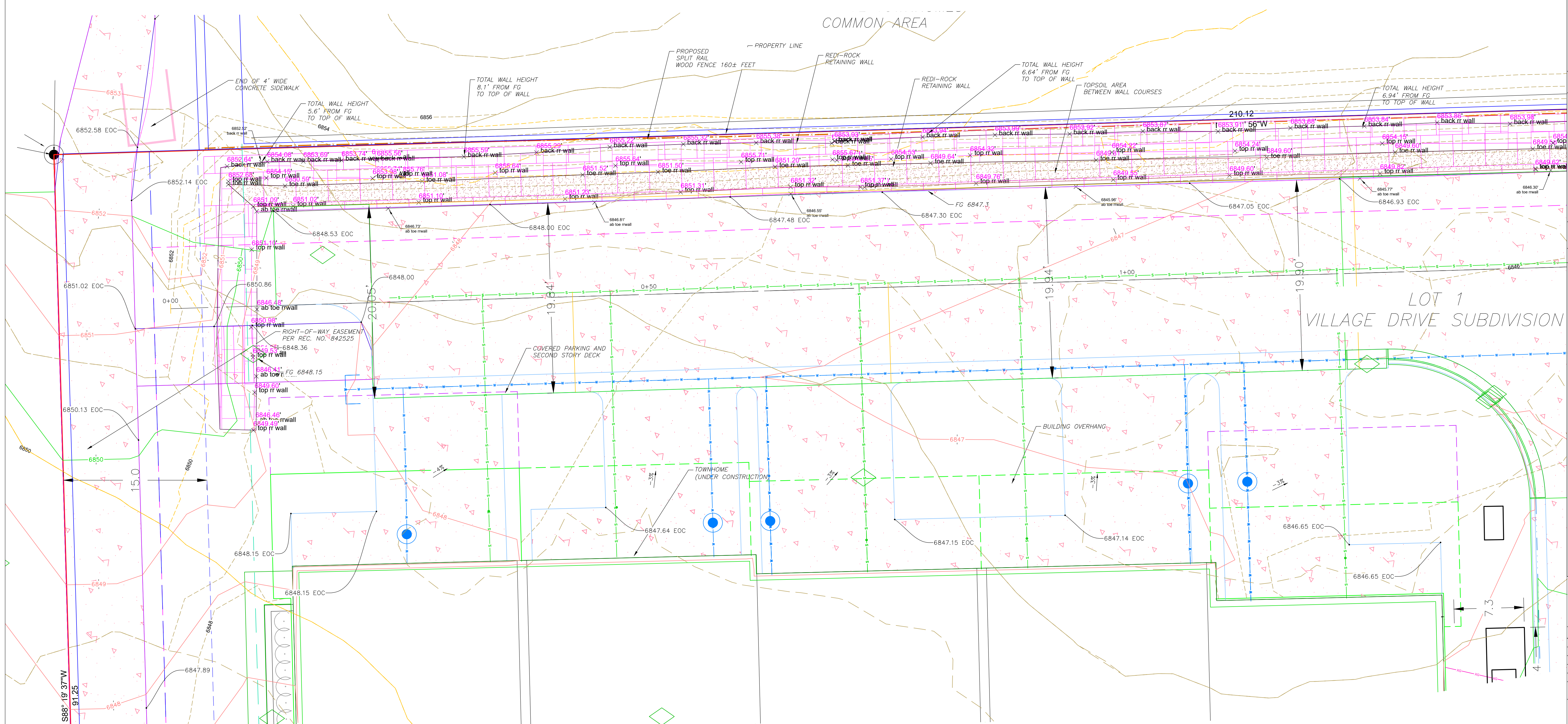


EXISTING CONDITIONS
OF A REPLAT LOT 1, VILLAGE DRIVE TOWNHOMES
 LOCATED IN THE SW ¼ OF SECTION 27, TOWNSHIP 6 NORTH,
 RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS,
 ROUTT COUNTY, COLORADO



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



NO.	DATE	REVISIONS

LOT 1
VILLAGE DRIVE
SUBDIVISION

Horizontal Scale
 SCALE: 1" = 5'
Contour Interval = 2 ft
 DATE: 4-22-2025
 JOB #: 1849-012
 DRAWN BY: WNM
 DESIGN BY: WNM
 REVIEW BY: FPSE

EXISTING
CONDITIONS

DRAWING:
SHEET #
C1.1

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

- 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 OF THE RETAINING WALLS CONSTRUCTED ON THE SITE. CURRENT AS OF JULY 16, 2025.
 - 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.