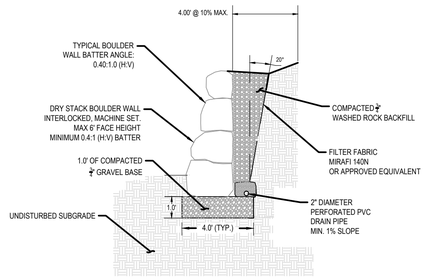
FLOODPLAIN DEVELOPMENT SITE PLAN

LOTS 5 THROUGH 9, BLOCK 12,
ORIGINAL TOWN OF STEAMBOAT SPRINGS,
LOCATED IN THE SW ¼ OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 84 WEST, 6TH P.M.,
STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

GENERAL NOTES:

1. SITE PLAN OF LOTS 5, 6, 7, 8 & 9, BLOCK 12, ORIGINAL TOWN OF STEAMBOAT SPRINGS ACCORDING THE TO FINAL PLAT RECORDED AT FILE NO. 10763 OF ROUTT COUNTY RECORDS ON DECEMBER 12, 1989.
2. FIELD SURVEYING COMPLETED BY FOUR POINTS SURVEYING AND ENGINEERING ON MARCH 25, 2024.
3. PROPERTY CORNERS FOUND AS SHOWN HEREON.
4. CONTRACTOR TO WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSIVE SOILS. INSTALL TEMPORARY STORMWATER PERIMETER AND DIVERSION CONTROLS PRIOR TO COMMENCING GRADING ACTIVITIES.
5. FLOOD ZONES SHOWN BELOW ARE IN REFERENCE TO INFORMATION DOWNLOADED FROM THE FEMA NATIONAL FLOOD HAZARD DATABASE, SOURCE DATE 2003 (LATEST PUBLISHED FIS STUDY FOR ROUTT COUNTY AND UNINCORPORATED AREAS). NOTE - THERE IS NO PROPOSED GRADING ALTERATIONS WITHIN DESIGNATED FLOOD AREAS. ROCK ARMORING AND STREAMBANK ENHANCEMENTS TO BE COMPLETED IN A MANNER THAT MATCHES EXISTING GRADE ELEVATIONS UPON THE COMPLETION OF BOULDERING AND WILLOW STAKING.
6. EXISTING CONTOURS ARE GENERATED FROM LIDAR INFORMATION PROVIDED BY THE COLORADO HAZARD MAPPING & RISK MAP PORTAL AT THE COLORADO WATER CONSERVATION BOARD. THE CONTOURS REFLECT THE CONDITIONS ON THE GROUND FROM 10-14-2015 TO 9-20-2016. THE LIDAR INFORMATION WAS COLLECTED BY MERRICK & CO AND PUBLISHED BY CWCB ON 10-1-2016 USING THE COLORADO STATE PLANE NORTH, NAD 1983 COORDINATE SYSTEM."
7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCING EARTH MOVING ACTIVITIES.

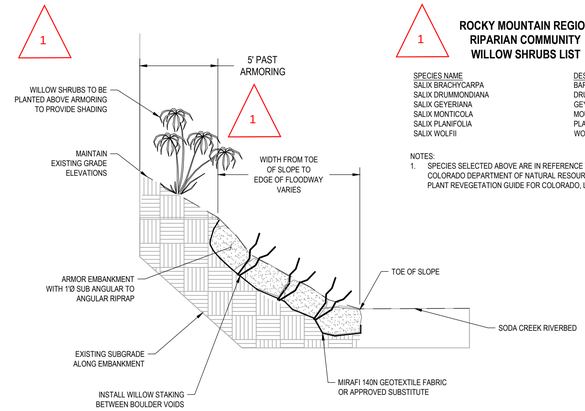


DRY STACK BOULDER WALL TYPICAL DETAIL

NOT TO SCALE

BOULDER WALL NOTES:

1. A LICENSED GEOTECHNICAL ENGINEER, REGISTERED IN THE STATE OF COLORADO, SHALL BE APPOINTED TO REVIEW THE FEASIBILITY OF THE DRY STACK BOULDER WALL ALTERNATIVE PRESENTED ON THIS PLAN SHEET.
2. COMPACT SUB-GRADE SOILS TO 95% OF THE MAXIMUM MODIFIED PROCTOR.
3. BACKFILL MATERIALS SHALL BE CAREFULLY PLACED IN UNIFORM LIFTS AT A MAXIMUM 8" DEEP LOOSE LIFTS AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY AND NEAR THE OPTIMUM MOISTURE CONTENT.
4. PRIOR TO PLACEMENT, ANY BACKFILL MATERIALS MUST BE SAMPLED AND RECEIVE A SOILS REPORT.
5. INSTALL MIRAFI 140N FILTER FABRIC, OR APPROVED EQUIVALENT, TO PROTECT WASHED ROCK BACKFILL FROM NATURAL SOIL BACKFILL.
6. COMPACT WASHED ROCK BACKFILL WITH VIBRATORY COMPACTOR.
7. MINIMUM 20" CUTBACK ANGLE TO BE PROVIDED
8. OVERALL MAXIMUM HEIGHT PER WALL TIER IS 6.0 FEET.



