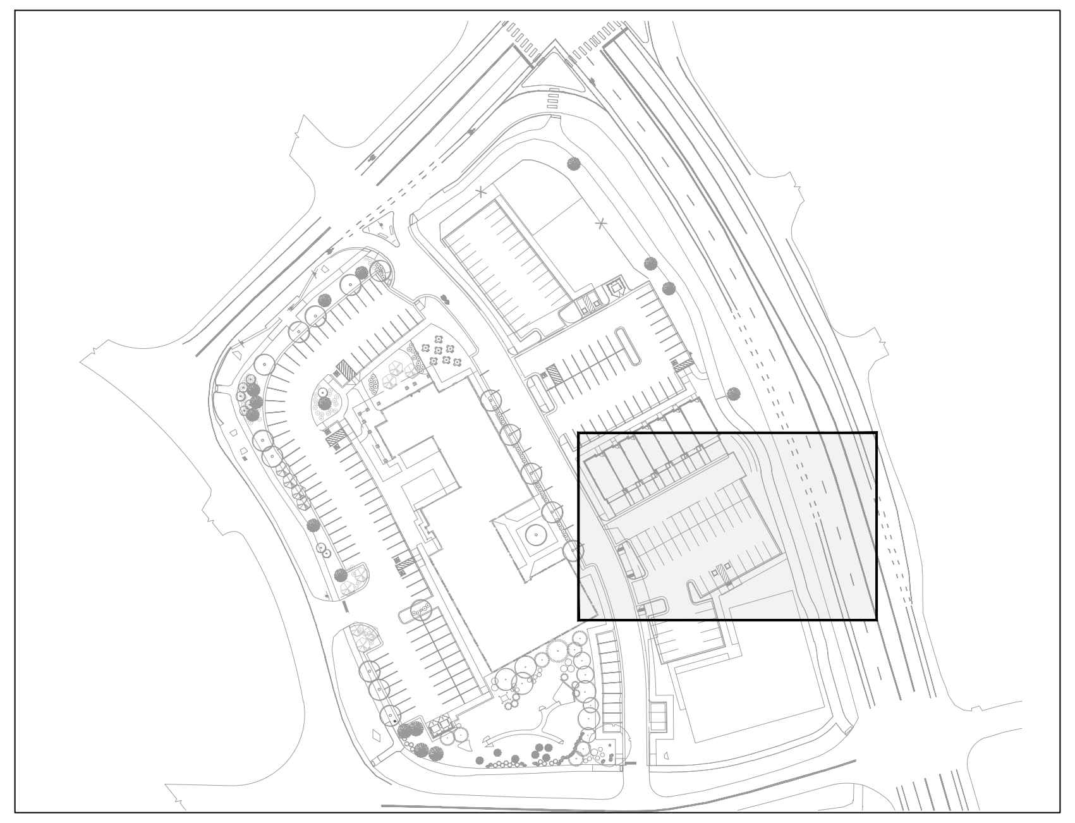
SEE SHEET C.302


PROTECT IN PLACE EX. ELECTRIC VAULT
SAW CUT/ASPHALT PATCH FOR SERVICE REMOVAL (TYP.)
REMOVE AND REPLACE EX. 4' VALLEY PAN FOR SERVICE REMOVAL (TYP.)
EX 1.5" WATER SERVICE (TYP.)
EX TOWNHOMES CONSTRUCTED W/ BASECAMP PHASE 2
EX 4" PVC SANITARY SEWER SERVICE (TYP.)
PR VERTICAL CURB
6670.69 TBC
6670.12 TBC
6671.69 TBC
6670.41 FL
PR VERTICAL CURB (HEIGHT VARIES)
PR DUMPSTER ENCLOSURE. RELOCATE EX ENCLOSURE BY EX TURF FIELD.
US HIGHWAY 40
6671.06 FL
6672.91 TBC
EX DRY UTILITIES (TYP.)
PROTECT IN PLACE EX IRRIGATION CONTROL BOX
6671.20 TBC
REMOVE AND REPLACE EX. 4' VALLEY PAN FOR SERVICE REMOVAL (TYP.)
EX SANITARY SEWER CLEANOUT (TYP.)
EX 12" HDPE STORM
EX 6" PVC SANITARY SEWER
EX 4" PVC WATER
SPILL CURB
(6672)
(6674)
MATCH EX GRADES ALONG WEST SIDE OF EX WALK
EX 10' CONC WALK
SAW CUT/ASPHALT PATCH FOR SERVICE REMOVAL (TYP.)
~MATCH EX ASPHALT~
6670
6672
6674
6672.84 TBC
EX 8" PVC WATER
EX 12" HDPE STORM
EX 8" PVC SANITARY
EX DURASLOT DRAIN
EX 4' VALLEY PAN
EX INLET (TYP.)
EX 4' VALLEY PAN
1.1%
SAW CUT/ASPHALT PATCH FOR SERVICE REMOVAL (TYP.)
12" HDPE STORM TO REMAIN
PEDESTRIAN LANDING (CDOT TYPE II CURB RAMP)
6668.70 TBC
6668.19 FL
6668.77 TBC
MATCH EX 4' VALLEY PAN
6668.28 FL
6668.06 FL
6668.56 TBC
2.0%
6669.14 TBC
EX 18" HDPE STORM
BIG BEND DRIVE
6668.68 EOC
6668.68 TBC
CATCH CURB
1.0%
EX 8" PVC WATER
~MATCH EX ASPHALT~
(6668)
(6670)
6670
6673.97 TBC
6673.62 TBC
EX 10' CONC WALK
HANDICAP PARKING STALLS TO BE PAVED AT MIN 2% CROSS SLOPE
PEDESTRIAN LANDING (CDOT TYPE II CURB RAMP)
6668.72 EOC
6668.77 TBC
6668.62 TBC
6669.43 TBC
DEMO EX ASPHALT TO PR LIP OF CURB . MATCH CURB GRADES TO EX ASPHALT (TYP.)
PEDESTRIAN LANDING (CDOT TYPE II CURB RAMP)
6669.20 TBC
6668.38 FL
6668.88 TBC
6668.21 FL
EX INLET (TYP.)
BASECAMP PHASE 1
EX 18" HDPE STORM
EX 8" PVC SANITARY
EX 12" HDPE STORM
4' WIDE VALLEY PAN
1.1%
CATCH CURB
6669.95 TBC
6668.62 FL
6670.23 TBC
4.7%
3.4%
6669.12 TBC
6668.48 FL
PEDESTRIAN LANDING (CDOT TYPE II CURB RAMP)
PR BOLLARD LIGHT POLE (TYP.)
6670.48 TBC
(6668)
6671.21 TBC
6671.15 TBC
CATCH CURB
2.9%
SPILL CURB
6672.08 TBC
6671.71 FL
6671.88 FL
6671.98 FL
6672.14 TBC
6671.94 TBC
6672.16 EOC
2.7%
6672.11 FL
6672.50 TBC
6672.01 FL
6672.34 TBC
6672.15 FL
6672.18 TBC
6672.21 EOC
6671.60 TBC
3.6%
6671.46 TBC
6671.48 TBC
6672.00 TBC
3.6%
CATCH CURB
6673.58 FG
PR PATIO
6673.59 EOC
6673.21 TBC
SPILL CURB
2.8%
6673.88 TBC
1.3%
~MATCH EXISTING~
6674
(6674)
6674.39 FG
PERIMETER DRAIN CLEANOUT BY OTHERS
PROPERTY BOUNDARY

SEE SHEET C.300


NORTH
10
0
10
20
30

(IN FEET)
1 IN. = 10 FT.



KEY MAP
NOT TO SCALE

LEGEND:

PROPOSED STORM SEWER W/ FLARED END SECTION	
PROPOSED STORM INLET (CURB & AREA)	
PROPOSED STORM MANHOLE & CLEANOUT	ST
EXISTING MAJOR CONTOUR	(6805)
EXISTING MINOR CONTOUR	
PROPOSED MAJOR CONTOUR	6805
PROPOSED MINOR CONTOUR	
PROPOSED SWALE	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
SPOT ELEVATION	6790.50
PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE	2.0%
STORM SEWER FLOW DIRECTION	⇦
EX ASPHALT	▨
EX CONCRETE	▨
PR ASPHALT	▨
PR CONCRETE	▨

NOTES:

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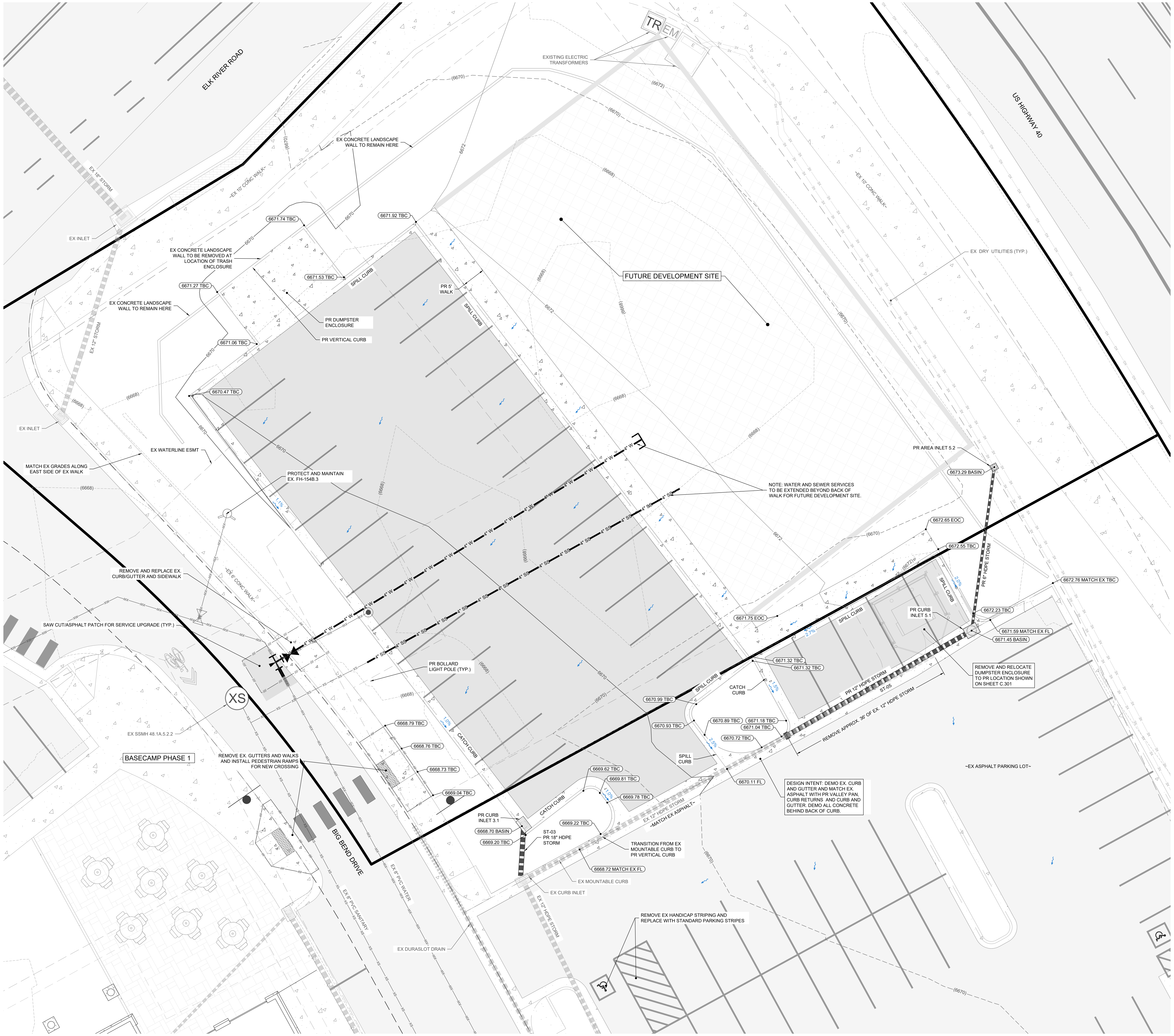
2	10/10/25	EG	Rev. Lot 2, Misc

PROJECT:	2387-008
DATE:	10/10/25
CONTACT:	Erik Griepentrog
EMAIL:	erikg@landmark-co.com

Basecamp Phase 2 Apartments
Grading and Drainage Plan

SHEET
C.301

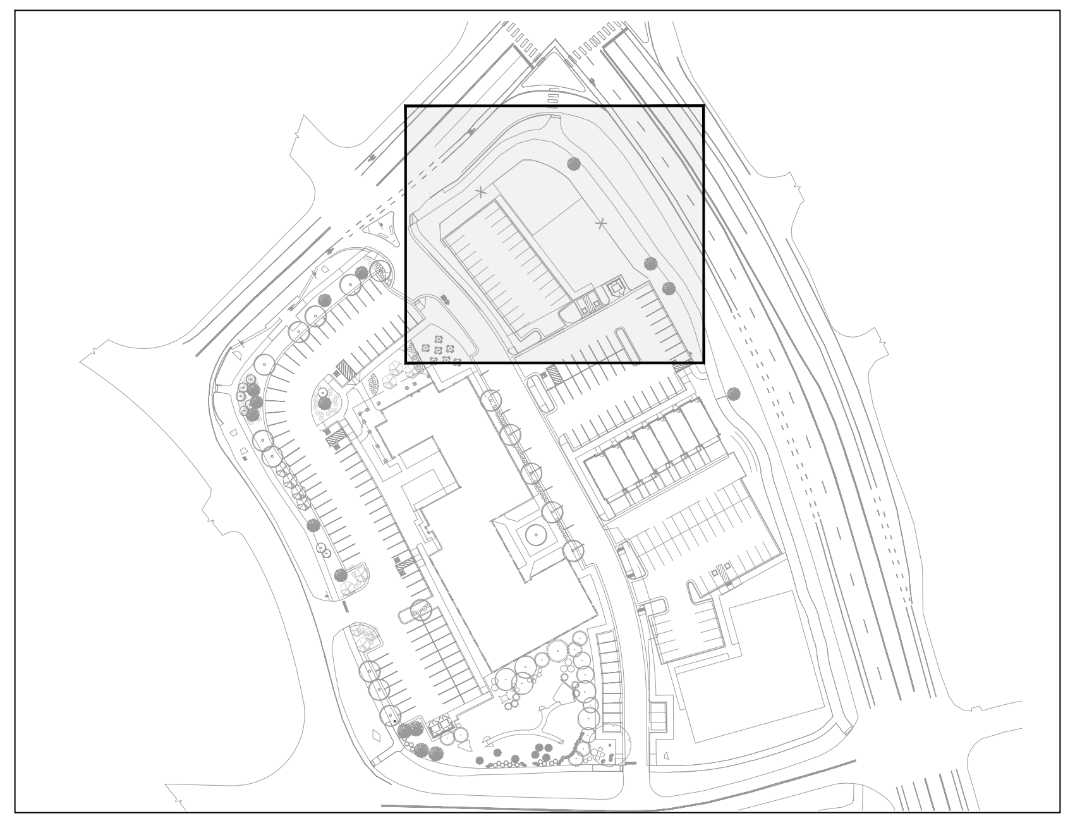
DRAWING FILENAME: P:\2387-008\DWGs\Production Drawings\Development Plan\2387-008-DP-C.300-Grading & Drainage.dwg LAYOUT NAME: C.301 DATE: Oct 13, 2025 - 7:46am CAD OPERATOR: Erik
LIST OF XREFS: [2387-008-xUtil] [2387-008-xBndy] [2387-008-xExist] [2387-008-xExist-Util] [2387-008-xSite] [xGRAD_Leg] [xBORDER] [2387-008-xHatch] [2387-004-PR Surface] [XKEYMAP] [2387-008-xExist-Hatch-Demo]


ELK RIVER ROAD
US HIGHWAY 40
TR
EM
EXISTING ELECTRIC TRANSFORMERS
(6670)
(6672)
EX CONCRETE LANDSCAPE WALL TO REMAIN HERE
~EX 10' CONC WALK~
EX 18" STORM
EX INLET
6671.74 TBC
6671.92 TBC
EX CONCRETE LANDSCAPE WALL TO BE REMOVED AT LOCATION OF TRASH ENCLOSURE
6671.53 TBC
SPILL CURB
PR 5' WALK
6671.27 TBC
EX CONCRETE LANDSCAPE WALL TO REMAIN HERE
PR DUMPSTER ENCLOSURE
PR VERTICAL CURB
6671.06 TBC
EX 12" STORM
FUTURE DEVELOPMENT SITE
EX DRY UTILITIES (TYP.)
6670.47 TBC
(6668)
EX INLET
EX WATERLINE ESMT
MATCH EX GRADES ALONG EAST SIDE OF EX WALK
PROTECT AND MAINTAIN EX. FH-154B.3
1.1%
NOTE: WATER AND SEWER SERVICES TO BE EXTENDED BEYOND BACK OF WALK FOR FUTURE DEVELOPMENT SITE.
4" W
4" SS
PR AREA INLET 5.2
6673.29 BASIN
6672.65 EOC
6672.55 TBC
PR 6" HDPE STORM
6672.76 MATCH EX TBC
2.0%
6671.75 EOC
2.7%
SPILL CURB
PR CURB INLET 5.1
6672.23 TBC
6671.59 MATCH EX FL
6671.45 BASIN
REMOVE AND RELOCATE DUMPSTER ENCLOSURE TO PR LOCATION SHOWN ON SHEET C.301
6671.32 TBC
6671.32 TBC
CATCH CURB
1.5%
PR 12" HDPE STORM
ST-05
REMOVE APPROX. 36' OF EX. 12" HDPE STORM
6670.99 TBC
6670.93 TBC
6670.89 TBC
6671.18 TBC
6671.04 TBC
6670.72 TBC
2.5%
SPILL CURB
6670.11 FL
DESIGN INTENT: DEMO EX. CURB AND GUTTER AND MATCH EX. ASPHALT WITH PR VALLEY PAN, CURB RETURNS AND CURB AND GUTTER. DEMO ALL CONCRETE BEHIND BACK OF CURB.
~EX ASPHALT PARKING LOT~
REMOVE AND REPLACE EX. CURB/GUTTER AND SIDEWALK
~EX 6' CONC WALK~
SAW CUT/ASPHALT PATCH FOR SERVICE UPGRADE (TYP.)
PR BOLLARD LIGHT POLE (TYP.)
XS
EX SSMH 48.1A.5.2.2
BASECAMP PHASE 1
REMOVE EX. GUTTERS AND WALKS AND INSTALL PEDESTRIAN RAMPS FOR NEW CROSSING
6668.79 TBC
6668.76 TBC
6668.73 TBC
6669.04 TBC
1.0%
CATCH CURB
BIG BEND DRIVE
EX 8" PVC WATER
EX 8" PVC SANITARY
EX DURASLOT DRAIN
PR CURB INLET 3.1
6668.70 BASIN
6669.20 TBC
ST-03 PR 18" HDPE STORM
CATCH CURB
6669.62 TBC
6669.81 TBC
6669.78 TBC
6669.22 TBC
EX 12" HDPE STORM
~MATCH EX ASPHALT~
TRANSITION FROM EX MOUNTABLE CURB TO PR VERTICAL CURB
6668.72 MATCH EX FL
EX MOUNTABLE CURB
EX CURB INLET
EX 12" HDPE STORM
REMOVE EX HANDICAP STRIPING AND REPLACE WITH STANDARD PARKING STRIPES

NORTH

0 ## ##

(IN FEET)
1 IN. = ## FT.



KEY MAP
NOT TO SCALE

LEGEND:

PROPOSED STORM SEWER W/ FLARED END SECTION	
PROPOSED STORM INLET (CURB & AREA)	
PROPOSED STORM MANHOLE & CLEANOUT	ST
EXISTING MAJOR CONTOUR	(6805)
EXISTING MINOR CONTOUR	
PROPOSED MAJOR CONTOUR	6805
PROPOSED MINOR CONTOUR	
PROPOSED SWALE	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
SPOT ELEVATION	6790.50
PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE	2.0%
STORM SEWER FLOW DIRECTION	⇦
EX ASPHALT	
EX CONCRETE	
PR ASPHALT	
PR CONCRETE	

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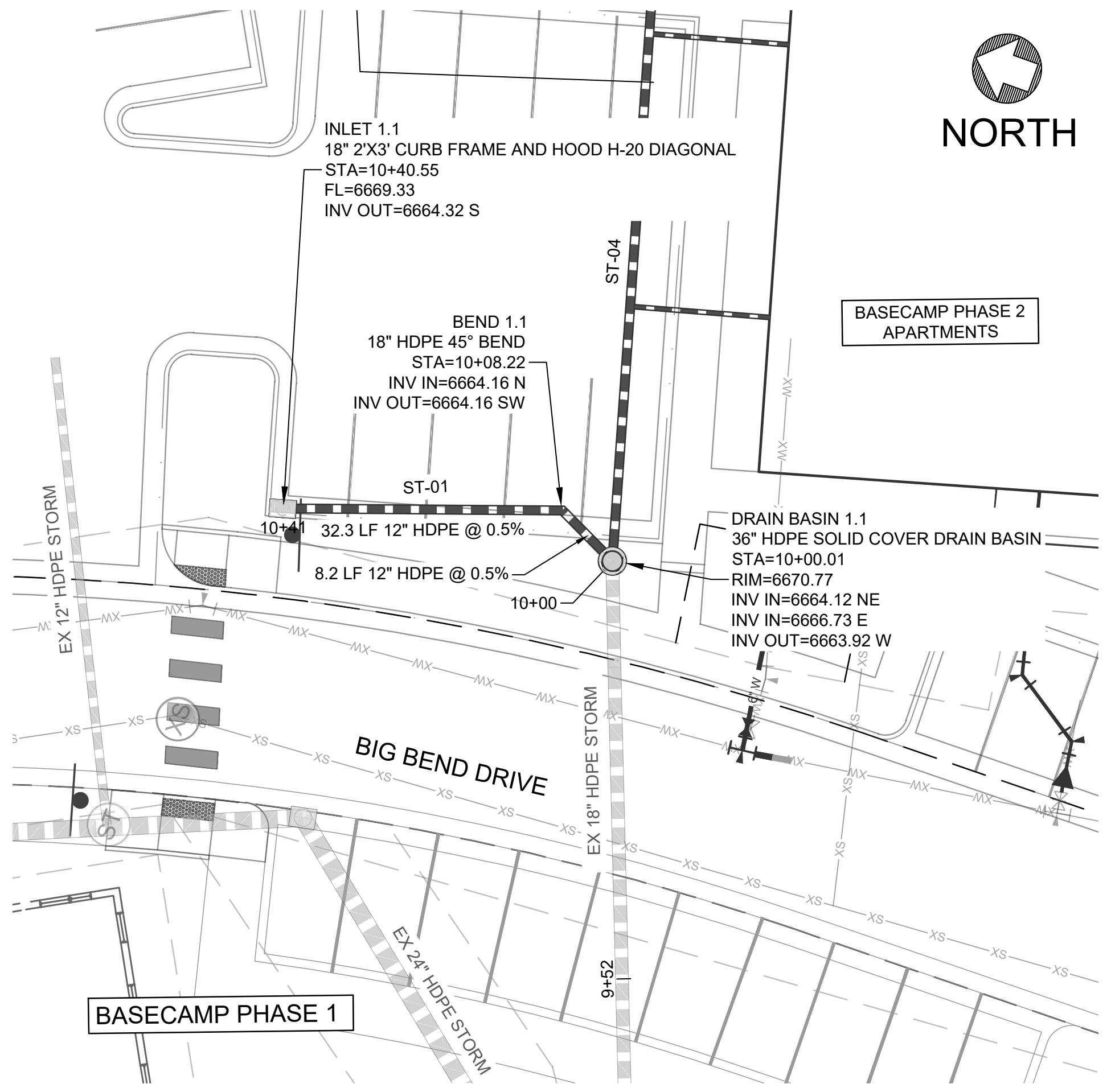
2	10/10/25	EG	Rev. Lot 2, Misc

PROJECT: 2387-008
DATE: 10/10/25
CONTACT: Erik Griepentrog
EMAIL: erikg@landmark-co.com

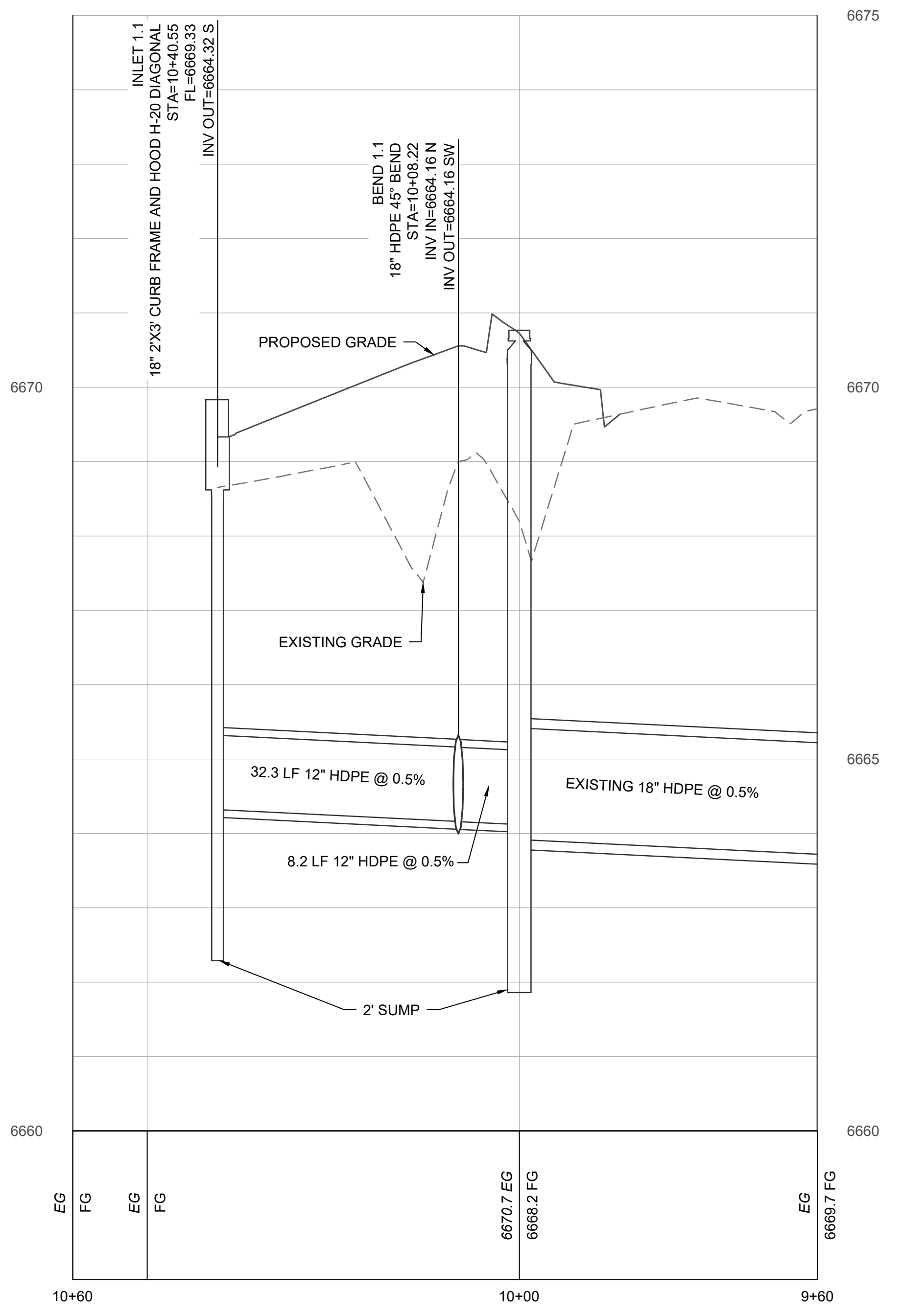
Basecamp Phase 2 Apartments
Grading and Drainage Plan

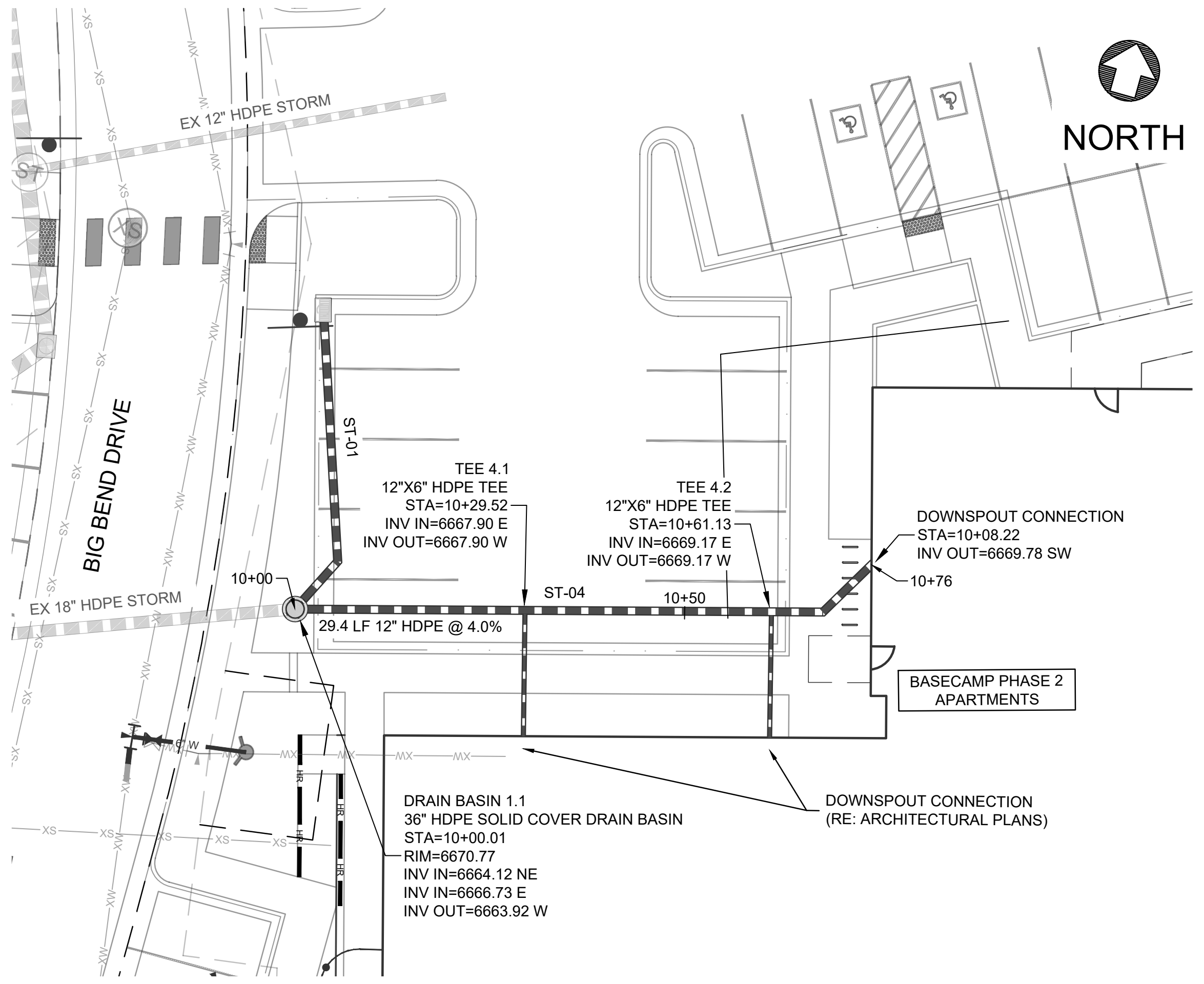
SHEET
C.302


INLET 1.1
18" 2'X3' CURB FRAME AND HOOD H-20 DIAGONAL
STA=10+40.55
FL=6669.33
INV OUT=6664.32 S
NORTH
ST-04
BASECAMP PHASE 2 APARTMENTS
BEND 1.1
18" HDPE 45° BEND
STA=10+08.22
INV IN=6664.16 N
INV OUT=6664.16 SW
ST-01
10+41
32.3 LF 12" HDPE @ 0.5%
8.2 LF 12" HDPE @ 0.5%
10+00
DRAIN BASIN 1.1
36" HDPE SOLID COVER DRAIN BASIN
STA=10+00.01
RIM=6670.77
INV IN=6664.12 NE
INV IN=6666.73 E
INV OUT=6663.92 W
EX 12" HDPE STORM
BIG BEND DRIVE
EX 18" HDPE STORM
EX 24" HDPE STORM
9+52
BASECAMP PHASE 1

ST-01 PLAN & PROFILE

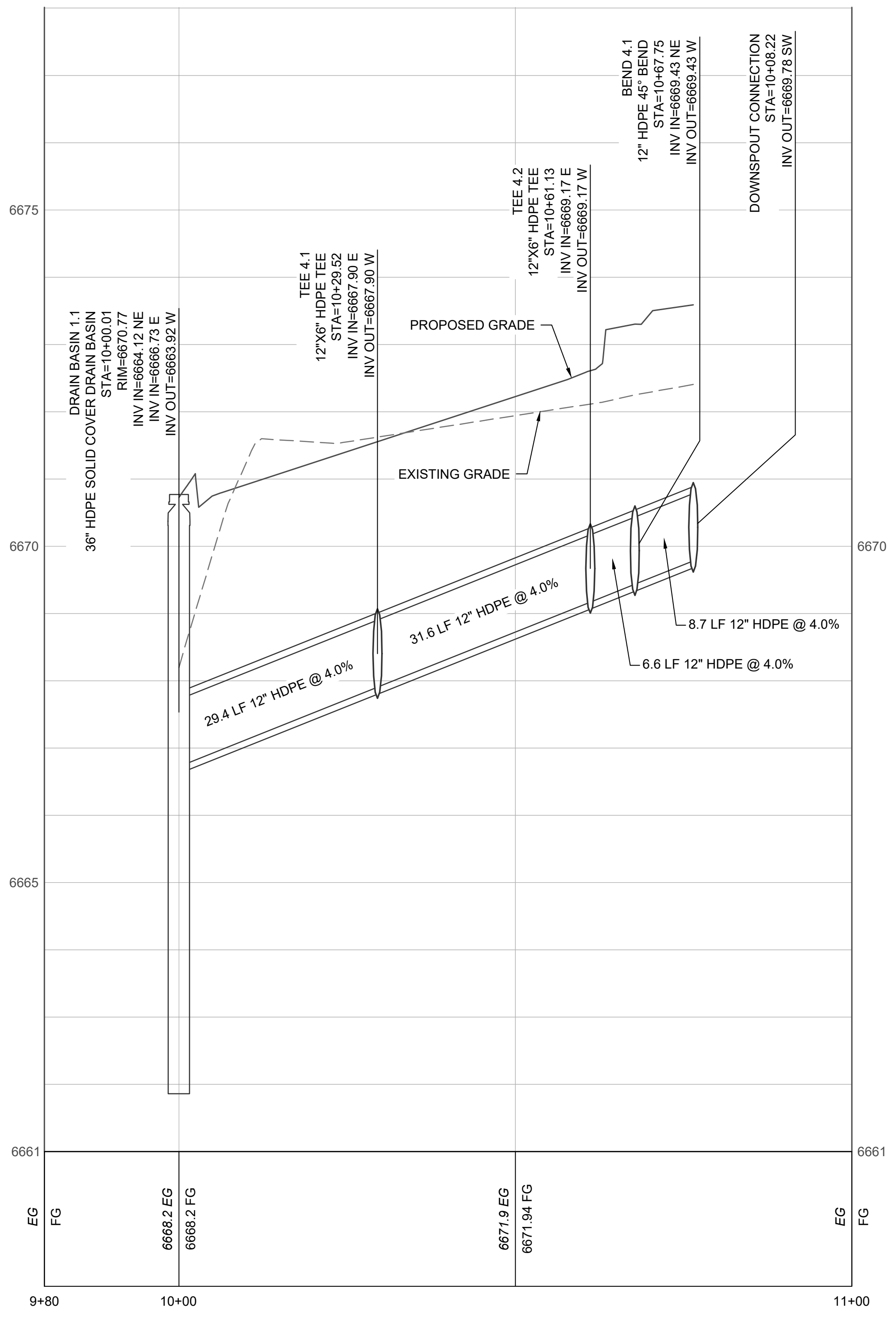
PROFILE SCALE: 1" = 20' (H) 1" = 2' (V)

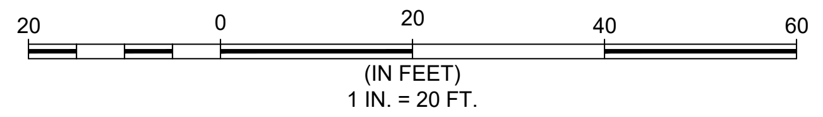

6675
6670
6665
6660
INLET 1.1
18" 2'X3' CURB FRAME AND HOOD H-20 DIAGONAL
STA=10+40.55
FL=6669.33
INV OUT=6664.32 S
BEND 1.1
18" HDPE 45° BEND
STA=10+08.22
INV IN=6664.16 N
INV OUT=6664.16 SW
PROPOSED GRADE
EXISTING GRADE
32.3 LF 12" HDPE @ 0.5%
EXISTING 18" HDPE @ 0.5%
8.2 LF 12" HDPE @ 0.5%
2' SUMP
EG
FG
EG
FG
6670.7 EG
6668.2 FG
EG
6669.7 FG
10+60
10+00
9+60


EX 12" HDPE STORM
NORTH
BIG BEND DRIVE
ST-01
TEE 4.1
12"X6" HDPE TEE
STA=10+29.52
INV IN=6667.90 E
INV OUT=6667.90 W
TEE 4.2
12"X6" HDPE TEE
STA=10+61.13
INV IN=6669.17 E
INV OUT=6669.17 W
DOWNSPOUT CONNECTION
STA=10+08.22
INV OUT=6669.78 SW
10+76
10+00
ST-04
10+50
EX 18" HDPE STORM
29.4 LF 12" HDPE @ 4.0%
BASECAMP PHASE 2 APARTMENTS
DRAIN BASIN 1.1
36" HDPE SOLID COVER DRAIN BASIN
STA=10+00.01
RIM=6670.77
INV IN=6664.12 NE
INV IN=6666.73 E
INV OUT=6663.92 W
DOWNSPOUT CONNECTION
(RE: ARCHITECTURAL PLANS)

ST-04 PLAN & PROFILE

PROFILE SCALE: 1" = 20' (H) 1" = 2' (V)


6675
6670
6665
6661
DRAIN BASIN 1.1
36" HDPE SOLID COVER DRAIN BASIN
STA=10+00.01
RIM=6670.77
INV IN=6664.12 NE
INV IN=6666.73 E
INV OUT=6663.92 W
TEE 4.1
12"X6" HDPE TEE
STA=10+29.52
INV IN=6667.90 E
INV OUT=6667.90 W
TEE 4.2
12"X6" HDPE TEE
STA=10+61.13
INV IN=6669.17 E
INV OUT=6669.17 W
BEND 4.1
12" HDPE 45° BEND
STA=10+67.75
INV IN=6669.43 NE
INV OUT=6669.43 W
DOWNSPOUT CONNECTION
STA=10+08.22
INV OUT=6669.78 SW
PROPOSED GRADE
EXISTING GRADE
29.4 LF 12" HDPE @ 4.0%
31.6 LF 12" HDPE @ 4.0%
8.7 LF 12" HDPE @ 4.0%
6.6 LF 12" HDPE @ 4.0%
EG
FG
6668.2 EG
6668.2 FG
6671.9 EG
6671.94 FG
EG
FG
9+80
10+00
11+00


20
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20
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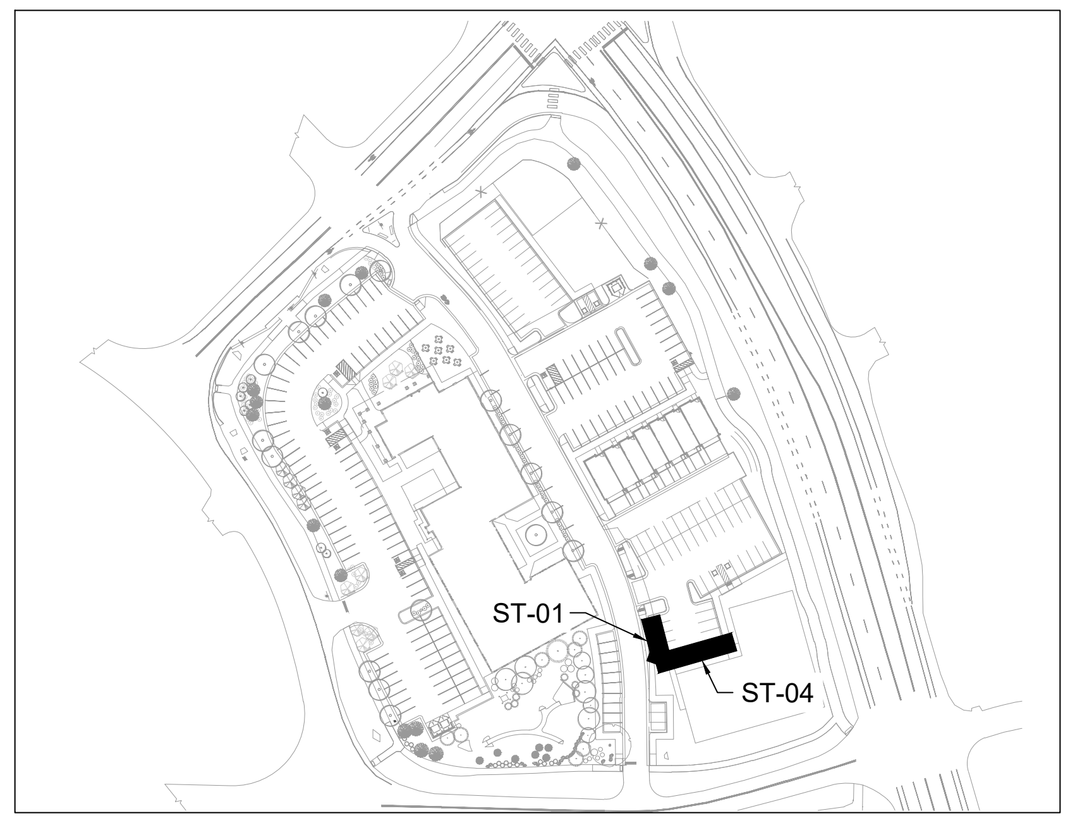
60
(IN FEET)
1 IN. = 20 FT.



