

# 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

### SITE PLAN

L.100.1	SITE ILLUSTRATIVE PLAN - SUMMER
L.100.2	SITE ILLUSTRATIVE PLAN - WINTER
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.207	ENLARGED BUILDING ELEVATION - NORTH RETAIL
A.208a	EXTERIOR AMENITY PUBLIC VS PRIVATE
A.208b	SOUTH PROMENADE RENDERINGS
A.208c	SOUTH PROMENADE RENDERINGS
A.208d	SOUTH PROMENADE RENDERINGS
A.210	GLAZING PERCENTAGE DIAGRAM
A.211	GLAZING PERCENTAGE DIAGRAM
A.212	BUILDING HEIGHTS
A.213	BUILDING STEPBACKS
A.214	BUILDING STEPBACKS
A.215	BUILDING STEPBACKS
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-1.416 - RETAINING WALLS
L.303 / 1	A4.DIV-1.440 - ENTRY POINT DIAGRAM
L.303 / 2	A4.DIV-1.402 - LANDSCAPING DIAGRAM
L.303 / 3	A2.216.B - LOT COVERAGE DIAGRAM
L.304 / 1	EASEMENT DIAGRAM
L.304 / 2	A4.DIV-2.440.C.1.b - PUBLIC VS. PRIVATE
