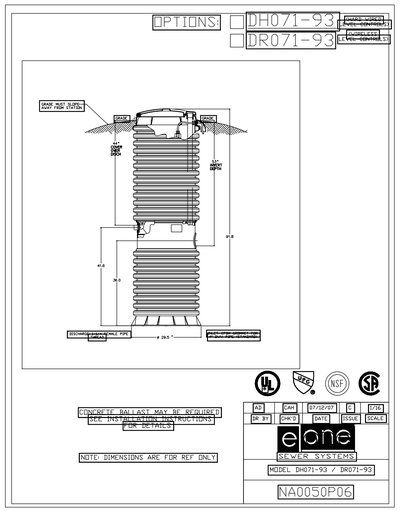


NOTES:

1) TOPOGRAPHIC SURVEY COMPLETED BY FOUR POINTS SURVEYING AND ENGINEERING ON 10/8/2015 AND AUGUST 2021.
2) UNDERGROUND UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING ALL UTILITIES.
3) PROPERTY CORNERS FOUND AND SET AS SHOWN HEREON.
4) FEMA MAPPING PER PANEL 08107C0879D EFFECTIVE DATE FEBRUARY 4, 2005 AND LOMR COMPLETED MAY 30, 2008.
5) ALL AREAS OUTSIDE OF THE FLOODWAY IN THE PROPOSED LOT 1 ARE IN THE FEMA FLOODPLAIN. ALL AREAS OUTSIDE OF THE FLOODWAY IN THE PROPOSED LOT 2 ARE IN ZONE X. SPECIAL FLOOD HAZARD AREAS (SFHA) WERE DETERMIND PER PER FEMA MAPPING.
6) ALL DIMENSIONS ARE IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
7) HIGH WATER SETBACK DETERMINED BY WESTERN BIONOMICS, SEPTEMBER 2018.

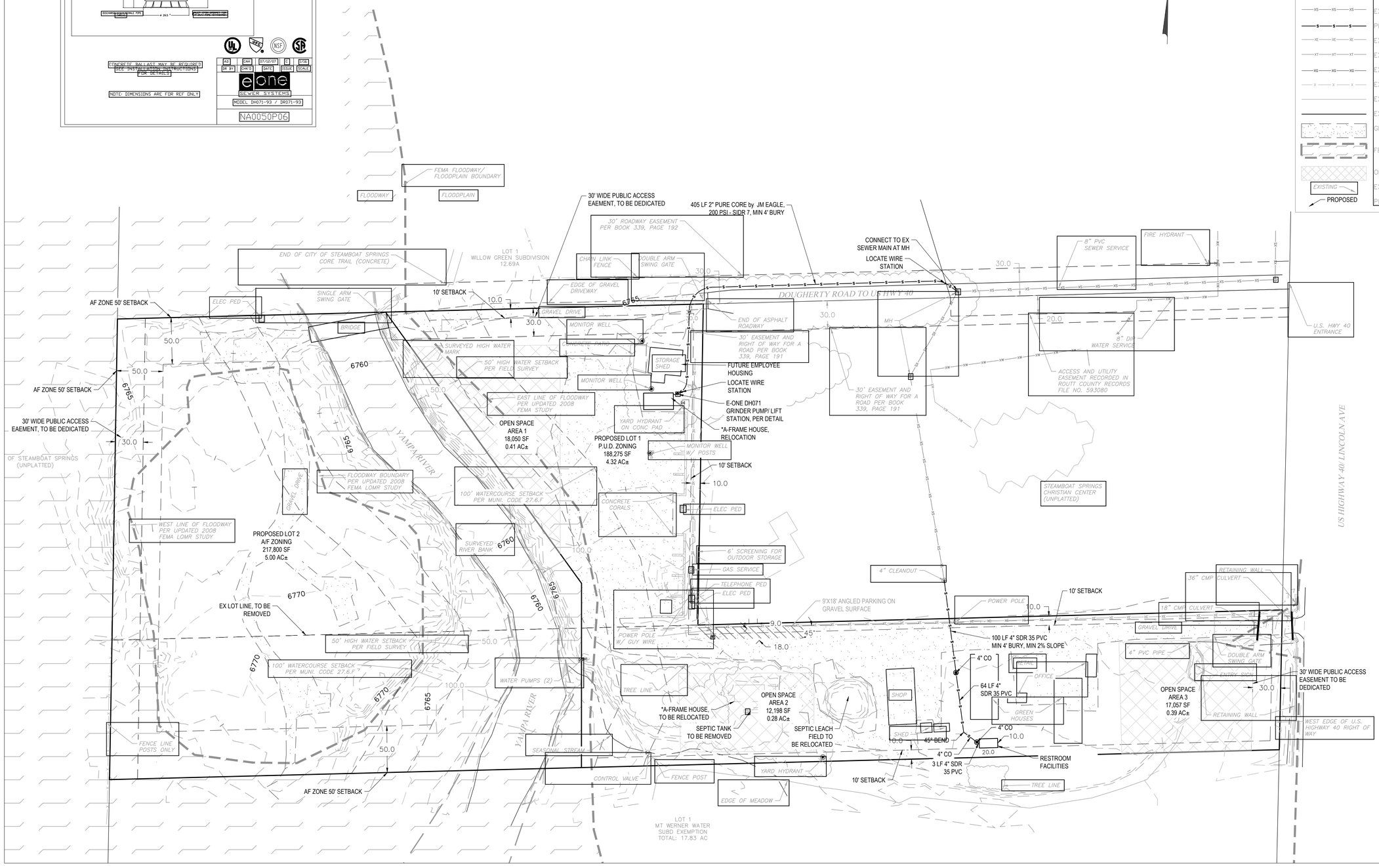
MT. WERNER WATER AND SANITATION DISTRICT REQUEST.

SNOW COUNTRY LANDSCAPING LLC IS REQUESTING AN OUT OF DISTRICT SERVICE AGREEMENT WITH MT. WERNER WATER AND SANITATION DISTRICT FOR SERVICE TO AN EXISTING RESIDENCE AS SHOWN ON THE NORTH SIDE OF THE PROPOSED LOT 1.

THE OWNER WILL REMOVE THE EXISTING SEPTIC SYSTEM AT THE A-FRAME AS NOTED.

LEGEND

- PROPOSED PROPERTY BOUNDARIES
- EXISTING PROPERTY BOUNDARY SPLIT
- ADJACENT PROPERTY BOUNDARY
- EASEMENTS
- SETBACKS
- SURVEYED HIGH WATER MARK
- FEMA SFHA BOUNDARY
- EXISTING EDGE OF ASPHALT
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- CENTER LINE OF DITCH OR STREAM
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND GAS
- EXISTING FENCE LINE
- EXISTING CONCRETE PAVING
- EXISTING STRUCTURES
- GRAVEL SURFACING
- FEMA FLOODWAY
- OPEN SPACE TO BE DEDICATED
- EXISTING LABEL
- PROPOSED LABEL



FOUR POINTS SURVEYING ENGINEERING
440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS
INT		

SNOW COUNTRY NURSERY
35975 U.S. HIGHWAY 40
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale
1" = 50'

DATE: 3-31-2022
JOB #: 1530-002
DRAWN BY: CFB
DESIGN BY: CFB
REVIEW BY:

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

DRAWING: CONCEPTUAL P.U.D. SITE PLAN

SHEET # C2