

Ruiz, Nina

From: Ruiz, Nina
Sent: Friday, June 6, 2025 11:54 AM
To: McCormick - DNR, Brian
Cc: Nicholas Jokerst; districtmanager@epccd.org; heritagebellefarms@gmail.com
Subject: RE: Frankstown Parker FPE-2 Dam

Hi Brian,

Thank you for the quick response! Nick (CCed) is aware of the discrepancy and updating the floodplain lines. Luckily, the lots are large and buildable area will remain to allow for dwellings. Have a wonderful week!

Nina Ruiz

Senior Executive Consultant



Phone: 719-433-2018

Email: nina.ruiz@vertexcscos.com

Address: 5825 Delmonico Dr., Suite 320, Colorado Springs, CO 80919

Website: Vertexconsultingservice.com

From: McCormick - DNR, Brian <brian.c.mccormick@state.co.us>
Sent: Friday, June 6, 2025 11:21 AM
To: Ruiz, Nina <nina.ruiz@vertexcscos.com>
Cc: Nicholas Jokerst <njokerst@allterraineng.com>; districtmanager@epccd.org; heritagebellefarms@gmail.com
Subject: Re: Frankstown Parker FPE-2 Dam

Nina,

Thanks for reaching out with this question. I've added the dam Owner to this conversation.

While EPC does refer these projects to Colorado Dam Safety, the applicant is responsible for coordinating with the State of Colorado Directly to ensure that proposed work is done in accordance with state statute and Dam Safety Rules. I'm aware of this project as Nicholas Jokerst reached out in November 2024 with questions - I offered to meet to discuss but no meeting was requested. That was the last correspondence I have on the project.

I have no concerns about the driveway locations shown on the provided plat as they are greater than 200ft from the dam, do not affect the safety of the dam, and are therefore outside of my jurisdiction.

I would caution that it does not appear that there is much buildable area on these lots above the level of the normal high waterline (the spillway crest) for this normally dry flood control dam. It appears that the floodplain / no build area shown on the plat does not extend to the elevation of the spillway crest however without seeing a grading plan and floodplain modeling I can't offer a determination. Anything built below the level of the spillway crest, and possibly the dam crest is at risk for flooding from filling of the reservoir when it performs its intended flood control function.

Let me know if I can be of further assistance.

Brian McCormick, PE
Dam Safety Engineer



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<https://dwr.colorado.gov/services/dam-safety>

On Fri, Jun 6, 2025 at 7:44 AM Ruiz, Nina <nina.ruiz@vertexcoss.com> wrote:

Hello Brian,

I am reaching out regarding the Deim Subdivision, which contains the Frankstown Parker Dam. You received a referral from EPC and are aware of the proposed development, but I thought I would give you a quick overview since I am sure you deal with many properties. The property is located [here](#).

All lots will take access from the private drive located along the southern boundary. The dam structure and associated floodplain has been depicted as no-build area.

I am reaching out because EPC is looking for something in writing indicating you are OK with driveway locations. Can you please review the attached drawing with red text to indicate driveway access and confirm?

Nina Ruiz

Senior Executive Consultant



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