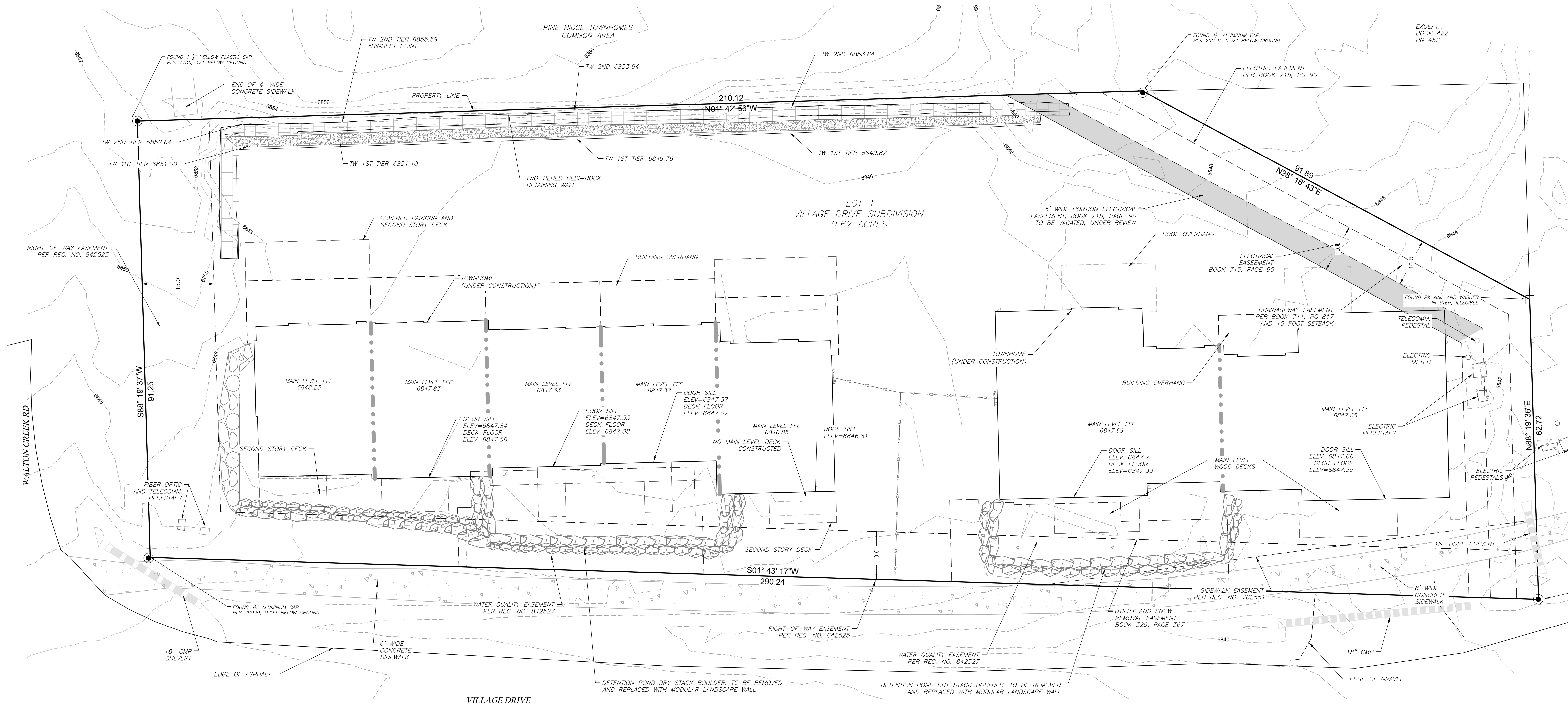
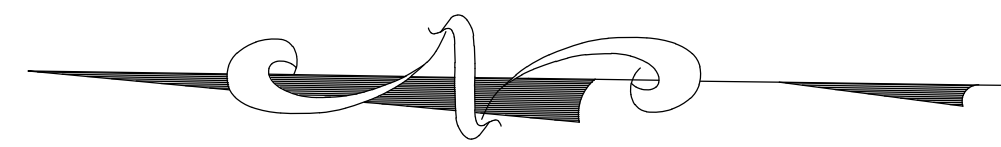


EXISTING CONDITIONS  
OF A REPLAT LOT 1, VILLAGE DRIVE TOWNHOMES  
LOCATED IN THE SW ¼ OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 84  
WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY,  
COLORADO



NOTES:

- EXISTING CONDITIONS PLAN OF THE VILLAGE DRIVE TOWNHOMES, LOT 1, STEAMBOAT SPRINGS, COLORADO, VILLAGE DRIVE.
- CIVIL CONSTRUCTION PLANS COMPLETED BY LANDMARK CONSULTANTS, INC. IN 2022.
- THIS PLAN IS FOR VARIANCE AND DEVELOPMENT PLAN TO REMOVE THE APPROVED ENTRANCES AND STAIRS TO VILLAGE DRIVE.
- THE PLAN IS BASED ON FIELD SURVEYING COMPLETED MAY 2024 AND MARCH 2025.



LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	CENTER LINE OF DITCH
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING UNDERGROUND ELECTRICAL
	PROPOSED UNDERGROUND ELECTRICAL
	EXISTING UNDERGROUND TELEPHONE
	EXISTING WOOD FENCE
	EXISTING CONCRETE PAVING
	EXISTING BUILDINGS

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INT	CFB	
REVISIONS	ADDENDUM #1 RE-ISSUE	
No.	DATE	7/11/25

**LOT 1  
VILLAGE DRIVE  
SUBDIVISION**

**EXISTING  
CONDITIONS**

Horizontal Scale  
0 10' 20'

SCALE: 1" = 10'

Contour Interval = 1 ft

DATE: 8-21-2025  
JOB #: 1949-012  
DRAWN BY: WNM  
DESIGN BY: WNM  
REVIEW BY: FPSE

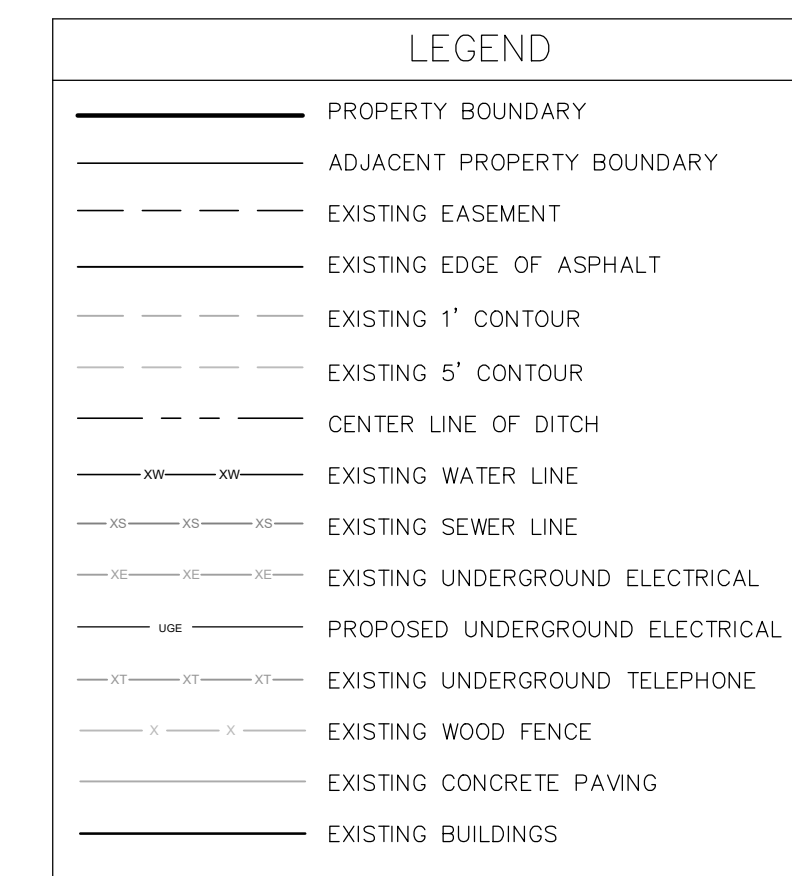
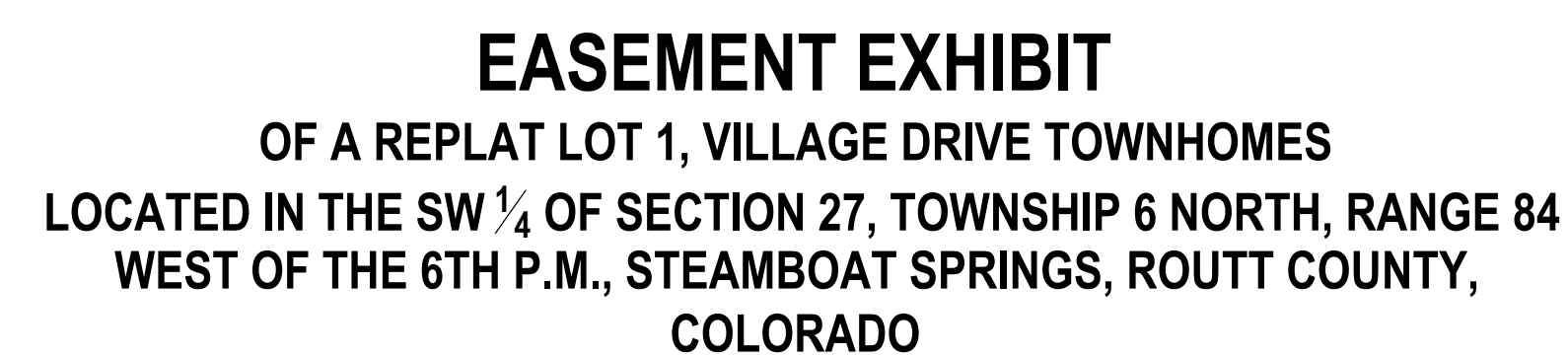
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FORMAT OTHER THAN 24" X 36". THE  
GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:

