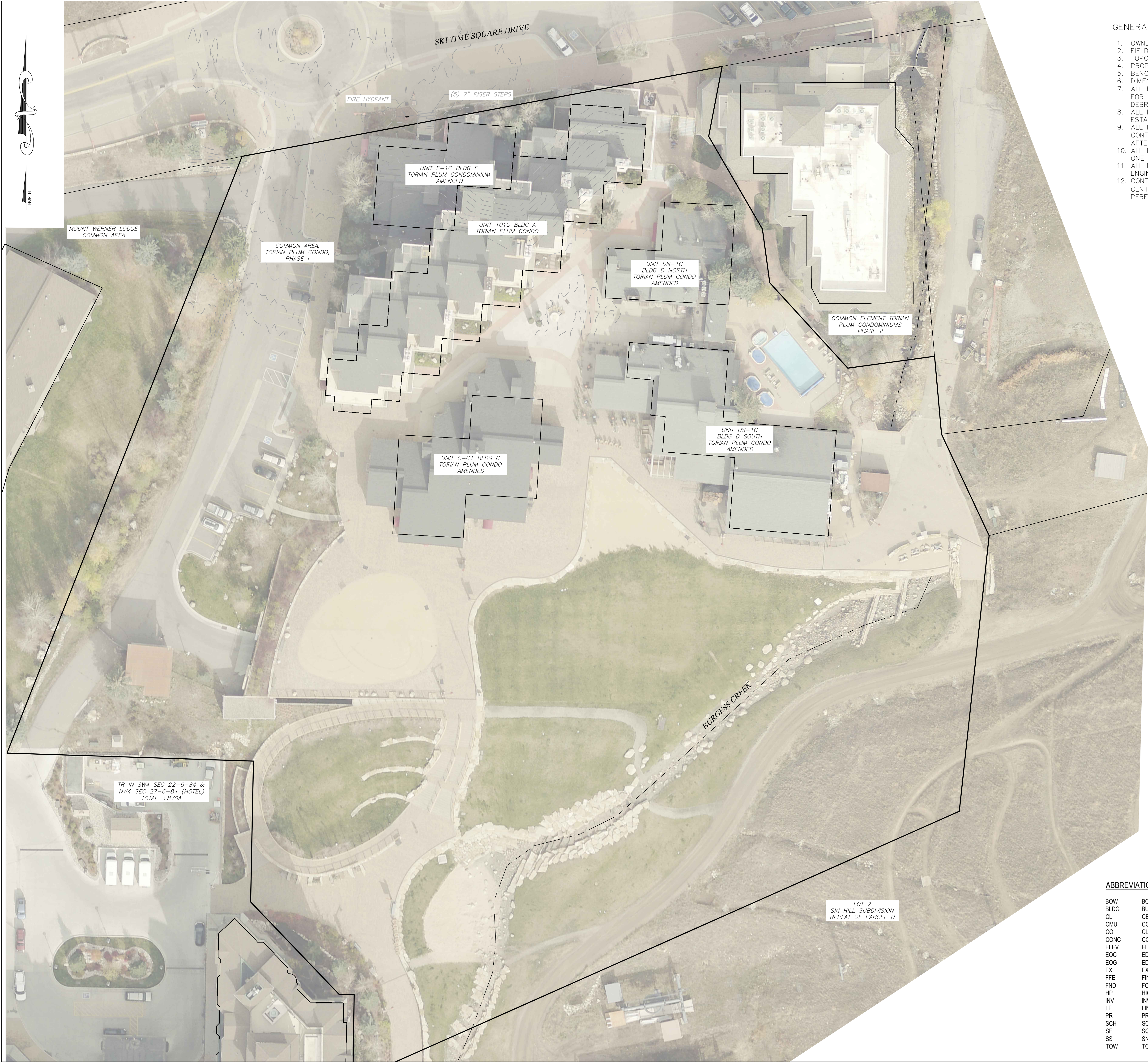




- GENERAL NOTES:
1. OWNER: TORIAN PLUM OWNERS ASSOCIATION, INC
 2. FIELD SURVEYING TO BE COMPLETED.
 3. TOPOGRAPHIC DATA GENERATED FROM 2018 GIS LIDAR DATA.
 4. PROPERTY CORNERS WERE FOUND AS INDICATED HEREON PER FIELD SURVEY.
 5. BENCHMARK:
 6. DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 7. ALL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

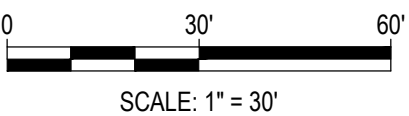


410 S. Lincoln Ave, Unit 15
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointssse.com

INT	REVISIONS	DATE

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

Horizontal Scale



SCALE: 1" = 30'

Contour Interval = 1 ft

DATE: 6-5-2025
JOB #: 2396-003
DRAWN BY: CFB
DESIGN BY: WNM
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

- 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