

1965 SKI TIME SQUARE DRIVE

STEAMBOAT SPRINGS, CO 80487

DEVELOPMENT PLAN - 04/23/2024



SHEETS INCLUDED IN THIS SECTION

EXISTING CONDITIONS PLAN

C.003	EXISTING CONDITIONS EXHIBIT
C.004	ANTICIPATED CONDITIONS EXHIBIT

SITE PLAN

L.100	SITE ILLUSTRATIVE PLAN
L.101	SITE PLAN

ARCHITECTURAL DRAWINGS

G.001	ENTITLEMENTS COVER SHEET
G.020	PERSPECTIVE RENDERINGS
A.099	LEVEL P2 - FLOOR PLAN
A.100	LEVEL P1 - FLOOR PLAN
A.101	LEVEL 1 - FLOOR PLAN
A.102	LEVEL 2 - FLOOR PLAN
A.103	LEVEL 3 - FLOOR PLAN
A.104	LEVEL 4 - FLOOR PLAN
A.105	LEVEL 5 - FLOOR PLAN
A.106	LEVEL 6 - FLOOR PLAN
A.107	LEVEL 7 - FLOOR PLAN
A.108	LEVEL 8 - FLOOR PLAN
A.109	LEVEL 8 MEZZANINE - FLOOR PLAN
A.110	ROOF PLAN
A.111	ROOF SLOPE DIAGRAM
A.112	SUN STUDY
A.201	BUILDING ELEVATION - NORTH
A.202	BUILDING ELEVATION - EAST
A.203	BUILDING ELEVATION - SOUTH
A.204	BUILDING ELEVATION - WEST
A.205	BUILDING ELEVATION - WEST COURTYARD
A.206	BUILDING ELEVATION - EAST COURTYARD
A.210	GLAZING PERCENTAGE DIAGRAM
A.211	GLAZING PERCENTAGE DIAGRAM
A.212	BUILDING HEIGHTS
A.301	SITE SECTIONS
A.310	BUILDING AXONS

LANDSCAPE PLAN

L.301 / 1	A4 DIV-1.401 & 419 - WATER BODY SETBACK / FLOOD DAMAGE PREVENTION DIAGRAM
L.301 / 2	A4 DIV-1.406 - OFF STREET PARKING
L.301 / 3	A4 DIV-1.407 - FIRE ACCESS DIAGRAM
L.301 / 4	A4 DIV-1.407 / 408 - OFF STREET LOADING / REFUSE MANAGEMENT
L.302 / 1	A4 DIV-1.409 - SNOW MANAGEMENT DIAGRAM
L.302 / 2	A4 DIV-1.414 & 417 - MULTI-MODE FACILITIES / COMPLETE STREETS
L.302 / 3	A4 DIV-1.415 - CLEAR VISION SETBACKS
L.302 / 4	A4 DIV-1.418 - RETAINING WALLS
L.303 / 1	A4 DIV-1.4402 - ENTRY POINT DIAGRAM
L.303 / 2	A4 DIV-1.402 - LANDSCAPING DIAGRAM
L.303 / 3	A2.216.B - LOT COVERAGE DIAGRAM

GRADING PLAN

L.201	GRADING PLAN
L.201 / 1-6	SITE SECTIONS

UTILITY PLAN

C.200	UTILITY PLAN
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LIGHTING PLAN

L.I.001	A4 DIV-1.405 - EXTERIOR LIGHTING - PHOTOMETRICS
L.I.200	BUILDING LIGHTING - ELEVATIONS
L.I.300	BUILDING LIGHTING - OUT SHEETS - 1
L.I.301	BUILDING LIGHTING - OUT SHEETS - 2

