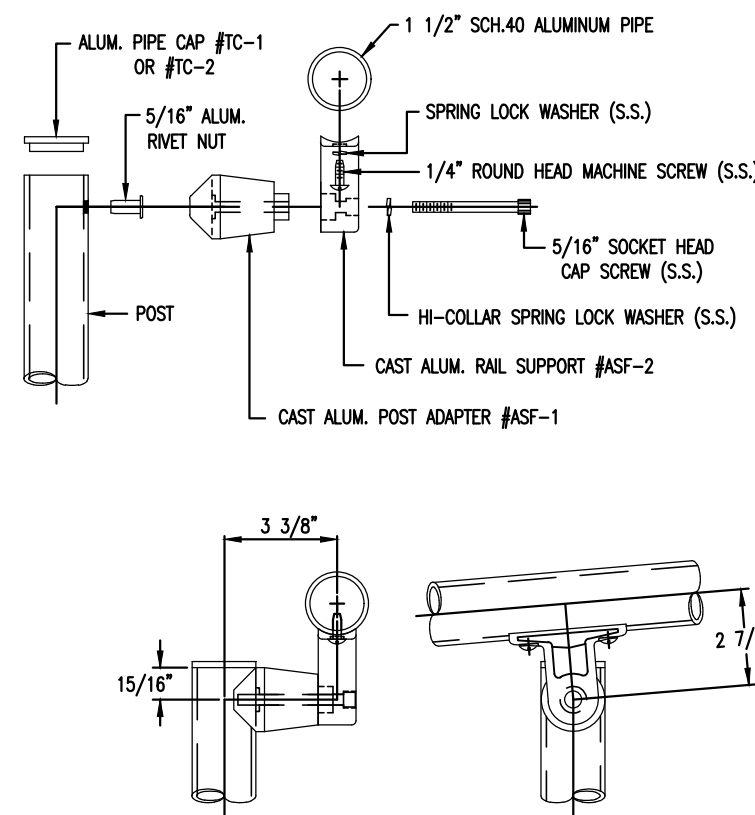
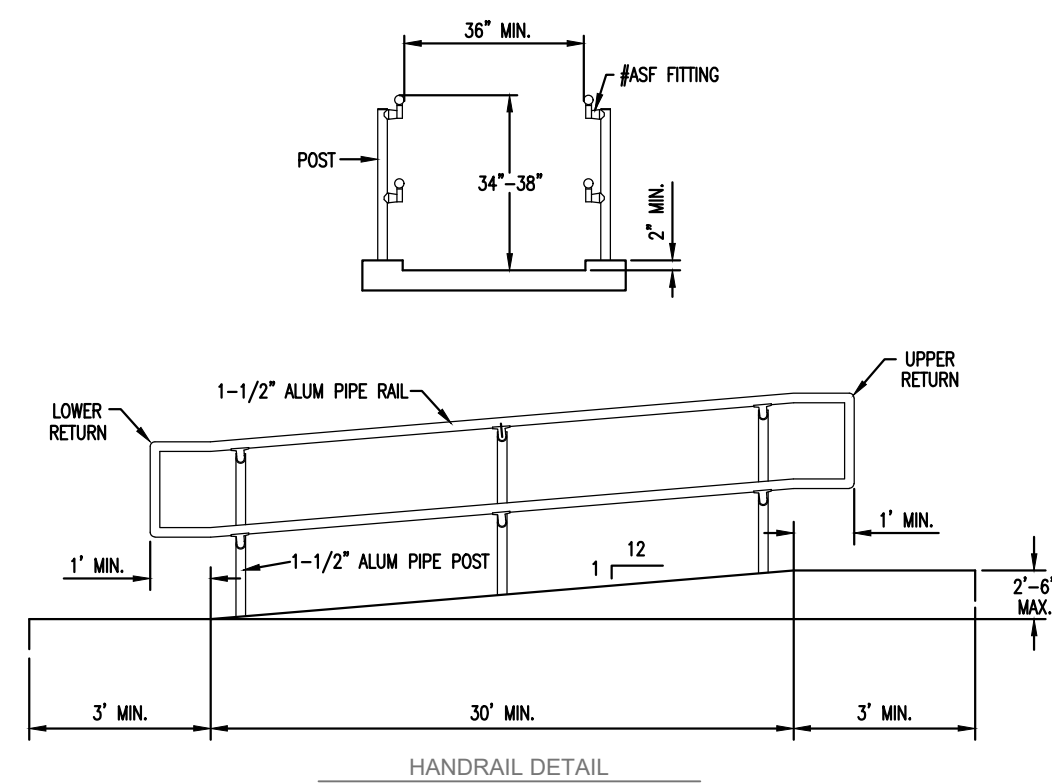


