

Kofford, Kevin

From: Keith Curtis <keith@pprbd.org>
Sent: Wednesday, June 26, 2024 2:33 PM
To: Kofford, Kevin; Lambrechtsen, Frans
Cc: David Knecht
Subject: Re: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

Categories: External

Yes, I've been thinking about this over the past couple days and I think we could use the FEMA approved extents and then you know determine BFEs and then go through the waiver request process and I do think reconsidering I could get behind that approach.

Keith Curtis, PE, CFM, LEED AP
Floodplain Administrator
Pikes Peak Regional Building Department
2880 International Circle
Colorado Springs CO, 80910
O: 719-327-2898

From: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>
Sent: Wednesday, June 26, 2024 2:26:39 PM
To: Keith Curtis <keith@pprbd.org>; Lambrechtsen, Frans <Frans.Lambrechtsen@kimley-horn.com>
Cc: David Knecht <davidjknecht@gmail.com>
Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

Keith,
In looking back at my notes, I thought I remember discussing that since the hydrology has been QC'd and reviewed by FEMA, that you would consider that the best available data, that we could use the hydrologic data from the DRAFT FEMA files to model a floodplain and set BFEs without a LOMR, by applying for the waiver through El Paso County. A LOMR for this particular project would be a large effort for the owner.

Thanks,

Kevin Kofford, P.E.

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From: Keith Curtis <keith@pprbd.org>
Sent: Monday, June 24, 2024 9:17 AM
To: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>
Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

As I recall the waiver I was going to support because we had FEMA approved BFEs on the plat. I then decided a waiver was not necessary since because we had some FEMA approved BFEs which met the letter of the code. This eastern parcel has no BFE's and would not be a waiver that I would support since it in no way satisfies the code requirement. So in this case we need a LOMR with BFEs. You may be able to get the BLE data/model from CWCB to expedite the LOMR effort.

Keith Curtis, PE, CFM, LEED AP
Floodplain Administrator
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From: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>
Sent: Monday, June 24, 2024 8:37 AM
To: Keith Curtis <keith@pprbd.org>
Cc: Lambrechtsen, Frans <Frans.Lambrechtsen@kimley-horn.com>
Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

Hi Keith,

Yes I remember that discussion. I also thought that on the call with the County, that you were okay with us taking the same approach, assessing the results to see if we could apply for a waiver to this requirement. If you are not comfortable with the results we would need to do a full LOMR. We would like to see if we can pursue the waiver first and avoid the LOMR if possible.

Thanks,

Kevin Kofford, P.E.

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From: Keith Curtis <keith@pprbd.org>

Sent: Monday, June 24, 2024 8:30 AM

To: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>

Cc: Lambrechtsen, Frans <Frans.Lambrechtsen@kimley-horn.com>

Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

If you recall the problem with the parcel to the east is that there where no BFEs from FEMA in that area , unlike Knecht which had 3 FEMA approved BFES thus satisfying the code requirement to "show FEMA approved BFEs"

Keith Curtis, PE, CFM, LEED AP

Floodplain Administrator

Pikes Peak Regional Building Department

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O: 719-327-2898 E: keith@pprbd.org W: pprbd.org



From: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>

Sent: Wednesday, June 19, 2024 8:10 AM

To: Keith Curtis <keith@pprbd.org>

Cc: Lambrechtsen, Frans <Frans.Lambrechtsen@kimley-horn.com>

Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

Keith,

Hope all is well. We are now working through the Project on the east side of Meridian, the Knecht Subdivision. I know that there are no mapped BFEs like there were on the previous parcel, but we talked about a similar approach to what we did on Double Spur Ranch of mapping the outer extents of the effective FEMA floodplain and the BLE Draft. The map package you sent over before only included the Double Spur Ranch. Would you be able to send over a map package for the project to the east, shown below:



Based on my notes we were going to proceed with the following process:

- 1) Show floodplain(both current and FEMA BLE Draft) as no build and no storage of materials in accordance with attached.
- 2) Include FEMA approved BFEs on plat. **We don't have any on this Site, so we would apply for a waiver. "I am going to compare your results with the draft FEMA extents and 2019 lidar contours if your BFEs jive with those checks then I will support. If not we can discuss your approach and different results , if I am not comfortable at that point I will suggest that you go through the FEMA LOMR process to define BFEs and extents."**
- 3) Include additional BFE derived from FEMA approved floodplain 2020 extents and 2019 State CWCB provided DEM.
- 4) Include the following note to describe data sources:

FLOOD PLAIN CERTIFICATION

According to the National Flood Insurance Program, Flood Insurance Rate Map Panel 08041C07340G with an effective date of December 7, 2018, the subject property is located in Zone A 100 year floodplain. Draft model backed BFEs and floodplain extents for this area have been developed as part of Phase 1 for the ongoing El Paso County, CO, Risk MAP Project". The data has been reviewed and approved through FEMA's QA/QC process (May 11, 2022) and is currently in the MIP (Case No. 19-08-0037s). The Phase 1/Base Level Engineering outputs and Zone A ready deliverables are, under the following folder: K:/FY2019/19-08-0037S/Discovery - BLE - El Paso and Teller Counties, CO - FY18 - 04/Discovery Data Capture - Discovery Data Capture - El Paso and Teller Counties, CO - 01/El Paso_Discovery_1. Floodplain extents and Base Flood Elevations (BFEs) shown hereon include both current effective and CWCB Phase 1 data.

Thanks,

Kevin Kofford, P.E.

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From: Keith Curtis <keith@pprbd.org>

Sent: Thursday, March 14, 2024 3:47 PM

To: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>

Cc: Lambrechtsen, Frans <Frans.Lambrechtsen@kimley-horn.com>

Subject: Re: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

The draft data is FEMA approved so yes , The extents have been mapped, I would be looking for base flood elevations that match the revised extents, which we can check based on lidar that we have . This is what I would be looking for to provide a supporting argument to the county commission for the variance

Keith Curtis, PE, CFM, LEED AP

Floodplain Administrator

Pikes Peak Regional Building Department

2880 International Circle

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O: 719-327-2898

From: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>

Sent: Thursday, March 14, 2024 3:42:11 PM

To: Keith Curtis <keith@pprbd.org>

Cc: Lambrechtsen, Frans <Frans.Lambrechtsen@kimley-horn.com>

Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

You don't often get email from kevin.kofford@kimley-horn.com. [Learn why this is important](#)

Hi Keith,
Hope all is well and you are safe in all the snow.

I understand you got a call from Joan Hathcock. We had a meeting this week trying to outline the process we saw going forward and I think she didn't fully understand.

Prior to the proposed meeting with her and Gilbert, we want to make sure we are on the same page with you regarding the process.

Our approach was going to use the 2018 CWCB study for hydrology, hydraulics and map the floodplain on recent LIDAR to establish the BFEs. We have been in contact with CWCB regarding the 2018 data. They've told us they have draft data for Black Squirrel Creek for half of our area of interest. A question we'd like to ask you is if you would be willing to accept the draft data for the area of interest for the hydrology and/or hydraulics. It's important to us that you're comfortable with the approach moving forward. If we could use this draft data it would help save these property owners some expense. Knowing your answer to this will help us with scoping the effort to establish BFEs.

Thanks,

Kevin Kofford, P.E.

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From: Keith Curtis <keith@pprbd.org>

Sent: Tuesday, February 27, 2024 2:52 PM

To: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>; Gilbert LaForce <gilbertlaforce@elpasoco.com>

Cc: Justin Kilgore <JustinKilgore@elpasoco.com>; Ashlyn Mathy <AshlynMathy2@elpasoco.com>; Lupe Packman <LupePackman@elpasoco.com>

Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

I am going to compare your results with the draft FEMA extents and 2019 lidar contours if your BFEs jive with those checks then I will support. If not we can discuss your approach and different results , if I am not comfortable at that point I will suggest that you go through the FEMA LOMR process to define BFEs and extents .

Keith Curtis, PE, CFM, LEED AP

Floodplain Administrator
Pikes Peak Regional Building Department
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O: 719-327-2898 E: keith@pprbd.org W: pprbd.org



From: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>
Sent: Tuesday, February 27, 2024 2:32 PM
To: Keith Curtis <keith@pprbd.org>; Gilbert LaForce <gilbertlaforce@elpasoco.com>
Cc: Justin Kilgore <JustinKilgore@elpasoco.com>; Ashlyn Mathy <AshlynMathy2@elpasoco.com>; Lupe Packman <LupePackman@elpasoco.com>
Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

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Gilbert/Keith,

Thank you for the response. This process mostly makes sense to me. I would like to clarify just one thing:

We need to provide a desktop study with BFEs and boundary shown on the plat prior to Keith stating whether or not he would be in favor of the waiver? From there it will be determined if a FEMA approval is necessary?