DRAINAGE PLAN

C.300	DRAINAGE PLAN
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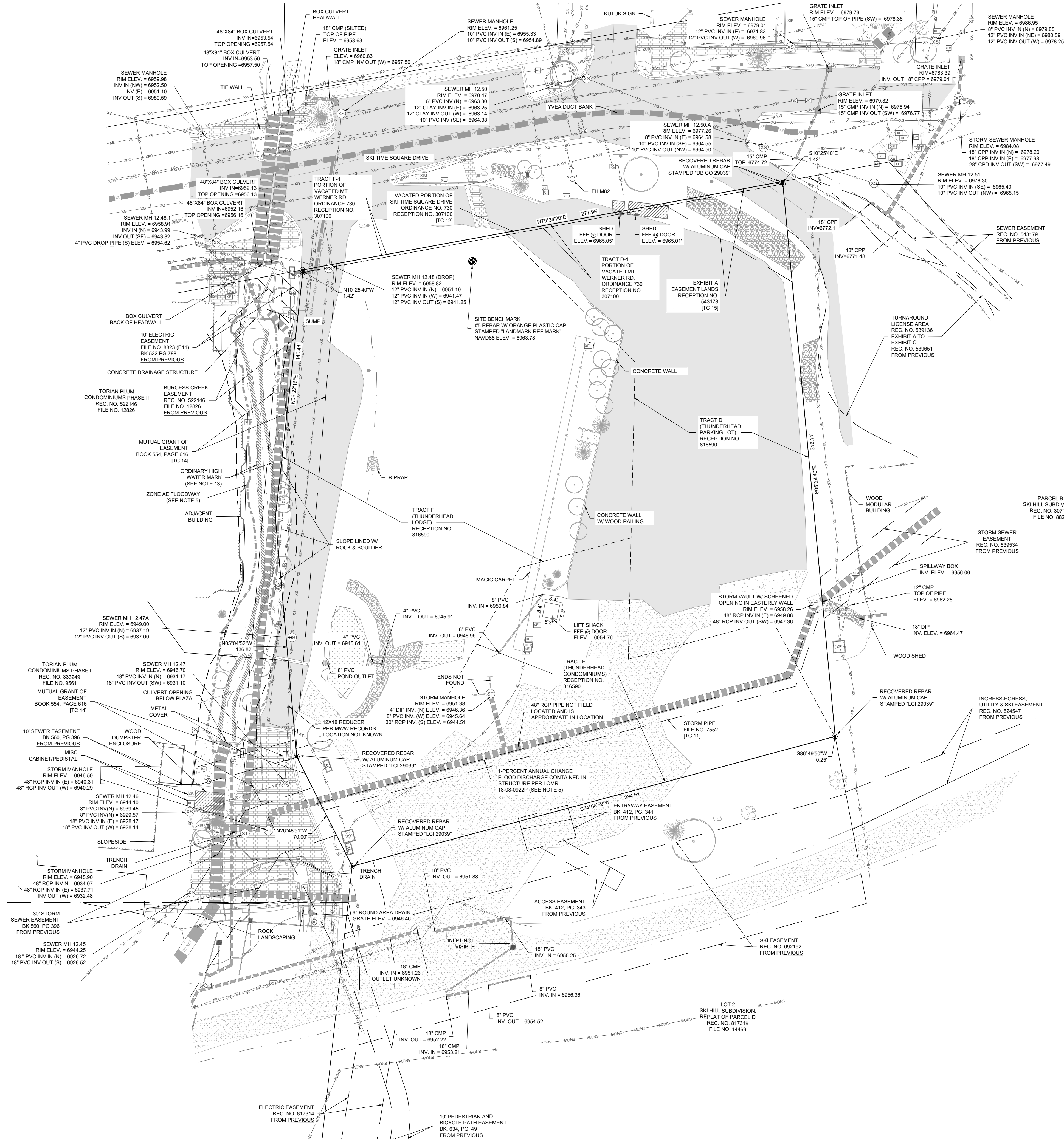
FIRE CODE ANALYSIS

