Architectural Structural Geotechnical



Materials Testing Forensic Civil/Planning

DRAINAGE LETTER

Gunners Ridge Minor Subdivision 12172 Goodson Rd El Paso County, Colorado

Update to "Final Drainage Report". A drainage letter is only allowed where an approved drainage report is on file and no significant changes are proposed.

PREPARED FOR:

Drew Makings 9630 Arroya Lane Colorado Springs, CO 80908 Due to the volume or complexity of the comments provided, the County reserves the right to make additional comments on the second review.

JOB NO. 192027

February 22, 2023

Add "PCD File No. MS-23-003"

Revise report to satisfy El Paso County Drainage Criteria Manual Volume 1 Section 1 Chapter 4 criteria for a Final Drainage Report.

Visit

https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/Checklists/FD R.pdf for items that should be present on a FDR.

SIGNATURE PAGE

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 is in conformity with the masterplan of the drainage basin. I accept responsibility for any liability caused by any negligent acts, error or omissions on my part in preparing this report.

51909

51909

2/22/23

David Walker, P.E. Sr. Civil Project Manager

2

DEVELOPER'S STATEMENT

I, Drew Makings, the developer have read and will comply with all of the requirements specified in this drainage letter and plan.

Drew Makings	
Name of Developer	
Authorized Signature	Date
Printed Name	
Title	Phone
Address	

EL PASO COUNTY'S STATEMENT

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

Revise to El Paso County:	
Filed in accordance with the requirements of the Dra Manual, Volumes 1 and 2, El Paso County Engineeri and Land Development Code as amended.	
Joshua Palmer, P.E. County Engineer / ECM Administrator	Date
Conditions:	

Purpose:

The purpose of this drainage letter is to show that there shall be no negative drainage effect associated with the Gunners Ridge Minor Subdivision, located on 12172 Goodson Road, El Paso County, Colorado.

Property Description:

Revise date to 12/7/2018

The 38.83 acre Gunners Ridge Minor Subdivision is located in El Paso County at 12172 Goodson Road. The Parcel number is 5214000014. The parcel is zoned RR-5 Residential Rural and is currently vacant. The parcel is a Portion of the Northeast Quarter of Section 14, Township 12 South, Range 65 West of the 6th Principal Meridian, County of El Paso, State of Colorado.

The parcel is not in a Flood Zone according to Map 08041C0320G eff. Date 12/7/2017.

The soil map by the Natural Resources Conservation Service indicates Kettle gravelly loamy sand, 3 to 8 percent slopes. The NRCS also indicates this soil is a Hydrologic Group B. Group B soils have a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

The parcel is located in the El Paso County Upper Black Squirrel CHBS 2000 drainage basin.

Note: Upper Black Squirrel does not have a drainage basin planning study. Reference any previous studies done for the site. See reports for Armonia Ranch (PCD File No. SF08008) and Seclusion Subdivision (PCD File No. SF06027).

The 38.83 acre parcel is vacant and there is no development on the site at this time. There is no imperviousness area on the site at this time.

The soil is a Kettle gravelly loamy sand as described above. The soil is a Group B as described above and is moderately drained. The southern portion of the site slopes toward Goodson Road and the northern portion of the site slopes to the north east. The vegetation is grassy with shrub brush and a mix of evergreen trees. The road side drainage flows toward the north along

Discuss any existing off-site drainage into the parcel and impact to the development There are no existing conditions having channels.

Proposed Drainage

The proposed minor subdivision is for 4 lots. Lot #1 will have 23.86 acres +/-. Lots #2, Lot #3 and Lot #4 will all have 5 + acres each. There will be no public improvements. Lot #1 will have a driveway off Goodson Road. Lots #2, #3 and #4 will share a common driveway off Goodson Road.

- Discuss existing and proposed hydrologic conditions including approximate flow rates entering and exiting the sub-division. Provide all calculations (hydrologic and hydraulic).
- Discuss if any existing or proposed improvements/facilities are required such as culverts.