KEY MAP

NOT TO SCALE

UTILITY PLAN LEGEND:

EXISTING SANITARY SEWER W/ MH & C.O.	XS XS (XS) XS ©
EXISTING WATER	XW XW XW XW
PROPOSED #" SANITARY SEWER W/ MH & C.O.	8" SS (SS) 8" SS ©
PROPOSED #" WATER PIPE	8" W 8" W 8" W
PROPOSED GV, FH & CS	⋈ ● ◉
PROPOSED STORM SEWER W/ FLARED END SECTION	▷▬▬▬
PROPOSED STORM INLET (CURB & AREA)	▤ ■
PROPOSED STORM MANHOLE & CLEANOUT	(ST) ©
APPROX. PAVEMENT SAW CUT	//// //// //// ////

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 CONTRACTOR 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 ALL UNKNOWN UNDERGROUND UTILITIES.
2. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
3. ALL SEWER AND WATER CONSTRUCTION SHALL BE PER THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST EDITION.
4. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
5. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
6. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO ¼" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
8. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
9. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
10. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
11. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.
12. ALL WATER MAINS AND SERVICES (4-INCHES AND LARGER DIAMETER) SHALL BE PVC, NOT D.I.P.
13. THIS DRAWING SHALL NOT TO BE USED FOR CONSTRUCTION OR CONTRACTING PURPOSES.

ERIK J. GRIEPENTROG
33280
10/13/2025

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

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NOT FOR CONSTRUCTION

NO.	DATE:	BY:	DESCRIPTION:
1	9/9/25	EG	Addressed DRT Comments
2	10/10/25	EG	Rev. Lot 2, Misc

PROJECT:	2387-008
DATE:	10/10/25
CONTACT:	Erik Griepentrog
EMAIL:	erikg@landmark-co.com

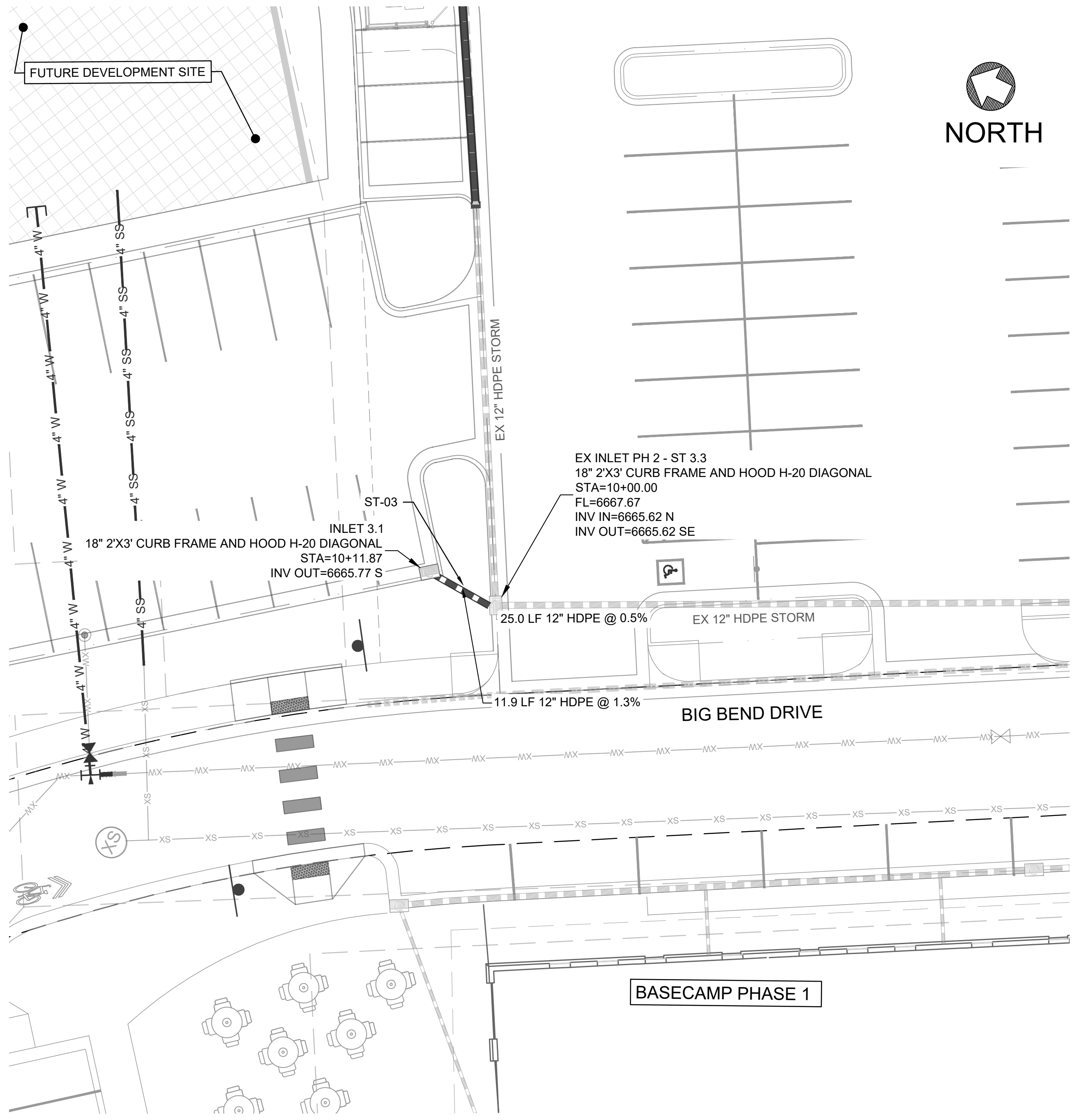
Basecamp Phase 2 Apartments

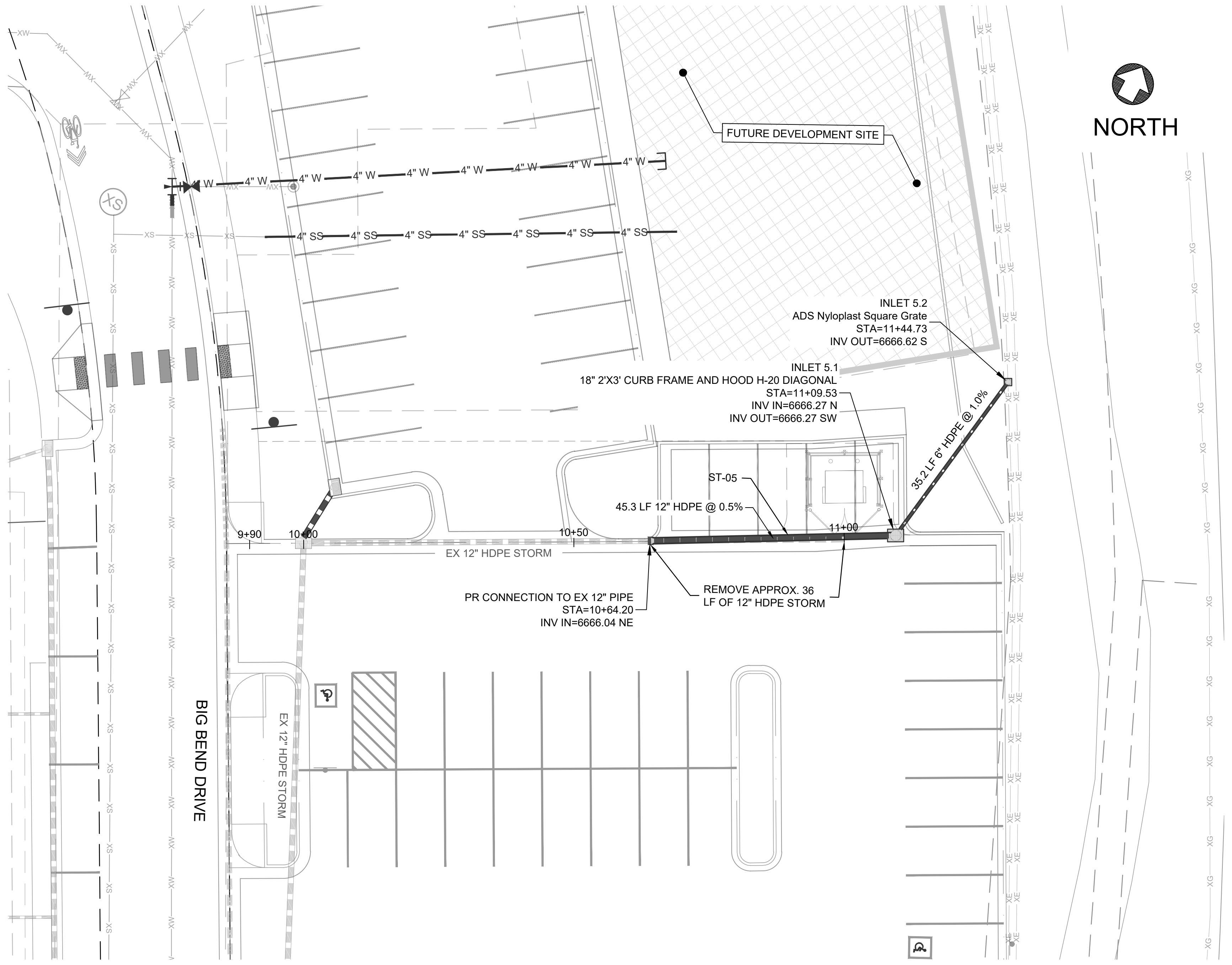
Storm Plan & Profile

SHEET

C.310

DRAWING FILENAME: P:\2387-008\DWGs\Production Drawings\Development Plan\2387-008-DP-C.310-Storm Plan & Profile.dwg LAYOUT NAME: C.310 DATE: Oct 13, 2025 - 7:46am CAD OPERATOR: Erik
LIST OF XREFS: [2387-008-xUtil] [2387-008-xBndy] [2387-008-xExist] [2387-008-xExist-Util] [2387-008-xSite] [xBORDER] [XKEYMAP] [xUTIL_Leg]


FUTURE DEVELOPMENT SITE
NORTH
4" W
4" SS
EX 12" HDPE STORM
ST-03
INLET 3.1
18" 2'X3' CURB FRAME AND HOOD H-20 DIAGONAL
STA=10+11.87
INV OUT=6665.77 S
EX INLET PH 2 - ST 3.3
18" 2'X3' CURB FRAME AND HOOD H-20 DIAGONAL
STA=10+00.00
FL=6667.67
INV IN=6665.62 N
INV OUT=6665.62 SE
25.0 LF 12" HDPE @ 0.5%
EX 12" HDPE STORM
11.9 LF 12" HDPE @ 1.3%
BIG BEND DRIVE
BASECAMP PHASE 1

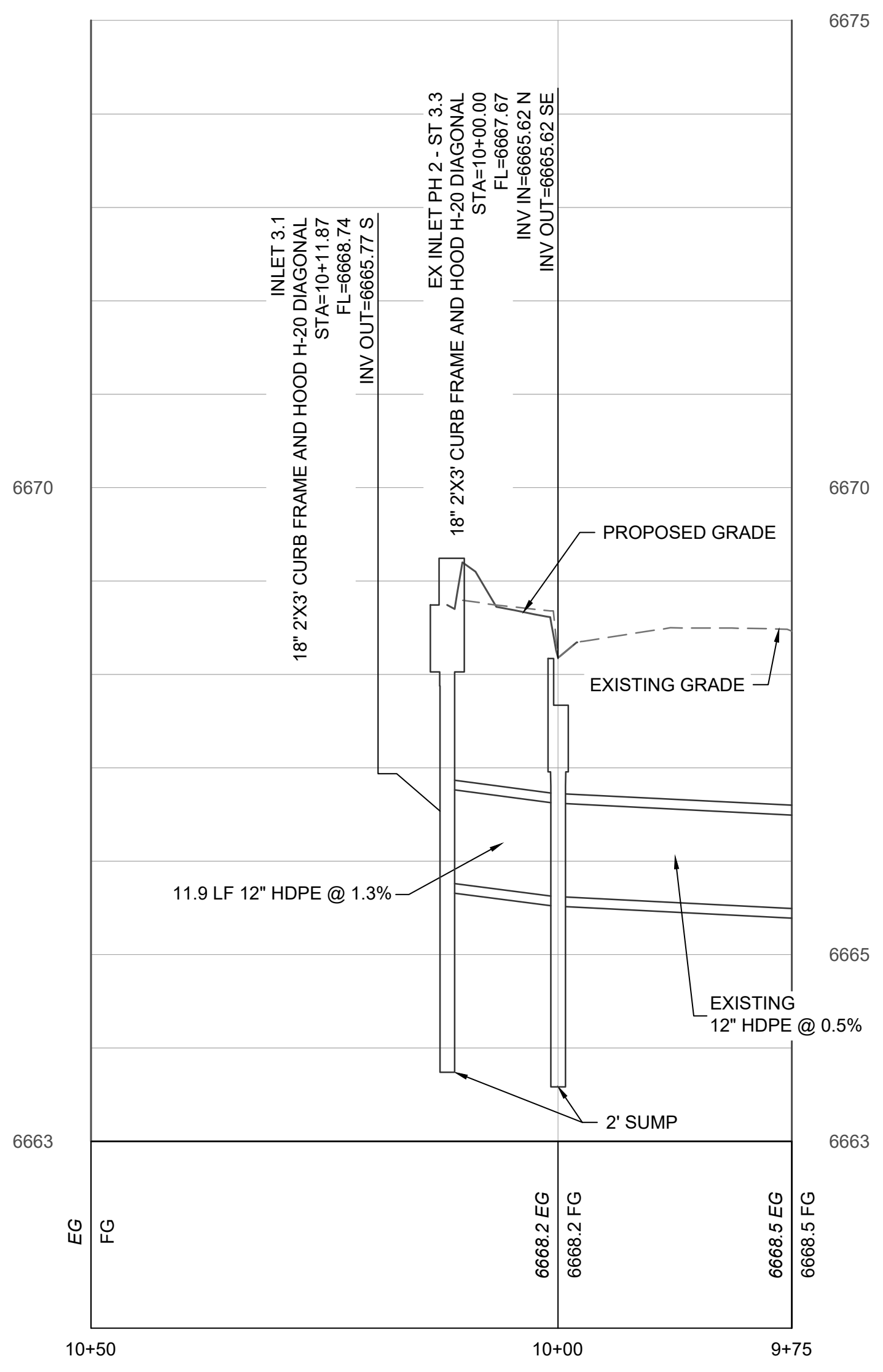

NORTH
FUTURE DEVELOPMENT SITE
4" W
4" SS
INLET 5.2
ADS Nyloplast Square Grate
STA=11+44.73
INV OUT=6666.62 S
INLET 5.1
18" 2'X3' CURB FRAME AND HOOD H-20 DIAGONAL
STA=11+09.53
INV IN=6666.27 N
INV OUT=6666.27 SW
35.2 LF 6" HDPE @ 1.0%
ST-05
45.3 LF 12" HDPE @ 0.5%
9+90
10+00
10+50
11+00
EX 12" HDPE STORM
PR CONNECTION TO EX 12" PIPE
STA=10+64.20
INV IN=6666.04 NE
REMOVE APPROX. 36
LF OF 12" HDPE STORM
BIG BEND DRIVE
EX 12" HDPE STORM

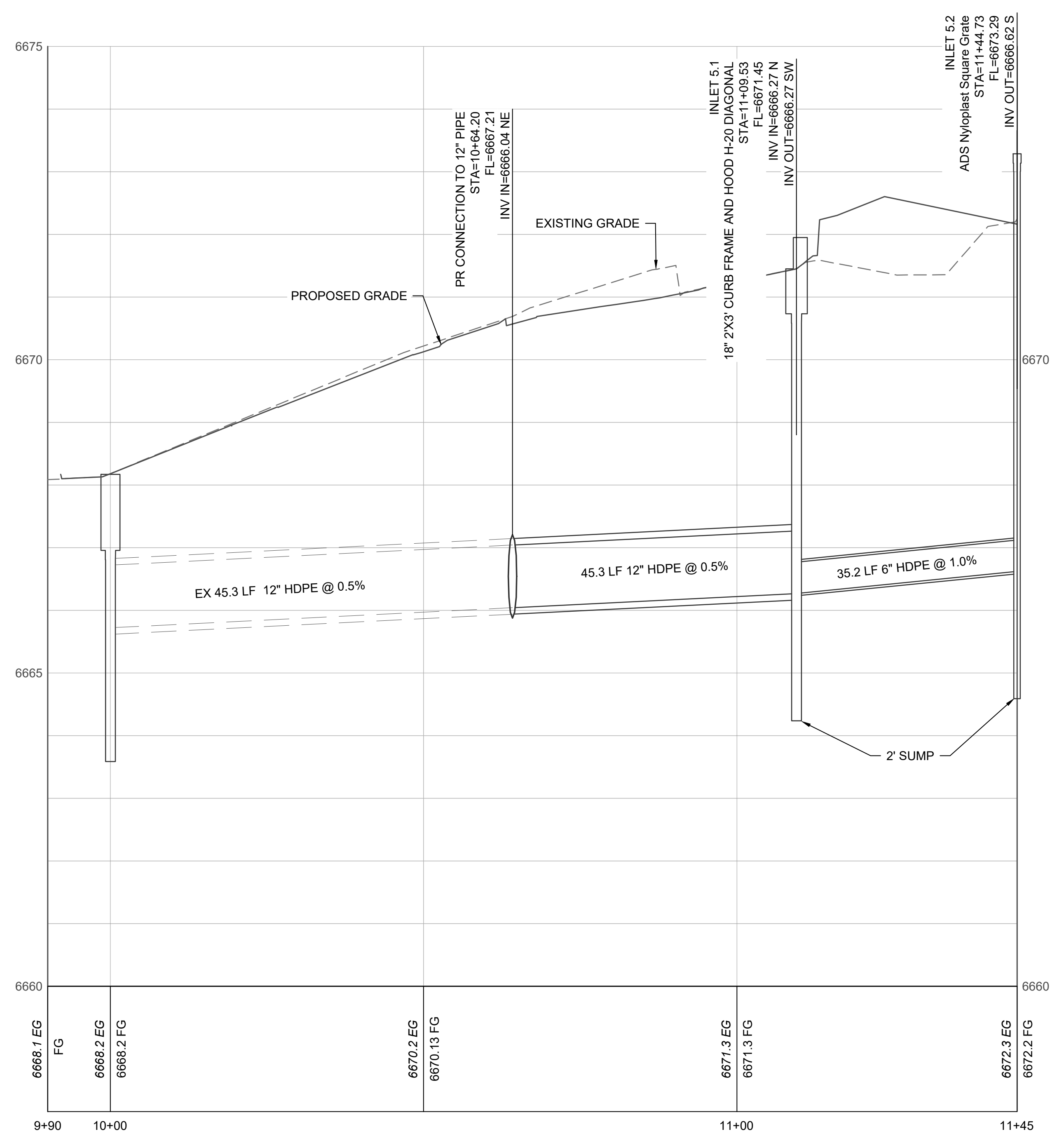
ST-03 PLAN & PROFILE

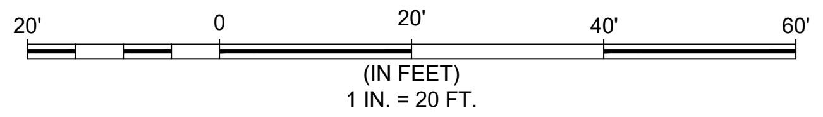
PROFILE SCALE: 1" = 20' (H) 1" = 2' (V)

ST-05 PLAN & PROFILE

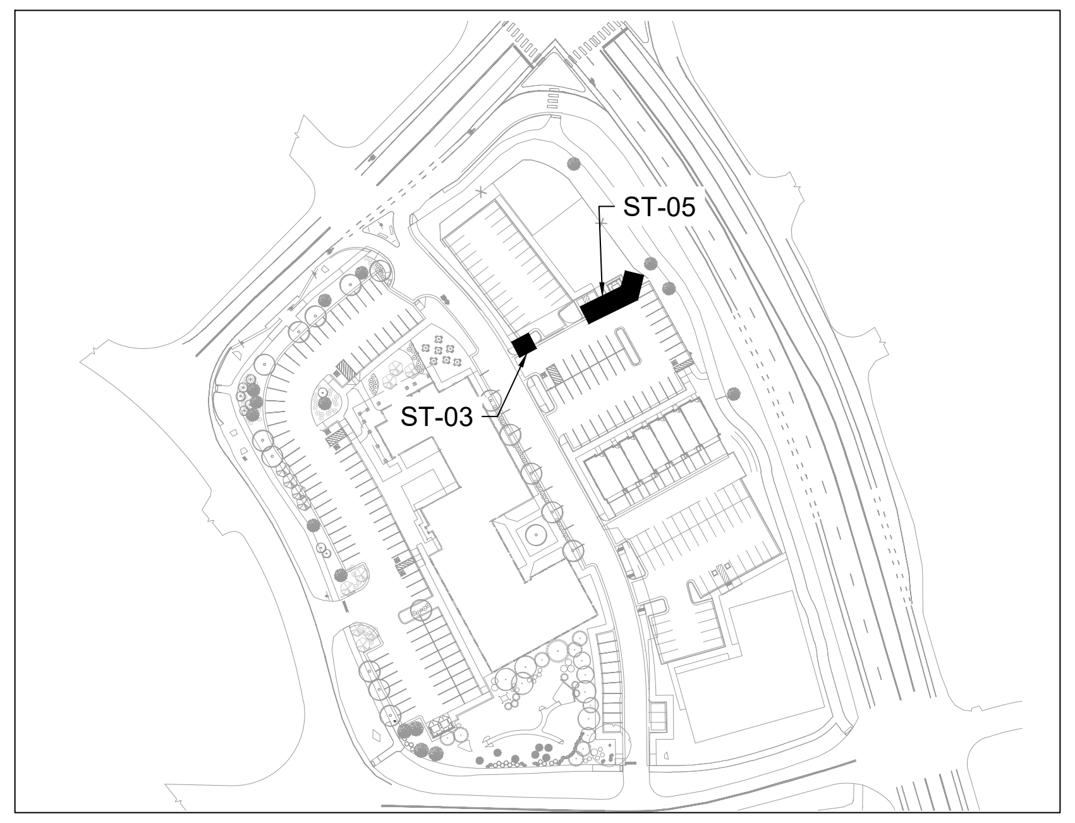
PROFILE SCALE: 1" = 20' (H) 1" = 2' (V)


6675
6670
6665
6663
INLET 3.1
18" 2'X3' CURB FRAME AND HOOD H-20 DIAGONAL
STA=10+11.87
FL=6668.74
INV OUT=6665.77 S
EX INLET PH 2 - ST 3.3
18" 2'X3' CURB FRAME AND HOOD H-20 DIAGONAL
STA=10+00.00
FL=6667.67
INV IN=6665.62 N
INV OUT=6665.62 SE
PROPOSED GRADE
EXISTING GRADE
11.9 LF 12" HDPE @ 1.3%
EXISTING
12" HDPE @ 0.5%
2' SUMP
EG
FG
6668.2 EG
6668.2 FG
6668.5 EG
6668.5 FG
10+50
10+00
9+75


6675
6670
6665
6660
PR CONNECTION TO 12" PIPE
STA=10+64.20
FL=6667.21
INV IN=6666.04 NE
INLET 5.1
18" 2'X3' CURB FRAME AND HOOD H-20 DIAGONAL
STA=11+09.53
FL=6671.45
INV IN=6666.27 N
INV OUT=6666.27 SW
INLET 5.2
ADS Nyloplast Square Grate
STA=11+44.73
FL=6673.29
INV OUT=6666.62 S
EXISTING GRADE
PROPOSED GRADE
EX 45.3 LF 12" HDPE @ 0.5%
45.3 LF 12" HDPE @ 0.5%
35.2 LF 6" HDPE @ 1.0%
2' SUMP
6668.1 EG
FG
6668.2 EG
6668.2 FG
6670.2 EG
6670.13 FG
6671.3 EG
6671.3 FG
6672.3 EG
6672.2 FG
9+90
10+00
11+00
11+45



(IN FEET)
1 IN. = 20 FT.



KEY MAP

NOT TO SCALE

UTILITY PLAN LEGEND:

EXISTING SANITARY SEWER W/ MH & C.O.	XS
EXISTING WATER	XW
PROPOSED #" SANITARY SEWER W/ MH & C.O.	8" SS SS 8" SS
PROPOSED #" WATER PIPE	8" W
PROPOSED GV, FH & CS	
PROPOSED STORM SEWER W/ FLARED END SECTION	
PROPOSED STORM INLET (CURB & AREA)	
PROPOSED STORM MANHOLE & CLEANOUT	ST C
APPROX. PAVEMENT SAW CUT	////

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6. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO ¼" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
8. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
9. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
10. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
11. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.
12. ALL WATER MAINS AND SERVICES (4-INCHES AND LARGER DIAMETER) SHALL BE PVC, NOT D.I.P.
13. THIS DRAWING SHALL NOT TO BE USED FOR CONSTRUCTION OR CONTRACTING PURPOSES.

ERIK J. GRIEPENTROG
33260
10/13/2025

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

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NOT FOR CONSTRUCTION

NO.	DATE:	BY:	DESCRIPTION:
1	9/9/25	EG	Addressed DRT Comments
2	10/10/25	EG	Rev. Lot 2, Misc

PROJECT:	2387-008
DATE:	10/10/25
CONTACT:	Erik Griepentrog
EMAIL:	erikg@landmark-co.com

Basecamp Phase 2 Apartments

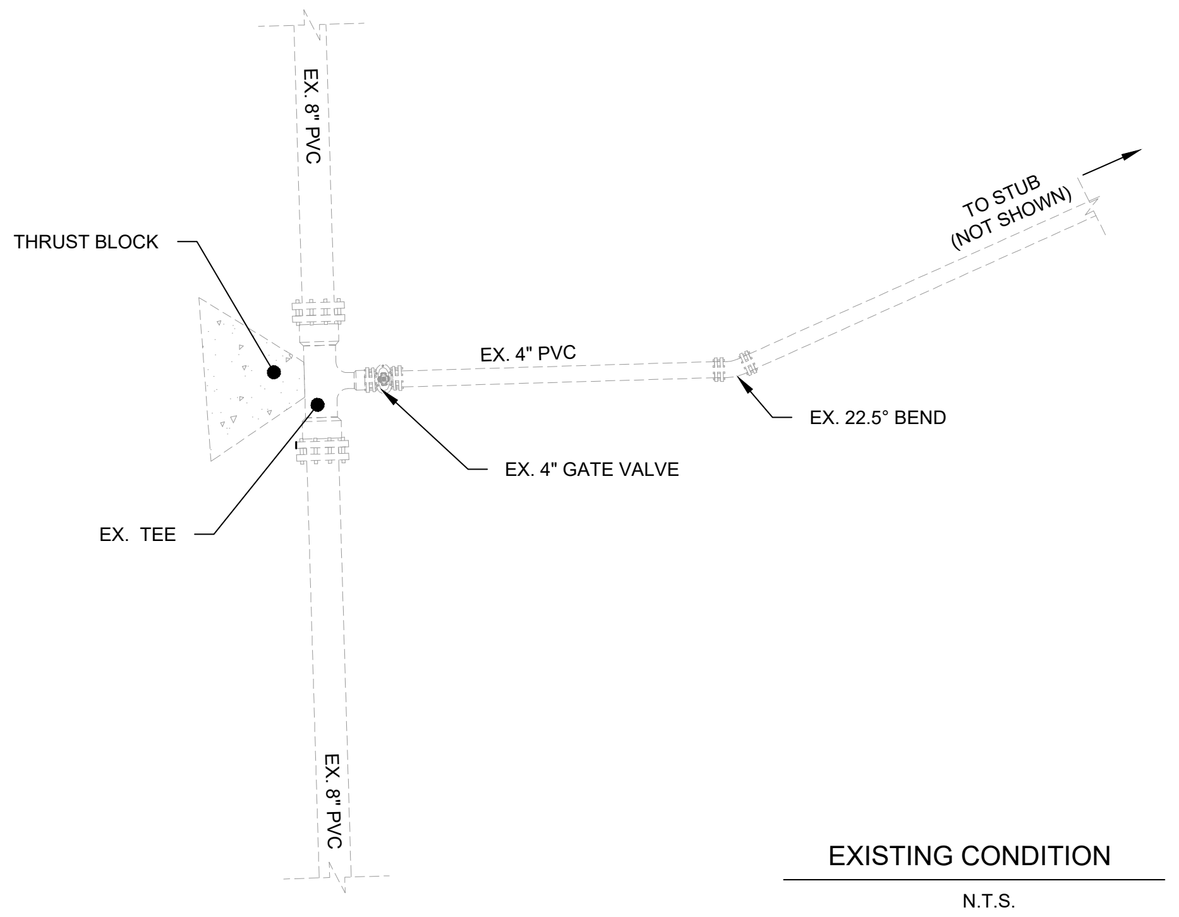
Storm Plan & Profile

SHEET

C.311

PR. FH-154.B.2 AND EX. SERVICE REMOVAL
(NOT INTENDED TO DICTATE CONTRACTOR MEANS & METHODS)

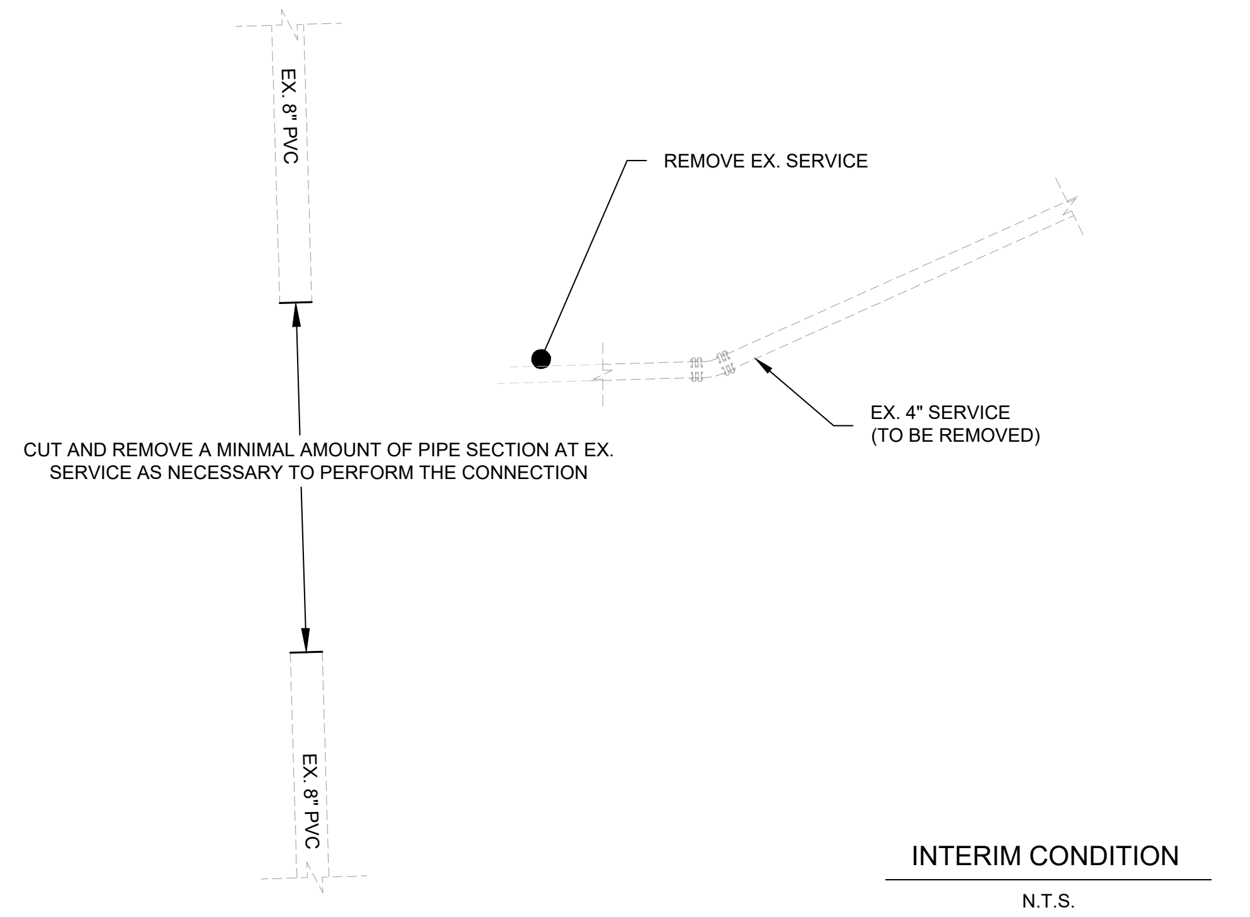
INITIAL EXCAVATION
1. ENSURE ALL APPROVALS AND PERMITS ARE IN PLACE PRIOR TO MOBILIZATION;
2. COORDINATE ALL EXCAVATION ACTIVITIES WITH UTILITY LOCATES AND NOTIFICATIONS;
3. COORDINATE SCHEDULE AND OPERATIONS WITH ENGINEER AND WATER DISTRICT PRIOR TO EXCAVATION, INCLUDING NOTIFICATIONS FOR SERVICE DISRUPTION AND SYSTEM ISOLATION;
4. CAREFULLY EXPOSE EXISTING PIPE AND CONFIRM MATERIAL AND SIZE;
5. CONSTRUCTION DEWATERING SHALL CONFORM TO ALL PERMIT REQUIREMENTS.


EX. 8" PVC
TO STUB (NOT SHOWN)
THRUST BLOCK
EX. 4" PVC
EX. 22.5° BEND
EX. 4" GATE VALVE
EX. TEE
EX. 8" PVC

EXISTING CONDITION

N.T.S.