SHEET #

**C1**





1. LOT 1, VILLAGE DRY TOWNHOMES FINAL PLAT WAS RECORDED AT RECEPTION NO. 842530 ON DECEMBER 1, 2022. THE FINAL PLAT INCLUDES RECEPTION NUMBERS FOR THE RIGHT OF WAY EASEMENT (REC. NO. 842525) AND WATER QUALITY EASEMENTS (REC. NO. 842527) AS NOTED HEREON. THE ABOVE RECORDED PLAT IS SUBJECT TO THE RECEPTION NUMBER 842525 (REC. NO. 456112) TO BE RELOCATED BY SEPARATE DOCUMENT AS REQUIRED BY THIS DEVELOPMENT APPLICATION.

2. THE APPROVED DEVELOPMENT PERMIT PL0222-0086 APPROVED UNDER CITY OF STEAMBOAT SPRINGS RESOLUTION 2022-29 DID NOT REQUIRE THE VACATION OF THE NORTH PROPERTY LINE UTILITY AND SNOW REMOVAL EASEMENT. HOWEVER, THE NEW RIGHT OF WAY EASEMENT RECORDED AT REC. NO. 842525 INCLUDES THE UTILITY AND SNOW REMOVAL EASEMENT.

3. THE APPROVED DUPLICATION ENCROACHES THE ELECTRICAL EASEMENT RECORDED AT BOOK 715, PAGE 90. THE CITY OF STEAMBOAT SPRINGS HAS NO RECORD OF THE EASEMENT. THE EASEMENT REQUESTED IN THIS EASEMENT WAS FOUND UNDER THE PUBLIC RECORD REQUEST NO. 25-69 SUBMITTED TO THE CITY OF STEAMBOAT SPRINGS ON APRIL 10, 2025. THE OWNER IS MAKING A REQUEST FOR VACATION EASEMENT.



**LOT 1  
VILLAGE DRIVE  
SUBDIVISION**

10' 2

SCALE: 1" = 10'

Contour Interval = 1 ft
DATE: 8-21-2025
JOB #: 1849-012
DRAWN BY: WNM + RS
DESIGN BY: WNM
REVIEW BY: FPSE
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE 1"=125'