Provide the amount of land disturbance from the development. Grading will most likely be done for the driveway, discuss the amount expected and analysis if a culvert is required.

Each house lot may have an area of disturbance of $\frac{1}{2}$ acres to $\frac{3}{4}$ acres, of development around the individual single family residence. Assuming a single family house with a footprint area of 2,000 square feet, equates to about 8,000 square feet (0.18 acres) of impervious roof area.

Comparing 0.18 acres of impervious roof area to 38.83 acres of open space, impervious roof area

is a fraction of a percentar Provide the pre and post development stormwater runoff rates. Identify if permanent water quality or detention is required.

Given the soil type and the other site conditions stated above, the increase in stormwater runor from the individual sites will have no harmful downstream effects. Since there are no existing channels, hydrologic calculations are not required.

If this is a concern, then downspouts from the roof area can be directed to a rain garden, similar to the details shown in the Green Infrastructure Guidance Manual prepared by the Colorado Springs Stormwater Enterprise.

Fees:

Discuss where the ultimate downstream outfall is and if there is sufficient capacity due to the development. Refer to ECM 3.2.4

Drainage basin fees for residential subdivisions with one dwelling unit per lot, having lot sizes of 1.0 acre or greater, shall be assessed only for the first acre of each lot (County only). Fees will be paid at time of Building Permit Application.

Please revise statement. Upper Black Squirrel Creek does not have drainage or bridge fees assessed currently (\$0). Also, provide a cost breakdown for proposed facilities if applicable.

FYI:

- Refer to ECM Appendix L for additional information regarding drainage basin fees. The section of the DCM highlighted in yellow is superceded by ECM Appendix L.
- Drainage basin fees are due at the time of final plat recording not at building permit application.

Per ECM Appendix I.7.1A the drainage report shall discuss all post-construction stormwater management requirements, exclusions, and design standards presented in Appendix I.7, Discussion on the Four-Step Process (Appendix 1.7.2), and applicable exclusions from Appendix I.7.1B

Provide drainage plans for existing and proposed conditions. Maps should be the last pages in the report.

Without a map that shows proposed improvements, it is unknown if WQ treatment is required.

Per direction from the State, subdivision developments that include impervious pavement roads do not qualify for Exclusion E (Large Lot Single-Family Site) on the PBMP form for the soil disturbances associated with the construction of those roadway areas. Therefore, a permanent WQ facility should be designed to treat runoff from the impervious roadway area and the subsequent grading like roadside ditches (but only if the total area of soil disturbance is >1ac). A driveway that feeds and crosses multiple lots counts toward roadway impervious area. But individual driveways for individual lots counts towards the impervious area for the large single-family lot.

For this site: state the expected soil disturbance for roadway construction (which is likely to be <1ac) and then state that the rest of the site is excluded from WQ treatment per the exclusion listed in ECM Appendix I.7.1.B.5.

Knowing the total expected roadway soil disturbance will also help us determine if an ESQCP and all 2027 subsequent documentation (GEC Plan, SWMP, and GEC & SWMP Checklists, etc) are necessary or not.

List all figure and tables in the Table of Contents under Appendix

GUNNERS RIDGE

TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO, STATE OF COLORADO COUNTY OF SECTION 14, PORTION THE NORTHEAST QUARTER OF

BE IT KNOWN BY THESE PRESENTS:

ANDREW MAXWELL MAKINDS AND EMILEE ANN MAKINGS, BEING THE TRACT OF LAND, TO WT:

LEGAL DESCRIPTION (FER SPECIAL WARRANTY DEED FECORDED UNDER RECKPITON NO. 222110914 EL PASO COUNTY, COLORADO)

A PERSON OF SPECIAL WARRANT PERFORMENT STREEDPING ASTRONOMY OF THE ELPSON CRUMY CELEK AND RÉCORDER OFFICE, EIDNE STULNED IN THE ADOPTIACST DUMPTER DE SECTION 14. TOWERS TO SOUTH, RANGE ES WEST OF "THE SORTH PRINCIPAL, MERBOAN, BENG MORE PARTICULARY DESCRIBED AS POLITICAL."

