

1965 SKI TIME SQUARE DRIVE

STEAMBOAT SPRINGS, CO 80487

Development Plan Rev1 - 07/25/2024

SHEETS INCLUDED IN THIS SECTION

EXISTING CONDITIONS PLAN

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

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L.100.2	SITE ILLUSTRATIVE PLAN - WINTER
L.101	SITE PLAN

ARCHITECTURAL DRAWINGS

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A.100	LEVEL P1 - FLOOR PLAN
A.101	LEVEL 1 - FLOOR PLAN
A.102	LEVEL 2 - FLOOR PLAN
A.103	LEVEL 3 - FLOOR PLAN
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LANDSCAPE PLAN

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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-1.416 - RETAINING WALLS
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L.304 / 2	A4 DIV-2.440.C.1.b - PUBLIC VS. PRIVATE
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LI.301	BUILDING LIGHTING - CUT SHEETS - 1
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LI.304	BUILDING LIGHTING - CUT SHEETS - 4

DRAINAGE PLAN

C.300	DRAINAGE PLAN
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FIRE CODE ANALYSIS

L.401	FIRE CODE ANALYSIS
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LANDSCAPE PLAN

DEVELOPMENT PLAN



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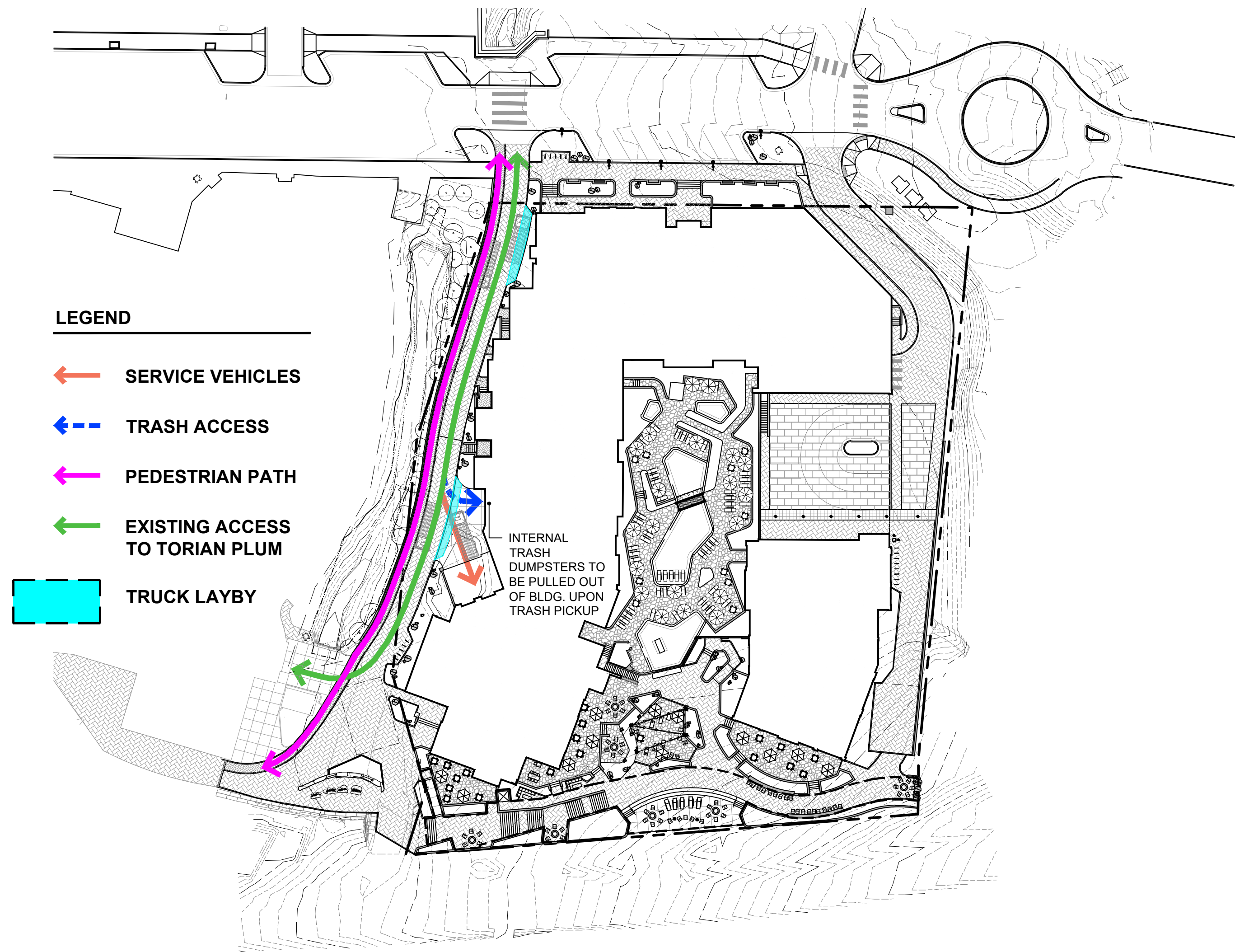
THUNDERHEAD BEACH
1965 SKI TIME SQUARE
STEAMBOAT SPRINGS, CO 80487

