



**FINAL DRAINAGE REPORT
FOR
WESTVIEW AT WOODMOOR FILING 1A
1384 BUCKWOOD LANE
MONUMENT, COLORADO**

January 18, 2023

Prepared For:
Murphy's Custom Homes, Inc.
13710 Struthers Road
Colorado Springs, Co 80921
Sarah Martin (719) 233-2883

Prepared By:
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L Ducett, P.E. (719) 635-6422


PDC File #: VR-22-13

Job No. 2282.00

Drainage Report Statement

Design Engineer's Statement:

The attached drainage plan and report were prepared under my direction and supervision and are correct to the best of my knowledge and belief. Said drainage report has been prepared according to the criteria established by the County for drainage reports and said report is in conformity with the applicable master plan of the drainage basin. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this report.


L Ducett, P.E. 32339

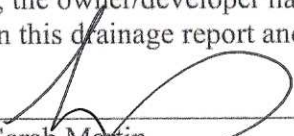


2/27/23

Date

Owner/Developer's Statement:

I, the owner/developer have read and will comply with all of the requirements specified in this drainage report and plan.


Sarah Martin
Murphy's Custom Homes, Inc.
13710 Struthers Road, Colorado Springs, CO 80921

2/27/23
Date

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.

County Engineer / ECM Administrator

Date

Conditions:

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**PRELIMINARY DRAINAGE REPORT
WESTVIEW AT WOODMOOR FILING 1A
1384 BUCKWOOD LANE
MONUMENT, COLORADO**

PURPOSE AND JUSTIFICATION

The purpose of this Drainage Report is to verify that the final plat and development plan for the construction of this residential site as four platted lots will not significantly increase or change drainage patterns and existing infrastructure can manage the flows per the El Paso County Drainage Criteria Manual.

This site has no previous drainage report on file.

GENERAL DESCRIPTION

This Drainage Report is an analysis of “WESTVIEW AT WOODMOOR FILING 1A”. The site is currently undeveloped with an existing single family home on Lot 1.

This site was previously platted as reception no. 210713052. The site is located at 1384 Buckwood Lane in Monument, CO, within section 11, township 11 south, range 67 west on the 6th principal meridian. It is bounded to the south by Doewood Drive and Lot 3 Nicholas H. Nance Sub (residential single family lot), to the north by Woodmoor Ridge lots 56, 57, & 58 (residential single family lots), to the east by Woodmoor Filing No. 1 Lots 10, 13, & 16 (residential single family lots), and to the west by Wildwood Way and Lot 6A Woodmoor Filing No. 1B (residential single family lot). The project is in the northeast quarter of Section 11 Township 11 south, Range 67 west of the 6th prime meridian in the City of Monument, El Paso County, Colorado.

Existing vegetation consists of native prairie grasses and shrubs with good to excellent coverage of 75% to 90%, including moderate to heavy ground cover of ponderosa pine.

Drainage from the site is tributary to the Crystal Creek Drainage Basin according to the Dirty Woman Creek and Crystal Creek El Paso County, Colorado Drainage Basin

Planning Study dated September, 1993. The Crystal Creek Drainage Basin covers roughly 6.6 square miles and trends generally east to west. Crystal Creek enters Monument Creek at Monument Lake. Basin development was approximately 85-90% complete in 1993.

The site is not in the FEMA 100 year Floodplain Map 08041C0276G dated December 7, 2018.

The soils onsite are classified as 100% Kettle gravelly loamy sand, 8 to 40 percent slopes by the Soil Survey of El Paso County, Colorado prepared by the Soil Conservation Service. The soils are in Hydrologic Soil Group B.

A copy of the existing and proposed drainage maps are included in the appendix. There are eight basins for the existing and proposed site. No changes to ground cover are proposed in this filing.

The study area consists of an existing single family home with a gravel driveway and a wooden shed. The study area is 3.1% impervious. The site currently drains toward the northwest, west, southwest, south, and southeast with slopes ranging from 2% to 30%.

EXISTING DRAINAGE CONDITIONS

The site consists of six existing on-site basins and two existing off-site basins. See the existing conditions map in the appendix.

Basin EX1/ Design Point E1

Basin EX1 which flows to Design Point E1 consists of 0.32 acres of mostly forested area on the northwest corner of the site. The existing flows from this area are $Q_5=0.1$ cfs and $Q_{100}=0.8$ cfs. These overland flows are directed offsite northwest toward Blueberry Hills Drive.

Basin EX2/ Design Point E2

Basin EX2 which flows to Design Point E2 consists of 1.28 acres of mostly forested area with some areas of gravel and part of the existing house on the northeast side of the site.

The existing flows from this area are $Q_5=0.5$ cfs and $Q_{100}=3.3$ cfs. These flows are drain offsite to the north toward Blueberry Hills Road.

Basin EX3/ Design Point E3

Basin EX3 which flows to Design Point E3 consists of 0.78 acres of mostly forested area with some areas of the existing house and wooden walkway at the east and southeast sides of the site. The existing flows from this area are $Q_5=0.3$ cfs and $Q_{100}=2.1$ cfs. These flows are directed offsite to the south toward Doewood Drive.

Basin EX4/ Design Point E4

Basin EX4 which flows to Design Point E4 consists of 0.50 acres of mostly forested area with some areas of the existing house and deck at the central and west sides of the site. The existing flows from this area are $Q_5=0.2$ cfs and $Q_{100}=1.4$ cfs. These flows are directed to the existing cul-de-sac at Wildwood Way.

