

Drainage Letter Report

0 ROCKBROOK ROAD
PALMER LAKE, COLORADO
80133

PREPARED FOR: MR. RICK YARBROUGH
5180 MEADOWGREEN DRIVE
COLORADO SPRINGS, CO 80919

August 2, 2018

Prepared by
Richard Lyon, P.E.
Rocky Mountain Group
19375 Beacon Lite Rd. | Monument, CO 80132



3. EL PASO COUNTY ONLY: Remove and replace with the correct signature block, see below.

Filed in accordance with Section 51.1 of the El Paso Land Development Code, as amended.

Director of Public Works

Date

Conditions:

4. CITY OF COLORADO SPRINGS ONLY: Remove this signature block.

Filed in accordance with Section 7.7.906 of the Code of the City of Colorado Springs, 2001, as amended.

For City Engineer

Date

Conditions:

El Paso County:

Filed in accordance with the requirements of the Drainage Criteria Manual, Volumes 1 and 2, El Paso County Engineering Criteria Manual and Land Development Code as amended.

Jennifer Irvine, P.E. Date
County Engineer / ECM Administrator

Conditions:

3.0 Floodplain Impacts

According to the FEMA floodplain map for this area, El Paso County FIRM Panel No. 08041C0260F, dated March 17, 1997 (see Appendix B), the west boundary of the site is impacted by the delineated FEMA 100-year floodplain limits. The proposed shared driveway improvements are not to include any fill within the floodplain, to ensure zero rise within the floodplain.

4.0 Public Improvements / Drainage Basin Fee

No public drainage improvements are required or proposed for this project. According to El Paso County policies, drainage basin fees are due based on the impervious area projected for the new subdivision.

This parcel is located entirely within the Palmer Lake Drainage Basin (FOM 05400) which has a 2018 basin fee of \$11,919 per impervious acre (no bridge fee). Applicable drainage basin fees are calculated as follows:

Subdivision Area less Tract A = 1.58 acres

Percent Impervious (from Table 6-6 of the EPC DCM V1) = 20.00%

Calculated Impervious Area = 1.58 ac. * 0.20 = 0.316 ac.

Drainage Basin Fee = 0.316 ac. * \$11,919/ac. = \$3,766.40

With interpolation, 15.4% may be used.

5.0 Summary

The proposed drainage patterns for the Yarbrough Subdivision will remain consistent with historic conditions and the overall drainage plan for the area. The proposed minor subdivision to create a single platted rural residential lot will result in a negligible impact on downstream facilities. Should the proposed site plan for this lot vary significantly from the assumptions made in this Drainage Letter Report, a revised report with updated calculations shall be required. Additionally, should the proposed development vary and cause an increase in storm runoff volumes and result in significant impacts to downstream facilities, the proposed development shall be subject to detention and water quality requirements. Installation and maintenance of proper erosion control practices during and after construction will ensure that this developed site will not adversely affect downstream or surrounding areas.



APPROXIMATE SCALE IN FEET
1000 0 1000

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM
FLOOD INSURANCE RATE MAP
EL PASO COUNTY,
COLORADO AND
INCORPORATED AREAS**

PANEL 260 OF 1300
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINING:
COMMUNITY:
NUMBER: PANEL: SUFFIX:
EL PASO COUNTY:
UNINCORPORATED AREAS: 080269 F
MONUMENT, TOWN OF: 080264 F
PALMER LAKE, TOWN OF: 080262 F

