



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

MEMO TO: County Transportation, Health, and Parks Departments, FPD.
FROM: Laura Weinstein, Planner I
DATE: December 4, 2017
RE: Site Plan Review application SPR-17-0116

Docket SPR-17-0116: THEIS New Residence Site Plan Review

Request: Site Plan Review to construct a new 3,219-square-foot residence and 572-square-foot detached garage on a 46.84 acre vacant lot where the PSM is 3,720-square-feet.
Location: At 768 Steamboat Valley Road, in Section 7, Township 3N, Range 70W.
Zoning: Agricultural (A) Zoning District
Applicants/Property Owners: Chad and Larry Theis

Site Plan Review by the Boulder County Land Use Director is required for new building/grading/access or floodplain development permits in the plain and mountainous areas of unincorporated Boulder County. The Review considers potential significant impact to the ecosystem, surrounding land uses and infrastructure, and safety concerns due to natural hazards.

The Land Use staff values comments from individuals and referral agencies. Please check the appropriate response below or send a letter. Late responses will be reviewed as the process permits; all comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to review the entire file at the Land Use Department, 2045 13th Street on the corner of 13th and Spruce, Boulder.

Please return responses to the above address by **December 22, 2017.**

_____ We have reviewed the proposal and have no conflicts.
_____ Letter is enclosed.

Signed _____ PRINTED Name _____

Agency or Address _____



Boulder County Land Use Department

Courthouse Annex Building
2045 13th Street • PO Box 471 • Boulder, Colorado 80302
Phone: 303-441-3930 • Fax: 303-441-4856
Email: planner@bouldercounty.org
Web: www.bouldercounty.org/lu
Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
Tuesday 10 a.m. to 4:30 p.m.

\$563.75 - master card 12/4/17 VAB
\$1275.00 - check 10/7/17 VAB

Shaded Areas for Staff Only
Intake Stamp
PAID
NOV 20 2017
BOULDER COUNTY LAND USE

Application Form

Project Number SPR-17-0116		Project Name	
<input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Modification of Special Use <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Exemption Plat <input type="checkbox"/> 1041 State Interest Review <input type="checkbox"/> Other:		Application Deadline: First Wednesday of the Month <input type="checkbox"/> Variance <input type="checkbox"/> Appeal	
		Application Deadline: Second Wednesday of the Month <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Special Use/SSDP	
		<input type="checkbox"/> Rezoning <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Location and Extent <input type="checkbox"/> Road Name Change	
Location(s)/Street Address(es) 768 Steamboat Valley Road			
Subdivision Name Lyons, CO			
Lot(s)	Block(s)	Section(s)	Township(s)
Area in Acres 46	Existing Zoning Ag	Existing Use of Property Quarry	Range(s)
Proposed Water Supply Well	Proposed Sewage Disposal Method Septic		Number of Proposed Lots 1

Applicants:

Applicant/Property Owner Chad Theis		Email Address 5280Chad@gmail.com	
Mailing Address 2848 Josephine St			
City DENVER	State CO	Zip Code 80205	Phone 303-300-7100
Applicant/Property Owner/Agent/Consultant		Email Address	
Mailing Address			
City	State	Zip Code	Phone
Agent/Consultant		Email Address	
Mailing Address			
City	State	Zip Code	Phone

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner [Signature]	Printed Name Chad Theis	Date 12-17-17
Signature of Property Owner [Signature]	Printed Name LARRY THEIS	Date 11-18-17

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.



Boulder County Land Use Department

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Land Use PreApplication Map: Vicinity

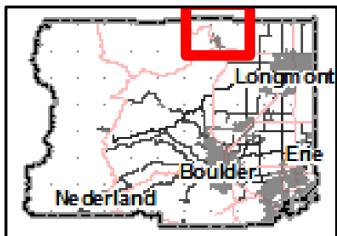
Parcel No: 120307000055

Legend

- Subject Property
- County Boundary
- Intermittent Stream
- Perennial Stream
- Municipalities
- Subdivisions