Basin EX5/Design Point E5

Basin EX5 which flows to Design Point E5 consists of 0.37 acres of mostly forested area with a small part of the existing home and deck at the central and west sides of the site. The existing flows from this area are $Q_5=0.1$ cfs and $Q_{100}=0.9$ cfs. These flows are directed offsite to the west toward the existing cul-de-sac at Wildwood Way.

Basin EX6/Design Point E6

Basin EX6 which flows to Design Point E6 consists of 0.55 acres of mostly forested area with part of the existing house and deck at the central and southwest sides of the site. The existing flows from this area are $Q_5=0.3$ cfs and $Q_{100}=1.4$ cfs. These flows are directed offsite to the south toward Doewood Drive.

Offsite Basin EOS1/Design Point EOSA

Basin EOS1 which flows to Design Point EOSA consists of 0.10 acres of a mix of forested land, gravel, and asphalt pavement and includes part of the existing cul-de-sac at Buckwood Lane at the east side of the site. The existing flows from this area are $Q_5=0.2$

cfs and $Q_{100}=0.5$ cfs. These flows are directed onto the site from the east side. This offsite basin has minimal impact on the drainage pattern on the property.

Offsite Basin EOS2/Design Point EOSB

Basin EOS2 which flows to Design Point EOSB consists of 0.05 acres of a mix of forested land, gravel, and asphalt pavement and includes part of the existing cul-de-sac at Buckwood Lane at the east side of the site. The existing flows from this area are $Q_5=0.0$ cfs and $Q_{100}=0.1$ cfs. These flows are directed onto the site from the east side. This offsite basin has minimal impact on the drainage pattern on the property.

PROPOSED DRAINAGE CONDITIONS

In the proposed condition (see proposed conditions map in the appendix) the overall drainage pattern for the site remains the same as the existing pattern. In order to predict future conditions as the result of future developments on adjacent lots, runoff coefficients were assumed to be that of 1 acre residential for proposed basins P1 & P2, and $\frac{1}{2}$ acre residential for proposed basins P3, P4, P5, and P6. There are eight proposed basins:

Basin P1/ Design Point 1

Basin P1 which flows to Design Point 1 consists of 0.32 acres of mostly forested area on the northwest corner of the site. The proposed flows from this area are $Q_5=0.3$ cfs and $Q_{100}=1.1$ cfs, using the runoff coefficient of 1 acre residential in anticipation of future development. These overland flows are directed offsite northwest toward Blueberry Hills Drive.

Basin P2/ Design Point 2

Basin P2 which flows to Design Point 2 consists of 1.28 acres of mostly forested area on the central and north sides of the site. The proposed flows from this area are $Q_5=1.1$ cfs and $Q_{100}=4.2$ cfs, using the runoff coefficient of 1 acre residential in anticipation of future development. These flows are drain offsite to the north toward Blueberry Hills Road.

Basin P3/ Design Point 3

Basin P3 which flows to Design Point 3 consists of 0.78 acres of mostly forested area at the central and south sides of the site. The proposed flows from this area are $Q_5=0.7$ cfs and $Q_{100}=2.7$ cfs, using the runoff coefficient of $\frac{1}{2}$ acre residential in anticipation of future development. These flows are directed offsite to the south toward Doewood Drive.

Basin P4/ Design Point 4

Basin P4 which flows to Design Point 4 consists of 0.50 acres of mostly forested area at the central and west sides of the site. The proposed flows from this area are $Q_5=0.5$ cfs and $Q_{100}=1.7$ cfs, using the runoff coefficient of $\frac{1}{2}$ acre in anticipation of future development.. These flows are directed to the existing cul-de-sac at Wildwood Way.

Basin P5/Design Point 5

Basin P5 which flows to Design Point 5 consists of 0.37 acres of mostly forested area at the central and west sides of the site. The proposed flows from this area are $Q_5=0.3$ cfs and $Q_{100}=1.3$ cfs, using the runoff coefficient of $\frac{1}{2}$ acre residential in anticipation of future development. These flows are directed offsite to the west toward the existing cul-de-sac at Wildwood Way.

Basin P6/Design Point 6

Basin P6 which flows to Design Point 6 consists of 0.55 acres of mostly forested area at the central and west sides of the site. The proposed flows from this area are $Q_5=0.5$ cfs and $Q_{100}=1.7$ cfs, using the runoff coefficient of $\frac{1}{2}$ acre residential in anticipation of future development. These flows are directed offsite to the south toward Doewood Drive.

Offsite Basin POS1/Design Point OS3

Basin EOS1 which flows to Design Point EOSA consists of 0.10 acres of a mix of forested land, gravel, and asphalt pavement and includes part of the existing cul-de-sac at Buckwood Lane at the east side of the site. The proposed flows from this area are $Q_5=0.2$ cfs and $Q_{100}=0.5$ cfs. These flows are directed onto the site from the east side.

Offsite Basin POS2/Design Point OS4

Basin EOS2 which flows to Design Point EOSB consists of 0.05 acres of a mix of forested land, gravel, and asphalt pavement and includes part of the existing cul-de-sac at Buckwood Lane at the east side of the site. The proposed flows from this area are $Q_5=0.0$ cfs and $Q_{100}=0.1$ cfs. These flows are directed onto the site from the east side.

In an effort to protect receiving water and as part of the “four step process to minimize adverse impacts of urbanization” this site was analyzed in the following manner:

1. Reduce Runoff – Portions of the site route runoff over landscaping areas before it reaches curbs or storm inlets. These above-mentioned items will reduce the volume of runoff using ponding and infiltration.
2. Treat Slowly Release WQCV – Not included. The steep slopes on all sides of the property severely limit the opportunity to include WQCV system(s).
3. Stabilize Stream Channel – There are no channels on or adjacent to the site.
4. Source Controls - As no materials storage or industrial operations are proposed for the site, no source controls have been proposed.

