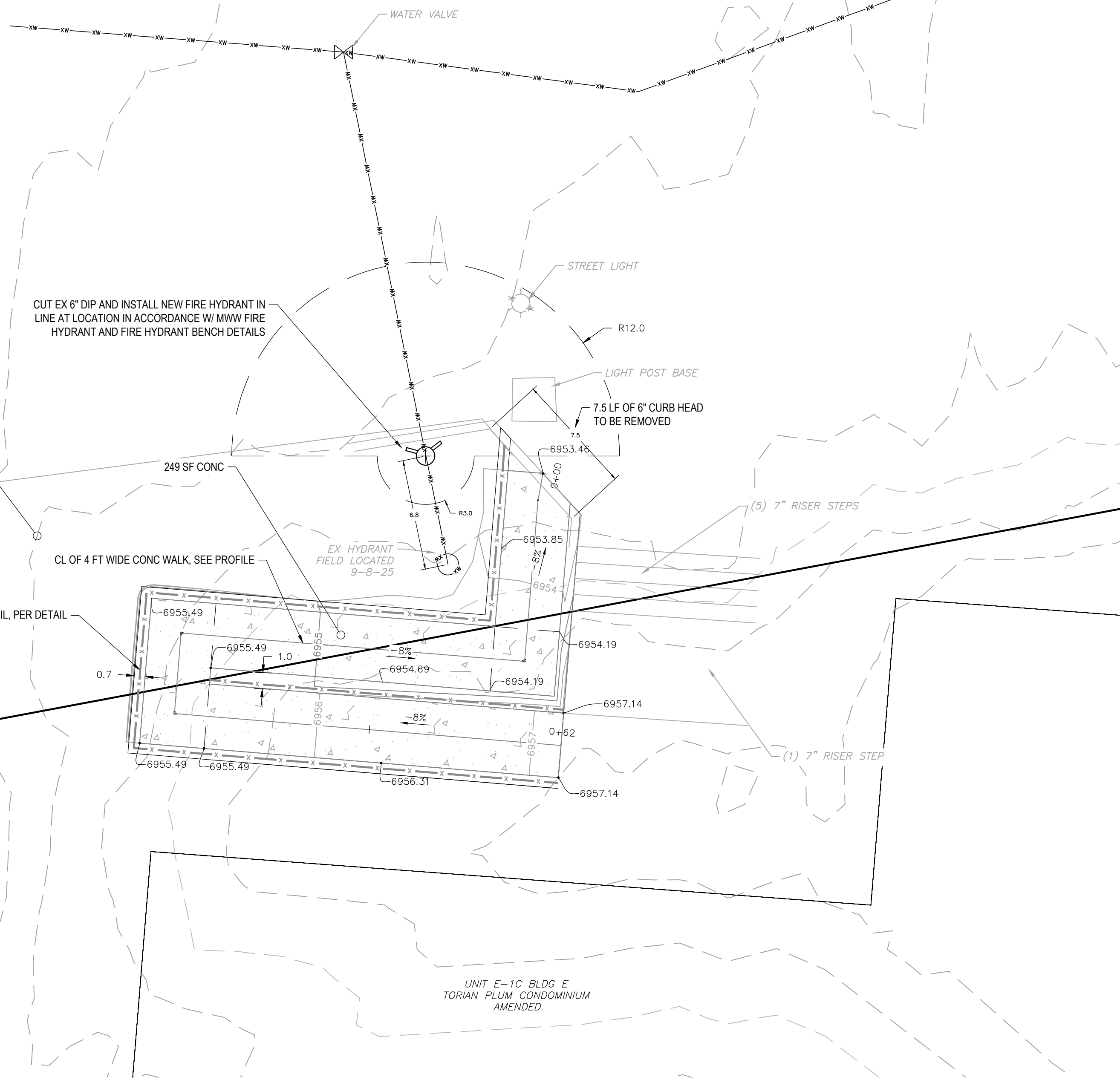


SKI TIME SQUARE DRIVE



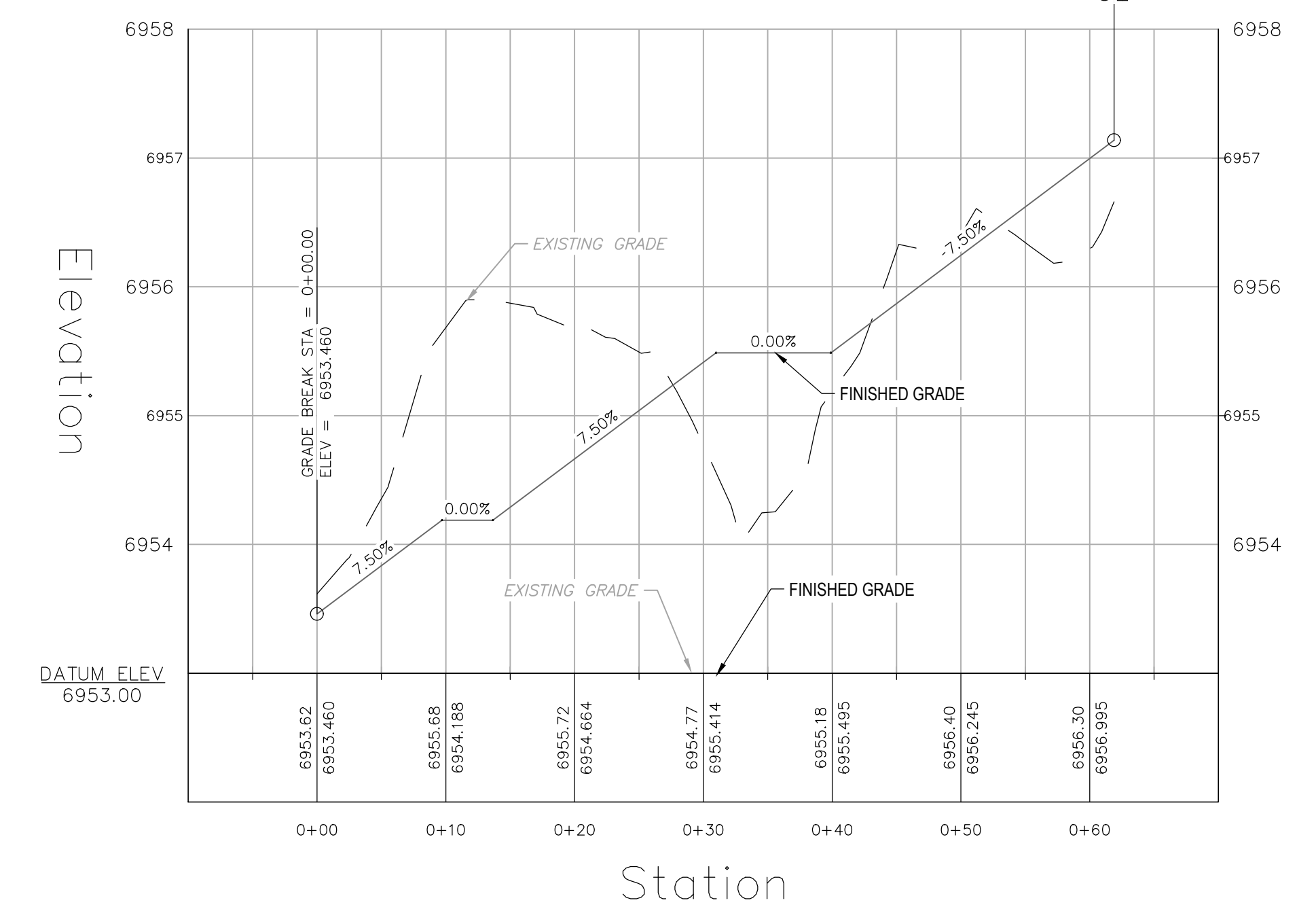
CUT EX 6" DIP AND INSTALL NEW FIRE HYDRANT IN LINE AT LOCATION IN ACCORDANCE W/ MWV FIRE HYDRANT AND FIRE HYDRANT BENCH DETAILS