ALL GERBORG, AND BERDRING OF THE VEORDED STORM FOR THE OFFICE WITH DISCUSSION STORM CONTINUED TO THE OFFICE WITH DISCUSSION STORM CONTINUED TO STORM S

BEGINIANG AT THE EAST QUARTER CORNER OF SECTION 14 AND BEING A PENT ON THE WEST RIGHT OF 1 LINE OF GOOSSON ROAD,

THENCE WITH THE SOUTH LINE OF THE ADDITIONAGE OF SAID SECTION 14, SBOYG'22W, A DISTANCE TO THE SOUTH LINE OF THE STORY SOUTH OF THE OFFICE OF THE SECTION TO THE SECTION AND SOUTH OF NOW. THAT OFFI SECTION AND SOUTH OF NOW. TAMBERT CHINE TO THE SECTION SECTION SOUTH OF NOW. TAMBERT CHINE TO THE SECTION SECTION.

THENCE DEPARTING SAD SOUTH LINE AND WITH THE WORTH LINE OF SAD SPECIAL, WARRANITY OEED ALONG AND WORTHANGER CHINE TO THE ROBIT, HANNE A RADIUS OF 43,200 FEET, A CENTRAL ANDE 1927-492, A DISTANCE OF 18402 FEET, A CHORD BEHING OF HISTORY WITH A CHORD DESINANCE 18409 FEET.

THENCE CONTINUING WITH SAID NORTH LINE OF SPECIAL WARRANTY DEED, NASSY'21'W, A DISTANCE OF 18.45 FET.

THENCE 54422'39"M, A DISTANCE OF 148.89 FEET TO A POINT ON THE SCUTH LINE OF SAID ! QUARTEE:

THENCE WITH SAID SOUTH LINE, SBBDB'22"W, A DISTANCE OF 754.91 FEET;

THENCE NBP/31'24'E, A DISTANCE OF 465,80 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE DEPARTING SAID SOUTH LINE, MOD'28'41"W, A DISTANCE OF 1308.24 FEET;

THENCE ALONG SAID CURPE TO THE RIGHT, HANNE A RADBUS OF 340,000 FEET, A CENTRAL ANGLE OF 3994227. A DISTANCE OF 32528 FEET, A DISTANCE OF 32037253°F WITH A CHORD DISTANCE OF 32035 FEET TO A PORT OF REVENSE CURPER, TO THE LEFT.

H-HDACE ALONG SAID REVERSE CURVE TO THE LETT, HANNIG A RADIUS OF GODOD FEET, A CHINTAL ANGLE 407-332-327. A DISTANCE OF 415.50 FEET, A CHORD BEJAING OF SY03772YE WITH A CHORD DISTANCE OF 407-335 FEET.

THENCE MB93124TE, A DISTANCE OF 35383 FEET TO THE EAST LINE OF SAID MORTHEAST QUARTER OF SECTION 14 AND BEING A PRINT ON THE WEST RIGHT OF WAY LOSE OF GOODSON ROAD.

THENCE WITH SAID EAST LINE AND SAID WEST RICHT OF WAY LINE, SOOZB'41K. A DISTANCE OF 1082.07 RET TO THE PORM OF BEGINNING

EGAL DESCRIPTION PREPARED BY BRIAN J. DEMNIS WITH GALLDWAY & CO., SURVEY DATED DECEMBER 3, 2021 AND JOB NO. SLYDODOLZIO.

OWNERS CERTIFICATE:

The Understanding May Lift Content springfaction and contenting or first not outside the University of University of the University of the University of University

SITE '04 78MON VICINITY MAP

THE SALT OF BARBELS, BOTH ON A DEPTOTO OF THE FIRST THE TOTAL TO WHITE THE SALT OF BARBELS AND A DEPTOTO THE BARBELS AND A

SOUNTY APPROVAL CERTIFICATE

DATE

EXECUTIVE DIRECTOR OF PLANNING AND COLLUNITY DEVELOPMENT OF PARTMENT

THE PLAT FOR CUNMESSARES RIDGE WAS APPROVED FOR FILMS BY THE EL PASO COUNTY PROMESSARES OF THE DAY OF DAY OF COUNTY COUNTS SPECIFED HERGON AND ANY CONDINONS INCLIDED IN THE RESOLUTION OF APPROVING.