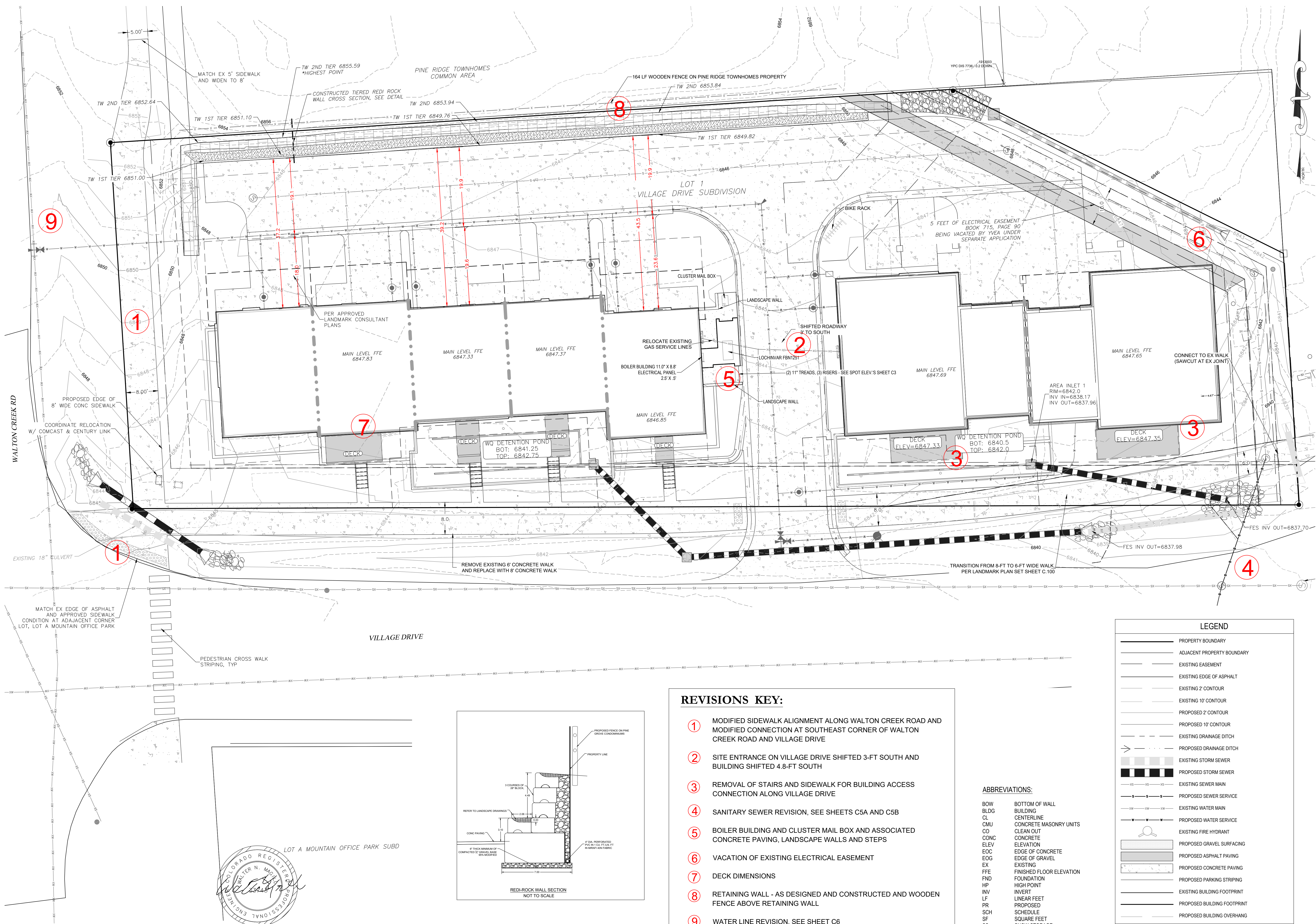
EASEMENT  
EXHIBIT

DRAWING:

	<b>SHEET #</b>
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## C1.1





- REVISIONS KEY:**
- ① MODIFIED SIDEWALK ALIGNMENT ALONG WALTON CREEK ROAD AND MODIFIED CONNECTION AT SOUTHEAST CORNER OF WALTON CREEK ROAD AND VILLAGE DRIVE
  - ② SITE ENTRANCE ON VILLAGE DRIVE SHIFTED 3-FT SOUTH AND BUILDING SHIFTED 4.8-FT SOUTH
  - ③ REMOVAL OF STAIRS AND SIDEWALK FOR BUILDING ACCESS CONNECTION ALONG VILLAGE DRIVE
  - ④ SANITARY SEWER REVISION, SEE SHEETS C5A AND C5B
  - ⑤ BOILER BUILDING AND CLUSTER MAIL BOX AND ASSOCIATED CONCRETE PAVING, LANDSCAPE WALLS AND STEPS
  - ⑥ VACATION OF EXISTING ELECTRICAL EASEMENT
  - ⑦ DECK DIMENSIONS
  - ⑧ RETAINING WALL - AS DESIGNED AND CONSTRUCTED AND WOODEN FENCE ABOVE RETAINING WALL
  - ⑨ WATER LINE REVISION, SEE SHEET C6

**ABBREVIATIONS:**

BOW BLDG  
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  
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
	PROPOSED PARKING STRIPING
	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT
	PROPOSED BUILDING OVERHANG

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INT	CFB
1	6/17/25
2	7/1/25
3	7/1/25
4	7/1/25
5	7/1/25
6	7/1/25
7	7/1/25
8	7/1/25
9	7/1/25

**Horizontal Scale**

0 10' 20'

