

Riverview Lots B & E Floodplain Analysis



Ryan Spaustat, P.E.
September 5, 2023
Landmark Job No.: 2487-005

The development of RiverView Lots B & E (the Project) are located in the Downtown Riverview Subdivision. The location of the Subdivision is shown in the Vicinity Map.

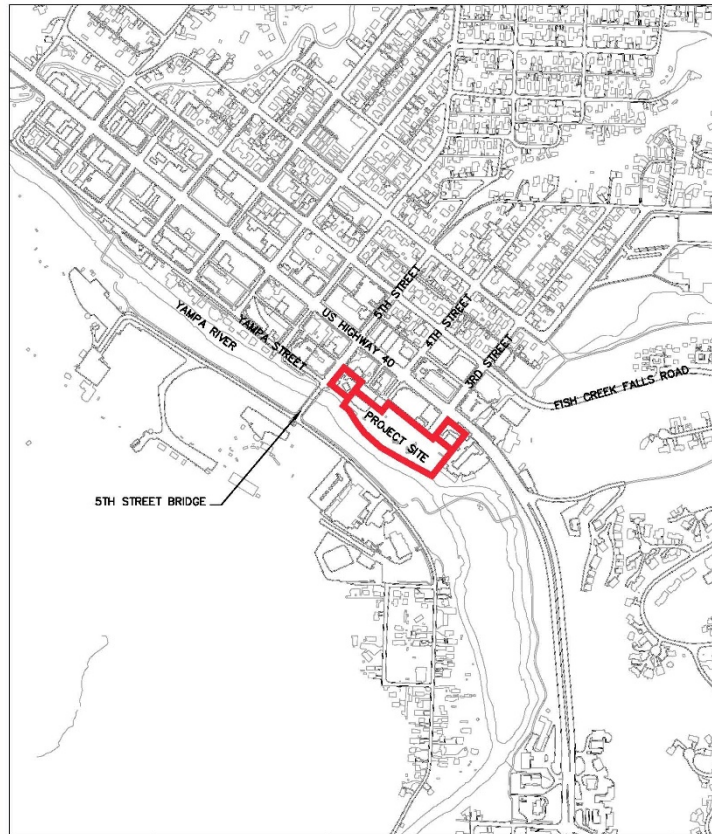


Figure 1: Vicinity Map

The Flood Insurance Study (FIS) for Routt County and Incorporated Areas includes the City of Steamboat Springs and the project site. The floodplain mapping at the project site was updated on April 18, 2022 via a Letter of Map Revision. This revision removed both Lots E and B from Special Flood Hazard Areas and is shown in Figure 2.

A copy of the full revision approval is attached to this memo for revenue.

