

# CHERRY HILLS VILLAGE

## Residential Berm Requirements

\*Note: This document is not intended to be a comprehensive list of all applicable requirements. It is the applicant's responsibility to comply with all applicable requirements.

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## Berm Requirements

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### **When is a permit required?**

The construction of berms is permitted only in accordance with Section 16-3-140 of the City's Municipal Code. With the exception of berms constructed in Area 3 of a residential lot (See Table 16-3-140 - below), a berm permit is required prior to construction of the berm.

### **Submittal Requirements:**

Berm Permits are required to be submitted electronically. Submittals can be submitted online [here](#). Pre-payment for the building department plan review can be made [here](#).

#### Online Submittal:

1. A scaled site plan showing:
  - a. Property boundaries based on an accurate survey.
  - b. The location of the berm to be constructed along with all other site improvements.
  - c. The edge of all roadways adjacent to the property, if applicable.
  - d. Once-foot elevation contours in NAVD 88 datum with USGS elevation numbers.
  - e. A landscape plan.
  - f. 50-foot sight triangles from the road edge if the property is on a corner lot.
  - g. The location of any special flood hazard areas (100-year floodplain) located on the property.
  - h. Scaled elevation-view drawings of the berm showing the overall height and height above natural grade, and height above the adjacent center line of the road, if applicable.
  - i. Scaled plan-view drawings of the berm showing overall width and undulation of the berm.
  - j. The proposed slope of the berm (4:1 max allowed).

\*The City or its consultants may request additional information, at their sole discretion, in order to determine compliance with applicable standards and/or requirements.

**\*\*An as-built survey is required at the time of completion of the berm(s) and prior to final inspection. The as-built survey must show the width, height, and length of the finished berm(s) along all points of the berm(s).**

### **Permit Fees and Timelines:**

1. Berm permits are viewed by the Planning Division for compliance with zoning requirements as well as the City's engineering consultant (Kimley Horn) for compliance with engineering standards. These permits are generally processed in **7 – 10 business day review cycles**.
2. Fees:
  - a. Engineering Review Fee: \$195/hour with 1-hour minimum
  - b. Building Permit Fee: 1% of the job valuation with a \$20 minimum
  - c. Use Tax Paid to Arapahoe County: 1/8<sup>th</sup> of the building permit fee.

