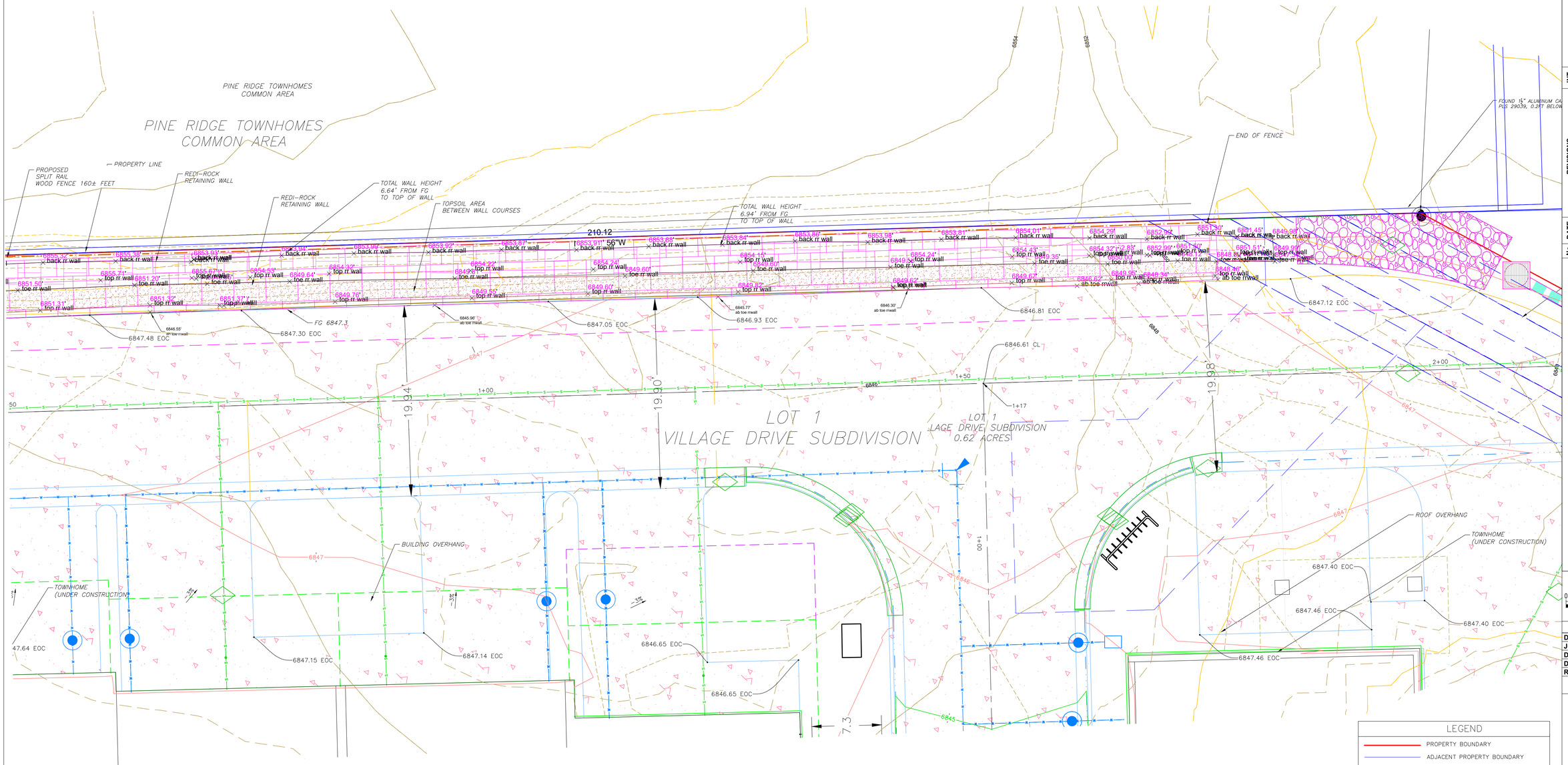
EXISTING CONDITIONS

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:

1. EXISTING CONDITIONS PLAN OF THE VILLAGE DRIVE TOWNHOMES, LOT 1, STEAMBOAT SPRINGS, COLORADO, VILLAGE DRIVE.
2. CIVIL CONSTRUCTION PLANS COMPLETED BY LANDMARK CONSULTANTS, INC. IN 2022.
3. THIS PLAN IS FOR VARIANCE OF THE RETAINING WALLS CONSTRUCTED ON THE SITE. CURRENT AS OF JULY 16, 2025.
4. THE VANTAGE TOWNHOMES PLANS TO A SPLIT RAIL FENCE ALONG THE PROPERTY LINE AND TOP OF THE REDI-ROCK WALL AS NOTED. THERE WILL BE A PRIVATE AGREEMENT BETWEEN THE PINE RIDGE TOWNHOMES AND THE VANTAGE TOWNHOMES NOTING MAINTENANCE AND OWNERSHIP TO THE BE THE RESPONSIBILITY OF PINE RIDGE TOWNHOMES.

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

FOUR POINTS SURVEYING ENGINEERING
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P.O. Box 775966
Steamboat Springs, CO 80487
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www.fourpointsse.com

No.	DATE	REVISIONS
INT		

LOT 1
VILLAGE DRIVE
SUBDIVISION

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

Contour Interval = 2 ft

DATE: 4-22-2025
JOB #: 1849-012
DRAWN BY: WNM
DESIGN BY: WNM
REVIEW BY: FPSE

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

DRAWING: EXISTING CONDITIONS

SHEET #
C1.2