



# STEAMBOAT BASECAMP RESIDENTIAL AND OUTDOOR AMENITY SPACE - DEVELOPMENT PLAN SUBMISSION

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

DRAWING LIST	
G 1.0	COVER SHEET
C.003	EXISTING CONDITIONS
C.004	EXPECTED 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)

- A 1.0 SITE PLAN
- 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

MEP 1 PHOTOMETRIC SITE PLAN  
MEP 2 PHOTOMETRIC SCHEDULES AND DETAILS

OWNER

FV BASECAMP, LLC C/O MAY RIEGLER PROPERTIES  
2201 WISCONSIN AVENUE NW SUITE 200  
WASHINGTON, DC 20007  
PO BOX 881330  
STEAMBOAT SPRINGS, CO 80488

## 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
UNIT SIZE:	2,439 GSF AVERAGE
NUMBER OF UNITS:	28 (Townhomes)
ZONING:	CS
FRONTAGE:	CURVE CT: 190' / NEW ROAD: 576' / ELK RIVER RD: 165' / HWY 40: 616'

USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
PRINCIPAL USE	RESIDENTIAL	68,280 GSF	28
PRINCIPAL USE	COMMERCIAL	1,824 GSF	-
PRINCIPAL USE	OUTDOOR AMENITY	18,293 SF	-
ACCESSORY USE	STAGE PLATFORM	550 SF	-
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

#### APPROVAL STAMPS:

[illegible]

4	5/27/2022	Development Plan Submittal #4
3	3/28/2022	Development Plan Submittal #3
2	11/09/2021	Development Plan Submittal #2
1	8/06/2021	Development Plan Submittal
No.	Date	Description

## SUBMISSIONS & REVISIONS

**OWNER**

May Riegler Properties  
2201 Wisconsin Avenue NW Suite 200  
Washington, DC 20007  
PO Box 881330  
Steamboat Springs, CO 80488

## ARCHITECT



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

STRUCTURAL ENGINEER

M.E.P. &amp; 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  
Residential & Outdoor  
Amenity Space

1901 Curve Plaza  
Steamboat Springs, CO

Steam
DRAWING TITLE

COVER  
SHEET

SEAL

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

DRAWING NO:

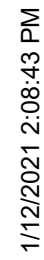
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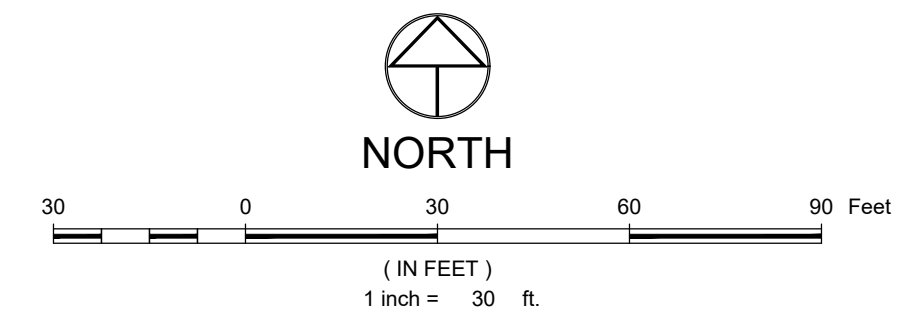




CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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LEGEND:

- PROPERTY BOUNDARY
- FINAL MAJOR CONTOUR
- 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
- SIGN
- CABLE PEDESTAL
- TELEPHONE PEDESTAL AND MANHOLE/VAULT
- ELECTRIC PED. JUNCTION BOX AND METER
- LIGHT POLE AND LIGHT POLE W/ MAST
- UTILITY POLE AND GUY WIRE

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 VERIFYING THE EXISTENCE OF ALL KNOWN UTILITIES AND BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL PROJECT DATA IS ON VERTICAL DATUM, NGVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS P.R. 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 TO USED GRADE ELEVATIONS.
6. LIMITS OF EXISTING FACILITIES OR MATERIALS SHOWN AS REMAINING MAY BE VERY SUBSTANTIALLY BASED ON ACTUAL CONDITIONS. CHANGING DAMAGE DURING CONSTRUCTION OR OTHER DISCOVERIES. LIMITS OF WORK SHOULD THEREFORE NOT BE CONSIDERED ABSOLUTE OR STATIC AND ADDITIONAL IMPROVEMENTS SHOULD BE ANTICIPATED.
7. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER CITY OF STEAMBOAT SPRINGS UTILITIES STANDARD SPECIFICATIONS, LATEST EDITION.

- |   |   |
|---|---|
|  | VERTICAL CURB AND GUTTER (CDOT TYPE 2, SECTION IIB) |
|  | SPILL CURB (CDOT TYPE 2, SECTION IIB)               |
|  | SIDEWALK WITH ATTACHED CURB AND GUTTER              |
|  | VALLEY PAN (CDOT TYPE 2 GUTTER)                     |
|  | SIDEWALK  |
|  | CURB RAMP   |
|  | PROPOSED OPEN SPACE                                 |

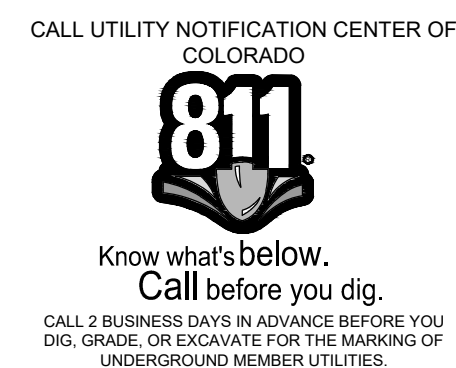
BLANKET EASEMENT NOTE:

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 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.

OPEN SPACE CALCULATIONS			
	GROSS SITE AREA	OPEN SPACE REQUIRED (15% OF GROSS SITE AREA)	OPEN SPACE PROVIDED
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



APPROVAL STAMPS:

[illegible]

## SUBMISSIONS & REVISIONS

OWNER

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

ARCHITECT



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

STRUCTURAL ENGINEER

**STEAMBOAT ENGINEERING  
AND DESIGN, INC**

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

M.E.P. &amp; F.P. ENGINEERS

BOLL DER 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

CIVIL  
SITE PLAN

SEAL

DATE:
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3/31/22

DRAWN BY:

PM

<p> <input type="checkbox"/> <b>Checked</b> </p>
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EC

PROJECT N

2387-004

DRAWING NO:

# C.100

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