



Federal Emergency Management Agency

Washington, D.C. 20472

MAR 11 2008

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Bob Murphy
Mayor, City of Lakewood
480 South Allison Parkway
Lakewood, CO 80226-3127

IN REPLY REFER TO:

Case No.: 08-08-0234P
Community Name: City of Lakewood, CO
Community No.: 085075
Effective Date of
This Revision: **MAR 11 2008**

Dear Mayor Murphy:

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

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments 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 Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Sincerely,

Beth A. Norton

Beth A. Norton, CFM, Program Specialist
Engineering Management Section
Mitigation Division

For: William R. Blanton, Jr., CFM, Chief
Engineering Management Section
Mitigation Division

List of Enclosures:

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

cc: (See attached list)


List of Courtesy Copies

Mr. Jay N. Hutchison, P.E.
City Engineer
City of Lakewood
480 South Allison Parkway
Lakewood, CO 80226

Mr. Bill DeGroot, P.E.
Manager
Floodplain Management Program
Urban Drainage and Flood Control District
2480 West 26th Avenue, Suite 156-B
Denver, CO 80211

Mr. Peter Doherty
Facilities Planning and Design
Jefferson County Public Schools
809 Quail Street, Building Four
Lakewood, CO 80215


Olsson Associates


Lakewood, CO 80228



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Lakewood Jefferson County Colorado	EXCAVATION FILL	HYDRAULIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 085075		
IDENTIFIER	McIntyre Gulch Drainageway Improvements	APPROXIMATE LATITUDE & LONGITUDE: 39.718, -105.107 SOURCE: Other DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 08059C0305 E DATE: June 17, 2003		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: June 17, 2003 PROFILE(S): 599P	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map; ** FBFM - Flood Boundary and Floodway Map; *** FFBM - Flood Hazard Boundary Map

FLOODING SOURCE(S) & REVISED REACH(ES)

McIntyre Gulch - from approximately 530 feet upstream of Holland Street to just downstream of Kipling Street

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
McIntyre Gulch	Zone AE	Zone AE	YES	YES
	BFEs*	BFEs	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 Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Beth A Norton

Beth A. Norton, CFM, Program Specialist
Engineering Management Branch
Mitigation Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

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.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards 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 Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

A handwritten signature in cursive script that reads "Beth A. Norton".

Beth A. Norton, CFM, Program Specialist
Engineering Management Branch
Mitigation Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

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(s) 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 Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Beth A. Norton

Beth A. Norton, CFM, Program Specialist
Engineering Management Branch
Mitigation Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

PUBLIC NOTIFICATION

FLOODING SOURCE	LOCATION OF REFERENCED ELEVATION	BFE (FEET NGVD 29)		MAP PANEL NUMBER(S)
		EFFECTIVE	REVISED	
McIntyre Gulch	Approximately 570 feet upstream of Holland Street	5,524	5,526	08059C0305 E
	Approximately 510 feet downstream of Kipling Street	5,542	5,537	08059C0305 E

Within 90 days of the second publication in the local newspaper, a citizen may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. This revision is effective as of the date of this letter. However, until the 90-day period has elapsed, the revised BFEs presented in this LOMR may be changed.

A notice of changes will be published in the Federal Register. A short notice also will be published in your local newspaper on or about the dates listed below. Please refer to FEMA's website at https://www.floodmaps.fema.gov/fhm/Scripts/bfe_main.asp for a more detailed description of proposed BFE changes, which will be posted within a week of the date of this letter.

LOCAL NEWSPAPER

Name: *The Golden Transcript*

Dates: 03/20/2008 03/27/2008

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 Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Beth A. Norton

Beth A. Norton, CFM, Program Specialist
Engineering Management Branch
Mitigation Directorate

DEPARTMENT OF HOMELAND SECURITY

FEDERAL EMERGENCY MANAGEMENT AGENCY

Proposed Base Flood Elevation Determination for the City of Lakewood, Jefferson County, Colorado, and Case No. 08-08-0234P

The Department of Homeland Security's Federal Emergency Management Agency solicits technical information or comments on the proposed Base (1-percent-annual-chance) Flood Elevations (BFEs) shown in the Flood Insurance Study (FIS) and/or on the Flood Insurance Rate Map (FIRM) for your community. These proposed BFEs are the basis for the floodplain management measures that your community is required to either adopt or show evidence of having in effect in order to qualify or remain qualified for participation in the National Flood Insurance Program (NFIP). For a detailed listing of the proposed BFEs and information on the statutory period provided for appeals, please visit FEMA's website at https://www.floodmaps.fema.gov/fhm/Scripts/bfe_main.asp, or call the FEMA Map Assistance Center toll free at 1-877-FEMA MAP.