CL OF 4 FT WIDE CONC WALK. SEE PROFILE

HANDRAIL, PER DETAIL

COMMON AREA, TORIAN PLUM CONDO, PHASE 1

UNIT E-1C BLDG E TORIAN PLUM CONDOMINIUM AMENDED

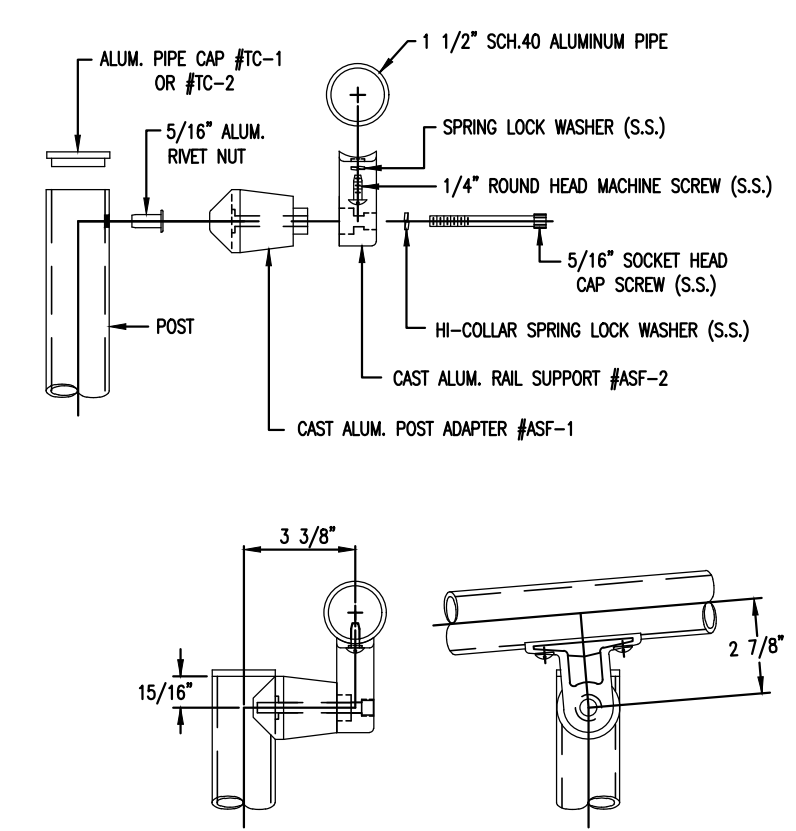
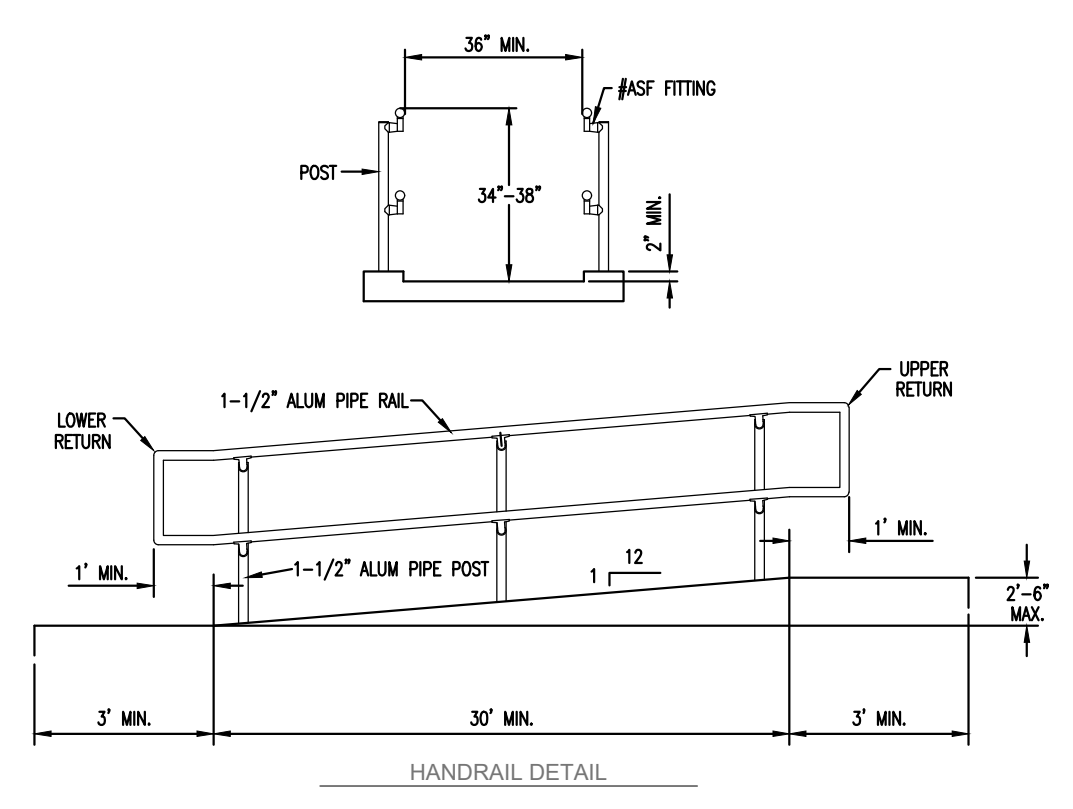


GENERAL NOTES:

- 1. OWNER: TORIAN PLUM OWNERS ASSOCIATION, INC
2. FIELD SURVEYING COMPLETED 9-8-25 BY FPSE.
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.

