

Gary Hammann
17825 Jones Road
Peyton, CO 80831
719-650-5952
gary.hsquared@gmail.com

October 29, 20

RE: Base flood elevation for property located at 17825 Jones Road, Peyton, CO 80831

FEMA
National Flood Insurance Program
FEM-FMIX@fema.dhs.gov

To Whom It May Concern:

A survey was done on my property by Compass Surveying & Mapping. The surveyor has established a BFE for the property according to Pikes Peak Regional Building Code (RBC 313.19.1) that states: *For locations in an A zone for which no flood depth information has been documented on the FIRM, the base flood elevation may be deemed to be (24) inches above the highest adjacent grade.*

El Paso County Planning and Development is requiring that I register the BFE with FEMA, NFIP. The area will be a no-build designation.

I am including the FEMA map, the community status book report, plot plans and the engineering drainage report.

Please let me know if you need additional information. If this does not need to be registered, please send me a letter stating that.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gary L. Hammann", written in dark ink.

Gary L. Hammann

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT

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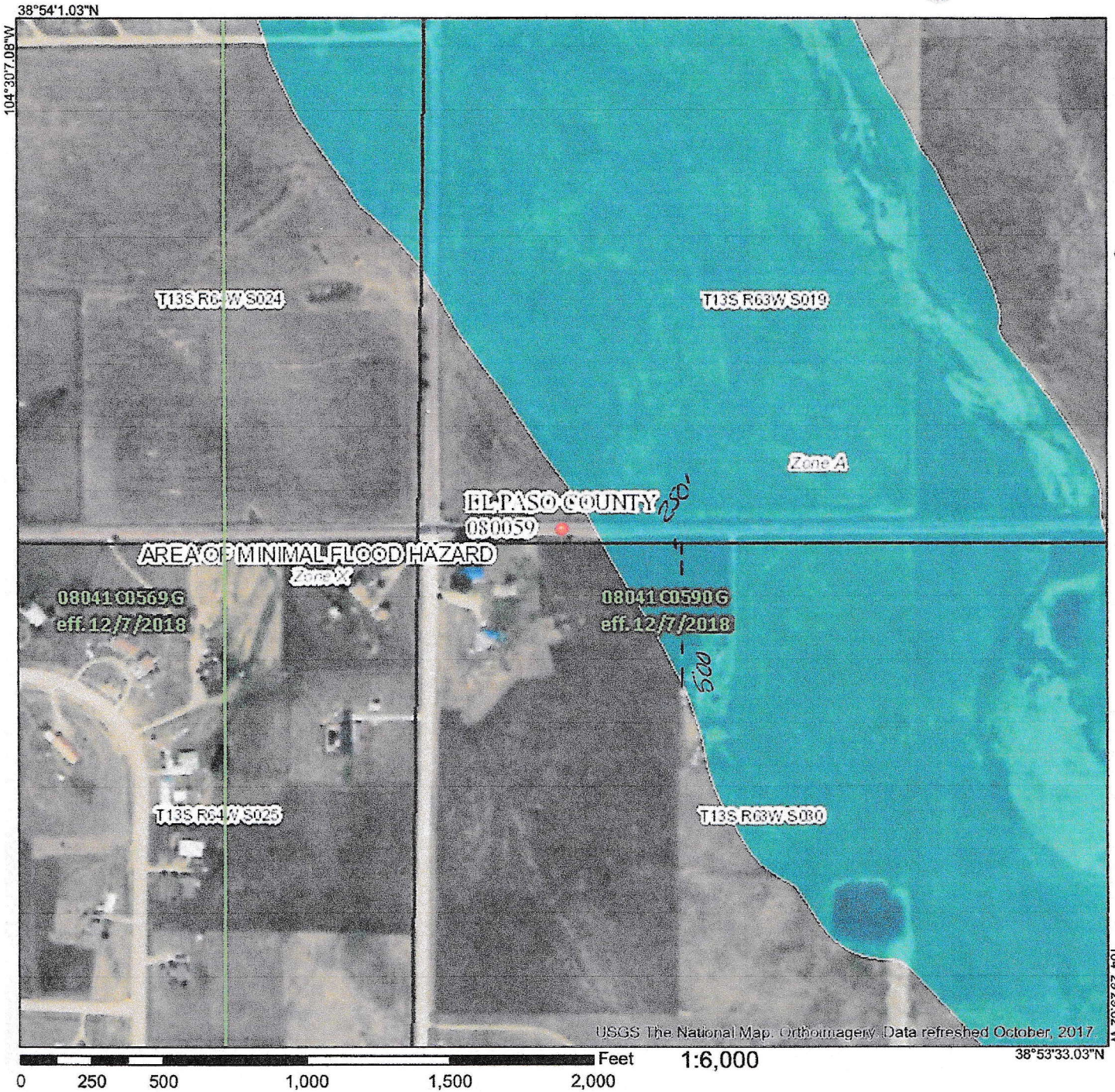
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080006D	COMMERCE CITY, CITY OF	ADAMS COUNTY	06/28/74	02/15/78	02/17/17(M)	02/15
080037#	CONEJOS COUNTY *	CONEJOS COUNTY		11/16/90	(All Zone D)	11/16
080121#	CORTEZ, CITY OF	MONTEZUMA COUNTY	05/17/74	04/01/77	09/26/08(M)	04/01
080276#	COSTILLA COUNTY*	COSTILLA COUNTY		07/16/91	07/16/91(M)	07/16
080119#	CRAIG, CITY OF	MOFFAT COUNTY	05/03/74	09/28/84	09/28/84	09/28