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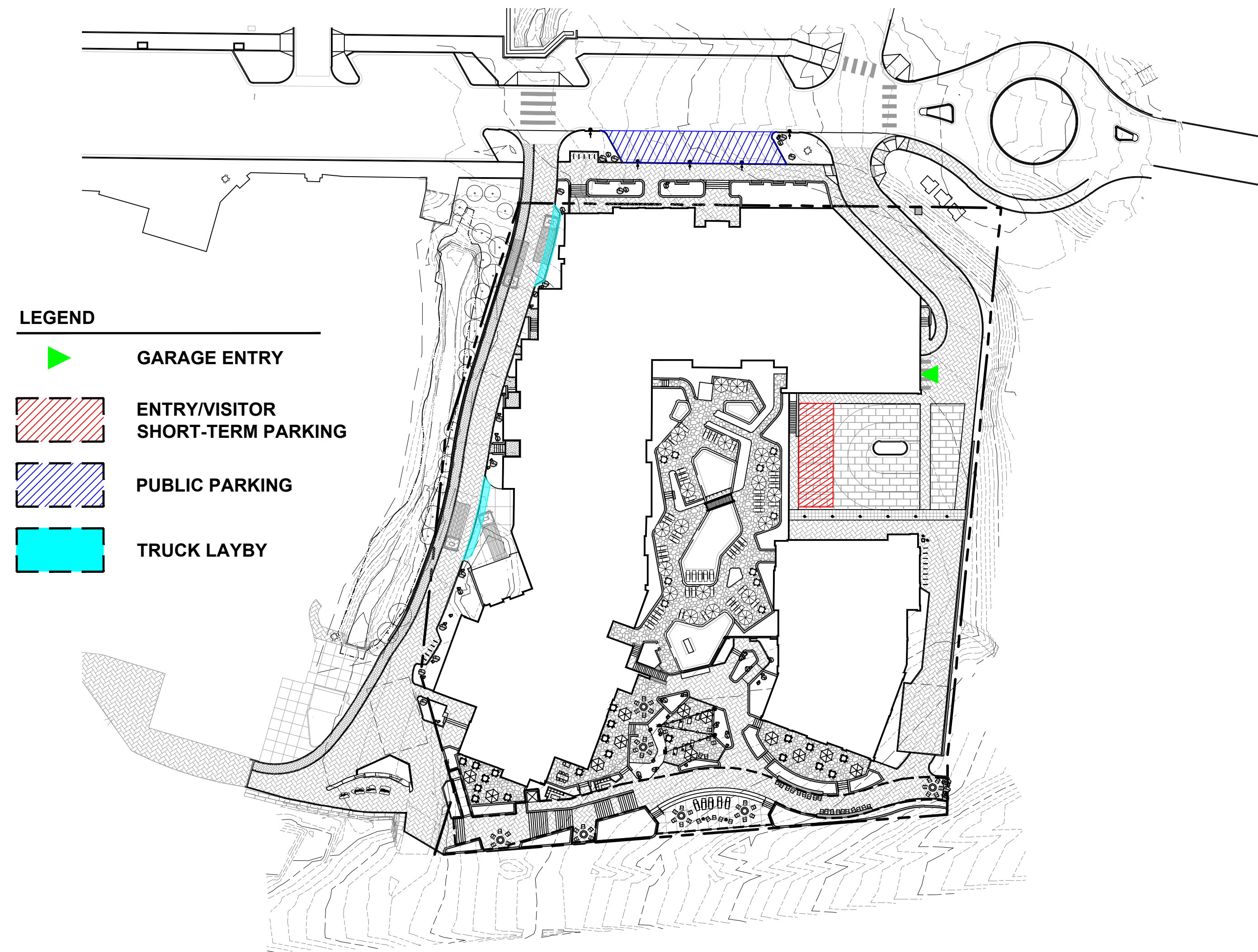
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DEVELOPMENT PLAN - REV 1
SHEET TITLE:
ENTITLEMENT DIAGRAMS

SHEET NUMBER

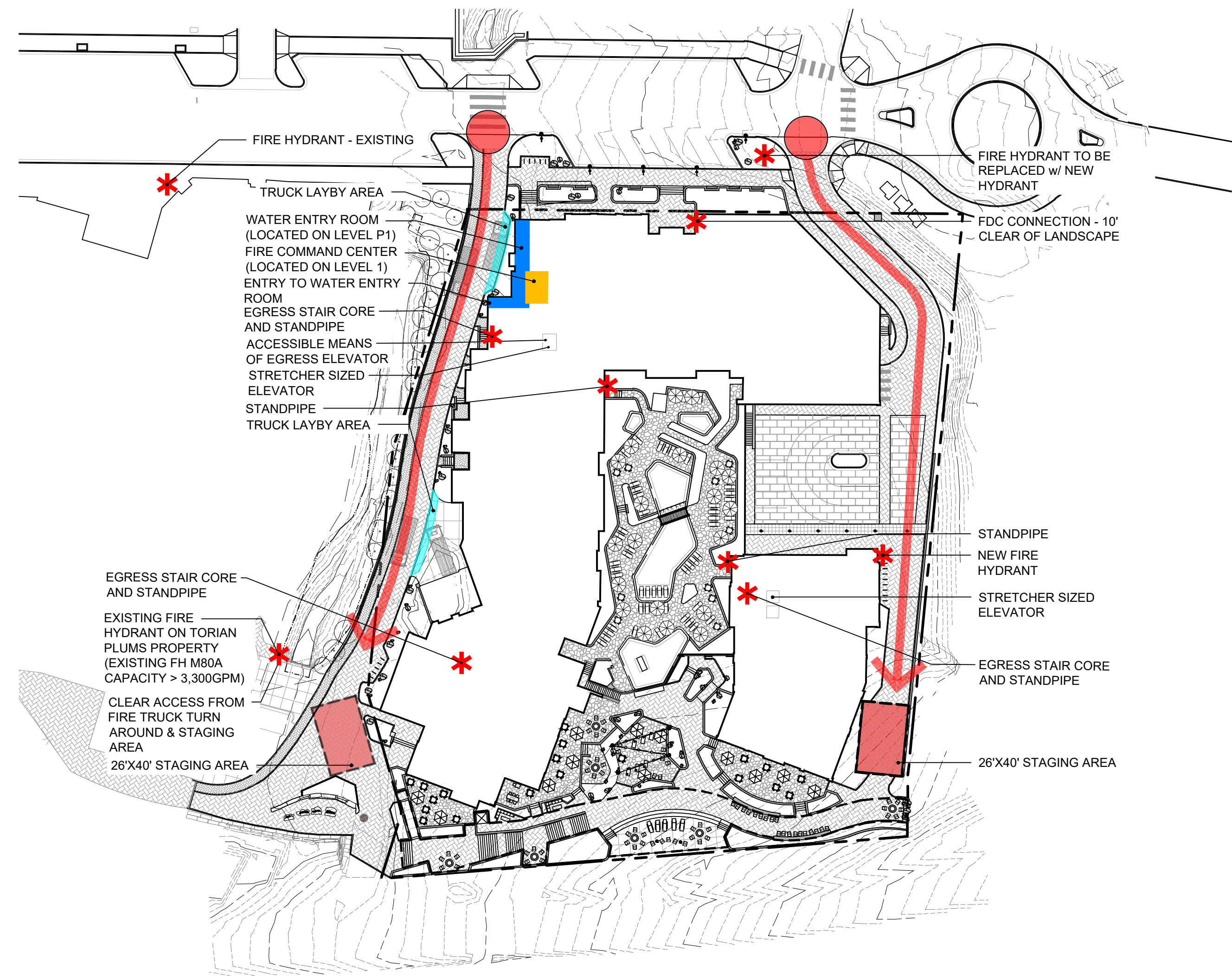
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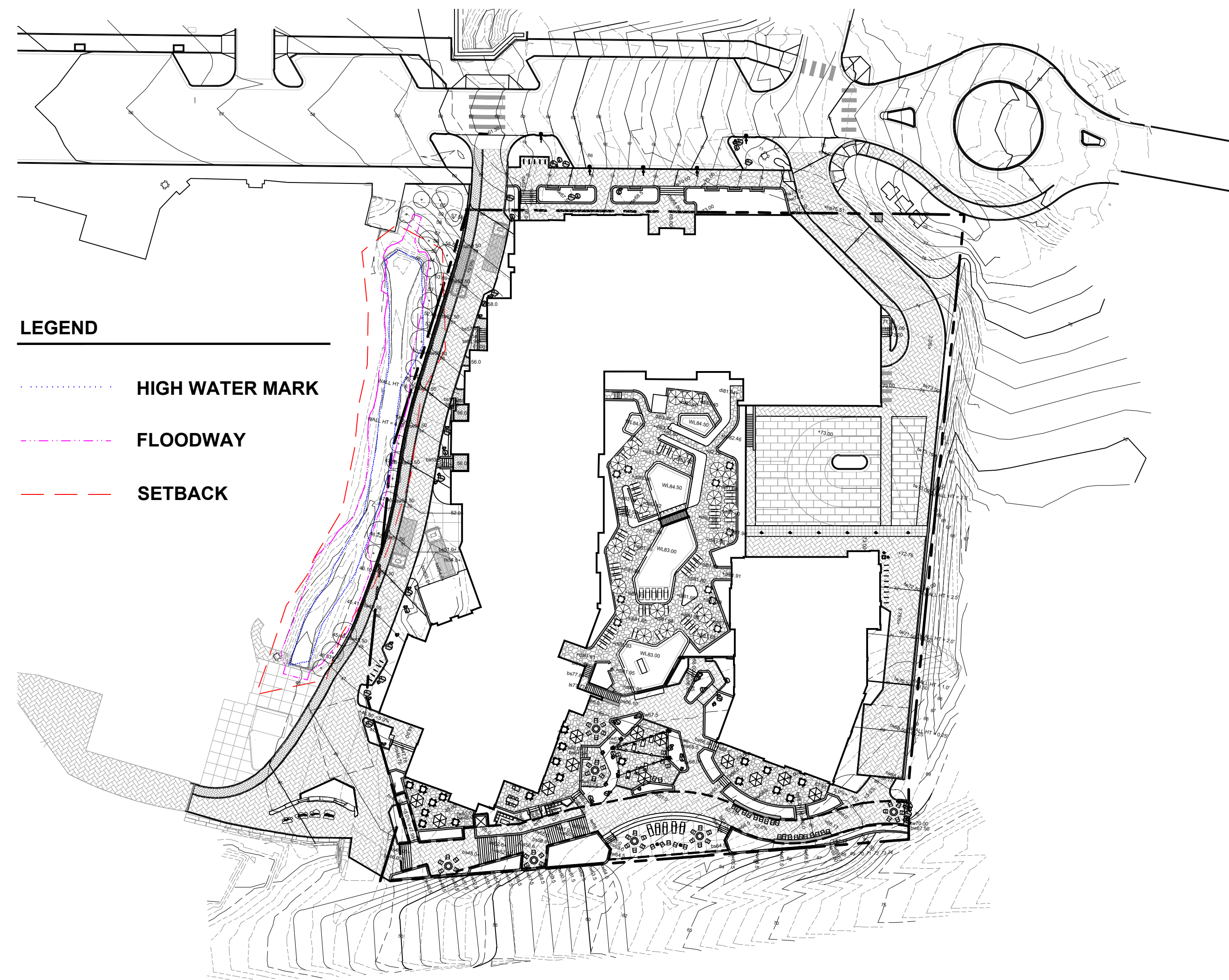
4 | A4.DIV-1.407 / 408 - OFF STREET LOADING / REFUSE MANAGEMENT
1" = 50'-0"