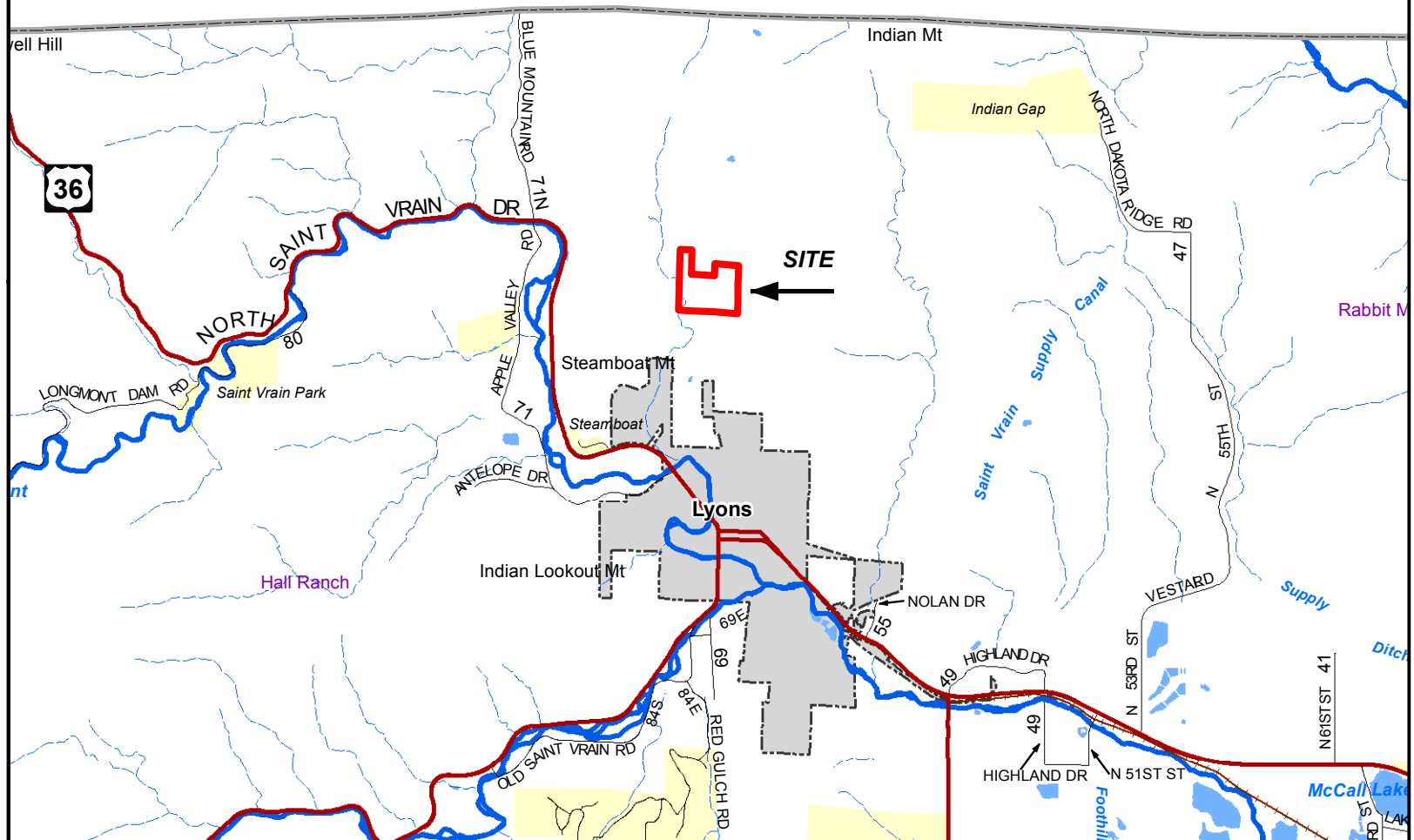


Area of Detail Date: 8/4/2017





The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer

wtodacheene



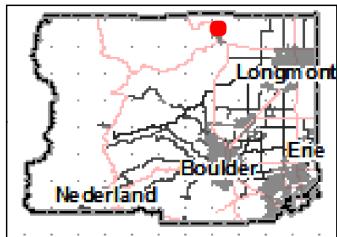


Legend

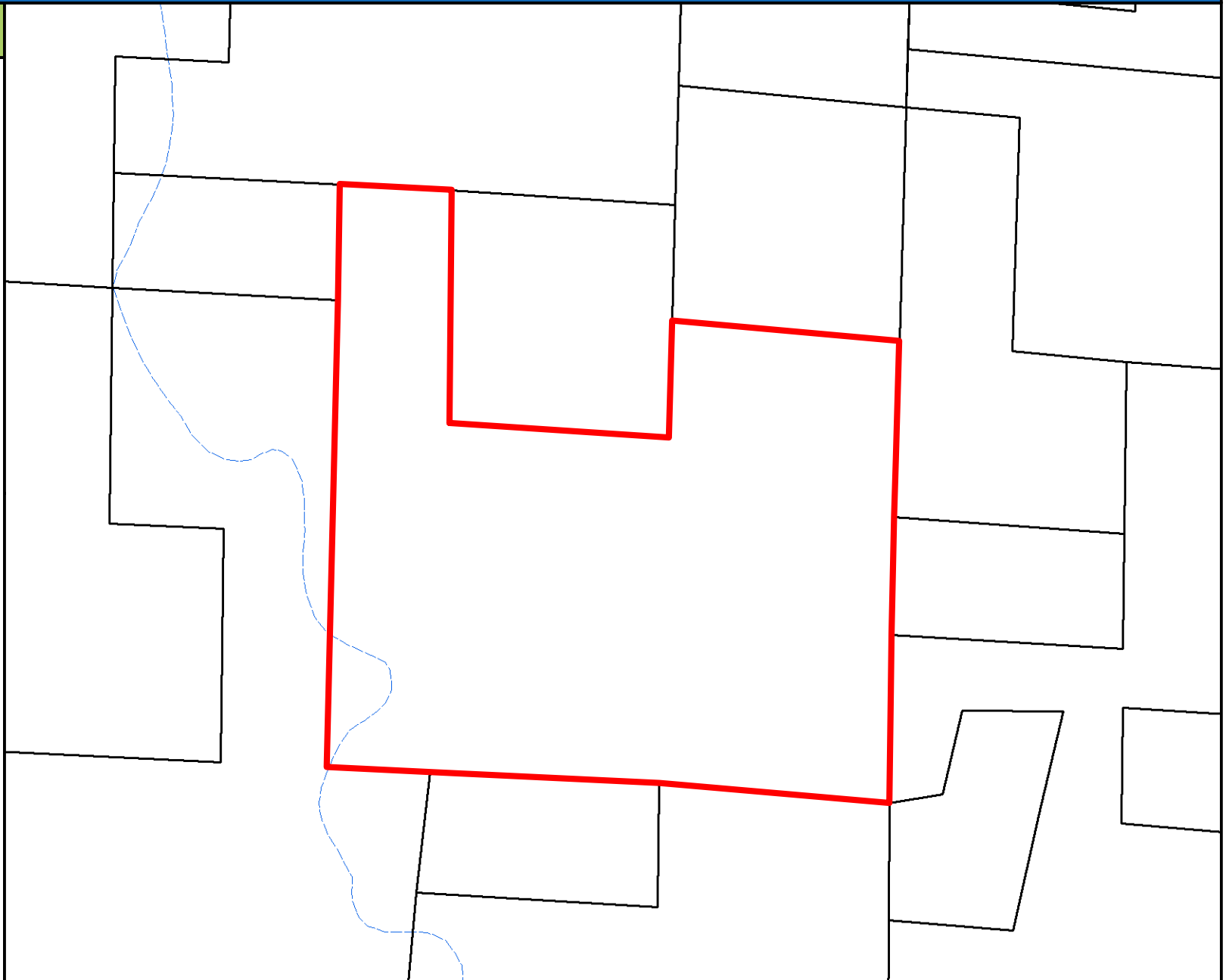
-  Subject Property
-  Intermittent Stream



