
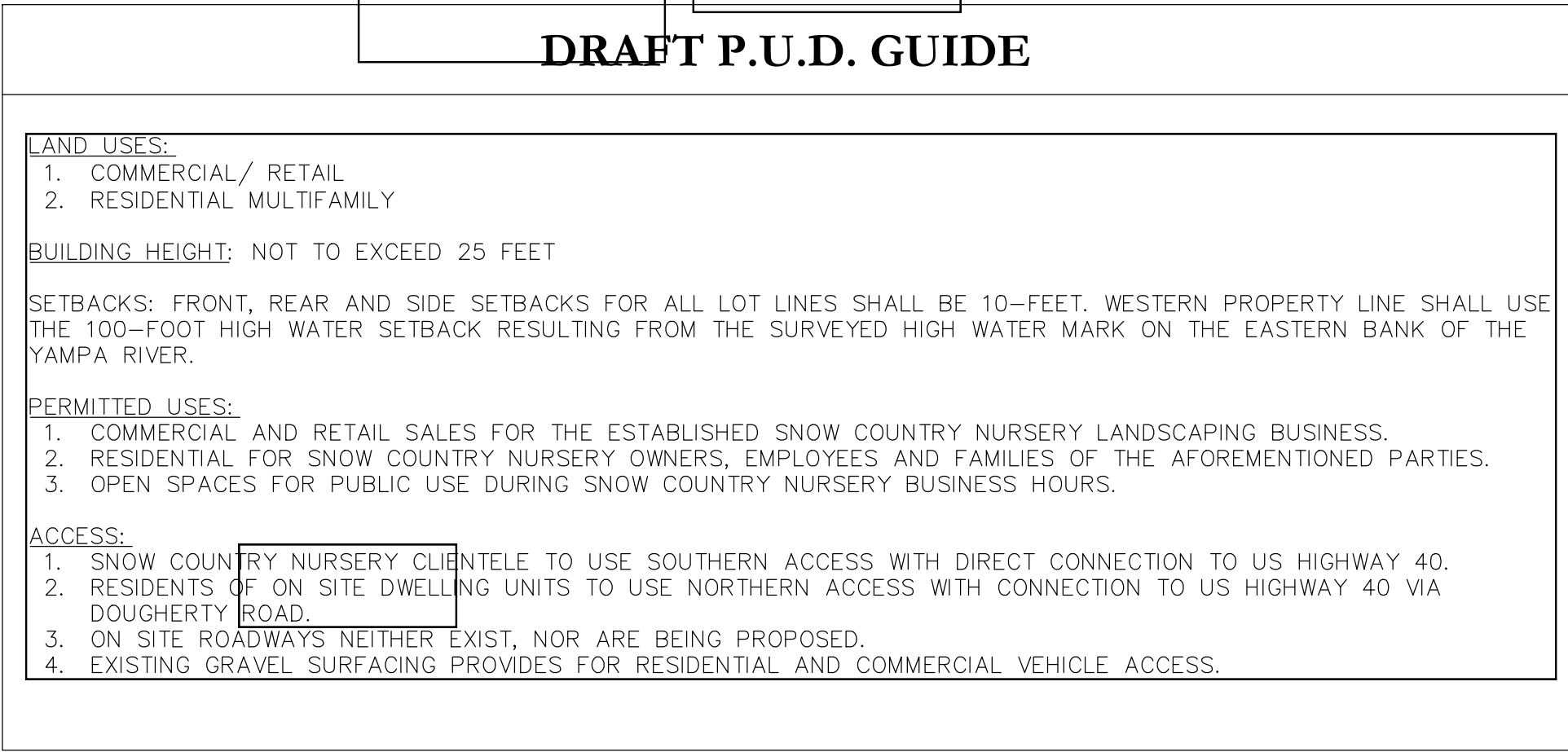


- 1) TOPOGRAPHIC SURVEY COMPLETED BY FOUR POINTS SURVEYING AND ENGINEERING ON 10/8/2015 AND AUGUST 2021.
- 2) UNDERGROUND UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING ALL UTILITIES.
- 3) PROPERTY CORNERS FOUND AND SET AS SHOWN HEREON.
- 4) FEMA MAPPING PER PANEL 0810708H9D 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 DETERMINED 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.

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.

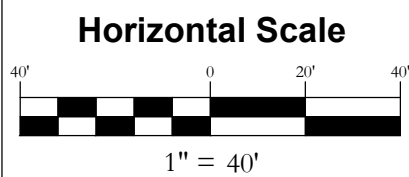


**FOUR POINTS**  
**ENGINEERING**  
**SURVEYING**

440 S. Lincoln Ave, Suite 4A  
P.O. Box 775966  
Steamboat Springs, CO 80487  
(970)-871-6772  
[www.fourpointssse.com](http://www.fourpointssse.com)

[illegible]

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



<b>DATE: 4-7-2022</b>
<b>JOB #: 1530-002</b>
<b>DRAWN BY: CFB</b>
<b>DESIGN BY: CFB</b>
<b>REVIEW BY:</b>
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING: CONCEPTUAL P.U.D. PLAN SHEET # 1