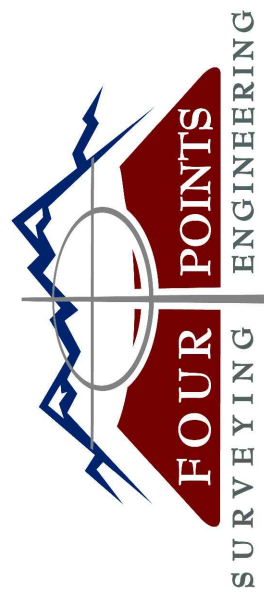
- GENERAL NOTES:
1. OWNER: TORIAN PLUM OWNERS ASSOCIATION, INC
 2. FIELD SURVEYING TO BE COMPLETED.
 3. TOPOGRAPHIC DATA GENERATED FROM 2018 GIS LIDAR DATA.
 4. PROPERTY CORNERS WERE FOUND AS INDICATED HEREON PER FIELD SURVEY.
 5. BENCHMARK:
 6. DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 7. ALL FINISHED BARE GROUND SURFACES SHALL RECEIVE A MINIMUM OF 6" OF NATIVE TOPSOIL FOR FINAL GRADING AND SHALL BE RELATIVELY FREE OF STONES, CLODS, STICKS, AND OTHER DEBRIS.
 8. ALL FINISHED GROUND SHALL BE PROPERLY SEEDED, FERTILIZED, MULCHED AND VEGETATION ESTABLISHED PER THE LANDSCAPING PLAN.
 9. ALL FINISHED GROUND SHALL BE STABILIZED WITH ENGINEER APPROVED STRAW EROSION CONTROL BLANKET, APPLY GRASS SEED AND FERTILIZER OF OWNER'S CHOICE BEFORE AND AFTER STRAW BLANKET INSTALLATION AT THE APPROPRIATE SPECIFIC SEEDING RATE.
 10. ALL DISTURBED AREAS NOT RECEIVING GRAVEL SURFACING SHALL BE RE-VEGETATED WITHIN ONE CONSTRUCTION SEASON.
 11. ALL DETAILS PROVIDED SHALL BE ADHERED TO UNLESS OTHERWISE APPROVED BY CIVIL ENGINEER OF RECORD.
 12. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES, CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987 AND ANY NECESSARY PRIVATE UTILITY TO PERFORM LOCATES PRIOR TO CONDUCTING ANY SITE WORK.



ABBREVIATIONS:

BOW	BOTTOM OF WALL
BLDG	BUILDING
CL	CENTERLINE
CMU	CONCRETE MASONRY UNITS
CO	CLEAN OUT
CONC	CONCRETE
ELEV	ELEVATION
EOC	EDGE OF CONCRETE
EOG	EDGE OF GRAVEL
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FND	FOUNDATION
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LP	PROPOSED
SCH	SCHEDULE
SF	SQUARE FEET
SS	SNOW STORAGE
TOW	TOP OF WALL

LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED 10' CONTOUR
	EXISTING DRAINAGE DITCH
	PROPOSED DRAINAGE DITCH
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SEWER MAIN
	EXISTING SEWER SERVICE
	EXISTING WATER MAIN
	PROPOSED WATER SERVICE
	EXISTING FIRE HYDRANT
	PROPOSED GRAVEL SURFACING
	PROPOSED ASPHALT PAVING
	PROPOSED CONCRETE PAVING
	PROPOSED GUARDRAIL
	EXISTING BUILDING FOOTPRINT
	EXISTING LABEL
	PROPOSED LABEL



410 S. Lincoln Ave, Unit 15
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Steamboat Springs, CO 80487
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[illegible]

COMMON AREA, TORIAN PLUM CONDO,
PHASE 1
1847 SKI TIME SQUARE DR
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale



Contour Interval = 1 ft

DATE: 2-28-2025

JOB #: 2396-003

DRAWN BY: CFE
DESIGN BY: CFE

DESIGN BY: CFE
REVIEW BY:

IF THIS DRAWING IS
FOR ANY OTHER THAN

GRAPHIC SCALE SHOULD BE UTILIZED

□

References

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SI

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MILAN

ANALYSIS

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DATA

5: **D**

INDEX

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