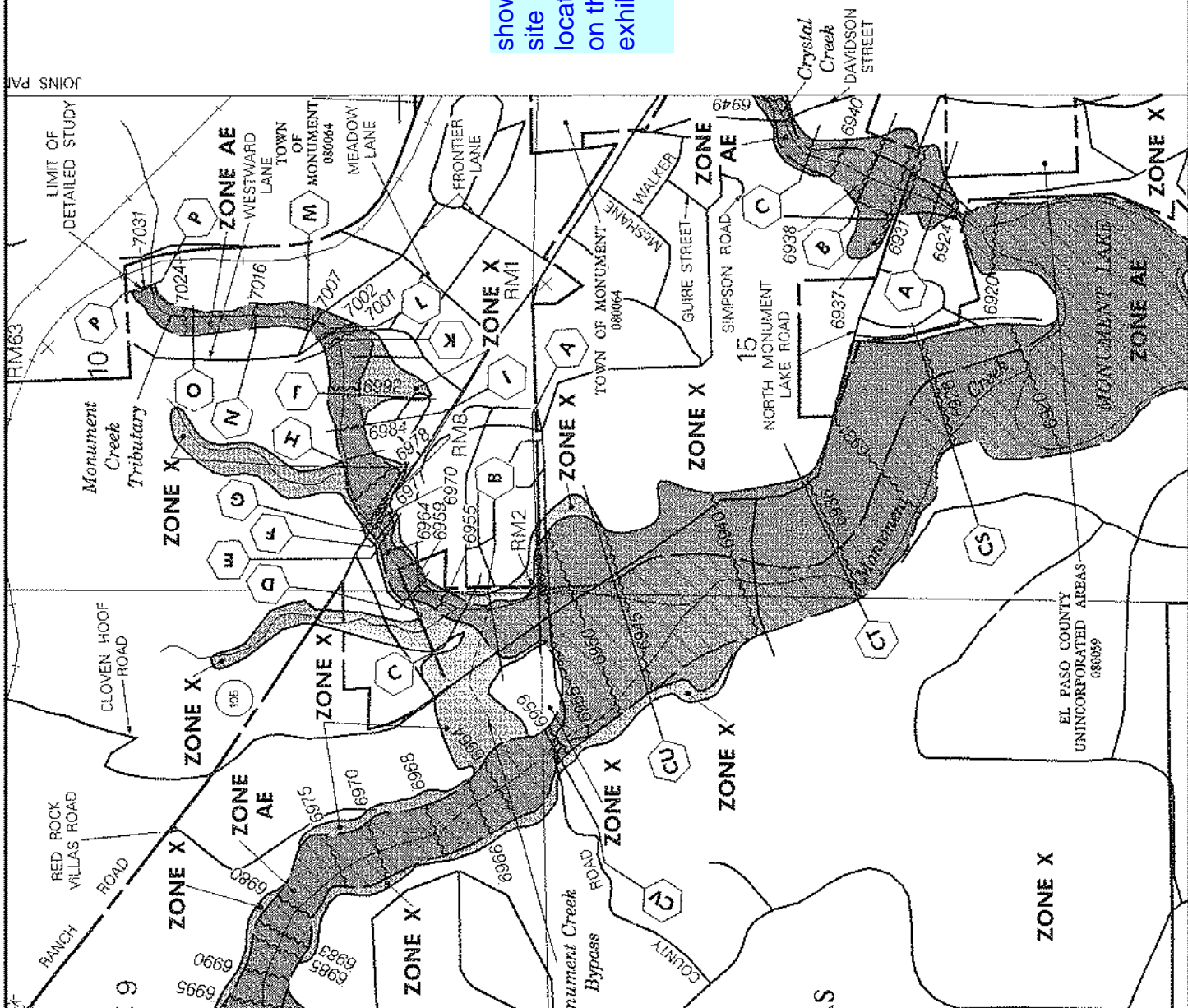
**MAP NUMBER
08041C0260 F
EFFECTIVE DATE:
MARCH 17, 1997**



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov

show the site location on this exhibit.



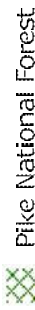
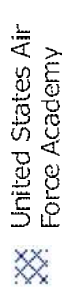
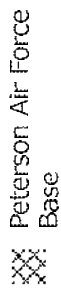
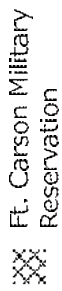
El Paso County, CO Risk MAP CSLF

El Paso County, CO Risk MAP CSLF

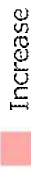
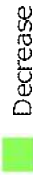
Jurisdictions



Federal Lands

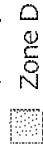
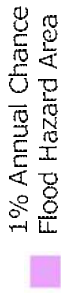
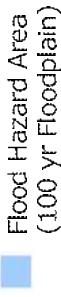


