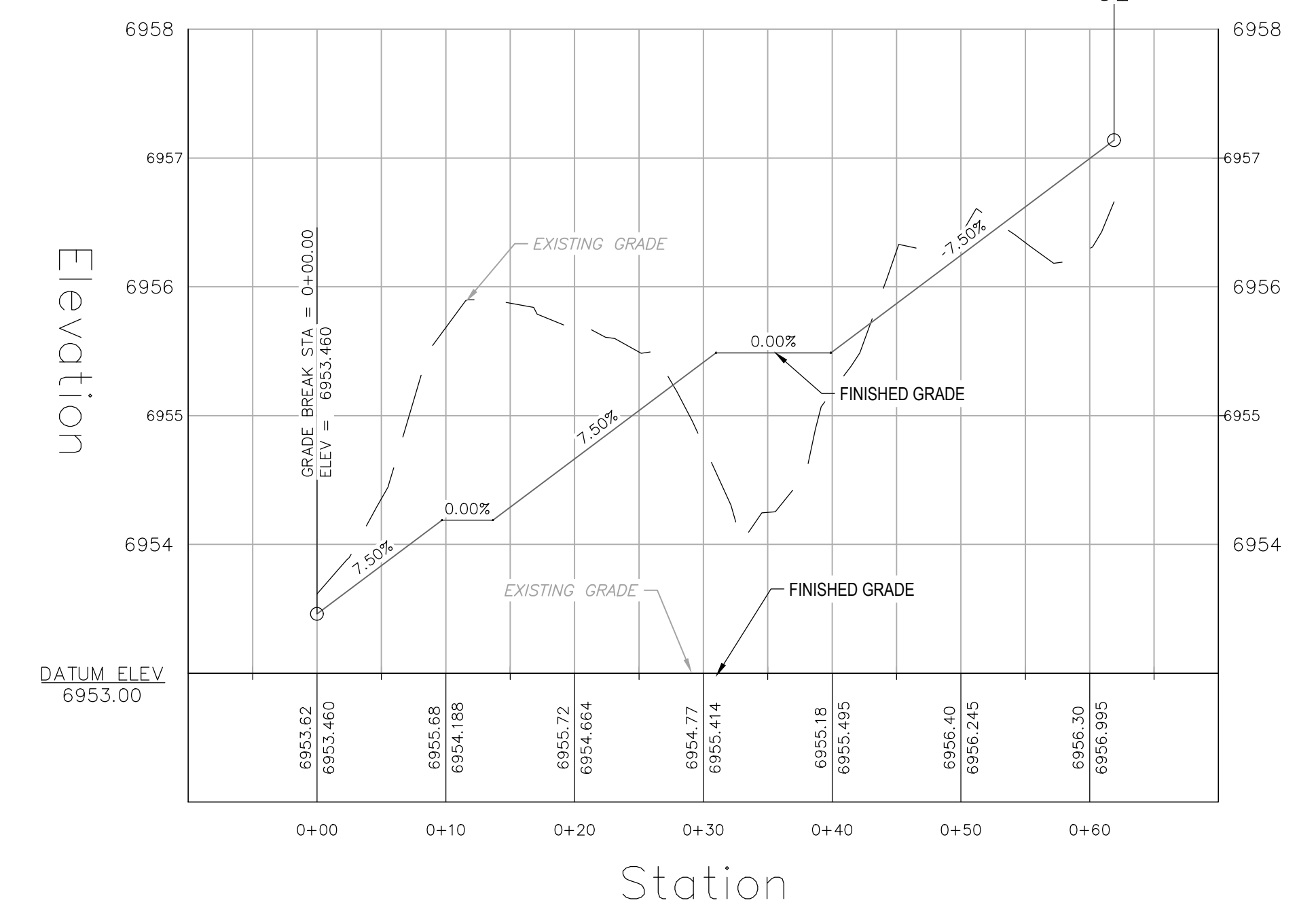




SKI TIME SQUARE DRIVE

Reviewed for Code Compliance  
03/10/2026

