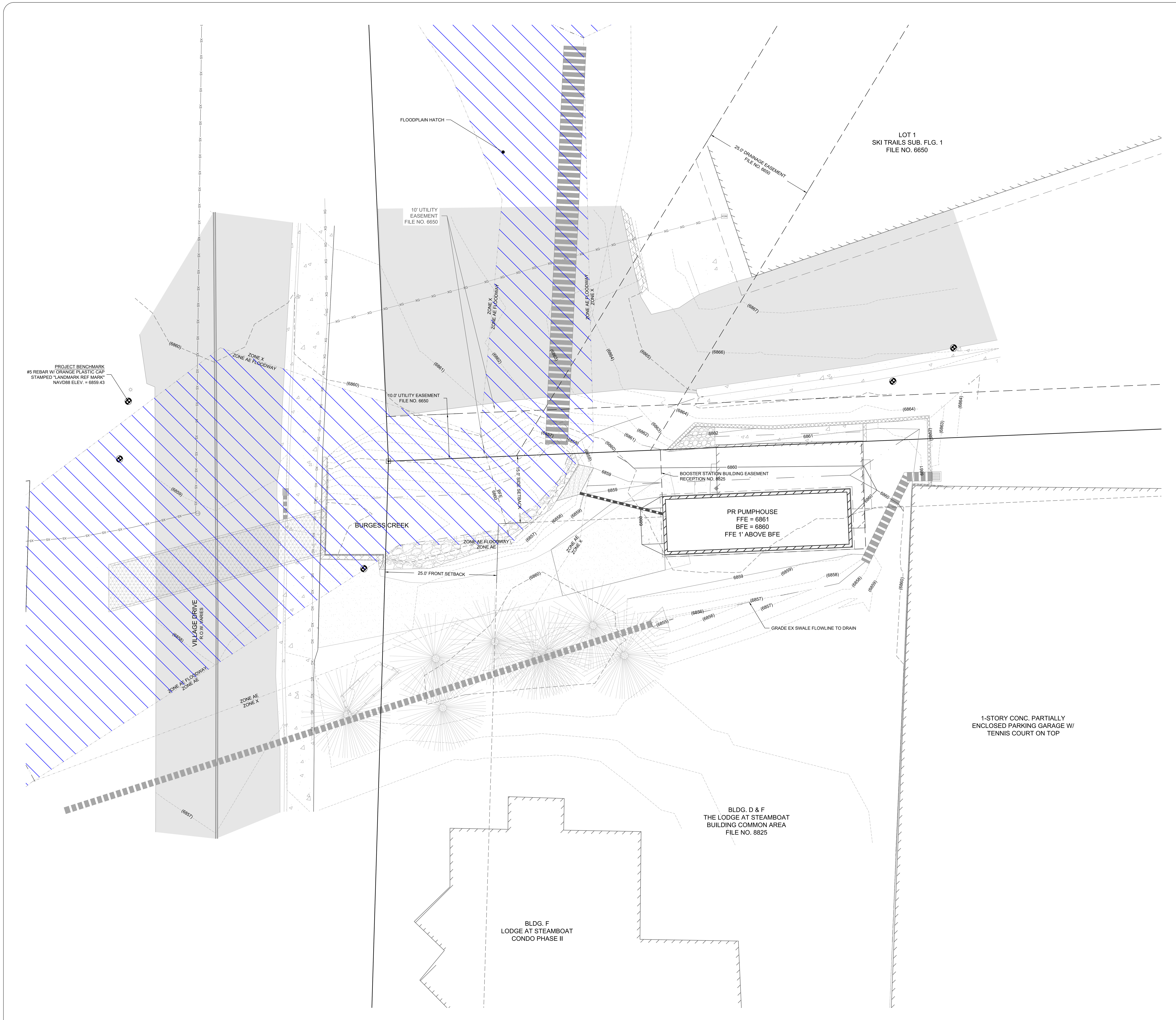

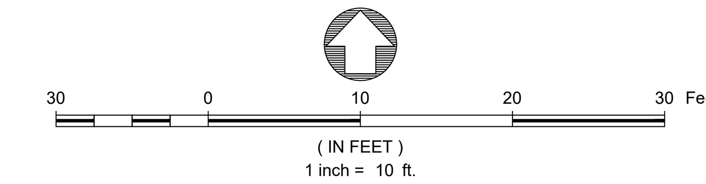

THE PROPOSED MOUNT WERNER WATER PUMPHOUSE IS LOCATED IN FLOOD ZONE AREA OF MINIMAL HAZARD OF THE NEAREST WATERWAY, BURGESS CREEK. THE PROPOSED MOUNT WERNER WATER PUMPHOUSE SHALL BE CONSTRUCTED WITH A FINISHED FLOOR ELEVATION OF 6861 FT, 1' MINIMUM ABOVE THE BURGESS CREEK BASE FLOOD ELEVATION OF 6860 FT. THE INCLUDED EXHIBIT DEPICTS REGIONS WITHIN THE ZONE AE FLOODWAY HATCHED IN BLUE.

PHIL PARKER
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GRADING PLAN LEGEND:

- PROPOSED STORM SEWER
- PROPOSED STORM INLET (CURB & AREA)
- PROPOSED MAJOR CONTOUR (6805)
- PROPOSED MINOR CONTOUR
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- FLOOD HAZARD LIMITS
- SPOT ELEVATION (6790.50)
- PROPOSED OVERLAND FLOW DIRECTION W/SLOPE (2.0%)
- PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE (2.0%)
- EXISTING CHANNELIZED FLOW DIRECTION
- EXISTING FLOODWAY

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. PROJECT BENCHMARK: A SET #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "LANDMARK REF MARK", NAVD88 ELEVATION = 6859.43'.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
4. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
6. FLOODPLAIN MAPPING PER FEMA FLOOD INSURANCE RATE MAP (FIRM) GIS DATA VERIFIED WITH FEMA FLOOD MAP SERVICE CENTER ONLINE GIS MAPPING.

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REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE:	BY:	DESCRIPTION:

PROJECT:	1406-020
DATE:	5/7/2024
CONTACT:	RYAN SPAUSTAT
EMAIL:	RYANS@landmark-co.com

VILLAGE DRIVE BOOSTER STATION
FLOODPLAIN EXHIBIT
MOUNT WERNER WATER
CITY OF STEAMBOAT SPRINGS
COUNTY OF ROUTT, COLORADO