Area of Detail Date: 8/4/2017



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer
wtodacheene



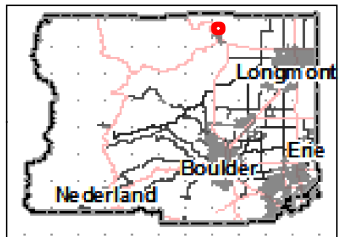


Legend

 Subject Property

 0 340
ft

Area of Detail Date: 8/4/2017



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer
wtodacheene





Boulder County Land Use Department

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Land Use PreApplication Map: Comprehensive Plan

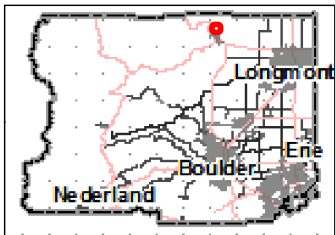
Parcel No: 120307000055

Legend

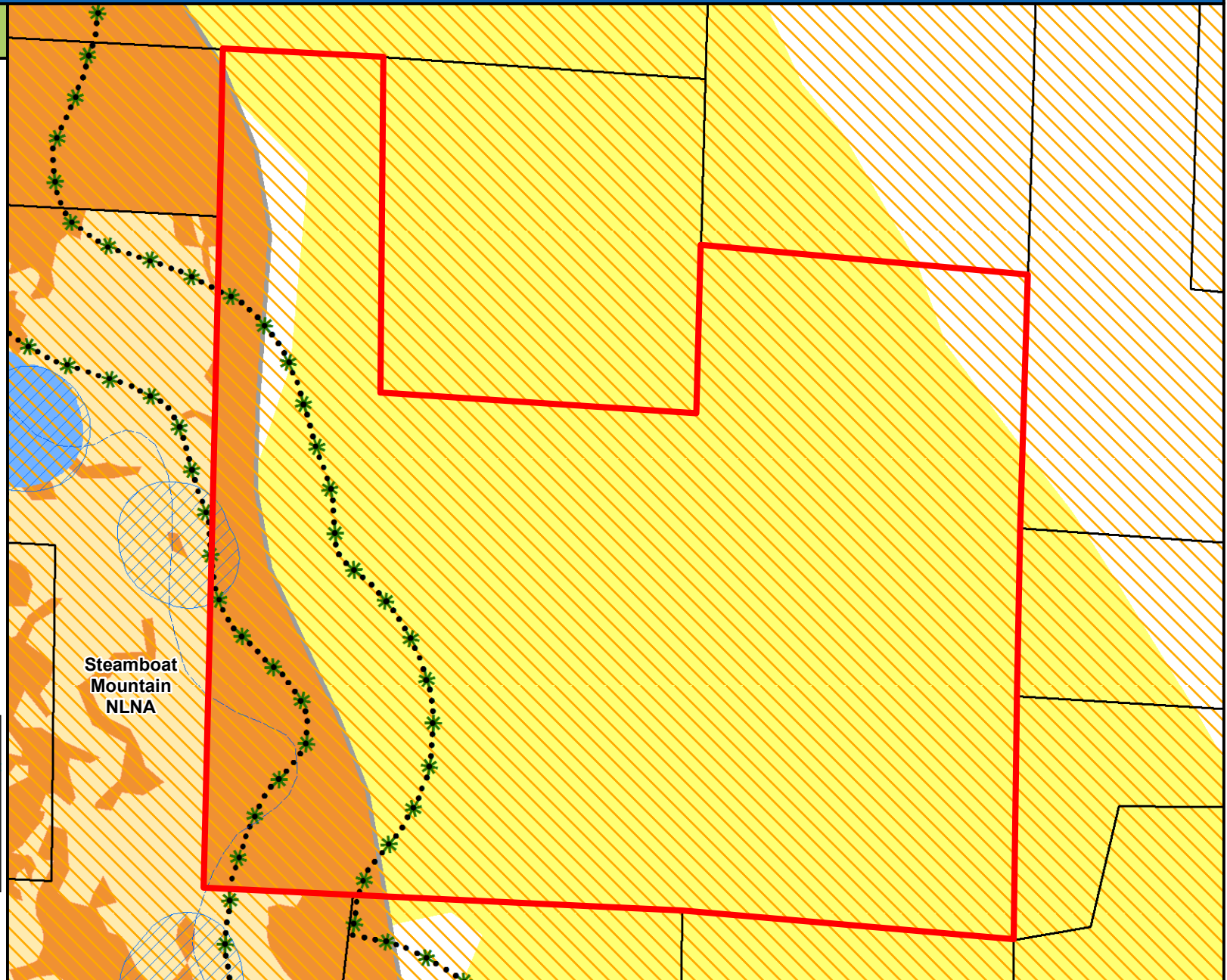
- Subject Property
- Intermittent Stream
- NLNA Buffer
- Critical Wildlife Habitats
- Riparian Areas
- Significant Natural Communities
- Wetlands
- B2: Very High Biodiversity Significance
- Natural Landmarks Natural Areas
- Archeologically Sensitive Areas
- Local Importance