GRADE BREAK STA = 0+05.00  
ELEV = 6957.137

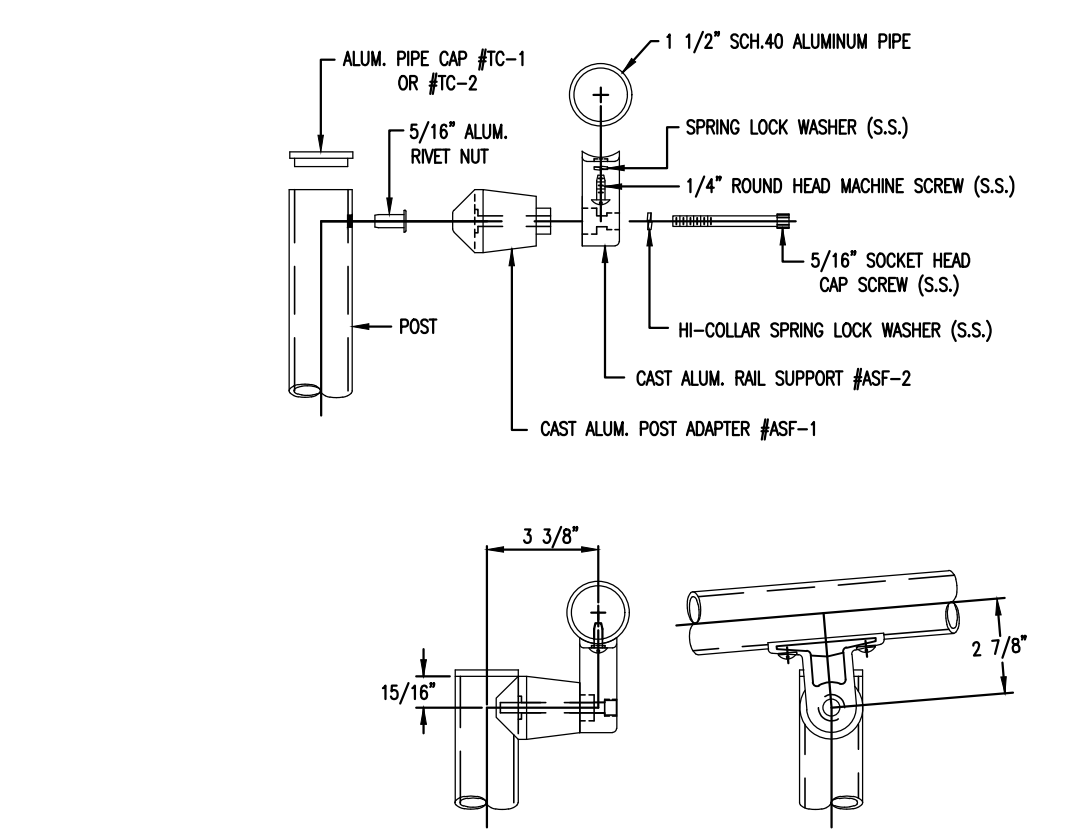
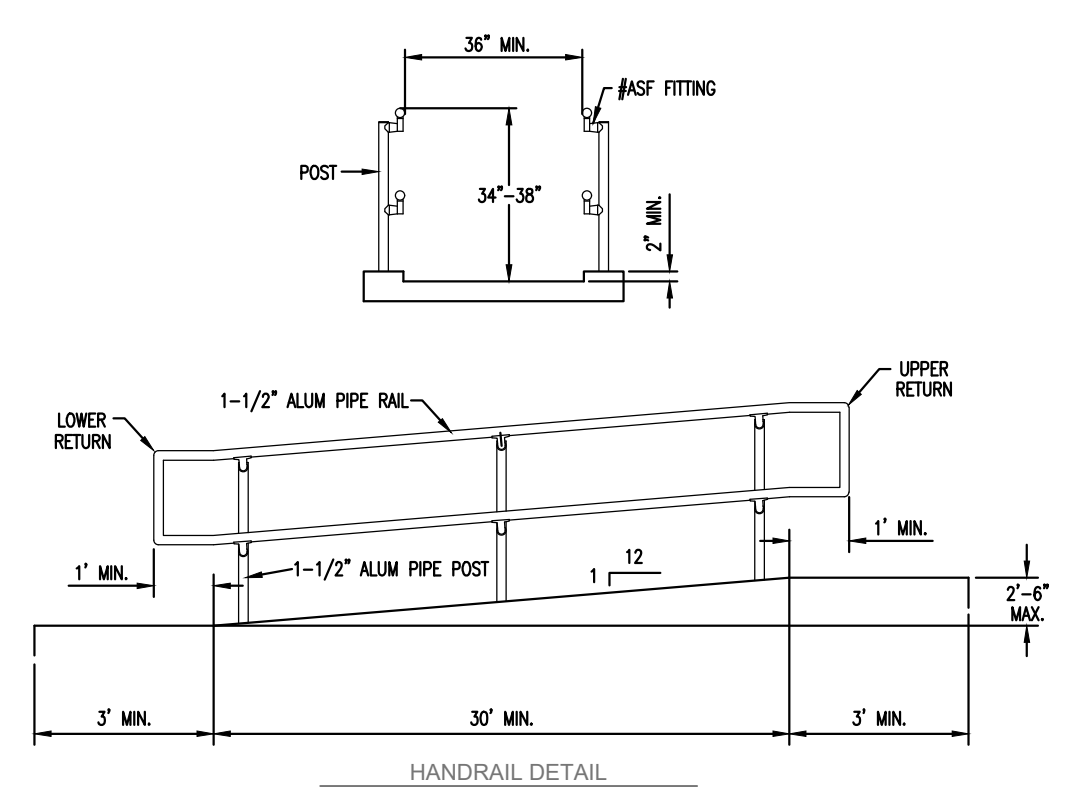