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DEPARTMENT OF HOMELAND SECURITY

Federal Emergency Management Agency

Changes to Base Flood Elevations Determinations

AGENCY: Federal Emergency Management Agency (FEMA), Department of Homeland Security.

SUMMARY: On June 17, 2003 the Department of Homeland Security's Federal Emergency Management Agency identified Special Flood Hazard Areas (SFHAs) in the City of Lakewood, Jefferson County, Colorado, through issuance of a Flood Insurance Rate Map (FIRM). The Mitigation Directorate has determined that modification of the Base (1-percent-annual-chance) Flood Elevations (BFEs) for certain locations in this community is appropriate.

DATES: Upon the second publication of notice of these changes in a newspaper of local circulation in your community, any person has 90 days in which he or she can request, through the Chief Executive Officer of the community, that the Mitigation Directorate reconsider the determination. Any request for reconsideration must be based on knowledge of changed conditions or new scientific or technical data. All interested parties are on notice that until the 90-day period elapses, the Mitigation Directorate's determination to modify the BFEs may itself be changed.

ADDRESSES: Any person having knowledge or wishing to comment on these changes should immediately notify:

City of Lakewood

The Honorable Bob Murphy
 Mayor, City of Lakewood
 Lakewood Civic Center South
 480 South Allison Parkway
 Lakewood, CO 80226-3127

FOR FURTHER INFORMATION CONTACT: William R. Blanton, Jr., CFM, Chief, Engineering Management Branch, Mitigation Directorate, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20472, (202) 646-2903.

SUPPLEMENTARY INFORMATION: A hydraulic analysis was performed to incorporate the effects of a channel stabilization project along McIntyre Gulch from approximately 530 feet upstream of Holland Street to just downstream of Kipling Street and has resulted in an increase in SFHA width, a decrease in SFHA width, increased BFEs and decreased BFEs for McIntyre Gulch. The table below indicates existing and modified BFEs for selected locations along the affected lengths of the flooding source(s) cited above.

Source of Flooding	Location	Lat/Long Coordinates	Existing BFE	Modified BFE	Affected Communities
McIntyre Gulch			* Elevation in feet (NGVD) ¹		
			+ Elevation in feet (NAVD) ²		
			# Depth in feet above ground ³		
			^ Elevation in meters (MSL) ⁴		
					City of Lakewood
	Approximately 570 feet upstream of Holland Street	39° 43' 12" / -105° 06' 18"	* 5524	* 5526	
	Approximately 510 feet downstream of Kipling Street	39° 43' 07" / -105° 06' 26"	* 5542	* 5537	

All elevations referenced to the National Geodetic Vertical Datum of 1929 (NGVD).

¹National Geodetic Vertical Datum, rounded to nearest whole foot

²North American Vertical Datum, rounded to nearest whole foot

³Depth in feet above ground, rounded to nearest whole foot

⁴Mean Sea Level, rounded to the nearest 0.1 meter

The changes are being made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65.