2 | A4.DIV-1.406 - OFF STREET PARKING
1" = 50'-0"



3 | A4.DIV-1.407 -FIRE ACCESS DIAGRAM
1" = 50'-0"



1 | A4.DIV-1.401 & 419 - WATER BODY SETBACK / FLOOD DAMAGE PREVENTION DIAGRAM
1" = 50'-0"





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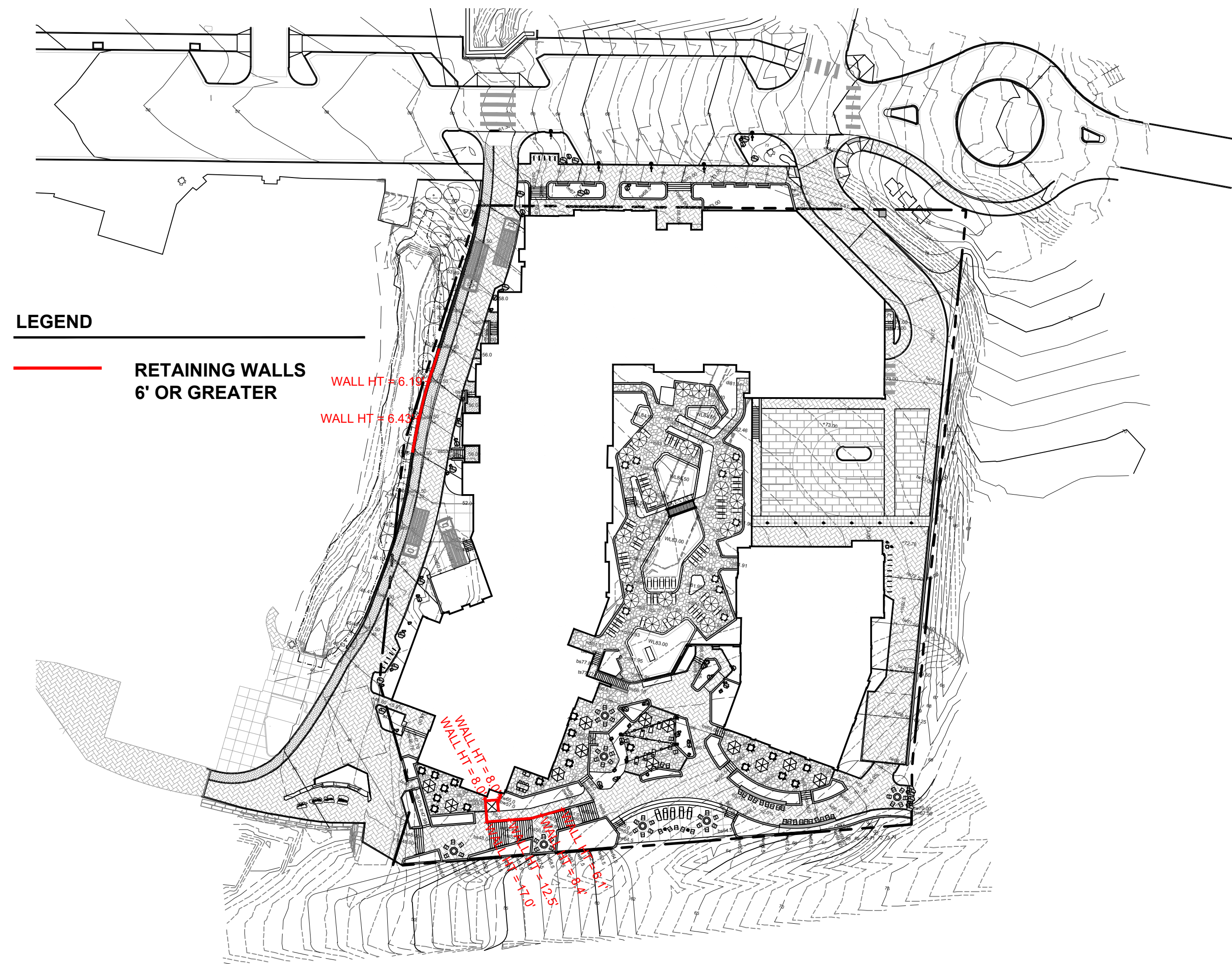