0 340
ft

Area of Detail Date: 8/4/2017









The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer
wtodacheene



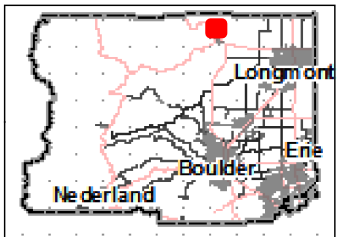


Legend

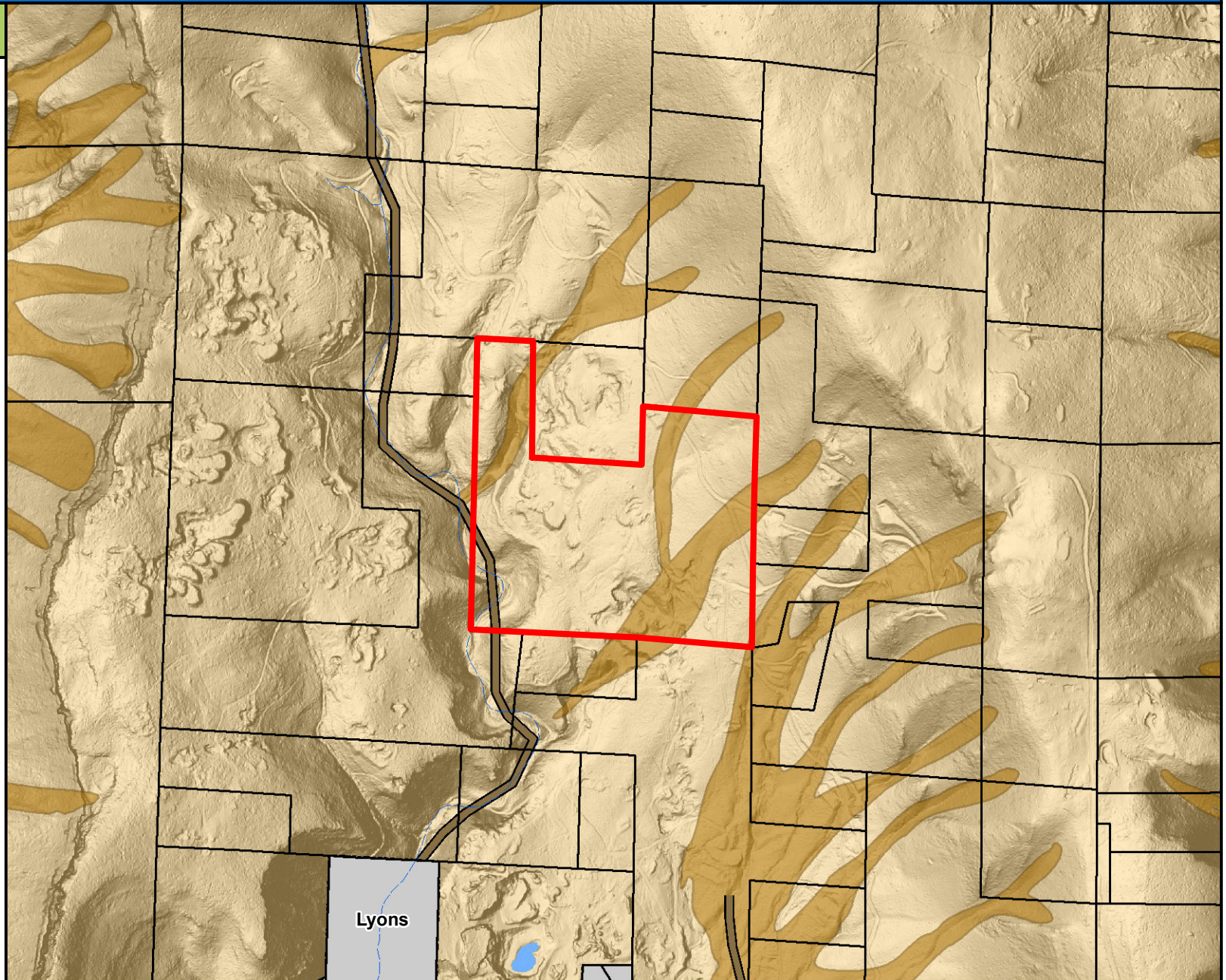
-  Subject Property
-  Municipalities
-  Intermittent Stream
-  Post Flood Debris Flow Susceptibility
- BCCP Geologic Hazard & Constraint Areas**
-  Moderate Constraint
-  Geological Hazard Corridor



Area of Detail Date: 8/4/2017



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer
wtodacheene










Boulder County Land Use Department

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Land Use PreApplication Map: Public Lands and CE's

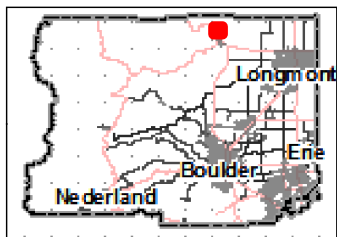
Parcel No: 120307000055

Legend

-  Subject Property
-  Municipalities
-  Intermittent Stream
-  County Open Space
-  County Conservation Easement

 0 800 ft

Area of Detail Date: 8/4/2017



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer
wtodacheene

FORSBERG
(KEN)

BREY

STEAMBOAT
MOUNTAIN

Lyons

RUSSELL

Site Plan Review Fact Sheet

The applicant(s) is/are required to complete each section of this Site Plan Review (SPR) Fact Sheet even if the information is duplicated elsewhere in the SPR application. Completed Fact Sheets reduce the application review time which helps expediate the Director's Determination. Please make duplicates of this SPR Fact Sheet if the project involves more than two structures.

Structure #1 Information

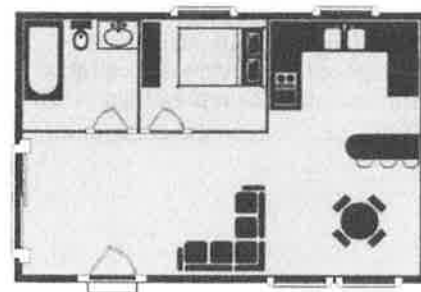
Type of Structure: (e.g. residence, studio, barn, etc.)		Residence	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		0 sq. ft.	Deconstruction: 0 sq. ft.
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)			
Proposed Floor Area (New Construction Only)			<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	Finished	Unfinished	Total
Basement:	0 sq. ft.	630 sq. ft.	630 sq. ft.
First Floor:	2589 sq. ft.	0 sq. ft.	2589 sq. ft.
Second Floor:	0 sq. ft.	0 sq. ft.	0 sq. ft.
Garage: <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached	0 sq. ft.	572 sq. ft.	572 sq. ft.
Covered Deck:	0 sq. ft.	0 sq. ft.	0 sq. ft.
Total:	2589 sq. ft.	1202 sq. ft.	3791 sq. ft.
			Height (above existing grade) 20' Exterior Wall Material Plaster, Stone Exterior Wall Color Earthen Roofing Material Membrane Roofing Color Black Total Bedrooms 3

Project Identification:

Project Name:	Theis Residence
Property Address/Location:	768 Steamboat Valley Rd.
Current Owner:	Chad Theis
Size of Property in Acres:	46.8

Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is everything within the exterior face of the exterior walls including garages and basements. Covered porch area is not included. The shaded area on the diagram indicates the area counted as square feet.



Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)			
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)			Deconstruction:
		sq. ft.	sq. ft.
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)			
Proposed Floor Area (New Construction Only)			<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	Finished	Unfinished	Total
Basement:	sq. ft.	sq. ft.	sq. ft.
First Floor:	sq. ft.	sq. ft.	sq. ft.
Second Floor:	sq. ft.	sq. ft.	sq. ft.
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.
Covered Deck:	sq. ft.	sq. ft.	sq. ft.
Total:	sq. ft.	sq. ft.	sq. ft.
			Height (above existing grade) Exterior Wall Material Exterior Wall Color Roofing Material Roofing Color Total Bedrooms

Residential vs. Non-Residential Floor Area

Residential floor area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studies, pool houses, home offices and workshops. Gazebos and carports up to a total combined size of 400 square feet are exempt. Barns used for agricultural purposes are not considered residential floor area.

Note: If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Site Plan Review and shown on this Fact Sheet.

If a Limited Impact Special Review is required, then call 303-441-3930 and ask for a new Preapplication conference for the Limited Impact Special Review.

OVER

Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Review (LISR) is required. A LISR is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

Note: Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas	10	10	20
Berm(s)	0	0	0
Other Grading <i>Landscaping</i>	10	30	40
Subtotal	20	40	60 <small>Box 1</small>
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
Foundation	450	450	900
Material cut from foundation excavation to be removed from the property			0

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:

Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application, including discussion regarding any factors (listed in Article 4-806.2.b.i) used to demonstrate that the presumptive size limitation does not adequately address the size compatibility of the proposed development with the defined neighborhood. If more room is needed, feel free to attach a separate sheet.

Site is a quarry that is in the process of shutting down and returning to ag / residential.

Is Your Property Gated and Locked?

Note: If county personnel cannot access the property, then it could cause delays in reviewing your application.

Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature <i>Chad T...</i>	Date 11-20-17
----------------------------	---------------



A
A1 VICINITY MAP
SCALE: N.T.S.

THEIS RESIDENCE:

768 STEAMBOAT VALLEY ROAD
LYONS, CO

ZONING:

AGRICULTURAL

LOT AREA:

46.8 ACRES

BUILDING AREA INFORMATION:

EXTERIOR FOOTPRINT OF HOUSE:

2589 S.F.

EXTERIOR FOOTPRINT OF GARAGE:

572 S.F.

BUILDING DEPARTMENT:

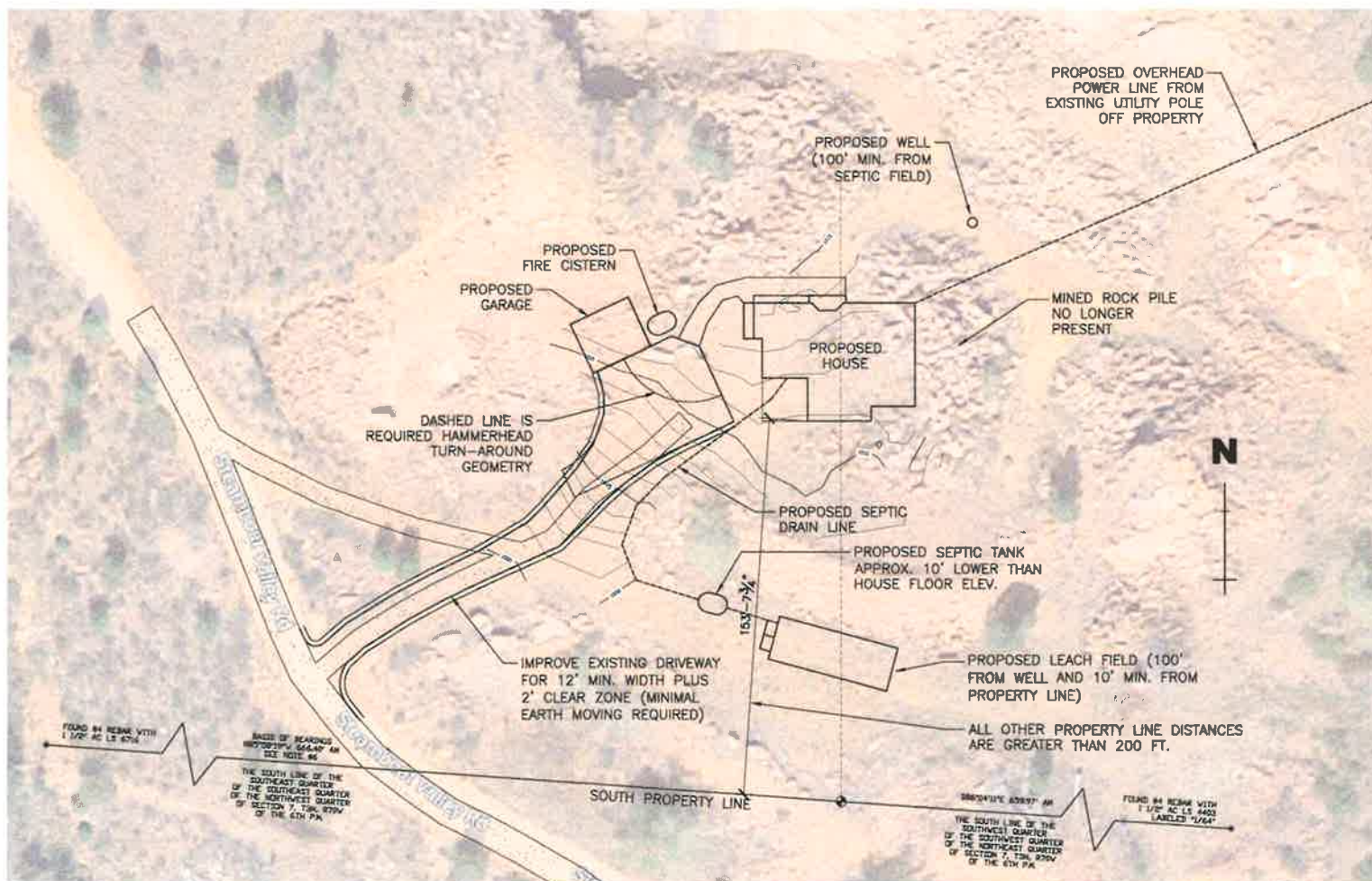
BOULDER COUNTY BUILDING DEPT.
2045 13TH STREET
BOULDER, CO
303-441-3930

OWNER CONTACT:

CHAD THEIS
303-300-7100

THEIS RESIDENCE

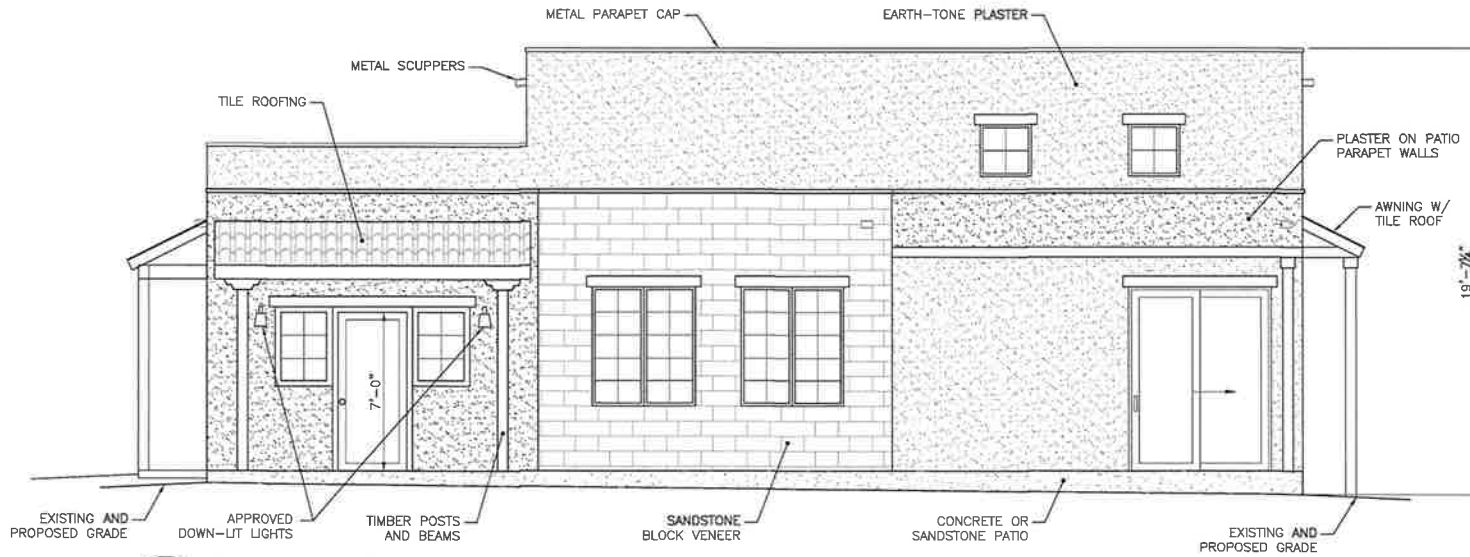
768 STEAMBOAT VALLEY ROAD
LYONS, CO



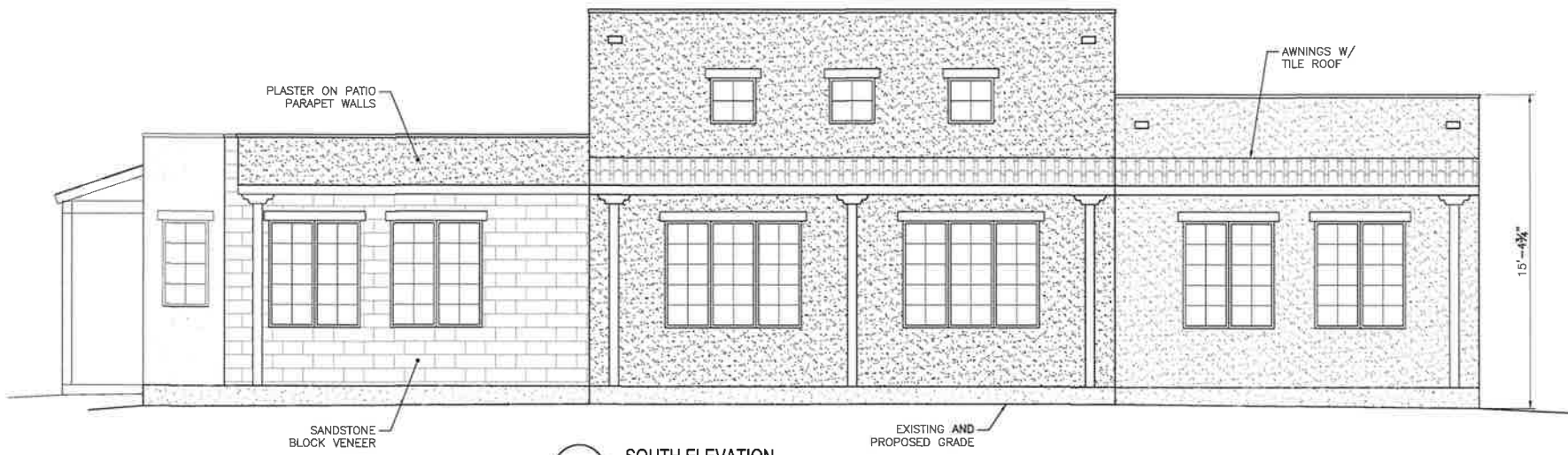
A SITE PLAN
A1 SCALE: N.T.S.