GENERAL NOTES:

- OWNER: TORIAN PLUM OWNERS ASSOCIATION, INC
- FIELD SURVEYING COMPLETED 9-8-25 BY FPSE.
- TOPOGRAPHIC DATA GENERATED FROM 2018 GIS LIDAR DATA.
- PROPERTY CORNERS WERE FOUND AS INDICATED HEREON PER FIELD SURVEY.
- BENCHMARK:
- DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- 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.
- ALL FINISHED GROUND SHALL BE PROPERLY SEEDED, FERTILIZED, MULCHED AND VEGETATION ESTABLISHED PER THE LANDSCAPING PLAN.
- 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.
- ALL DISTURBED AREAS NOT RECEIVING GRAVEL SURFACING SHALL BE RE-VEGETATED WITHIN ONE CONSTRUCTION SEASON.
- ALL DETAILS PROVIDED SHALL BE ADHERED TO UNLESS OTHERWISE APPROVED BY CIVIL ENGINEER OR RECORD.
- 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.

WATER, SEWER AND UTILITY NOTES:

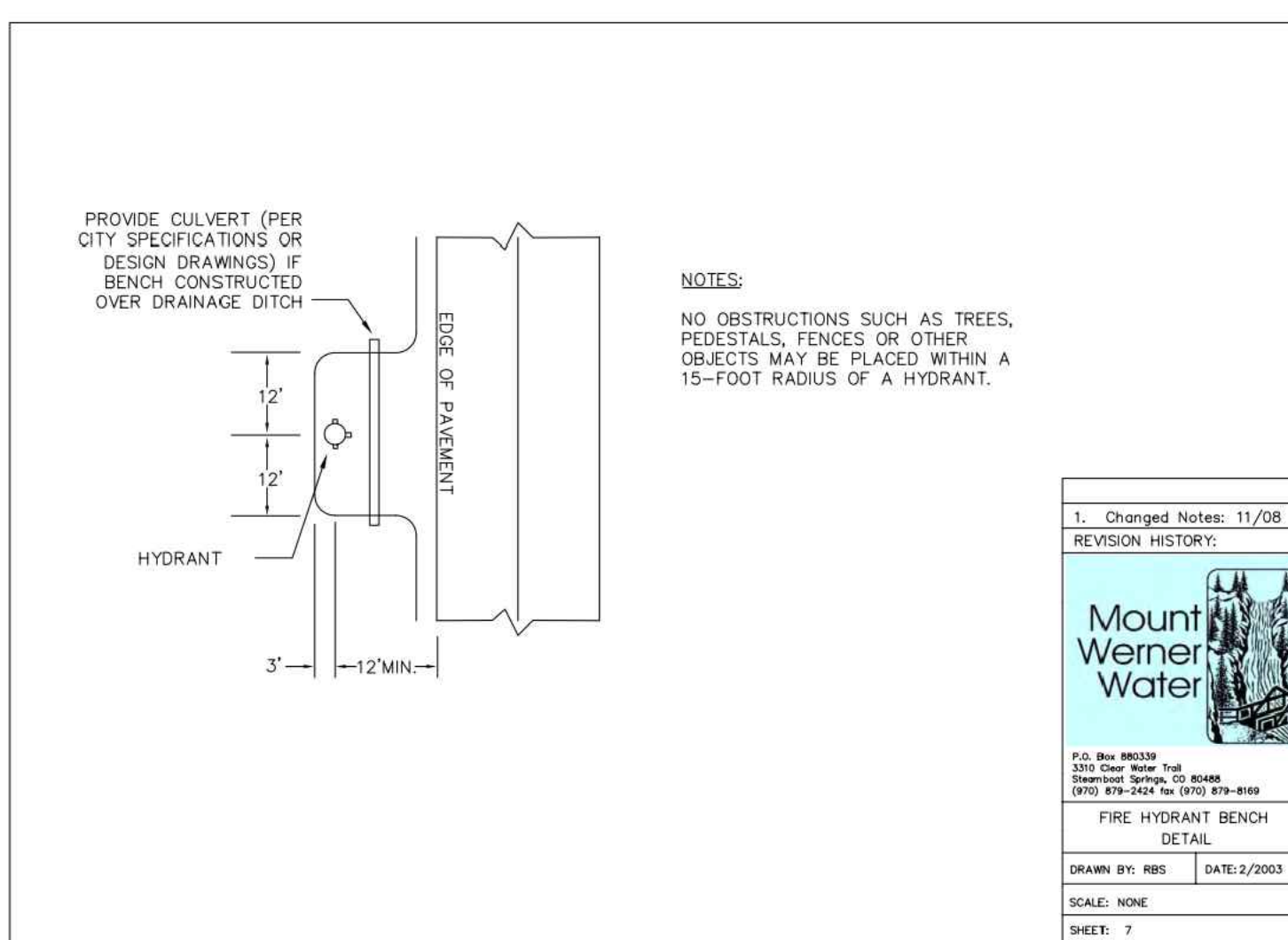
- EXISTING DRY UTILITY LOCATIONS WERE OBTAINED FROM UTILITY MAPPING, FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHOLING.
- MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER MAINS AND SERVICES IS TEN (10') FEET.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF MOUNT WERNER WATER STANDARDS AND SPECIFICATIONS.
- MINIMUM COVER FROM FINISHED GRADE TO TOP OF WATER MAIN LINE IS SEVEN (7) FEET. ALL WATER SERVICE LINES SHALL BE TYPE "K" COPPER AND SEAMLESS BETWEEN FITTINGS.
- MINIMUM COVER FROM FINISHED GRADE TO TOP OF SEWER SERVICE LINE IS FOUR (4) FEET. MINIMUM SLOPE FOR SEWER SERVICE LINE IS 2% SEWER SERVICE LINES BETWEEN STRUCTURE AND CLEAN OUT SHALL BE SCHEDULE 40 PVC PIPE, ALL OTHER SEWER SERVICE LINES SHALL BE SDR 35 PVC PIPE.
- VALVES SHALL BE OPERATED BY UTILITY PERSONNEL ONLY, UNLESS PERMISSION OF THE UTILITY COMPANY IS OBTAINED.



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
- PR 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
	PROPOSED SEWER SERVICE
	EXISTING WATER MAIN
	PROPOSED WATER SERVICE
	EXISTING FIRE HYDRANT
	PROPOSED GRAVEL SURFACING
	PROPOSED ASPHALT PAVING
	PROPOSED CONCRETE PAVING
	SNOW STORAGE
	PROPOSED GUARDRAIL
	EXISTING BUILDING FOOTPRINT
	EXISTING LABEL
	PROPOSED LABEL