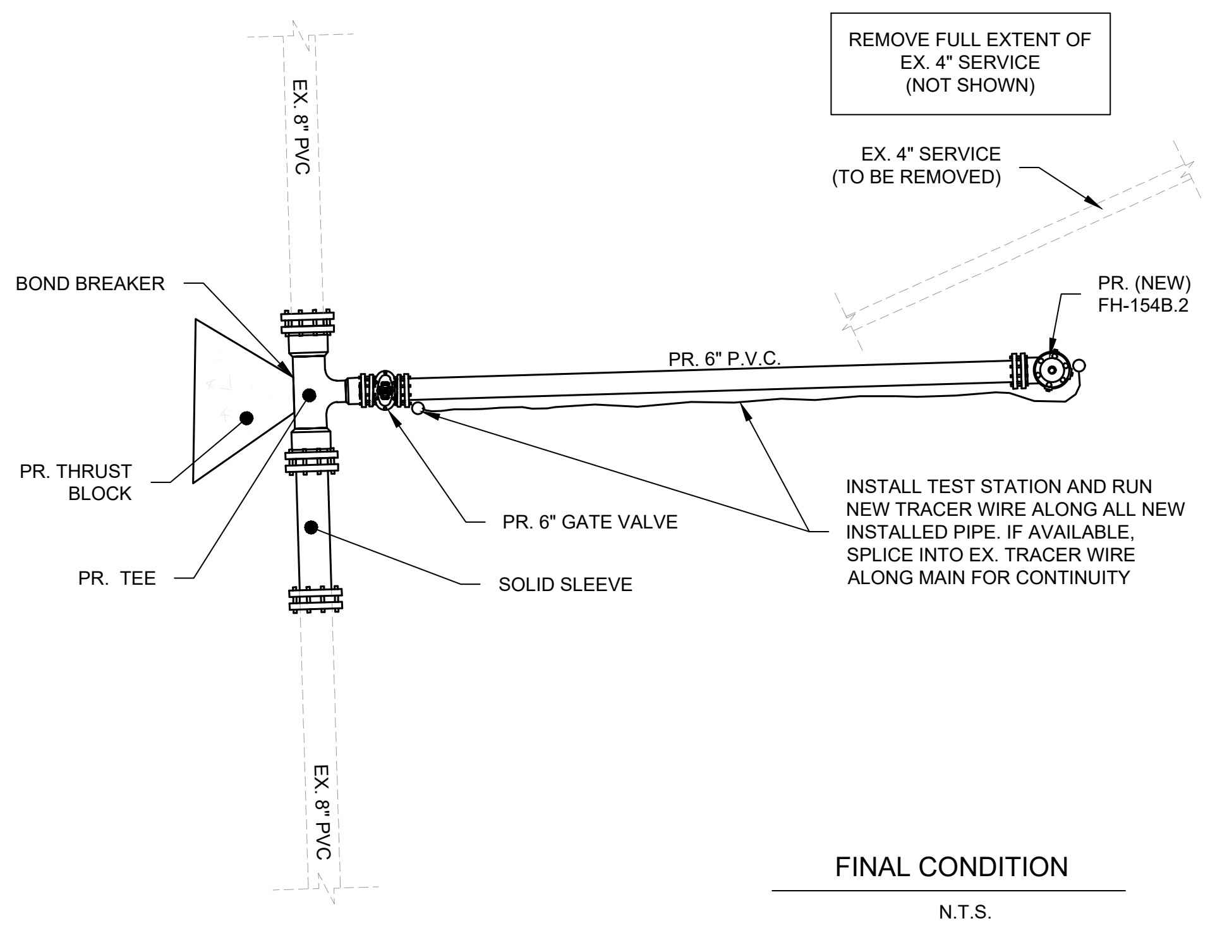
PIPE PREPARATION
1. CONFIRM CONNECTION LOCATION WITH SURVEYOR AND ENGINEER;
2. CUT EXISTING PIPE IN A MANNER THAT MINIMIZES THE REMOVAL LENGTH OF PIPE;
3. BEVEL AND REMOVE ALL BURS FOR A CLEAN CONNECTION;


EX. 8" PVC
REMOVE EX. SERVICE
CUT AND REMOVE A MINIMAL AMOUNT OF PIPE SECTION AT EX. SERVICE AS NECESSARY TO PERFORM THE CONNECTION
EX. 4" SERVICE (TO BE REMOVED)
EX. 8" PVC

INTERIM CONDITION

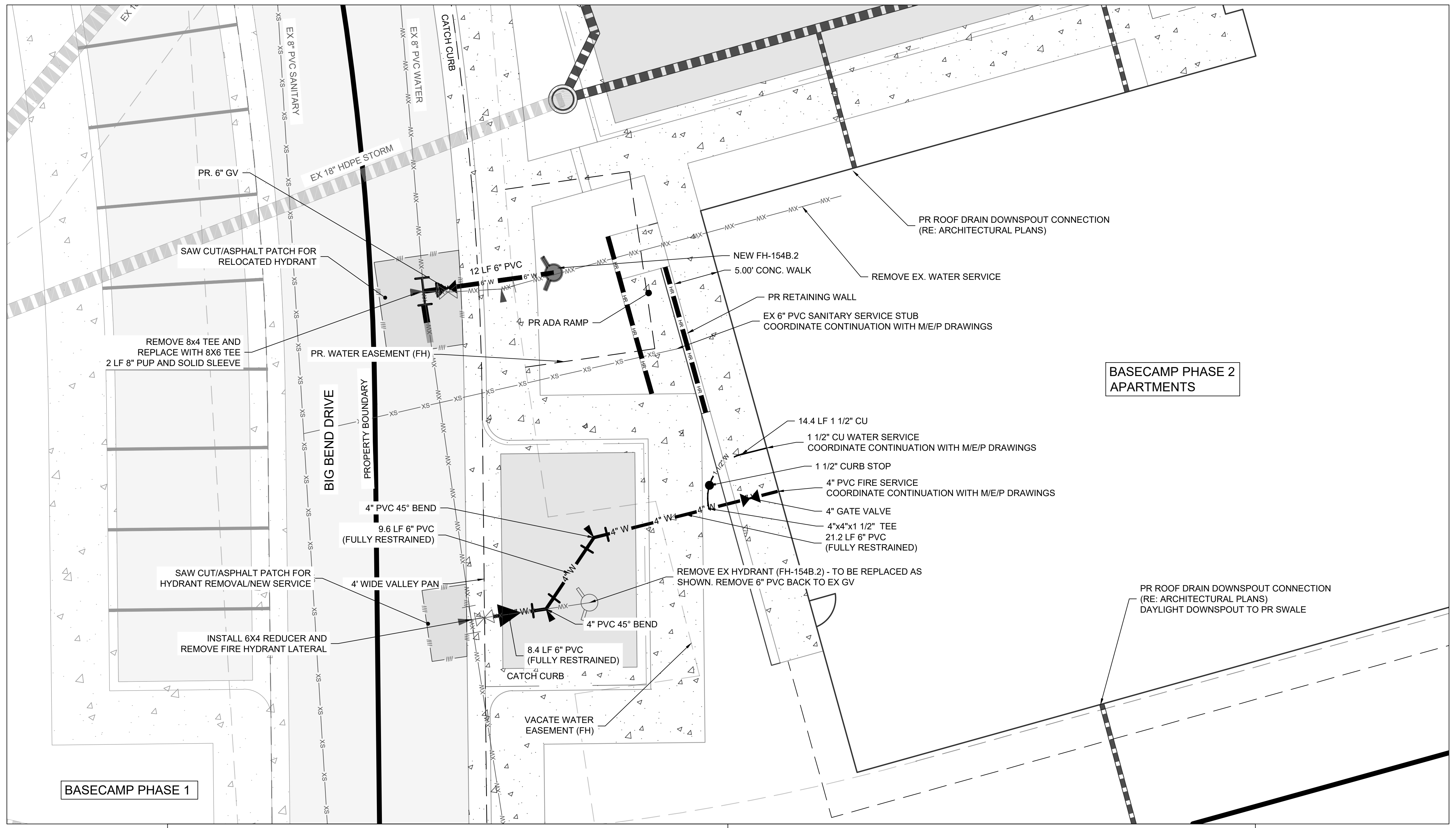
N.T.S.

CONNECTION COMPLETION
1. PRE-ASSEMBLE FITTINGS OUTSIDE OF TRENCH TO THE EXTENT PRACTICABLE;
2. DISINFECT INTERIOR OF FITTINGS PER SPECIFICATIONS IN THE PRESENCE OF ENGINEER;
3. REFER TO WATER DISTRICT SPECIFICATIONS AND DETAILS FOR FINAL REQUIREMENTS.

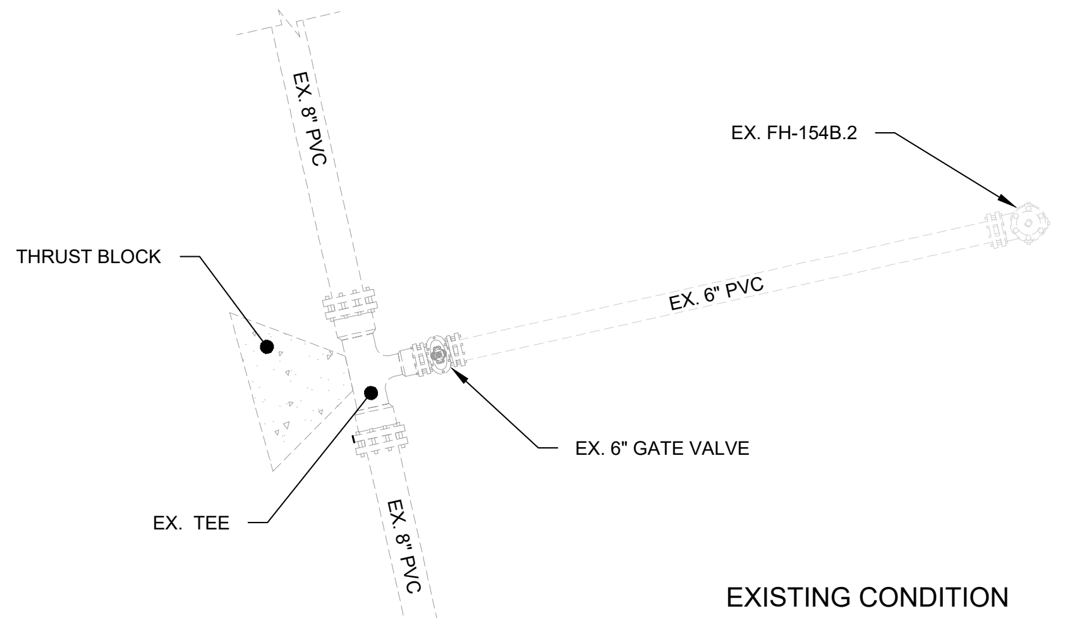

REMOVE FULL EXTENT OF EX. 4" SERVICE (NOT SHOWN)
EX. 4" SERVICE (TO BE REMOVED)
EX. 8" PVC
BOND BREAKER
PR. (NEW) FH-154B.2
PR. 6" P.V.C.
PR. THRUST BLOCK
PR. 6" GATE VALVE
PR. TEE
SOLID SLEEVE
INSTALL TEST STATION AND RUN NEW TRACER WIRE ALONG ALL NEW INSTALLED PIPE. IF AVAILABLE, SPLICE INTO EX. TRACER WIRE ALONG MAIN FOR CONTINUITY
EX. 8" PVC

FINAL CONDITION

N.T.S.


EX 8" PVC SANITARY
EX 8" PVC WATER
CATCH CURB
EX 18" HDPE STORM
PR. 6" GV
SAW CUT/ASPHALT PATCH FOR RELOCATED HYDRANT
12 LF 6" PVC
6" W
NEW FH-154B.2
5.00' CONC. WALK
REMOVE EX. WATER SERVICE
PR ROOF DRAIN DOWNSPOUT CONNECTION (RE: ARCHITECTURAL PLANS)
PR RETAINING WALL
EX 6" PVC SANITARY SERVICE STUB COORDINATE CONTINUATION WITH M/E/P DRAWINGS
PR ADA RAMP
REMOVE 8x4 TEE AND REPLACE WITH 8X6 TEE 2 LF 8" PUP AND SOLID SLEEVE
PR. WATER EASEMENT (FH)
BASECAMP PHASE 2 APARTMENTS
BIG BEND DRIVE
PROPERTY BOUNDARY
14.4 LF 1 1/2" CU
1 1/2" CU WATER SERVICE COORDINATE CONTINUATION WITH M/E/P DRAWINGS
1 1/2" CURB STOP
4" PVC FIRE SERVICE COORDINATE CONTINUATION WITH M/E/P DRAWINGS
4" GATE VALVE
4"x4"x1 1/2" TEE
21.2 LF 6" PVC (FULLY RESTRAINED)
4" PVC 45° BEND
9.6 LF 6" PVC (FULLY RESTRAINED)
4" W
SAW CUT/ASPHALT PATCH FOR HYDRANT REMOVAL/NEW SERVICE
4' WIDE VALLEY PAN
REMOVE EX HYDRANT (FH-154B.2) - TO BE REPLACED AS SHOWN. REMOVE 6" PVC BACK TO EX GV
4" PVC 45° BEND
INSTALL 6X4 REDUCER AND REMOVE FIRE HYDRANT LATERAL
8.4 LF 6" PVC (FULLY RESTRAINED)
CATCH CURB
VACATE WATER EASEMENT (FH)
PR ROOF DRAIN DOWNSPOUT CONNECTION (RE: ARCHITECTURAL PLANS) DAYLIGHT DOWNSPOUT TO PR SWALE
BASECAMP PHASE 1

INITIAL EXCAVATION
1. ENSURE ALL APPROVALS AND PERMITS ARE IN PLACE PRIOR TO MOBILIZATION;
2. COORDINATE ALL EXCAVATION ACTIVITIES WITH UTILITY LOCATES AND NOTIFICATIONS;
3. COORDINATE SCHEDULE AND OPERATIONS WITH ENGINEER AND CITY OF STEAMBOAT SPRINGS UTILITIES PRIOR TO EXCAVATION, INCLUDING NOTIFICATIONS FOR SERVICE DISRUPTION AND SYSTEM ISOLATION;
4. CAREFULLY EXPOSE EXISTING PIPE AND CONFIRM MATERIAL AND SIZE;
5. CONSTRUCTION DEWATERING SHALL CONFORM TO ALL PERMIT REQUIREMENTS.


EX. 8" PVC
EX. FH-154B.2
THRUST BLOCK
EX. 6" PVC
EX. 6" GATE VALVE
EX. TEE
EX. 8" PVC

EXISTING CONDITION

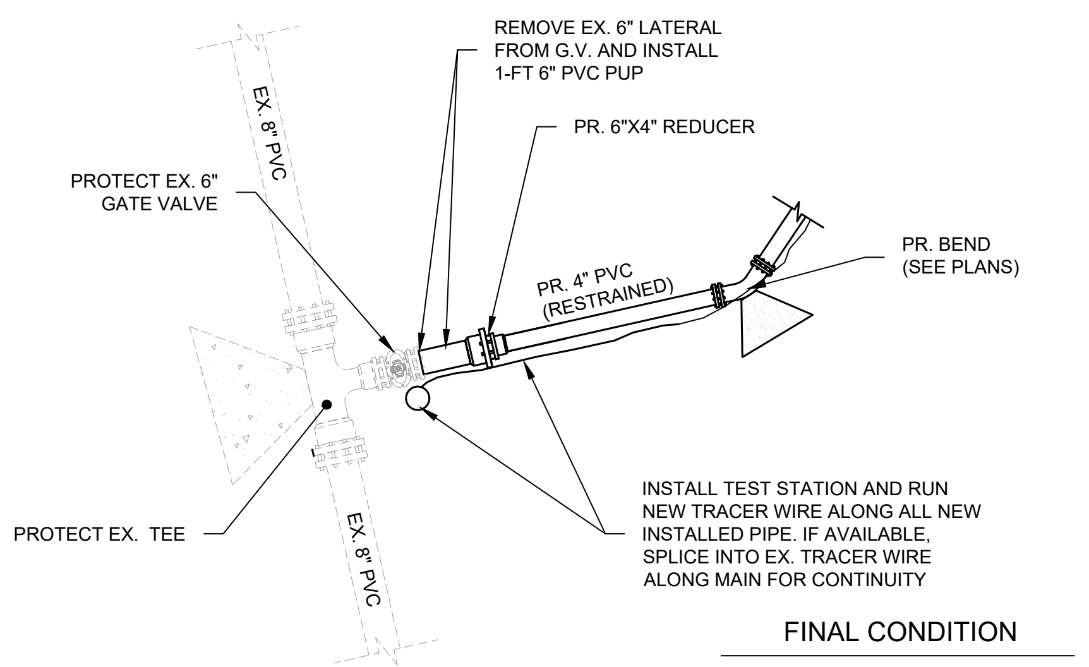
N.T.S.

PIPE PREPARATION

1. CONFIRM CONNECTION LOCATION WITH SURVEYOR AND ENGINEER;
2. CONFIRM DE-PRESSURIZATION OF SYSTEM;
3. REMOVE EX. PIPE AND HYDRANT AND DISPOSE.

PIPE AND HYDRANT INSTALLATION:

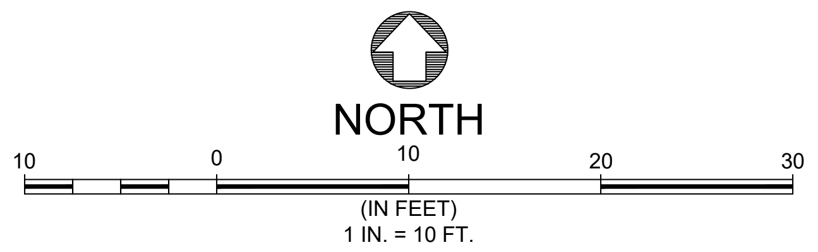
4. PRE-ASSEMBLE FITTINGS OUTSIDE OF TRENCH TO THE EXTENT PRACTICABLE;
5. DISINFECT INTERIOR OF FITTINGS PER SPECIFICATIONS IN THE PRESENCE OF ENGINEER;
6. REFER TO CITY OF STEAMBOAT SPRINGS UTILITIES INSTALLATION OF NEW PIPE AND FIRE HYDRANT.
7. PERFORM ALL QUALITY ASSURANCE TESTING INCLUDING DISINFECTION, BACTERIOLOGICAL AND LEAKAGE TESTS IN PRESENCE OF ENGINEER.

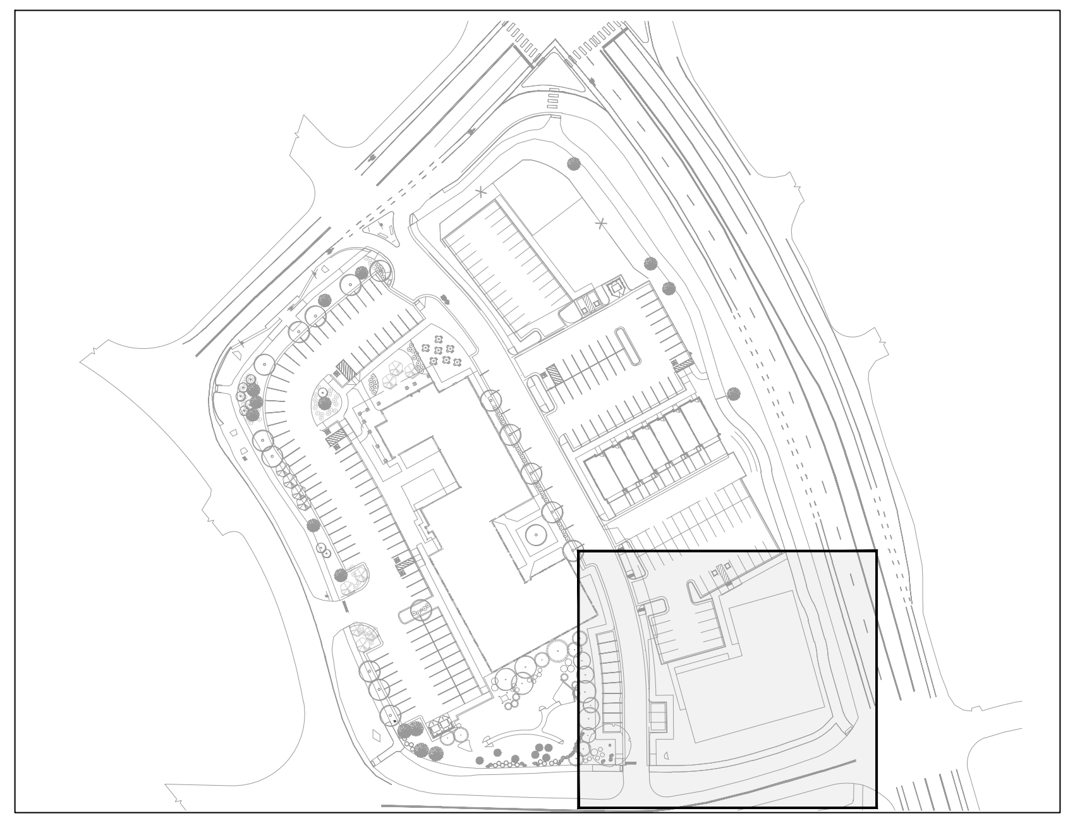

REMOVE EX. 6" LATERAL FROM G.V. AND INSTALL 1-FT 6" PVC PUP
PR. 6"X4" REDUCER
EX. 8" PVC
PROTECT EX. 6" GATE VALVE
PR. 4" PVC (RESTRAINED)
PR. BEND (SEE PLANS)
PROTECT EX. TEE
INSTALL TEST STATION AND RUN NEW TRACER WIRE ALONG ALL NEW INSTALLED PIPE. IF AVAILABLE, SPLICE INTO EX. TRACER WIRE ALONG MAIN FOR CONTINUITY
EX. 8" PVC

FINAL CONDITION

N.T.S.

LOT 3 F.H. REMOVAL AND NEW WATER SERVICE EXHIBIT
(NOT INTENDED TO DICTATE CONTRACTOR MEANS & METHODS)


NORTH
10
0
10
20
30
(IN FEET)
1 IN. = 10 FT.



KEY MAP
NOT TO SCALE

UTILITY PLAN LEGEND:

EXISTING SANITARY SEWER W/ MH & C.O.	XS XS (XS) XS ©
EXISTING WATER	XW XW XW XW
PROPOSED #" SANITARY SEWER W/ MH & C.O.	8" SS (SS) 8" SS ●
PROPOSED #" WATER PIPE	8" W 8" W 8" W
PROPOSED GV, FH & CS	⧓ ● ◉
PROPOSED STORM SEWER W/ FLARED END SECTION	▷▬▬▬
PROPOSED STORM INLET (CURB & AREA)	▬ ■
PROPOSED STORM MANHOLE & CLEANOUT	(ST) ©
APPROX. PAVEMENT SAW CUT	//// //// //// ////

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ERIK J. GRIEPENTROG
33280
10/13/2025

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NO.	DATE:	BY:	DESCRIPTION:
1	9/9/25	EG	Addressed DRT Comments
2	10/10/25	EG	Rev. Lot 2, Misc

PROJECT: 2387-008
DATE: 10/10/25
CONTACT: Erik Griepentrog
EMAIL: erikg@landmark-co.com

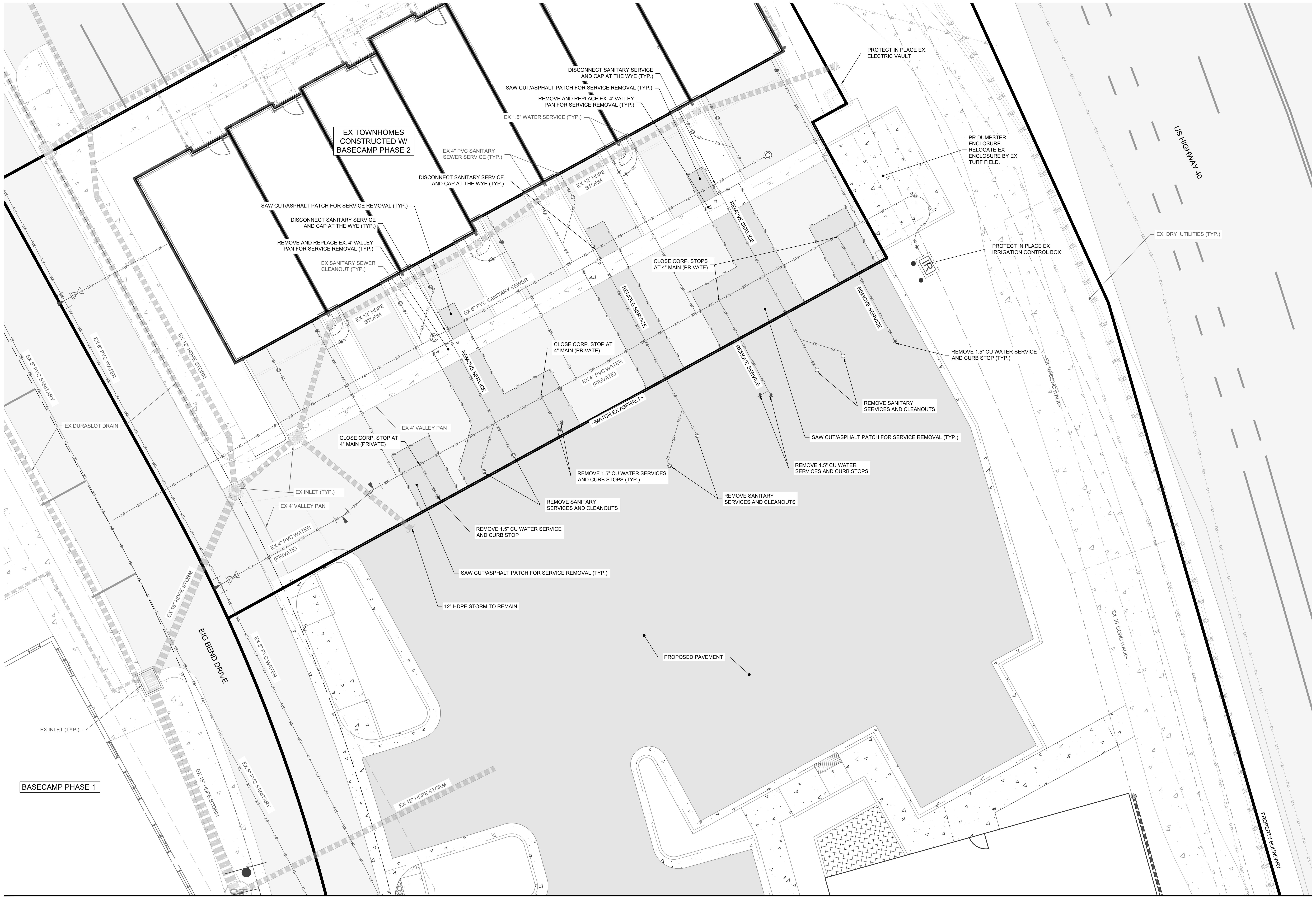
Basecamp Phase 2 Apartments

Phase 2 Apartment
Water and Sewer Plan

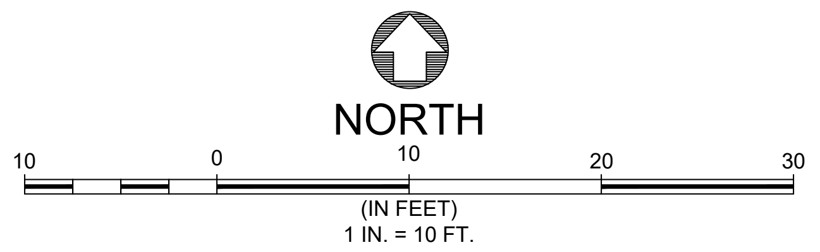
SHEET
C.200

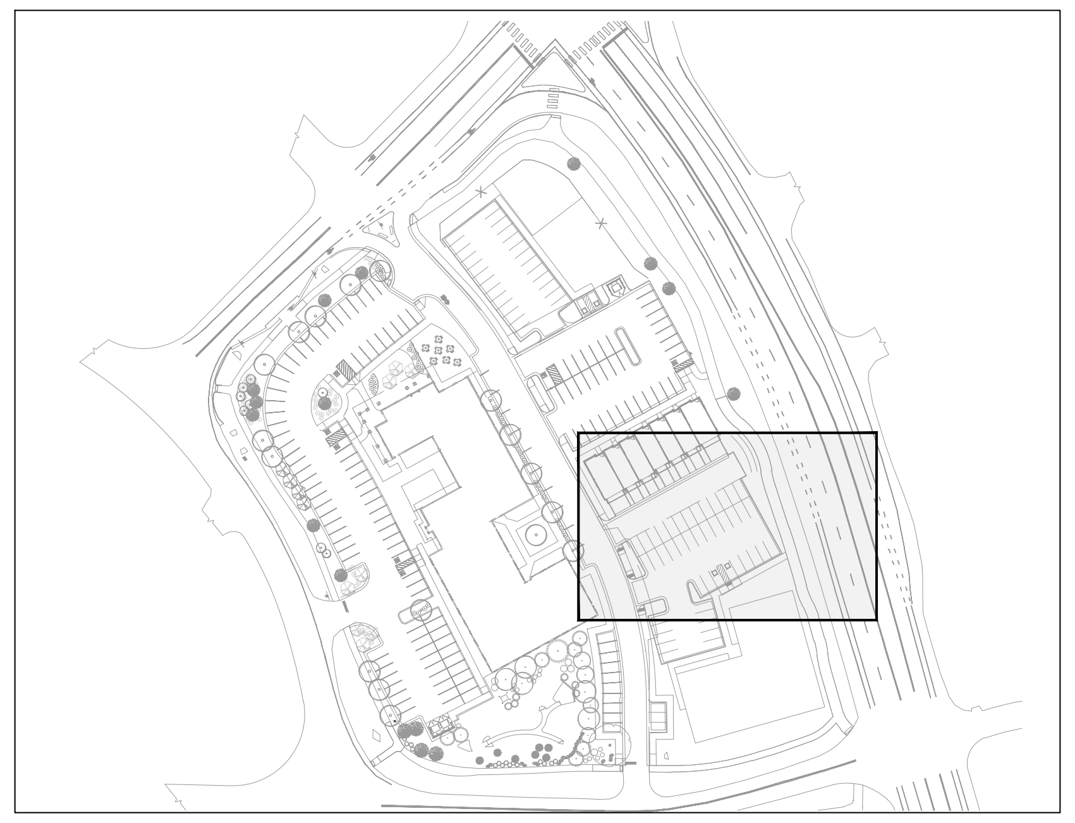
DRAWING FILENAME: P:\2387-008\DWGs\Production Drawings\Development Plan\2387-008-DP-C.200 - Water and Sewer Plan.dwg LAYOUT NAME: C.200 DATE: Oct 13, 2025 - 7:46am CAD OPERATOR: Erik
LIST OF XREFS: [2387-008-xUtil] [2387-008-xBndy] [2387-008-xExist] [2387-008-xExist-Util] [2387-008-xSite] [xBORDER] [2387-008-xHatch] [2387-004-PR Surface] [XKEYMAP] [2387-008-xExist-Hatch-Demo] [xUTIL_Leg]

SEE SHEET C.202


EX TOWNHOMES CONSTRUCTED W/ BASECAMP PHASE 2
DISCONNECT SANITARY SERVICE AND CAP AT THE WYE (TYP.)
SAW CUT/ASPHALT PATCH FOR SERVICE REMOVAL (TYP.)
REMOVE AND REPLACE EX. 4' VALLEY PAN FOR SERVICE REMOVAL (TYP.)
EX 1.5" WATER SERVICE (TYP.)
EX 4" PVC SANITARY SEWER SERVICE (TYP.)
DISCONNECT SANITARY SERVICE AND CAP AT THE WYE (TYP.)
SAW CUT/ASPHALT PATCH FOR SERVICE REMOVAL (TYP.)
DISCONNECT SANITARY SERVICE AND CAP AT THE WYE (TYP.)
REMOVE AND REPLACE EX. 4' VALLEY PAN FOR SERVICE REMOVAL (TYP.)
EX SANITARY SEWER CLEANOUT (TYP.)
EX 12" HDPE STORM
EX 6" PVC SANITARY SEWER
EX 12" HDPE STORM
CLOSE CORP. STOPS AT 4" MAIN (PRIVATE)
REMOVE SERVICE
REMOVE SERVICE
REMOVE SERVICE
REMOVE SERVICE
REMOVE SERVICE
CLOSE CORP. STOP AT 4" MAIN (PRIVATE)
EX 4" PVC WATER (PRIVATE)
~MATCH EX ASPHALT~
EX 4' VALLEY PAN
CLOSE CORP. STOP AT 4" MAIN (PRIVATE)
REMOVE 1.5" CU WATER SERVICES AND CURB STOPS (TYP.)
REMOVE SANITARY SERVICES AND CLEANOUTS
REMOVE 1.5" CU WATER SERVICE AND CURB STOP
SAW CUT/ASPHALT PATCH FOR SERVICE REMOVAL (TYP.)
12" HDPE STORM TO REMAIN
REMOVE SANITARY SERVICES AND CLEANOUTS
REMOVE 1.5" CU WATER SERVICES AND CURB STOPS
SAW CUT/ASPHALT PATCH FOR SERVICE REMOVAL (TYP.)
REMOVE SANITARY SERVICES AND CLEANOUTS
REMOVE 1.5" CU WATER SERVICE AND CURB STOP (TYP.)
PROPOSED PAVEMENT
PROTECT IN PLACE EX. ELECTRIC VAULT
PR DUMPSTER ENCLOSURE. RELOCATE EX ENCLOSURE BY EX TURF FIELD.
PROTECT IN PLACE EX IRRIGATION CONTROL BOX
IR
US HIGHWAY 40
EX DRY UTILITIES (TYP.)
EX 10' CONC WALK
EX 10' CONC WALK
PROPERTY BOUNDARY
EX 8" PVC SANITARY
EX 8" PVC WATER
EX 12" HDPE STORM
EX DURASLOT DRAIN
EX INLET (TYP.)
EX 4' VALLEY PAN
EX 4" PVC WATER (PRIVATE)
EX 18" HDPE STORM
BIG BEND DRIVE
EX 8" PVC WATER
EX 18" HDPE STORM
EX 8" PVC SANITARY
EX INLET (TYP.)
BASECAMP PHASE 1
EX 12" HDPE STORM

SEE SHEET C.200


NORTH
10
0
10
20
30
(IN FEET)
1 IN. = 10 FT.



KEY MAP
NOT TO SCALE

UTILITY PLAN LEGEND:

EXISTING SANITARY SEWER W/ MH & C.O.	XS
EXISTING WATER	XW
PROPOSED #" SANITARY SEWER W/ MH & C.O.	8" SS (SS) 8" SS
PROPOSED #" WATER PIPE	8" W
PROPOSED GV, FH & CS	
PROPOSED STORM SEWER W/ FLARED END SECTION	
PROPOSED STORM INLET (CURB & AREA)	
PROPOSED STORM MANHOLE & CLEANOUT	ST
APPROX. PAVEMENT SAW CUT	////

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1	9/9/25	EG	Addressed DRT Comments
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FOR APPROVAL
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PROJECT:	2387-008
DATE:	10/10/25
CONTACT:	Erik Griepentrog
EMAIL:	erikg@landmark-co.com

Basecamp Phase 2 Apartments

Phase 2 Townhomes Water and Sewer Removals

SHEET

C.201

DRAWING FILENAME: P:\2387-008\DWGs\Production Drawings\Development Plan\2387-008-DP-C.200 - Water and Sewer Plan.dwg LAYOUT NAME: C.201 DATE: Oct 13, 2025 - 7:46am CAD OPERATOR: Erik
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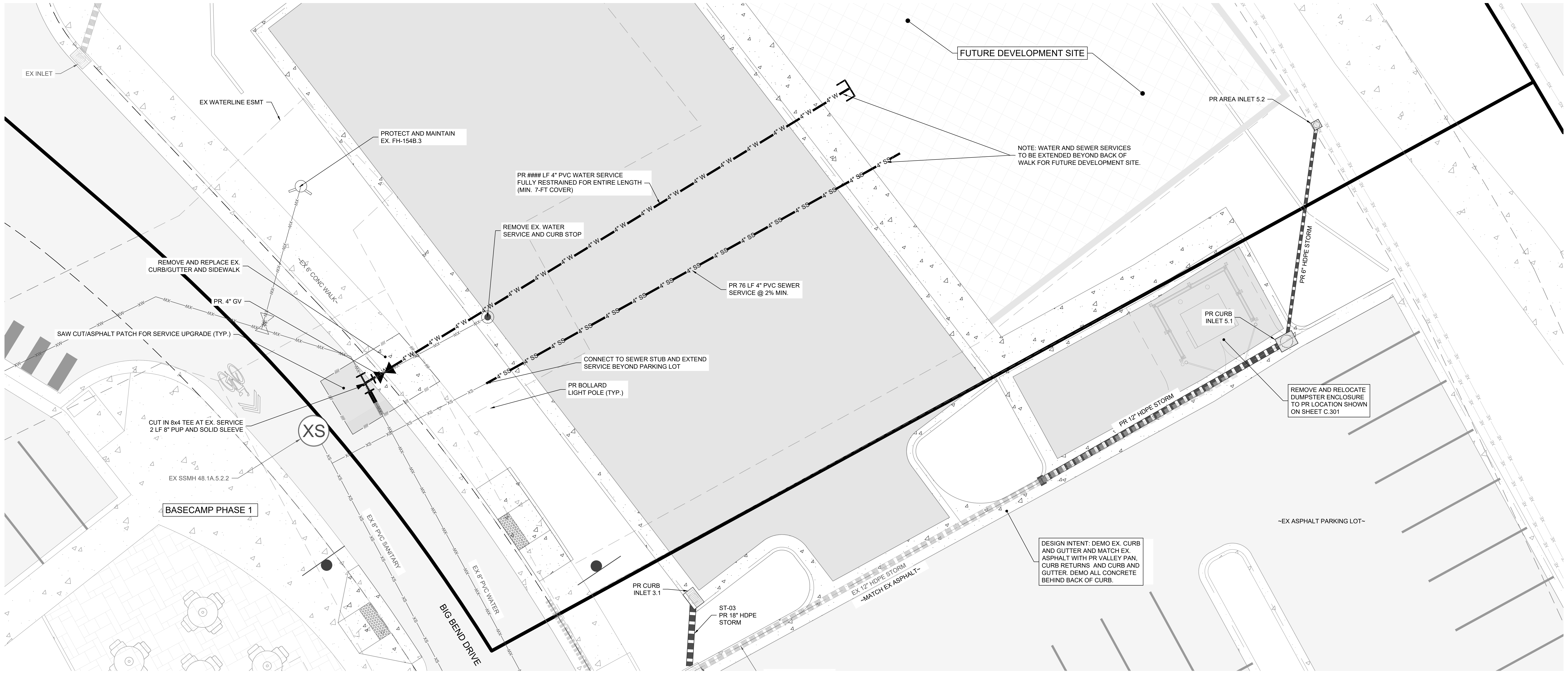
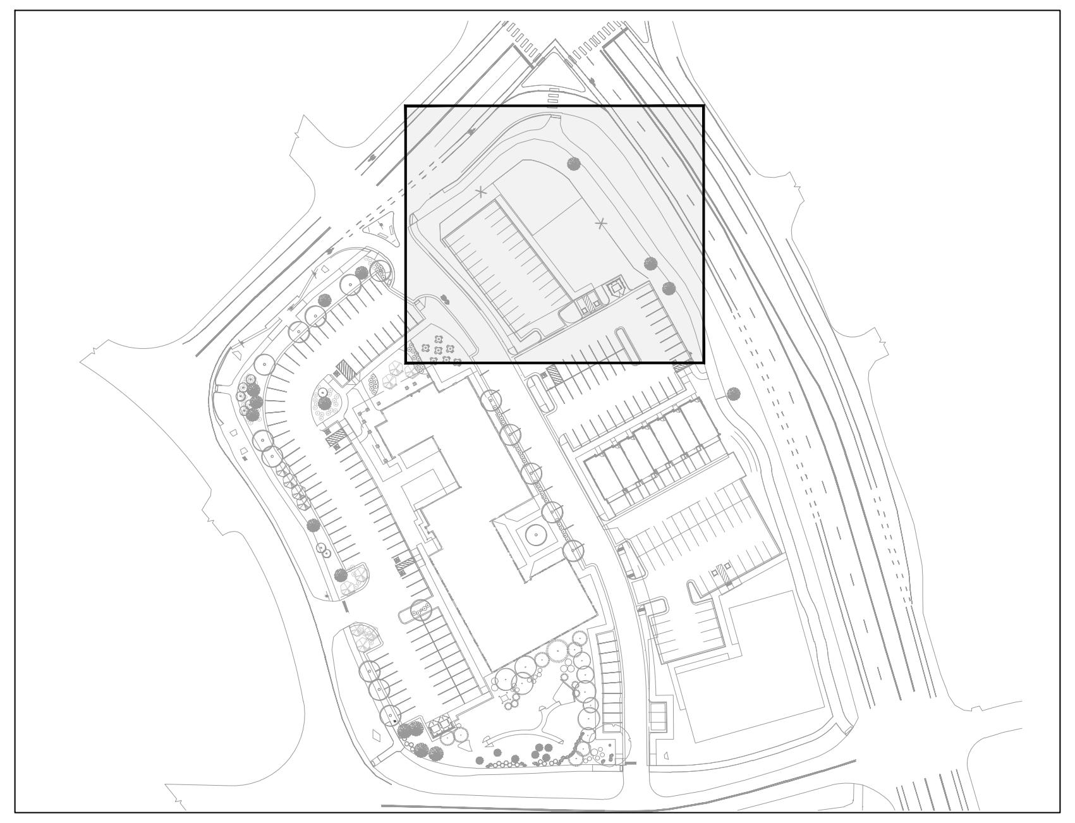

EX INLET
EX WATERLINE ESMT
PROTECT AND MAINTAIN
EX. FH-154B.3
PR #### LF 4" PVC WATER SERVICE
FULLY RESTRAINED FOR ENTIRE LENGTH
(MIN. 7-FT COVER)
REMOVE EX. WATER
SERVICE AND CURB STOP
REMOVE AND REPLACE EX.
CURB/GUTTER AND SIDEWALK
~EX 6' CONC WALK~
PR. 4" GV
SAW CUT/ASPHALT PATCH FOR SERVICE UPGRADE (TYP.)
PR 76 LF 4" PVC SEWER
SERVICE @ 2% MIN.
CONNECT TO SEWER STUB AND EXTEND
SERVICE BEYOND PARKING LOT
PR BOLLARD
LIGHT POLE (TYP.)
CUT IN 8x4 TEE AT EX. SERVICE
2 LF 8" PUP AND SOLID SLEEVE
XS
EX SSMH 48.1A.5.2.2
BASECAMP PHASE 1
EX 8" PVC SANITARY
EX 8" PVC WATER
BIG BEND DRIVE
4" W
4" SS
FUTURE DEVELOPMENT SITE
NOTE: WATER AND SEWER SERVICES
TO BE EXTENDED BEYOND BACK OF
WALK FOR FUTURE DEVELOPMENT SITE.
PR AREA INLET 5.2
PR 6" HDPE STORM
PR CURB
INLET 5.1
REMOVE AND RELOCATE
DUMPSTER ENCLOSURE
TO PR LOCATION SHOWN
ON SHEET C.301
PR 12" HDPE STORM
DESIGN INTENT: DEMO EX. CURB
AND GUTTER AND MATCH EX.
ASPHALT WITH PR VALLEY PAN,
CURB RETURNS AND CURB AND
GUTTER. DEMO ALL CONCRETE
BEHIND BACK OF CURB.
~EX ASPHALT PARKING LOT~
EX 12" HDPE STORM
~MATCH EX ASPHALT~
PR CURB
INLET 3.1
ST-03
PR 18" HDPE
STORM

NORTH

0 ## ##

(IN FEET)
1 IN. = ## FT.