THEIS RESIDENCE

768 STEAMBOAT VALLEY ROAD
LYONS, CO



WEST ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

EARTH-TONE PLASTER

METAL PARAPET CAP

THEIS RESIDENCE

768 STEAMBOAT VALLEY ROAD
LYONS, CO

EXISTING AND
PROPOSED GRADE

EAST ELEVATION

SCALE: 3/16" = 1'-0"

METAL SCUPPERS

TILE ROOFING

APPROVED
DOWN-LIT LIGHTS

TIMBER POSTS
AND BEAMS

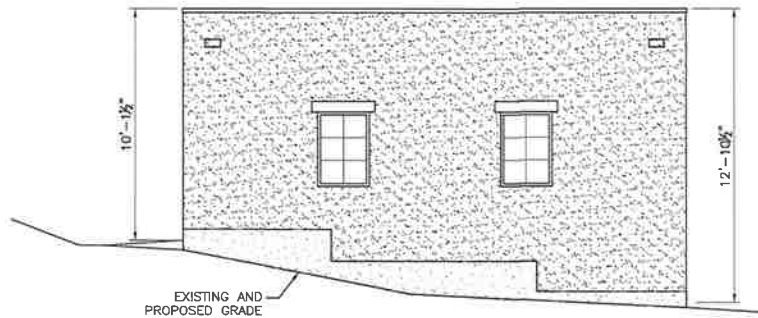
EXISTING AND
PROPOSED GRADE


NORTH ELEVATION

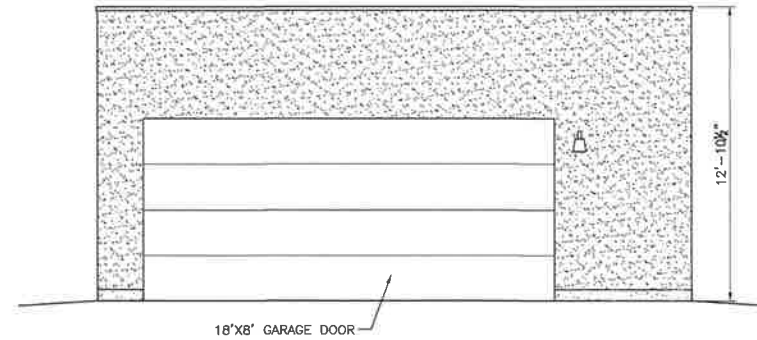
SCALE: 3/16" = 1'-0"


THEIS RESIDENCE

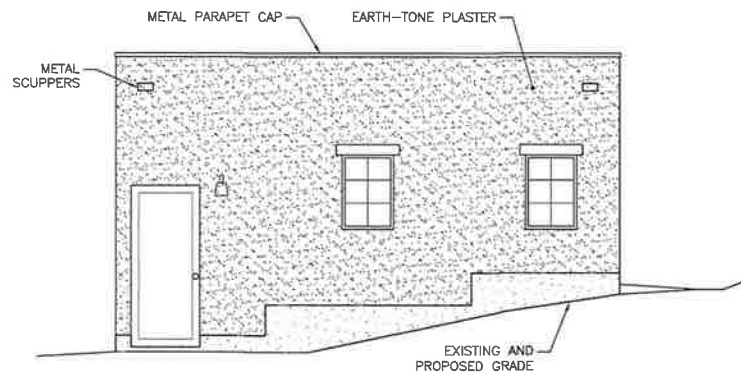
768 STEAMBOAT VALLEY ROAD
LYONS, CO




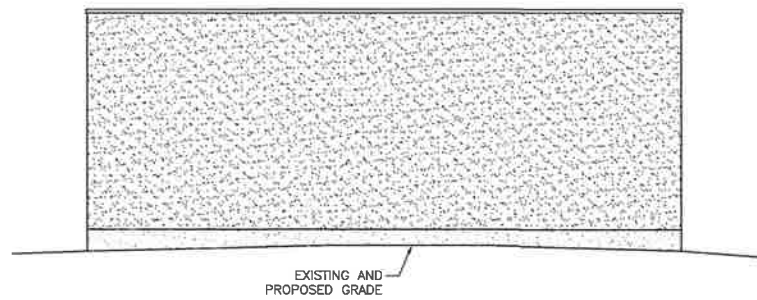
 GARAGE WEST ELEVATION
SCALE: 3/16" = 1'-0"



 GARAGE SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



 GARAGE EAST ELEVATION
SCALE: 3/16" = 1'-0"



 GARAGE NORTH ELEVATION
SCALE: 3/16" = 1'-0"

**TOPOGRAPHIC EXHIBIT
768 STEAMBOAT VALLEY ROAD
BEING PART OF SECTION 7, TOWNSHIP 3 NORTH,
RANGE 70 WEST, OF THE 6TH P.M.
COUNTY OF BOULDER, STATE OF COLORADO.
PAGE 1 OF 1**

PROFESSIONAL LAND SURVEYING
GREEN MOUNTAIN SURVEYING
CRAWFORD A. KNIGHT
P.L.S. #38127
1995 LICENSED BY
BOULDER COUNTY
303-441-8368

LEGAL DESCRIPTION:

PER LAND TITLE GUARANTEE COMPANY
ORDER NUMBER: KTD549801-2

PARCEL I:

THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE
NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, AND
THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE
SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION
7, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL II:

THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE
NORTHEAST ONE-QUARTER, AND THE SOUTHEAST ONE-QUARTER OF THE
SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE
NORTHWEST ONE-QUARTER, AND THE SOUTHEAST ONE-QUARTER OF THE
SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, AND THE
EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST
ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, AND THE SOUTH ONE
HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER
OF THE NORTHWEST ONE-QUARTER, AND THE EAST ONE-HALF OF THE
NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE
NORTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 70
WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL III:

THOSE EASEMENTS FOR INGRESS AND EGRESS AS DESCRIBED IN
INSTRUMENTS RECORDED MAY 20, 1970 UNDER RECEPTION NO. 943695,
JULY 17, 1970 UNDER RECEPTION NO. 948696, AUGUST 13, 1970 UNDER
RECEPTION NO. 951256 AND AUGUST 19, 1970 UNDER RECEPTION NO.
951896,
COUNTY OF BOULDER, STATE OF COLORADO.

NOTES:

- 1-LAND TITLE GUARANTEE COMPANY ORDER NUMBER KTD549801-2 WAS
RELIED UPON FOR INFORMATION REGARDING LEGAL DESCRIPTION AND
ENCUMBRANCES DURING THE PREPARATION OF THIS SURVEY.
- 2-THIS IS NOT A LAND SURVEY PLAT NOR AN IMPROVEMENT SURVEY PLAT.
A LAND SURVEY PLAT IS RECOMMENDED TO CONFIRM THE CONFIGURATION
OF THE PARCELS LINES IN THE REGION.
- 3-THIS TOPOGRAPHIC EXHIBIT IS FOR THE EXCLUSIVE USE OF CHAD THEIS
AND LOPEZ SMOLENS AND ASSOCIATES NAMED IN THE STATEMENT HEREON.
SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON NOR ENTITY
WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR OF RECORD ADDING
SAID ADDITIONAL PARTY.
- 4-BENCHMARK INFORMATION: ASSUMED 1000.00' ON THE MONUMENT
LABELED "QUARRY 3" BEING A FOUND 2" ALUMINUM CAP ON A #6 REBAR
AS SHOWN AND DESCRIBED HEREON, WITH ALL OTHER ELEVATION
INFORMATION SHOWN HEREON RELATED THERETO.
- 5-THE CONTOURS DEPICTED HEREON AT THE REQUEST OF THE CLIENT WERE
INTERPOLATED BY AUTOCAD LAND DESKTOP VERSION 2007 SOFTWARE
BETWEEN FIELD OBSERVED SPOT ELEVATIONS, DEPENDING ON THE DISTANCE
FROM THE NEAREST SPOT ELEVATION AND VARIATIONS IN TOPOGRAPHY. THE
CONTOURS SHOWN WILL NOT BE AN EXACT REPRESENTATION OF THE SITE
TOPOGRAPHY. ADDITIONAL TOPOGRAPHIC INFORMATION MAY BE NEEDED
WITHIN SPECIFIC AREAS OF INTEREST.
- 6-BASIS OF BEARINGS DERIVED BASED ON COLORADO STATE PLANE
NORTH ZONE, NAD 83, GROUND 1794, BEING NORTH 85°54'15" WEST ALONG
THE SOUTH LINE OF THE SOUTHEAST QUARTER F THE SOUTHEAST QUARTER
OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 70
WEST OF THE 6TH P.M. BETWEEN THE MONUMENT LOCATED AT THE
SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 7, BEING A
FOUND 2" ALUMINUM CAP LS 17662 AS SHOWN AND DESCRIBED HEREON,
AND THE MONUMENT LOCATED TO THE WEST ALONG THE SOUTH LINE OF
SAID NORTHWEST QUARTER BEING A FOUND #4 REBAR WITH A 1 1/2"
ALUMINUM CAP LS 5716 AS SHOWN AND DESCRIBED HEREON, WITH ALL
OTHER BEARINGS AND DISTANCES SHOWN HEREON RELATED THERETO.
- 7-THE EASEMENTS DESCRIBED AS PARCEL, II IN THE ABOVE MENTIONED
LEGAL DESCRIPTION AS RECEPTION NUMBERS 943695, 948696, 951256, AND
951896, WERE NOT SURVEYED AS A PART OF THIS EXHIBIT. A LAND
SURVEY PLAT IS RECOMMENDED TO DEPICT THE GEOMETRIC RELATIONSHIP
OF THE ABOVE MENTIONED EASEMENTS TO THE PARCEL LINES SHOWN
HEREON.
- 8-THE PURPOSE OF THIS EXHIBIT IS TO DEPICT CURRENT SITE CONDITIONS,
FEATURES OF INTEREST, AND THE LOCATION OF A PROPOSED HOUSE. SITE
CONDITIONS, AND PROPOSED HOUSE LOCATION SUBJECT TO CHANGE.
- 9-THE LOCATION OF THE PROPOSED STRUCTURE SHOWN HEREON IS BASED
ON INFORMATION PROVIDED BY THE CLIENT.

SURVEYOR'S CERTIFICATION:

I, SAMUEL A. KNIGHT DO HEREBY CERTIFY FOR AND ON BEHALF OF GREEN
MOUNTAIN SURVEYING THAT THIS TOPOGRAPHIC EXHIBIT IS FOR THE
EXCLUSIVE USE OF CHAD THEIS AND LOPEZ SMOLENS ASSOCIATES WAS
CREATED BY ME, AND THAT THE RELATIONSHIPS OF THE IMPROVEMENTS,
AND RELATIVE ELEVATIONS ARE CORRECT TO THE BEST OF MY KNOWLEDGE,
INFORMATION AND BELIEF.

SAMUEL A. KNIGHT
CO P.L.S. #38127

DATE
01/12/2009
768 STEAMBOAT VALLEY
TOPOGRAPHIC EXHIBIT

COPYRIGHT GREEN MOUNTAIN SURVEYING 2017

