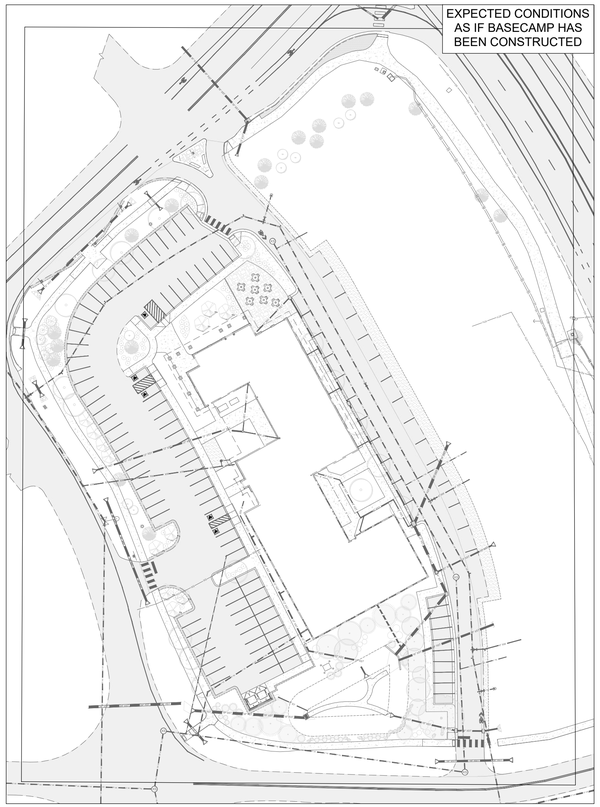

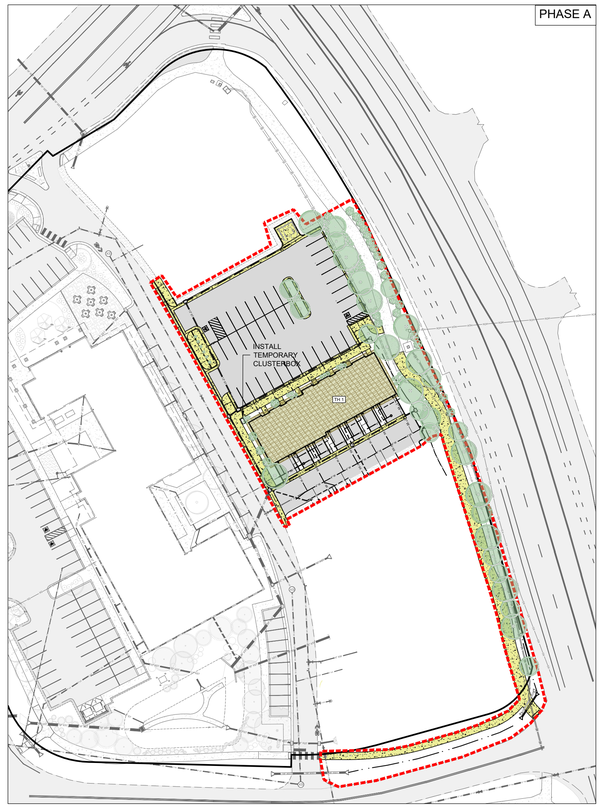

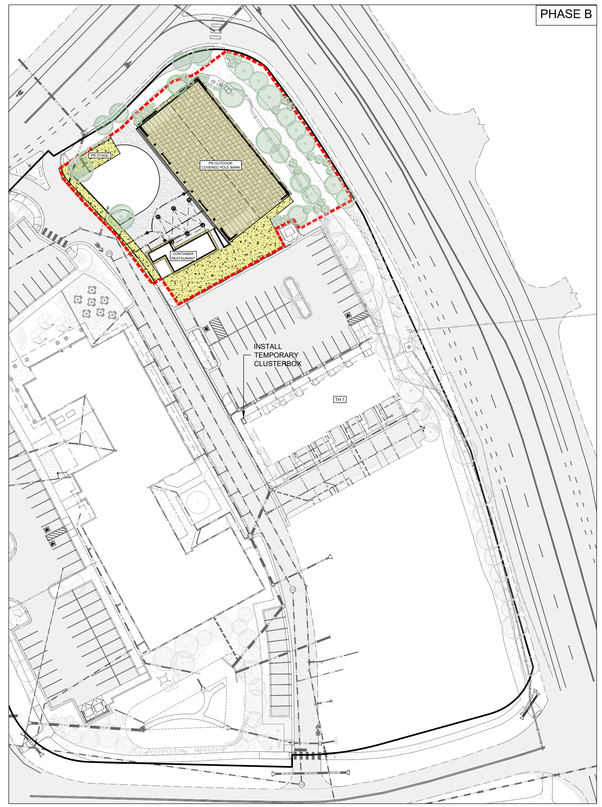

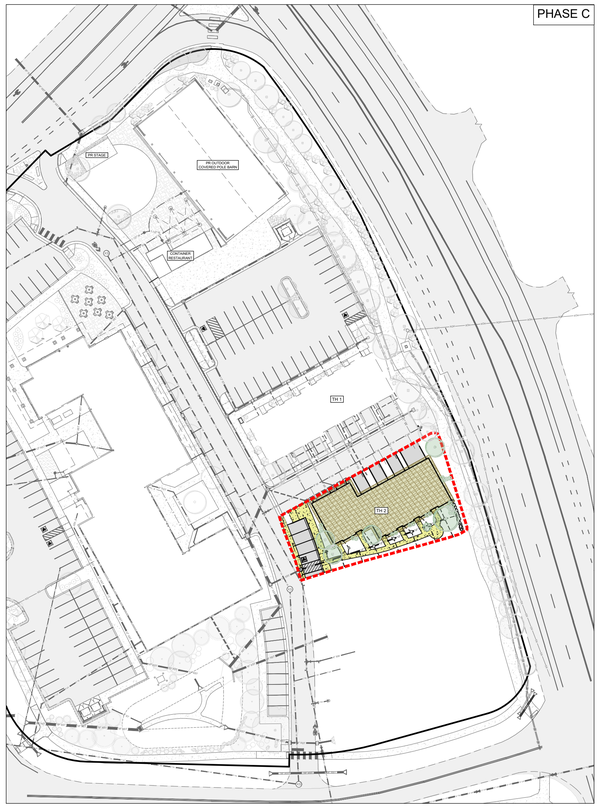

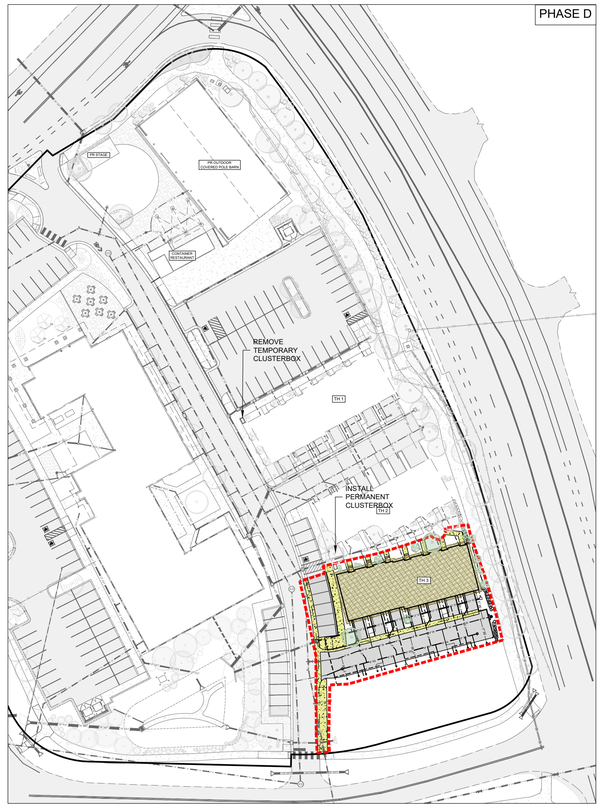

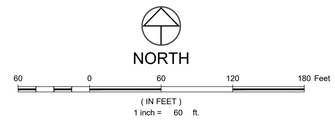

LEGEND:

- EX. SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT
- PR. #" SANITARY SEWER W/ MH & C.O.
- WATER LINE MAKER, FIRE HYDRANT GATE VALVE, CURB STOP & BLOWOFF
- PROPOSED #" WATER PIPE
- PROPOSED GV, FH & CS
- GAS LINE MARKER, VALVE, MANHILE/VAULT AND METER
- CABLE LINE MARKER, VAULT AND PEDESTAL
- FIBER LINE MARKER, VAULT & PEDESTAL
- TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE
- ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL
- LIGHT POLE AND LIGHT POLE W/ MAST
- EXIST #" STORM/CULVERT, END SECTION WITH RIPRAP
- PROPOSED STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP
- EX. ASPHALT
- PR. ASPHALT
- EX. CONCRETE
- PR. CONCRETE
- PR. PAVERS
- EX. LANDSCAPING
- PR. LANDSCAPING
- APPROX. PHASING LIMITS

NOTES:

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

BLANKET EASEMENT NOTE:

A PRIVATE BLANKET EASEMENT OUTSIDE OF BUILDING ENVELOPES (RE: PRELIMINARY PLAT) FOR INSTALLATION AND MAINTENANCE OF UTILITIES, SNOW REMOVAL AND STORAGE, DRAINAGE, PEDESTRIAN, LANDSCAPING, AS WELL AS PARKING AND CROSS PARKING ASSIGNMENTS, WILL BE CREATED BY SEPARATE INSTRUMENT AND RECORDED WITH THE SUBDIVISION FINAL PLAT.

THIS PRIVATE BLANKET EASEMENT IS IN ADDITION TO THE PUBLIC ACCESS, DRAINAGE, AND WATER/SEWER EASEMENTS TO BE DEDICATED TO THE CITY OF STEAMBOAT SPRINGS.

APPROVAL STAMPS:

No.	Date	Description
3	4-12-23	Substantial Conformance
2	5-27-22	DRT Comments
1	3-31-22	Addressed DRT Comments

SUBMISSIONS & REVISIONS

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Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

STRUCTURAL ENGINEER

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2740 ACRE LANE, STE. E
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M.E.P. & F.P. ENGINEERS

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BOULDER, CO 80302

CIVIL ENGINEER

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

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

STEAMBOAT BASECAMP

1901 CURVE PLAZA
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

PHASING EXHIBIT

SEAL

DATE: 5/4/22
DRAWN BY: EG
CHECKED BY:
PROJECT NO: 2387-004

DRAWING NO:

C.710

1/12/2021 2:08:43 PM

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