**Sight Distance Triangle:**

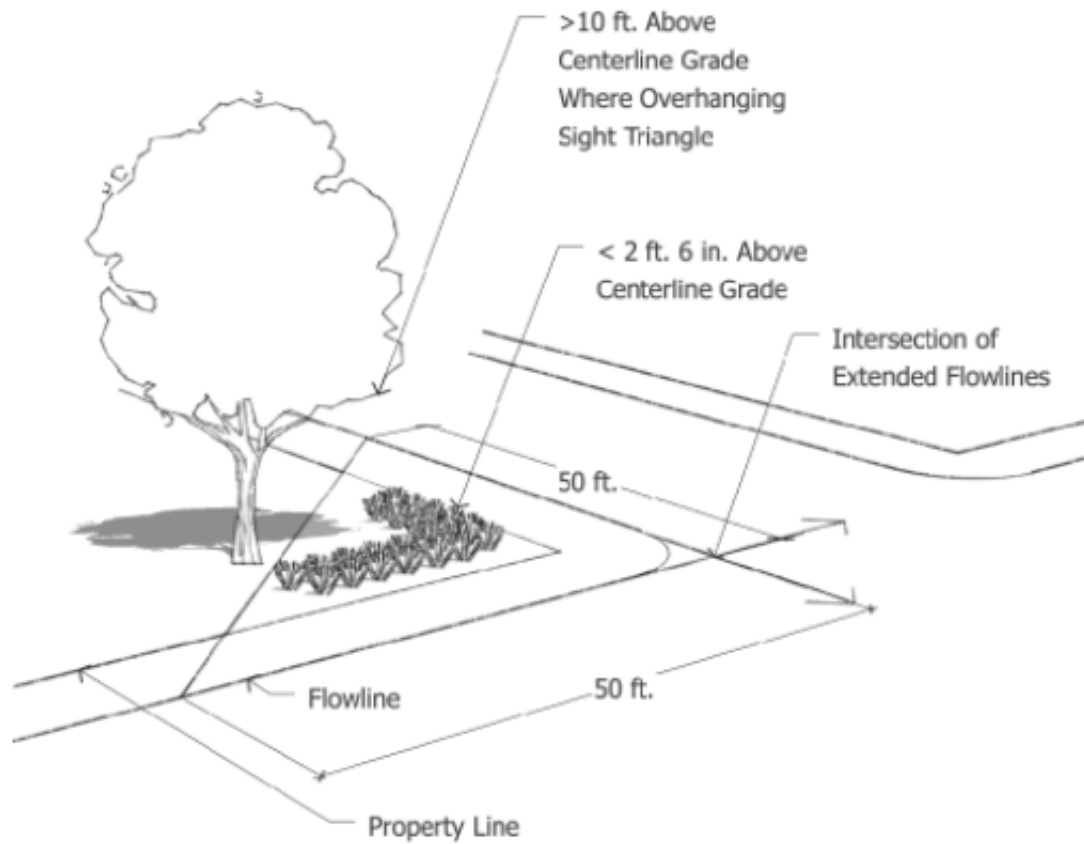
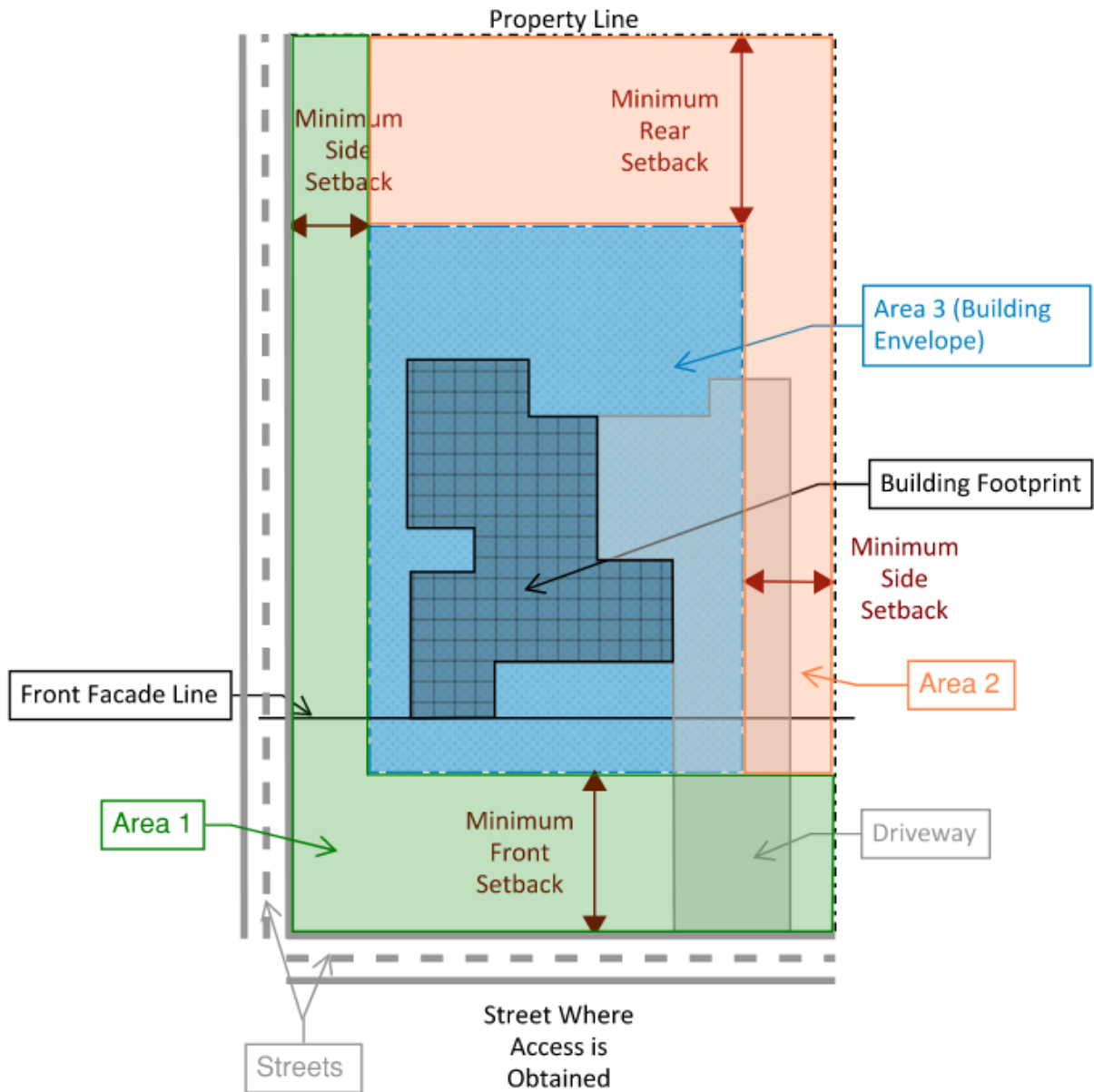


Illustration of Terms:



Berm Height and Width: Residential Lots (Table 16-3-140)	
Area 1: Within Setbacks from Property Lines that are Coterminous with Right-of-Way Lines	
Maximum Height	6-feet
Maximum Width	52-feet
Point of Measurement	Lower of Centerline of Street or Pre-Construction Grade Along Base of Berm
Area 2: Within Setbacks from Interior Property Lines	
Maximum Height	4-feet
Maximum Width	36-feet
Point of Measurement	Pre-Construction Grade Along Base of Berm
Area 3: Within Building Envelope	
Maximum Height	3-feet
Maximum Width	52-feet
Point of Measurement	Pre-Construction Grade Along Base of Berm

**16-3-140:**

(c) Maximum Slope. Berms shall not exceed the maximum slope of 1 unit vertical to 4 units horizontal (1:4).

(d) Design Standards.

(1) Berms are prohibited within sight triangles.

(2) All areas of a berm shall be covered with grasses, groundcovers, rock, mulch, or other landscaping materials that are appropriate and sufficient to prevent erosion. Such landscaping materials must be installed within ninety (90) days after completion of finished grading.

(3) Berms shall not collect, redirect, or release surface water upon adjacent property in a manner that is inconsistent with the historic or pre-construction conditions or applicable law without the written consent of the adjacent landowner in the form of a drainage easement.

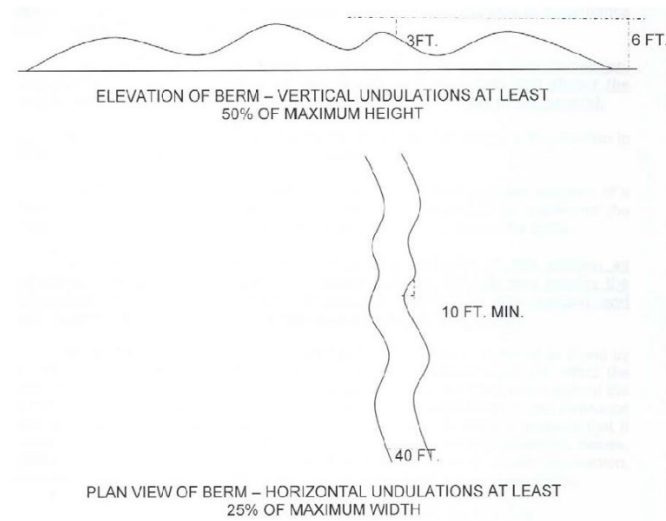
(4) No buildings or structures of any kind (except fences and garden walls) shall be permitted upon or within any berm.

(5) Berms shall be designed with both horizontal and vertical variation. To this end:

- a. Vertical changes shall be at least 50% of the maximum height of the berm; and
- b. Horizontal changes shall be at least 25% of the maximum width of the berm.

## Berm Requirements

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(6) Berms shall connect smoothly into existing grades along the perimeter to ensure that berms appear natural.

(e) Additional Requirements.

(1) Grading for berms is prohibited in City rights-of-way and easements unless a right-of-way permit is issued by the City for such purpose.

(2) Grading for berms is prohibited within any floodplain unless authorized by a City-issued floodplain development permit.

(3) During construction of the berm and until all landscaping is completed, appropriate erosion control is required.