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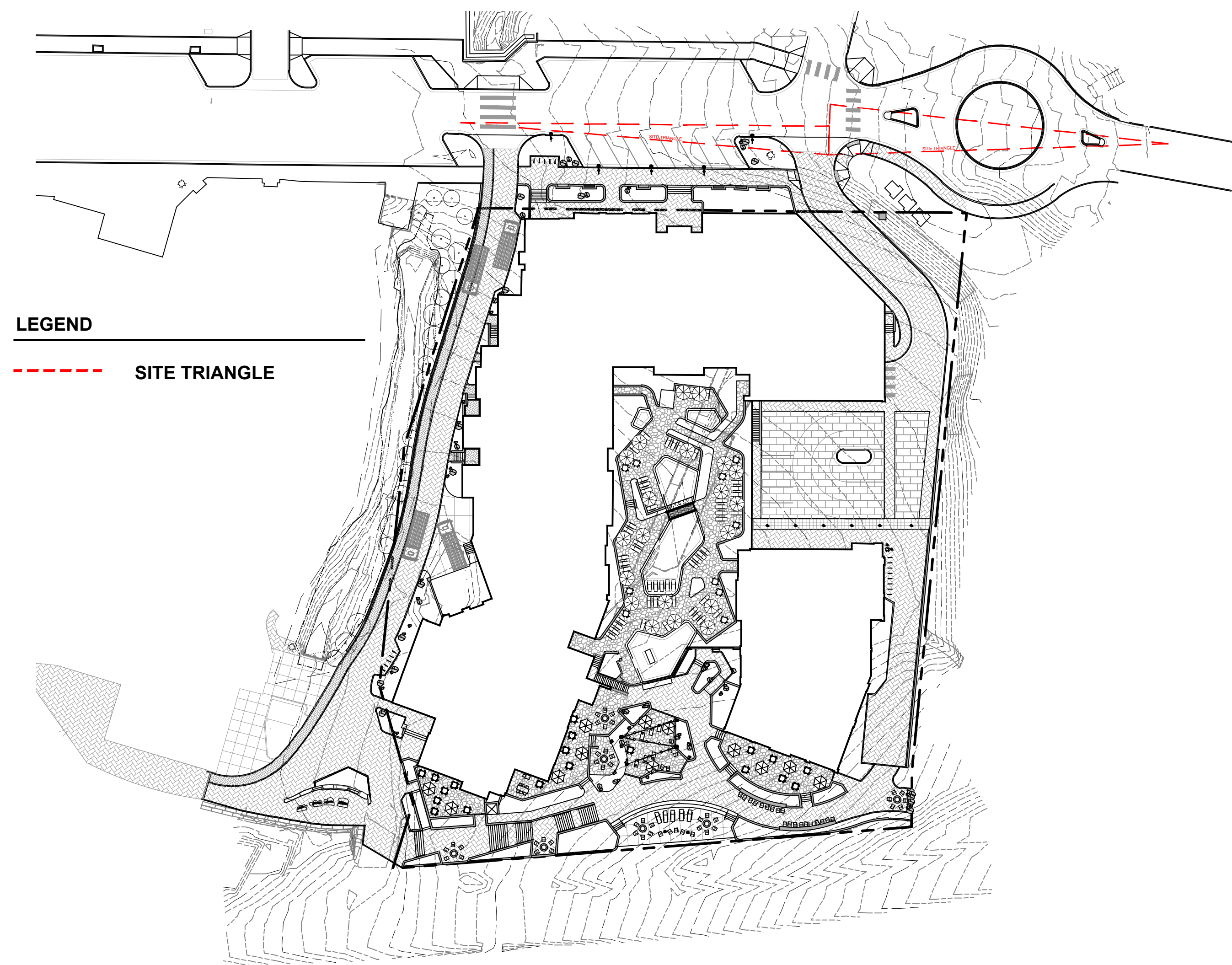
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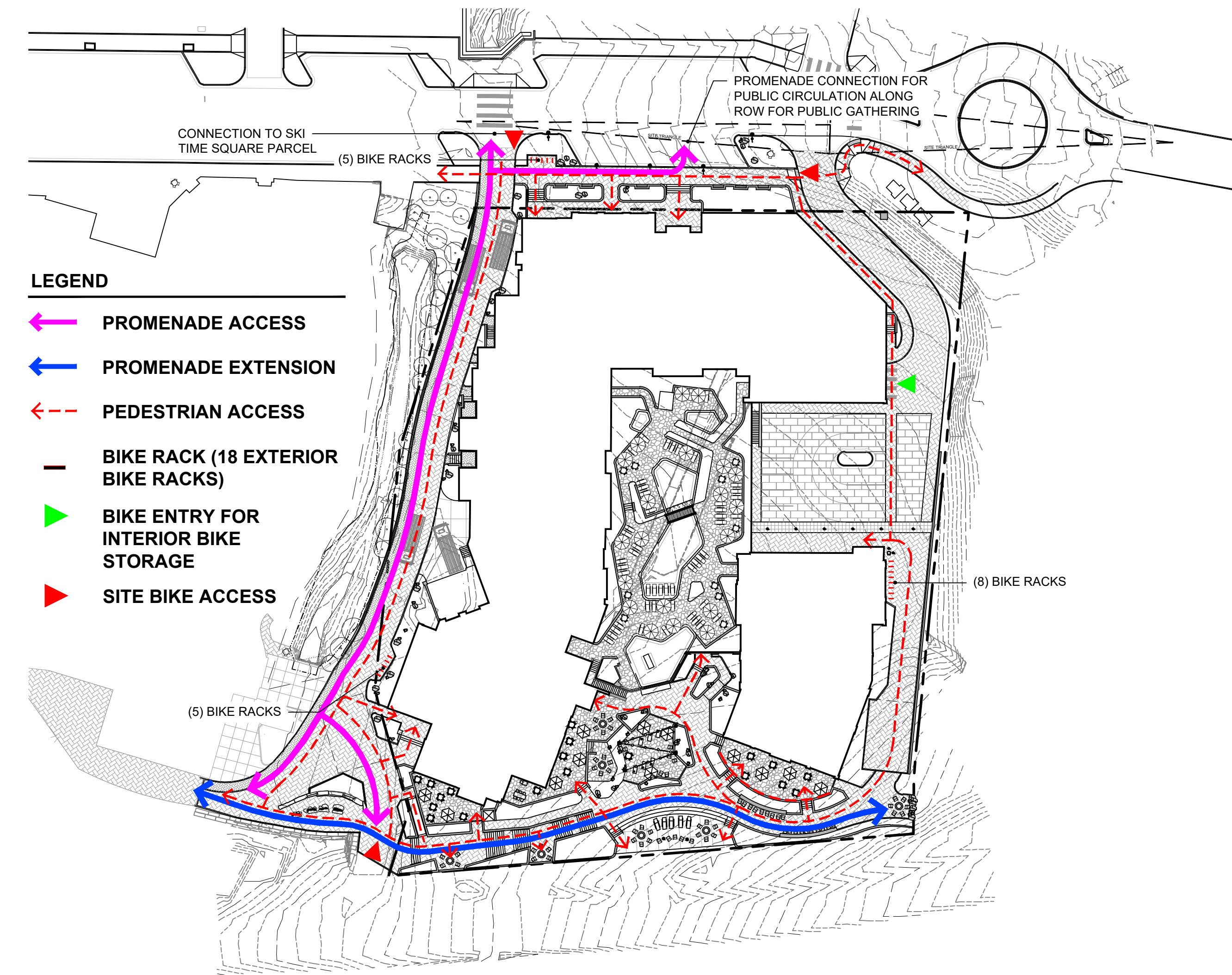
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L.302