SCALE: 1" = 10'

Contour Interval = 1 ft

DATE: 8-21-2025  
JOB #: 1849-012  
DRAWN BY: CFB  
DESIGN BY: CFB  
REVIEW BY: WNM

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**SITE PLAN &  
REVISION  
EXHIBIT**

DRAWING:  
SHEET #

**C2**









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No.	DATE	REVISIONS	INT	MDM	CFB
1	8/27/24	MANHOLE UPDATES			
2	7/1/25	ADDENDUM #1 RE-ISSUE			

VILLAGE DRIVE  
APARTMENT'S SEWER  
LOT A AND LOT B  
MT. OFFICE PARK  
SUBDIVISION

Horizontal Scale  
0 20' 40'

SCALE: 1" = 20'

Contour Interval = 2 ft

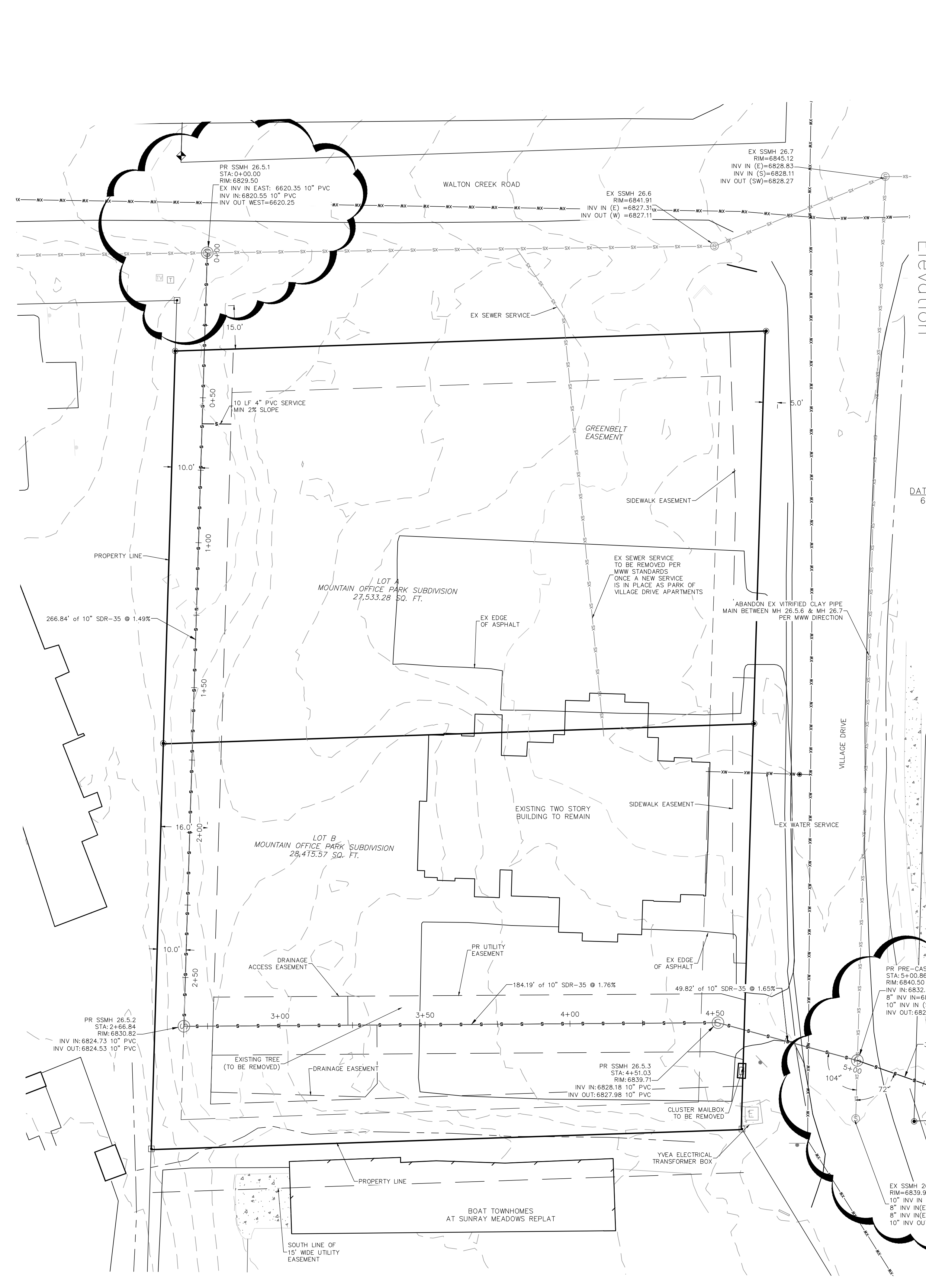
DATE: 1-16-2025  
JOB #: 2023-004  
DRAWN BY: MDM  
DESIGN BY: WNM/MDM  
REVIEW BY: FPSE

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GRAPHIC SCALE SHOULD BE UTILIZED.

