



Federal Emergency Management Agency

Washington, D.C. 20472

October 7, 2021

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Stan VanderWerf
Chairman, El Paso County Board of Commissioners
200 South Cascade Avenue, Suite 100
Colorado Springs, CO 80903

IN REPLY REFER TO:

Case No.: 21-08-0534P
Follows Conditional
Case No.: 17-08-0074R
Community Name: El Paso County, CO
Community No.: 080059
Effective Date of
This Revision: February 22, 2022

Dear Mr. VanderWerf:

The Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed that provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other enclosures specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Denver, Colorado, at (303) 235 4830, or the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1 877 336 2627 (1 877 FEMA MAP). Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map
Annotated Flood Insurance Study Report

cc: Mr. Keith Curtis, P.E., CFM
Floodplain Administrator
Pikes Peak Regional Building Department

Ms. Karen Levitt Ortiz
Development Manager
Evergreen Devco, Inc.

Ms. Michelle Iblings, P.E., CFM
Water Resources Group Lead
Drexel, Barrell & Co.

Follows Conditional Case No.: 17-08-0074R



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LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	El Paso County Colorado (Unincorporated Areas)	CHANNELIZATION CULVERT DETENTION BASIN FILL	1D HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 080059		
IDENTIFIER	Falcon Marketplace	APPROXIMATE LATITUDE AND LONGITUDE: 38.942, -104.610 SOURCE: Other DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 08041C0553G DATE: December 7, 2018		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: December 07, 2018 PROFILE: 404P(a) SUMMARY OF DISCHARGE TABLE: 4	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

Unnamed Tributary to Black Squirrel Creek - from approximately the downstream side of Meridian Road to approximately 530 feet downstream of Owl Place

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Unnamed Tributary to Black Squirrel Creek	No BFEs*	BFEs	YES	NONE
	Zone A	Zone A	YES	YES
	Zone AE	Zone AE	YES	YES

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1 877 336 2627 (1 877 FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304 6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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Engineering Services Branch
Federal Insurance and Mitigation Administration

21-08-0534P

102-I-A-C



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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This revision has met our criteria for removing an area from the 1-percent-annual-chance floodplain to reflect the placement of fill. However, we encourage you to require that the lowest adjacent grade and lowest floor (including basement) of any structure placed within the subject area be elevated to or above the Base (1-percent-annual-chance) Flood Elevation.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1 877 336 2627 (1 877 FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304 6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Jeanine D. Petterson
Director, Mitigation Division
Federal Emergency Management Agency, Region VIII
Denver Federal Center, Building 710
P.O. Box 25267
Denver, CO 80225-0267
(303) 235-4830

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1 877 336 2627 (1 877 FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304 6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbabit".

Patrick "Rick" F. Sacbabit, P.E., Branch Chief
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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at

https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *The Colorado Springs Gazette*

Dates: October 18, 2021 and October 25, 2021

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1 877 336 2627 (1 877 FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304 6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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Table 4. Summary of Discharges (cont.)

<u>Flooding Source and Location</u>	<u>Drainage Area (Square Miles)</u>	<u>Peak Discharges (Cubic Feet Per Second)</u>			
		<u>10-Year</u>	<u>50-Year</u>	<u>100-Year</u>	<u>500-Year</u>
Spring Creek At confluence with Fountain Creek	6.7	960	1,790	2,340	4,340
Spring Run At Interstate 25	3.63	890	1,350	1,660	2,340
Sutherland Creek At confluence with Fountain Creek	5.09	1,810	3,400	4,700	7,500
Teachout Creek At Santa Fe Trail Railroad	1.72	-- ¹	-- ¹	794	-- ¹
Telephone Exchange At confluence with Black Squirrel Creek	-- ¹	-- ¹	-- ¹	3,230	-- ¹
At River Station 4,447	-- ¹	-- ¹	-- ¹	3,100	-- ¹
At River Station 8,068	-- ¹	-- ¹	-- ¹	2,570	-- ¹
At River Station 19,971	-- ¹	-- ¹	-- ¹	1,800	-- ¹
At River Station 29,131	-- ¹	-- ¹	-- ¹	1,030	-- ¹
Templeton Gap Floodway At Academy Boulevard	2.49	2,820	4,180	5,040	6,800
Approximately 2,300 feet above Academy Boulevard	2.14	2,440	3,610	4,340	5,850
Tributary to East Cherry Creek At Confluence with East Cherry Creek	0.15	-- ¹	-- ¹	289	-- ¹
Tributary to Sand Creek East Fork (Reach No. 6) At confluence with East Fork of Sand Creek	1.13	-- ¹	-- ¹	551	-- ¹
Unnamed Tributary to Black Squirrel Creek At mouth	1.62	-- ¹	-- ¹	675	-- ¹
At East Woodmen Road ²	1.36	-- ¹	-- ¹	761	-- ¹
Approximately 1,700 feet downstream of Owl Road	1.16	-- ¹	-- ¹	1,016	-- ¹

¹Data not available²Peak discharges reduced by effects of detention pond

**REVISED TO
REFLECT LOMR
EFFECTIVE: February 22, 2022**