Please see detailed calculations in the appendix.

HYDROLOGIC CALCULATIONS

Hydrologic calculations were performed using the City of Colorado Springs Storm Drainage Design Criteria Manual Volumes 1 & 2 May 2014. The Rational Method was used to estimate storm water runoff anticipated from design storms with 5-year and 100-year recurrence intervals. The Rational Method was used because it is the simplest method, that is applicable to the site, and allowed by the Drainage Criteria Manual.

WATER QUALITY

Water quality for this development is not required due to the absence of any proposed grading on the site.

EROSION CONTROL

No erosion control plan is anticipated due to the absence of any proposed grading on the site.

CONSTRUCTION COST OPINION

No construction of facilities is planned.

MAINTENANCE

As no facilities are proposed, there will be no maintenance.

DRAINAGE FEES

Drainage fees were previously paid under VR94023 and BOCC Resolution 94-412 while bridge fees were not. 2022 fee is used below.

Crystal Creek Drainage Basin

Lots 1, 2 & 3 are assessed as 0.5 acre lots with 25% imperviousness—2.4 acres total

Lot 4 is assessed as a 1.0 acre lot with 20% imperviousness—1.4 acres total

$(2.4 * 25\% + 1.4 * 20\%) / 3.8 = 23.16\%$ average imperviousness

Drainage Fee: **\$0**

Bridge Fee: 3.8 acres * 23.16% average imperviousness * \$1,156 assesses rate =

\$1,017.28

Total Due: **\$1,017.28** at time of final plat.

The fees listed above are in accordance with the El Paso County Drainage Basin Fees, Resolution No. 21-468.

SUMMARY

This development (Westview at Woodmoor Filing 1A) will not adversely affect the downstream and surrounding developments. Proposed onsite flows from the new lots will be safely conveyed offsite similar to the existing flows via overland flow. Water quality and detention will not be required as there is no area to be graded. This site does not have an existing drainage report on file.

PREPARED BY:
TERRA NOVA ENGINEERING, INC.

This Drainage Letter is in conformance with the El Paso County Drainage Criteria Manual, Volumes 1 & 2, October 2018.

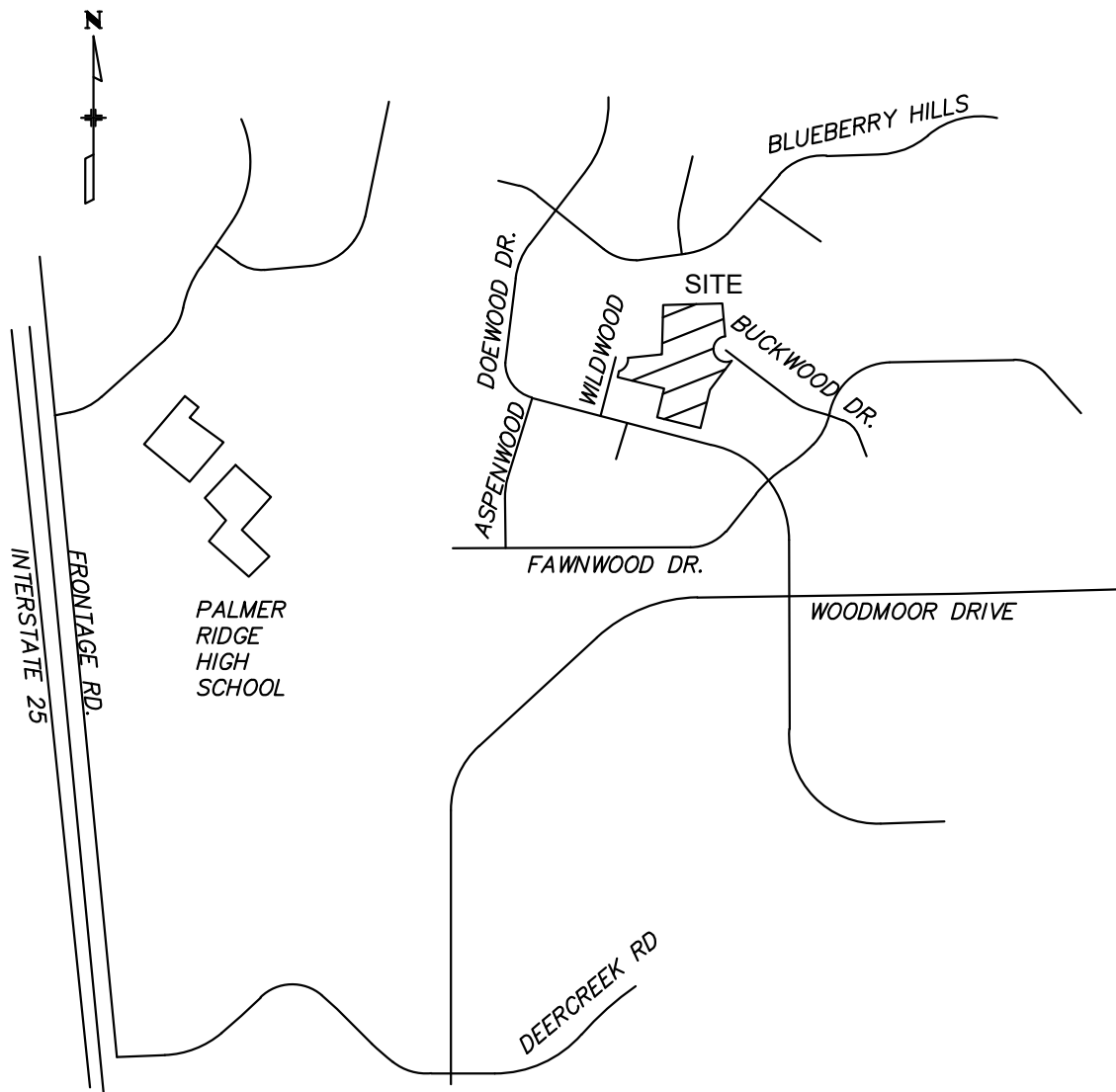
Luanne Ducett, P.E.
President
Jobs/2282.00 FDR

