DRAFT P.U.D. GUIDE

1. COMMERCIAL/ RETAIL

2. RESIDENTIAL MULTIFAMILY

BUILDING HEIGHT: NOT TO EXCEED 25 FEET

SETBACKS: FRONT, REAR AND SIDE SETBACKS FOR ALL LOT LINES SHALL BE 10-FEET. WESTERN PROPERTY LINE SHALL USE THE 100-FOOT HIGH WATER SETBACK RESULTING FROM THE SURVEYED HIGH WATER MARK ON THE EASTERN BANK OF THE

1. COMMERCIAL AND RETAIL SALES FOR THE ESTABLISHED NURSERY LANDSCAPING BUSINESS.

. RESIDENTIAL FOR NURSERY OWNERS, EMPLOYEES AND FAMILIES OF THE AFOREMENTIONED PARTIES. 3. OPEN SPACES FOR PUBLIC USE DURING SNOW COUNTRY NURSERY BUSINESS HOURS.

1. THE NURSERY CUSTOMERS WILL UTILIZE THE SOUTHERN ACCESS WITH A DIRECT CONNECTION TO US HIGHWAY 40. 2. RESIDENTS OF ON SITE DWELLING UNITS TO USE NORTHERN ACCESS WITH CONNECTION TO US HIGHWAY 40 VIA

30' ROADWAY EASEMENT — PER BOOK 339, PAGE 192

405 LF 2" PURE CORE by JM EAGLE, -

200 PSI - SIDR 7, MIN 4' BURY

- 3. ON SITE ROADWAYS NEITHER EXIST, NOR ARE BEING PROPOSED.
- 4. EXISTING GRAVEL SURFACING PROVIDES FOR RESIDENTIAL AND COMMERCIAL VEHICLE ACCESS.

WILLOW GREEN SUBDIVISION

(NOT A PART)

NOTES:

- 1) TOPOGRAPHIC SURVEY COMPLETED BY FOUR POINTS SURVEYING AND ENGINEERING ON 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.
- HIGH WATER SETBACK DETERMINED BY WESTERN BIONOMICS, SEPTEMBER 2018.

MT. WERNER WATER AND SANITATION DISTRICT REQUEST.

NEW 4" SERVICE WYE -AND STUB, TO CONNECT

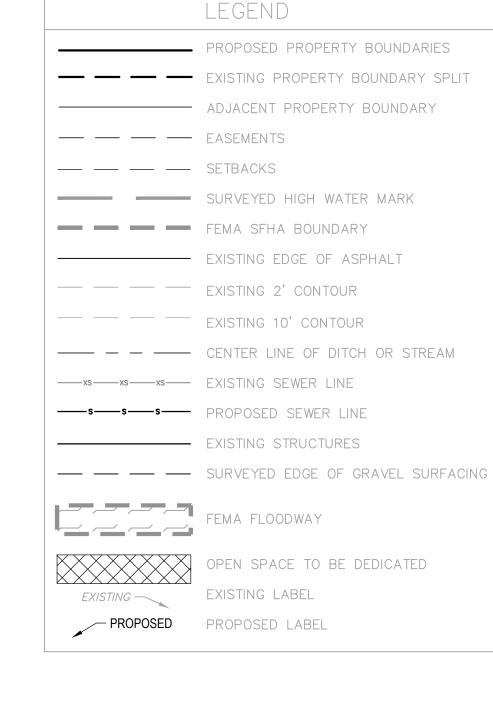
TO PRESSURE PIPE

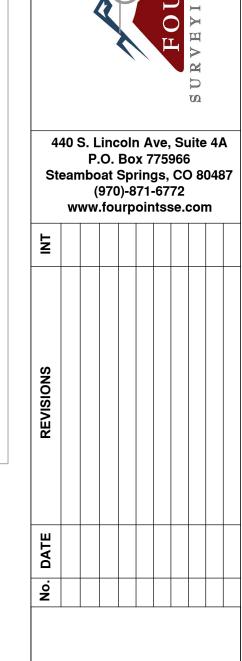
SNOW COUNTRY LANDSCAPING LLC IS REQUESTING AN OUT OF DISTRICT SERVICE AGREEMENT WITH MT. WERNER WATER AND SANITATION DISTRICT FOR SERVICE TO AN EXISTING RESIDENCE AS SHOWN ON THE NORTH SIDE OF THE PROPOSED LOT 1.

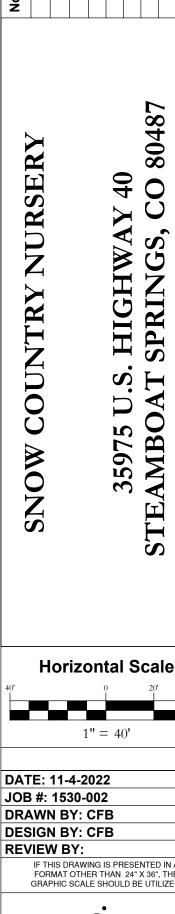
THE OWNER WILL REMOVE THE EXISTING SEPTIC SYSTEM AT THE A-FRAME AS NOTED.

PUD NOTES:

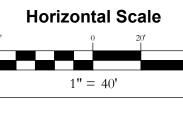
- 1. THIS PUD ALLOWS FOR THE OPERATION OF A LANDSCAPE NURSERY, STORAGE OF ITEMS ASSOCIATED WITH A LANDSCAPE NURSERY, AND STRUCTURES SHOWN ON THIS PLAN. ACCESSORY STRUCTURES/USES AND MINOR VARIATIONS QUALIFYING AS TECHNICAL CORRECTIONS AS DETAILED IN SECTION 7.4.1 OF THE ZONING REGULATIONS MAY BE ADMINISTRATIVELY APPROVED BY THE PLANNING DIRECTOR, WITHOUT PUBLIC NOTICE PRIOR TO THE DECISION.
- 2. ANY COMPLAINTS OR CONCERNS WHICH MAY ARISE FROM THIS OPERATION MAY BE CAUSE FOR REVIEW OF THE ADMINISTRATIVE PERMIT, AT ANY TIME, AND AMENDMENT OR ADDITION OF CONDITIONS, OR REVOCATION OF THE PERMIT IF NECESSARY. 3. NO JUNK, TRASH, OR INOPERATIVE VEHICLES SHALL BE STORED ON THE PROPERTY. 4. ALL EXTERIOR LIGHTING SHALL BE DOWNCAST AND OPAQUELY SHIELDED IN
- ACCORDANCE WITH SECTION 6.3 OF THE ROUTT COUNTY ZONING REGULATIONS. 5. THE PERMITTEE SHALL PREVENT THE SPREAD OF WEEDS TO SURROUNDING LANDS, AND COMPLY WITH THE MOST CURRENT VERSION OF THE COLORADO NOXIOUS WEED ACT AND ROUTT COUNTY REGULATIONS FOR NOXIOUS WEEDS NO CHEMICAL PESTICIDES, HERBICIDES, FERTILIZERS, OR HAZARDOUS MATERIAL SHALL BE STORED,







COUN



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

SHEET#