BOARD OF COMMISSIONERS CERTIFICATE

DATE

CHAIR, BDARD OF COUNTY COMMISSIONERS

SENERAL NOTES (CONTINUED)

- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES CHLY, THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- PERMIT HAS BEEN GRANTED BY EL ALL STRUCTURAL FOUNDATIONS SWALL BE LOCATED AND DESCRIED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORAGO.
- THE OFFICE THE PROPERTY OF T

ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC COOKONGING ON FILE WITH THE CLERK AND RECORDER OF EL PASO COUNTY, STATE DFOOKONGING

THE TRACT OF LAND HEREIN PLATED DES WITHIN THE NORTHEAS! CLARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL LLERDIAN; 4. PER CRS. 30-51-103. "ALL LINED, UNITS DEPOTED ON THE LAND SLIPPLY PLAT MEE U.S. SURVEY TEET "OR LINETED FOUNDES 30-3772. U.S. SURVEY FEET. DAKENTY CACHRONO TO "HE WATDOWN, INSTITUTE OF STANDINGS AND TECHNOLOGY."

FIELD WORK FOR THIS SURVEY WAS COMPLETED ON JANUARY 18, 2023.
DATE OF PREPARATION IS JANUARY 20, 2023.

A LOS SAFE OF SAFE OF

ALL DESCRIPTION OF ALL DESPRESS OF THE CORPORATION OF THE CORPORADO STATE PLANE CONCRIDENCE THE CONCRIDENCE OF THE CONTRIBUTION OF THE CONTRIBUTIO

THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSIGNATION WITH THE PRELIMINARY MALE IS THAT ALTHOUGH SUBMICES DEPARTIQUE THE SUBMICES AND A REFORMED THE AT THE COUNTY DEPARTIQUE REPORTS DEPARTIQUE THEORY IN THE RESUMENT STRONG, SUPPORTING THE PROSPECT STRUCK DEPARTING THE PROSPECT STRUCK DEPARTMENT OF THE PROSPECT STRUCK DEPARTMENT DE

PROPERTY OWNERS ARE REPORTED UNITRAINED FROM WHITE PROMODE USERIES A PROFITED VOLKER'S AND REPORTABLY HERE PROPERTY PRICE DEADLAGE USERIES AS RESIDENCE. IN HIGH STORY ON THE PARTY SHALL IS MAINTAINED FOR THE WORNDLULL FOR OWNERS. THENCE ANTICHES, THENCE ANTICHES, THENCE OWNERS. THENCE OF OWNERS THENCE OWNERS. THENCE OF WISION OWNERS THENCE OWNERS THENCE OF THE WORNERS THENCE OWNERS THE THENCE OWNERS THE OWNERS THENCE OWNERS THE THENCE OWNERS THEN MULES OFFICIENCE WESTERN, ALL SEE, THE MAD THE U.D. WAS ARE WRITED WITTEN WESTERN THE AUTOMOTION OF THE WESTERN THE AUTOMOTION OF THE WESTERN THE WAS PROMOTION.