BIBLIOGRAPHY

“Dirty Woman Creek and Crystal Creek El Paso County, Colorado Drainage Basin Planning Study, September 1993.”

“El Paso County Drainage Criteria Manual, Volumes 1 & 2, October 2018.”

VICINITY MAP



VICINITY MAP
NOT TO SCALE

USGS SOIL MAP

Map Scale: 1:1,210 if printed on A portrait (8.5" x 11") sheet.

0 15 30 60 90 Meters


0 50 100 200 300 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84


Soil Map—El Paso County Area, Colorado
(1384 Buckwood Lane)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Paso County Area, Colorado

Survey Area Data: Version 19, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 9, 2021—Jun 12, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
41	Kettle gravelly loamy sand, 8 to 40 percent slopes	3.6	100.0%
Totals for Area of Interest		3.6	100.0%

El Paso County Area, Colorado

41—Kettle gravelly loamy sand, 8 to 40 percent slopes

Map Unit Setting

National map unit symbol: 368h

Elevation: 7,000 to 7,700 feet

Farmland classification: Not prime farmland

Map Unit Composition

Kettle and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kettle

Setting

Landform: Hills

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy alluvium derived from arkose

Typical profile

E - 0 to 16 inches: gravelly loamy sand

Bt - 16 to 40 inches: gravelly sandy loam

C - 40 to 60 inches: extremely gravelly loamy sand

Properties and qualities

Slope: 8 to 40 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): High
(2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7e

Hydrologic Soil Group: B

Ecological site: F048AY908CO - Mixed Conifer

Hydric soil rating: No

Minor Components

Pleasant

Percent of map unit:

Landform: Depressions

Hydric soil rating: Yes

Other soils

Percent of map unit:

Hydric soil rating: No

Data Source Information

Soil Survey Area: El Paso County Area, Colorado

Survey Area Data: Version 19, Aug 31, 2021

FEMA MAP

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The horizontal datum was NAD83, GR580 spheroid. Differences in datum, spheroid, projection or UTM zones zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988 (NAVD88). These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NINGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit its website at <http://www.ngs.noaa.gov/>.

Base Map information shown on this FIRM was provided in digital format by El Paso County, Colorado Sprys Utilities, City of Fountain, Bureau of Land Management, National Oceanic and Atmospheric Administration, United States Geological Survey, and Anderson Consulting Engineers, Inc. These data are current as of 2006.

This map reflects more detailed and up-to-date stream channel configurations and floodplain delineations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. The profile baselines depicted on this map represent the hydraulic modeling baselines that match the flood profiles and Floodway Data Tables if applicable, in the FIS report. As a result, the profile baselines may deviate significantly from the new base map channel representation and may appear outside of the floodplain.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

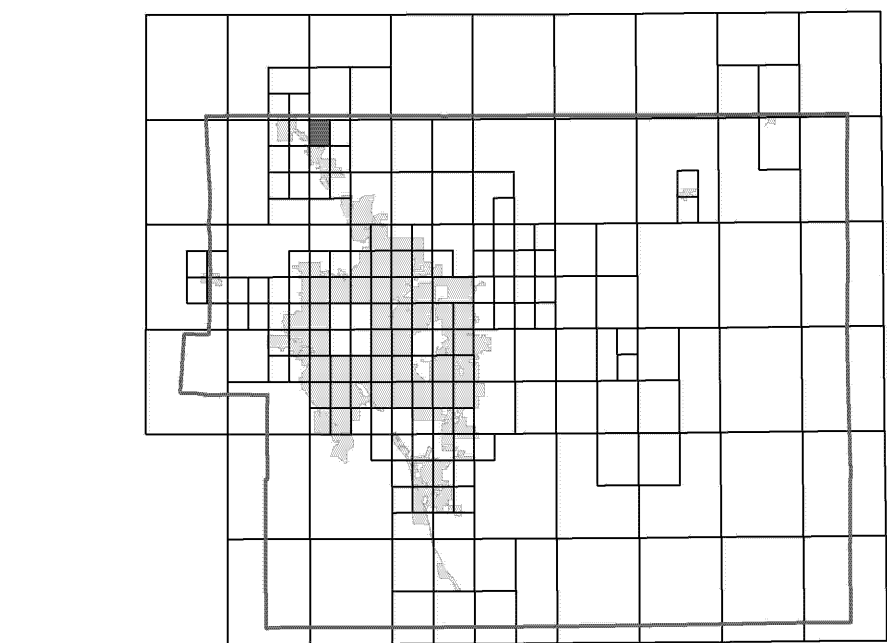
Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact FEMA Map Service Center (MSC) via the FEMA Map Information eXchange (FMIX) 1-877-336-2627 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. The MSC may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov/>.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/nfp/>.