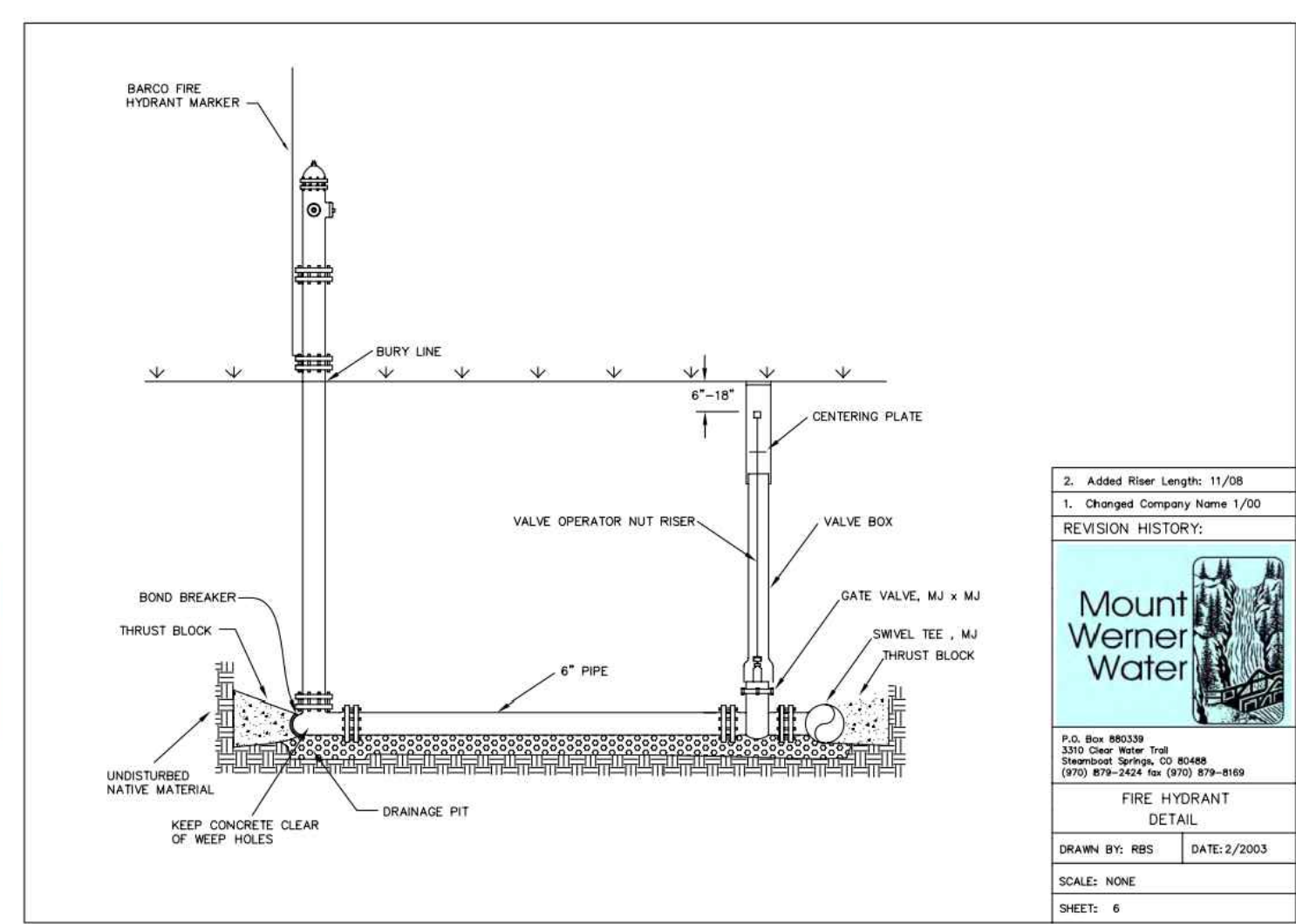
NOTES:  
NO OBSTRUCTIONS SUCH AS TREES, PEDESTALS, FENCES OR OTHER OBJECTS MAY BE PLACED WITHIN A 15-FOOT RADIUS OF A HYDRANT.

1. Changed Notes: 11/08  
REVISION HISTORY:

P.O. Box 80039  
2500 Clear Fork, CO 80487  
3030 870-2026, 800-970-8988

FIRE HYDRANT BENCH DETAIL

DRAWN BY: RBS DATE: 2/2003  
SCALE: NONE  
SHEET: 7



2. Added Riser Length: 11/08  
1. Changed Company Name: 1/00  
REVISION HISTORY:

P.O. Box 80039  
2500 Clear Fork, CO 80487  
3030 870-2026, 800-970-8988

FIRE HYDRANT DETAIL

DRAWN BY: RBS DATE: 2/2003  
SCALE: NONE  
SHEET: 6

410 S. Lincoln Ave, Unit 15  
P.O. Box 775966  
Steamboat Springs, CO 80487  
(970)-871-6772  
www.fourpointssurveying.com

No.	DATE	REVISIONS	INT	CFB	RS
1	9/4/25	FIRE HYDRANT			
2	9/8/25	SP UPDATE BASED ON FIELD TOPO			

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

Horizontal Scale  
0 5' 10'  
SCALE: 1" = 5'

Contour Interval = 1 ft

DATE: 9-8-2025  
JOB #: 2396-003  
DRAWN BY: CFB/RS  
DESIGN BY: CFB/RS  
REVIEW BY: WNM

DRAWING: ADA RAMP SITE PLAN  
SHEET # C2