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February 3, 2025

City of Steamboat Springs Planning Department
136 6th Street
Steamboat Springs, CO 80487

RE: Future Expansion Parcel, Riverfront Park Filing No. 2
1940 & 1960 Bridge Lane, Steamboat Springs, CO
Preliminary Floodplain Analysis

Dear City Planning Department,

Please accept this letter as a preliminary floodplain analysis for the proposed multi-family development at Future Expansion Parcel, Riverfront Park Filing No. 2, located at 1940 and 1960 Bridge Lane.

A portion of this property is within the FEMA regulatory flood hazard area where the southern property line meets the Yampa River. The FEMA regulatory flood hazard area is within the 50-foot high water setback and no development is being proposed in this area. Please see the existing conditions, site plan and grading and drainage plan included with this submittal for reference.

The proposed multi-family buildings are within a 0.2% annual chance flood hazard. This area is defined by FEMA as having a 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. To mitigate flood risk in this area, the proposed grading plan raises the site by approximately 1-foot and each building finished floor elevation is at least 1-foot higher than existing grade.

We appreciate the Planning Department's review of this analysis and are available to discuss the project at your convenience. Please do not hesitate to contact us at 970-871-6772.

Sincerely;

Cameron Breton, EIT
Four Points Surveying and Engineering