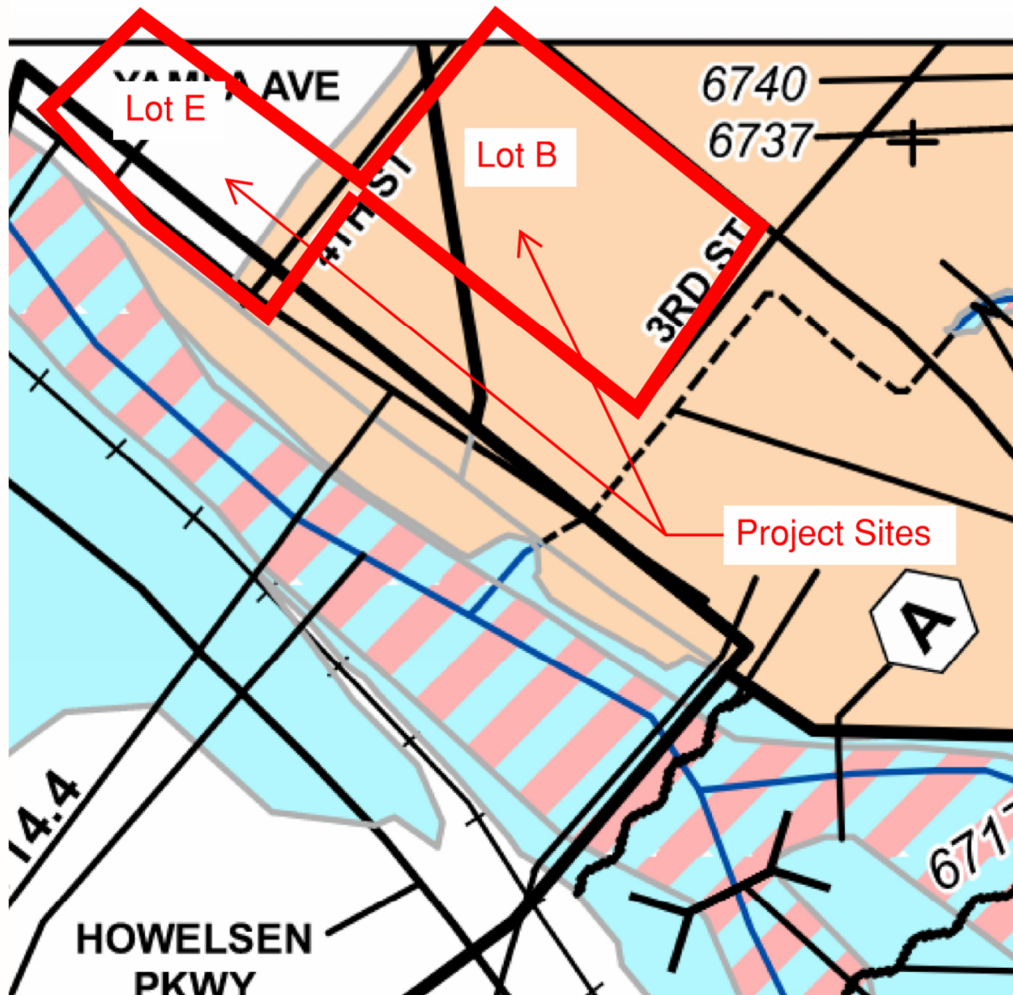


Figure 2: Special Flood Hazard Area Mapping

Neither lot is in a Special Flood Hazard Area (SFHA) or floodway per the Flood Insurance Rate Map (FIRM). Therefore, they are not subject to the City of Steamboat Springs floodplain development standards.

Both lots are included in Zone X. This is an “Other Areas of Flood Hazard” designation that includes inundation by the 0.2% chance flood (commonly known as the 500-year flood). This area is not subject to the same restrictions as a SFHA.



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Steamboat Springs Routt County Colorado	FILL	FLOODWAY 1D HYDRAULIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 080159		
IDENTIFIER	Riverview	APPROXIMATE LATITUDE AND LONGITUDE: 40.482, -106.831 SOURCE: Other DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 08107C0877D DATE: February 4, 2005		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: February 4, 2005 PROFILE: 45P FLOODWAY DATA TABLE: 3	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

Yampa River Near Steamboat Springs - From approximately 90 feet upstream of 5th Street to approximately 60 feet downstream of the confluence of Yampa River Side Channel 2.

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Yampa River Near Steamboat Springs	BFEs*	BFEs	YES	YES
	Floodway	Floodway	NONE	YES
	Zone AE	Zone AE	NONE	YES

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

21-08-0824P

102-I-A-C



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This revision has met our criteria for removing an area from the 1-percent-annual-chance floodplain to reflect the placement of fill. However, we encourage you to require that the lowest adjacent grade and lowest floor (including basement) of any structure placed within the subject area be elevated to or above the Base (1-percent-annual-chance) Flood Elevation.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1 877 336 2627 (1 877 FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304 6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Jeanine D. Petterson
Director, Mitigation Division
Federal Emergency Management Agency, Region VIII
Denver Federal Center, Building 710
P.O. Box 25267
Denver, CO 80225-0267
(303) 235-4830

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1 877 336 2627 (1 877 FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304 6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



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LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *Steamboat Pilot & Today*

