

**From:** [Keith Curtis](#)  
**To:** [Krysta Houtchens](#)  
**Subject:** RE: New Project at 675 Security Blvd - Floodplain Requirements  
**Date:** Tuesday, September 14, 2021 1:52:37 PM

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No You Wouldn't need to do a CLOMR/LOMR since no floodway is involved.  
You would get a permit from our office and we would require elevation or floodproofing as a condition of the permit with elevation certificate and or floodproofing certificate.

**Keith Curtis, PE, CFM**

Floodplain Administrator  
Pikes Peak Regional Building Department  
2880 International Circle  
Colorado Springs CO, 80910  
**O:** 719-327-2898 **E:** [keith@pprbd.org](mailto:keith@pprbd.org) **W:** [pprbd.org](http://pprbd.org)



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**From:** Krysta Houtchens <[khoutchens@ees.us.com](mailto:khoutchens@ees.us.com)>  
**Sent:** Tuesday, September 14, 2021 1:43 PM  
**To:** Keith Curtis <[keith@pprbd.org](mailto:keith@pprbd.org)>  
**Subject:** RE: New Project at 675 Security Blvd - Floodplain Requirements

So a CLOMR/LOMR will definitely be required? Or do we need to confirm that with FEMA?

KRYSTA HOUTCHENS, PE  
**Project Manager**  
**EES**  
C 970-380-7054 (Preferred)

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**From:** Keith Curtis <[keith@pprbd.org](mailto:keith@pprbd.org)>  
**Sent:** Tuesday, September 14, 2021 11:44 AM  
**To:** Krysta Houtchens <[khoutchens@ees.us.com](mailto:khoutchens@ees.us.com)>  
**Subject:** RE: New Project at 675 Security Blvd - Floodplain Requirements

Yes , once you get the approved CLOMR get it to me so I can permit the work

**Keith Curtis, PE, CFM**

Floodplain Administrator  
Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs CO, 80910  
**O:** 719-327-2898 **E:** [keith@pprbd.org](mailto:keith@pprbd.org) **W:** [pprbd.org](http://pprbd.org)



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**From:** Krysta Houtchens <[khoutchens@ees.us.com](mailto:khoutchens@ees.us.com)>  
**Sent:** Tuesday, September 14, 2021 11:15 AM  
**To:** Keith Curtis <[keith@pprbd.org](mailto:keith@pprbd.org)>  
**Subject:** RE: New Project at 675 Security Blvd - Floodplain Requirements

Great thanks for the info! Would we need to complete any floodplain permitting since we will be working in a floodplain?

Thanks,

KRYSTA HOUTCHENS, PE  
**Project Manager**  
**EES**  
C 970-380-7054 (Preferred)

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**From:** Keith Curtis <[keith@pprbd.org](mailto:keith@pprbd.org)>  
**Sent:** Tuesday, September 14, 2021 10:16 AM  
**To:** Krysta Houtchens <[khoutchens@ees.us.com](mailto:khoutchens@ees.us.com)>  
**Subject:** RE: New Project at 675 Security Blvd - Floodplain Requirements

Hi Krista,  
The building would need to have the lowest finished floor 1 foot above the base flood elevation, or be dry floodproofed. Recently Maverik did a similar project and opted for Aquafence stored on site with a deployment plan for floodproofing, but others have opted for floodproof construction. FEMA has some guidance documents just google "FEMA Dry Floodproofing" and you should find some documents including technical bulletins.

I would also need preliminary and final Elevation Certificates, and food proofing certification preliminary and final as well.

**Keith Curtis, PE, CFM**  
Floodplain Administrator  
Pikes Peak Regional Building Department  
2880 International Circle

Colorado Springs CO, 80910

O: 719-327-2898 E: [keith@pprbd.org](mailto:keith@pprbd.org) W: [pprbd.org](http://pprbd.org)



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**From:** Krysta Houtchens <[khoutchens@ees.us.com](mailto:khoutchens@ees.us.com)>  
**Sent:** Tuesday, September 14, 2021 10:05 AM  
**To:** Keith Curtis <[keith@pprbd.org](mailto:keith@pprbd.org)>  
**Cc:** Mary Kasal <[Mary.Kasal@ees.us.com](mailto:Mary.Kasal@ees.us.com)>  
**Subject:** New Project at 675 Security Blvd - Floodplain Requirements

Hello Keith – We are working on a potential new development at 675 Security Blvd. We recently had our Early Assistance meeting with El Paso County and they indicated that the site lies within Flood Zone AE and recommended we touch base with you on any necessary requirements. The proposed development would be an approximately 4,000 sf convenience store with 6 MDP fuel pumps (see attached conceptual site plan for reference).

Can you please let us know any and all requirements and restriction you would anticipate for this development in regards to the floodplain? Feel free to call as well if that is easier.

Thanks,

KRYSTA HOUTCHENS, PE  
**Project Manager**  
**Entitlement and Engineering Solutions, Inc.**  
501 S. Cherry Street, Suite 300 Glendale, CO 80246  
O 303-572-7997, ext. 215  
C 970-380-7054 (Preferred)



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