El Paso County Vertical Datum Offset Table	
Flooding Source	Vertical Datum Offset (ft)
REFER TO SECTION 3.3 OF THE EL PASO COUNTY FLOOD INSURANCE STUDY FOR STREAM BY STREAM VERTICAL DATUM CONVERSION INFORMATION	

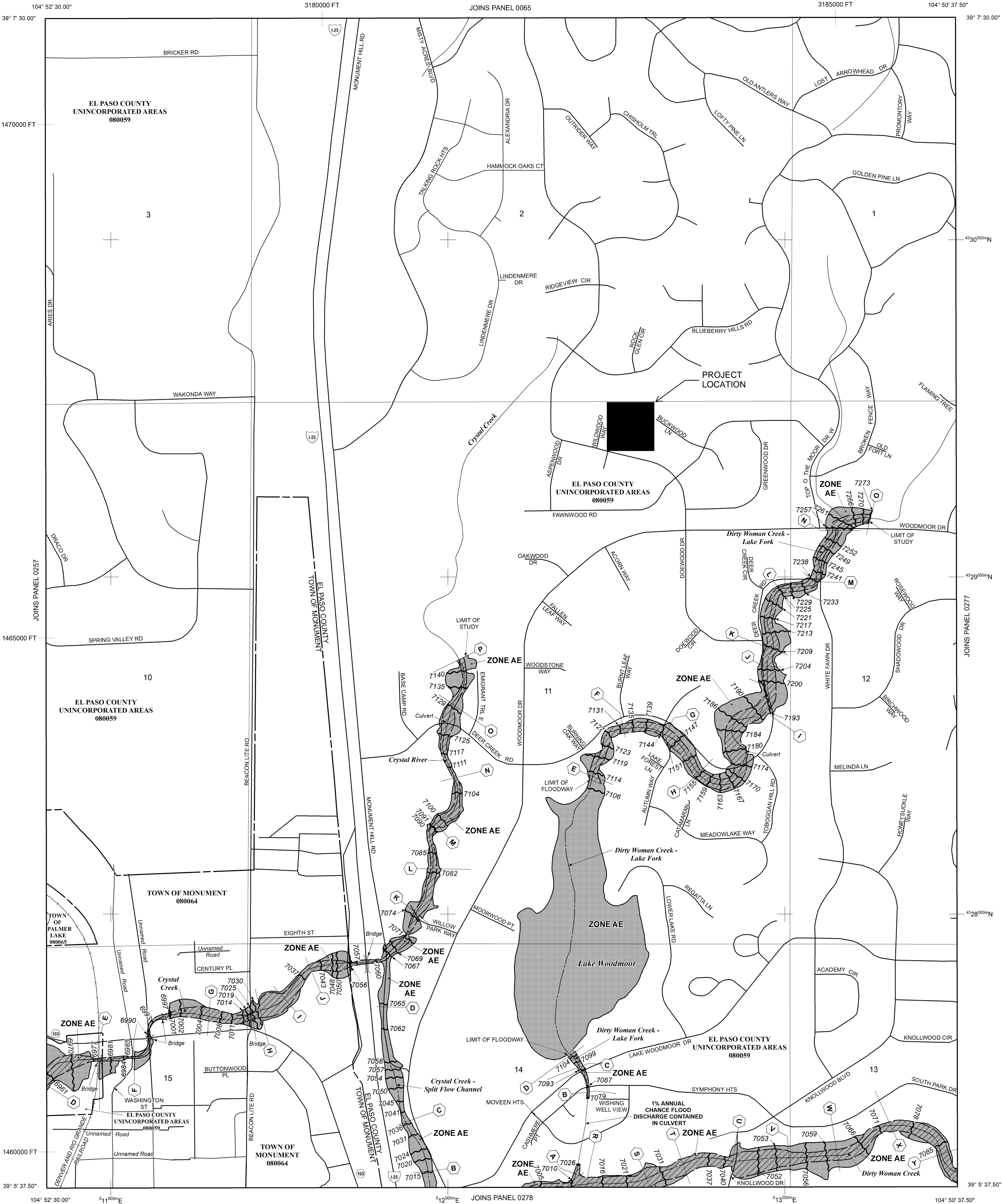
Panel Location Map



This Digital Flood Insurance Rate Map (DFIRM) was produced through a Cooperating Technical Partner (CTP) agreement between the State of Colorado Water Conservation Board (CWCB) and the Federal Emergency Management Agency (FEMA).



Additional Flood Hazard information and resources are available from local communities and the Colorado Water Conservation Board.



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 11 SOUTH, RANGE 67 WEST.

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.
ZONE AE Base Flood Elevations determined.
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area Formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Floodplain boundary
Floodway boundary
Zone D Boundary
CBRS and OPA boundary

Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

Base Flood Elevation line and value; elevation in feet* (EL 987)
Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

Cross section line

Transect line

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)

1000-meter Universal Transverse Mercator grid ticks, zone 13

5000-foot grid ticks: Colorado State Plane coordinate system, central zone (FIPSZONE 0502), Lambert Conformal Conic Projection

Bench mark (see explanation in Notes to Users section of this FIRM panel)