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EXISTING WATER	XW XW XW XW
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PROPOSED #" WATER PIPE	8" W 8" W 8" W
PROPOSED GV, FH & CS	⋈ ● ◉
PROPOSED STORM SEWER W/ FLARED END SECTION	▷▪▪▪▪
PROPOSED STORM INLET (CURB & AREA)	▤ ■
PROPOSED STORM MANHOLE & CLEANOUT	(ST) (C)
APPROX. PAVEMENT SAW CUT	//// //// //// ////

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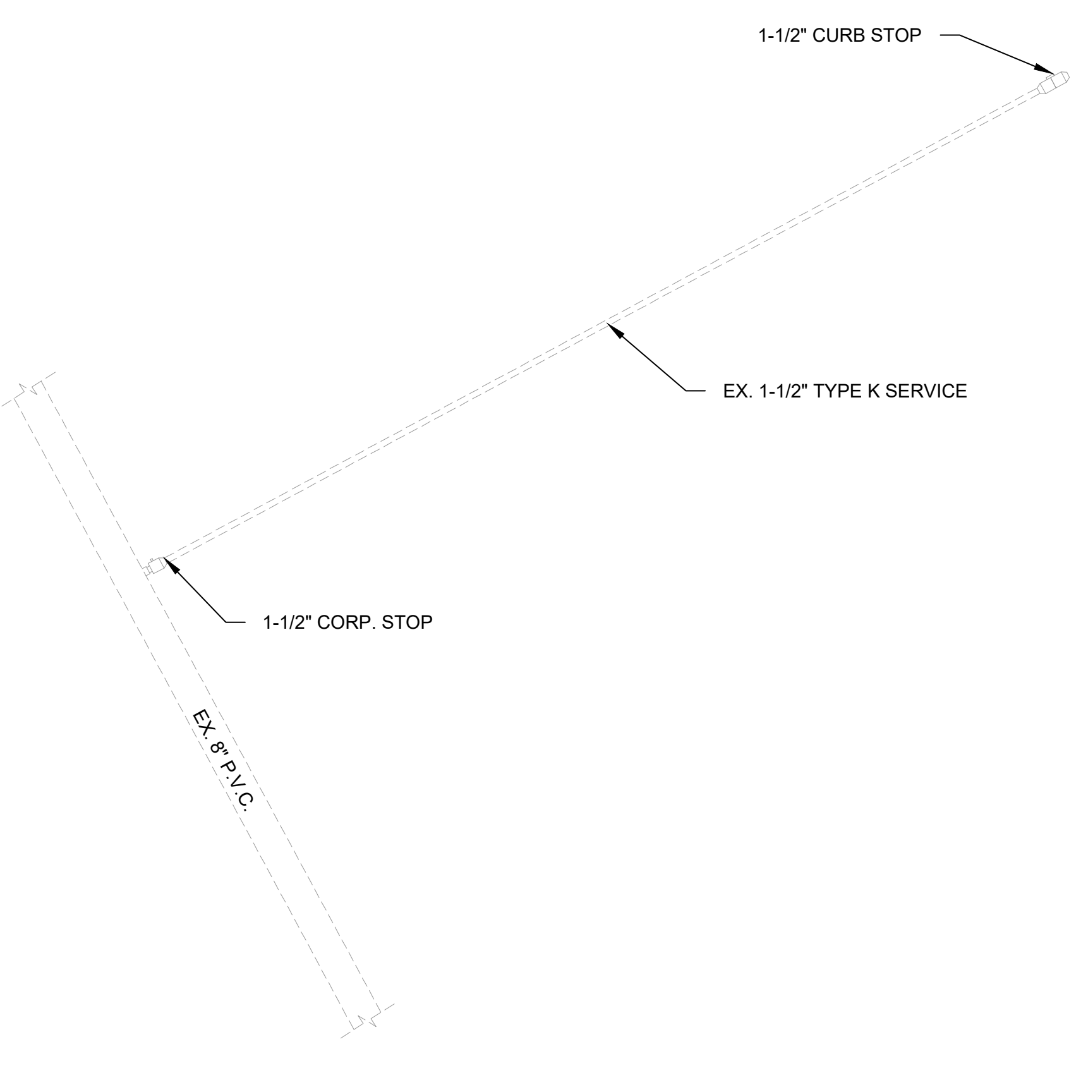
LOT 2 WATER SERVICE REPLACEMENT EXHIBIT
(NOT INTENDED TO DICTATE CONTRACTOR MEANS & METHODS)

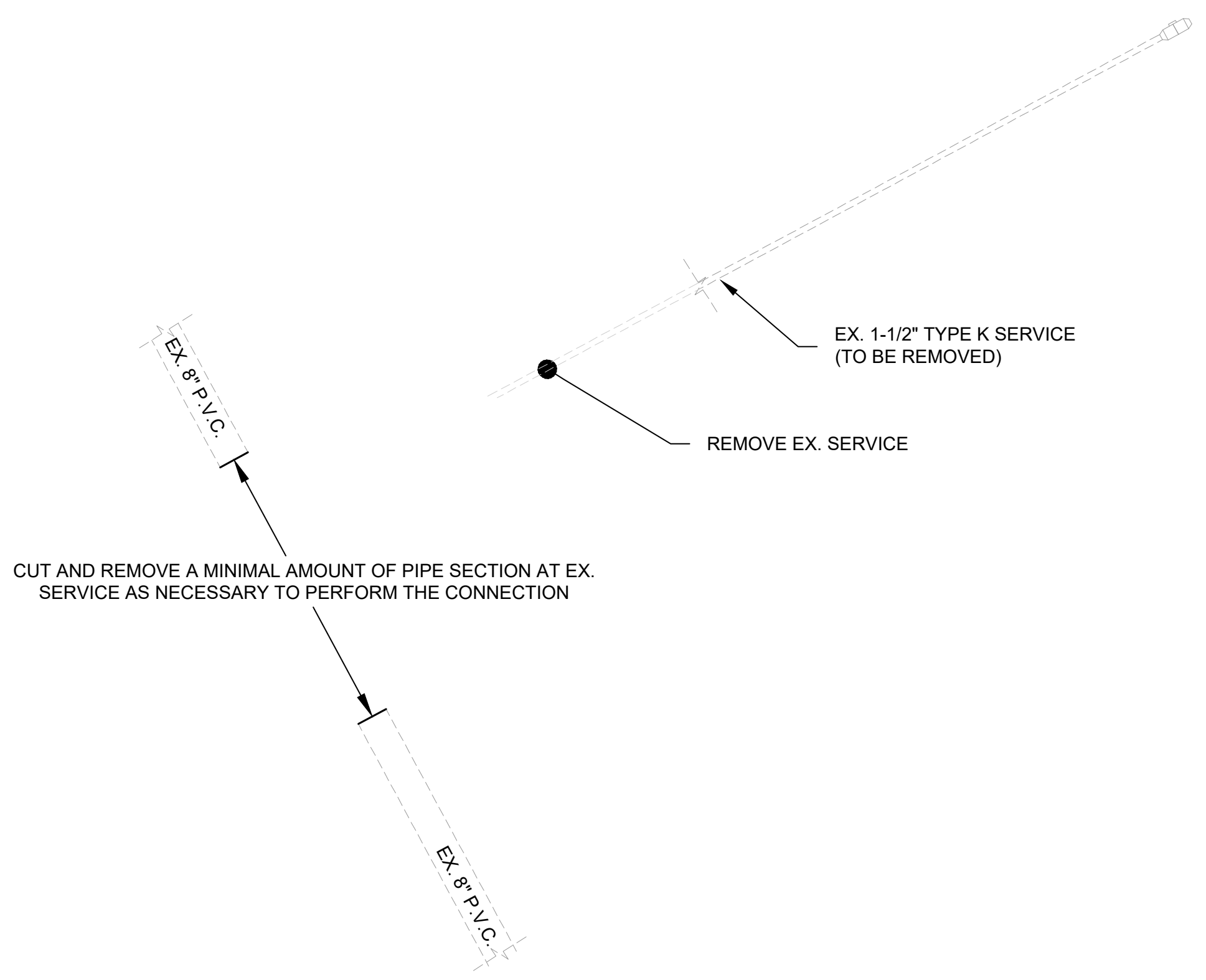
EXISTING CONDITION
N.T.S.

INITIAL EXCAVATION
1. ENSURE ALL APPROVALS AND PERMITS ARE IN PLACE PRIOR TO MOBILIZATION;
2. COORDINATE ALL EXCAVATION ACTIVITIES WITH UTILITY LOCATES AND NOTIFICATIONS;
3. COORDINATE SCHEDULE AND OPERATIONS WITH ENGINEER AND WATER DISTRICT PRIOR TO EXCAVATION, INCLUDING NOTIFICATIONS FOR SERVICE DISRUPTION AND SYSTEM ISOLATION;
4. CAREFULLY EXPOSE EXISTING PIPE AND CONFIRM MATERIAL AND SIZE;
5. CONSTRUCTION DEWATERING SHALL CONFORM TO ALL PERMIT REQUIREMENTS.


1-1/2" CURB STOP
EX. 1-1/2" TYPE K SERVICE
1-1/2" CORP. STOP
EX. 8" P.V.C.

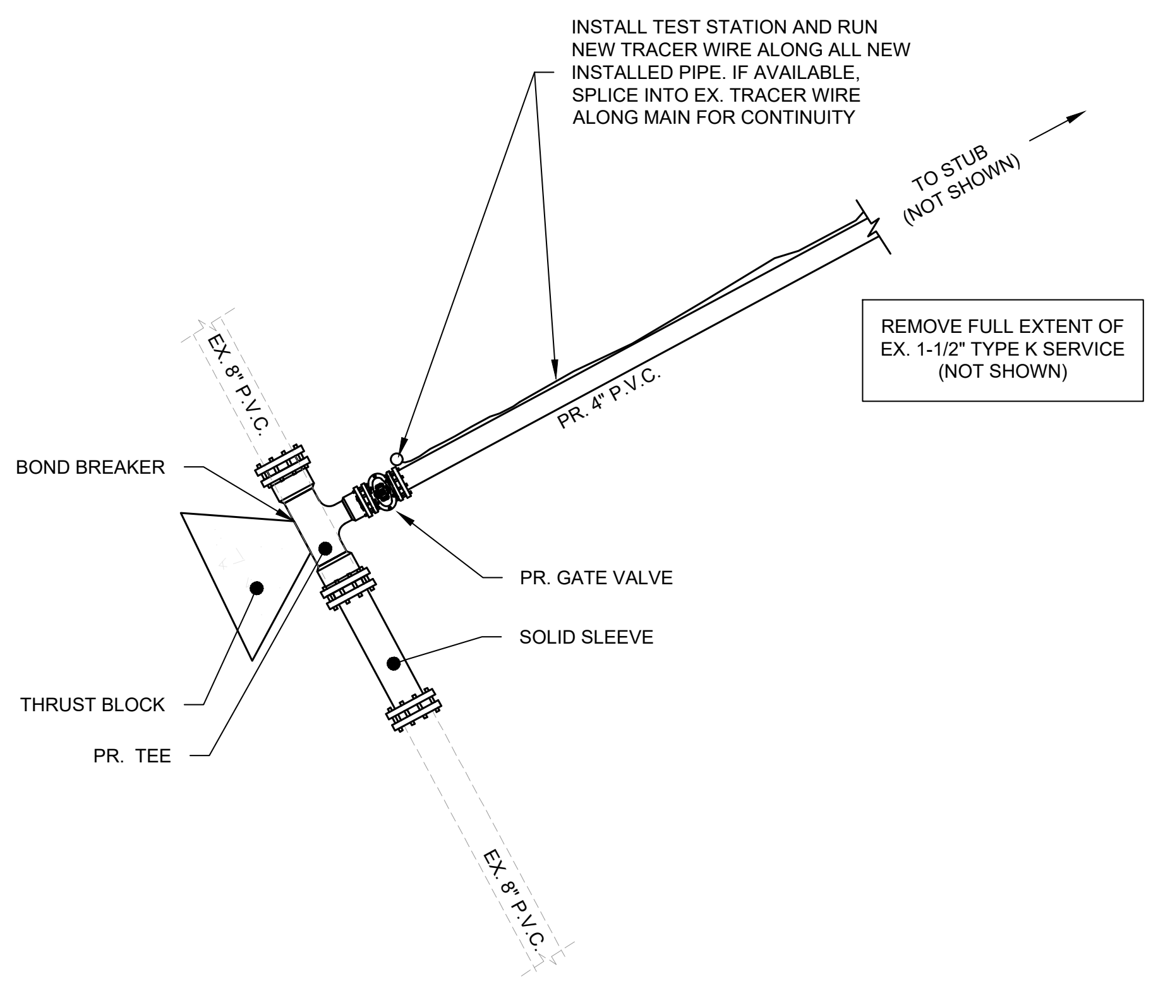
INTERIM CONDITION
N.T.S.

PIPE PREPARATION
1. CONFIRM CONNECTION LOCATION WITH SURVEYOR AND ENGINEER;
2. CUT EXISTING PIPE IN A MANNER THAT MINIMIZES THE REMOVAL LENGTH OF PIPE;
3. BEVEL AND REMOVE ALL BURS FOR A CLEAN CONNECTION;


EX. 1-1/2" TYPE K SERVICE
(TO BE REMOVED)
REMOVE EX. SERVICE
EX. 8" P.V.C.
CUT AND REMOVE A MINIMAL AMOUNT OF PIPE SECTION AT EX.
SERVICE AS NECESSARY TO PERFORM THE CONNECTION
EX. 8" P.V.C.

FINAL CONDITION
N.T.S.

CONNECTION COMPLETION
1. PRE-ASSEMBLE FITTINGS OUTSIDE OF TRENCH TO THE EXTENT PRACTICABLE;
2. DISINFECT INTERIOR OF FITTINGS PER SPECIFICATIONS IN THE PRESENCE OF ENGINEER;
3. REFER TO WATER DISTRICT SPECIFICATIONS AND DETAILS FOR FINAL REQUIREMENTS.


INSTALL TEST STATION AND RUN
NEW TRACER WIRE ALONG ALL NEW
INSTALLED PIPE. IF AVAILABLE,
SPLICE INTO EX. TRACER WIRE
ALONG MAIN FOR CONTINUITY
TO STUB
(NOT SHOWN)
REMOVE FULL EXTENT OF
EX. 1-1/2" TYPE K SERVICE
(NOT SHOWN)
PR. 4" P.V.C.
EX. 8" P.V.C.
BOND BREAKER
PR. GATE VALVE
SOLID SLEEVE
THRUST BLOCK
PR. TEE
EX. 8" P.V.C.

ERIK J. GRIEPENTROG
33280
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Basecamp Phase 2 Apartments

Lot 2
Water and Sewer Plan

SHEET
C.202

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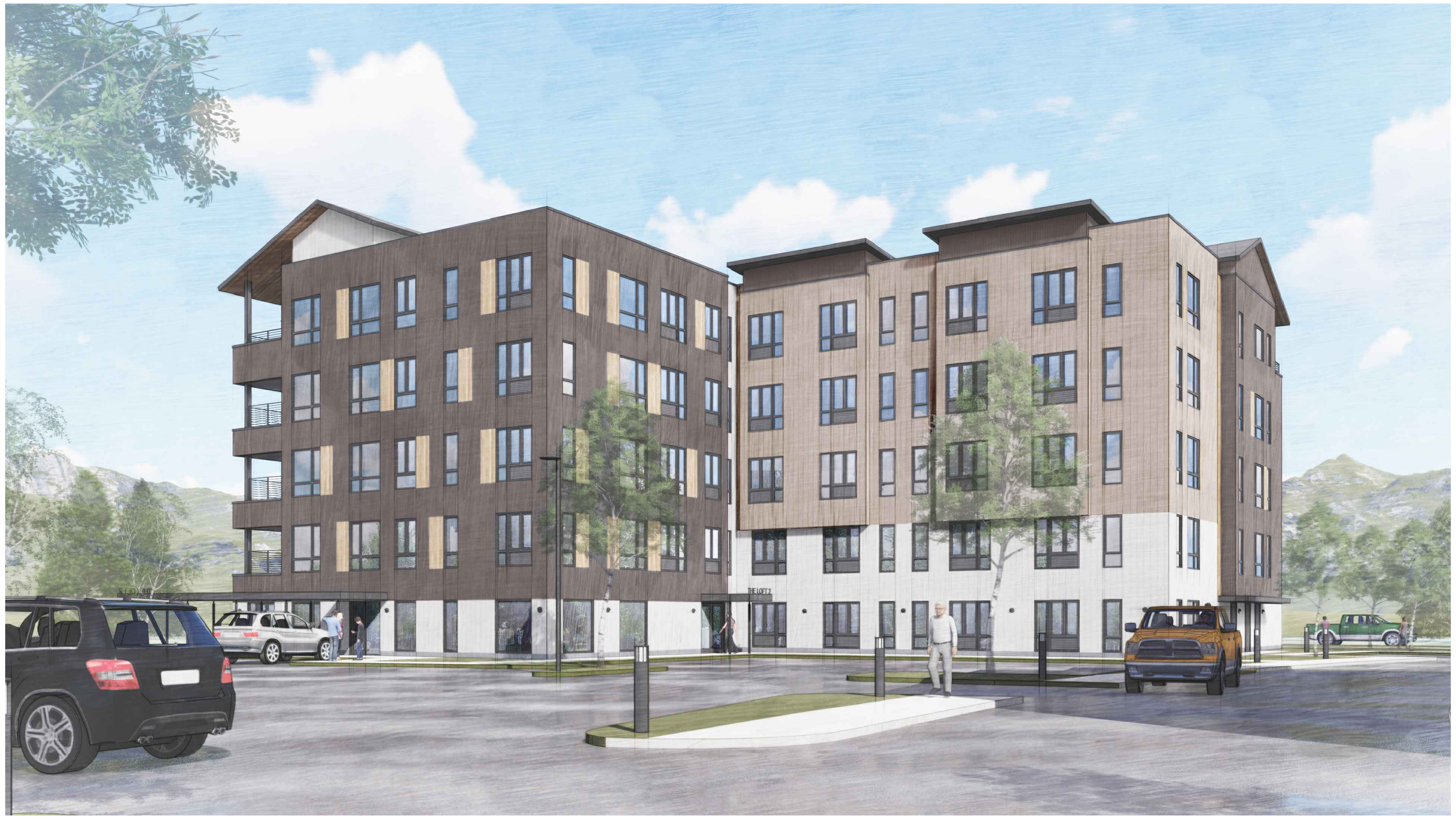


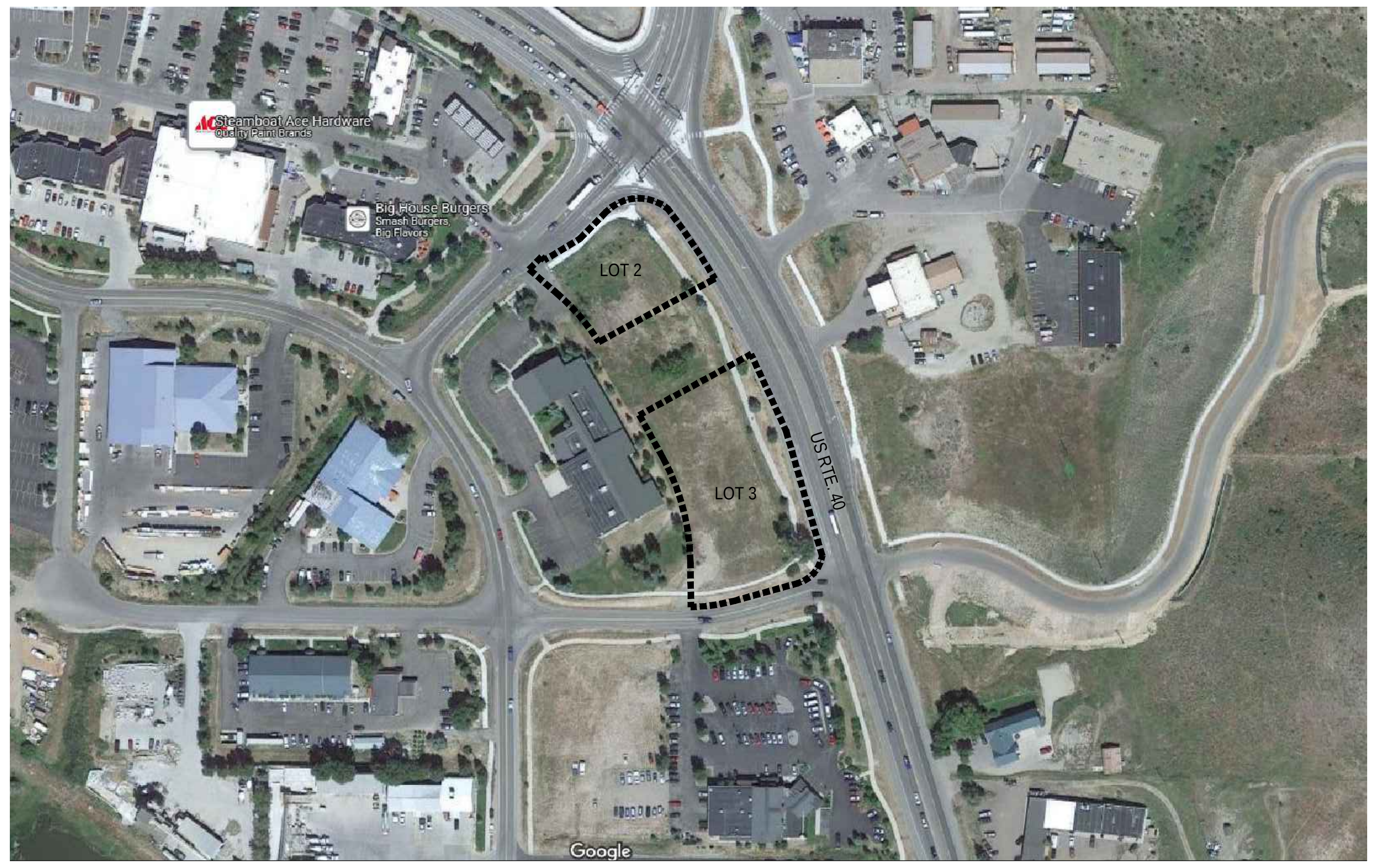
DRAWING LIST

G 1.0	COVER SHEET
C.003	EXISTING CONDITIONS
C.300	GRADING, DRAINAGE & UTILITY PLAN
C.301	GRADING, DRAINAGE & UTILITY PLAN
C.302	GRADING, DRAINAGE & UTILITY PLAN
C.310	STORM PLAN & PROFILE
C.311	STORM PLAN & PROFILE
L.001	LANDSCAPE PLAN
L.002	LANDSCAPE STANDARDS
L.003	SNOW STORAGE & OPEN SPACE
A 1.1	SITE PLAN
A 2.1	GROUND LEVEL PLAN
A 2.2	TYPICAL FLOOR PLAN
A 2.3	FIFTH FLOOR PLAN
A 2.4	ROOF PLAN
A 3.11	PROPOSED SOUTH AND WEST ELEVATIONS
A 3.12	PROPOSED NORTH AND EAST ELEVATIONS
A 3.2	BUILDING SECTIONS
A 4.1	PROPOSED PROJECT PERSPECTIVE RENDERING
A 4.2	PROPOSED PROJECT PERSPECTIVE RENDERING
A 4.3	PROPOSED PROJECT PERSPECTIVE RENDERING
A 4.4	PROPOSED PROJECT PERSPECTIVE RENDERING
A 4.5	PROPOSED PROJECT PERSPECTIVE RENDERING
A 5.1	LIGHTING SPECIFICATIONS

STEAMBOAT BASECAMP 2 - DEVELOPMENT PLAN SUBMISSION

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, COLORADO 80487

VICINITY MAP



PROJECT TEAM

OWNER

MAY RIEGLER PROPERTIES
7200 WISCONSIN AVE, SUITE 500
BETHESDA, MD 20814

ARCHITECT

KASA
500 7TH AVENUE, 8TH FLOOR
NEW YORK, NY 10018

CIVIL ENGINEER

LANDMARK CONSULTANTS, INC.
141 9TH STREET
PO BOX 774943
STEAMBOAT SPRINGS, COLORADO 80477

PROJECT SUMMARY TABLE

GROSS FLOOR AREA:	52,491 GSF (RESIDENTIAL) / 4,000 GSF (RETAIL)
NET FLOOR AREA:	40,856 NSF
UNIT SIZE:	656 GSF AVERAGE
NUMBER OF UNITS:	80
ZONING:	CS
FRONTAGE:	CURVE CT: 263' / SHIELD DR: 350' / ELK RIVER RD: 380' / HWY 40: 377'

USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
PRINCIPAL USE	RESIDENTIAL /RETAIL	56,491 GSF	80

STANDARDS	ZONE REQMTS	LOT 2 PROP.	LOT 3 PROP.
LOT AREA	NO MAX/NO MIN	30,155 (0.69 ACRES)	57,494 (1.32 ACRES)
LOT DIMENSIONS	25' MIN. WIDTH	163' X 191'	323' X 184'
LOT COVERAGE	NO MAX/NO MIN	13.3%	26.9%
OPEN SPACE	15% MIN	SEE CIVIL	SEE CIVIL
FLOOR AREA RATIO	NO MAX	0.13 FAR	0.91 FAR
OVERALL BLDG HT	63' MAX	TBD	62'-10" MAX
FRONTAGE AREA HT	26' MIN	TBD	53'-6"
FRONT SETBACK	5 FT MIN	35'-3"	22'-9"
SIDE SETBACK	7.5 FT MIN	8'-8"	15'-8"
UPPER STORY SETBACK	>45' OR 3 STORIES	N/A	SETBACKS @ 45' AFG
REAR SETBACK	7.5 FT MIN	99'-8"	37'-3"
SECOND STORY INTENSITY	50% MINIMUM	N/A	100%
PARKING	108 SPACES(TOTAL)	SEE NARRATIVE	SEE NARRATIVE
SNOW STORAGE	SEE CIVIL	SEE CIVIL	SEE CIVIL

FIRE CODE ANALYSIS: PROJECT TO BE DEVELOPED UNDER 2021 FAMILY OF ICC BUILDING & ENERGY CODE
TYPE III-B, SPRINKLERED BUILDING.

3/12/2020 11:00:28 AM

APPROVAL STAMPS:

No.	Date	Description
3	9/23/2025	Development Plan Submittal #3
2	8/5/2025	Development Plan Submittal #2
1	3/3/2025	Development Plan Submittal

SUBMISSIONS & REVISIONS

OWNER

May Riegler Properties
7200 Wisconsin Avenue, Suite 500
Bethesda, MD 20814
PO Box 881330
Steamboat Springs, CO 80488

ARCHITECT

K A S A
KEVIN & ASAKO SPERRY ARCHITECTURE
500 7th Avenue, 8th Floor
New York, NY 10018
T.312.636.3248
www.kasa-arch.com

STRUCTURAL ENGINEER

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

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat
Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO

DRAWING TITLE

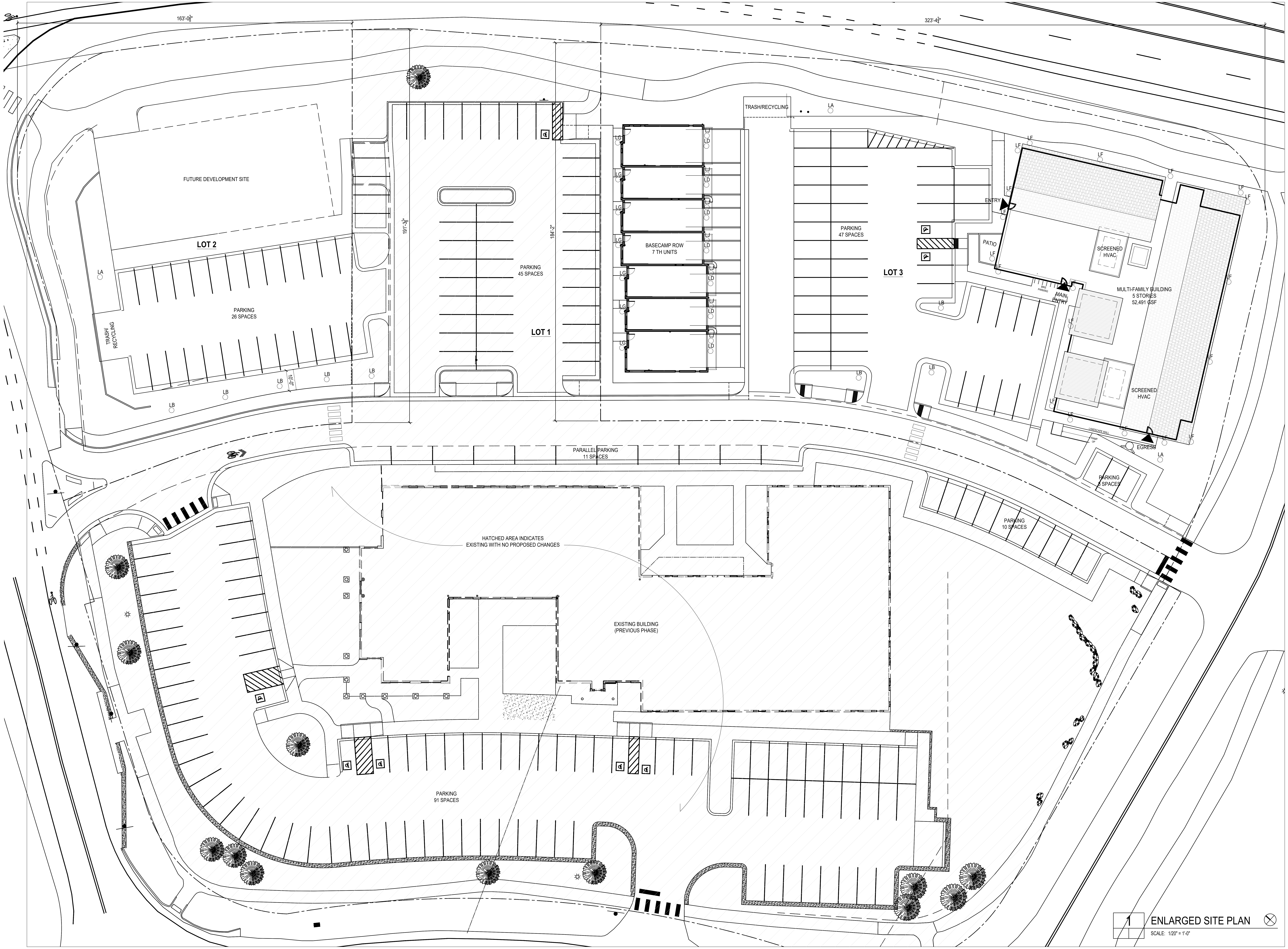
COVER
SHEET

SEAL

COLORADO LICENSED ARCHITECT
KEVIN C. SPERRY
406217

DATE: 03/27/20
DRAWN BY:
CHECKED BY:
PROJECT NO:

DRAWING NO:
G 1.0


163'-0½"
323'-4½"
FUTURE DEVELOPMENT SITE
LOT 2
PARKING
26 SPACES
TRASH/
RECYCLING
LA
LB
10'-0"
191'-3½"
184'-2"
PARKING
45 SPACES
LOT 1
BASECAMP ROW
7 TH UNITS
LG
LD
TRASH/RECYCLING
PARKING
47 SPACES
LOT 3
ENTRY
PATIO
SCREENED
HVAC
MAIN
ENTRY
MULTI-FAMILY BUILDING
5 STORIES
52,491 GSF
LF
EGRESS
PARALLEL PARKING
11 SPACES
PARKING
3 SPACES
PARKING
10 SPACES
HATCHED AREA INDICATES
EXISTING WITH NO PROPOSED CHANGES
EXISTING BUILDING
(PREVIOUS PHASE)
PARKING
91 SPACES

1 ENLARGED SITE PLAN

SCALE: 1/20" = 1'-0"

APPROVAL STAMPS:

No.	Date	Description
3	9/23/2025	Development Plan Submittal #3
2	8/5/2025	Development Plan Submittal #2
1	3/3/2025	Development Plan Submittal

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LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat
Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO

DRAWING TITLE

SITE PLAN

SEAL

KEVIN C. SPERRY
406217

DATE:

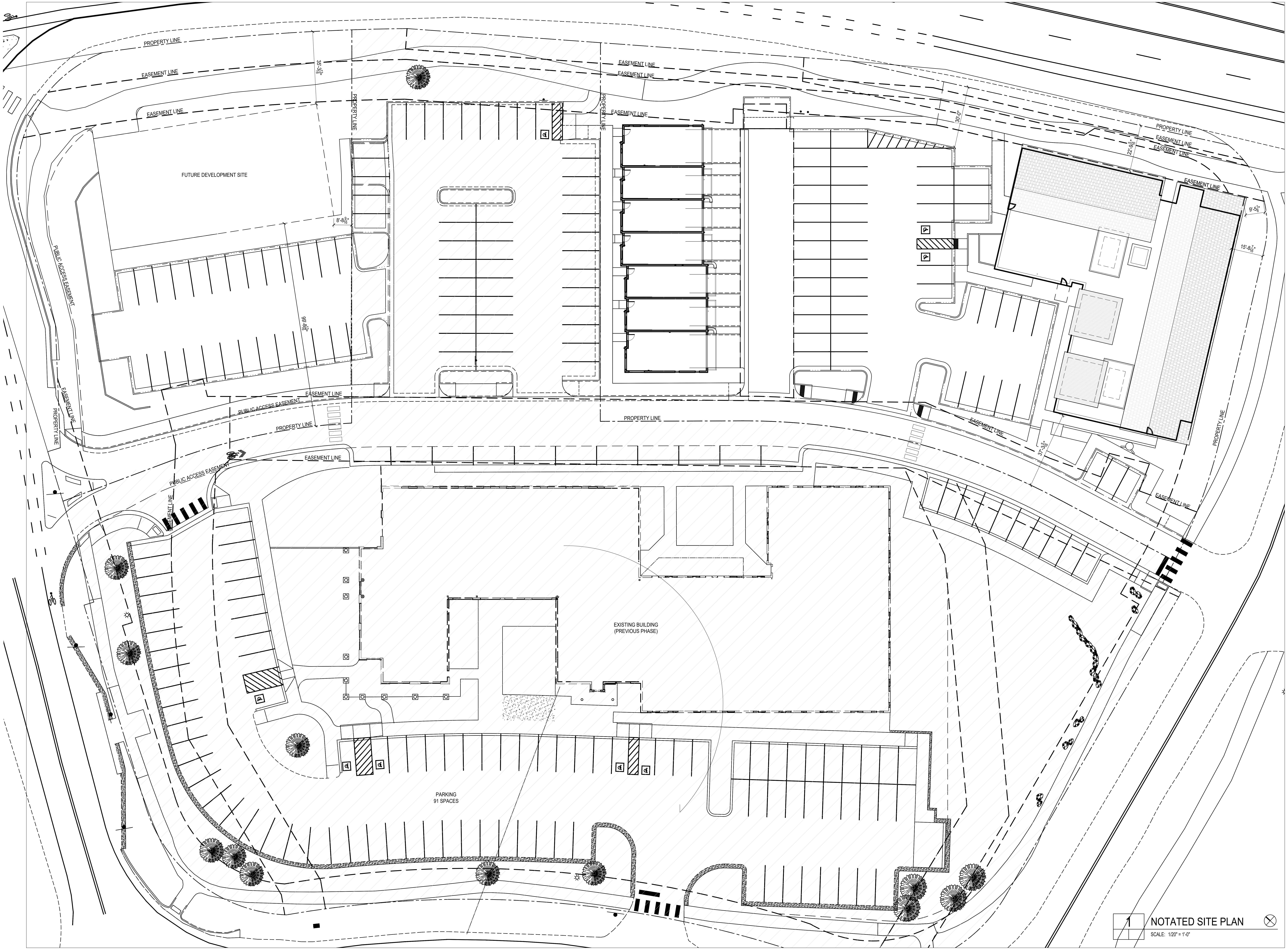
DRAWN BY:

CHECKED BY:

PROJECT NO:

DRAWING NO:

A 1.1


PROPERTY LINE
EASEMENT LINE
EASEMENT LINE
PROPERTY LINE
EASEMENT LINE
EASEMENT LINE
EASEMENT LINE
PROPERTY LINE
EASEMENT LINE
EASEMENT LINE
EASEMENT LINE
35'-3 13/16"
30'-0"
22'-9 5/16"
9'-5 1/8"
15'-8 7/16"
8'-8 9/16"
99'-8 13/16"
37'-3 5/16"
FUTURE DEVELOPMENT SITE
PUBLIC ACCESS EASEMENT
EASEMENT LINE
PROPERTY LINE
PUBLIC ACCESS EASEMENT
EASEMENT LINE
PROPERTY LINE
PROPERTY LINE
EASEMENT LINE
EASEMENT LINE
PUBLIC ACCESS EASEMENT
EASEMENT LINE
PROPERTY LINE
EASEMENT LINE
EXISTING BUILDING
(PREVIOUS PHASE)
PARKING
91 SPACES

1 NOTATED SITE PLAN

SCALE: 1/20" = 1'-0"

APPROVAL STAMPS:

No.	Date	Description
3	9/23/2025	Development Plan Submittal #3
2	8/5/2025	Development Plan Submittal #2
1	3/3/2025	Development Plan Submittal