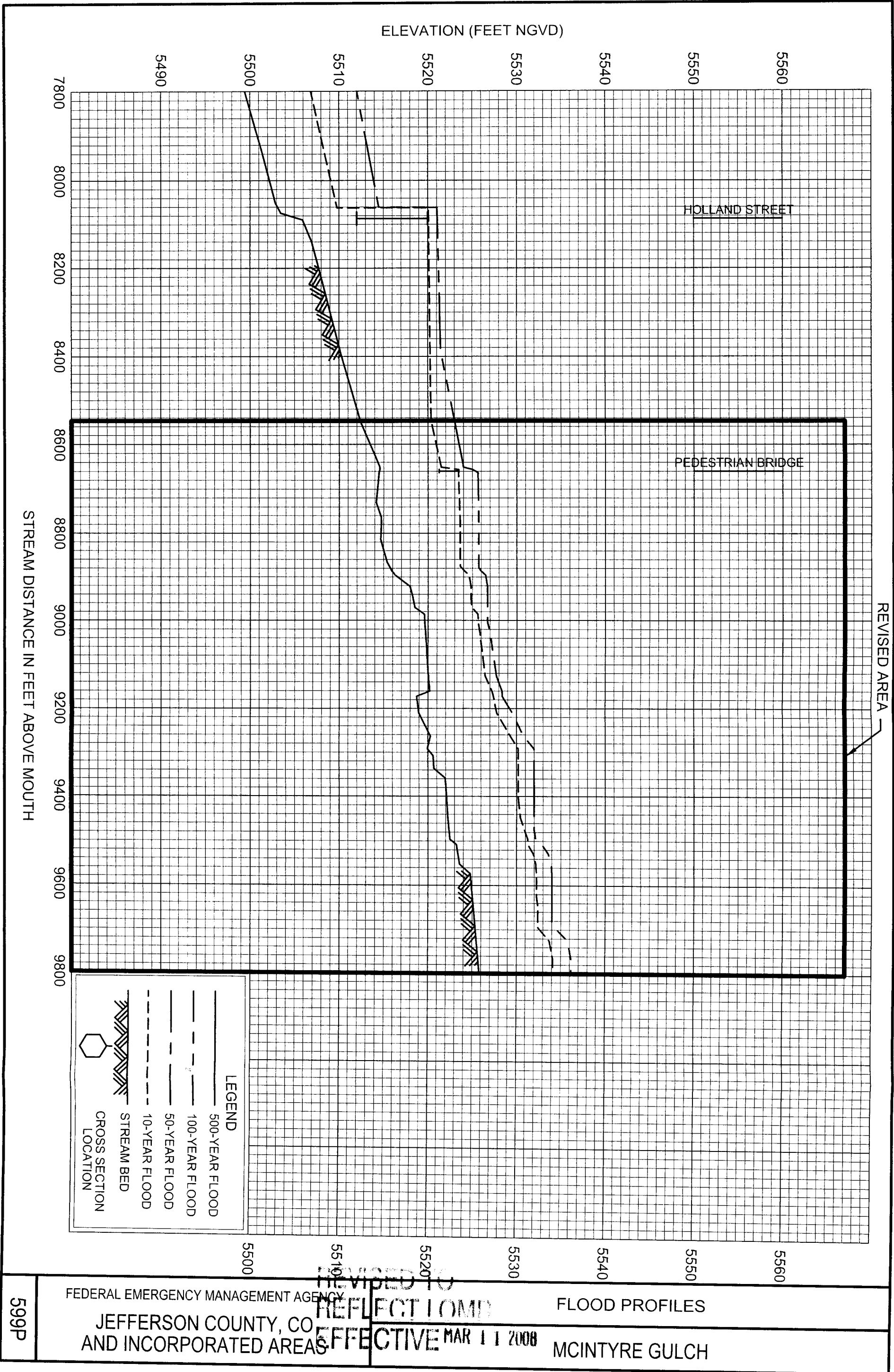
Under the above-mentioned Acts of 1968 and 1973, the Mitigation Directorate must develop criteria for floodplain management. To