River Mile

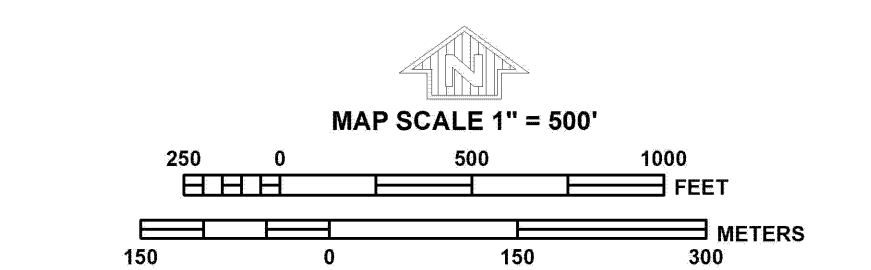
MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
MARCH 17, 1997

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
DECEMBER 7, 2018 - to update corporate limits, to change Base Flood Elevations and Special Flood Hazard Areas, to update map format, to add roads and road names, and to incorporate previously issued Letters of Map Revision

For community map revision history prior to countywide mapping, refer to the Community Map History Table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



PANEL 0276G

FIRM

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

PANEL 276 OF 1300

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:			
COMMUNITY	NUMBER	PANEL	SUFFIX
EL PASO COUNTY	080059	0276	G
MONUMENT TOWN OF	080064	0276	G
PALMER LAKE TOWN OF	080065	0276	G

Notice: This map was released on 05/15/2020 to make a correction This version replaces any previous versions. See the Notice-to-User Letter that accompanied this correction for details.

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
08041C0276G

MAP REVISED
DECEMBER 7, 2018

Federal Emergency Management Agency

HYDROLOGIC CALCULATIONS

HEMBRE ESTATES FILING NO. 1
AREA RUNOFF COEFFICIENT (C) SUMMARY

EXISTING

		<i>DEVELOPED / IMPERVIOUS</i>			<i>UNDEVELOPED / NON-IMPERVIOUS</i>			<i>WEIGHTED</i>		<i>WEIGHTED CA</i>	
BASIN	TOTAL AREA	AREA	C5	C100	AREA	C5	C100	C5	C100	CA5	CA100
	<i>(Acres)</i>	<i>(Acres)</i>			<i>(Acres)</i>						
<i>EX1</i>	0.32	0.00	0.08	0.35	0.32	0.08	0.35	0.08	0.35	0.03	0.11
<i>EX2</i>	1.28	0.02	0.68	0.78	1.26	0.08	0.35	0.09	0.36	0.11	0.46
<i>EX3</i>	0.78	0.02	0.66	0.76	0.76	0.08	0.35	0.09	0.36	0.07	0.28
<i>EX4</i>	0.50	0.02	0.81	0.88	0.48	0.08	0.35	0.11	0.37	0.05	0.19
<i>EX5</i>	0.37	0.00	0.90	0.96	0.37	0.08	0.35	0.08	0.35	0.03	0.13
<i>EX6</i>	0.55	0.04	0.81	0.88	0.51	0.08	0.35	0.13	0.39	0.07	0.21
<i>EOS1</i>	0.10	0.03	0.83	0.90	0.07	0.08	0.35	0.30	0.51	0.03	0.05
<i>EOS2</i>	0.05	0.00	0.67	0.77	0.05	0.08	0.35	0.08	0.35	0.00	0.02

Calculated by: JS
Date: 9/6/2022
Checked by: LD

Total 3.95 0.13

DEVELOPED

		<i>DEVELOPED / IMPERVIOUS</i>			<i>UNDEVELOPED / NON-IMPERVIOUS</i>			<i>WEIGHTED</i>		<i>WEIGHTED CA</i>	
BASIN	TOTAL AREA	AREA	C5	C100	AREA	C5	C100	C5	C100	CA5	CA100
	<i>(Acres)</i>	<i>(Acres)</i>			<i>(Acres)</i>						
<i>P1</i>	0.32	0.32	0.20	0.44	0.00	0.08	0.35	0.20	0.44	0.06	0.14
<i>P2</i>	1.28	1.28	0.20	0.44	0.00	0.08	0.35	0.20	0.44	0.26	0.56
<i>P3</i>	0.78	0.78	0.22	0.46	0.00	0.08	0.35	0.22	0.46	0.17	0.36
<i>P4</i>	0.50	0.50	0.22	0.46	0.00	0.08	0.35	0.22	0.46	0.11	0.23
<i>P5</i>	0.37	0.37	0.22	0.46	0.00	0.08	0.35	0.22	0.46	0.08	0.17
<i>P6</i>	0.55	0.55	0.22	0.46	0.00	0.08	0.35	0.22	0.46	0.12	0.25
<i>POS1</i>	0.10	0.03	0.83	0.90	0.07	0.08	0.35	0.30	0.51	0.03	0.05
<i>POS2</i>	0.05	0.00	0.67	0.77	0.05	0.08	0.35	0.08	0.35	0.00	0.02

Calculated by: JS
Date: 9/6/2022
Checked by: LD

Total 3.95 3.83

HEMBRE ESTATES FILING NO. 1
AREA RUNOFF COEFFICIENT (C) SUMMARY

EXISTING

		<i>DEVELOPED / IMPERVIOUS</i>			<i>UNDEVELOPED / NON-IMPERVIOUS</i>			<i>WEIGHTED</i>		<i>WEIGHTED CA</i>	
BASIN	TOTAL AREA	AREA	C5	C100	AREA	C5	C100	C5	C100	CA5	CA100
	(Acres)	(Acres)			(Acres)						
<i>EX1</i>	0.32	0.00	0.08	0.35	0.32	0.08	0.35	0.08	0.35	0.03	0.11
<i>EX2</i>	1.28	0.02	0.68	0.78	1.26	0.08	0.35	0.09	0.36	0.11	0.46
<i>EX3</i>	0.78	0.02	0.66	0.76	0.76	0.08	0.35	0.09	0.36	0.07	0.28
<i>EX4</i>	0.50	0.02	0.81	0.88	0.48	0.08	0.35	0.11	0.37	0.05	0.19
<i>EX5</i>	0.37	0.00	0.90	0.96	0.37	0.08	0.35	0.08	0.35	0.03	0.13
<i>EX6</i>	0.55	0.04	0.81	0.88	0.51	0.08	0.35	0.13	0.39	0.07	0.21
<i>EOS1</i>	0.10	0.03	0.83	0.90	0.07	0.08	0.35	0.30	0.51	0.03	0.05
<i>EOS2</i>	0.05	0.00	0.67	0.77	0.05	0.08	0.35	0.08	0.35	0.00	0.02