- THE SUPPLICES WAS CREAKED OF WASHINGTON, WAS WOUNDEST ON HEADER SUCCESSION. AND RECORDS WAS RESURED TO NOW THEFT GARGET TIES IN ACCESSION, AND THE CONTINUENT INMESTATION IMPROVED THE RESOLUTION TO RECEIVE THE RESOLUTION TO RECEIVE THE RESOLUTION TO THE CONTINUENT. THE TRESOLUTION TO THE CONTINUENT TO THE CONTINUENT THE TRESOLUTION TO THE CONTINUENT AND ON THE WASHINGTON TO THE SHAPETHY. THE THE SUPPLY HOUSE SELL OF THE PRACTION. MANBOYES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY STATES POSTAL SERVICE REGULATIONS.
 - PRIENAUT OF ORGEROUS. IN EAST OF THE BARRO ORGEROUS. IN PAGE ORGEROUS. IN PAGE OF THE PAGE
- IN ONDORADA, MAIL MAY THE TOTAL OFFICE THE STATE OF THE STATE OFFI THE OFFI THE OFFI
 - ANY PERSON WHO KNOWNELY REMOVES, ALTERS OR DEPLEES ANY PUBLIC LAND SURVEY SHALDHULHIS OR ACCESSORY, COLAINTS A CLASS TWO (2) LISOSULOUR PURSUANT STATE STATEMENT 194-4-606, C.R.S.

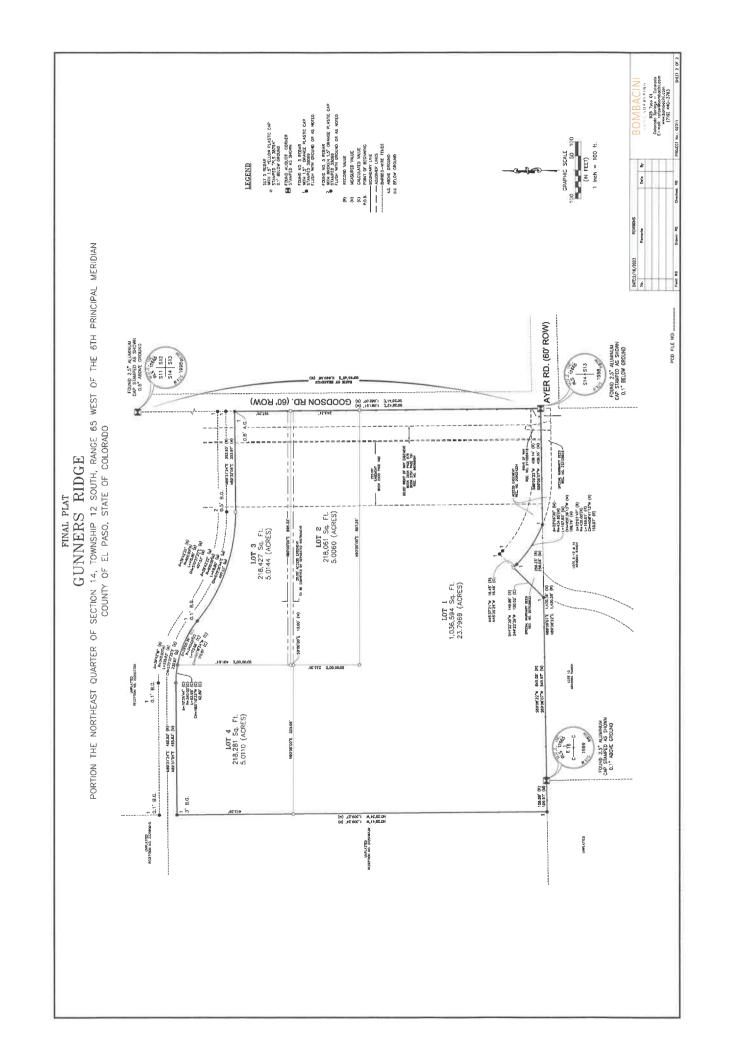
SIDN IS XXXXXXX AND TOTAL OF LOTS IS 4.