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Federal Emergency Management Agency Community Status Book Report COLORADO Communities Participating in the National Flood Program

CID	Community Name	County	Init FHBM Identified	Init FIRM Identified	Curr Eff Map Date	Reg- D:
080149#	CRAWFORD, TOWN OF	DELTA COUNTY		08/19/10	(NSFHA)	08/30
080118	CREEDE, CITY OF	MINERAL COUNTY	08/16/74	01/01/86	01/01/86(L)	01/01
080079#	CRESTED BUTTE, TOWN OF	GUNNISON COUNTY	06/14/74	09/04/85	05/16/13	09/04
080174#	CRIPPLE CREEK, CITY OF	TELLER COUNTY	09/13/74	12/18/85	09/25/09(M)	12/18
080211	CROWLEY, CITY OF	CROWLEY COUNTY	08/15/75		(NSFHA)	12/11
080236A	DACONO, CITY OF	WELD COUNTY	09/05/75	07/16/79	01/20/16	07/16
080307#	DE BEQUE, TOWN OF	MESA COUNTY		04/17/89	10/16/12	04/17
080015#	DEER TRAIL, CITY OF	ARAPAHOE COUNTY	11/29/74	08/16/95	(NSFHA)	11/05
080154#	DEL NORTE, TOWN OF	RIO GRANDE COUNTY	05/17/74	09/30/82	09/02/11	09/30
080041#	DELTA COUNTY *	DELTA COUNTY	05/10/77	03/15/84	08/19/10	03/15
080043#	DELTA, CITY OF	DELTA COUNTY	05/24/74	06/01/84	08/19/10	06/01
080046D	DENVER, CITY AND COUNTY OF	DENVER COUNTY	12/28/75	04/15/86	09/14/18	04/15
080279#	DOLORES COUNTY *	DOLORES COUNTY	01/24/78	03/01/86	03/01/86(L)	03/01
080122#	DOLORES, TOWN OF	MONTEZUMA COUNTY	02/07/75	09/29/89	09/26/08	09/29
080049C	DOUGLAS COUNTY*	DOUGLAS COUNTY	02/07/75	09/03/80	02/17/17	09/03
080047	DOVE CREEK, CITY OF	DOLORES COUNTY	05/24/74	01/01/86	01/01/86(L)	01/01
080099#	DURANGO, CITY OF	LA PLATA COUNTY	11/30/73	01/17/79	08/19/10	01/17
080051#	EAGLE COUNTY *	EAGLE COUNTY	11/01/77	11/19/80	12/04/07	11/19
080238#	EAGLE, TOWN OF	EAGLE COUNTY	08/15/75	03/18/80	12/04/07	03/18
080180A	EATON, TOWN OF	WELD COUNTY	05/10/74	06/04/80	01/20/16	06/04
080089#	EDGEWATER, CITY OF	JEFFERSON COUNTY	06/14/74	08/15/89	02/05/14	08/15
080059A	EL PASO COUNTY*	EL PASO COUNTY	12/27/74	12/18/86	12/07/18	12/18
080055#	ELBERT COUNTY*	ELBERT COUNTY		03/17/11	03/17/11	08/13
080056#	ELIZABETH, TOWN OF	ELBERT COUNTY	09/06/74	03/17/11	03/17/11(M)	05/22
085074D	ENGLEWOOD, CITY OF	ARAPAHOE COUNTY		02/09/72	04/18/18	02/11
080181#	ERIE, TOWN OF	BOULDER COUNTY/WELD COUNTY	06/28/74	10/17/78	12/18/12	10/17
080193#	ESTES PARK, TOWN OF	LARIMER COUNTY	09/19/75	01/17/79	12/19/06	01/17
080182A	EVANS, CITY OF	WELD COUNTY	04/05/74	04/02/79	01/20/16	04/02
080239#	FAIRPLAY, TOWN OF	PARK COUNTY	07/18/75	08/05/86	12/18/09(M)	08/05
080240#	FEDERAL HEIGHTS, CITY OF	ADAMS COUNTY	07/11/75	04/15/86	03/05/07	04/15
080241A	FIRESTONE, TOWN OF	WELD COUNTY	09/19/75	12/18/79	01/20/16	12/18
080112A	FLEMING, TOWN OF	LOGAN COUNTY	11/08/74	05/16/16	05/16/16	07/15
080070#	FLORENCE, CITY OF	FREMONT COUNTY	05/17/74	12/04/84	01/06/12	12/04
080102#	FORT COLLINS, CITY OF	LARIMER COUNTY	06/28/74	07/16/79	05/02/12	07/16
080183A	FORT LUPTON, CITY OF	WELD COUNTY	05/31/74	04/02/79	01/20/16	04/02