CHANNEL ARMORING DETAIL

NOT TO SCALE

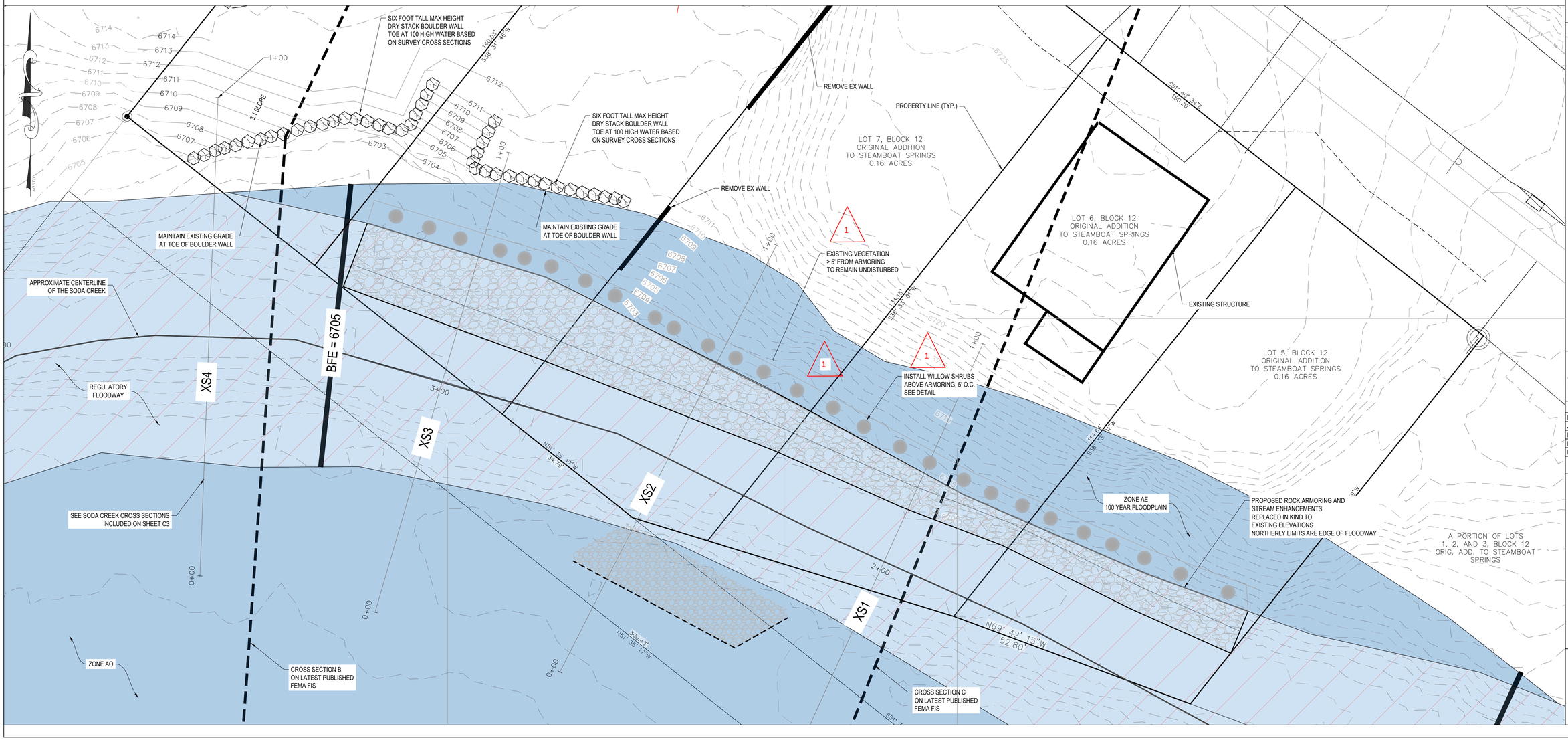
1

ROCKY MOUNTAIN REGION RIPARIAN COMMUNITY WILLOW SHRUBS LIST

SPECIES NAME	DESCRIPTION
SALIX BRACHYCARPA	BARRENGROUND WILLOW
SALIX DRUMMONDIANA	DRUMMOND'S WILLOW
SALIX GEYERIANA	GEYER'S WILLOW
SALIX MONTICOLA	MOUNTAIN WILLOW
SALIX PLANIFOLIA	PLANELEAD WILLOW
SALIX WOLFII	WOLFS WILLOW

NOTES:

1. SPECIES SELECTED ABOVE ARE IN REFERENCE TO THE COLORADO DEPARTMENT OF NATURAL RESOURCES NATIVE PLANT REVEGETATION GUIDE FOR COLORADO, LATEST EDITION.



FOUR POINTS SURVEYING ENGINEERING
440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

NO.	DATE	REVISIONS	INT
1	6-20-24	PLANNING REVIEW COMMENTS	DSC

LOTS 5-8, BLOCK 12
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

0 10' 20'

SCALE: 1" = 10'

Contour Interval = 1 ft

DATE: 06/17/2024
JOB #: 1027-032
DRAWN BY: DSC
DESIGN BY: DSC
REVIEW BY: WNM

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

DRAWING: FLOODPLAIN DEVELOPMENT SITE PLAN

SHEET NO.

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