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LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO

DRAWING TITLE

NOTATED SITE PLAN

SEAL

COLORADO LICENSED ARCHITECT
KEVIN C. SPERRY
406217

DATE:

DRAWN BY:

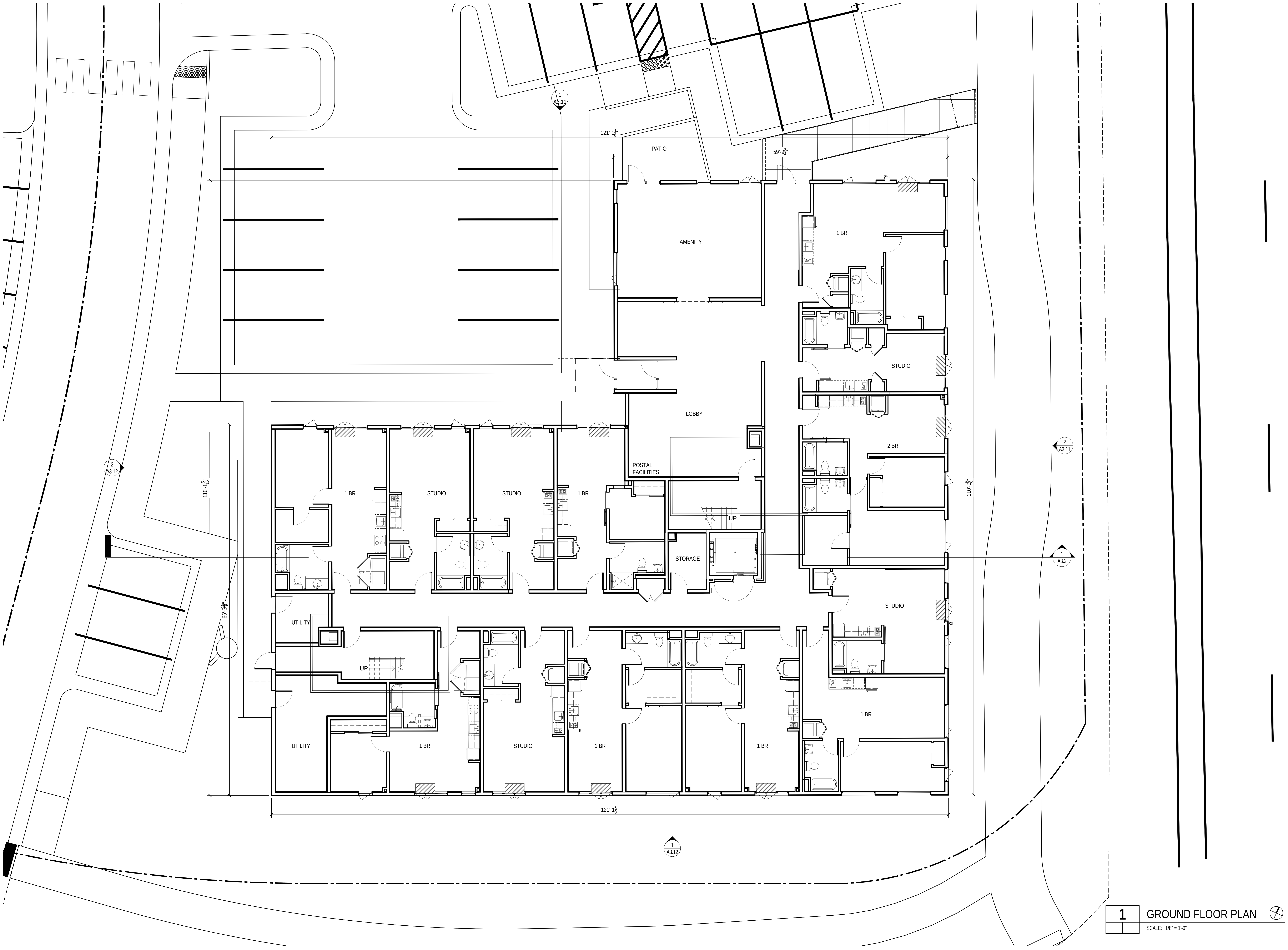
CHECKED BY:

PROJECT NO:

DRAWING NO:

A 1.2

APPROVAL STAMPS:


1
A3.11
121'-1 1/8"
PATIO
59'-9 3/4"
AMENITY
1 BR
STUDIO
LOBBY
2 BR
2
A3.11
2
A3.12
POSTAL FACILITIES
1 BR
STUDIO
STUDIO
1 BR
110'-1 5/16"
110'-0 5/8"
UP
STORAGE
1
A3.2
66'-3 15/16"
UTILITY
STUDIO
UP
UTILITY
1 BR
STUDIO
1 BR
1 BR
1 BR
121'-1 5/8"
1
A3.12

1 GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

No.	Date	Description
2	8/1/2025	Development Plan Submittal #2
1	3/3/2025	Development Plan Submittal

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LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO

DRAWING TITLE

GROUND FLOOR PLAN

SEAL

COLORADO LICENSED ARCHITECT
KEVIN C. SPERRY
406217

DATE:
03/27/20

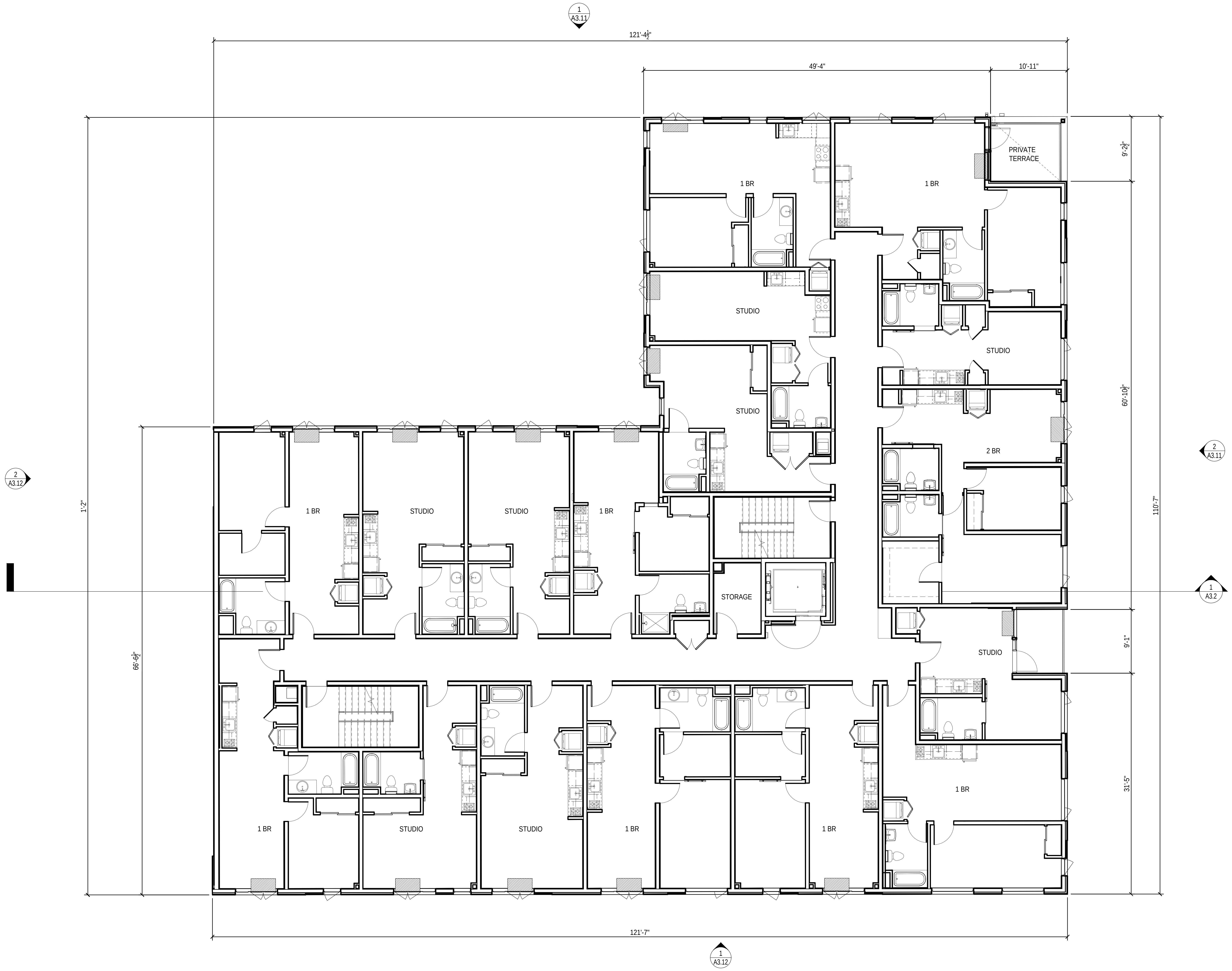
DRAWN BY:

CHECKED BY:

PROJECT NO:

DRAWING NO:

A 2.1


1
A3.11
121'-4½"
49'-4"
10'-11"
PRIVATE TERRACE
1 BR
1 BR
9'-2½"
STUDIO
STUDIO
STUDIO
60'-10½"
110'-7"
2 BR
2
A3.11
2
A3.12
1'-2"
66'-6½"
1 BR
STUDIO
STUDIO
1 BR
STORAGE
1
A3.2
STUDIO
9'-1"
1 BR
31'-5"
1 BR
STUDIO
STUDIO
1 BR
1 BR
121'-7"
1
A3.12

1 TYPICAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

APPROVAL STAMPS:

No.	Date	Description
2	8/1/2025	Development Plan Submittal #2
1	3/3/2025	Development Plan Submittal

SUBMISSIONS & REVISIONS

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141 9th Street
PO Box 774943
Steamboat Springs, Colorado 80477
T.970.871.9494

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat
Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO

DRAWING TITLE

TYPICAL (2-4)
FLOOR PLAN

SEAL

KEVIN C. SPERRY
406217

DATE:
03/27/20

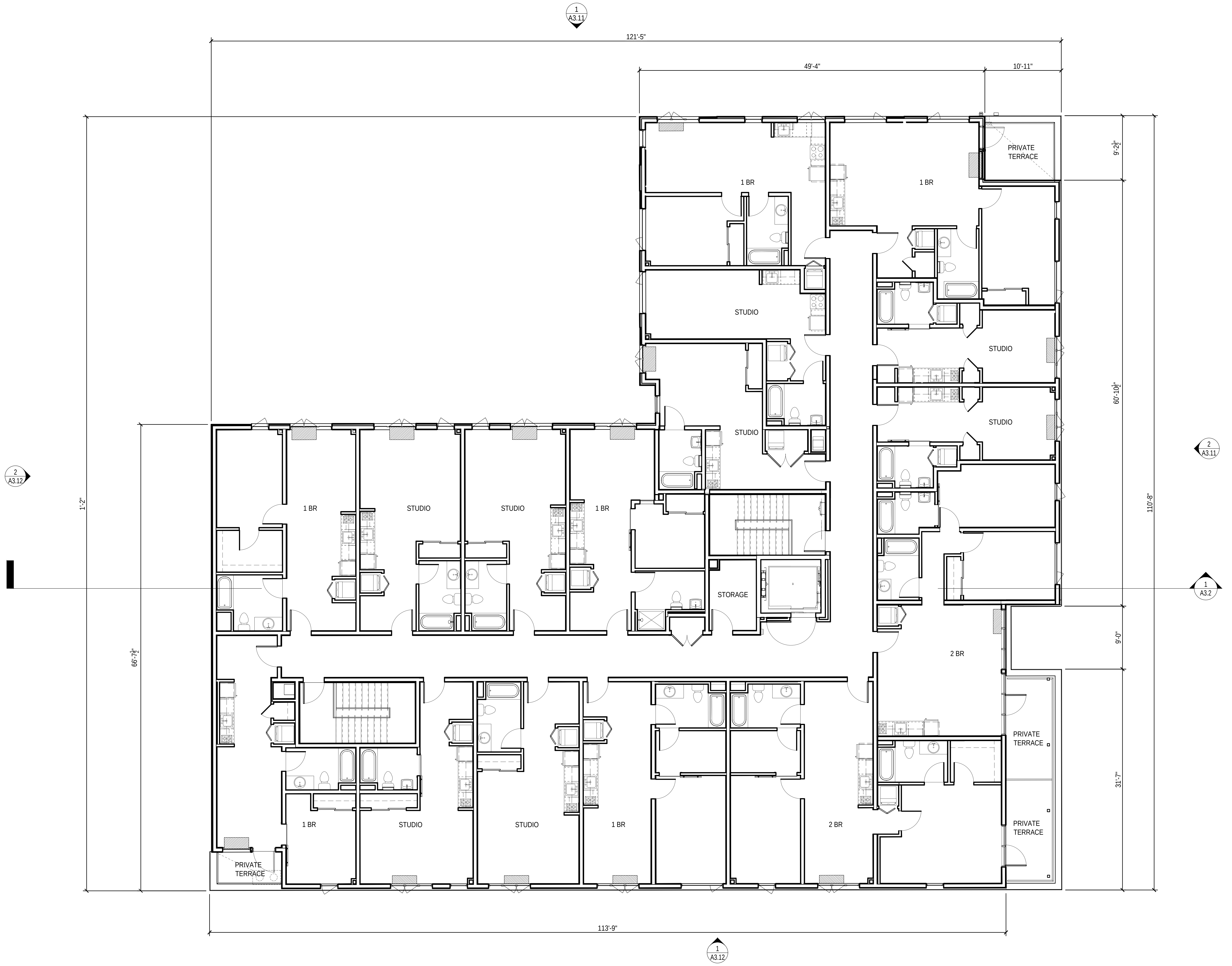
DRAWN BY:

CHECKED BY:

PROJECT NO:

DRAWING NO:

A 2.2


1
A3.11
121'-5"
49'-4"
10'-11"
PRIVATE TERRACE
1 BR
1 BR
STUDIO
STUDIO
STUDIO
STUDIO
1 BR
STUDIO
STUDIO
1 BR
STORAGE
2 BR
1 BR
STUDIO
STUDIO
1 BR
2 BR
PRIVATE TERRACE
PRIVATE TERRACE
PRIVATE TERRACE
2
A3.12
2
A3.11
1
A3.2
1'-2"
66'-7½"
9'-2½"
60'-10½"
110'-8"
9'-0"
31'-7"
113'-9"
1
A3.12

1 FIFTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

APPROVAL STAMPS:

No.	Date	Description
2	8/1/2025	Development Plan Submittal #2
1	3/3/2025	Development Plan Submittal

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Steamboat Springs, Colorado 80477
T.970.871.9494

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO

DRAWING TITLE

FIFTH FLOOR PLAN

SEAL

COLORADO LICENSED ARCHITECT
KEVIN C. SPERRY
406217

DATE:
03/27/20

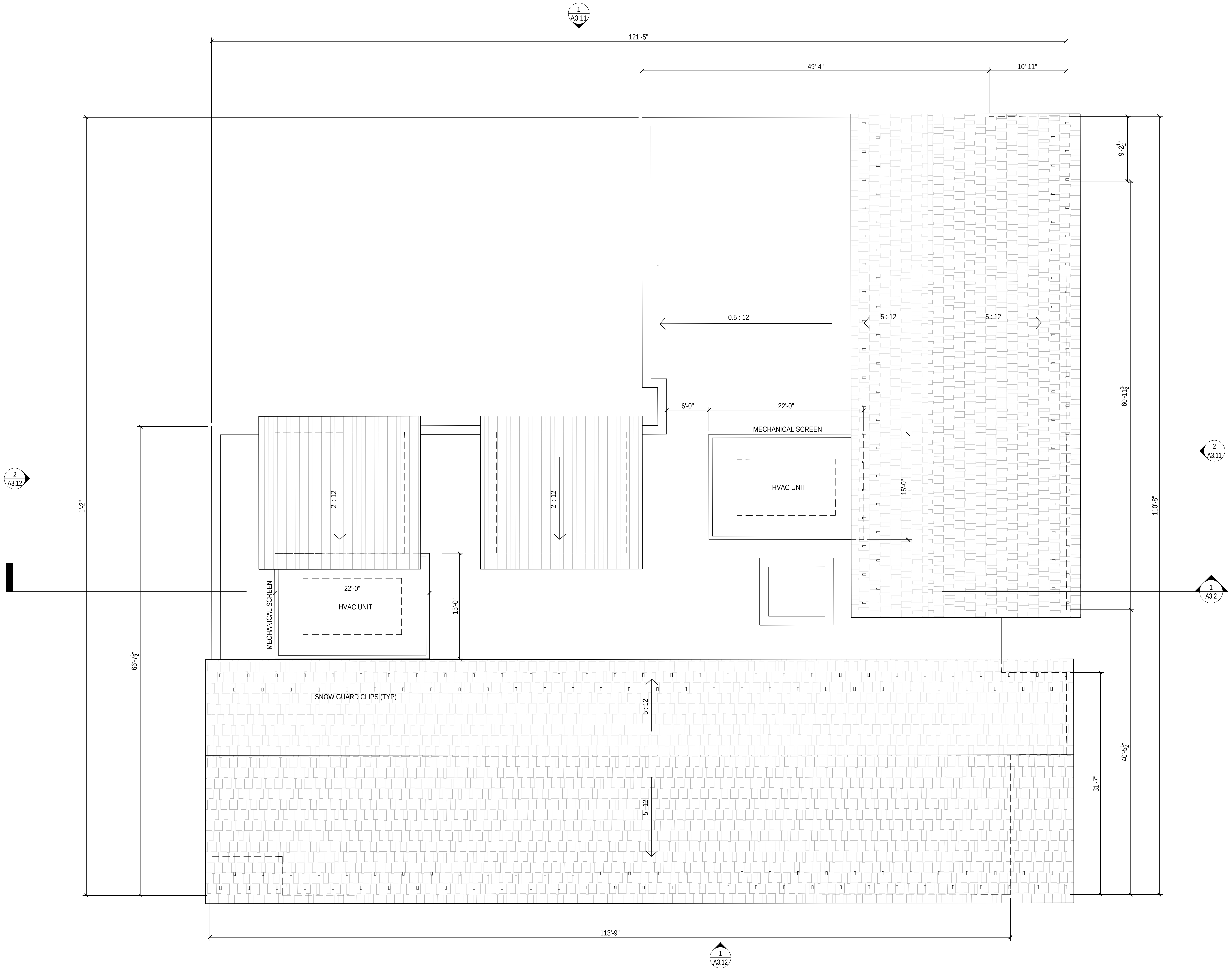
DRAWN BY:

CHECKED BY

PROJECT NO

DRAWING NO:

A 2.3



1
A3.11
121'-5"
49'-4"
10'-11"
9'-2½"
0.5 : 12
5 : 12
5 : 12
60'-11½"
110'-8"
2
A3.11
6'-0"
22'-0"
MECHANICAL SCREEN
HVAC UNIT
15'-0"
2 : 12
2 : 12
2
A3.12
1'-2"
66'-7½"
22'-0"
MECHANICAL SCREEN
HVAC UNIT
15'-0"
1
A3.2
SNOW GUARD CLIPS (TYP)
5 : 12
5 : 12
40'-5½"
31'-7"
113'-9"
1
A3.12

1 ROOF PLAN

SCALE: 1/8" = 1'-0"

APPROVAL STAMPS:

No.	Date	Description
3	9/23/2025	Development Plan Submittal #3
2	8/1/2025	Development Plan Submittal #2
1	3/3/2025	Development Plan Submittal

SUBMISSIONS & REVISIONS

OWNER

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PO Box 881330
Steamboat Springs, CO 80488

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Steamboat Springs, Colorado 80477
T.970.871.9494

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat
Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO

DRAWING TITLE

ROOF PLAN

SEAL

COLORADO LICENSED ARCHITECT
KEVIN C. SPERRY
406217

DATE:
03/27/20
DRAWN BY:
CHECKED BY
PROJECT NO

DRAWING NO:

A 2.4

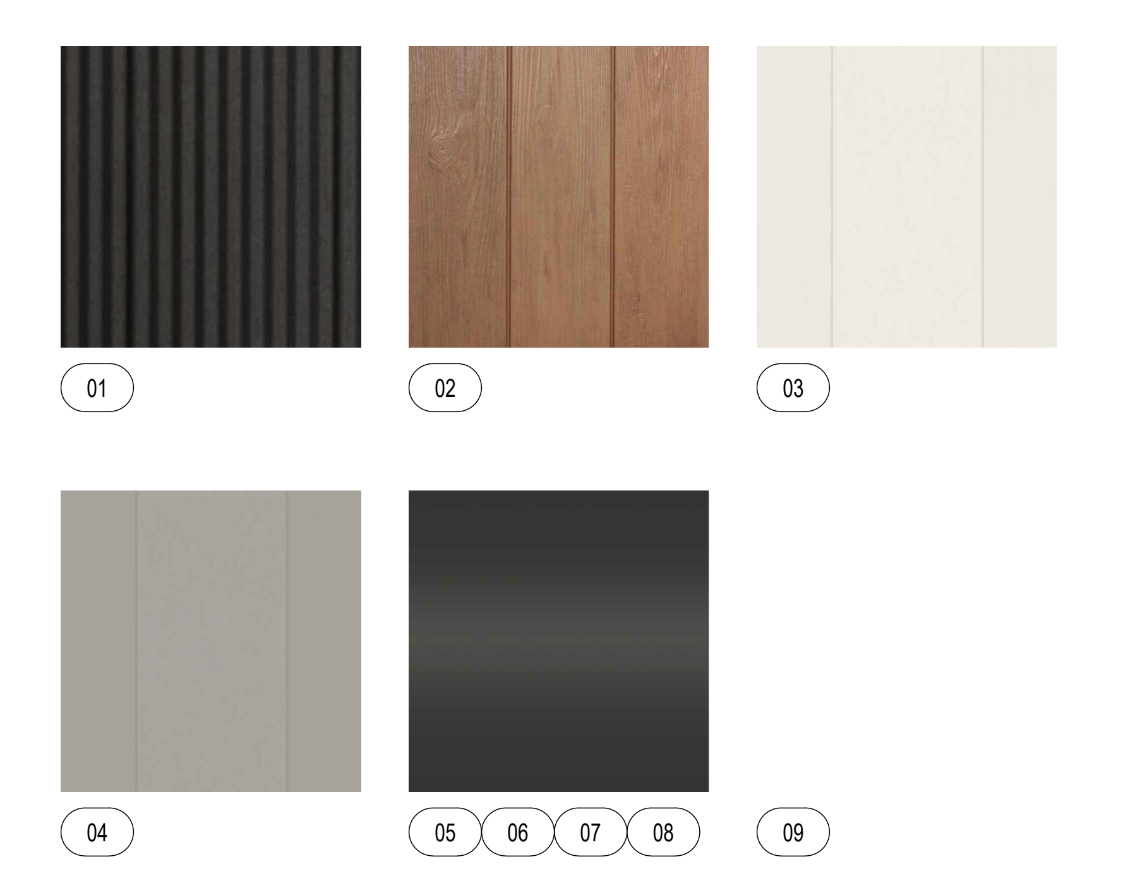
TRANSPARENCY CALCULATIONS

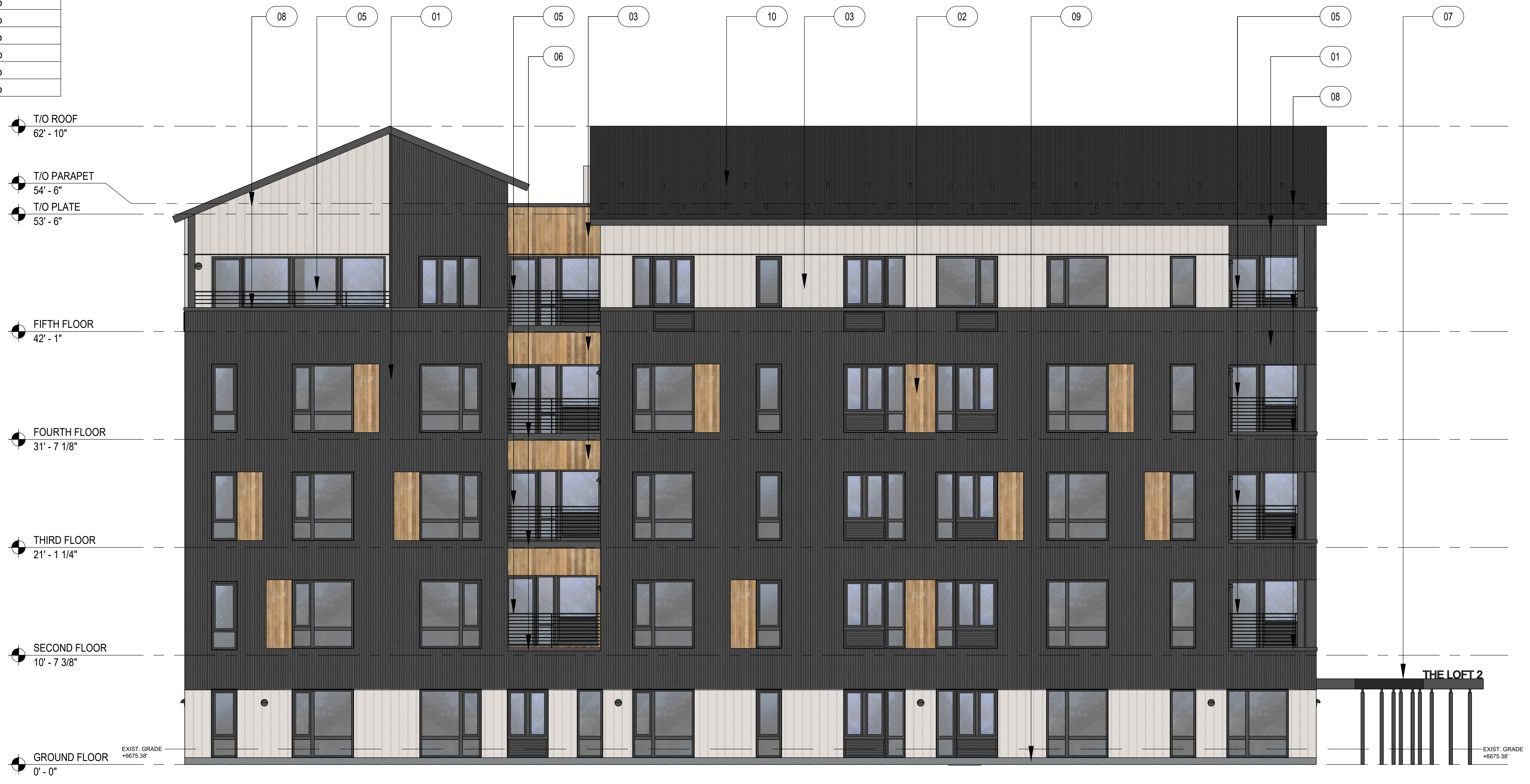
PRIMARY STREET FACADES - NEW CONSTRUCTION

FACADE LOCATION	AREA	% REQUIREMENT	TRANSPARENCY REQUIRED	TRANSPARENCY PROVIDED	% PROVIDED
NORTH FACADE / GROUND LEVEL:	1,072 SF	30%	321.6 SF	352 SF	32.8%
EAST FACADE / GROUND LEVEL:	972 SF	30%	291.6 SF	348 SF	35.8%
SOUTH FACADE / GROUND LEVEL:	1,072 SF	30%	321.6 SF	299 SF	27.9%
WEST FACADE / GROUND LEVEL:	972 SF	30%	291.6 SF	195 SF	20.1%
NORTH FACADE / UPPER LEVELS:	4,288 SF	25%	1072 SF	1,312 SF	30.6%
EAST FACADE / UPPER LEVELS:	3,888 SF	25%	972 SF	1,606 SF	41.3%
SOUTH FACADE / UPPER LEVELS:	4,288 SF	25%	1072 SF	1,268 SF	29.6%
WEST FACADE / UPPER LEVELS:	3,888 SF	25%	972 SF	1,164 SF	29.9%

MATERIAL LEGEND

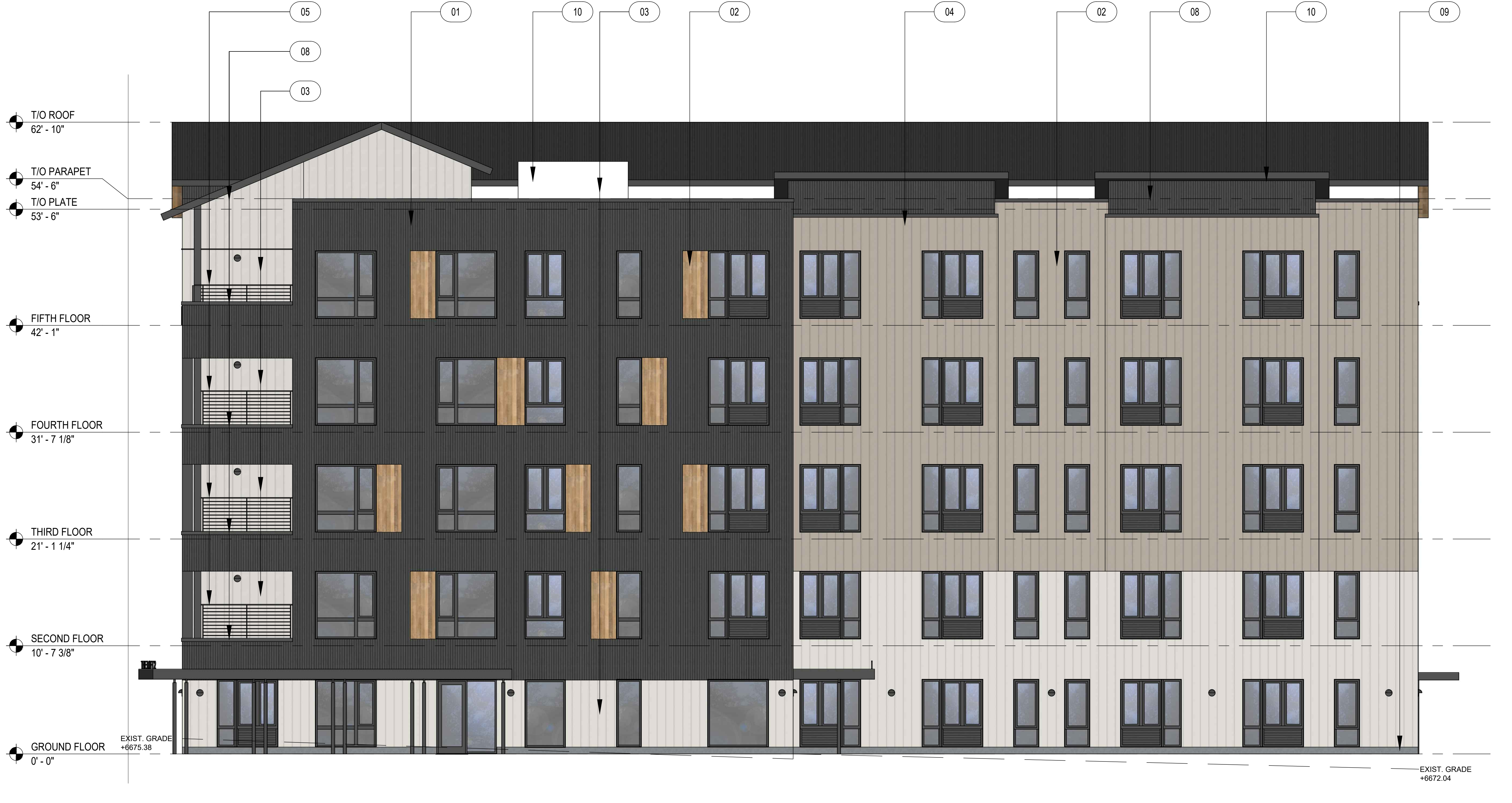
01	CORRUGATED MTL. WALL PANEL - DARK BRONZE
02	WOOD TEXTURED CEMENTITIOUS WALL PLANKS
03	LIGHT COLOR CEMENTITIOUS WALL PLANKS
04	DESATURATED BEIGE CEMENTITIOUS WALL PLANKS
05	PTD. MTL. RAILING
06	PTD. MTL. TRIM
07	PTD. MTL. CANOPY
08	PTD. MTL. COPING
09	FLEX COAT
10	MECHANICAL SCREEN - PERF MTL TO MATCH 01


01
02
03
04
05
06
07
08
09


08
05
01
05
06
03
10
03
02
09
05
01
08
07
T/O ROOF
62' - 10"
T/O PARAPET
54' - 6"
T/O PLATE
53' - 6"
FIFTH FLOOR
42' - 1"
FOURTH FLOOR
31' - 7 1/8"
THIRD FLOOR
21' - 1 1/4"
SECOND FLOOR
10' - 7 3/8"
GROUND FLOOR
0' - 0"
EXIST. GRADE
+6675.38'
THE LOFT 2
EXIST. GRADE
+6675.38'

2 EAST ELEVATION

SCALE: 1/8" = 1'-0"


05
08
03
01
10
03
02
04
02
08
10
09
T/O ROOF
62' - 10"
T/O PARAPET
54' - 6"
T/O PLATE
53' - 6"
FIFTH FLOOR
42' - 1"
FOURTH FLOOR
31' - 7 1/8"
THIRD FLOOR
21' - 1 1/4"
SECOND FLOOR
10' - 7 3/8"
GROUND FLOOR
0' - 0"
THE LOFT 2
EXIST. GRADE
+6675.38
EXIST. GRADE
+6672.04

1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

APPROVAL STAMPS:

No.	Date	Description
3	9/23/2025	Development Plan Submittal #3
2	8/5/2025	Development Plan Submittal #2
1	3/3/2025	Development Plan Submittal

SUBMISSIONS & REVISIONS

OWNER

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LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO

DRAWING TITLE

PROPOSED NORTH & EAST ELEVATIONS

SEAL

COLORADO LICENSED ARCHITECT
KEVIN C. SPERRY
406217

DATE:

DRAWN BY:

CHECKED BY:

PROJECT NO:

DRAWING NO:

A3.11

TRANSPARENCY CALCULATIONS

PRIMARY STREET FACADES - NEW CONSTRUCTION					
FACADE LOCATION	AREA	% REQUIREMENT	TRANSPARENCY REQUIRED	TRANSPARENCY PROVIDED	% PROVIDED
NORTH FACADE / GROUND LEVEL:	1,072 SF	30%	321.6 SF	352 SF	32.8%
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WEST FACADE / GROUND LEVEL:	972 SF	30%	291.6 SF	195 SF	20.1%
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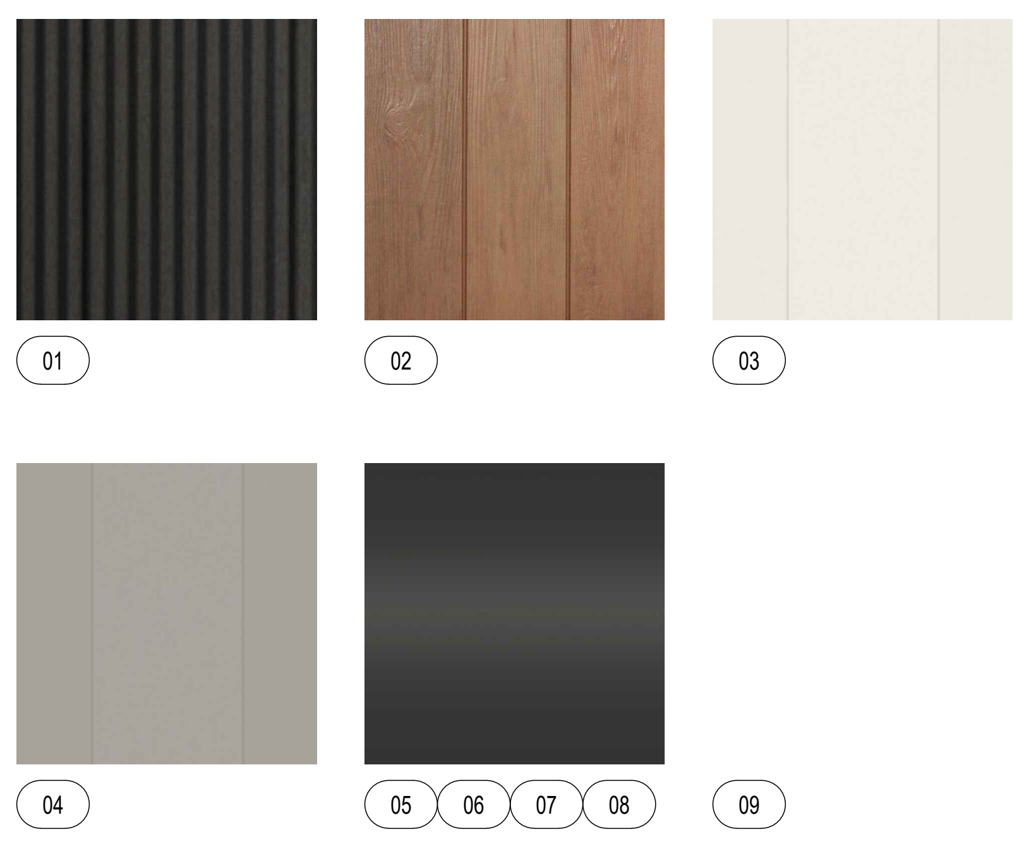
WEST FACADE / UPPER LEVELS:	3,888 SF	25%	972 SF	1,164 SF	29.9%

MATERIAL LEGEND

01	CORRUGATED MTL. WALL PANEL - DARK BRONZE
02	WOOD TEXTURED CEMENTITIOUS WALL PLANKS
03	LIGHT COLOR CEMENTITIOUS WALL PLANKS
04	DESATURATED BEIGE CEMENTITIOUS WALL PLANKS
05	PTD. MTL. RAILING
06	PTD. MTL. TRIM
07	PTD. MTL. CANOPY
08	PTD. MTL. COPING
09	FLEX COAT
10	MECHANICAL SCREEN - PERF MTL TO MATCH 01