SANITARY SEWER  
PLAN AND PROFILE

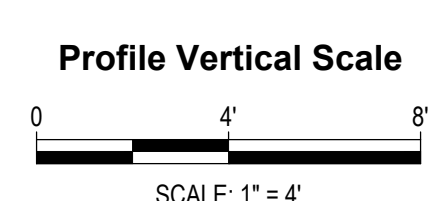
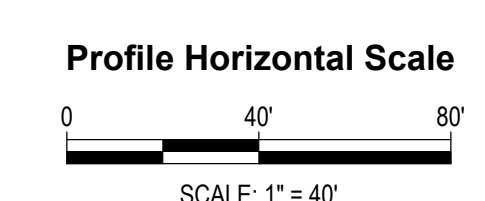
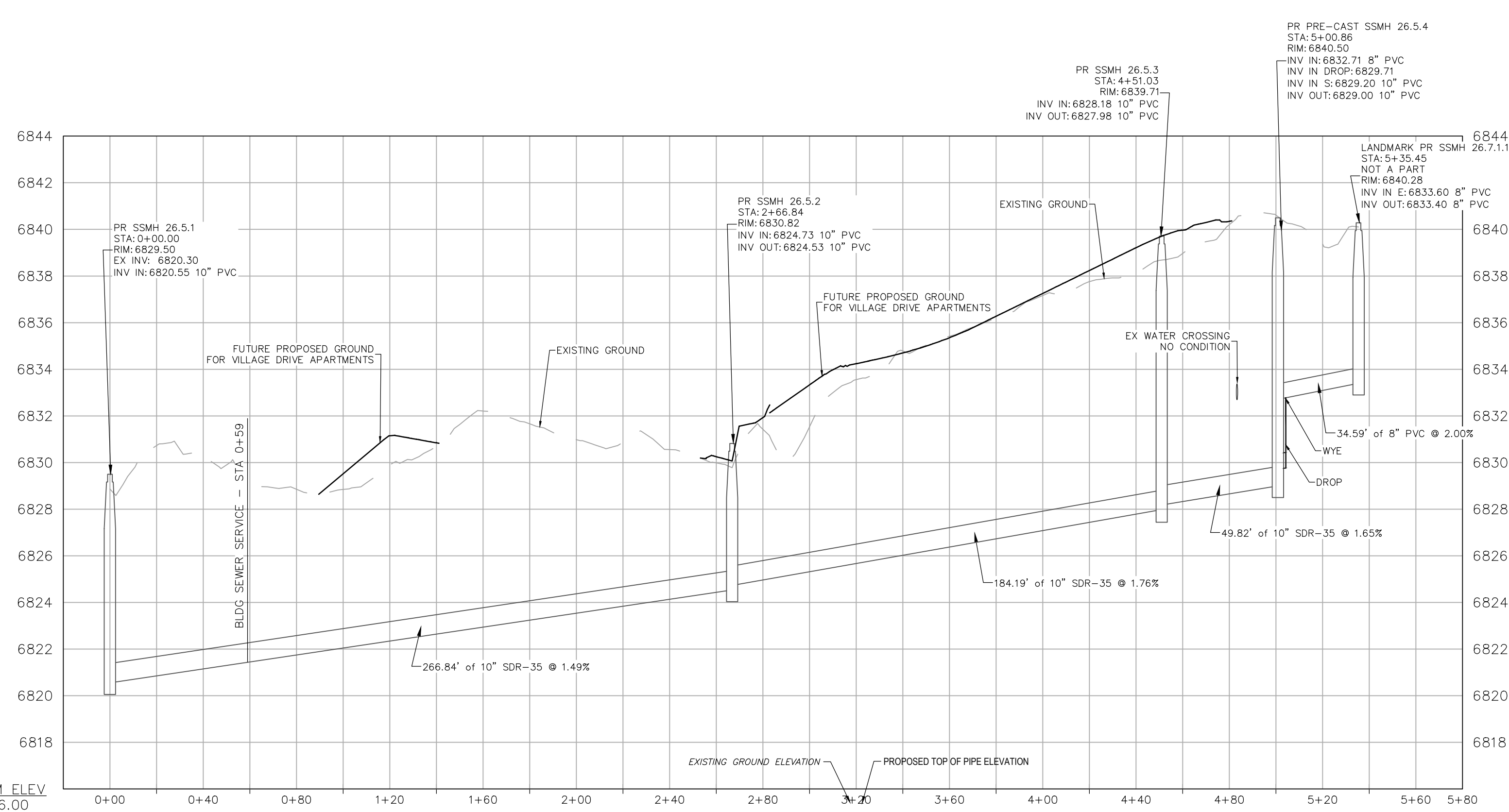
SHEET #