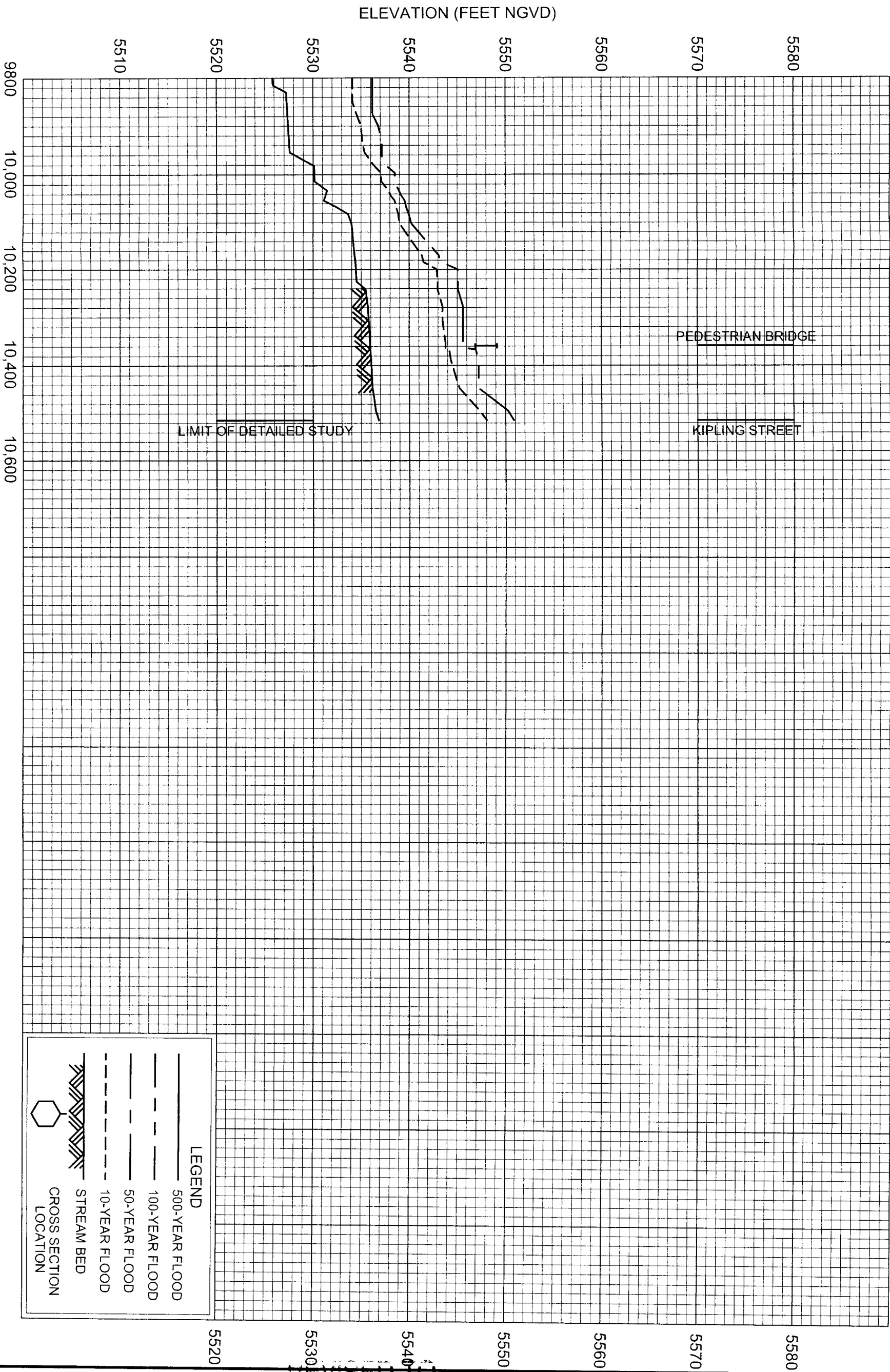
participate in the National Flood Insurance Program (NFIP), the community must use the modified BFEs to administer the floodplain management measures of the NFIP. These modified BFEs will also be used to calculate the appropriate flood insurance premium rates for new buildings and their contents and for the second layer of insurance on existing buildings and contents.

[Back to Edit](#)

Last Updated: Wednesday, March 5, 2008

FEMA 500 C Street, SW Washington, D.C. 20472 Phone: (202) 566-1600





FEDERAL EMERGENCY MANAGEMENT AGENCY

JEFFERSON COUNTY, CO
AND INCORPORATED AREAS

FLOOD PROFILES

MCINTYRE GULCH

600P

- Legend**
- 1% annual chance (100-Year) Floodplain
 - 1% annual chance (100-Year) Floodway
 - 0.2% annual chance (500-Year) Floodplain



MAP SCALE 1" = 1000'



PANEL 0305 E

FIRM
FLOOD INSURANCE RATE MAP
JEFFERSON COUNTY,
COLORADO
AND INCORPORATED AREAS
PANEL 305 OF 675
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

REPEATED TO PREVENT FLOODING
NATIONAL FLOOD INSURANCE PROGRAM
EFFECTIVE MAR 1 1 2005



Notice to User: The Map Number shown below should be used when ordering map orders; the Community Number shown below should be used on insurance applications for the subject community.
MAP NUMBER 08059C0305 E
EFFECTIVE DATE: JUNE 17, 2003
Federal Emergency Management Agency

