

DRAWING LIST

G 1.0 COVER SHEET

C.003 EXISTING CONDITIONS

C.004 ESPECTED EXISTING CONDITIONS & SITE REMOVAL EXHIBIT

C.100 CIVIL SITE PLAN

C.200 CIVIL UTILITY PLAN

C.310 DETAILED CIVIL GRADING & DRAINAGE PLAN (1 OF 2)

C.320 DETAILED CIVIL GRADING & DRAINAGE PLAN

C.710 PHASING EXHIBIT (NORTH TO SOUTH)

C.750 SNOW STORAGE EXHIBIT (NORTH TO SOUTH)

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A 1.1 ENLARGED SITE PLAN

A 1.2 PARKING MANAGEMENT PLAN

A 2.1 POLE BARN FLOOR PLAN

A 2.2 CONTAINER RESTAURANT FLOOR PLAN

A 2.3 TOWNHOME BUILDING #1

A 2.4 TOWNHOME BUILDING #2 A 2.5 TOWNHOME BUILDINGS #3-6

A 2.6 ENLARGED 16'W TOWNHOME PLANS

A 2.7 ENLARGED 20'W TOWNHOME PLANS

A 3.1 PROPOSED POLE BARN ELEVATIONS A 3.2 PROPOSED RETAIL BUILDING ELEVATIONS

A 3.3 TOWNHOUSE #1 ELEVATIONS

A 3.4 TOWNHOUSE #2 ELEVATIONS

A 3.5 TOWNHOUSES #3, 5 ELEVATIONS

A 3.6 TOWNHOUSES #4, 6 ELEVATIONS

A 4.1 PROPOSED PROJECT PERSPECTIVE RENDERING

A 4.2 PROPOSED PROJECT PERSPECTIVE RENDERING

A 4.3 PROPOSED PROJECT PERSPECTIVE RENDERING

L 1.0 LANDSCAPE PLAN

OWNER

MEP 1 PHOTOMETRIC SITE PLAN

MEP 2 PHOTOMETRIC SCHEDULES AND DETAILS

FV BASECAMP, LLC C/O MAY RIEGLER PROPERTIES

2201 WISCONSIN AVENUE NW SUITE 200

STEAMBOAT BASECAMP RESIDENTIAL AND OUTDOOR AMENITY SPACE - DEVELOPMENT PLAN SUBMISSION

1901 CURVE PLAZA & 1950 CURVE COURT STEAMBOAT SPRINGS, COLORADO 80487

VICINITY MAP



PROJECT TEAM

OWNER

MAY RIEGLER PROPERTIES 2201 WISCONSIN AVENUE NW SUITE 200 WASHINGTON, DC 20007

ARCHITECT

KASA 3318 N. COLUMBUS ST. ARLINGTON, VA 22207

CIVIL ENGINEER

LANDMARK ENGINEERS & SURVEYORS 141 9TH STREET PO BOX 774943 STEAMBOAT SPRINGS, CO 80477

PROJECT SUMMARY TABLE TOTAL GROSS FLOOR AREA: 88,947 GSF RES NET FLOOR AREA: 50,288 NSF 2,439 GSF AVERAGE **UNIT SIZE:** NUMBER OF UNITS: 28 (Townhomes) **ZONING**:

FRONTAGE: CURVE CT: 190' / NEW ROAD: 576' / ELK RIVER RD: 165' / HWY 40: 616'

WASHINGTON, DC 20007

STEAMBOAT SPRINGS, CO 80488

PO BOX 881330

USE BREAKDOWN DESCRIPTION SQUARE FOOTAGE # OF UNITS PRINCIPAL USE RESIDENTIAL 68,280 GSF PRINCIPAL USE COMMERCIAL 1,824 GSF PRINCIPAL USE **OUTDOOR AMENITY** 18,293 SF 550 SF ACCESSORY USE STAGE PLATFORM