01
02
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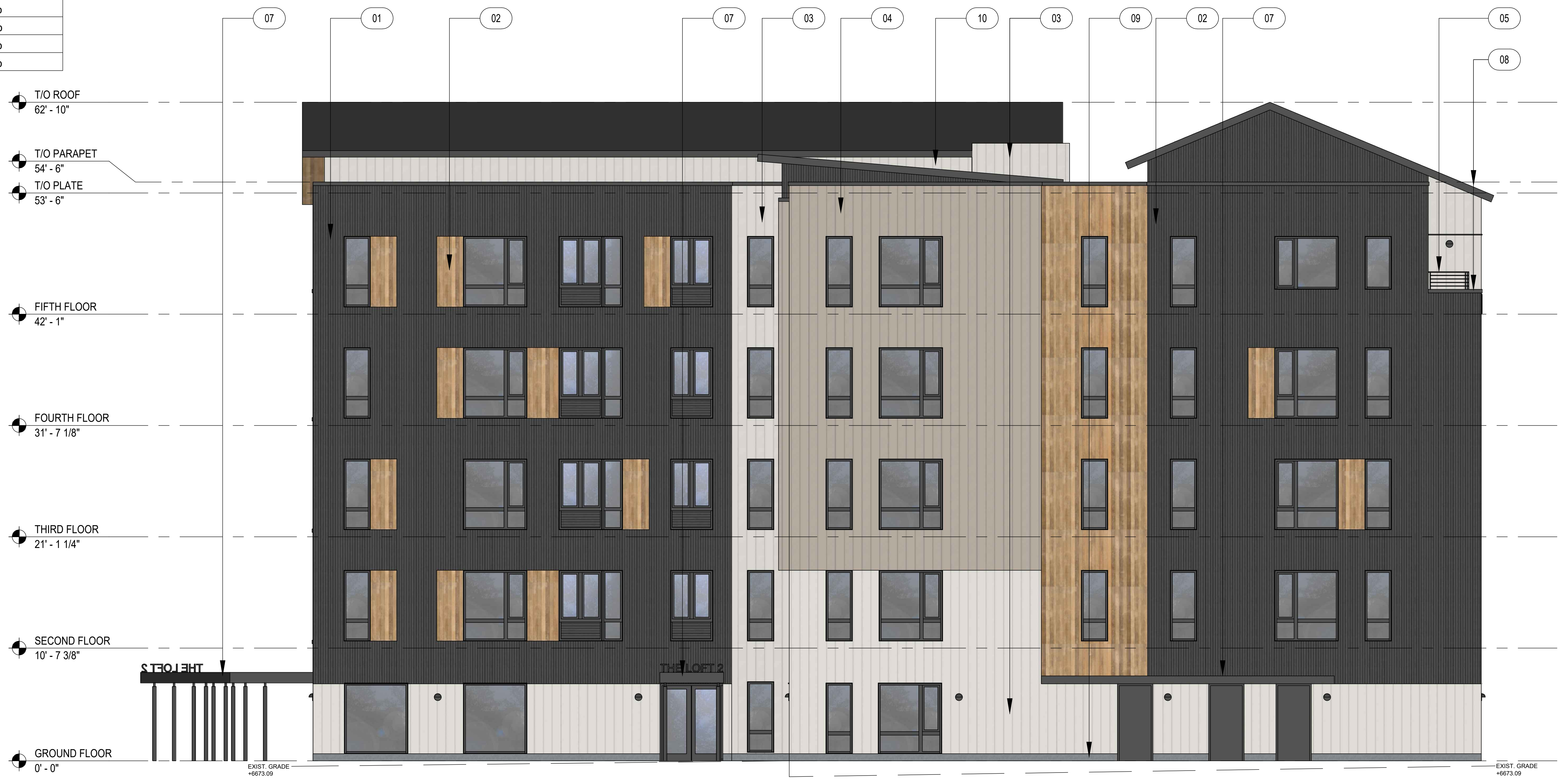
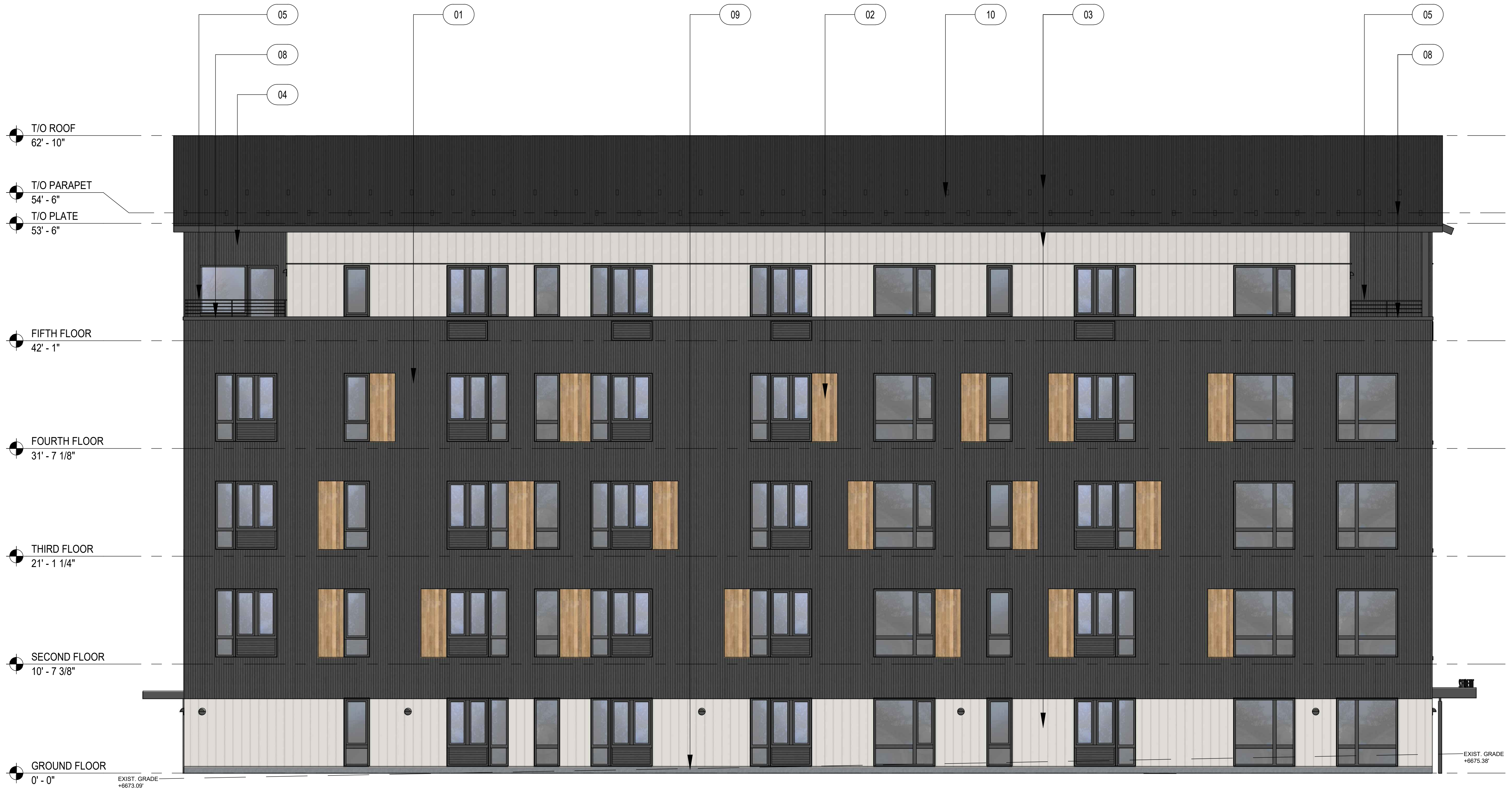
09


07
01
02
07
03
04
10
03
09
02
07
05
08
T/O ROOF
62' - 10"
T/O PARAPET
54' - 6"
T/O PLATE
53' - 6"
FIFTH FLOOR
42' - 1"
FOURTH FLOOR
31' - 7 1/8"
THIRD FLOOR
21' - 1 1/4"
SECOND FLOOR
10' - 7 3/8"
THE LOFT 2
THE LOFT 2
GROUND FLOOR
0' - 0"
EXIST. GRADE
+6673.09
EXIST. GRADE
+6673.09

2 WEST ELEVATION

SCALE: 1/8" = 1'-0"


05
08
04
01
09
02
10
03
05
08
T/O ROOF
62' - 10"
T/O PARAPET
54' - 6"
T/O PLATE
53' - 6"
FIFTH FLOOR
42' - 1"
FOURTH FLOOR
31' - 7 1/8"
THIRD FLOOR
21' - 1 1/4"
SECOND FLOOR
10' - 7 3/8"
GROUND FLOOR
0' - 0"
EXIST. GRADE
+6673.09'
EXIST. GRADE
+6675.38'

1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

APPROVAL STAMPS:

No.	Date	Description
3	9/23/2025	Development Plan Submittal #3
2	8/5/2025	Development Plan Submittal #2
1	3/3/2025	Development Plan Submittal

SUBMISSIONS & REVISIONS

OWNER

May Riegler Properties
7200 Wisconsin Avenue, Suite 500
Bethesda, MD 20814
PO Box 881330
Steamboat Springs, CO 80488

ARCHITECT

K A S A

KEVIN & ASAKO SPERRY ARCHITECTURE
500 7th Avenue, 8th Floor
New York, NY 10018
T.312.636.3248
www.kasa-arch.com

STRUCTURAL ENGINEER

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

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO

DRAWING TITLE

PROPOSED
SOUTH & WEST
ELEVATIONS

SEAL

COLORADO LICENSED ARCHITECT
KEVIN C. SPERRY
406217

DATE:

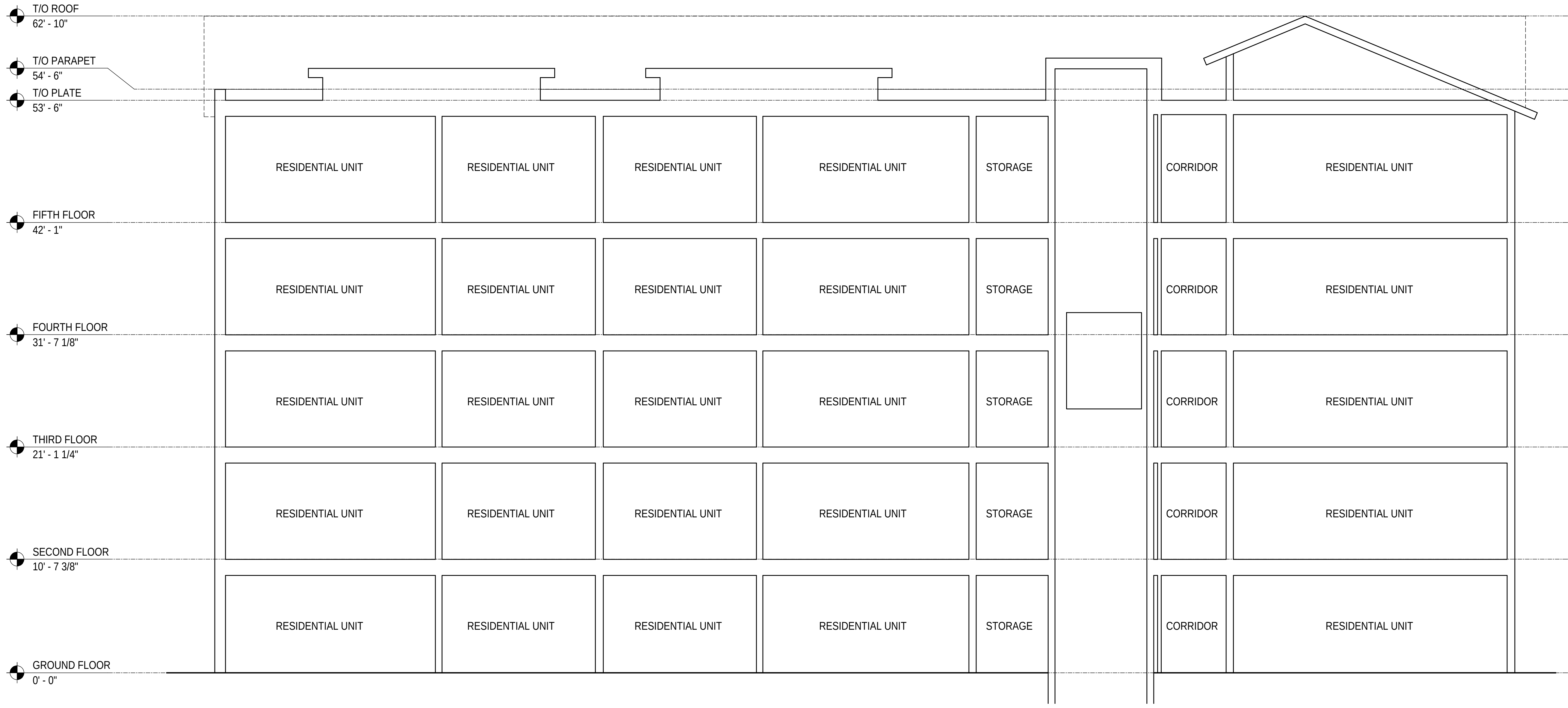
DRAWN BY:

CHECKED BY:

PROJECT NO:

DRAWING NO:

A3.12


T/O ROOF
62' - 10"
T/O PARAPET
54' - 6"
T/O PLATE
53' - 6"
FIFTH FLOOR
42' - 1"
FOURTH FLOOR
31' - 7 1/8"
THIRD FLOOR
21' - 1 1/4"
SECOND FLOOR
10' - 7 3/8"
GROUND FLOOR
0' - 0"
RESIDENTIAL UNIT
RESIDENTIAL UNIT
RESIDENTIAL UNIT
RESIDENTIAL UNIT
STORAGE
CORRIDOR
RESIDENTIAL UNIT
RESIDENTIAL UNIT
RESIDENTIAL UNIT
RESIDENTIAL UNIT
RESIDENTIAL UNIT
STORAGE
CORRIDOR
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RESIDENTIAL UNIT
RESIDENTIAL UNIT
STORAGE
CORRIDOR
RESIDENTIAL UNIT

1 BUILDING SECTION

SCALE: 1/8" = 1'-0"

3/12/2020 11:00:28 AM

APPROVAL STAMPS:

No.	Date	Description
3	9/23/2025	Development Plan Submittal #3
2	8/5/2025	Development Plan Submittal #2
1	3/3/2025	Development Plan Submittal

SUBMISSIONS & REVISIONS

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T.970.871.9494

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO

DRAWING TITLE

BUILDING SECTION

SEAL

KEVIN C. SPERRY
406217

DATE: 03/27/20

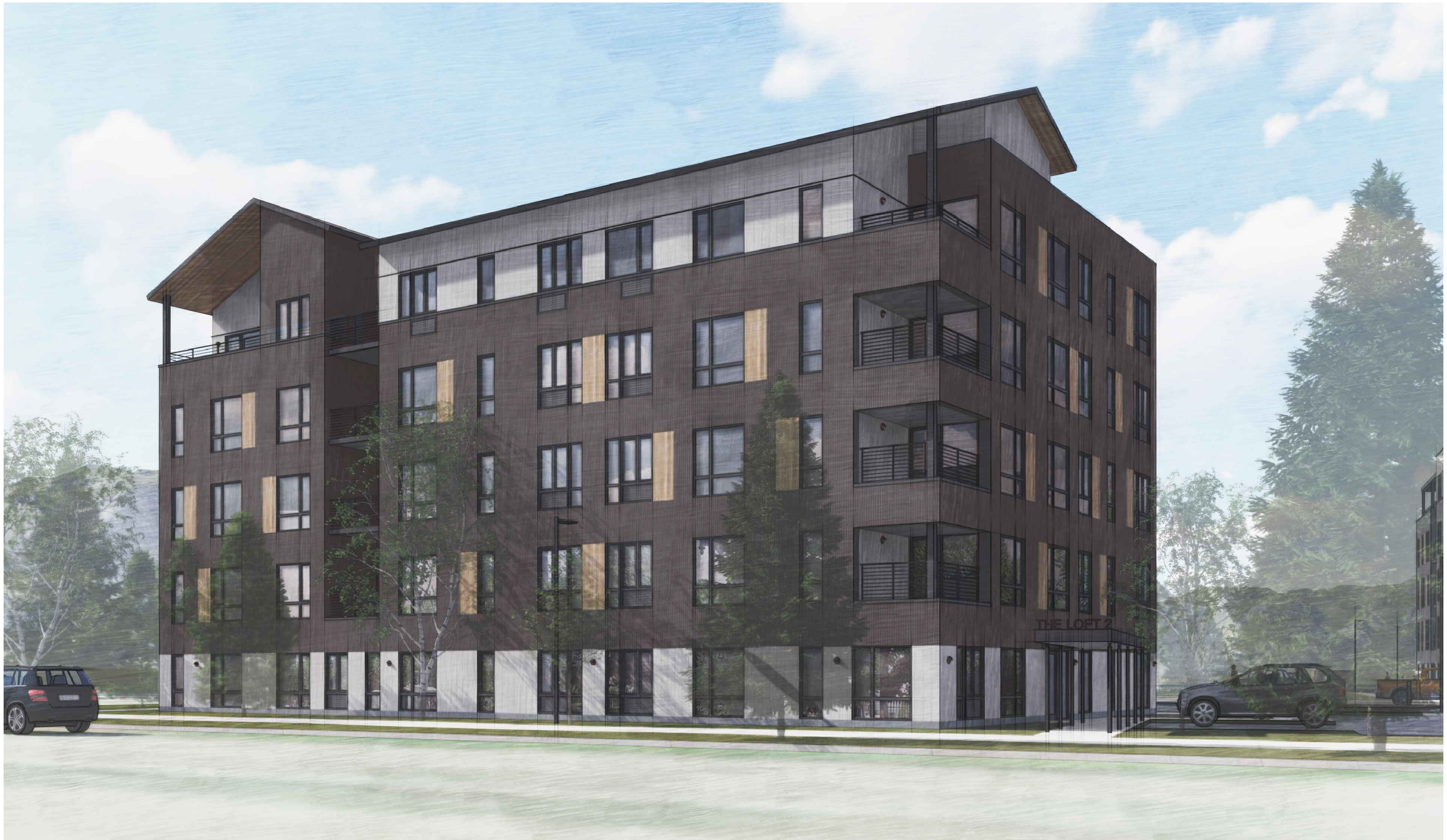
DRAWN BY:

CHECKED BY:

PROJECT NO:

DRAWING NO:

A 3.2



1 PERSPECTIVE RENDERING

SCALE: N.T.S.

3/12/2020 11:00:28 AM

APPROVAL STAMPS:

No.	Date	Description
3	9/23/2025	Development Plan Submittal #3
2	8/5/2025	Development Plan Submittal #2
1	3/3/2025	Development Plan Submittal

SUBMISSIONS & REVISIONS

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Steamboat Springs, CO 80488

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LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat
Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO

DRAWING TITLE

PROPOSED
PERSPECTIVE
RENDERING

SEAL

COLORADO LICENSED ARCHITECT
KEVIN C. SPERRY
406217

DATE: 03/27/20

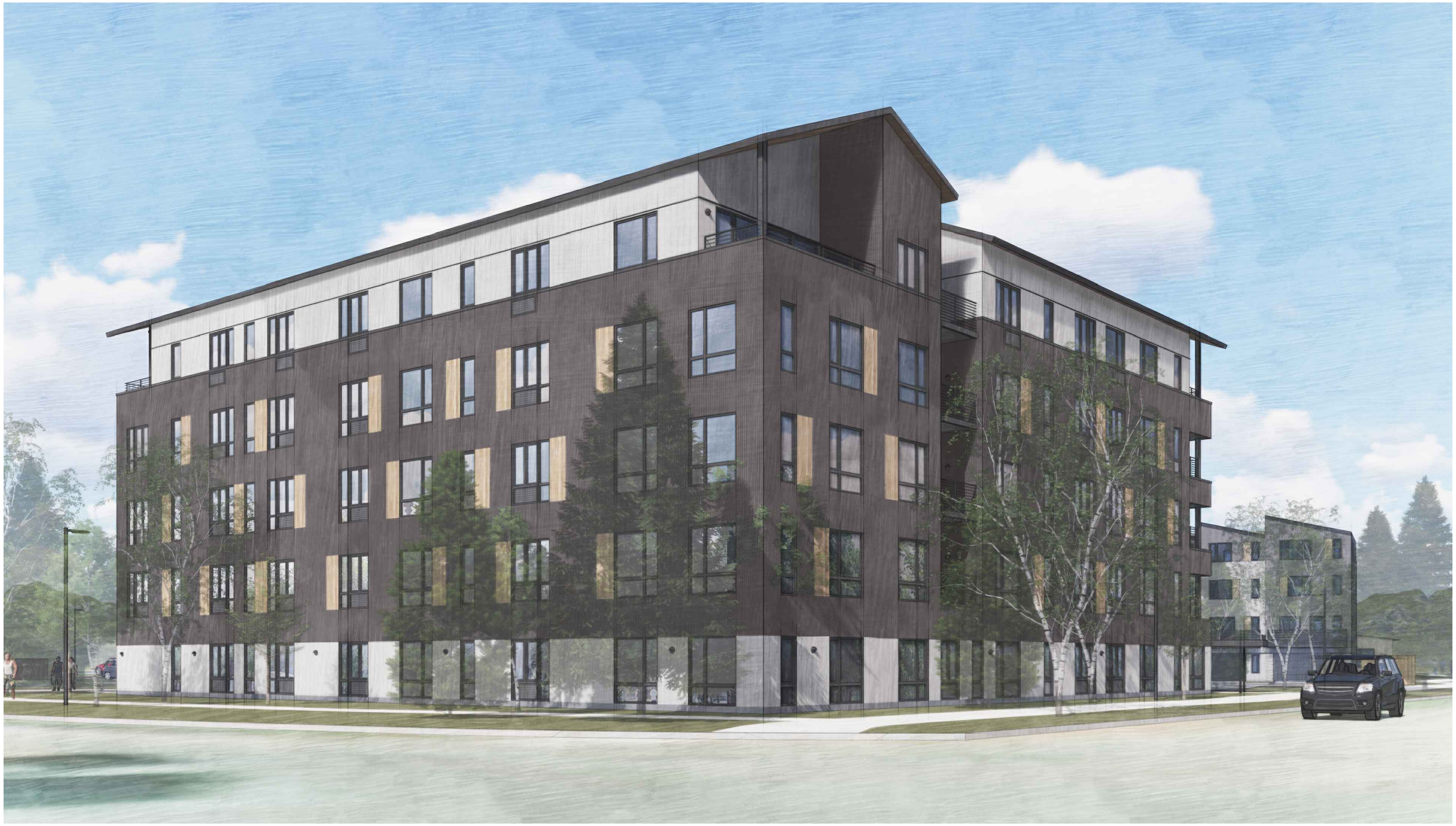
DRAWN BY:

CHECKED BY:

PROJECT NO:

DRAWING NO:

A 4.1



1 PERSPECTIVE RENDERING

SCALE: N.T.S.

3/12/2020 11:00:28 AM

APPROVAL STAMPS:

No.	Date	Description
3	9/23/2025	Development Plan Submittal #3
2	8/5/2025	Development Plan Submittal #2
1	3/3/2025	Development Plan Submittal

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T.970.871.9494

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO

DRAWING TITLE

PROPOSED PERSPECTIVE RENDERING

SEAL

COLORADO LICENSED ARCHITECT
KEVIN C. SPERRY
406217

DATE: 03/27/20

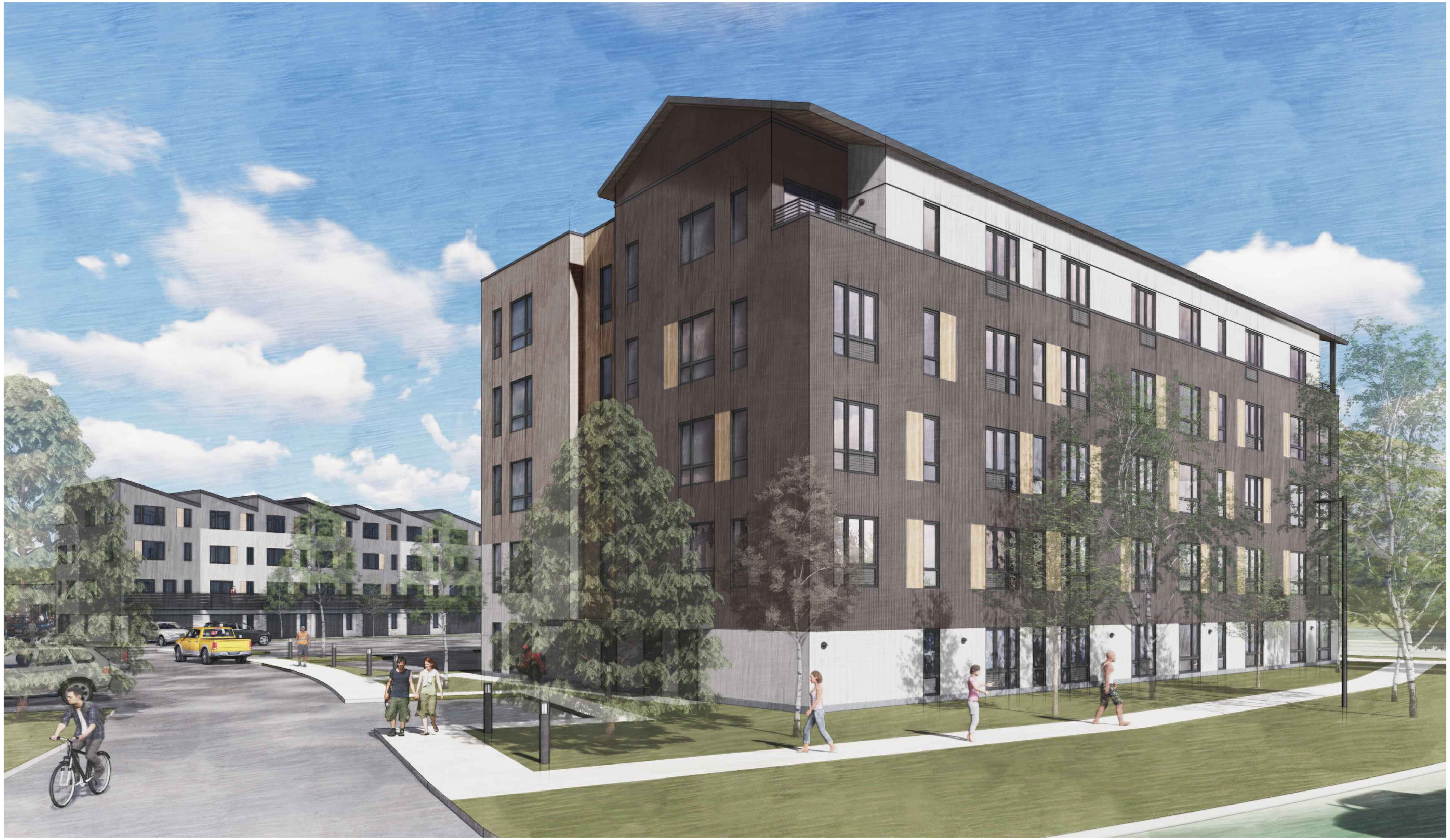
DRAWN BY:

CHECKED BY:

PROJECT NO:

DRAWING NO:

A 4.2



1 PERSPECTIVE RENDERING

SCALE: N.T.S.

3/12/2020 11:00:28 AM

APPROVAL STAMPS:

No.	Date	Description
3	9/23/2025	Development Plan Submittal #3
2	8/5/2025	Development Plan Submittal #2
1	3/3/2025	Development Plan Submittal

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T.970.871.9494

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO

DRAWING TITLE

PROPOSED PERSPECTIVE RENDERING

SEAL

KEVIN C. SPERRY 406217

DATE: 03/27/20

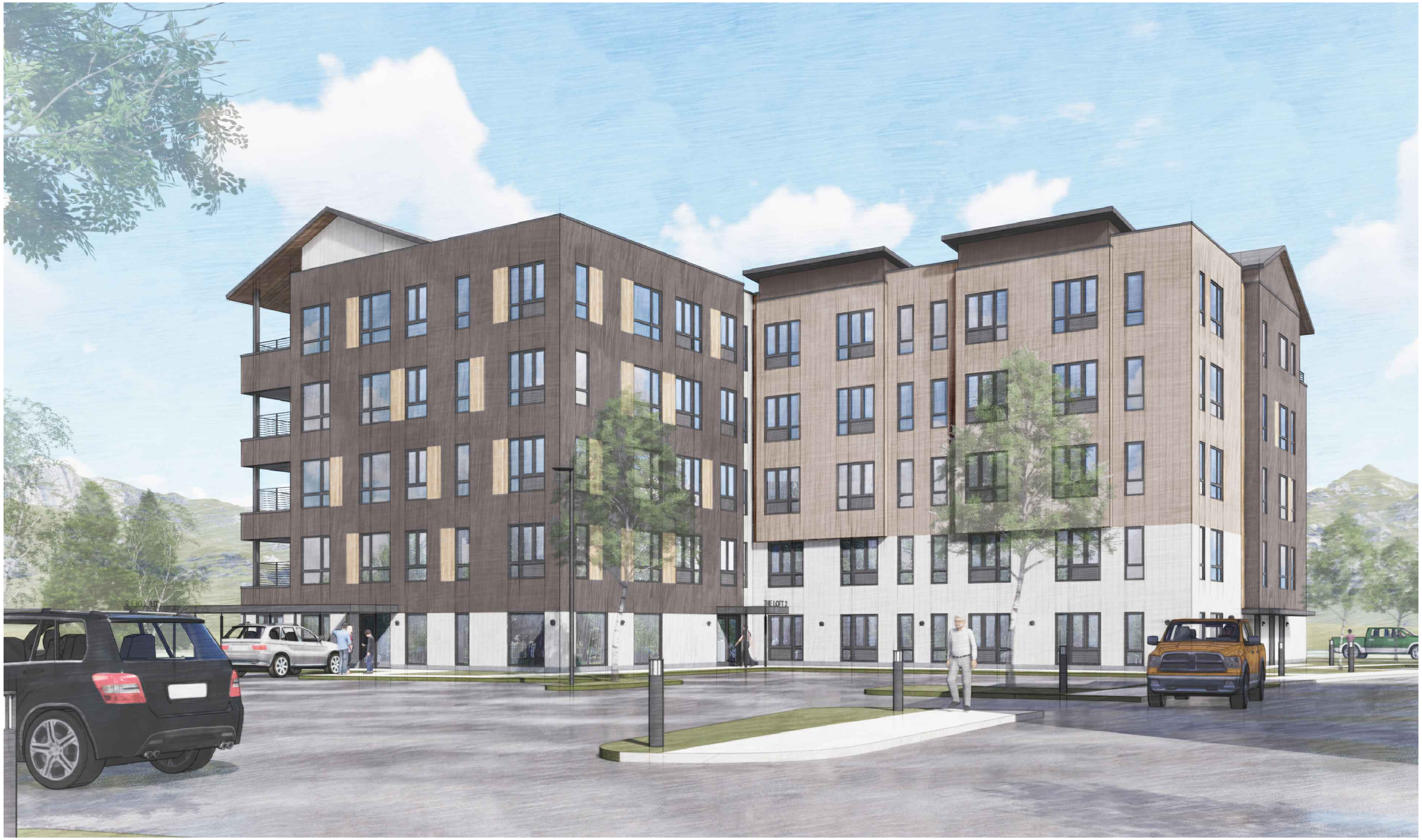
DRAWN BY:

CHECKED BY:

PROJECT NO:

DRAWING NO:

A 4.3



1 PERSPECTIVE RENDERING

SCALE: N.T.S.

APPROVAL STAMPS:

No.	Date	Description
3	9/23/2025	Development Plan Submittal #3
2	8/5/2025	Development Plan Submittal #2
1	3/3/2025	Development Plan Submittal

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Steamboat Springs, CO 80488

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PO Box 774943
Steamboat Springs, Colorado 80477
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LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat
Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO

DRAWING TITLE

PROPOSED
PERSPECTIVE
RENDERING

SEAL

COLORADO LICENSED ARCHITECT
KEVIN C. SPERRY
406217

DATE: 03/27/20

DRAWN BY:

CHECKED BY:

PROJECT NO:

DRAWING NO:

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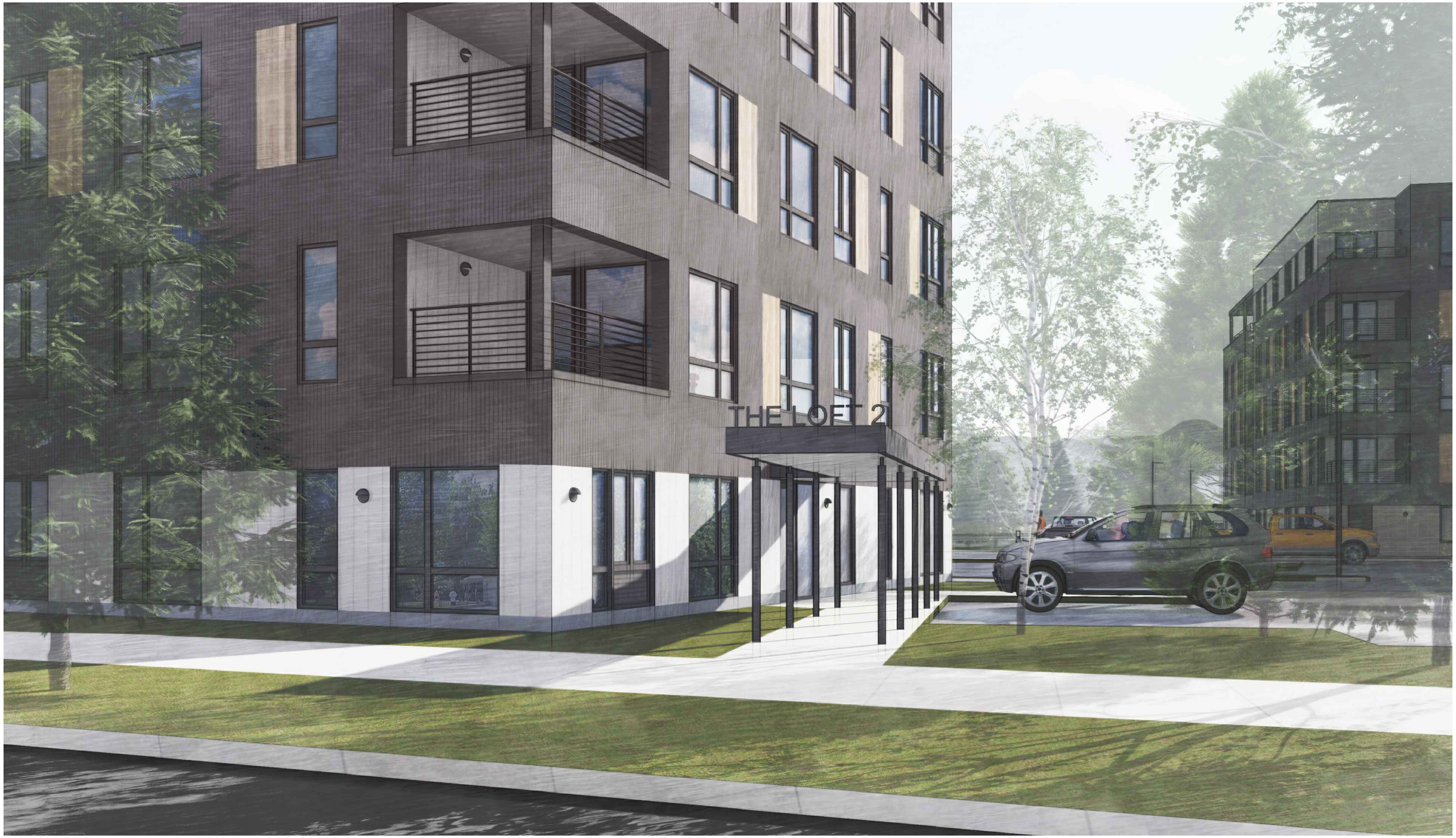

1 PERSPECTIVE RENDERING

SCALE: N.T.S.

3/12/2020 11:00:28 AM

APPROVAL STAMPS:

No.	Date	Description
3	9/23/2025	Development Plan Submittal #3
2	8/5/2025	Development Plan Submittal #2
1	3/3/2025	Development Plan Submittal

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7200 Wisconsin Avenue, Suite 500
Bethesda, MD 20814
PO Box 881330
Steamboat Springs, CO 80488

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T.970.870.9494

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat
Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO

DRAWING TITLE

PROPOSED
PERSPECTIVE
RENDERING

SEAL

KEVIN C. SPERRY
406217

DATE: 03/27/20

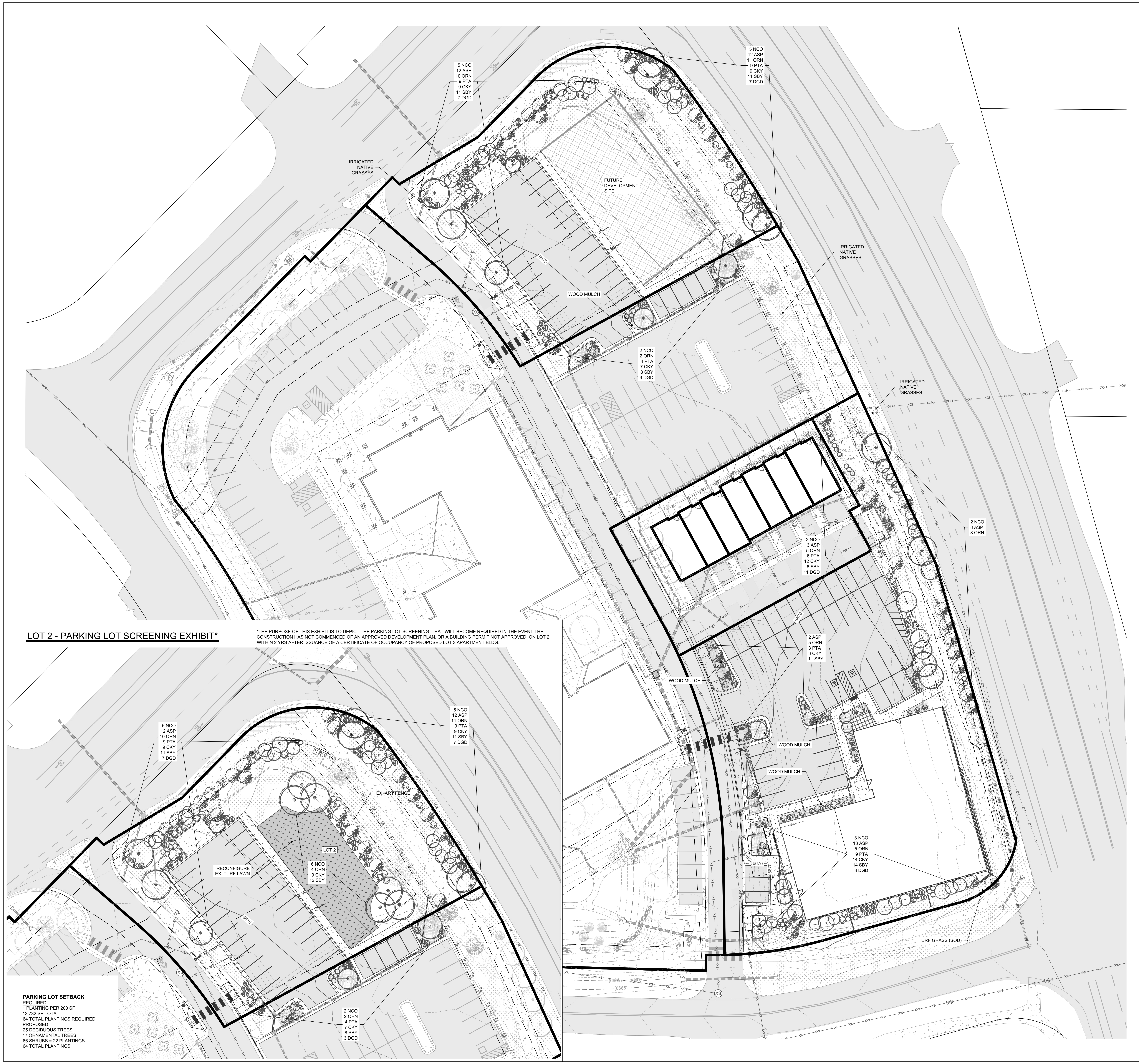
DRAWN BY:

CHECKED BY:

PROJECT NO:

DRAWING NO:

A 4.5


5 NCO
12 ASP
10 ORN
9 PTA
9 CKY
11 SBY
7 DGD
5 NCO
12 ASP
11 ORN
9 PTA
9 CKY
11 SBY
7 DGD
IRRIGATED NATIVE GRASSES
FUTURE DEVELOPMENT SITE
IRRIGATED NATIVE GRASSES
WOOD MULCH
2 NCO
2 ORN
4 PTA
7 CKY
8 SBY
3 DGD
IRRIGATED NATIVE GRASSES
2 NCO
8 ASP
8 ORN
2 NCO
3 ASP
5 ORN
6 PTA
12 CKY
6 SBY
11 DGD
2 ASP
5 ORN
3 PTA
3 CKY
11 SBY
WOOD MULCH
WOOD MULCH
WOOD MULCH
3 NCO
13 ASP
5 ORN
9 PTA
14 CKY
14 SBY
3 DGD
TURF GRASS (SOD)
6670
6675
5 NCO
12 ASP
10 ORN
9 PTA
9 CKY
11 SBY
7 DGD
5 NCO
12 ASP
11 ORN
9 PTA
9 CKY
11 SBY
7 DGD
EX. ART FENCE
LOT 2
RECONFIGURE EX. TURF LAWN
6 NCO
4 ORN
9 CKY
12 SBY
2 NCO
2 ORN
4 PTA
7 CKY
8 SBY
3 DGD

LOT 2 - PARKING LOT SCREENING EXHIBIT*

*THE PURPOSE OF THIS EXHIBIT IS TO DEPICT THE PARKING LOT SCREENING THAT WILL BECOME REQUIRED IN THE EVENT THE CONSTRUCTION HAS NOT COMMENCED OF AN APPROVED DEVELOPMENT PLAN, OR A BUILDING PERMIT NOT APPROVED, ON LOT 2 WITHIN 2 YRS AFTER ISSUANCE OF A CERTIFICATE OF OCCUPANCY OF PROPOSED LOT 3 APARTMENT BLDG.