Dates: December 10, 2021 and December 17, 2021

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1 877 336 2627 (1 877 FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304 6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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REVISED
DATA

¹ Stream distance in feet above confluence with Green River

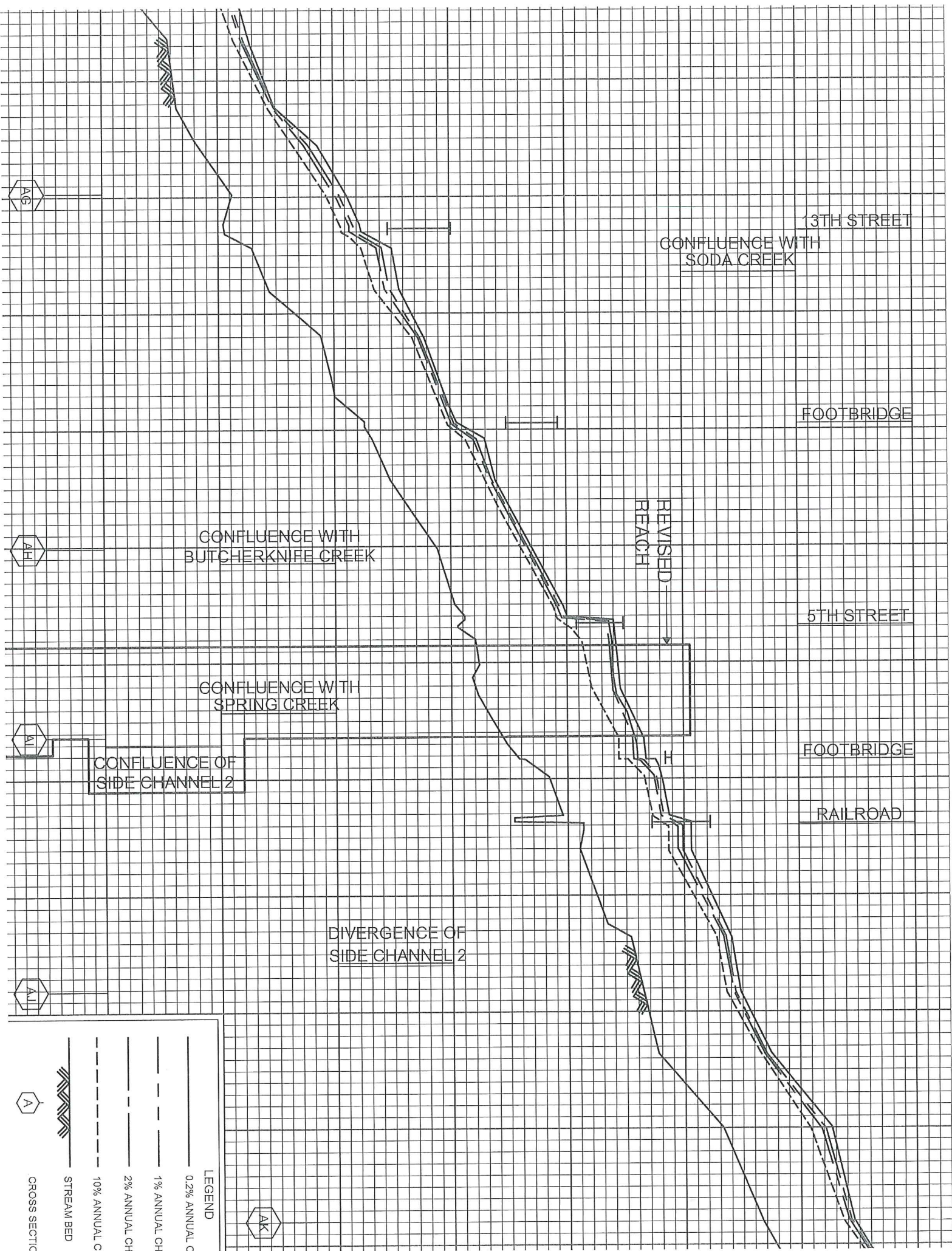
FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER-SURFACE ELEVATION			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATED	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
						FEET (NAVD 88)		
YAMPA RIVER NEAR STEAMBOAT SPRINGS								
AA	986,179	83	340	7.7	6,633.5	6,633.5	6,634.4	0.9
AB	988,218	224	875	10.3	6,642.9	6,642.9	6,643.8	0.9
AC	990,246	146	1,006	9.0	6,654.9	6,654.9	6,655.4	0.5
AD	991,037	241	1,413	6.4	6,658.4	6,658.4	6,659.4	1.0
AE	992,736	415	1,696	5.3	6,667.8	6,667.8	6,668.1	0.3
AF	993,592	179	791	11.4	6,670.4	6,670.4	6,671.0	0.6
AG	996,973	136	938	9.6	6,690.5	6,690.5	6,690.5	0.0