STANDARDS	ZONE DISTRICT REQMTS	PROPOSED	VARIANCE? (Y/N)
LOT AREA	NO MAX/NO MIN	2.41 ACRES	N
LOT COVERAGE	NO MAX/NO MIN	26.4%	N
FLOOR AREA RATIO	NO MAX	0.67 FAR	N
OVERALL BLDG HT	63' MAX	46'-3"	N
AVERAGE PLATE HT	N/A		
FRONTAGE AREA HT	26' MIN	43'-8", 43'-2", 42'-7", 40'	N
FRONT SETBACK	5 FT MIN	COMPLIES	N
SIDE SETBACK	7.5 FT MIN	COMPLIES	N
UPPER STORY SETBACK	OVER 45' OR 3 STORIES	NONE	N
REAR SETBACK	7.5 FT MIN	COMPLIES	N
SECOND STORY INTENSITY	50% MIN	COMPLIES	
PARKING	87 SPACES MIN	89 SPACES	N
SNOW STORAGE	41,051 SF	41,531 SF	N

1 8/06/2021 Development Plan Submittal SUBMISSIONS & REVISIONS May Riegler Properties 2201 Wisconsin Avenue NW Suite 200 Washington, DC 20007 PO Box 881330 Steamboat Springs, CO 80488

4. 5/27/2022 Development Plan Submittal #4

3 3/28/2022 Development Plan Submittal #3 2 11/09/2021 Development Plan Submittal #2

APPROVAL STAMPS:



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

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

CIVIL ENGINEER

LANDMARK CONSULTANTS, INC. PO Box 774943 Steamboat Springs, Colorado 80477 T.970.871.9494

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION Steamboat Basecamp Residential & Outdoor Amenity Space

DRAWING TITLE

COVER SHEET

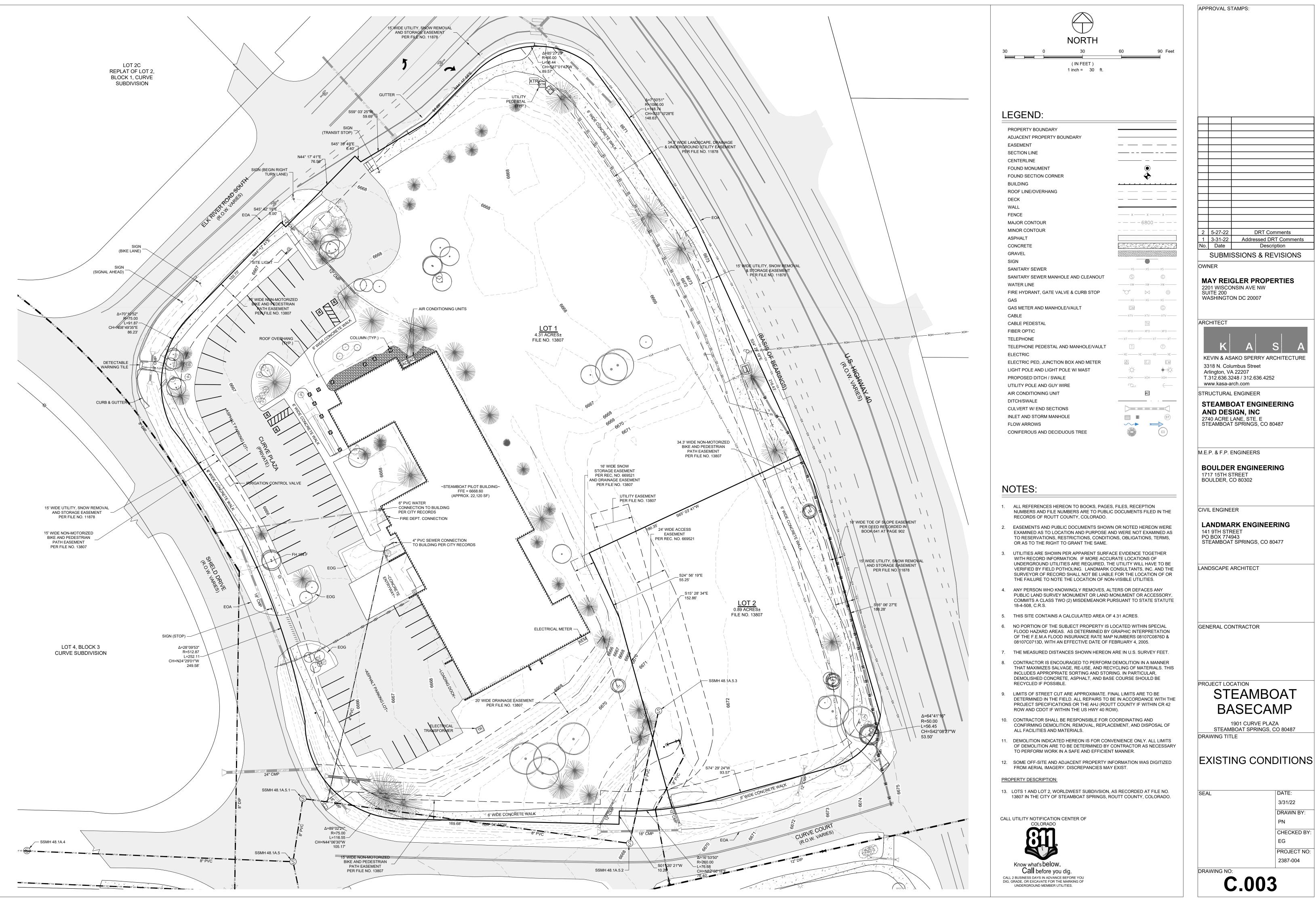
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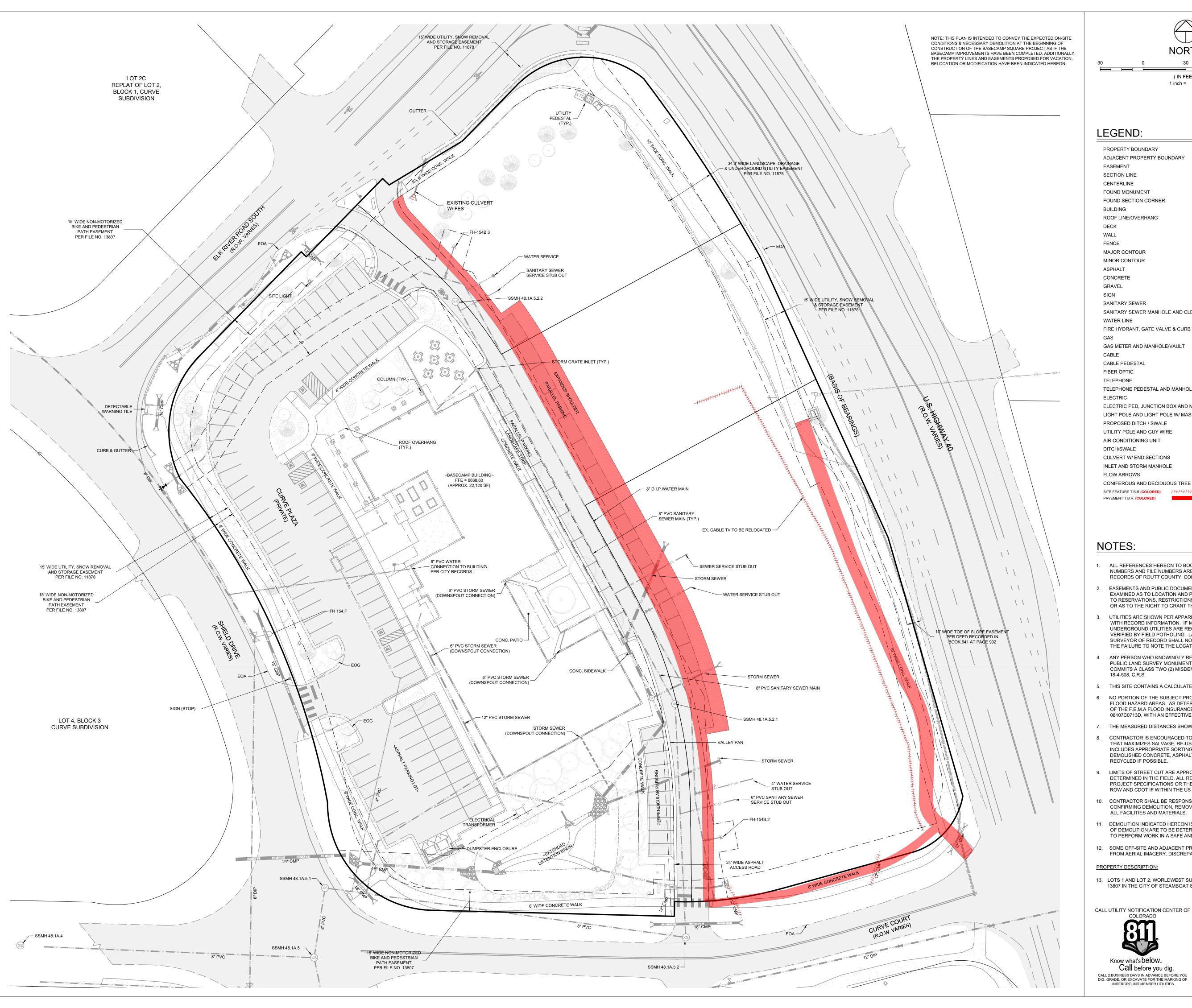
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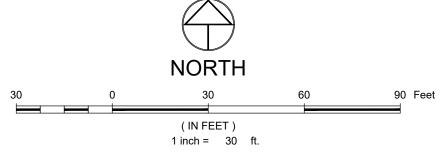
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PROJECT NO:



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PROPERTY BOUNDARY ADJACENT PROPERTY BOUNDARY _ _ _ _ _ _ _ _____ FOUND MONUMENT FOUND SECTION CORNER _____ ROOF LINE/OVERHANG _ __ _ _ _ _ _ _ _ _ _ _ _ _ ____ x ___ x ___ x ___ -----SANITARY SEWER MANHOLE AND CLEANOUT _____xw____xw____xw____ FIRE HYDRANT, GATE VALVE & CURB STOP ____XG ____XG ____XG ___ GAS METER AND MANHOLE/VAULT GM _____XTV _____XTV ____XTV ____ _____XF0 _____XF0 ____XF0 ____ ___XT____XT____XT____XT__ TELEPHONE PEDESTAL AND MANHOLE/VAULT ___XE____XE____XE____XE__ ELECTRIC PED, JUNCTION BOX AND METER EJ EM LIGHT POLE AND LIGHT POLE W/ MAST **♦** ★ PROPOSED DITCH / SWALE ____XOH____XOH___XOH__ UTILITY POLE AND GUY WIRE AIR CONDITIONING UNIT **CULVERT W/ END SECTIONS** INLET AND STORM MANHOLE **~~** CONIFEROUS AND DECIDUOUS TREE PAVEMENT T.B.R. (COLORED)

- 1. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
- 2. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- 3. UTILITIES ARE SHOWN PER APPARENT SURFACE EVIDENCE TOGETHER WITH RECORD INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY. COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE
- 5. THIS SITE CONTAINS A CALCULATED AREA OF 4.31 ACRES.
- 6. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS. AS DETERMINED BY GRAPHIC INTERPRETATION OF THE F.E.M.A FLOOD INSURANCE RATE MAP NUMBERS 08107C0876D & 08107C0713D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
- THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 8. CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. THIS INCLUDES APPROPRIATE SORTING AND STORING. IN PARTICULAR, DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE.
- 9. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD. ALL REPAIRS TO BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS OR THE AHJ (ROUTT COUNTY IF WITHIN CR 42 ROW AND CDOT IF WITHIN THE US HWY 40 ROW).
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND CONFIRMING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIALS.
- 11. DEMOLITION INDICATED HEREON IS FOR CONVENIENCE ONLY. ALL LIMITS OF DEMOLITION ARE TO BE DETERMINED BY CONTRACTOR AS NECESSARY TO PERFORM WORK IN A SAFE AND EFFICIENT MANNER.
- 12. SOME OFF-SITE AND ADJACENT PROPERTY INFORMATION WAS DIGITIZED FROM AERIAL IMAGERY. DISCREPANCIES MAY EXIST.