L.401	FIRE CODE ANALYSIS
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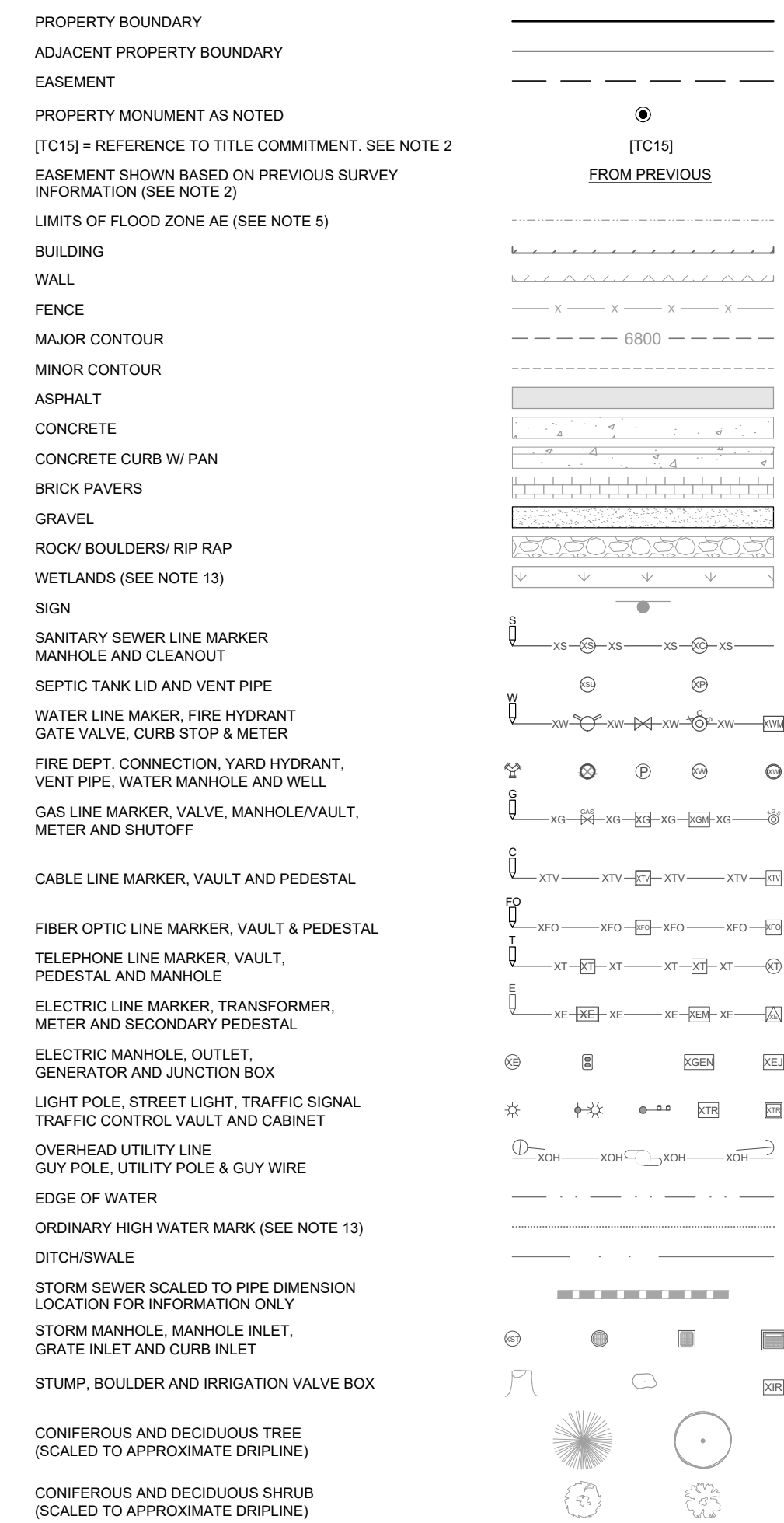
EXISTING CONDITIONS DEVELOPMENT PLAN

Autodesk Docs/123134.00 1865 Ski Time Square - Thunderhead/123134_1865 STS_THUNDERHEAD_A23.rvt

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EXISTING CONDITIONS LEGEND:



NOTES:

- THIS MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THAT INFORMATION REQUESTED BY OUR CLIENT.
- LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. ABC303031979, COMMITMENT DATE: 07/25/2023 WAS RELIED UPON TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD SHOWN ON THIS EXISTING CONDITIONS MAP UNLESS NOTED OTHERWISE. EASEMENTS NOTED "FROM PREVIOUS" ARE SHOWN BASED ON PREVIOUS SURVEYING PERFORMED IN THE AREA BY LANDMARK CONSULTANTS, INC. NO REPRESENTATION IS MADE BY LANDMARK CONSULTANTS, INC. OR THE SURVEYOR OF RECORD THAT ALL EASEMENTS SHOWN HEREON ARE STILL EXISTANT, OR THAT ALL EASEMENTS OF RECORD WITHIN THE MAPPING AREA ARE SHOWN OR NOTED HEREON.
- BASIS OF HORIZONTAL CONTROL: THE 2011 ITERATION OF THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE, NAD83(2011) COLORADO NORTH, SCALED TO GROUND ABOUT A POINT HAVING COORDINATES OF 1412535.68, 2636559.05 AND A SCALE FACTOR OF 1.0003690183.
- UNITS SHOWN HEREON ARE IN US SURVEY FEET AND THE STANDARD OF DISTANCE ACCURACY FOR THIS MAP HAS BEEN DETERMINED TO BE GREATER THAN 1:10,000.
- FLOOD ZONE INFORMATION IS SHOWN HEREON PER LETTER OF MAP REVISION 13-09-0214P, EFFECTIVE JULY 8, 2013, AND LETTER OF MAP REVISION LOWR 19-08-0922P, EFFECTIVE JULY 29, 2019.
- SITE BENCHMARK: A SET #5 REBAR WITH ORANGE PLASTIC CAP HAVING AN ELEVATION OF 6963.76 BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS SHOWN HEREON.
- CONTOUR INTERVAL = 1 FEET
- 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 POT-HOLING 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.
- ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
- THE LAST FIELD INSPECTION OF THE SITE WAS ON 8/17/2023.
- DRAWING PLOTS TO SCALE ON 24"x36" PAPER.
- WATER AND SEWER INFORMATION SUPPLEMENTED USING MOUNT WERNER WATER RECORD INFORMATION. SOME DISCREPANCIES MAY EXIST.
- ORDINARY HIGH WATER MARK AND WETLANDS ARE SHOWN HEREON PER MARKINGS PROVIDED BY A WETLANDS SUBCONSULTANT.

PROPERTY DESCRIPTION: THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 816590 IN THE ROUTT COUNTY RECORDS, COUNTY OF ROUTT, STATE OF COLORADO.

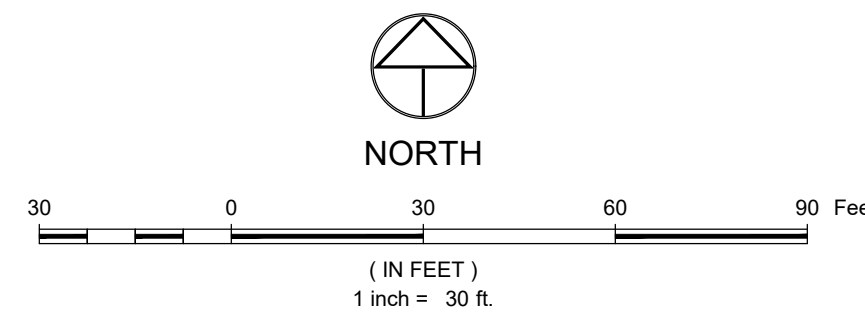
PROJECT NUMBER:
123134.00
DATE:
4/19/2024
ISSUED FOR:
DEVELOPMENT PLAN
SHEET TITLE:
EXISTING CONDITIONS
EXHIBIT