Thanks,

Kevin Kofford, P.E.

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From: Keith Curtis <keith@pprbd.org>
Sent: Tuesday, February 27, 2024 2:16 PM
To: Gilbert LaForce <gilbertlaforce@elpasoco.com>; Kofford, Kevin <Kevin.Kofford@kimley-horn.com>
Cc: Justin Kilgore <JustinKilgore@elpasoco.com>; Ashlyn Mathy <AshlynMathy2@elpasoco.com>; Lupe Packman <LupePackman@elpasoco.com>
Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

I concur with this outline.

Keith Curtis, PE, CFM, LEED AP
Floodplain Administrator
Pikes Peak Regional Building Department
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From: Gilbert LaForce <GilbertLaForce@elpasoco.com>
Sent: Tuesday, February 27, 2024 2:13 PM
To: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>
Cc: Justin Kilgore <JustinKilgore@elpasoco.com>; Ashlyn Mathy <AshlynMathy2@elpasoco.com>; Keith Curtis <keith@pprbd.org>; Lupe Packman <LupePackman@elpasoco.com>
Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

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Kevin,

For Double Spur Ranch (PCD File No MS235) waiver of the FEMA-approved base flood elevation (BFE) and boundaries to be shown on the plat will be processed as part of the subdivision application with the Planning Department. For projects within the County the governing body that approves waivers from the FEMA-approved BFE is the Board of County Commissioners, not Drainage Board. You'll need to request a waiver from LDC 8.4.2.B.1.e. that includes a letter of support from the Floodplain Administrator.

To get this accomplished you'll need to do the following:

1. Resubmit the project with an updated subdivision plat showing the local BFE and boundary for review. The Floodplain Administrator will either provide comments through eDARP or a letter recommending support/approval of the local BFE shown on the plat. NOTE: If the floodplain administrator does not support the waiver, then the applicant will need to apply to FEMA to obtain a FEMA-approved BFE and boundary.
2. Coordinate with the Planner/PM before resubmitting for any other documents that needs to be updated or submitted as part of a waiver request such as the Letter of Intent.
3. Update the drainage report to include the supporting analysis/calculations of the BFE and floodplain boundaries shown on the plat for review.

Once all review comments are resolved the project will be scheduled for public hearing.

Justin & Keith, please provide any corrections/clarifications to anything I stated above.

Respectfully,



Gilbert LaForce, P.E.
Engineering Manager
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719.520.7945 (Office) | 719.331.7134 (Cell)
<https://publicworks.elpasoco.com/>

From: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>
Sent: Monday, February 26, 2024 1:58 PM
To: Gilbert LaForce <GilbertLaForce@elpasoco.com>
Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

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Hi Gilbert,
Hope you had a good weekend. Any updates on this?

Thanks,

Kevin Kofford, P.E.
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From: Kofford, Kevin
Sent: Thursday, February 15, 2024 9:44 PM
To: Gilbert LaForce <GilbertLaForce@elpasoco.com>
Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

Gilbert,
Thanks for the update. Would it be helpful to have a call so I can give you some background and context to help inform what the Attorney? Also happy to loop in Keith Curtis if we need to.

Thanks,

Kevin Kofford, P.E.
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From: Gilbert LaForce <GilbertLaForce@elpasoco.com>
Sent: Wednesday, February 14, 2024 8:18 AM
To: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>
Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

Kevin,

I'm going to do some internal coordination first. Sending to the County Attorney and Planner to make sure we're interpreting this correctly and get their thoughts on the matter.

Respectfully,



Gilbert LaForce, P.E.
Engineering Manager
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From: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>
Sent: Friday, February 9, 2024 3:36 PM
To: Gilbert LaForce <GilbertLaForce@elpasoco.com>
Subject: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

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Gilbert,
I have a question regarding a comment from Keith Curtis on the Double Spur Ranch project which will also greatly affect the Knecht Minor Subdivision as well. Please see attached for the comment. I have had multiple conversations with Keith this week, but wanted to discuss with you the option of getting a variance through the drainage board.

When you have a moment, can you please give me a call to discuss?

Thanks,

Kevin Kofford, P.E.
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