WATER, SEWER AND UTILITY NOTES:

- 1. EXISTING DRY UTILITY LOCATIONS WERE OBTAINED FROM UTILITY MAPPING, FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHOLING.
2. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER MAINS AND SERVICES IS TEN (10') FEET.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF MOUNT WERNER WATER STANDARDS AND SPECIFICATIONS.
4. 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.
5. 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.
6. 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 section containing symbols for property boundaries, easements, contours, drainage, sewer lines, storm sewers, and paving materials.

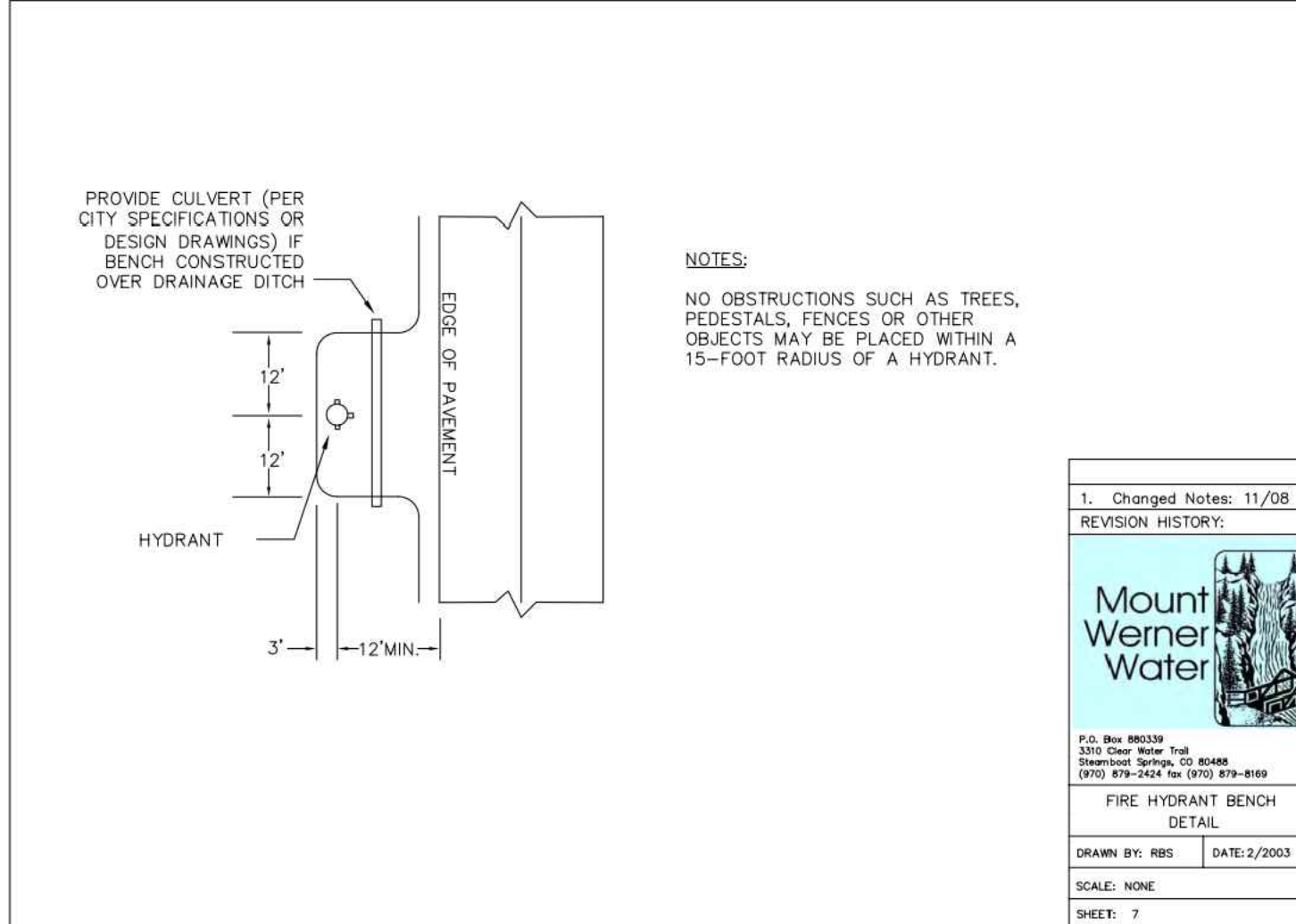
Logo for FOUR POINTS SURVEYING ENGINEERING, 410 S. Lincoln Ave, Unit 15, Steamboat Springs, CO 80487.