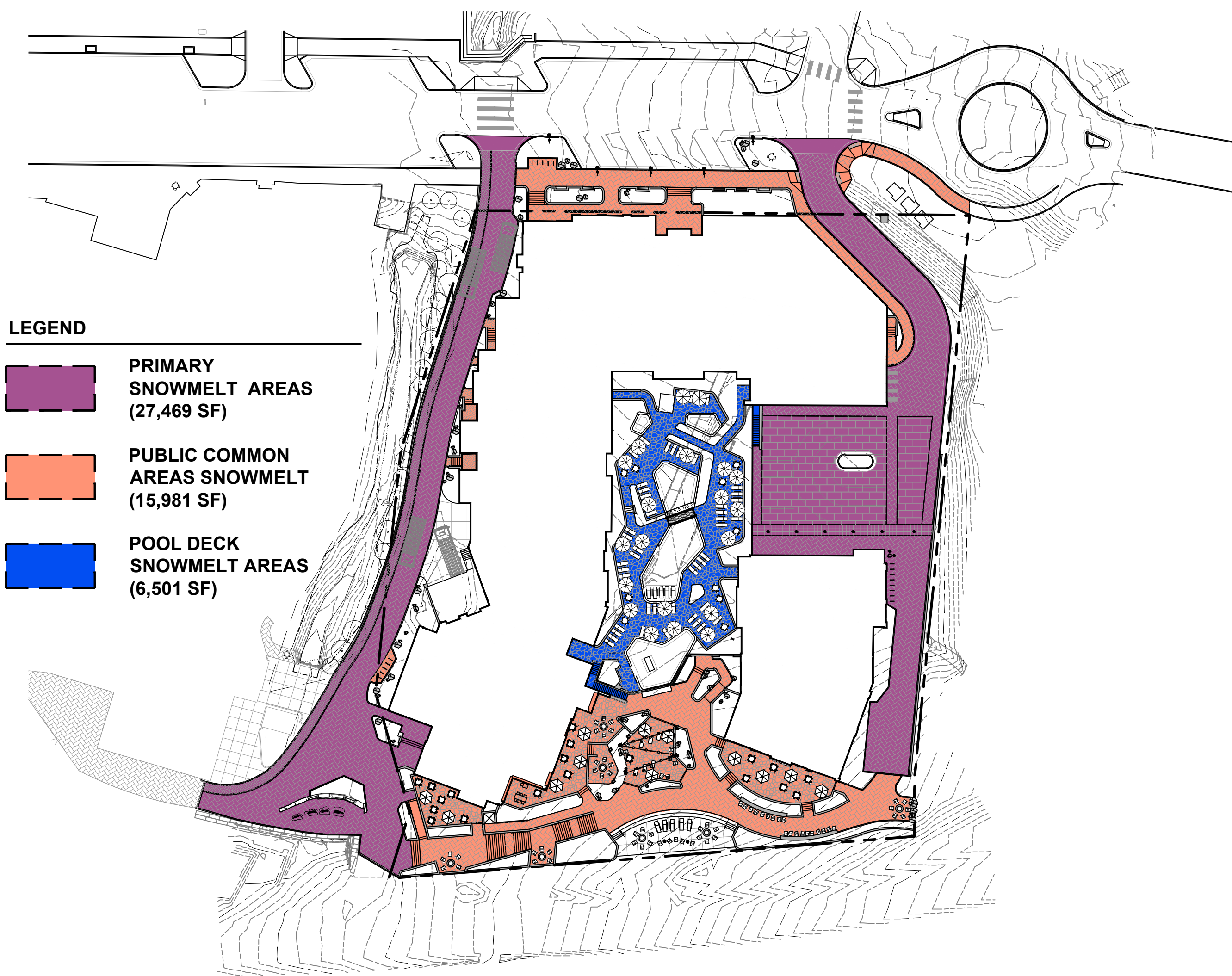
4 | A4.DIV-1.418 - RETAINING WALLS
1" = 50'-0"



3 | A4.DIV-1.415 - CLEAR VISION SETBACKS
1" = 50'-0"



2 | A4.DIV-1.414 & 417 - MULTI-MODE FACILITIES / COMPLETE STREETS
1" = 50'-0"



1 | A4.DIV-1.409 - SNOW MANAGEMENT DIAGRAM
1" = 50'-0"



