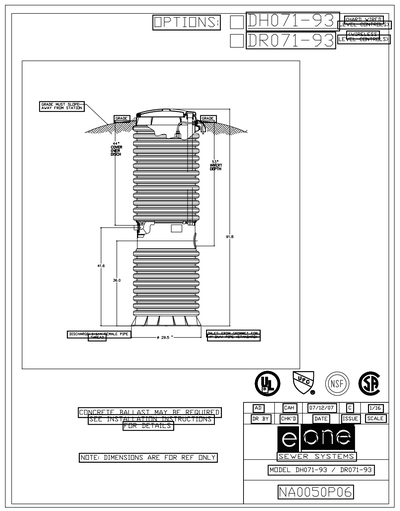

NOTES:

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 — EXISTING LABEL
- PROPOSED — PROPOSED LABEL

FEMA FLOODWAY/ FLOODPLAIN BOUNDARY
FLOODWAY
FLOODPLAIN
30' WIDE PUBLIC ACCESS EAEMENT, TO BE DEDICATED
405 LF 2" PURE CORE by JM EAGLE, 200 PSI - SIDR 7, MIN 4' BURY
30' ROADWAY EASEMENT PER BOOK 339, PAGE 192
CONNECT TO EX SEWER MAIN AT MH
LOCATE WIRE STATION
8" PVC SEWER SERVICE
FIRE HYDRANT
END OF CITY OF STEAMBOAT SPRINGS CORE TRAIL (CONCRETE)
LOT 1 WILLOW GREEN SUBDIVISION 12.69A
CHAIN LINK FENCE
DOUBLE ARM SWING GATE
EDGE OF GRAVEL DRIVEWAY
DOUGHERTY ROAD TO US HWY 40
AF ZONE 50' SETBACK
ELEC PED
SINGLE ARM SWING GATE
10' SETBACK
GRAVEL DRIVE
BRIDGE
MONITOR WELL
CONCRETE PATIO
END OF ASPHALT ROADWAY
30' EASEMENT AND RIGHT OF WAY FOR A ROAD PER BOOK 339, PAGE 191
FUTURE EMPLOYEE HOUSING
LOCATE WIRE STATION
E-ONE DH071 GRINDER PUMP/ LIFT STATION, PER DETAIL
*A-FRAME HOUSE, RELOCATION
8" DIP WATER SERVICE
ACCESS AND UTILITY EASEMENT RECORDED IN ROUTT COUNTY RECORDS FILE NO. 593080
U.S. HWY 40 ENTRANCE
SURVEYED HIGH WATER MARK
50' HIGH WATER SETBACK PER FIELD SURVEY
STORAGE SHED
EAST LINE OF FLOODWAY PER UPDATED 2008 FEMA STUDY
OPEN SPACE AREA 1 18,050 SF 0.41 AC±
YARD HYDRANT ON CONC PAD
PROPOSED LOT 1 P.U.D. ZONING 188,275 SF 4.32 AC±
MONITOR WELL W/ POSTS
10' SETBACK
YAMPA RIVER
FLOODWAY BOUNDARY PER UPDATED 2008 FEMA LOMR STUDY
100' WATERCOURSE SETBACK PER MUNI. CODE 27.6.F
CONCRETE CORALS
ELEC PED
STEAMBOAT SPRINGS CHRISTIAN CENTER (UNPLATTED)
US HIGHWAY 40/ LINCOLN AVE
OF STEAMBOAT SPRINGS (UNPLATTED)
GRAVEL DRIVE
WEST LINE OF FLOODWAY PER UPDATED 2008 FEMA LOMR STUDY
PROPOSED LOT 2 A/F ZONING 217,800 SF 5.00 AC±
SURVEYED RIVER BANK
6' SCREENING FOR OUTDOOR STORAGE
GAS SERVICE
TELEPHONE PED
ELEC PED
4" CLEANOUT
RETAINING WALL
36" CMP CULVERT
18" CMP CULVERT
9'X18' ANGLED PARKING ON GRAVEL SURFACE
POWER POLE
10' SETBACK
EX LOT LINE, TO BE REMOVED
POWER POLE W/ GUY WIRE
100 LF 4" SDR 35 PVC MIN 4' BURY, MIN 2% SLOPE
4" PVC PIPE
DOUBLE ARM SWING GATE
ENTRY SIGN
50' HIGH WATER SETBACK PER FIELD SURVEY
100' WATERCOURSE SETBACK PER MUNI. CODE 27.6.F
WATER PUMPS (2)
TREE LINE
OPEN SPACE AREA 2 12,198 SF 0.28 AC±
*A-FRAME HOUSE, TO BE RELOCATED
SEPTIC TANK TO BE REMOVED
SEPTIC LEACH FIELD TO BE RELOCATED
4" CO
RETAIL
OFFICE
SHOP
64 LF 4" SDR 35 PVC
GREEN HOUSES
OPEN SPACE AREA 3 17,057 SF 0.39 AC±
30' WIDE PUBLIC ACCESS EASEMENT TO BE DEDICATED
RETAINING WALL
WEST EDGE OF U.S. HIGHWAY 40 RIGHT OF WAY
SHED
45° BEND
18 LF 4" SDR 35 PVC
3 LF 4" SDR 35 PVC
RESTROOM FACILITIES
FENCE LINE POSTS ONLY
SEASONAL STREAM
YAMPA RIVER
CONTROL VALVE
FENCE POST
YARD HYDRANT
EDGE OF MEADOW
AF ZONE 50' SETBACK
LOT 1 MT WERNER WATER SUBD EXEMPTION TOTAL: 17.83 AC
6760
6765
6770
50.0
30.0
10.0
20.0
9.0
45°
18.0
100.0
65

440 S. Lincoln Ave, Suite 4A
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(970)-871-6772
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Z:\Logos-Creative\PROFESSIONAL LOGOS\FOUR POINTS LOGO.tif

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: SITE PLAN

SHEET #

C2