PARKING LOT SETBACK
REQUIRED
1 PLANTING PER 200 SF
12,732 SF TOTAL
64 TOTAL PLANTINGS REQUIRED
PROPOSED
25 DECIDUOUS TREES
17 ORNAMENTAL TREES
66 SHRUBS = 22 PLANTINGS
64 TOTAL PLANTINGS

3/12/2020 11:00:28 AM

NORTH

30 0 30 60 90
(IN FEET)
1 IN. = 30 FT.

SITE PLAN LEGEND:

- CENTERLINE
- BUILDING
- ROOF LINE/OVERHANG
- DECK
- WALL
- FENCE
- MAJOR CONTOUR — 6800 —
- MINOR CONTOUR
- ASPHALT
- CONCRETE
- SNOWMELT CONCRETE
- GRAVEL
- SIGN
- DITCH/SWALE
- CULVERT W/ END SECTIONS
- STORM MANHOLE, MANHOLE INLET, GRATE INLET AND CURB INLET

LANDSCAPE LEGEND:

- DECIDUOUS TREES
- ORNAMENTAL TREES
- SHRUBS
- EXISTING TREES
- TURF GRASS
- IRRIGATED NATIVE GRASSES
- MULCH
- FRONTAGE LANDSCAPE AREA 🟥
- PARKING LOT SETBACK LANDSCAPE AREA 🟫
- INTERIOR PARKING LOT LANDSCAPE AREA 🟦
- INTERIOR LANDSCAPE AREA 🟩

NOTES:

1. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
2. ALL PLANTING TO BE COMPLETED USING APPROVED METHODS AND STANDARDS STATED IN THE STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE (CDC): SECTION 402.D
3. LANDSCAPE SHALL BE MAINTAINED BY THE PROPERTY OWNER.
4. ALL PROPOSED LANDSCAPE PLANTINGS AND SOD WILL BE IRRIGATED USING AUTOMATIC IRRIGATION SYSTEMS FOR AT LEAST THE FIRST TWO YEARS AFTER PLANTING.
5. OTHER APPROVED PLANTINGS MAY BE USED AS NEEDED DUE TO COST-EFFECTIVENESS AND/OR AVAILABILITY. NOTIFY LANDMARK PRIOR TO USING PLANTS NOT LISTED.

LANDSCAPE STANDARDS (LOT 2)

FRONTAGE
REQUIRED
1 PLANTING PER 200 SF
4,600 SF TOTAL
23 TOTAL PLANTINGS REQUIRED
PROPOSED
9 DECIDUOUS TREES
6 ORNAMENTAL TREES
24 SRHUBS = 8 PLANTINGS
23 TOTAL PLANTINGS

PARKING LOT SETBACK
REQUIRED
1 PLANTING PER 200 SF
8,600 SF TOTAL
43 TOTAL PLANTINGS REQUIRED
PROPOSED
17 DECIDUOUS TREES
11 ORNAMENTAL TREES
45 SHRUBS = 15 PLANTINGS
43 TOTAL PLANTINGS

INTERIOR PARKING LOT
REQUIRED
200 SF OF LANDSCAPING PER 9 SPACES
31 SPACES = 689 SF
1 DECIDUOUS TREE PER 200 SF = 3.5
4 SHRUBS PER 200 SF = 14
PROPOSED
4 DECIDUOUS TREES
16 SHRUBS

INTERIOR
REQUIRED
1 PLANTING PER 500 SF
2,500 SF TOTAL
5 TOTAL PLANTINGS REQUIRED
PROPOSED
2 DECIDUOUS TREES
1 ORNAMENTAL TREES
6 SRHUBS = 2 PLANTINGS
5 TOTAL PLANTINGS

LANDSCAPE STANDARDS (LOT 3)

FRONTAGE
REQUIRED
1 PLANTING PER 200 SF
10,000 SF TOTAL
50 TOTAL PLANTINGS REQUIRED
PROPOSED
20 DECIDUOUS TREES
13 ORNAMENTAL TREES
51 SRHUBS = 17 PLANTINGS
50 TOTAL PLANTINGS

PARKING LOT SETBACK
REQUIRED
1 PLANTING PER 200 SF
2,600 SF TOTAL
13 TOTAL PLANTINGS REQUIRED
PROPOSED
5 DECIDUOUS TREES
4 ORNAMENTAL TREES
12 SHRUBS = 4 PLANTINGS
13 TOTAL PLANTINGS

INTERIOR PARKING LOT
REQUIRED
200 SF OF LANDSCAPING PER 9 SPACES
49 SPACES = 1,088 SF
1 DECIDUOUS TREE PER 200 SF = 5.5
4 SHRUBS PER 200 SF = 22
PROPOSED
6 DECIDUOUS TREES
22 SHRUBS

INTERIOR
REQUIRED
1 PLANTING PER 500 SF
600 SF TOTAL
1.2 TOTAL PLANTINGS REQUIRED
PROPOSED
2 DECIDUOUS TREES
1 ORNAMENTAL TREES
6 SRHUBS = 2 PLANTINGS
5 TOTAL PLANTINGS

TREE LIST

# SYMBOL	COMMON NAME	BOTANIC NAME	SIZE
23 NCO ⊙	Narrowleaf Cottonwood	*Populus angustifolia*	2.5" cal
49 ASP ⊙	Quaking Aspen	*Populus tremloides*	2" cal
46 ORN	Ornamental Crabtree	*Malus sp.*	2" cal

SHRUB LIST

# SYMBOL	COMMON NAME	BOTANIC NAME	SIZE
43 PTA ○	Native Potentilla	*Potentilla fruticosa*	5 gal
69 CKY	Native Chokecherry	*Prunus virginiana*	5 gal
89 SBY	Saskatoon Serviceberry	*Amelanchier alnifolia*	5 gal
30 DGD ⊛	Colorado Dogwood	*Cornus stolonifera*	5 gal

APPROVAL STAMPS:

No.	Date	Description
3	9/19/2025	Modified Lot 2, Misc.
2	8/1/2025	Addressed DRT Comments
1	3/3/2025	Development Plan Submittal

SUBMISSIONS & REVISIONS

OWNER

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Bethesda, MD 20814
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ARCHITECT

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CIVIL ENGINEER

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141 9th Street
PO Box 774943
Steamboat Springs, Colorado 80477
T.970.871.9494

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat
Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO

DRAWING TITLE

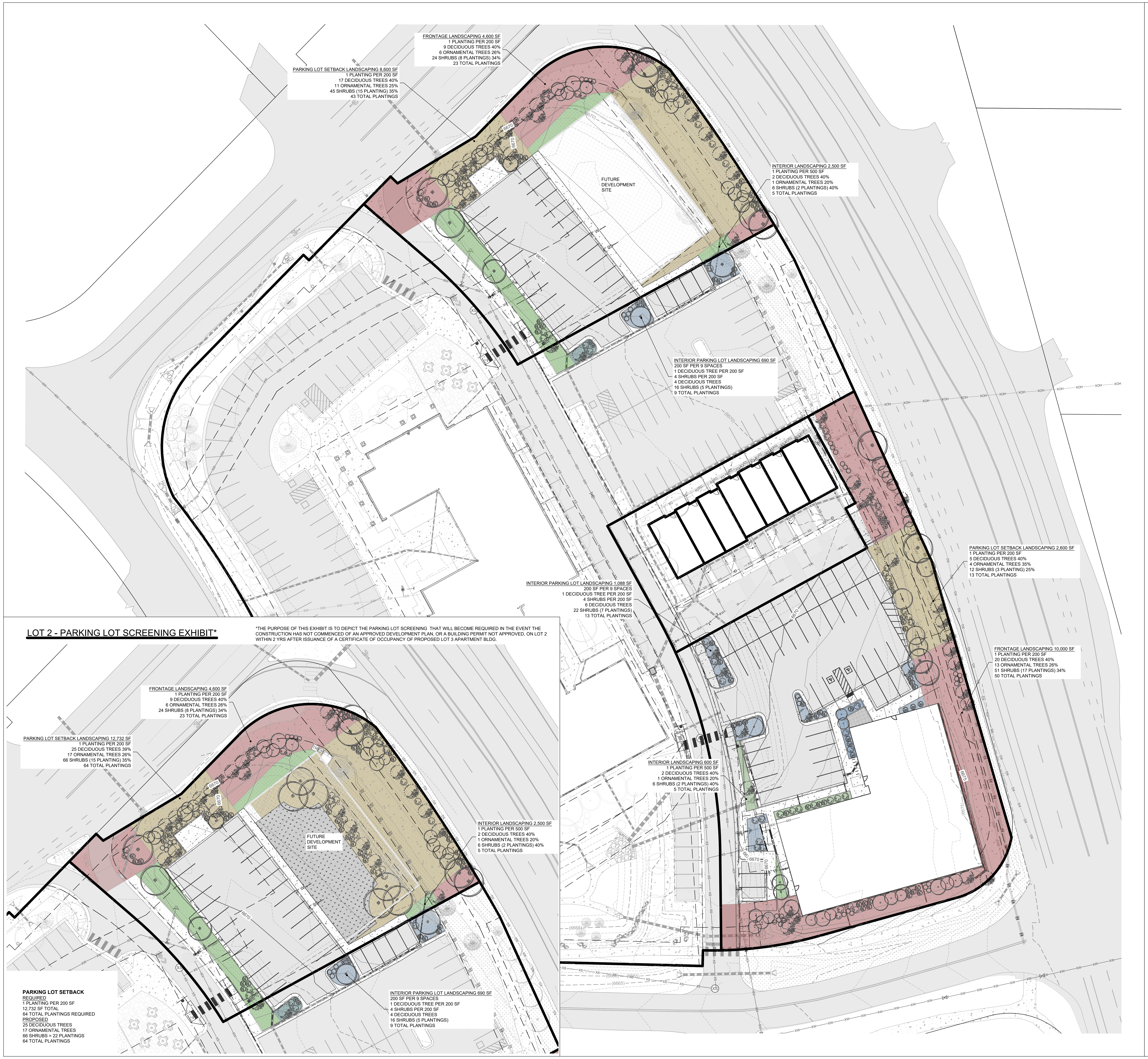
LANDSCAPE PLAN

SEAL

KEVIN C. SPERRY
406217

DATE: 08/01/25
DRAWN BY:
CHECKED BY:
PROJECT NO:

DRAWING NO:
L.001



FRONTAGE LANDSCAPING 4,600 SF
1 PLANTING PER 200 SF
9 DECIDUOUS TREES 40%
6 ORNAMENTAL TREES 26%
24 SHRUBS (8 PLANTINGS) 34%
23 TOTAL PLANTINGS

PARKING LOT SETBACK LANDSCAPING 8,600 SF
1 PLANTING PER 200 SF
17 DECIDUOUS TREES 40%
11 ORNAMENTAL TREES 25%
45 SHRUBS (15 PLANTING) 35%
43 TOTAL PLANTINGS

INTERIOR LANDSCAPING 2,500 SF
1 PLANTING PER 500 SF
2 DECIDUOUS TREES 40%
1 ORNAMENTAL TREES 20%
6 SHRUBS (2 PLANTINGS) 40%
5 TOTAL PLANTINGS

INTERIOR PARKING LOT LANDSCAPING 690 SF
200 SF PER 9 SPACES
1 DECIDUOUS TREE PER 200 SF
4 SHRUBS PER 200 SF
4 DECIDUOUS TREES
16 SHRUBS (5 PLANTINGS)
9 TOTAL PLANTINGS

PARKING LOT SETBACK LANDSCAPING 2,600 SF
1 PLANTING PER 200 SF
5 DECIDUOUS TREES 40%
4 ORNAMENTAL TREES 35%
12 SHRUBS (3 PLANTING) 25%
13 TOTAL PLANTINGS

INTERIOR PARKING LOT LANDSCAPING 1,088 SF
200 SF PER 9 SPACES
1 DECIDUOUS TREE PER 200 SF
4 SHRUBS PER 200 SF
6 DECIDUOUS TREES
22 SHRUBS (7 PLANTINGS)
13 TOTAL PLANTINGS

FRONTAGE LANDSCAPING 10,000 SF
1 PLANTING PER 200 SF
20 DECIDUOUS TREES 40%
13 ORNAMENTAL TREES 26%
51 SHRUBS (17 PLANTINGS) 34%
50 TOTAL PLANTINGS

INTERIOR LANDSCAPING 600 SF
1 PLANTING PER 500 SF
2 DECIDUOUS TREES 40%
1 ORNAMENTAL TREES 20%
6 SHRUBS (2 PLANTINGS) 40%
5 TOTAL PLANTINGS

LOT 2 - PARKING LOT SCREENING EXHIBIT*

*THE PURPOSE OF THIS EXHIBIT IS TO DEPICT THE PARKING LOT SCREENING THAT WILL BECOME REQUIRED IN THE EVENT THE CONSTRUCTION HAS NOT COMMENCED OF AN APPROVED DEVELOPMENT PLAN, OR A BUILDING PERMIT NOT APPROVED, ON LOT 2 WITHIN 2 YRS AFTER ISSUANCE OF A CERTIFICATE OF OCCUPANCY OF PROPOSED LOT 3 APARTMENT BLDG.

FRONTAGE LANDSCAPING 4,600 SF
1 PLANTING PER 200 SF
9 DECIDUOUS TREES 40%
6 ORNAMENTAL TREES 26%
24 SHRUBS (8 PLANTINGS) 34%
23 TOTAL PLANTINGS

PARKING LOT SETBACK LANDSCAPING 12,732 SF
1 PLANTING PER 200 SF
25 DECIDUOUS TREES 39%
17 ORNAMENTAL TREES 26%
66 SHRUBS (15 PLANTING) 35%
64 TOTAL PLANTINGS

INTERIOR LANDSCAPING 2,500 SF
1 PLANTING PER 500 SF
2 DECIDUOUS TREES 40%
1 ORNAMENTAL TREES 20%
6 SHRUBS (2 PLANTINGS) 40%
5 TOTAL PLANTINGS

INTERIOR PARKING LOT LANDSCAPING 690 SF
200 SF PER 9 SPACES
1 DECIDUOUS TREE PER 200 SF
4 SHRUBS PER 200 SF
4 DECIDUOUS TREES
16 SHRUBS (5 PLANTINGS)
9 TOTAL PLANTINGS

PARKING LOT SETBACK
REQUIRED
1 PLANTING PER 200 SF
12,732 SF TOTAL
64 TOTAL PLANTINGS REQUIRED
PROPOSED
25 DECIDUOUS TREES
17 ORNAMENTAL TREES
66 SHRUBS = 22 PLANTINGS
64 TOTAL PLANTINGS

3/12/2020 11:00:28 AM

NORTH

30 0 30 60 90
(IN FEET)
1 IN. = 30 FT.

SITE PLAN LEGEND:

- CENTERLINE
- BUILDING
- ROOF LINE/OVERHANG
- DECK
- WALL
- FENCE
- MAJOR CONTOUR — 6800
- MINOR CONTOUR
- ASPHALT
- CONCRETE
- SNOWMELT CONCRETE
- GRAVEL
- SIGN
- DITCH/SWALE
- CULVERT W/ END SECTIONS
- STORM MANHOLE, MANHOLE INLET, GRATE INLET AND CURB INLET — ST

LANDSCAPE LEGEND:

- DECIDUOUS TREES
- ORNAMENTAL TREES
- SHRUBS
- EXISTING TREES
- TURF GRASS
- IRRIGATED NATIVE GRASSES
- MULCH
- FRONTAGE LANDSCAPE AREA 🟥
- PARKING LOT SETBACK LANDSCAPE AREA 🟫
- INTERIOR PARKING LOT LANDSCAPE AREA 🟦
- INTERIOR LANDSCAPE AREA 🟩

NOTES:

1. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
2. ALL PLANTING TO BE COMPLETED USING APPROVED METHODS AND STANDARDS STATED IN THE STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE (CDC): SECTION 402.D
3. LANDSCAPE SHALL BE MAINTAINED BY THE PROPERTY OWNER.
4. ALL PROPOSED LANDSCAPE PLANTINGS AND SOD WILL BE IRRIGATED USING AUTOMATIC IRRIGATION SYSTEMS FOR AT LEAST THE FIRST TWO YEARS AFTER PLANTING.
5. OTHER APPROVED PLANTINGS MAY BE USED AS NEEDED DUE TO COST-EFFECTIVENESS AND/OR AVAILABILITY. NOTIFY LANDMARK PRIOR TO USING PLANTS NOT LISTED.

LANDSCAPE STANDARDS (LOT 2)

FRONTAGE
REQUIRED
1 PLANTING PER 200 SF
4,600 SF TOTAL
23 TOTAL PLANTINGS REQUIRED
PROPOSED
9 DECIDUOUS TREES
6 ORNAMENTAL TREES
24 SRHUBS = 8 PLANTINGS
23 TOTAL PLANTINGS

PARKING LOT SETBACK
REQUIRED
1 PLANTING PER 200 SF
8,600 SF TOTAL
43 TOTAL PLANTINGS REQUIRED
PROPOSED
17 DECIDUOUS TREES
11 ORNAMENTAL TREES
45 SHRUBS = 15 PLANTINGS
43 TOTAL PLANTINGS

INTERIOR PARKING LOT
REQUIRED
200 SF OF LANDSCAPING PER 9 SPACES
31 SPACES = 689 SF
1 DECIDUOUS TREE PER 200 SF = 3.5
4 SHRUBS PER 200 SF = 14
PROPOSED
4 DECIDUOUS TREES
16 SHRUBS

INTERIOR
REQUIRED
1 PLANTING PER 500 SF
2,500 SF TOTAL
5 TOTAL PLANTINGS REQUIRED
PROPOSED
2 DECIDUOUS TREES
1 ORNAMENTAL TREES
6 SRHUBS = 2 PLANTINGS
5 TOTAL PLANTINGS

LANDSCAPE STANDARDS (LOT 3)

FRONTAGE
REQUIRED
1 PLANTING PER 200 SF
10,000 SF TOTAL
50 TOTAL PLANTINGS REQUIRED
PROPOSED
20 DECIDUOUS TREES
13 ORNAMENTAL TREES
51 SRHUBS = 17 PLANTINGS
50 TOTAL PLANTINGS

PARKING LOT SETBACK
REQUIRED
1 PLANTING PER 200 SF
2,600 SF TOTAL
13 TOTAL PLANTINGS REQUIRED
PROPOSED
5 DECIDUOUS TREES
4 ORNAMENTAL TREES
12 SHRUBS = 4 PLANTINGS
13 TOTAL PLANTINGS

INTERIOR PARKING LOT
REQUIRED
200 SF OF LANDSCAPING PER 9 SPACES
49 SPACES = 1,088 SF
1 DECIDUOUS TREE PER 200 SF = 5.5
4 SHRUBS PER 200 SF = 22
PROPOSED
6 DECIDUOUS TREES
22 SHRUBS

INTERIOR
REQUIRED
1 PLANTING PER 500 SF
600 SF TOTAL
1.2 TOTAL PLANTINGS REQUIRED
PROPOSED
2 DECIDUOUS TREES
1 ORNAMENTAL TREES
6 SRHUBS = 2 PLANTINGS
5 TOTAL PLANTINGS

APPROVAL STAMPS:

No.	Date	Description
3	9/19/2025	Modified Lot 2, Misc.
2	8/1/2025	Addressed DRT Comments
1	3/3/2025	Development Plan Submittal

SUBMISSIONS & REVISIONS

OWNER
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7200 Wisconsin Avenue, Suite 500
Bethesda, MD 20814
PO Box 881330
Steamboat Springs, CO 80488

ARCHITECT
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KEVIN & ASAKO SPERRY ARCHITECTURE
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PO Box 774943
Steamboat Springs, Colorado 80477
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LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION
Steamboat
Basecamp 2
Steamboat Basecamp, Lot 2
Steamboat Springs, CO

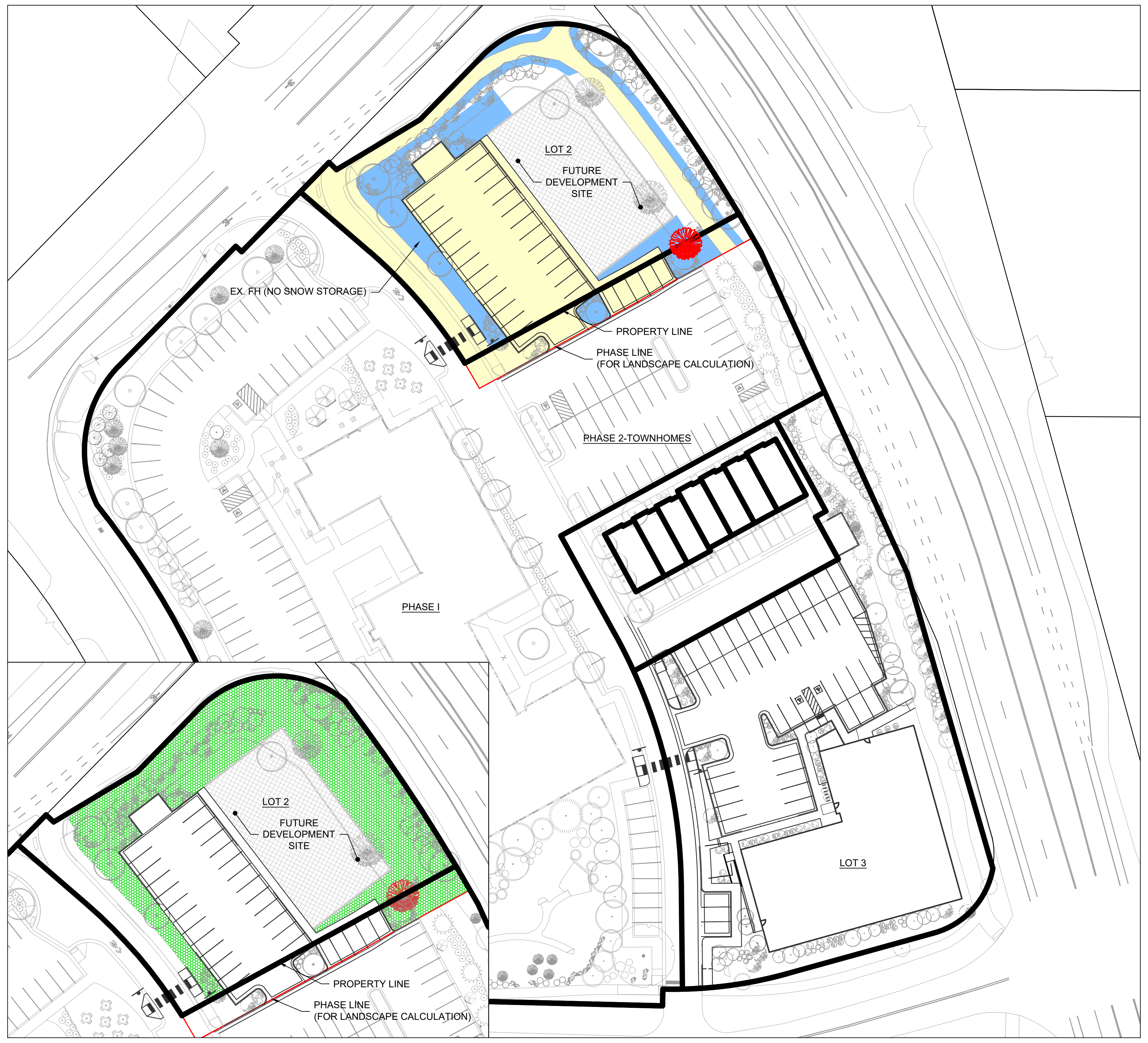
DRAWING TITLE
LANDSCAPE
STANDARDS

SEAL
KEVIN C. SPERRY
406217

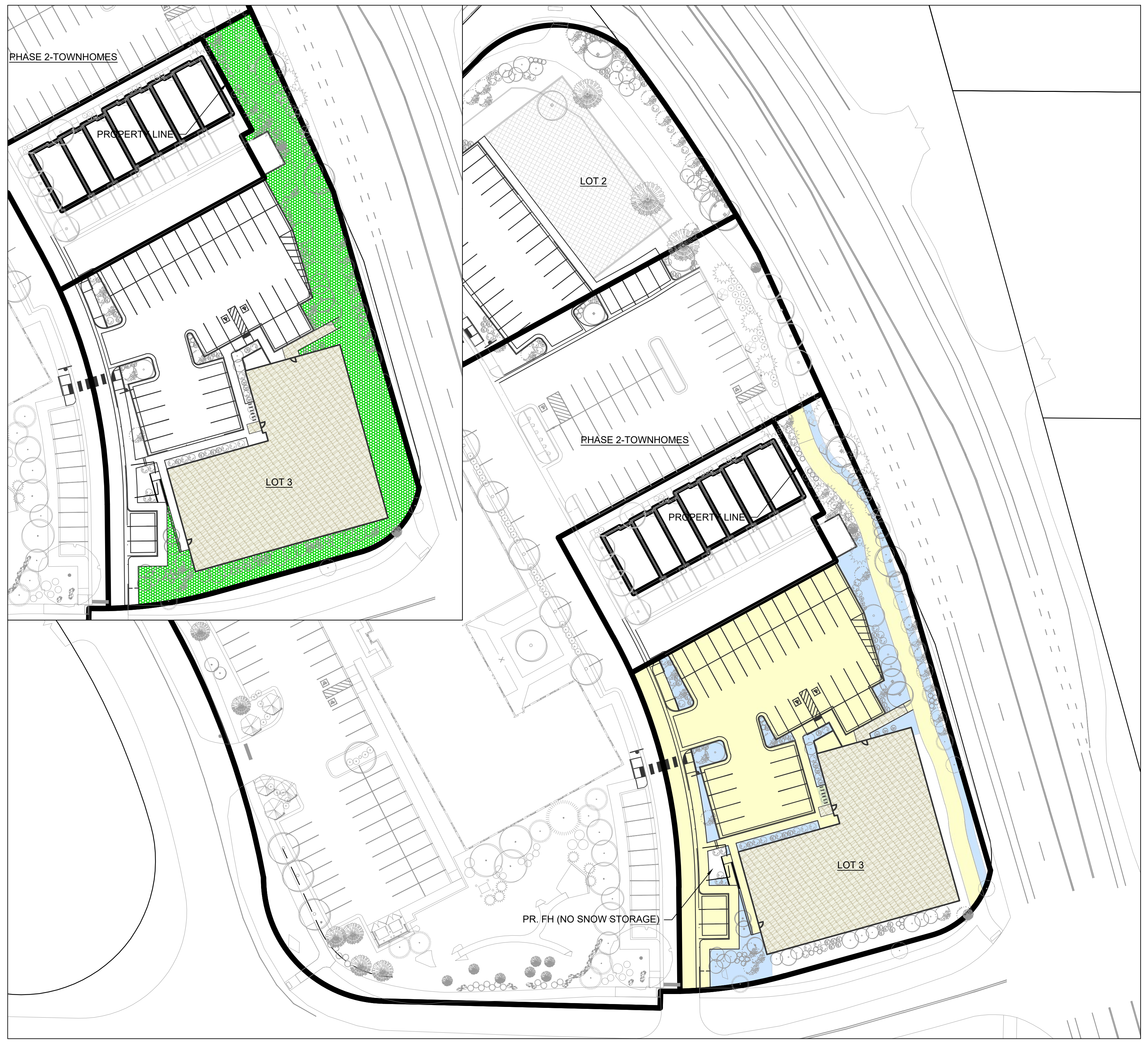
DATE:
08/01/25
DRAWN BY:
CHECKED BY:
PROJECT NO:

DRAWING NO:
L.002

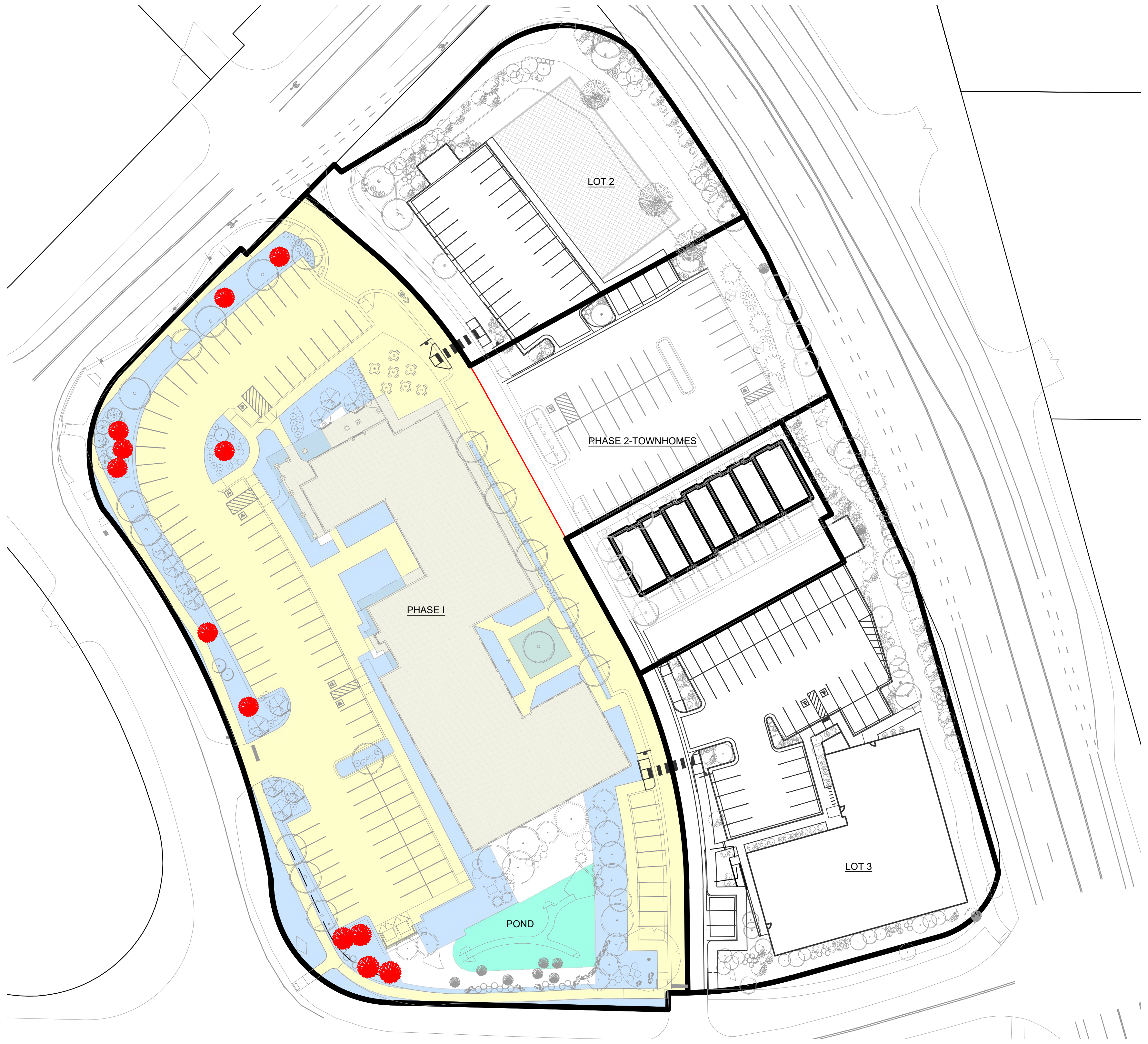
PHASE 2 - LOT 2


LOT 2
FUTURE DEVELOPMENT SITE
EX. FH (NO SNOW STORAGE)
PROPERTY LINE
PHASE LINE (FOR LANDSCAPE CALCULATION)
PHASE 2-TOWNHOMES
PHASE I
LOT 3
LOT 2
FUTURE DEVELOPMENT SITE
PROPERTY LINE
PHASE LINE (FOR LANDSCAPE CALCULATION)

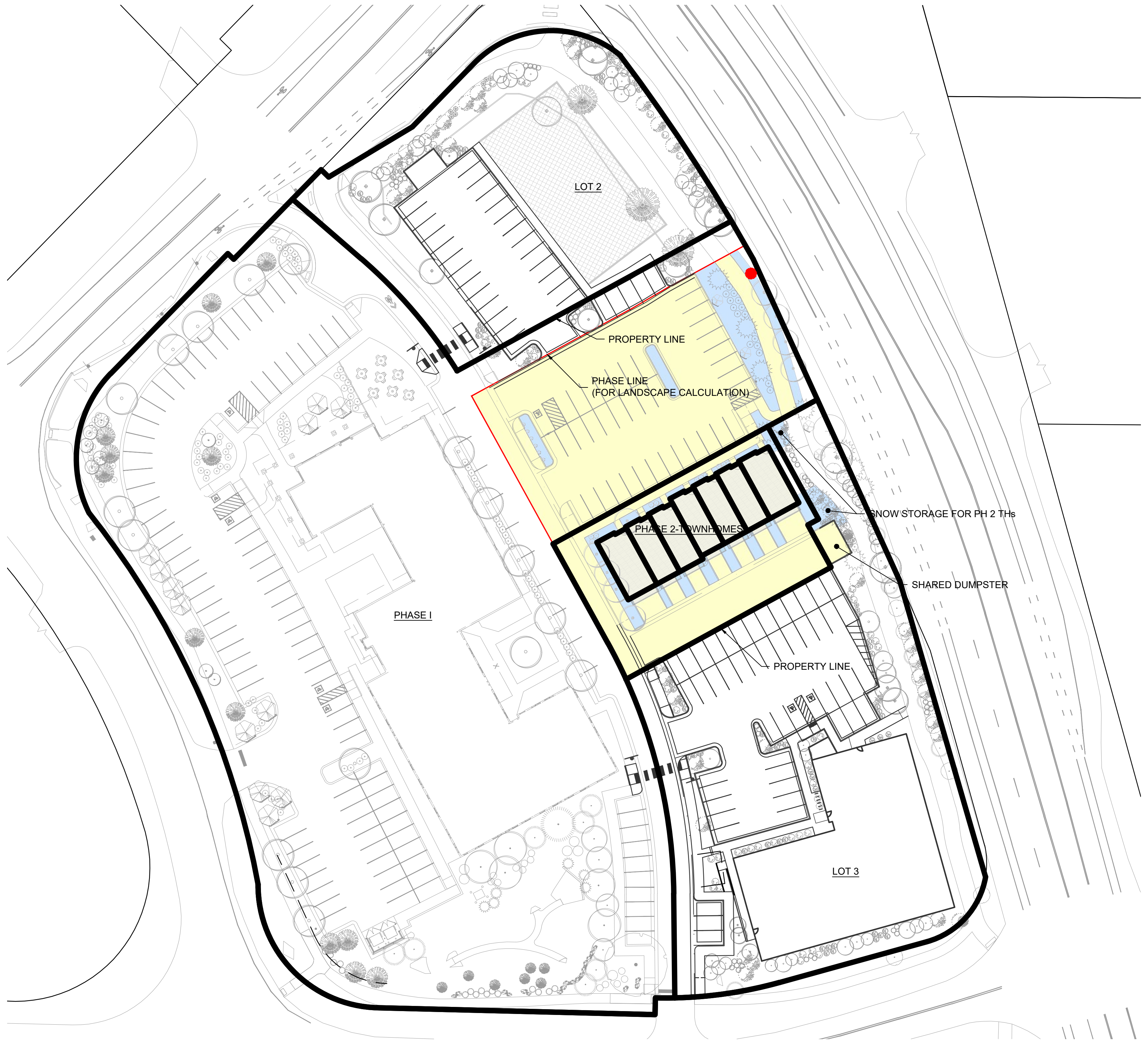
PHASE 2 - LOT 3 (APARTMENT SITE)


PHASE 2-TOWNHOMES
PROPERTY LINE
LOT 3
LOT 2
PHASE 2-TOWNHOMES
PROPERTY LINE
LOT 3
PR. FH (NO SNOW STORAGE)

PHASE 1


LOT 2
PHASE 2-TOWNHOMES
PHASE I
POND
LOT 3

PHASE 2 - TOWNHOME 1 AND PARKING LOT


LOT 2
PROPERTY LINE
PHASE LINE (FOR LANDSCAPE CALCULATION)
PHASE I
PHASE 2-TOWNHOMES
SNOW STORAGE FOR PH 2 THs
SHARED DUMPSTER
PROPERTY LINE
LOT 3

NORTH

60 0 60 120 180
(IN FEET)
1 IN. = 60 FT.