them during flooding.

RBC313.18.5 Subdivision Proposals. All subdivision proposals shall be consistent with the need to minimize flood damage;

All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;

All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage;

FEMA approved base flood elevation data and 100-year floodplain boundaries shall be provided and shown on plats for subdivision proposals and other proposed developments that contain at least fifty lots or five (5) acres, whichever is less;

All buildable lots less than two and one half (2½) acres in size are required to be located entirely outside of the 100-year floodplain. Lands within the 100-year floodplain shall be established in a tract, and require that the owner maintain the tract. Buildable lots two

and one half (2½) acres and larger, are required to have the 100-year floodplain contained in a drainage easement dedicated by plat in the name of the governing body with the restrictions of "No Build" and "No Storage of any Materials"; and

If subdivision proposals are located within three hundred (300) feet of a Zone A floodplain, FEMA approved base flood elevations and boundaries are required to be determined and shown on the plat, or provide a Floodplain Certification Letter by a professional engineer or architect licensed by the state of Colorado, stating that "Based on field verified characteristics of the property, the property is reasonably safe from flooding and to the best of the engineer's knowledge if the 100-year floodplain were studied it would not enter the property in question".

RBC313.18.6 Prohibit all activities in a Special Flood Hazard Area that may be hazardous to public health and water quality; activities include but are not limited to landfills, disabled vehicles, etc.

RBC313.18.7 All fill placed within the 100-year floodplain must be properly designed and compacted to ninety-five percent (95%) (ASTM D-698 equivalent or higher standard) with appropriate protection from erosion and scour. If other than ASTM D-698 is used, it must be certified by a professional engineer licensed by the State of Colorado.

RBC313.19 SPECIFIC STANDARDS. In all areas of special flood hazard where base flood elevation data has been provided as set forth in Section RBC313.18 of this Code (basis for

establishing the Areas of Special Flood Hazard) the following provisions are required:

RBC313.19.1 Residential Construction. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement together with attendant utility and sanitary facilities, elevated one (1) foot or more above base flood elevation.

For locations within an A zone for which no flood depth information has been documented on the FIRM, the base flood elevation may be deemed to be twenty-four (24) inches above the highest adjacent grade.

For locations within an AO zone for which no flood depth information has been documented on the FIRM, the base flood elevation may be deemed to be thirty six (36) inches above the highest adjacent grade.

Flood depth may also be determined using the methods outlined in FEMA 265 **"MANAGING FLOODPLAIN DEVELOPMENT IN APPROXIMATE ZONE A AREAS, A GUIDE FOR OBTAINING AND DEVELOPING BASE (100-YEAR) FLOOD ELEVATIONS"**

RBC313.19.2 Nonresidential Construction. New construction and substantial improvement of any commercial, industrial, or other nonresidential structure shall either have the lowest floor, including basement together with attendant utility and sanitary facilities, elevated to one (1) foot or more above the level of the base flood elevation; or together with attendant utility and sanitary facilities, or shall:

Be dry flood proofed as required by the Building Code to a point of one (1) foot above the base flood level so the structure is watertight with walls substantially impermeable to the passage of water;

Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and

Be certified by a professional engineer or architect licensed by the State of Colorado, verifying the standards of this subsection are satisfied after construction is complete and prior to the Certificate of Occupancy being issued. Such certifications shall be provided to the FPA as set forth in Section RBC313.16.3 of this Code.

New critical facilities shall be located outside the SFHA or,

Shall have lowest finished floor elevated to 2 ft above the base flood level, and shall have continuous non-inundated access (ingress and egress for evacuation and emergency services) during a 100-year flood event