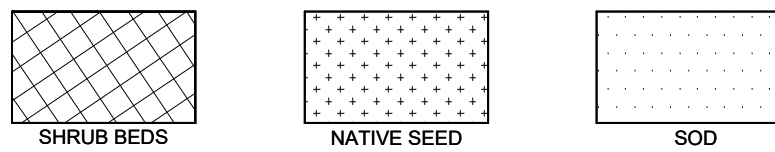


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POTENTIAL SHRUB LIST (NOT LIMITED TO)	
SHRUBS	COMMON
Amelanchier alnifolia	Western Serviceberry
Betula fontinalis	Tall Western Sagebrush
Chrysothamnus nauseosus var. albicaulis	Tall Blue Rabbitbrush
Cornus sericea	Yellowtwig Dogwood
Cornus stolonifera	Redtwig Dogwood
Jamesia americana	Waxflower
Juniperus sabina 'Buffalo'	Buffalo Juniper
Juniperus sabina 'Scandia'	Scandia Juniper
Perovskia atriplicifolia	Russian Sage
Pinus mugo	Mugo Pine
Potentilla fruticosa	Potentilla
Prunus x. cristena	Purple Leaf Sand Cherry
Rhus glabra 'Cismontana'	Rocky Mountain Sumac
Rhus trilobata	Three Leaf Sumac
Rosa woodsi	Wood Rose
Salix exigua	Coyote Willow
Spiraea densiflora	Mountain Spirea
Syringa patula 'Miss Kim'	Miss Kim Lilac



LANDSCAPING - REQUIRED - SITE			
AREA	SQUARE FEET	PLANTINGS REQUIRED	
LANDSCAPE SETBACK	0 SF	0	
INTERIOR LANDSCAPE	51,585 SF CAT. B (1 PER 500SF MIN.)	104 PLANTINGS	
TOTAL		104 PLANTINGS	

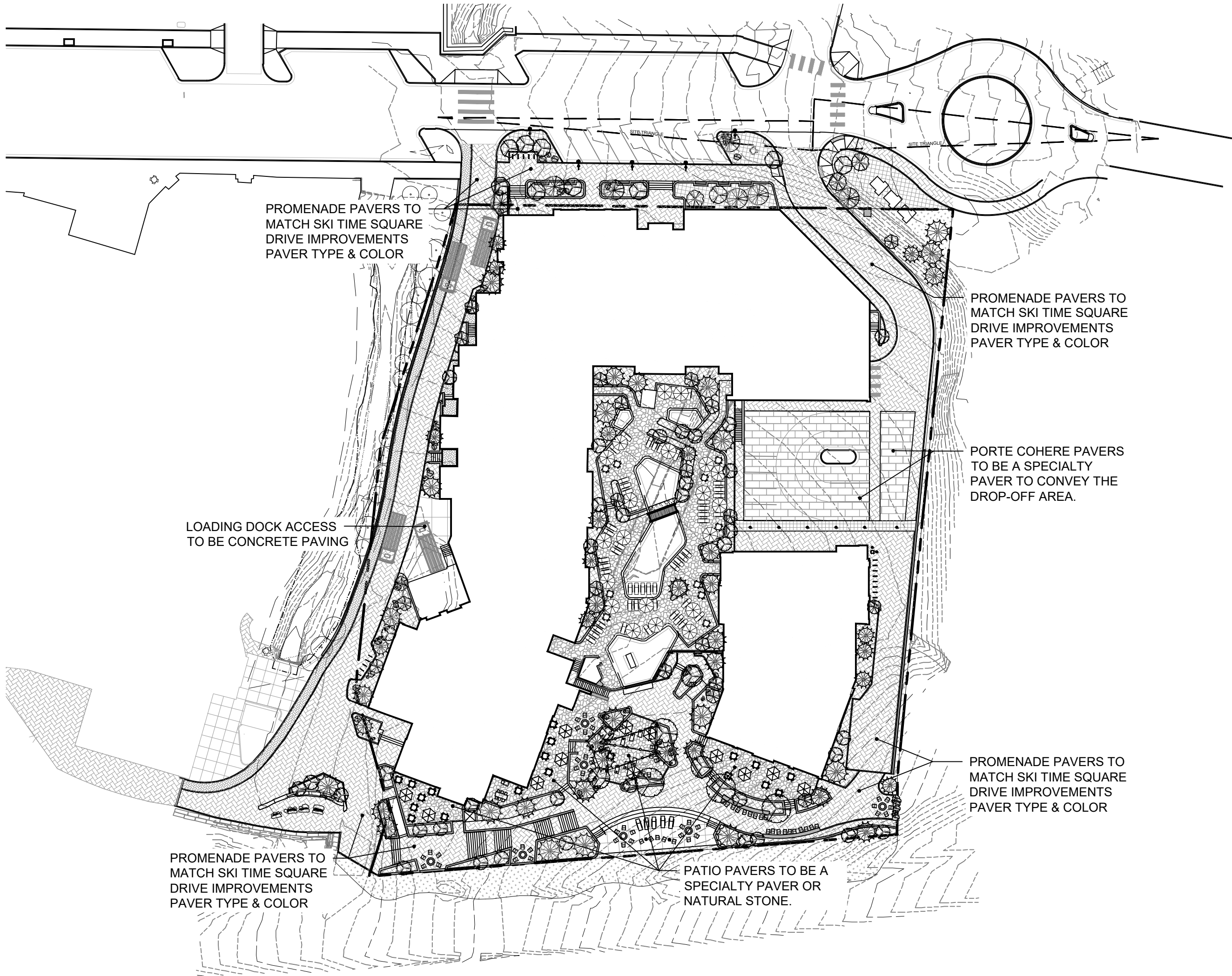
LANDSCAPING PROVIDED - SITE			
AREA	EXISTING TREES	PROPOSED TREES	PROPOSED SHRUBS
LANDSCAPE SETBACK	0	0	0 SHRUBS 0/0 = 0 PLANTINGS
INTERIOR LANDSCAPE	0	125	204 SHRUBS 68 PLANTINGS
TOTAL	0	125	68 PLANTINGS

DISTRIBUTION OF TREE TYPES - SITE			
SYMBOL	TREE TYPE	MINIMUM REQUIRED	PLANTINGS PROVIDED
	6'-7" (MIN. 10%)	11	14
	EVERGREEN 8'-9" (MIN 15%)	16	20
	10"+ (MIN 10%)	11	17
	DECIDUOUS TREES (2.5" Cal.) (MIN 20%)	21	44
	ORNAMENTAL TREES (MIN 15%)	16	20
	SHRUBS (5 Gal.) (MIN 15%)	16 PLANTINGS	68 PLANTINGS
	TOTAL	103	183

