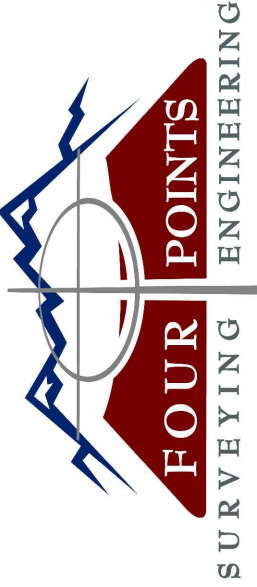


- GENERAL NOTES:
1. OWNER: TORIAN PLUM OWNERS ASSOCIATION, INC
 2. FIELD SURVEYING TO BE COMPLETED.
 3. TOPOGRAPHIC DATA GENERATED FROM 2018 GIS LIDAR DATA.
 4. PROPERTY CORNERS WERE FOUND AS INDICATED HEREON PER FIELD SURVEY.
 5. BENCHMARK:
 6. DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 7. ALL 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 OR 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.



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

INT		REVISIONS		DATE	
No.					

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

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

- 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 |

Horizontal Scale

0 30' 60'

SCALE: 1" = 30'

Contour Interval = 1 ft

DATE: 6-5-2025

JOB #: 2396-003

DRAWN BY: CFB

DESIGN BY: CFB

REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN 24" X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:

EXISTING
CONDITIONS PLAN

SHEET #

C1