Changes Since Last FIRM

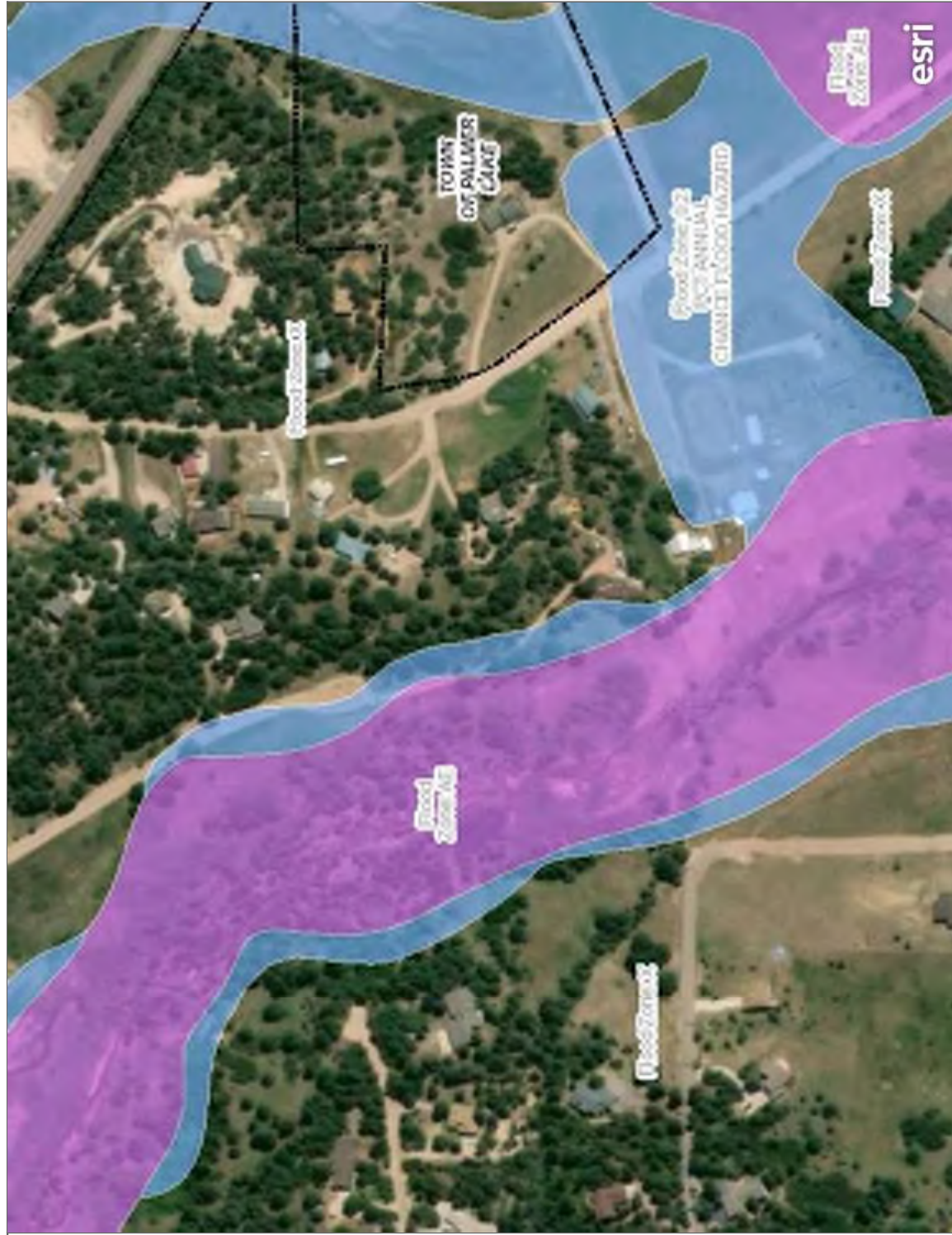


Preliminary Floodplain

0.2% Annual Chance



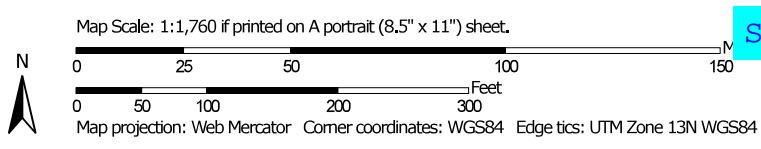
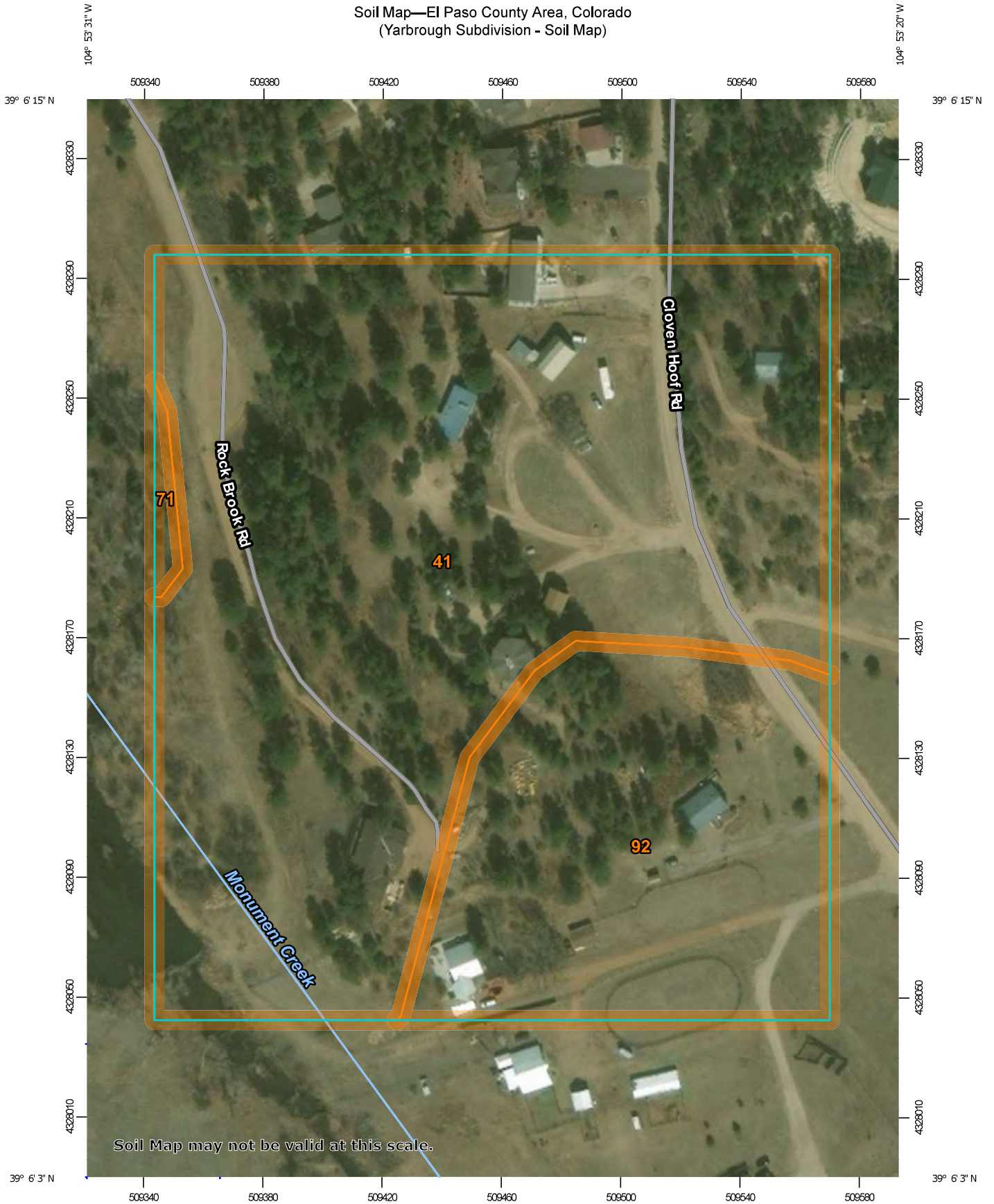
Show the site location on this exhibit.



The El Paso County, CO CSLF viewer displays data related to flood risk in El Paso County and all Jurisdictions within,

USDA FSA

Soil Map—El Paso County Area, Colorado
(Yarbrough Subdivision - Soil Map)



Show the site on this exhibit