PROPERTY DESCRIPTION:

13. LOTS 1 AND LOT 2, WORLDWEST SUBDIVSION, AS RECORDED AT FILE NO. 13807 IN THE CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO.



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

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

APPROVAL STAMPS:

SUBMISSIONS & REVISIONS OWNER

MAY REIGLER PROPERTIES 2201 WISCONSIN AVE NW

ARCHITECT

WASHINGTON DC 20007



KEVIN & ASAKO SPERRY ARCHITECTURE 3318 N. Columbus Street Arlington, VA 22207 T.312.636.3248 / 312.636.4252 www.kasa-arch.com

STRUCTURAL ENGINEER

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

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

BOULDER ENGINEERING 1717 15TH STREET BOULDER, CO 80302

CIVIL ENGINEER

PO BOX 774943

LANDMARK ENGINEERING 141 9TH STREET

STEAMBOAT SPRINGS, CO 80477

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION STEAMBOAT

BASECAMP 1901 CURVE PLAZA STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE **EXPECTED EXISTING**

CONDITIONS & SITE REMOVAL EXHIBIT

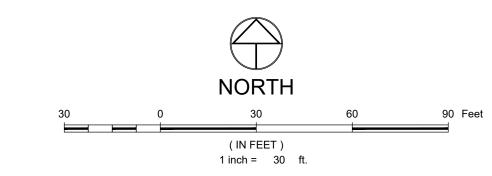
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LEGEND:

PROPERTY BOUNDARY FINAL MAJOR CONTOUR — — — 6805 — — — — FINAL MINOR CONTOUR PR CURB & GUTTER STACKED BOULDER SLOPE (BY OTHERS) PR GV, FH & CS PR SANITARY SEWER MH & C.O. EXISTING SANITARY SEWER MH

PR STORM SEWER METAL F.E.S. WITH RIPRAP			
PR ADS STORM STRUCTURES			
PR CDOT STORM STRUCTURES			ST
SIGN		•	
CABLE PEDESTAL		TV	
TELEPHONE PEDESTAL AND MANHOLE/VAULT	T		\bigcirc
ELECTRIC PED, JUNCTION BOX AND METER		EIJ	EM
LIGHT POLE AND LIGHT POLE W/ MAST	- \$-		♦ ★

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

BLANKET EASEMENT NOTE:

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

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

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

CALL UTILITY NOTIFICATION CENTER OF



APPROVAL STAMPS:

SUBMISSIONS & REVISIONS

1 3-31-22 Addressed DRT Comments

Description

MAY REIGLER PROPERTIES 2201 WISCONSIN AVE NW

ARCHITECT

WASHINGTON DC 20007

No. Date



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

STRUCTURAL ENGINEER

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CIVIL ENGINEER

LANDMARK ENGINEERING

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

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION **STEAMBOAT**

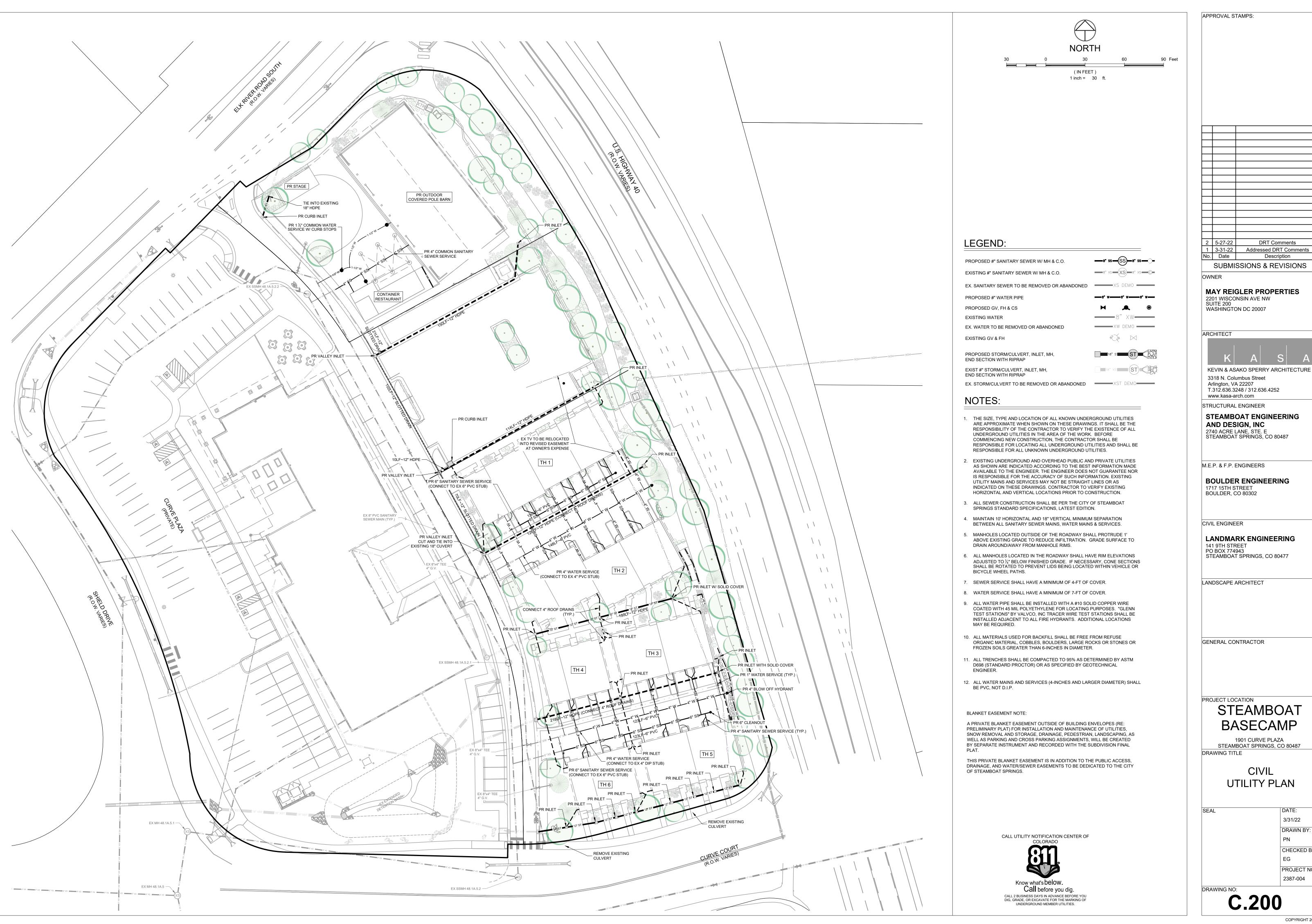
BASECAMP 1901 CURVE PLAZA STEAMBOAT SPRINGS, CO 80487 DRAWING TITLE

> CIVIL SITE PLAN

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APPROVAL STAMPS:

DRT Comments

SUBMISSIONS & REVISIONS

OWNER

2201 WISCONSIN AVE NW WASHINGTON DC 20007

> CIVIL **UTILITY PLAN**

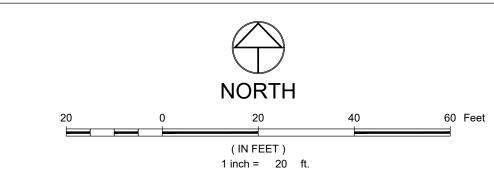
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LEGEND:

EXISTING STORM SEWER PROPOSED STORM SEWER PROPOSED STORM INLET (CURB & AREA) PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR EXISTING MAJOR CONTOUR

— — — 6805 — — — — EXISTING MINOR CONTOUR PROPOSED SWALE PROPOSED CURB & GUTTER PROPERTY BOUNDARY PROPOSED LOT LINE EXISTING RIGHT OF WAY