AH	1,000,015	146	1,013	8.1	6,706.6	6,706.6	6,707.5	0.9
AI	1,001,637	151	1,242	7.1	6,716.0	6,716.0	6,716.1	0.1
AJ	1,003,819	276	1,272	7.3	6,724.5	6,724.5	6,725.1	0.6
AK	1,005,798	183	1,046	8.4	6,734.4	6,734.4	6,735.3	0.9
AL	1,008,954	122	1,215	7.0	6,751.8	6,751.8	6,751.9	0.1
AM	1,012,117	922	7,375	1.1	6,756.6	6,756.6	6,757.6	1.0
AN	1,018,173	488	1,818	4.5	6,759.9	6,759.9	6,760.8	0.9
AO	1,025,382	362	1,924	4.0	6,775.1	6,775.1	6,776.0	0.9
AP	1,029,415	552	3,975	1.9	6,785.4	6,785.4	6,786.2	0.8
AQ	1,034,042	277	1,924	3.9	6,790.4	6,790.4	6,791.2	0.8
AR	1,036,192	250	1,228	6.2	6,793.8	6,793.8	6,794.5	0.7
AS	1,038,268	112	906	8.1	6,801.0	6,801.0	6,801.5	0.5
AT	1,043,564	166	715	10.2	6,809.2	6,809.2	6,809.8	0.6
AU	1,044,733	739	4,876	1.4	6,815.7	6,815.7	6,816.3	0.6
AV	1,047,620	536	762	5.8	6,816.7	6,816.7	6,817.7	1.0
AW	1,050,791	186	749	5.9	6,825.9	6,825.9	6,826.5	0.6
AX	1,057,541	205	612	3.6	6,839.1	6,839.1	6,839.6	0.5
AY	1,061,547	187	989	6.0	6,853.4	6,853.4	6,854.3	0.9
AZ	1,065,935	226	1,239	5.6	6,864.9	6,864.9	6,865.7	0.8