L.304 / 3	MAINF - ADA REALM DIAGRAM

### GRADING PLAN

C.410	WEST PROMENADE CENTERLINE PROFILE
C.411	WEST PROMENADE WALL PROFILE
C.412	WEST PROMENADE WALL SECTIONS
C.420	EAST PROMENADE CENERLINE PROFILE
L.201	GRADING PLAN
L.201 / 1-6	SITE SECTIONS
L.202	SITE PROFILES

### UTILITY PLAN

C.220	UTILITY PLAN
C.210	SANITARY SEWER PLAN & PROFILE
C.220	PRIVATE FIRE HYDRANT PLAN & PROFILE
C.221	FIRE SUPPRESSION & DOMESTIC SERVICE PLAN & PROFILE

### LIGHTING PLAN

LI.100	A4.DIV-1.405 - EXTERIOR LIGHTING - PHOTOMETRICS
LI.200	BUILDING LIGHTING - ELEVATIONS
LI.301	BUILDING LIGHTING - CUT SHEETS - 1
LI.302	BUILDING LIGHTING - CUT SHEETS - 2
LI.303	BUILDING LIGHTING - CUT SHEETS - 3
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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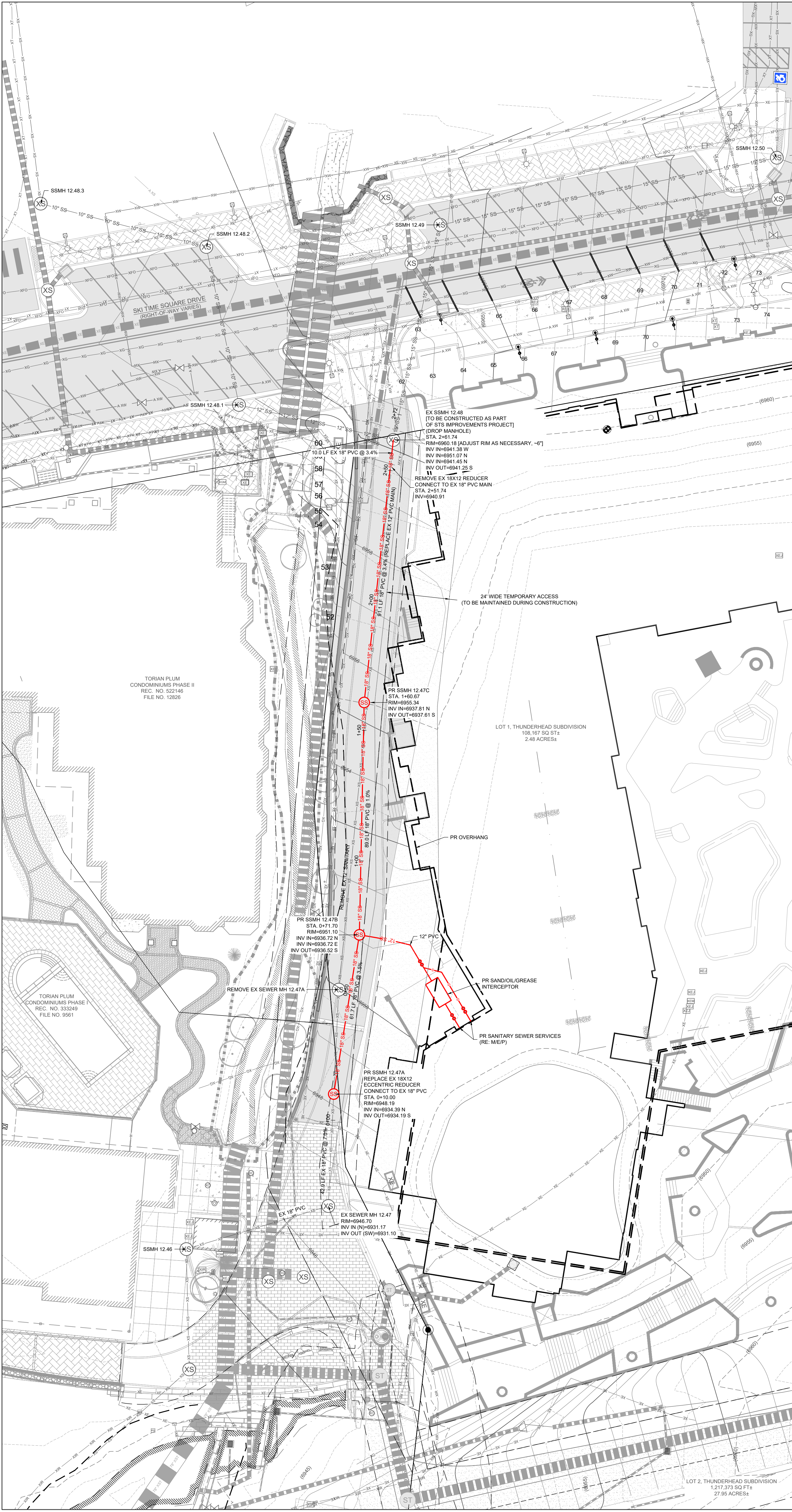
# UTILITY PLAN

## DEVELOPMENT PLAN

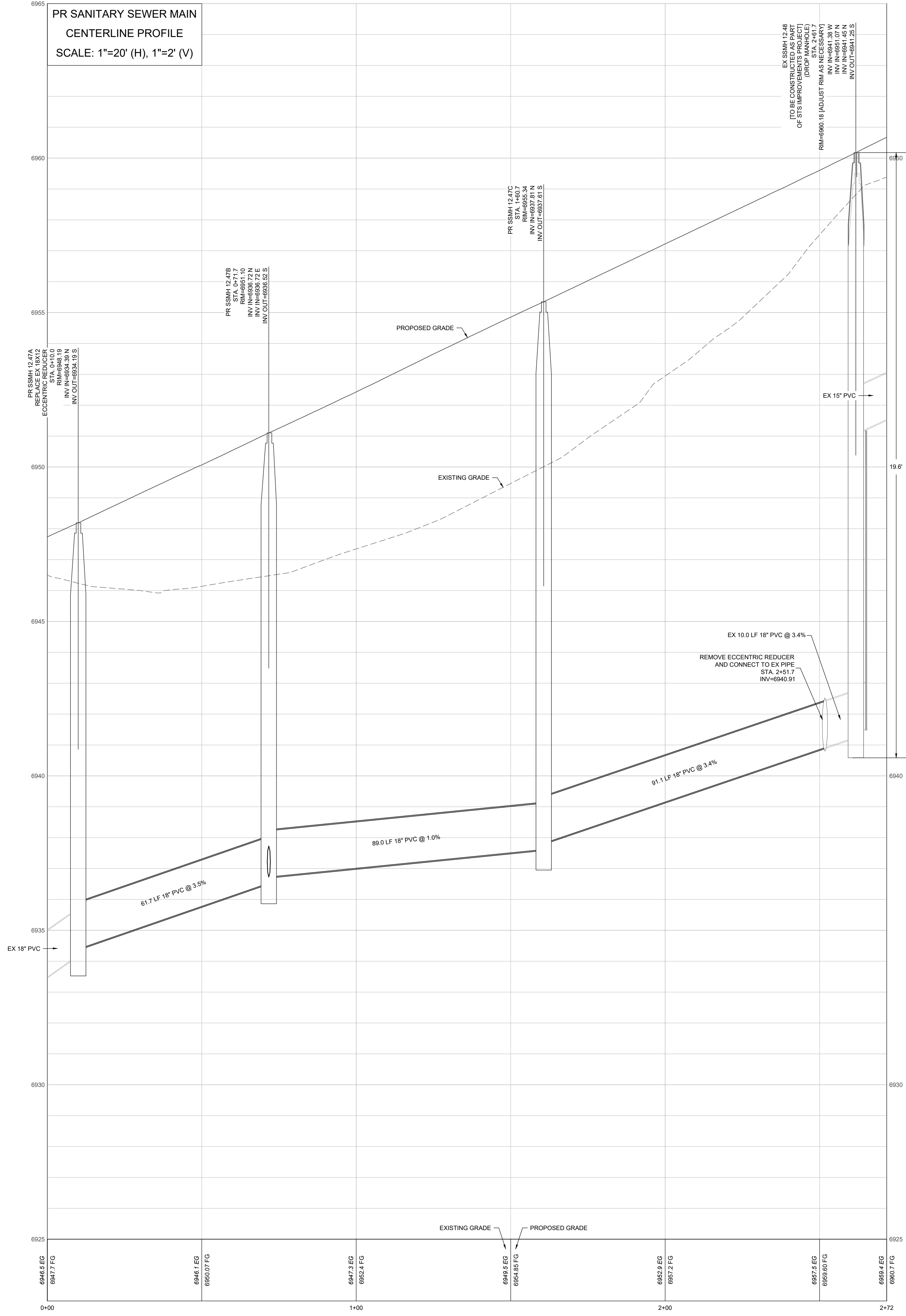




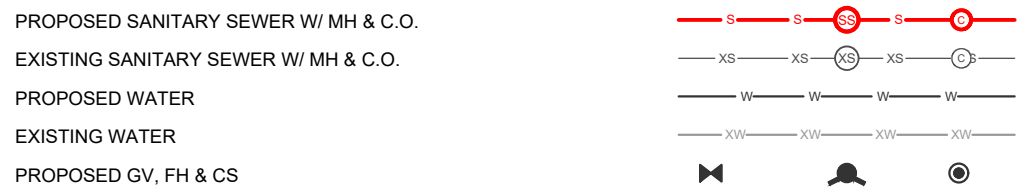




PR SANITARY SEWER MAIN  
CENTERLINE PROFILE  
SCALE: 1"=20' (H), 1"=2' (V)



UTILITY PLAN LEGEND:



NOTES:

- 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 LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
- EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MARKS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
- ALL SEWER CONSTRUCTION SHALL BE PER MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.
- MAINTAIN 12" HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
- MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1" ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
- ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO 8" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
- SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
- WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
- ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATION" BY VALCO, INC. TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
- ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE, ORGANIC MATERIAL, CORBELS, BOLLERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
- BEDDING AND SHADING MATERIALS SHALL ONLY BE 3/4-INCH WASHED OR SCREENED ROCK. 3/4-INCH MINUS, SQUEEGEE OR REJECT SAND, OR CLASS 6 AGGREGATE BASE COURSE IS NOT ALLOWED.
- PROPOSED GRADING INFORMATION IS NOT PART OF LANDMARK'S SCOPE AND HAS BEEN PROVIDED BY OTHERS.

ADJACENT AND OFF-SITE IMPROVEMENTS NOTE:

THERE ARE IMPROVEMENTS SHOWN THAT EXTEND BEYOND THE PROPERTY LIMITS OF THIS APPLICATION. EASEMENTS AND/OR AGREEMENTS WILL BE REQUIRED TO CONSTRUCT, OPERATE AND MAINTAIN SUCH IMPROVEMENTS. CHANGES MAY BE REQUIRED BASED ON THE FINAL TERMS AND CONDITIONS. NOTIFY LANDMARK OF ANY AND ALL REQUIREMENTS NECESSARY FOR DESIGN AND CONSTRUCTION OF THE SCOPES OF WORK.



REVISIONS:		
NO	DATE	DESCRIPTION

PROJECT NUMBER:  
**123134.00**

DATE:  
**07/25/2024**

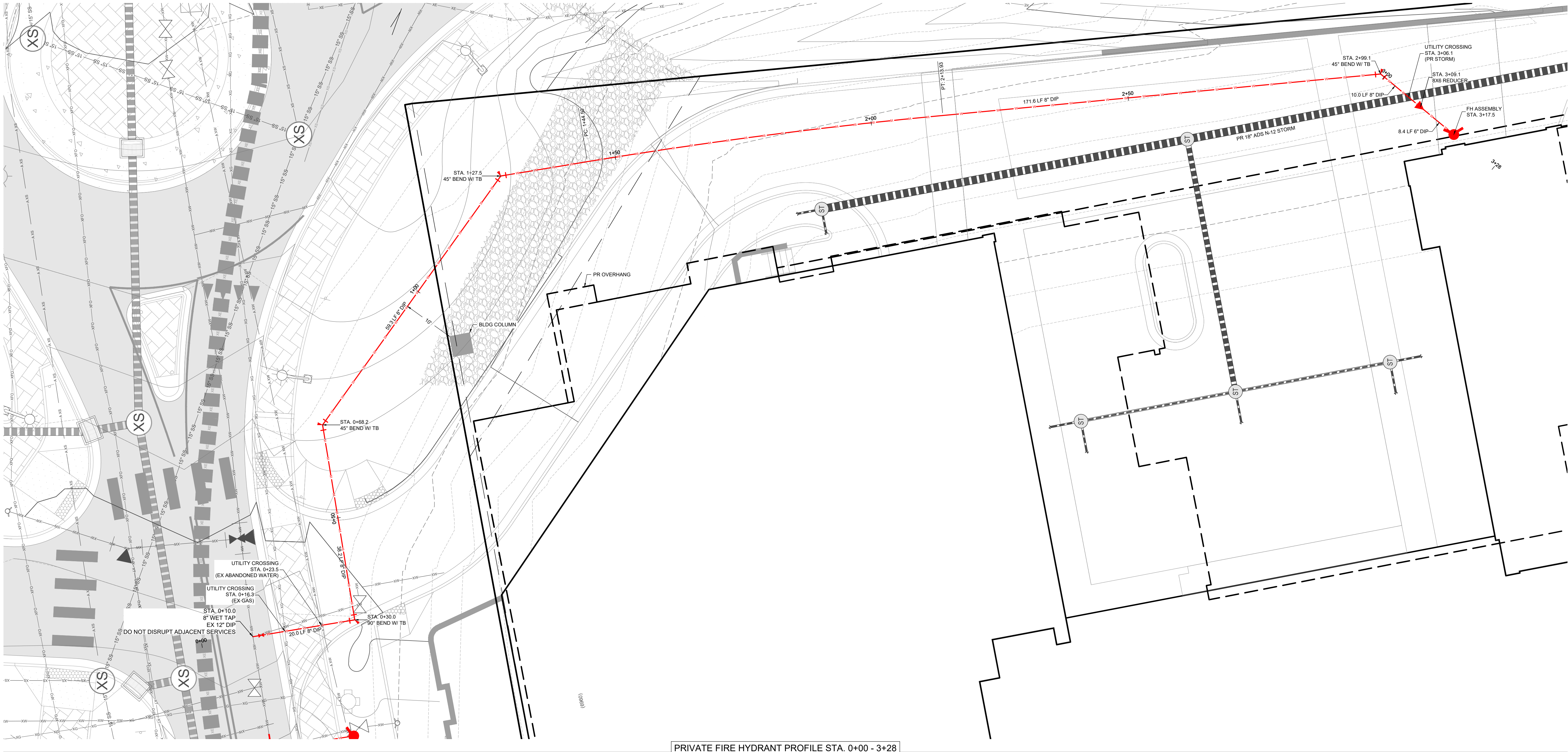
ISSUED FOR:  
**DP RE-SUBMITTAL**

SHEET TITLE:  
**SANITARY SEWER  
PLAN & PROFILE**

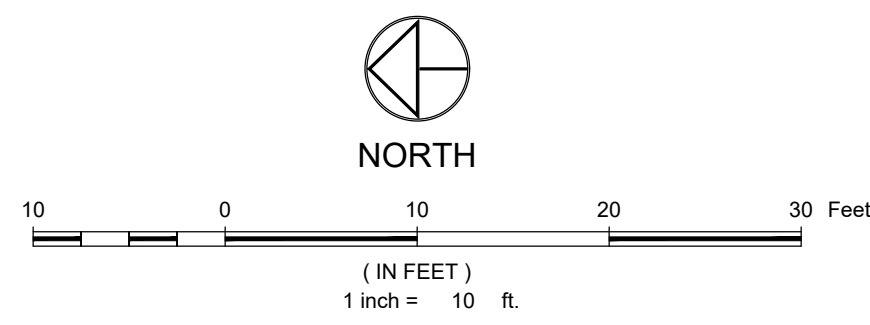
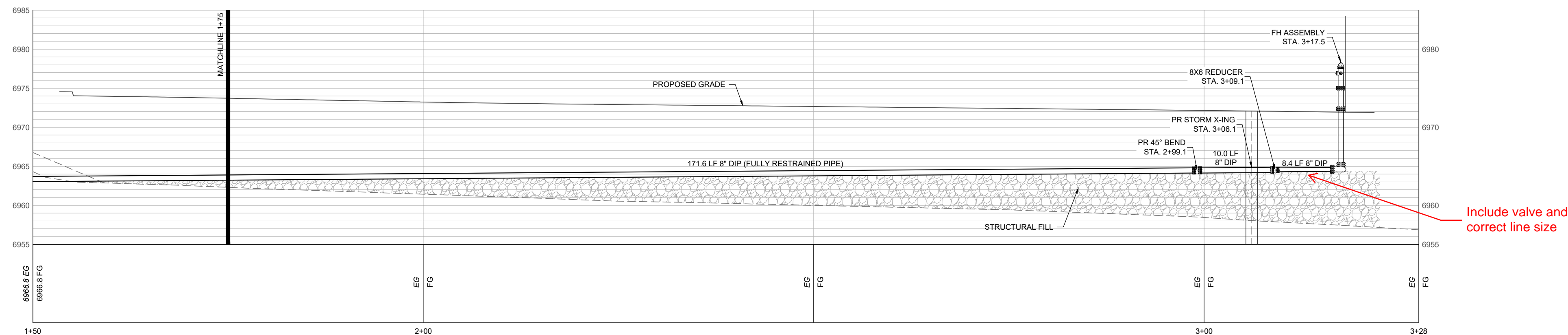
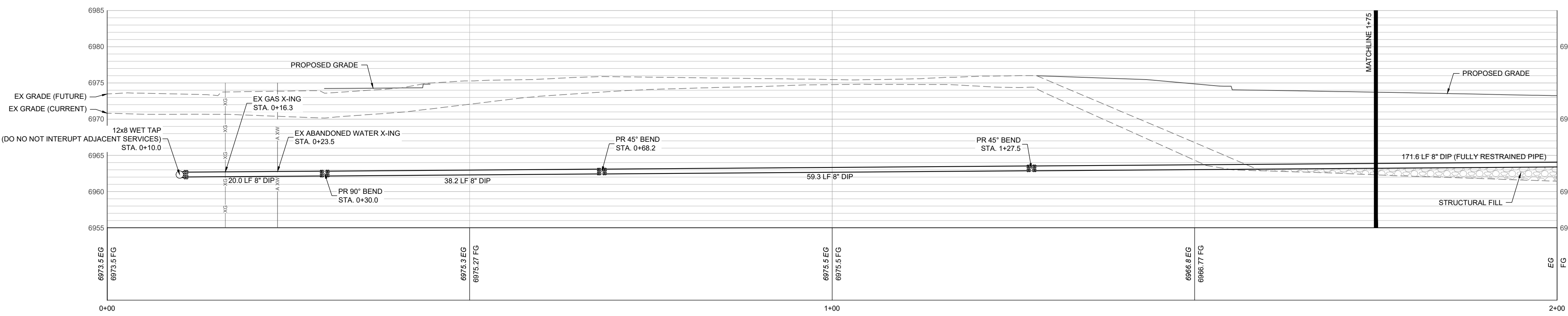
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**C.210**



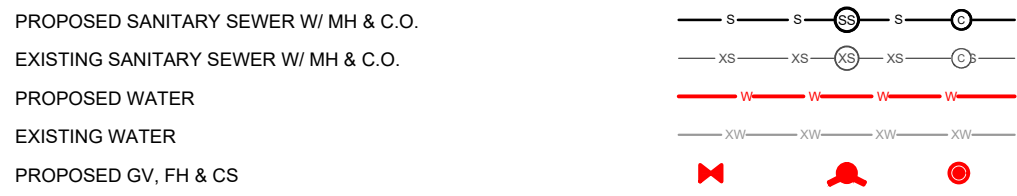
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PRIVATE FIRE HYDRANT PROFILE STA. 0+00 - 3+28  
H: 1" = 10' V: 1" = 10'



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NOT FOR CONSTRUCTION

THUNDERHEAD BEACH  
1965 SKI TIMES SQUARE  
STEAMBOAT SPRINGS, CO 80487

REVISIONS:

NO DATE DESCRIPTION

PROJECT NUMBER:  
123134.00

DATE:  
07/25/2024

ISSUED FOR:  
DP RE-SUBMITTAL

SHEET TITLE:  
PRIVATE FIRE HYDRANT  
PLAN & PROFILE

SHEET NUMBER

C.220