Calculated by: JS
Date: 9/6/2022
Checked by: LD

Total 3.95 0.13

DEVELOPED

		<i>DEVELOPED / IMPERVIOUS</i>			<i>UNDEVELOPED / NON-IMPERVIOUS</i>			<i>WEIGHTED</i>		<i>WEIGHTED CA</i>	
BASIN	TOTAL AREA	AREA	C5	C100	AREA	C5	C100	C5	C100	CA5	CA100
	(Acres)	(Acres)			(Acres)						
<i>P1</i>	0.32	0.32	0.20	0.44	0.00	0.08	0.35	0.20	0.44	0.06	0.14
<i>P2</i>	1.28	1.28	0.20	0.44	0.00	0.08	0.35	0.20	0.44	0.26	0.56
<i>P3</i>	0.78	0.78	0.22	0.46	0.00	0.08	0.35	0.22	0.46	0.17	0.36
<i>P4</i>	0.50	0.50	0.22	0.46	0.00	0.08	0.35	0.22	0.46	0.11	0.23
<i>P5</i>	0.37	0.37	0.22	0.46	0.00	0.08	0.35	0.22	0.46	0.08	0.17
<i>P6</i>	0.55	0.55	0.22	0.46	0.00	0.08	0.35	0.22	0.46	0.12	0.25
<i>POS1</i>	0.10	0.03	0.83	0.90	0.07	0.08	0.35	0.30	0.51	0.03	0.05
<i>POS2</i>	0.05	0.00	0.67	0.77	0.05	0.08	0.35	0.08	0.35	0.00	0.02

Calculated by: JS
Date: 9/6/2022
Checked by: LD

Total 3.95 3.83

**EXISTING CONDITION
DRAINAGE MAP**


EXISTING DRAINAGE SUMMARY			
BASIN NAME	AREA (ACRES)	FLOW	
		5 YR (cfs)	100 YR (cfs)
EX1	0.32	0.1	0.8
EX2	1.28	0.5	3.3
EX3	0.78	0.3	2.1
EX4	0.50	0.2	1.4
EX5	0.37	0.1	0.9
EX6	0.55	0.3	1.4
EOS1	0.10	0.2	0.5
EOS2	0.05	0.00	0.1



LEGEND

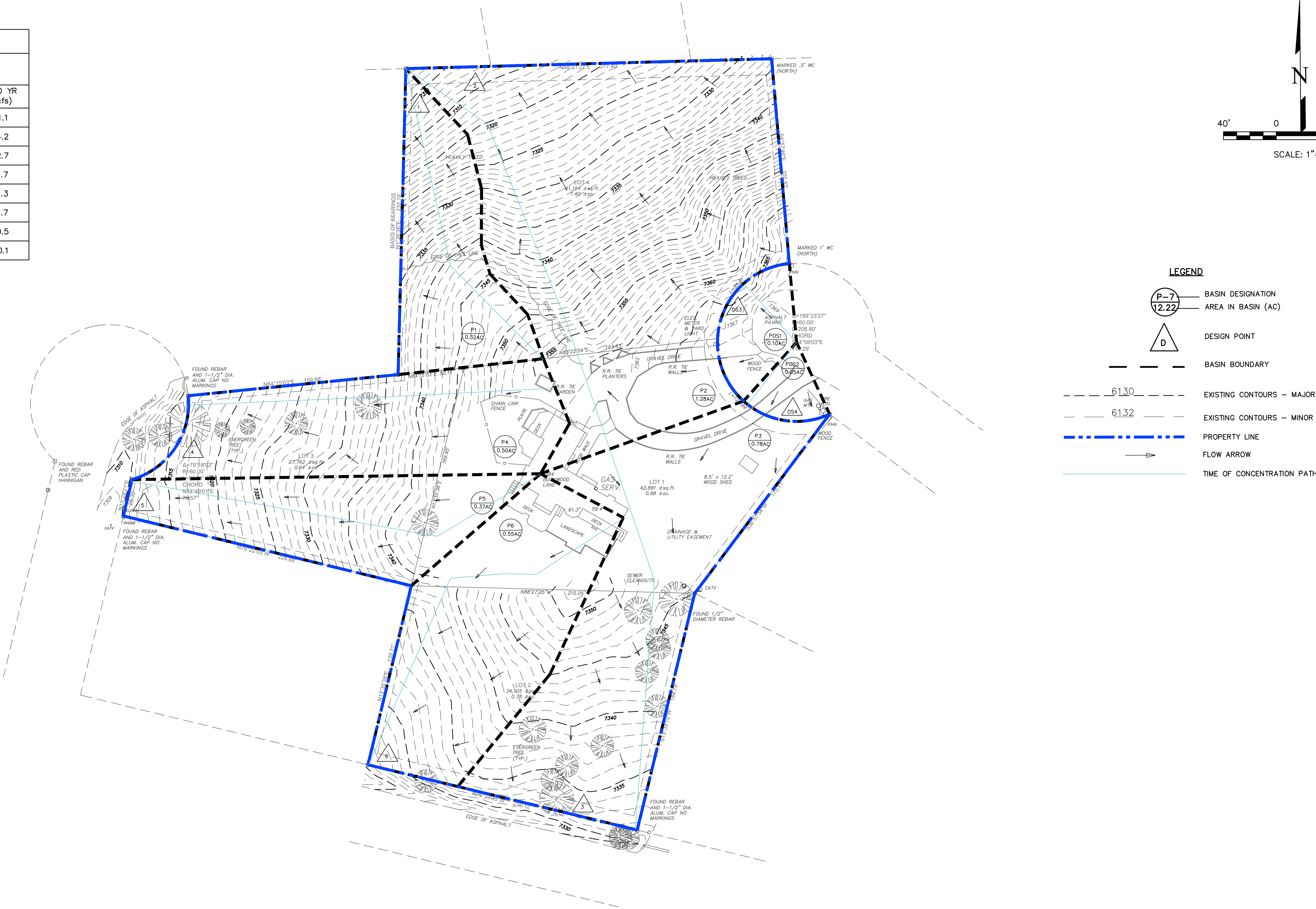
- P-7
12.22 BASIN DESIGNATION
- D DESIGN POINT
- BASIN BOUNDARY
- - - 6130 EXISTING CONTOURS - MAJOR
- - - 6132 EXISTING CONTOURS - MINOR
- . - . - PROPERTY LINE
- FLOW ARROW
- TIME OF CONCENTRATION PATH