Table with columns for No., DATE, REVISIONS, INT, CFB, RS. Row 1: 1, 9/4/25, FIRE HYDRANT, INT, CFB, RS. Row 2: 2, 9/8/25, SP UPDATE BASED ON FIELD TOPO, INT, CFB, RS.

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

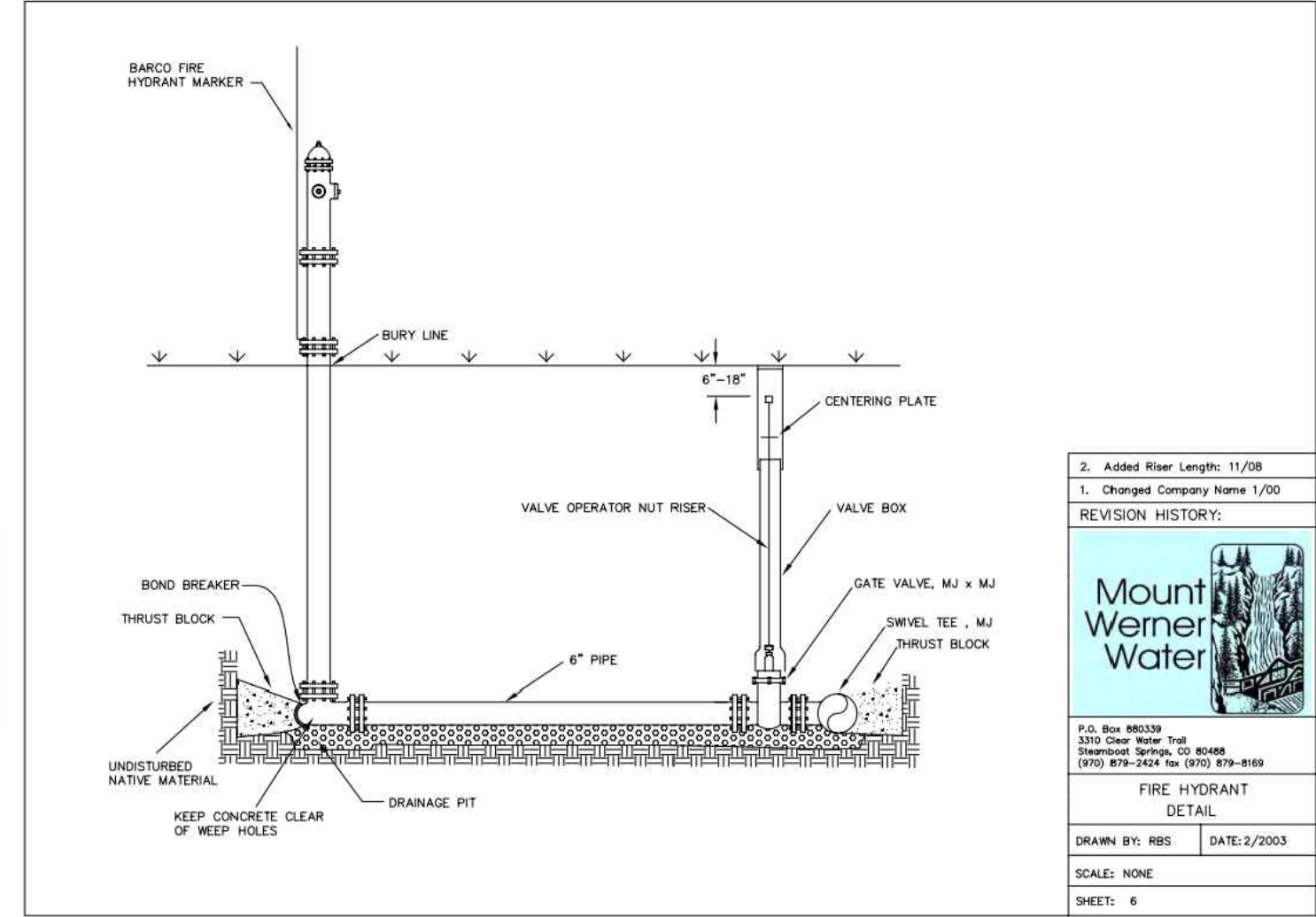
Horizontal Scale: 1" = 5'. Contour Interval = 1 ft. DATE: 9-8-2025. JOB #: 2396-003. DRAWN BY: CFB/RS. DESIGN BY: CFB/RS. REVIEW BY: WNM.

DRAWING: ADA RAMP SITE PLAN. SHEET # C2



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

Mount Werner Water logo and contact information: P.O. Box 80039, 2500 Clear Fork, CO 80487.



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