PROPOSED SPOT ELEVATION

EXISTING SPOT ELEVATION PROPOSED OVERLAND FLOW DIRECTION W/SLOPE

PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE EXISTING CHANNELIZED FLOW DIRECTION

NOTES:

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CALL UTILITY NOTIFICATION CENTER OF



1 3-31-22 Addressed DRT Comments
No. Date Description SUBMISSIONS & REVISIONS MAY REIGLER PROPERTIES 2201 WISCONSIN AVE NW WASHINGTON DC 20007

APPROVAL STAMPS:

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

ARCHITECT

STRUCTURAL ENGINEER STEAMBOAT ENGINEERING AND DESIGN, INC

KEVIN & ASAKO SPERRY ARCHITECTURE

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

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

3318 N. Columbus Street

BOULDER ENGINEERING 1717 15TH STREET BOULDER, CO 80302

CIVIL ENGINEER

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

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION STEAMBOAT

BASECAMP

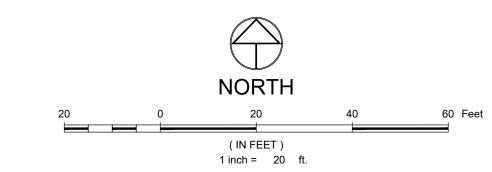
1901 CURVE PLAZA STEAMBOAT SPRINGS, CO 80487 DRAWING TITLE

DETAILED CIVIL GRADING & DRAINAGE PLAN (1 OF 2)

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

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LEGEND:

EXISTING STORM SEWER PROPOSED STORM SEWER PROPOSED STORM INLET (CURB & AREA) PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR EXISTING MAJOR CONTOUR

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CALL UTILITY NOTIFICATION CENTER OF



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

APPROVAL STAMPS:

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

SUBMISSIONS & REVISIONS

MAY REIGLER PROPERTIES 2201 WISCONSIN AVE NW WASHINGTON DC 20007

ARCHITECT



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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