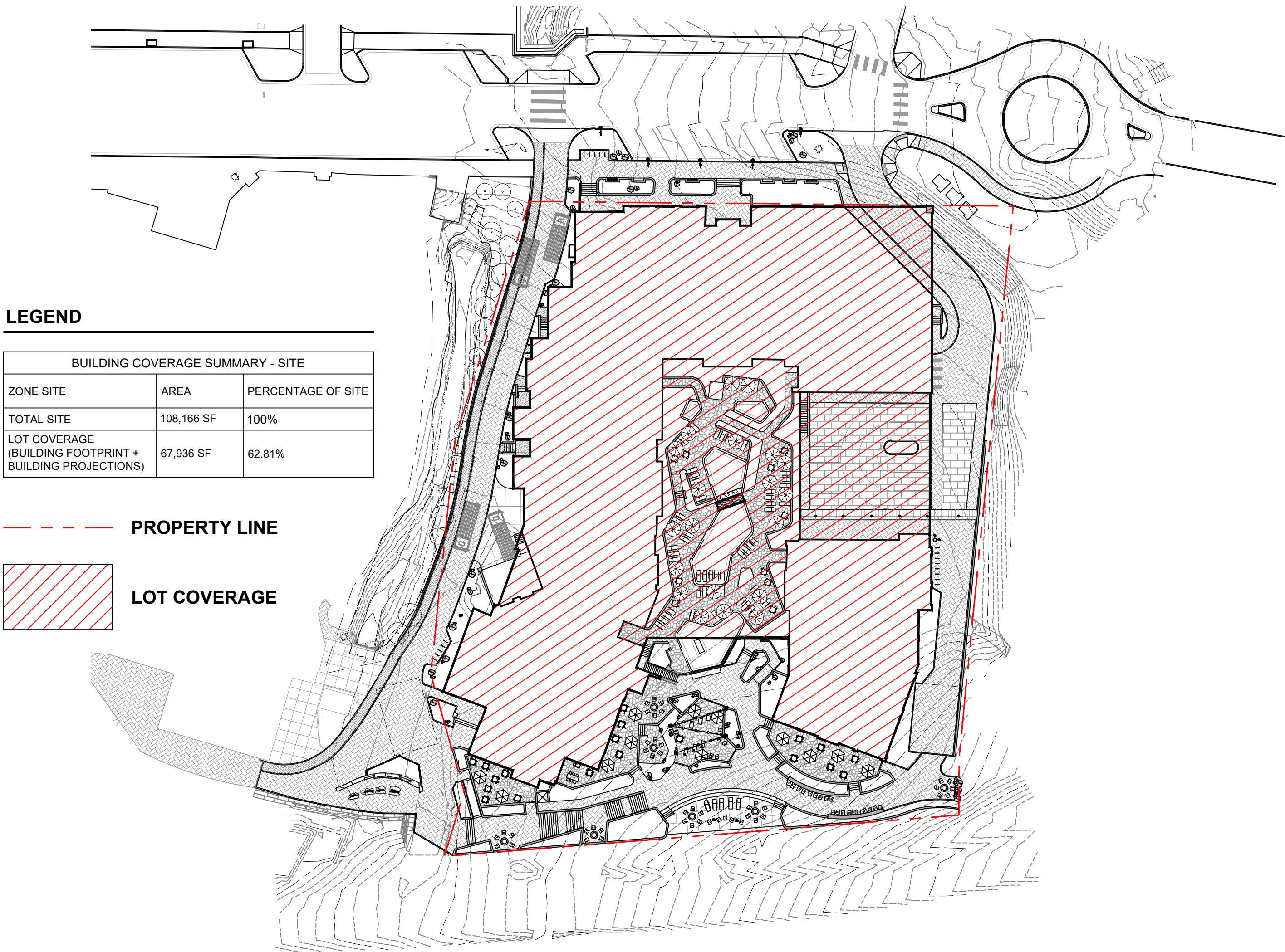
LANDSCAPING - REQUIRED - ROW			
AREA	SQUARE FEET	TREES REQUIRED	
LANDSCAPE SETBACK	0 SF	0	
INTERIOR LANDSCAPE	10,760 SF CAT. B (1 PER 500SF MIN.)	22	
TOTAL		22 TREES	

LANDSCAPING PROVIDED - ROW			
AREA	EXISTING TREES	PROPOSED TREES	PROPOSED SHRUBS
LANDSCAPE SETBACK	0	0	0 SHRUBS 0/0 = 0 PLANTINGS
INTERIOR LANDSCAPE	0	20	81 SHRUBS 27 PLANTINGS
TOTAL		20	27 PLANTINGS

DISTRIBUTION OF TREE TYPES - ROW			
SYMBOL	TREE TYPE	MINIMUM REQUIRED	TREES PROVIDED
	6'-7" (10%)	2	2
	EVERGREEN 8'-9" (15%)	3	3
	10"+ (10%)	2	2
	DECIDUOUS TREES (2.5" Cal.) (MIN 20%)	4	10
	ORNAMENTAL TREES (MIN 15%)	3	3
	SHRUBS (5 Gal.) (MIN 15%)	8 PLANTINGS	27 PLANTINGS
	TOTAL	22	47



2 | A4.DIV-1.402 - LANDSCAPING DIAGRAM
1" = 50'-0"



BUILDING COVERAGE SUMMARY - SITE		
ZONE SITE	AREA	PERCENTAGE OF SITE
TOTAL SITE	108,166 SF	100%
LOT COVERAGE (BUILDING FOOTPRINT + BUILDING PROJECTIONS)	67,936 SF	62.81%

--- PROPERTY LINE
[Hatched Box] LOT COVERAGE

3 | A2.216.B - LOT COVERAGE DIAGRAM
1" = 50'-0"



- LEGEND
- Garage Entry
 - Service/Egress Entry
 - Service Entry
 - Retail Entry
 - Guest/Residents Entry
 - Private Residential
 - Club Members
 - Spa Patrons