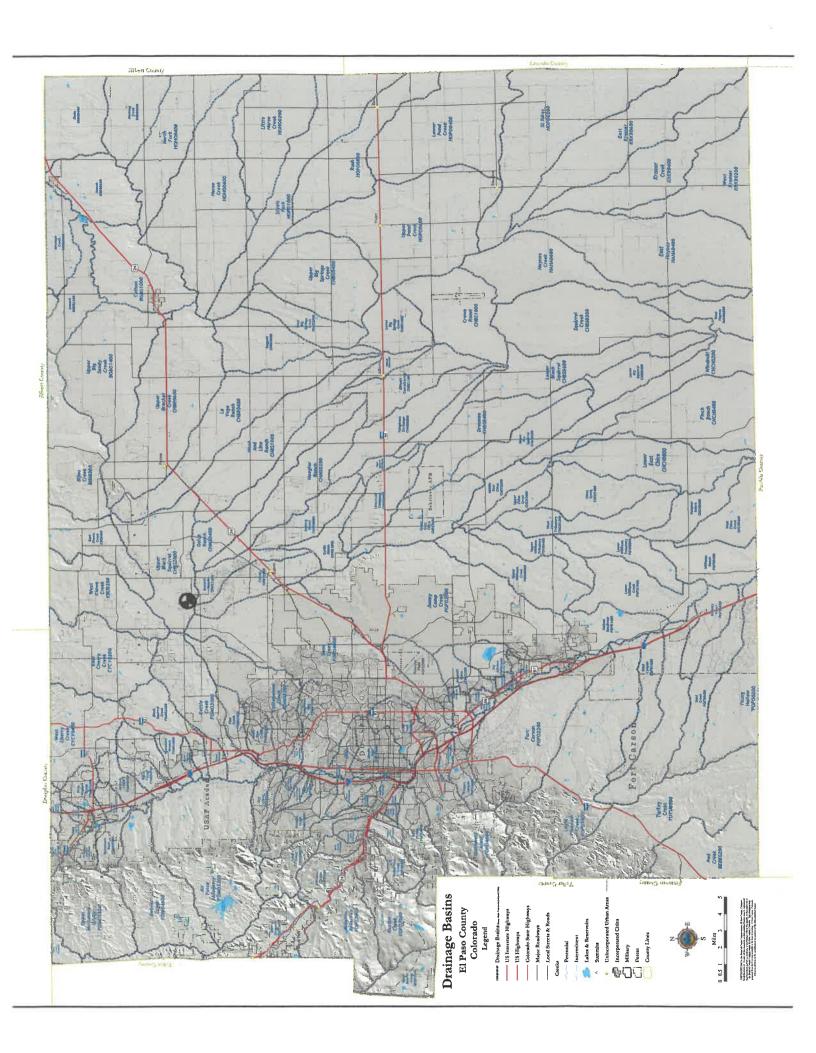
A MANUAL MANUAL A TAUL WITCH PROFILES, ALLO SERVICE B THE SEXTED OF A MANUAL MA ACCERGING TO GOODSPOL, LAW VOU WEST CHARDRACE, MELLAL ACTION WESTED WITH A DEFECT WE IT THIS SURPEY WITHIN THESE VIEWS WITH THE WAY IN THIS SURPEY. WITH THIS WASTED WESTED WESTED WITH THE VIEWS WESTED WITH THE VIEWS SHOW THE CONMENCED WITH VALVAR SHOW THE DAY IN THE VIEWS. THE RECORDS OF EL ANDREW MAXWELL MAKINGS & EMILEE ANN MAKINGS & EDAILEE ANN MAKINGS COLORADO, BOSOB COLORADO SPRINGS, COLORADO, BOSOB (719) 482—6050 FILED FOR RECORD IN MY OFFICE OWNER OF RECORD RAPAEL BOMBACHII, PROFESSIONAL LAND SURVEYOR. COLORADO P.L.S. MO. 38794 FOR AND ON BEYALF DF BOMBACHII LAND SURVEYNAS, LLC O'CLOCK __M, THIS DAY OF_ SURVEYOR'S STATEMENT HEREBY CERTIFY THAT THIS INSTRUMENT CLERK AND RECORDER: AND IS DULY RECORDED AT RECEPTION PASO COUNTY, COLORADO. STEVE SCHLEIKER, RECORDER COUNTY OF EL PASO BRIDGE: URBAN PARK PY DEPUTY NOTICE:

