[illegible]

**LOT 1  
VILLAGE DRIVE  
SUBDIVISION**

0 5 10  
SCALE: 1" = 5'

DATE: 4-22-2025

JOB #: 1849-012

DESIGN BY: WNM

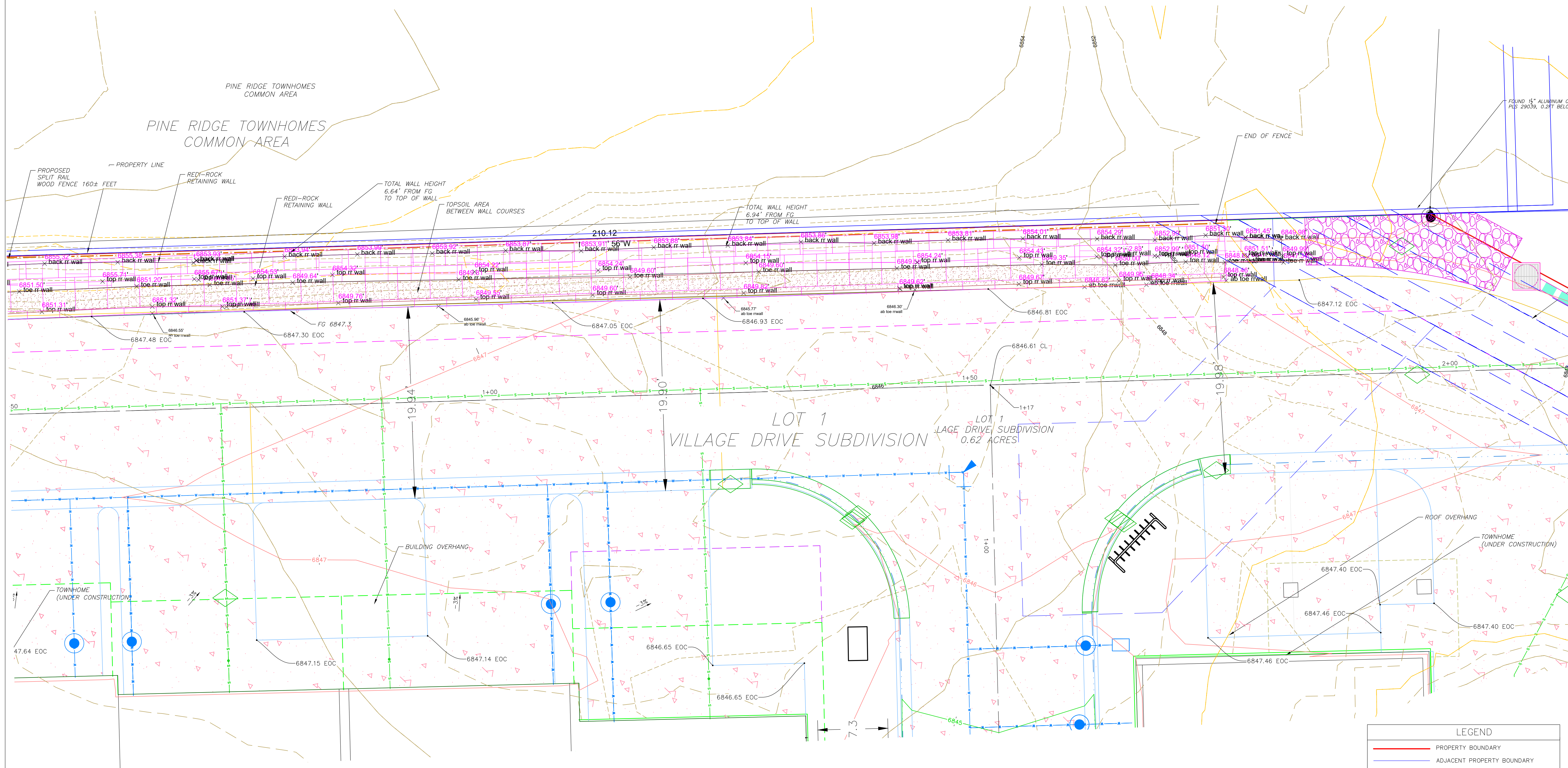
REVIEW BY: FPSE

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

SHEET #

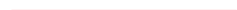














## EXISTING CONDITIONS

## C1.2



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 PINE RIDGE TOWNHOMES PLANS TO A SPLIT RAIL FENCE ALONG THE PROPERTY LINE AND TOP OF THE RED-HOK WALL AS NOTED. THERE WILL BE A PRIVATE AGREEMENT BETWEEN THE PINE RIDGE TOWNHOMES AND THE VANTAGE TOWNHOMES NOTING MAINTENANCE AND OWNERSHIP TO 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