

Solace Apartment Project - Preliminary Plan

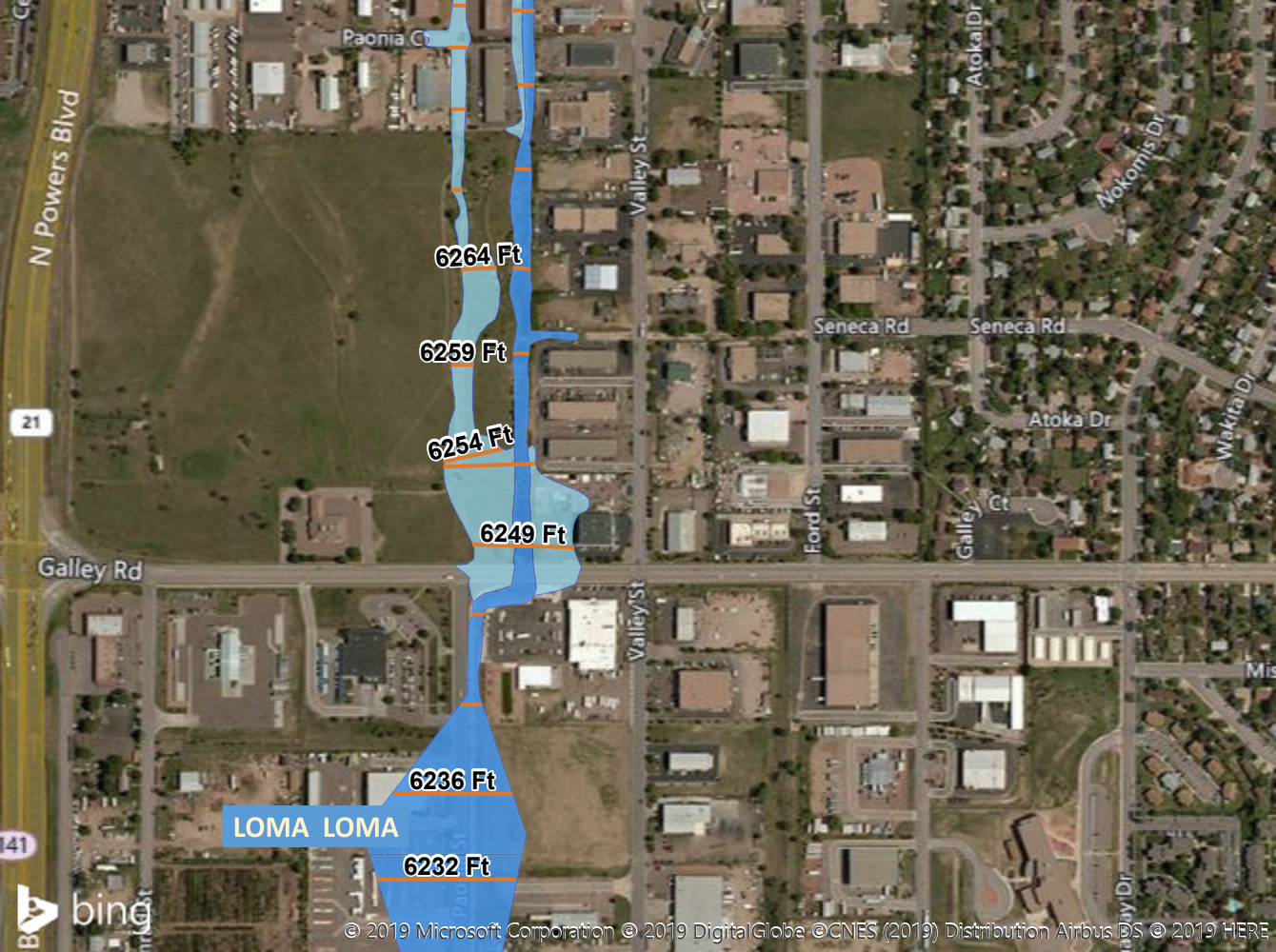
FEMA, LOMR, CLOMR

The Solace Apartment project encompasses approximately 28 acres and the east boundary generally aligns with the Center Tributary of Sand Creek. The Sand Creek-Center Tributary Drainageway has been studied as part of a Flood Insurance Study (FIS) for El Paso County Colorado, Volume 7 of 8, revised December 7, 2018. The floodway of the creek is generally within the banks except where it overtops Galley Road and then returns to the developed concrete channel. A separate floodplain is shown as well. The floodplain is reflective of channel flows overtopping the culvert crossing at Omaha Street and flood flow continuing down Paonia Street to the north property line of the Solace property and then continuing south to Galley Road.

The current site plan for Solace apartments has three separate areas of development; the area west of the proposed extension of Paonia developed as apartments; the Paonia extension from Galley Rd. to the current end of Paonia at Solaces north property line; and the area east of Paonia which will be generally untouched except for the construction of two detention ponds.

Since none of the apartment buildings are within the mapped 100 year floodplain, the client's current development strategy is to not modify the FEMA flood mapping for the parcel and obtain a floodplain development permit. The preliminary Paonia construction plans have added an inlet at the north to collect flood flows as well as inlets at each pond location to take street flows into the detention ponds. All of this work should be allowable under a Floodplain Development Permit.

RBD Floodplain indicated that a LOMR will be required after the floodplain improvements are complete. Please include that in this letter. A condition of approval will be added to this project that a LOMR be completed after the improvements are complete.



Paonia Ct

N Powers Blvd

21

6264 Ft

6259 Ft

6254 Ft

6249 Ft

Galley Rd

Valley St

Seneca Rd

Seneca Rd

Atoka Dr

Galley Ct

Ford St

Wakita Dr

6236 Ft

LOMA LOMA

6232 Ft

Valley St

Mis

141

