

## Joan Hathcock

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**From:** Keith Curtis <keith@pprbd.org>  
**Sent:** Monday, December 6, 2021 11:22 AM  
**To:** johngreen@elpasoco.com  
**Cc:** Dennis Hathcock; Joan Hathcock  
**Subject:** RE: MINOR SUBDIVISION file no is 21-131

John,

In reviewing the subject subdivision I find that it is exposed the A zone Floodplain.

Subdivision requirements specify that the A zone should be studied and BFE shown on the plat.

However this area is already being restudied and remapped by FEMA as part of the Statewide risk map program.

FEMA has set the precedence locally that they will not process LOMR requests if the area is already under restudy because of duplicative effort on their part.

I therefor recommend that this subdivision proceed as per normal waiving the BFE and restudy requirements while showing the current effective floodplain limits and specifying those areas no build no storage of materials.


Let me know if you have any questions.

**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:** Joan Hathcock <[joan@djelectric.net](mailto:joan@djelectric.net)>  
**Sent:** Monday, November 8, 2021 4:41 PM  
**To:** Keith Curtis <[keith@pprbd.org](mailto:keith@pprbd.org)>  
**Cc:** Dennis Hathcock <[dennis@djelectric.net](mailto:dennis@djelectric.net)>  
**Subject:** MINOR SUBDIVISION

 You don't often get email from [joan@djelectric.net](mailto:joan@djelectric.net). [Learn why this is important](#)

Good afternoon,

We met with John Green a few weeks ago to start the process for a minor subdivision, he said our first step was contacting you. The file no is 21-131-Hathcock  
The parcel number is 5213000007. Please let me know what we need to do from here. Thank you for your time.

Sincerely,

Joan Hathcock  
Cell 719-466-1096

## Joan Hathcock

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**From:** Keith Curtis <keith@pprbd.org>  
**Sent:** Tuesday, November 9, 2021 8:27 AM  
**To:** Joan Hathcock  
**Subject:** RE: flood plain map

You are correct FEMA did update the A zones in 2018, but they are still just A zones "approximate" flood zones. Subdivision regulations require that these approximate areas be studied in more detail prior to platting to make sure any new lots are not at risk.

Here is an excerpt from the subdivision code as it relates to floodplain:

**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";.....

Keith Curtis, PE, CFM  
Floodplain Administrator  
Pikes Peak Regional Building Department  
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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:** Joan Hathcock <[joan@djelectric.net](mailto:joan@djelectric.net)>  
**Sent:** Tuesday, November 9, 2021 8:14 AM  
**To:** Keith Curtis <[keith@pprbd.org](mailto:keith@pprbd.org)>  
**Subject:** flood plain map

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Good morning Keith,

I pulled this map from the FEMA flood plain map site and it says it was updated in 2018, so why do we need to start the process all over again?

Sincerely,