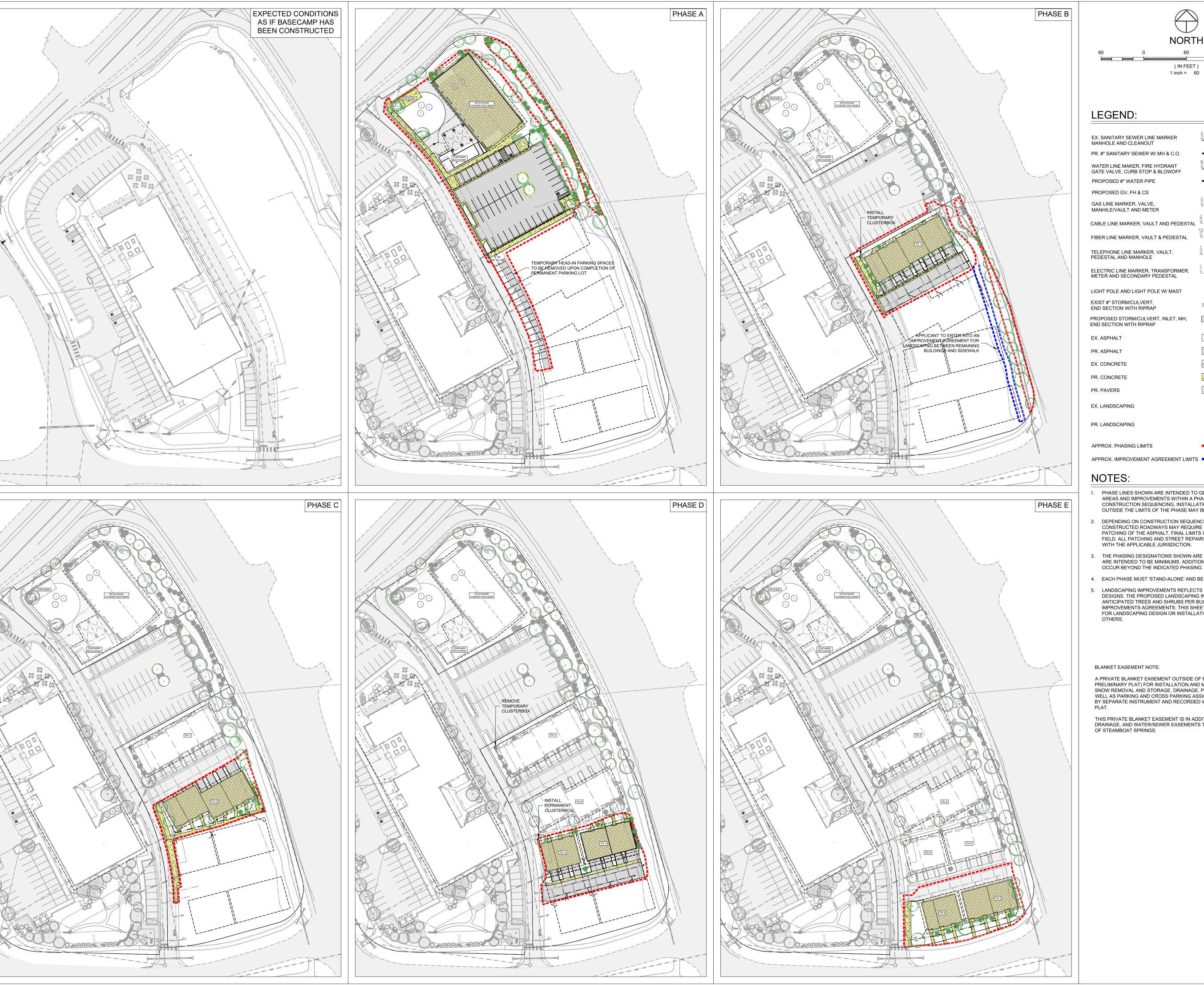
DETAILED CIVIL GRADING & DRAINAGE PLAN

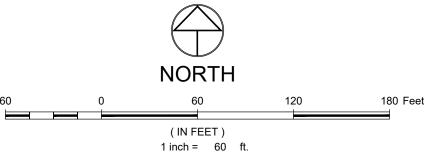
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EX. SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT PR. #" SANITARY SEWER W/ MH & C.O. WATER LINE MAKER, FIRE HYDRANT XW XW XW XW XW GATE VALVE, CURB STOP & BLOWOFF PROPOSED #" WATER PIPE _6" W__6" W__6" W__6" W__6" W__6" W__6" W_ PROPOSED GV, FH & CS GAS LINE MARKER, VALVE, MANHILE/VAULT AND METER CABLE LINE MARKER, VAULT AND PEDESTAL FIBER LINE MARKER, VAULT & PEDESTAL ₩ жго жго жго жго жго БО TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE ELECTRIC LINE MARKER, TRANSFORMER, XE XE XE XE XE XE XE METER AND SECONDARY PEDESTAL LIGHT POLE AND LIGHT POLE W/ MAST EXIST #" STORM/CULVERT, 18" XST 18" XST END SECTION WITH RIPRAP PROPOSED STORM/CULVERT, INLET, MH, THE STIME END SECTION WITH RIPRAP

APPROX. IMPROVEMENT AGREEMENT LIMITS

NOTES:

- 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.
- 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
- 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

BLANKET EASEMENT NOTE:

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

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

1 3-31-22 Addressed DRT Comments

APPROVAL STAMPS:

SUBMISSIONS & REVISIONS OWNER

Description

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

No. Date

ARCHITECT



KEVIN & ASAKO SPERRY ARCHITECTURE 3318 N. Columbus Street Arlington, VA 22207 T.312.636.3248 / 312.636.4252 www.kasa-arch.com

STRUCTURAL ENGINEER

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

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

BOULDER ENGINEERING 1717 15TH STREET BOULDER, CO 80302

CIVIL ENGINEER

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

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

STEAMBOAT

BASECAMP

1901 CURVE PLAZA STEAMBOAT SPRINGS, CO 80487 DRAWING TITLE

PHASING EXHIBIT (NORTH TO SOUTH)

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