C5A



Elevation

DATUM ELEV  
6816.00



WATER, SEWER AND UTILITY NOTES:

1. EXISTING UTILITY LOCATIONS WERE OBTAINED FROM FIELD LOCATES AND FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHOLING, POTHOLING AND VERIFICATION OF LINE LOCATIONS SHALL BE REQUIRED AT ALL EXISTING UTILITY CROSSINGS.
2. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER MAINS AND SERVICES IS TEN (10') FEET. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER SERVICE LINES IS TEN (10') FEET.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF MOUNT WERNER WATER STANDARDS AND SPECIFICATIONS, LATEST EDITION.
4. MINIMUM COVER FROM FINISHED GRADE TO TOP OF WATER MAIN LINE IS SEVEN (7') FEET UNLESS OTHERWISE NOTED. ALL WATER SERVICE LINES SHALL BE TYPE "K" COPPER AND SEAMLESS BETWEEN FITTINGS.
5. MINIMUM SEPARATION BETWEEN UTILITY PEDESTALS AND FIRE HYDRANTS IS FIFTEEN (15') FEET. MINIMUM SEPARATION BETWEEN FIRE HYDRANTS, WATER OR SEWER MAINS, AND ENDS OF CULVERTS IS FIVE (5') FEET. MINIMUM SEPARATION BETWEEN WATER AND SEWER SERVICE LINES IS TEN (10') FEET. NO RIP-RAP IS PERMITTED WITHIN TEN (10') FEET OF A SEWER MAIN.
6. VALVES SHALL BE OPERATED BY UTILITY PERSONNEL ONLY.
7. SEWER SERVICES ARE ANTICIPATED TO BE FOUR (4") INCH DIAMETER, SDR 35 PVC, MINIMUM SLOPE OF 2% UNLESS NOTED OTHERWISE.
8. DISINFECTION, BACTERIOLOGICAL, AND HYDROSTATIC TESTING IS REQUIRED FOR THE 8" DIP WATER/PIE SERVICE PIPE.
9. ALL MECHANICAL JOINTS, RESTRAINT, THRUST BLOCKS AND CROSSING MUST BE OBSERVED BY THE ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.
10. MECHANICAL RESTRAINTS AND THRUST BLOCKS ARE REQUIRED AT ALL BENDS, TEES, REDUCERS AND DEAD ENDS.
11. ALL FITTINGS ASSOCIATED WITH UTILITY INSTALLATION WILL BE ON-SITE PRIOR TO WATER LINE SHUT DOWN.

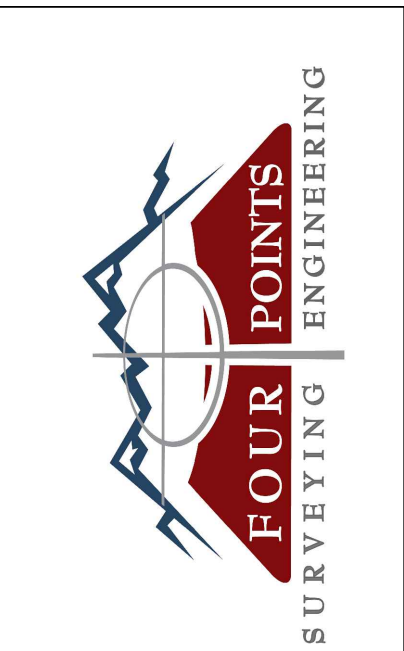
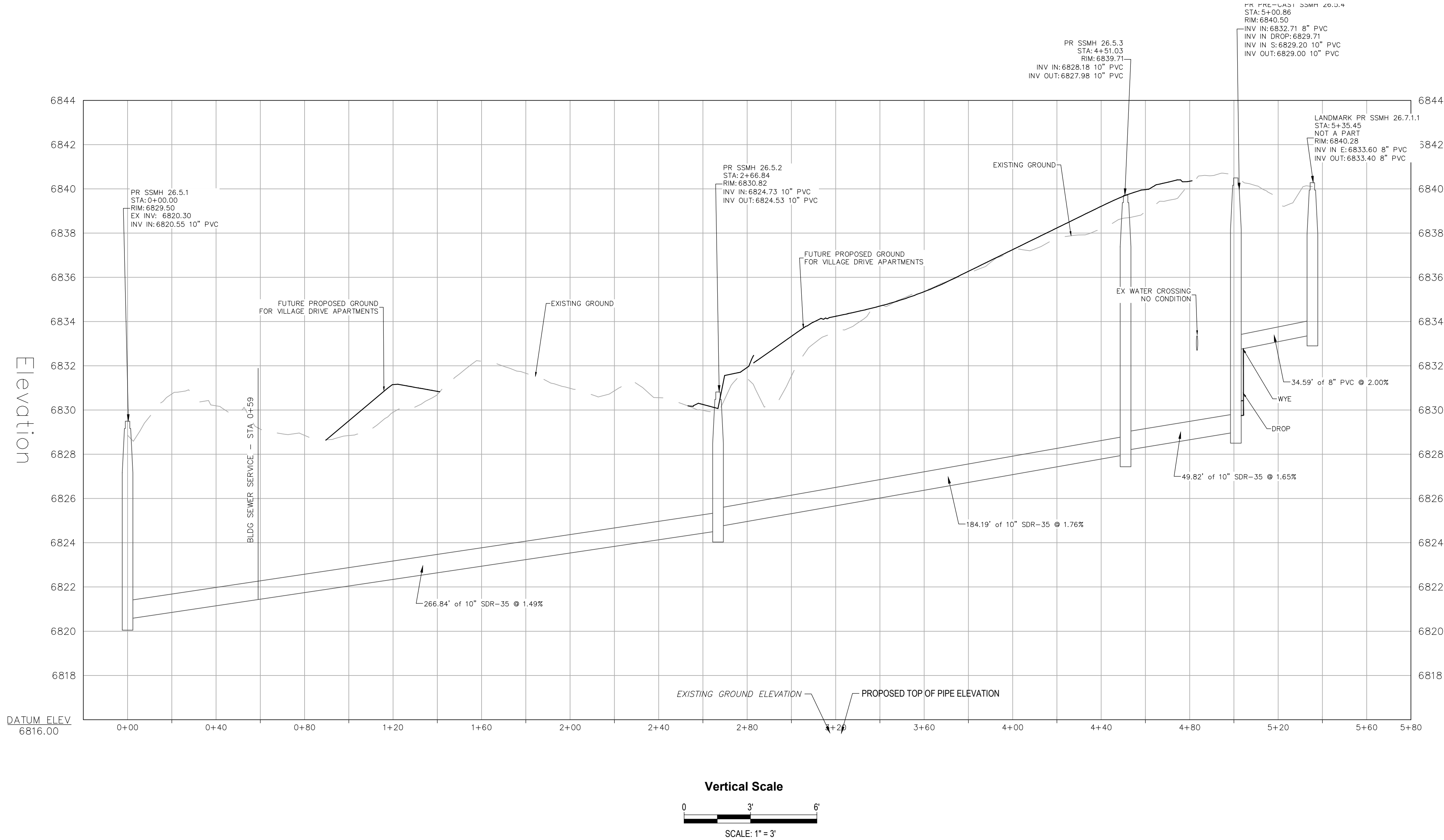


ABBREVIATIONS:

- BOW BOTTOM OF WALL  
BLDG BUILDING  
CL CENTERLINE  
CAU 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
	EXISTING DRAINAGE DITCH
	EXISTING STORM SEWER
	EXISTING SEWER MAIN
	PROPOSED SEWER SERVICE
	EXISTING WATER MAIN
	EXISTING FIRE HYDRANT
	EXISTING BUILDING FOOTPRINT





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INT	MDM	CFB
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VILLAGE DRIVE APARTMENTS  
2955 VILLAGE DRIVE  
LOT A AND LOT B  
MT. OFFICE PARK  
SUBDIVISION

Horizontal Scale  
0 30' 60'  
SCALE: 1" = 30'

Contour Interval = 2 ft

DATE: 4-12-2024  
JOB #: 2035-004  
DRAWN BY: MDM  
DESIGN BY: WNM  
REVIEW BY: MDM

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GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:  
SEWER PROFILE

SHEET #  
C5B