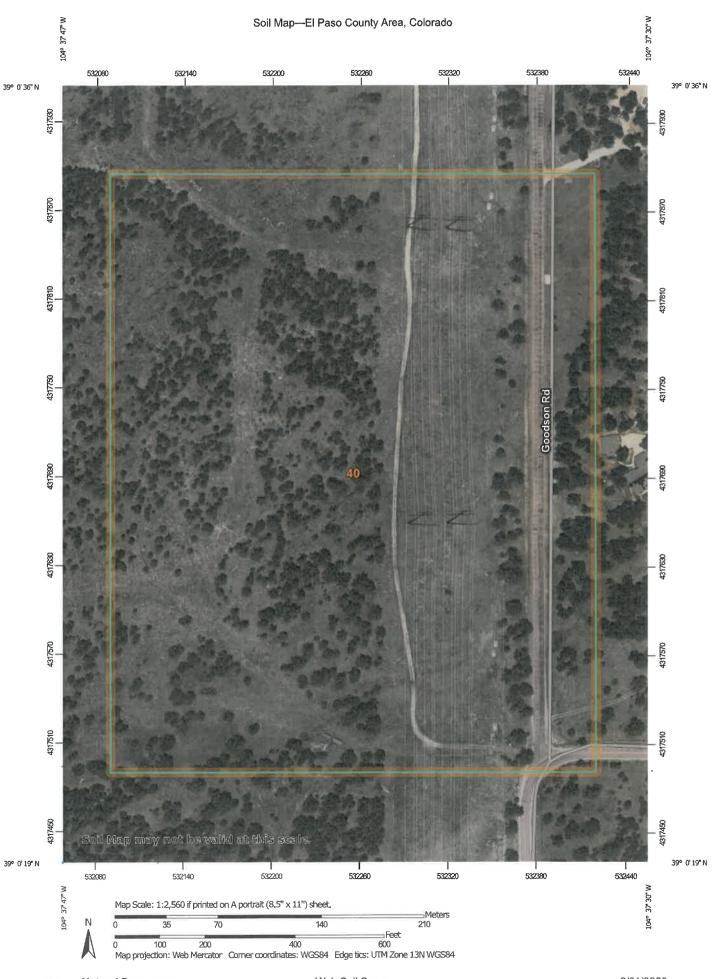
	DATE:2/16/2023	REVISIONS		Ca	NADACIA
	No.	Remorks	Dote	8	NIDACI
					825 Tyen Ci.
				Colorat	Colorado Springs - Color
				*	w.bombachi.com
BCD FILE NO.					(719) 440-3763

ANDREW MAXWELL MAKINGS DATE	EMILE ANN MAKINGS
STATE OF COLORADO) SE COUNTY OF EL PASO)	STATE OF COLORADO) BES COUNTY OF EL PASO)
ACKNOWLEDGED BEFORE WE THIS DAY OF 2023 BY	ACKNOWLEDGED BEFORE ME THIS
MY COMMISSION EXPIRES	MY COMMISSION EXPIRES
WINESS MY HAND AND OFFICIAL SEAL	WITHESS MY HAND AND OFFICIAL SEAL

STATE OF COLORIDO) COLINTY OF IL PAGE) COLINTY OF IL PAGE) ACTUAL STATE OF COLORIDO) ACTUAL STATE OF CALCIDIST ACTUAL STA	
--	--





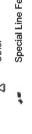


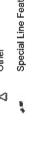
USDA

Spoil Area MAP LEGEND W Area of Interest (AOI) Area of Interest (AOI) Soils

Soil Map Unit Polygons Soil Map Unit Points Soil Map Unit Lines Special Point Features

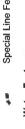




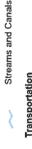












Borrow Pit

Blowout

Clay Spot



Closed Depression





Gravelly Spot

Gravel Pit



Marsh or swamp

Lava Flow

Landfill

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Aerial Photography

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

The soil surveys that comprise your AOI were mapped at

1:24,000.

MAP INFORMATION

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

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 distance and area. A projection that preserves area, such as the projection, which preserves direction and shape but distorts 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 20, Sep 2, 2022 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,

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.