SHEET NUMBER
C.003

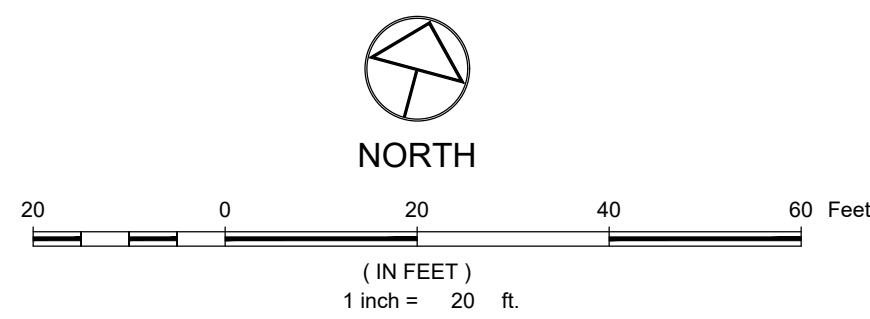
THUNDERHEAD BEACH
1965 SKI TIMES SQUARE
STEAMBOAT SPRINGS, CO 80487

REVISIONS:
NO DATE DESCRIPTION

NOT FOR
CONSTRUCTION



11/30/2023 2:44:18 PM Autodesk Docs://123134.00 1965 Ski Time Square - Thunderhead/123134_1965 STS_THUNDERHEAD_A23.rvt



EXISTING CONDITIONS LEGEND:

PROPERTY BOUNDARY	---
ADJACENT PROPERTY BOUNDARY	- - - - -
EASEMENT	- . - . -
SECTION LINE	=====
CENTERLINE	-----
PROPERTY MONUMENT	+
SECTION CORNER	+
BUILDING	[Hatched Box]
ROOF LINE/OVERHANG	=====
DECK	=====
WALL	=====
FENCE	=====
MAJOR CONTOUR	-----
MINOR CONTOUR	-----
ASPHALT	[Stippled Box]
CONCRETE	[Cross-hatched Box]
GRAVEL	[Dotted Box]
SIGN	[Symbol]
SANITARY SEWER LINE MARKER	---S---
MANHOLE AND CLEANOUT	---M---
SEPTIC TANK, LID AND VENT PIPE	---ST---
WATER LINE MAKER, FIRE HYDRANT	---W---
GATE VALVE, CURB STOP & METER	---G---
FIRE DEPT. CONNECTION, YARD HYDRANT,	---F---
VENT PIPE, WATER MANHOLE AND WELL	---V---
GAS LINE MARKER, VALVE, MANHOLE/VAULT,	---G---
METER AND SHUTOFF	---M---
PROPANE TANK (BURIED)	---P---
CABLE LINE MARKER, VAULT AND PEDESTAL	---C---
DUCT BANK	---D---
SATELLITE DISH	---S---
FIBER OPTIC LINE MARKER, VAULT & PEDESTAL	---F---
TELEPHONE LINE MARKER, VAULT,	---T---
PEDESTAL AND MANHOLE	---P---
ELECTRIC LINE MARKER, TRANSFORMER,	---E---
METER AND SECONDARY PEDESTAL	---M---
ELECTRIC MANHOLE, OUTLET,	---E---
GENERATOR AND JUNCTION BOX	---G---
LIGHT POLE, STREET LIGHT, TRAFFIC SIGNAL	---L---
TRAFFIC CONTROL, VAULT AND CABINET	---T---
OVERHEAD UTILITY LINE	---O---
GUY POLE, UTILITY POLE & GUY WIRE	---G---
EDGE OF WATER	---W---
DITCH/SWALE	---D---
CULVERT W/ END SECTIONS	---C---
STORM MANHOLE, MANHOLE INLET,	---S---
GRATE INLET AND CURB INLET	---G---
AIR CONDITIONER, MAILBOX, NEWSTAND,	---A---
TRASH CAN, MISC. MANHOLE	---T---
BOLLARD, BOLLARD W/ LIGHT	---B---
FLAG POLE AND DELINEATOR	---F---
STUMP, BOULDER AND IRRIGATION VALVE BOX	---S---
CONFEROUS AND DECIDUOUS TREE	[Tree Symbol]
(SCALED TO APPROXIMATE DRIPLINE)	
CONFEROUS AND DECIDUOUS SHRUB	[Shrub Symbol]
(SCALED TO APPROXIMATE DRIPLINE)	

NOT FOR
CONSTRUCTION

THUNDERHEAD BEACH
1965 SKI TIMES SQUARE
STEAMBOAT SPRINGS, CO 80487

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NO	DATE	DESCRIPTION

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123134.00
DATE:
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ISSUED FOR:
DEVELOPMENT PLAN
SHEET TITLE:
ANTICIPATED
CONDITIONS EXHIBIT

SHEET NUMBER
C.004