- NOTES:**
- EXISTING VEGETATION CONSISTS OF NATIVE PRAIRIE GRASSES AND SHRUBS WITH GOOD TO EXCELLENT COVERAGE OF 75% TO 90%, INCLUDING MODERATE TO HEAVY GROUND COVER OF PONDEROSA PINE
 - AT THE TIME OF FINAL CONSTRUCTION EROSION CONTROL BLANKETS WILL NEED TO BE INSTALLED ON ALL 3:1 SLOPES

REVISIONS	NO.	DESCRIPTION	DATE
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, INC. APPROVES THEIR USE FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.			
PREPARED FOR: MURPHY'S CUSTOM HOMES ATTN: SARAH MARTIN 1384 BUCKWOOD LANE MONUMENT, CO 80132 (719) 233-2883			
<div><div><div><div>721 S. 29RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.terranc.com</div><div>terra nova Engineering, Inc. Creative Civil Engineering</div></div></div></div>			
WESTVIEW AT WOODMOOR FILING 1A			
DEVELOPMENT PLAN EXISTING CONDITION DRAINAGE MAP			
DESIGNED BY JS			
DRAWN BY JS			
CHECKED BY LD			
H-SCALE 1"=40'			
V-SCALE N/A			
JOB NO. 2282.00			
DATE ISSUED 9/6/22			
SHEET NO. 1 OF 2			

**PROPOSED CONDITION
DRAINAGE MAP**

EXISTING DRAINAGE SUMMARY			
BASIN NAME	AREA (ACRES)	FLOW	
		5 YR (cfs)	100 YR (cfs)
P1	0.32	0.3	1.1
P2	1.28	1.1	4.2
P3	0.78	0.7	2.7
P4	0.50	0.5	1.7
P5	0.37	0.3	1.3
P6	0.55	0.5	1.7
POS1	0.10	0.2	0.5
POS2	0.05	0.00	0.1



- NOTES:**
- EXISTING VEGETATION CONSISTS OF NATIVE PRAIRIE GRASSES AND SHRUBS WITH GOOD TO EXCELLENT COVERAGE OF 75% TO 90%, INCLUDING MODERATE TO HEAVY GROUND COVER OF PONDEROSA PINE
 - AT THE TIME OF FINAL CONSTRUCTION EROSION CONTROL BLANKETS WILL NEED TO BE INSTALLED ON ALL 3:1 SLOPES

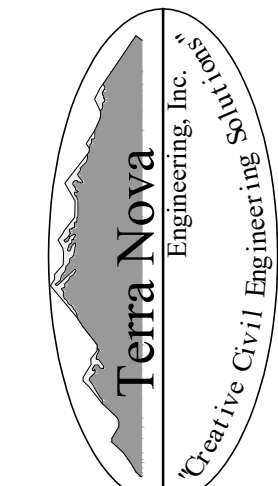
LEGEND

- P-7 12.22 BASIN DESIGNATION
- 12.22 AREA IN BASIN (AC)
- D DESIGN POINT
- BASIN BOUNDARY
- 6130 EXISTING CONTOURS - MAJOR
- 6132 EXISTING CONTOURS - MINOR
- PROPERTY LINE
- FLOW ARROW
- TIME OF CONCENTRATION PATH

REVISIONS	NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, INC. APPROVES THEIR USE FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
MURPHY'S CUSTOM HOMES
ATTN: SARAH MARTIN
1384 BUCKWOOD LANE
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WESTVIEW AT WOODMOOR FILING 1A

DEVELOPMENT PLAN
PROPOSED CONDITION DRAINAGE MAP

DESIGNED BY JS
DRAWN BY JS
CHECKED BY LD
H-SCALE 1"=40'
V-SCALE N/A
JOB NO. 2282.00
DATE ISSUED 9/6/22
SHEET NO. 2 OF 2