

GENERAL 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 AND BASE FLOOD ELEVATION (BFE) PER PANEL 08107C0879D EFFECTIVE DATE FEBRUARY 4, 2005 AND LOMR COMPLETED MAY 30, 2008.
- 5) FOR THE PROPOSED SUBDIVISION, ALL AREAS OUTSIDE OF THE FLOODWAY IN LOT 1 ARE IN THE FEMA FLOODPLAIN. ALL AREAS OUTSIDE OF THE FLOODWAY IN LOT 2 ARE IN ZONE X. SPECIAL FLOOD HAZARD AREAS (SFHA) WERE DETERMINED PER THE LATEST FEMA MAPPING AVAILABLE AT FEMA.GOV.
- 6) ALL DIMENSIONS ARE IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- 7) HIGH WATER BODY SETBACK DETERMINED BY WESTERN BIONOMICS, SEPTEMBER 2018.
- 8) THE EXISTING A-FRAME IS ALLOWED TO STAY IN ITS CURRENT LOCATION AS DEPICTED ON THIS PUD PLAN. ONCE IT IS REMOVED, OR SEWER SERVICE IS EXTENDED TO THE SITE, ALL RESIDENTIAL UNITS SHALL BE LOCATED IN THE NORTHEAST PORTION OF THE SITE AS DEPICTED ON THIS PUD PLAN.

MT. WERNER WATER AND SANITATION DISTRICT REQUEST.

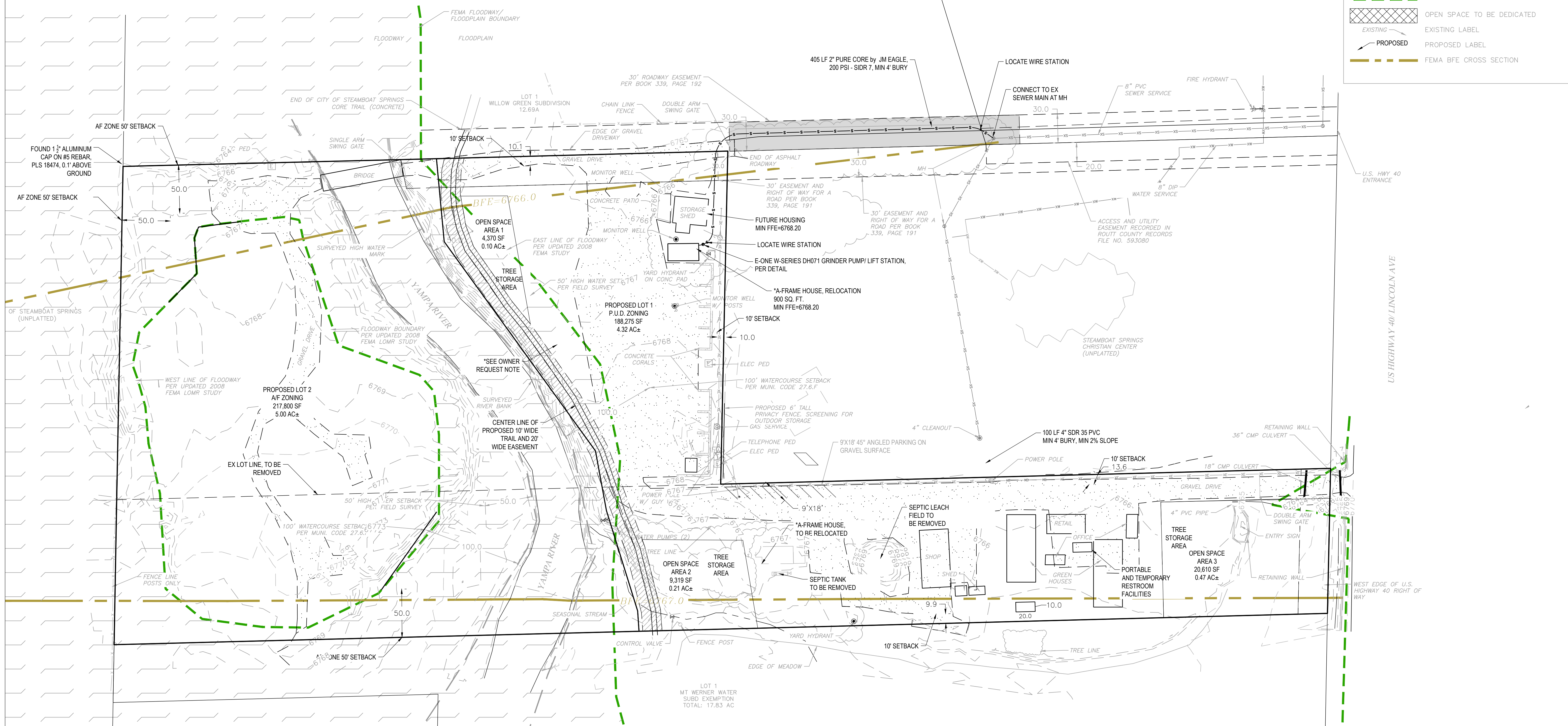
1. SNOW COUNTRY LANDSCAPING LLC IS REQUESTING AN OUT OF DISTRICT SERVICE AGREEMENT WITH MT. WERNER WATER AND SANITATION DISTRICT FOR SERVICE TO AN EXISTING RESIDENCE AS SHOWN ON THE NORTH SIDE OF THE PROPOSED LOT 1.
2. THE OWNER WILL REMOVE THE EXISTING SEPTIC SYSTEM AT THE A-FRAME AS NOTED.

OWNER REQUEST

1. OWNER REQUESTS PERMISSION TO STORE TREES AND PLANTINGS WITHIN THE FLOODWAY AND OPEN SPACE AREAS DURING SUMMER, FALL, AND WINTER MONTHS. THE OWNER AGREES TO KEEP THE FLOODWAY CLEAR DURING THE SPRING TIME AND WHEN THE YAMPA RIVER IS AT PEAK FLOW FROM SNOW MELT AND SPRING CONDITIONS.

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
	FEMA BFE CROSS SECTION



FOUR POINTS SURVEYING ENGINEERING

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INT	JLW	REVISIONS	DATE	DATE
		BFE DATA ADDED	5/5/22	5/5/22
		REVISED TO COMMENTS	6/2/22	6/2/22
No.	1			
	2			

SNOW COUNTRY NURSERY

35975 U.S. HIGHWAY 40
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

DATE: 11-3-2022
JOB #: 1530-002
DRAWN BY: CFB
DESIGN BY: CFB
REVIEW BY: JLW

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

DRAWING: SITE PLAN

SHEET # C2