1 | A4.DIV-1.440D - ENTRY POINT DIAGRAM
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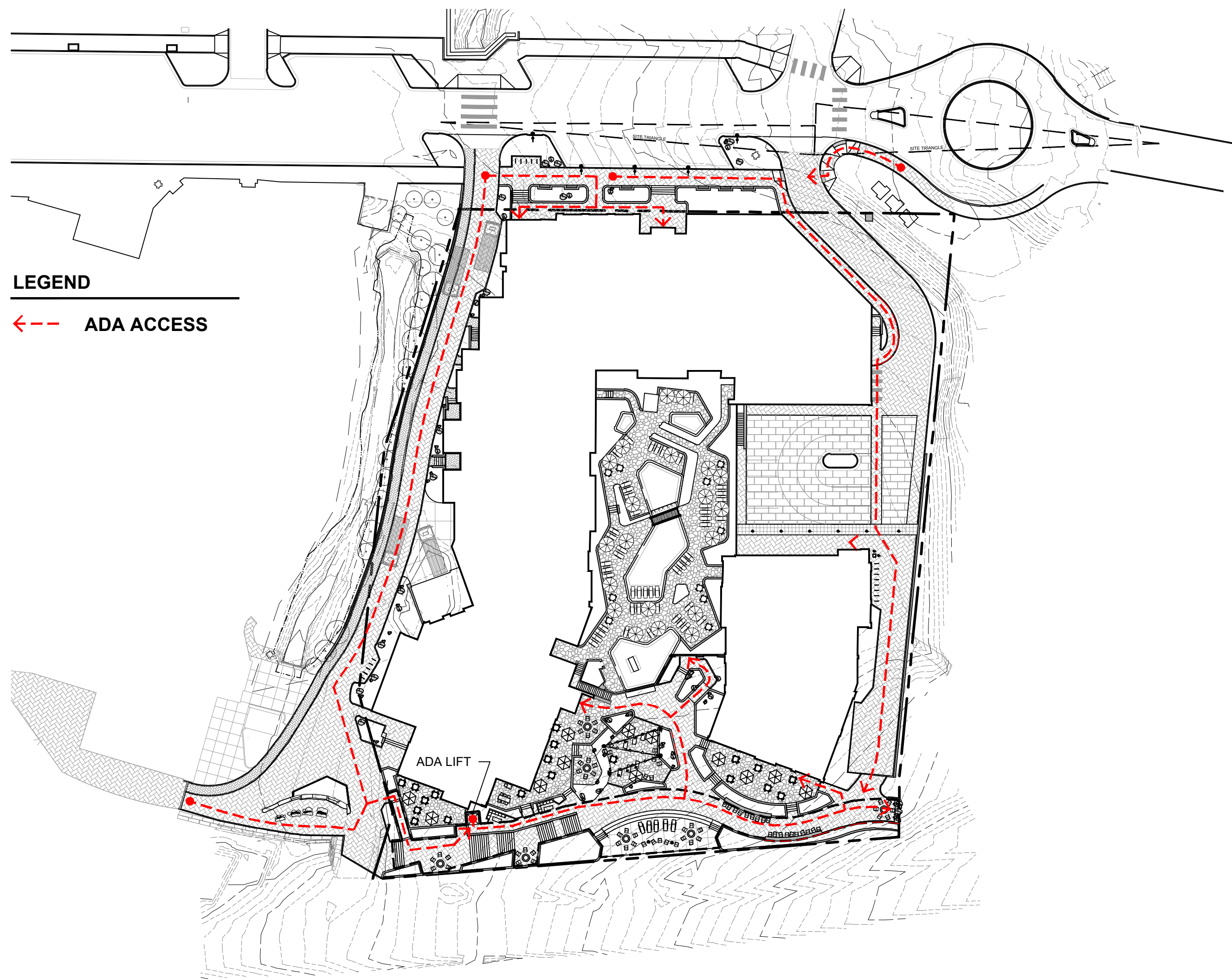
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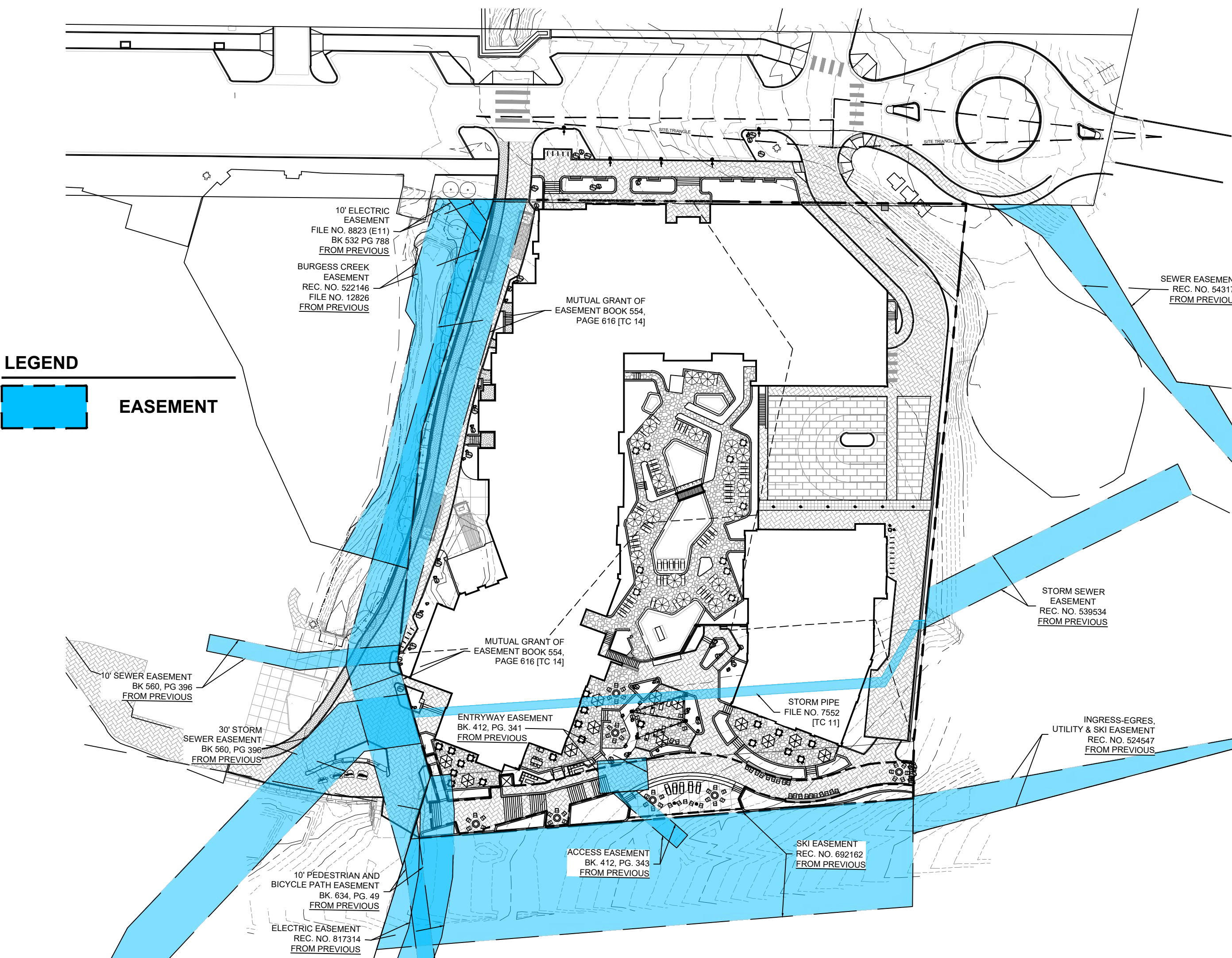
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2 PUBLIC VS. PRIVATE
1" = 50'-0"



3 PUBLIC REALM DIAGRAM
1" = 50'-0"



1 EASEMENT DIAGRAM
1" = 50'-0"