SNOW STORAGE AND OPEN SPACE LEGEND:

PAVED SURFACES	🟨
ELIGIBLE SNOW STORAGE AREAS	🟦
OPEN SPACE AREAS	🟩
EVERGREEN WITHIN SNOW STORAGE AREAS	🔴

SNOW STORAGE CALCULATIONS		
PHASE 1		
TOTAL SITE SURFACES REQUIRING SNOW REMOVAL	54,483	SF
SNOW STORAGE REQUIREMENT CALCULATION		
50% OF SURFACES REQUIRING SNOW REMOVAL	27,242	SF
TREES WITHIN SNOW STORAGE AREA	12	
ADDITIONAL SNOW STORAGE REQUIRED (+30 SF/TREE)	360	SF
SUB-TOTAL SNOW STORAGE REQUIRED	27,602	SF
25% REDUCTION ALLOWANCE FOR SITE ELEVATION	6,900	SF
TOTAL SNOW STORAGE REQUIRED	20,701	SF
SNOW STORAGE PROVIDED		
AVAILABLE AREA FOR SNOW STORAGE PER CDC	25,683	SF
POND AREA	3,637	SF

SNOW STORAGE CALCULATIONS		
PHASE 2 - TOWNHOME 1 AND PARKING LOT		
TOTAL SITE SURFACES REQUIRING SNOW REMOVAL	23,888	SF
SNOW STORAGE REQUIREMENT CALCULATION		
50% OF SURFACES REQUIRING SNOW REMOVAL	11,944	SF
TREES WITHIN SNOW STORAGE AREA	1	
ADDITIONAL SNOW STORAGE REQUIRED (+30 SF/TREE)	30	SF
SUB-TOTAL SNOW STORAGE REQUIRED	11,974	SF
25% REDUCTION ALLOWANCE FOR SITE ELEVATION	2,994	SF
TOTAL SNOW STORAGE REQUIRED	8,981	SF
SNOW STORAGE PROVIDED		
AVAILABLE AREA FOR SNOW STORAGE PER CDC	4,566	SF

SNOW STORAGE CALCULATIONS		
PHASE 2 - LOT 2 (WITH FUTURE BLDG ENCUMBRANCE)		
TOTAL SITE SURFACES REQUIRING SNOW REMOVAL	16,405	SF
SNOW STORAGE REQUIREMENT CALCULATION		
50% OF SURFACES REQUIRING SNOW REMOVAL	8,203	SF
TREES WITHIN SNOW STORAGE AREA	1	
ADDITIONAL SNOW STORAGE REQUIRED (+30 SF/TREE)	30	SF
SUB-TOTAL SNOW STORAGE REQUIRED	8,233	SF
25% REDUCTION ALLOWANCE FOR SITE ELEVATION	2,058	SF
TOTAL SNOW STORAGE REQUIRED	6,174	SF
SNOW STORAGE PROVIDED		
AVAILABLE AREA FOR SNOW STORAGE PER CDC	6,198	SF

SNOW STORAGE CALCULATIONS		
PHASE 2 - LOT 3 (APARTMENT SITE)		
TOTAL SITE SURFACES REQUIRING SNOW REMOVAL	22,042	SF
SNOW STORAGE REQUIREMENT CALCULATION		
50% OF SURFACES REQUIRING SNOW REMOVAL	11,021	SF
TREES WITHIN SNOW STORAGE AREA	-	
ADDITIONAL SNOW STORAGE REQUIRED (+30 SF/TREE)	-	SF
SUB-TOTAL SNOW STORAGE REQUIRED	11,021	SF
25% REDUCTION ALLOWANCE FOR SITE ELEVATION	2,755	SF
TOTAL SNOW STORAGE REQUIRED	8,266	SF
SNOW STORAGE PROVIDED		
AVAILABLE AREA FOR SNOW STORAGE PER CDC	5,910	SF

OPEN SPACE CALCULATIONS		
LOT 2		
TOTAL LOT AREA	30,155	SF
OPEN SPACE REQUIRED (15% OF TOTAL LOT AREA)		
TOTAL OPEN SPACE REQUIRED	4,523	SF
TOTAL OPEN SPACE PROVIDED	13,343	SF

OPEN SPACE CALCULATIONS		
LOT 3		
TOTAL LOT AREA	43,624	SF
OPEN SPACE REQUIRED (15% OF TOTAL LOT AREA)		
TOTAL OPEN SPACE REQUIRED	6,544	SF
TOTAL OPEN SPACE PROVIDED	12,051	SF

APPROVAL STAMPS:

No.	Date	Description
3	9/19/2025	Modified Lot 2, Misc.
2	8/1/2025	Addressed DRT Comments
1	3/3/2025	Development Plan Submittal

SUBMISSIONS & REVISIONS

OWNER

May Riegler Properties
7200 Wisconsin Avenue, Suite 500
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ARCHITECT

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141 9th Street
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T.970.871.9494

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat
Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO

DRAWING TITLE

SNOW STORAGE
AND OPEN SPACE

SEAL

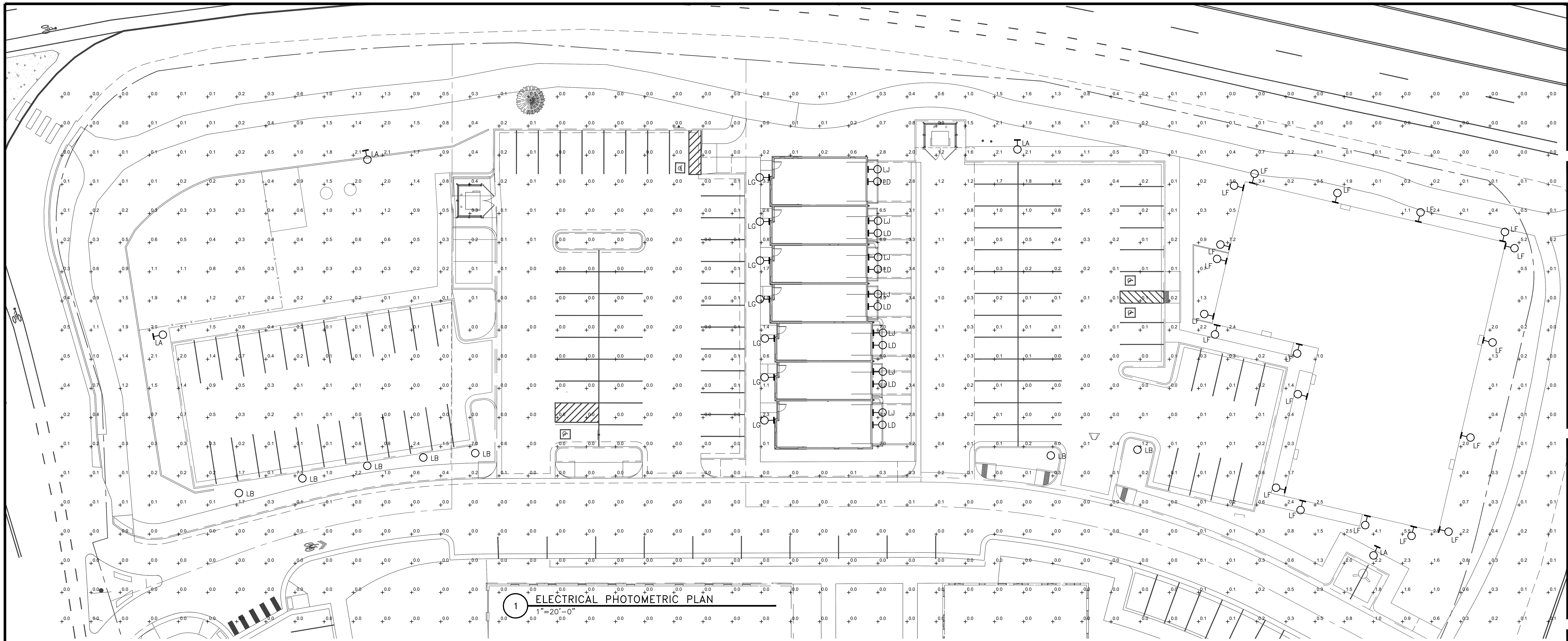
KEVIN C. SPERRY 406217

DATE: 08/01/25
DRAWN BY:
CHECKED BY:
PROJECT NO:

DRAWING NO:

L.003

3/12/2020 11:00:28 AM



1 ELECTRICAL PHOTOMETRIC PLAN
1"=20'-0"

GENERAL NOTES

1. CALCULATION VALUES ARE IN FOOTCANDLES.

LIGHTING FIXTURE SCHEDULE

SYMBOL	ITEM	TYPE	MOUNTING HEIGHT	SIZE	LAMPS		FIXTURE VOLTAGE	INPUT WATTS	CATALOG NUMBER
					TYPE	COLOR			
⚲	LA	PARKING LOT AREA FIXTURE	20'	24"D	LED	3500	TBD	85	LITHONIA LIGHTING RAD1–LED–P4–35K
○	LB	EXTERIOR BOLLARD	42"	8"D	LED	4000	TBD	22	LITHONIA LIGHTING KBD8–LED–16C–530–40K
⚲	LD	BUILDING MOUNTED PENDANT	8'	12"D	LED	3000	TBD	27	BAR LIGHT ELECTRIC LIGHTING DBW12–G
⚲	LF	BUILDING MOUNTED WALL PAK	6'	8"D	LED	3000	TBD	12	SONNEMAN LIGHTING 7472.72–WL
⚲	LG	BUILDING MOUNTED WALL PAK	6'	4"X10"	LED	3000	TBD	11	WAC LIGHTING WS–W36610
⚲	LJ	BUILDING MOUNTED WALL PAK	16'–9"	6"x6"	LED	3000	TBD	20	TECH LIGHTING 700WSPIT–S–B–LED830

2 FIXTURE SCHEDULE
NTS

STEAMBOAT BASECAMP 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO

MAY RIEGLER PROPERTIES

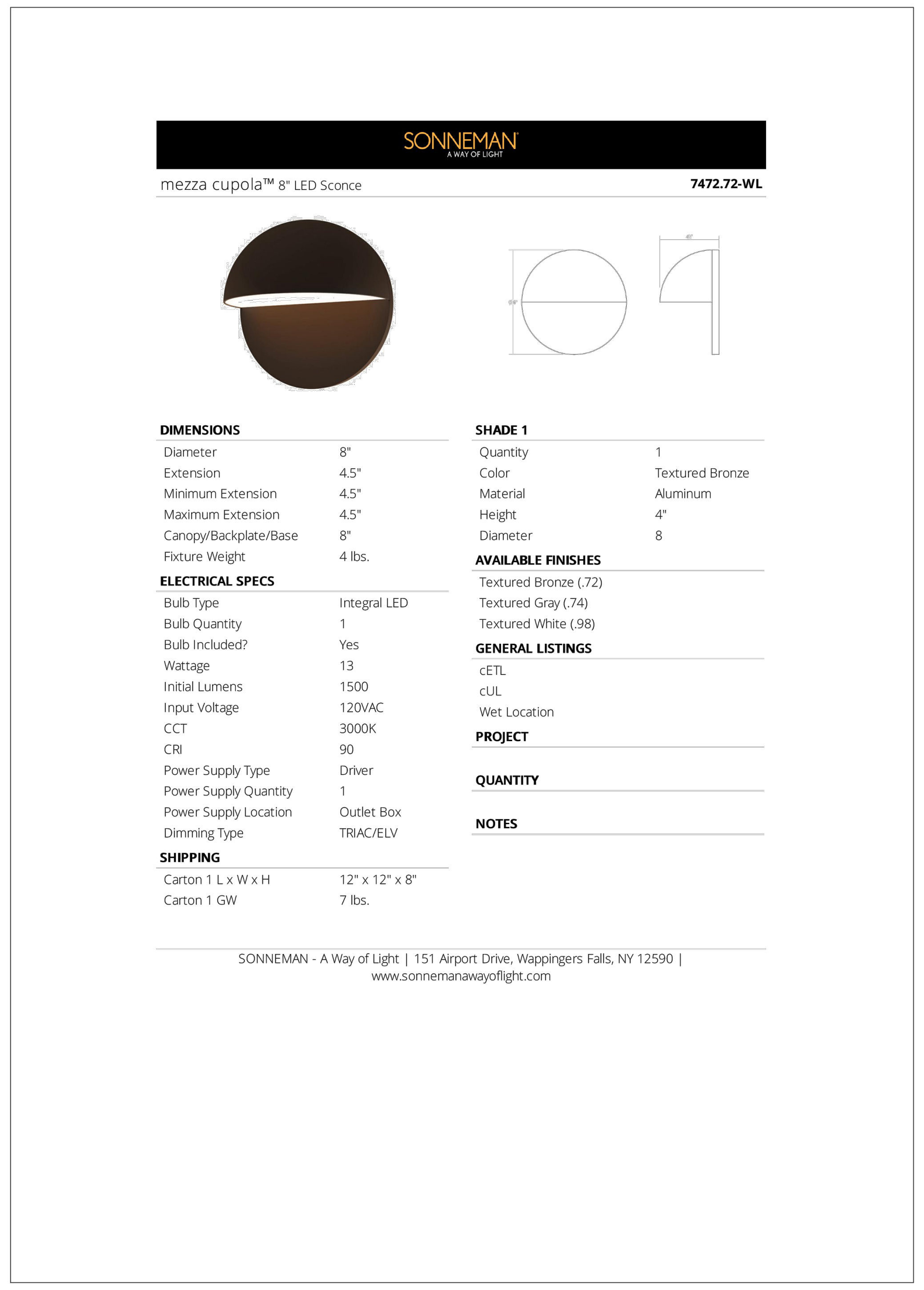
7200 Wisconsin Ave #500
Bethesda, MD 20814

WILDER ENGINEERING LLC
Andrew Wilder PE
1170 Blue Sage Drive
Steamboat Springs, CO 80487
P: 970-819-7848
E: andy@wilder-eng.com

COLORADO LICENSED PROFESSIONAL ENGINEER
ANDREW CHARLES WILDER
49009

Issue	By Date & Issue Description	By
–	DEVELOPMENT PLAN – 3.19.25	AW

Scale: 1"=20'-0"
24x36
Description: ELECTRICAL PHOTOMETRIC PLAN
Project Name: COMPLETE STREETS 4B PH2
Project Number: 2018082
Sheet No.
E-1.0



SONNEMAN
A WAY OF LIGHT

mezza cupola™ 8" LED Sconce **7472.72-WL**

DIMENSIONS	
Diameter	8"
Extension	4.5"
Minimum Extension	4.5"
Maximum Extension	4.5"
Canopy/Backplate/Base	8"
Fixture Weight	4 lbs.
ELECTRICAL SPECS	
Bulb Type	Integral LED
Bulb Quantity	1
Bulb Included?	Yes
Wattage	13
Initial Lumens	1500
Input Voltage	120VAC
CCT	3000K
CRI	90
Power Supply Type	Driver
Power Supply Quantity	1
Power Supply Location	Outlet Box
Dimming Type	TRIAC/ELV
SHIPPING	
Carton 1 L x W x H	12" x 12" x 8"
Carton 1 GW	7 lbs.

SHADE 1	
Quantity	1
Color	Textured Bronze
Material	Aluminum
Height	4"
Diameter	8

AVAILABLE FINISHES

Textured Bronze (.72)
Textured Gray (.74)
Textured White (.98)

GENERAL LISTINGS

cETL
cUL
Wet Location

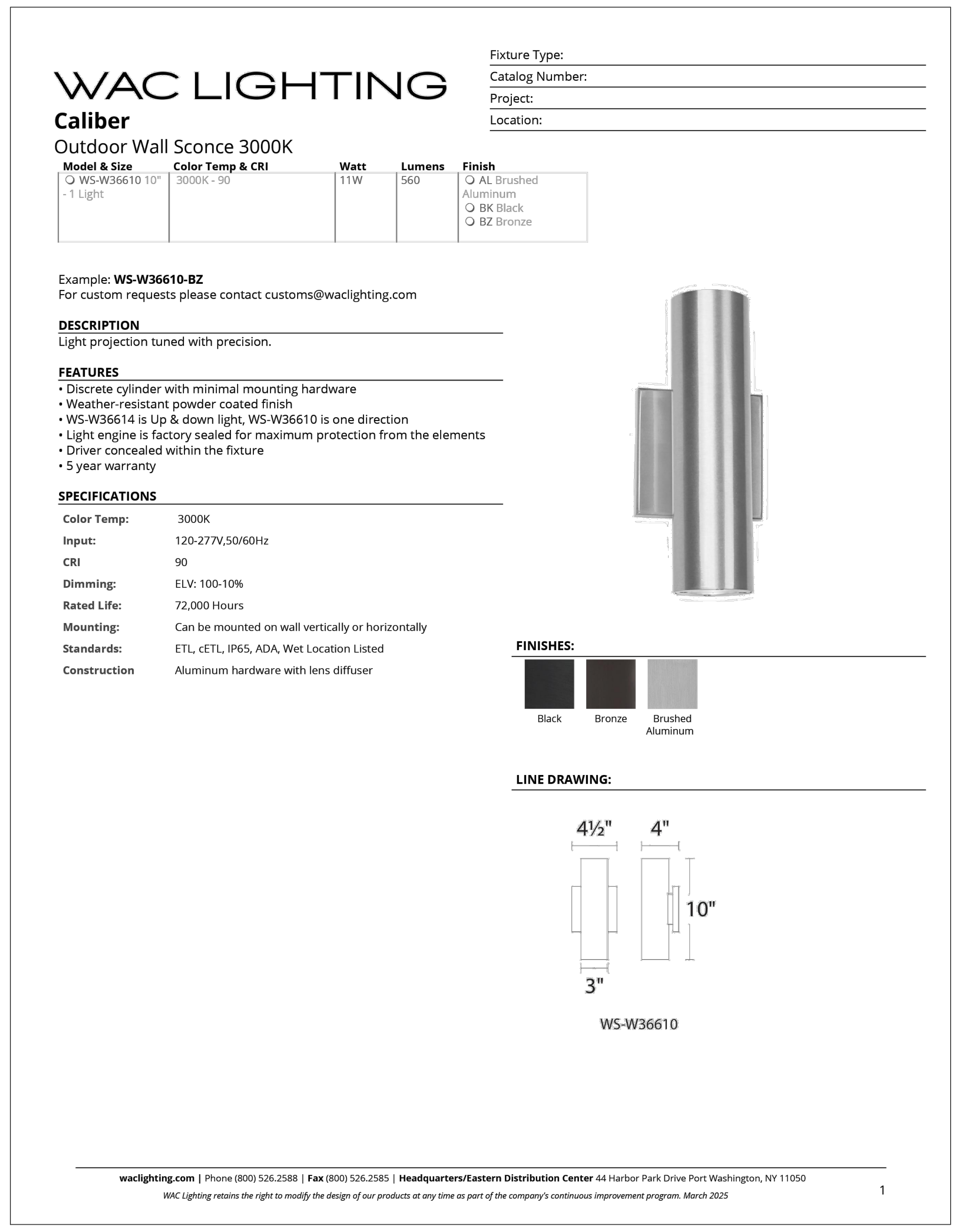
PROJECT

QUANTITY

NOTES

SONNEMAN - A Way of Light | 151 Airport Drive, Wappingers Falls, NY 12590 |
www.sonnemanawayoflight.com

④ FIXTURE LF
NTS



WAC LIGHTING

Caliber

Outdoor Wall Sconce 3000K

Fixture Type:
Catalog Number:
Project:
Location:

Model & Size	Color Temp & CRI	Watt	Lumens	Finish
○ WS-W36610 10" - 1 Light	3000K - 90	11W	560	○ AL Brushed Aluminum ○ BK Black ○ BZ Bronze

Example: **WS-W36610-BZ**
For custom requests please contact customs@waclighting.com

DESCRIPTION

Light projection tuned with precision.

FEATURES

- Discrete cylinder with minimal mounting hardware
- Weather-resistant powder coated finish
- WS-W36614 is Up & down light, WS-W36610 is one direction
- Light engine is factory sealed for maximum protection from the elements
- Driver concealed within the fixture
- 5 year warranty

SPECIFICATIONS

Color Temp:	3000K
Input:	120-277V,50/60Hz
CRI	90
Dimming:	ELV: 100-10%
Rated Life:	72,000 Hours
Mounting:	Can be mounted on wall vertically or horizontally
Standards:	ETL, cETL, IP65, ADA, Wet Location Listed
Construction	Aluminum hardware with lens diffuser

FINISHES:

Black Bronze Brushed Aluminum

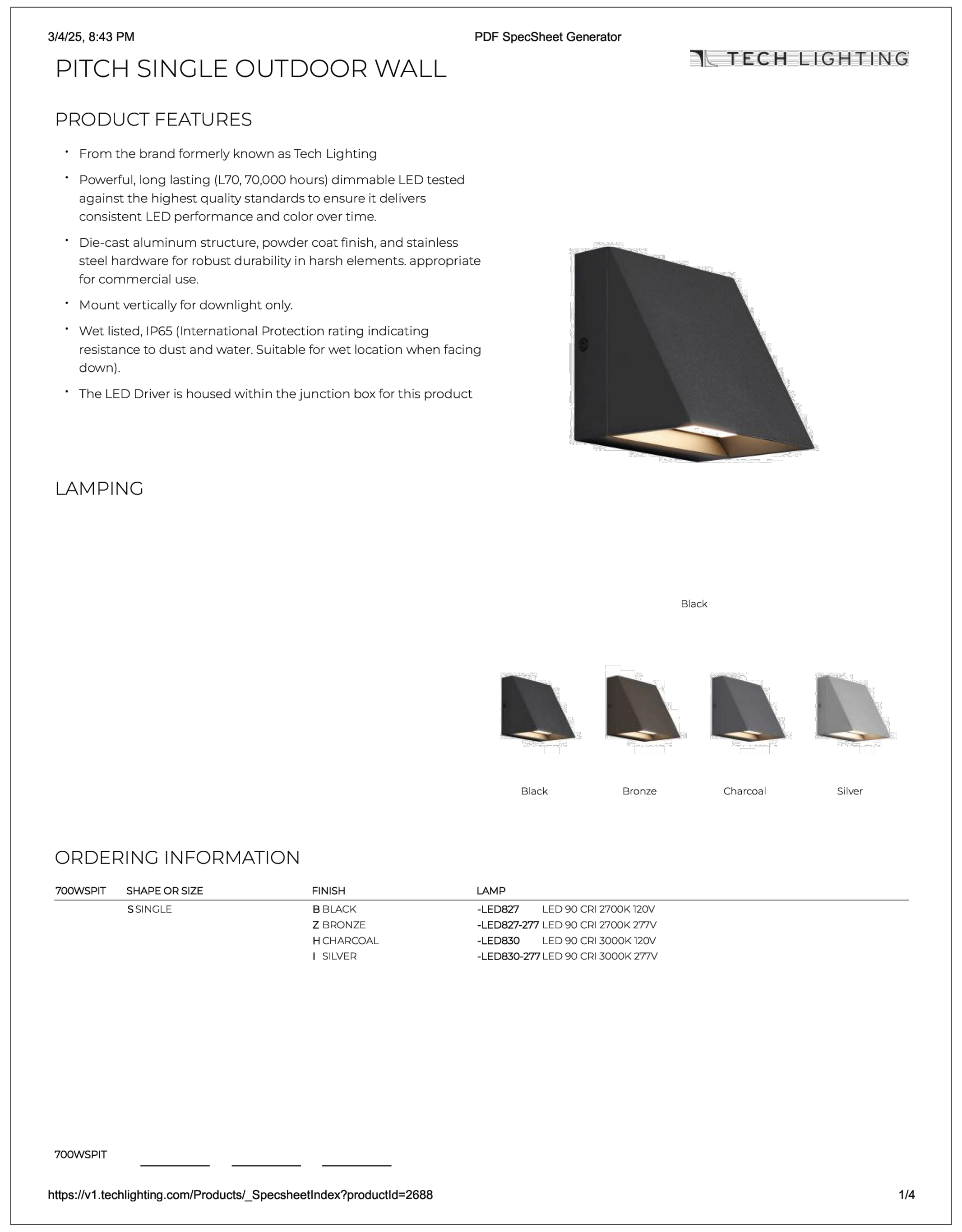
LINE DRAWING:

waclighting.com | Phone (800) 526.2588 | **Fax** (800) 526.2585 | **Headquarters/Eastern Distribution Center** 44 Harbor Park Drive Port Washington, NY 11050

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. March 2025

1

⑤ FIXTURE LG
NTS



3/4/25, 8:43 PM PDF SpecSheet Generator

TECH LIGHTING

PITCH SINGLE OUTDOOR WALL

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements. appropriate for commercial use.
- Mount vertically for downlight only.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. Suitable for wet location when facing down).
- The LED Driver is housed within the junction box for this product

LAMPING

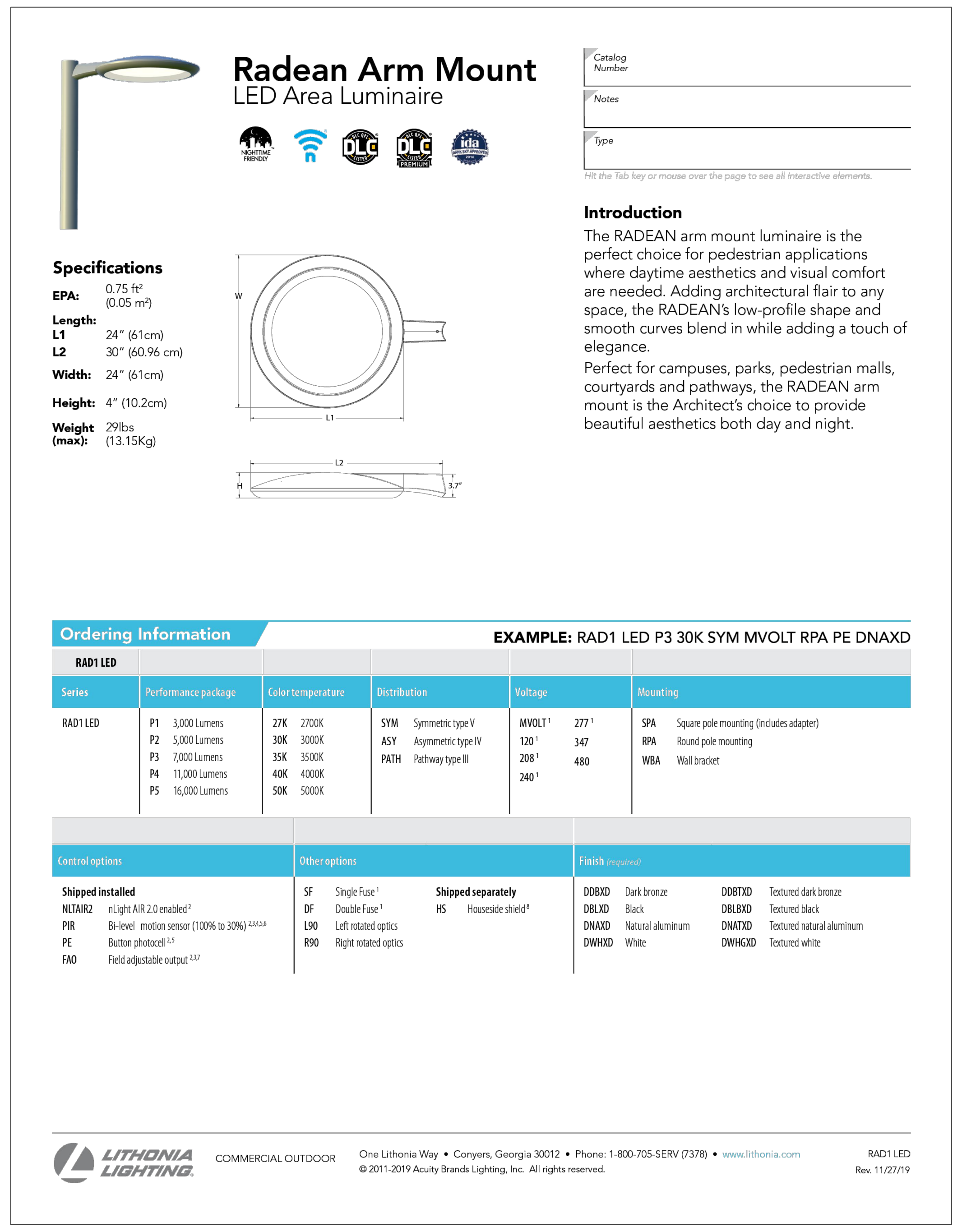
ORDERING INFORMATION

700WSPIT	SHAPE OR SIZE	FINISH	LAMP
	S SINGLE	**B** BLACK	**-LED827** LED 90 CRI 2700K 120V
		Z BRONZE	**-LED827-277** LED 90 CRI 2700K 277V
		H CHARCOAL	**-LED830** LED 90 CRI 3000K 120V
		I SILVER	**-LED830-277** LED 90 CRI 3000K 277V

700WSPIT ______ ______ ______

https://v1.techlighting.com/Products/_SpecsheetIndex?productId=2688 1/4

⑥ FIXTURE LJ
NTS



Radean Arm Mount
LED Area Luminaire

NIGHTTIME FRIENDLY

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.75 ft² (0.05 m²)
Length:	
L1	24" (61cm)
L2	30" (60.96 cm)
Width:	24" (61cm)
Height:	4" (10.2cm)
Weight (max):	29lbs (13.15Kg)

Introduction

The RADEAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the RADEAN's low-profile shape and smooth curves blend in while adding a touch of elegance.

Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

Ordering Information **EXAMPLE:** RAD1 LED P3 30K SYM MVOLT RPA PE DNAXD

RAD1 LED					
Series	Performance package	Color temperature	Distribution	Voltage	Mounting
RAD1 LED	P1 3,000 Lumens P2 5,000 Lumens P3 7,000 Lumens P4 11,000 Lumens P5 16,000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	SYM Symmetric type V ASY Asymmetric type IV PATH Pathway type III	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347 480	SPA Square pole mounting (includes adapter) RPA Round pole mounting WBA Wall bracket

Control options	Other options	Finish *(required)*
Shipped installed NLTAIR2 nLight AIR 2.0 enabled[2] PIR Bi-level motion sensor (100% to 30%)[2,3,4,5,6] PE Button photocell[2,5] FAO Field adjustable output[2,3,7]	SF Single Fuse[1] DF Double Fuse[1] L90 Left rotated optics R90 Right rotated optics **Shipped separately** HS Houseside shield[8]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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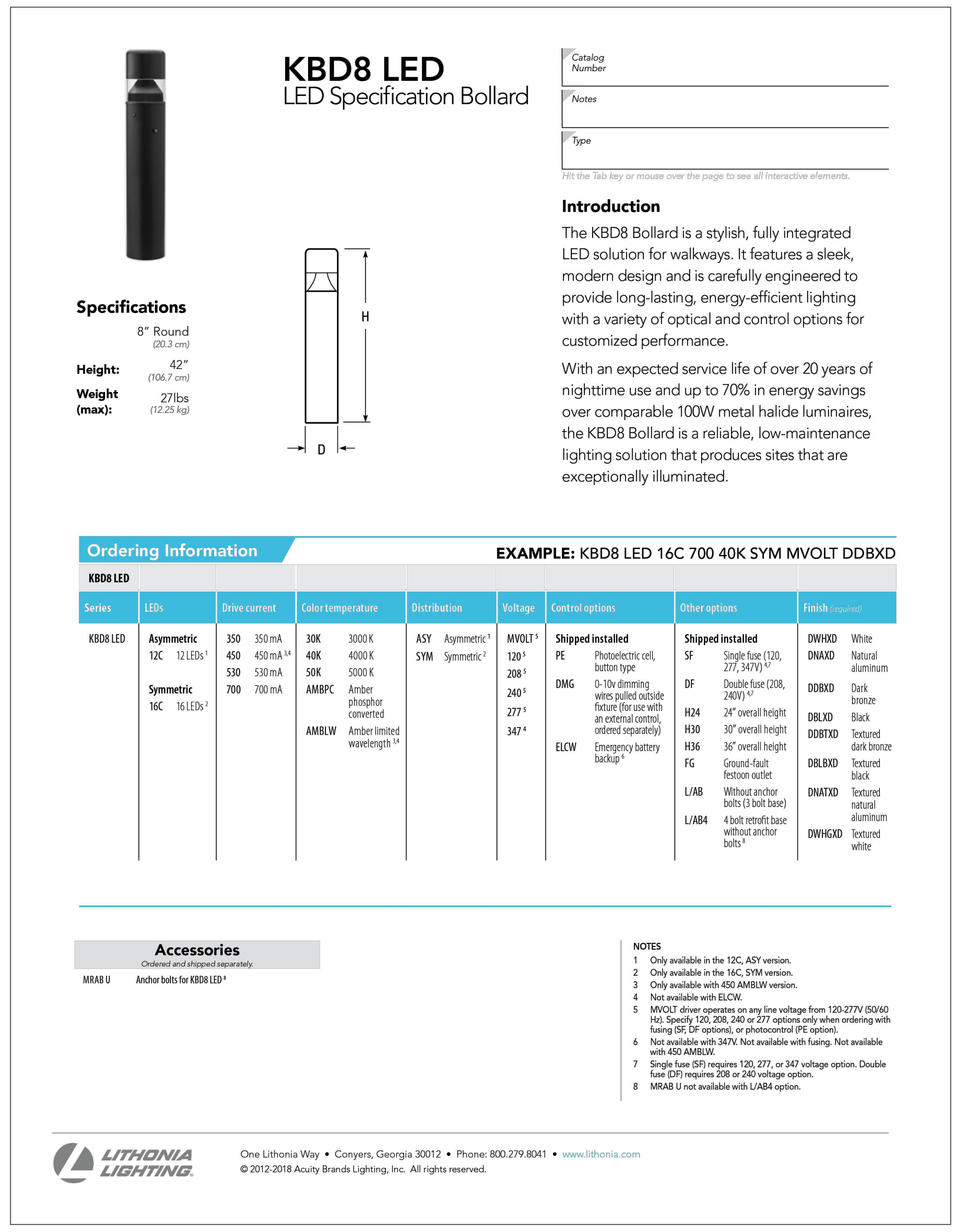
RAD1 LED
Rev. 11/27/19

① FIXTURE LA
NTS



KBD8 LED
LED Specification Bollard

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

	8" Round *(20.3 cm)*
Height:	42" *(106.7 cm)*
Weight (max):	27lbs *(12.25 kg)*

Introduction

The KBD8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBD8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information **EXAMPLE:** KBD8 LED 16C 700 40K SYM MVOLT DDBXD

KBD8 LED								
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish *(required)*
KBD8 LED	**Asymmetric** 12C 12 LEDs[1] **Symmetric** 16C 16 LEDs[2]	350 350 mA 450 450 mA[3,4] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength[3,4]	ASY Asymmetric[1] SYM Symmetric[2]	MVOLT[5] 120[5] 208[5] 240[5] 277[5] 347[4]	**Shipped installed** PE Photoelectric cell, button type DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup[6]	**Shipped installed** SF Single fuse (120, 277, 347V)[4,7] DF Double fuse (208, 240V)[4,7] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts (3 bolt base) L/AB4 4 bolt retrofit base without anchor bolts[8]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories
Ordered and shipped separately.

MRAB U	Anchor bolts for KBD8 LED[8]

NOTES

1 Only available in the 12C, ASY version.
2 Only available in the 16C, SYM version.
3 Only available with 450 AMBLW version.
4 Not available with ELCW.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8 MRAB U not available with L/AB4 option.

LITHONIA LIGHTING One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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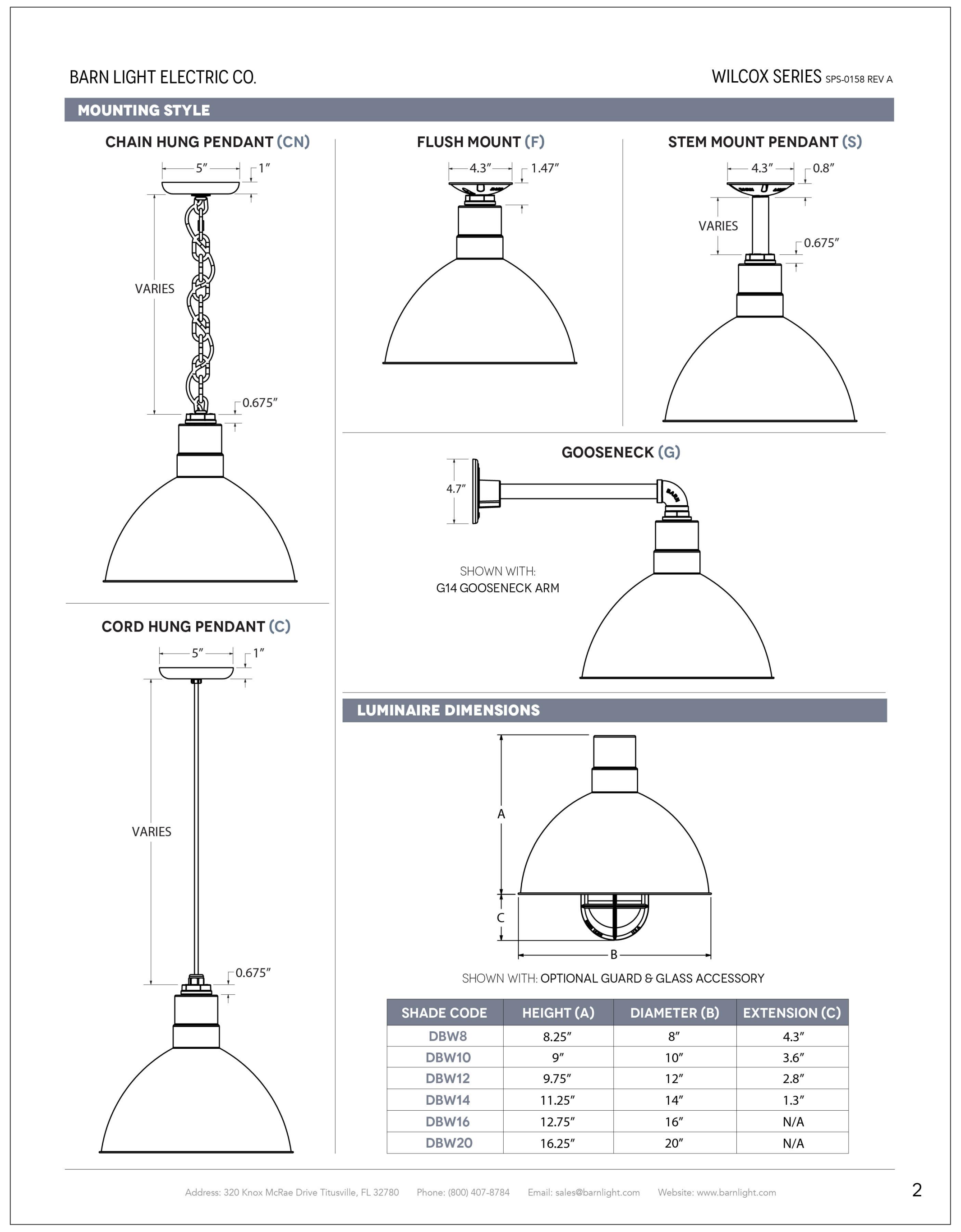
② FIXTURE LB
NTS



BARN LIGHT ELECTRIC CO. WILCOX SERIES SPS-0158 REV A

MOUNTING STYLE

LUMINAIRE DIMENSIONS

SHADE CODE	HEIGHT (A)	DIAMETER (B)	EXTENSION (C)
DBW8	8.25"	8"	4.3"
DBW10	9"	10"	3.6"
DBW12	9.75"	12"	2.8"
DBW14	11.25"	14"	1.3"
DBW16	12.75"	16"	N/A
DBW20	16.25"	20"	N/A

Address: 320 Knox McRae Drive Titusville, FL 32780 Phone: (800) 407-8784 Email: sales@barnlight.com Website: www.barnlight.com 2

③ FIXTURE LD
NTS

STEAMBOAT
BASECAMP 2
Steamboat Basecamp, Lot 2
Steamboat Springs, CO

MAY RIEGLER
PROPERTIES
7200 Wisconsin Ave #500
Bethesda, MD 20814

WILDER ENGINEERING LLC
Andrew Wilder PE
1170 Blue Sage Drive
Steamboat Springs, CO 80487
P: 970-819-7848
E: andy@wilder-eng.com

ANDREW CHARLES WILDER
49009

Issue	By Date & Issue Description	By
–	DEVELOPMENT PLAN – 3.19.25	AW

Scale: NTS
24x36
Description: ELECTRICAL CUTSHEETS
Project Name: COMPLETE STREETS 4B PH2
Project Number: 2018082
Sheet No.
E-1.1