



ACCEPTED for FILE
Engineering Review
11/16/2021 4:00:43 PM
dsdnjkamp
EPC Planning & Community
Development Department

February 21, 2020

Pikes Peak Regional Building Department
2880 International Circle
Colorado Springs, Colorado 80910

Attn: Keith Curtis, PE, LEED AP, CFM
Floodplain Administrator

Re: **Mountains Edge (EPC File No. SF201) - Floodplain Certification Letter**
MVE Project No. 61097

Dear Mr. Curtis:

The Floodplain Certification Statement below concerns the proposed Mountains Edge subdivision plat (SF201) located on the east side of McClelland Road, north of Scott Road and south of US Highway 24. No portion of the proposed subdivision site is located within a FEMA designated Special Flood Hazard Area as denoted on the Flood Insurance Rate Map (FIRM), map number 08041C0375G, effective December 7, 2018. Zone A Special Flood Hazard Area is located within 300 feet of the easterly boundary of the site. A portion The FIRM with the site delineated is attached for reference.

In support of the Certification statement below, I made a field visit to the subject property to study the limits of the FEMA-mapped Zone A hazard area located within 300 feet of the property. Also, the Geology and Soils Study, prepared for this site by Kumar and Associates, dated November 14, 2008 was reviewed. The no-build areas recommended by the study as delineated on the Geologic Hazards Map (attached) are observed in the subdivision platting proposal. The following Floodplain Certification statement, in accordance with FLOODPLAIN CODE RBC313.18.5, relating to proposed Mountains Edge subdivision is hereby submitted for record:

“Based on field verified characteristics of the property, the property is reasonably safe from flooding and to the best of my knowledge if the 100-year floodplain were studied it would not enter the property in question.”

Very truly yours,

M.V.E., Inc.



David R. Gorman, P.E.
DRG:cwg

Z:\61097\Documents\Correspondance\61097 Floodplain Letter.odt
Enc.

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

National Flood Hazard Layer FIRMette



39°0'26.03"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRS
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

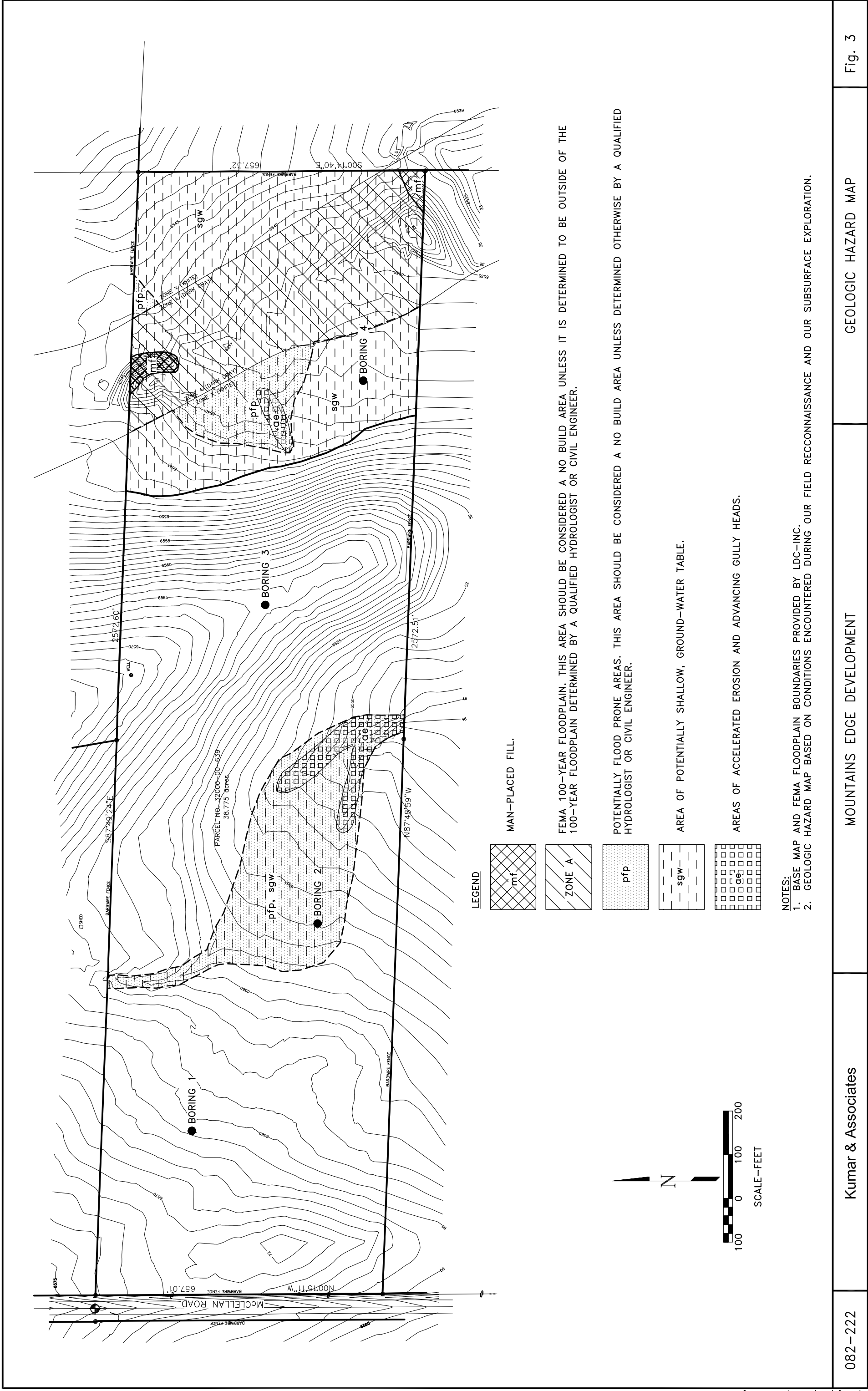
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

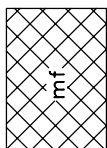

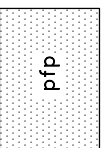
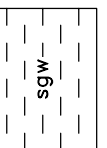
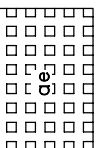
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **6/20/2019 at 4:30:25 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

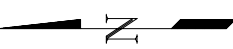

104°23'46.38"W



LEGEND

	MAN-PLACED FILL.
	ZONE A
	pfp
	sgw
	ge

N

SCALE--FEET

FEMA 100-YEAR FLOODPLAIN. THIS AREA SHOULD BE CONSIDERED A NO BUILD AREA UNLESS IT IS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOODPLAIN DETERMINED BY A QUALIFIED HYDROLOGIST OR CIVIL ENGINEER.

POTENTIALLY FLOOD PRONE AREAS. THIS AREA SHOULD BE CONSIDERED A NO BUILD AREA UNLESS DETERMINED OTHERWISE BY A QUALIFIED HYDROLOGIST OR CIVIL ENGINEER.

AREA OF POTENTIALLY SHALLOW, GROUND-WATER TABLE.

AREAS OF ACCELERATED EROSION AND ADVANCING GULLY HEADS.

NOTES:
 1. BASE MAP AND FEMA FLOODPLAIN BOUNDARIES PROVIDED BY LDC-INC.
 2. GEOLOGIC HAZARD MAP BASED ON CONDITIONS ENCOUNTERED DURING OUR FIELD RECONNAISSANCE AND OUR SUBSURFACE EXPLORATION.