Severely Eroded Spot

Slide or Slip

Sinkhole

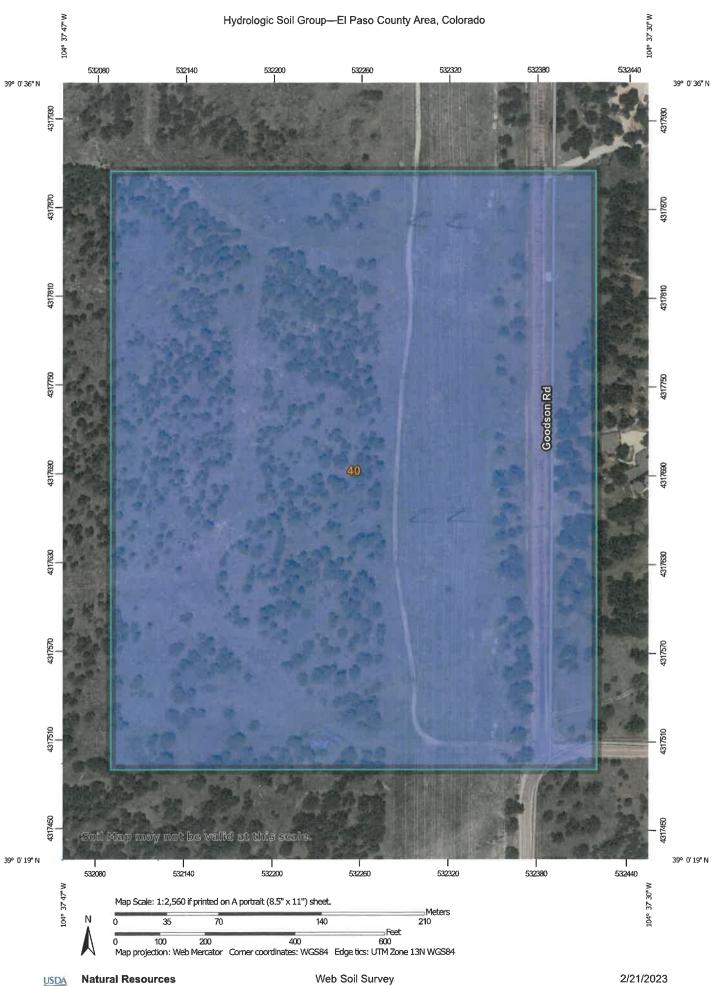
Sodic Spot

Sandy Spot

Saline Spot

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
40	Kettle gravelly loamy sand, 3 to 8 percent slopes	33.2	100.0%
Totals for Area of Interest		33.2	100.0%



Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
40	Kettle gravelly loamy sand, 3 to 8 percent slopes	В	33.2	100.0%
Totals for Area of Inter	rest		33,2	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition



Component Percent Cutoff: None Specified

Tie-break Rule: Higher

National Flood Hazard Layer FIRMette



104°37"15"W 39°0'16"N T12S R651M C042 AREA OF MINIMAL FLOOD HAZARD EL PASO COUNTY 080059 T12S R65W S014

Legend

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



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



Regulatory Floodway

of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile zone. Area with Reduced Flood Risk due to Future Conditions 1% Annual

0.2% Annual Chance Flood Hazard, Area



Area with Flood Risk due to Levee Zone D Levee. See Notes, Zone X



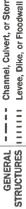
No SCREEN Area of Minimal Flood Hazard Zone X



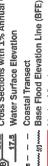
Area of Undetermined Flood Hazard Zone **Effective LOMRs**

OTHER AREAS















Hydrographic Feature

Profile Baseline

OTHER FEATURES





No Digital Data Available Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represe 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 compiles with FEMA's basemap

authoritative NFHL web services provided by FEMA. This map was exported on 2/21/2023 at 11:22 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or The flood hazard information is derived directly from the 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, FIRM panel number, and FIRM effective date. Map images for legend, scale bar, map creation date, community identifiers, unmapped and unmodernized areas cannot be used for

200

250