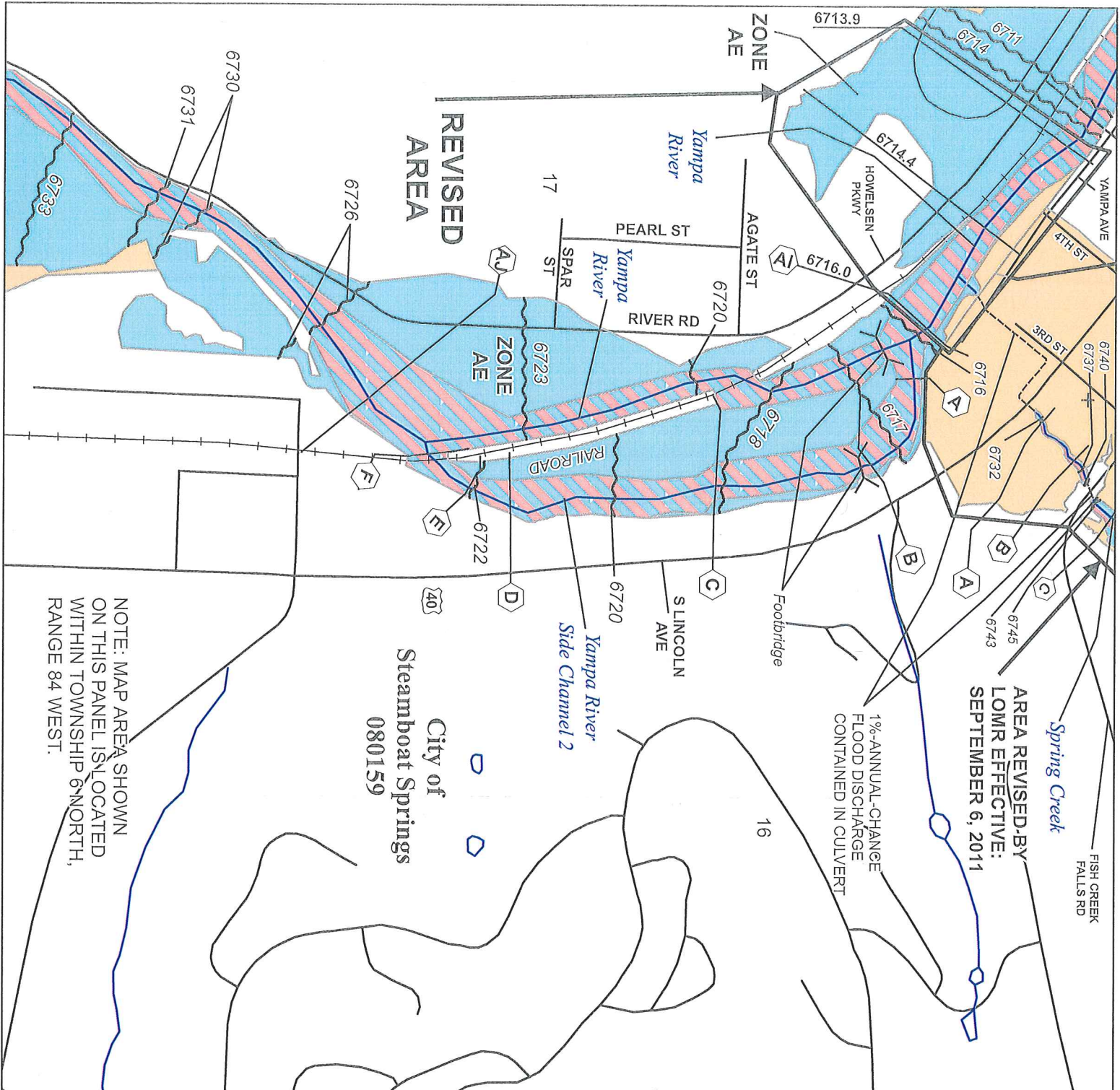
TABLE 3

FEDERAL EMERGENCY MANAGEMENT AGENCY
ROUTT COUNTY, CO
AND INCORPORATED AREAS

YAMPA RIVER NEAR STEAMBOAT SPRINGS

REVISED TO
FLOODWAY DATA
REFLECT LOMR
EFFECTIVE: April 18, 2022





FEMA

National Flood Insurance Program

Panel Contains:

COMMUNITY	NUMBER	PANEL SUFFIX
ROUTE COUNTY	080156	0877
UNINCORPORATED AREAS	080159	0877
CITY OF	080159	0877

REVISOR TO REFLECT LOMR EFFECTIVE: April 18, 2022

VERSION NUMBER 1.1.1.0
MAP NUMBER 08107C0877D
EFFECTIVE DATE FEBRUARY 4, 2005

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

ROUTE COUNTY, COLORADO

PANEL 877 OF 1475

SCALE

Map Projection: Universal Transverse Mercator NAD 1983 UTM Zone 13N
Vertical Datum: NAVD 88

1 inch = 500 feet

0 250 500 1,000 Feet

0 62.5 125 250 Meters

OTHER AREAS OF FLOOD HAZARD

- 0.2 % Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes, Zone X

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, AE, AH, AR
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway