



August 7, 2025

Paul Workman  
Community Development Director  
2450 E. Quincy Avenue  
Cherry Hills Village, CO 80113  
303-783-2729

Re: 10 Sterling Avenue – Floodplain Development Permit  
Martin/Martin, Inc. Project No.: 24.0397

Dear Mr. Workman,

This letter is intended to document a no-rise certification for the construction of proposed left bank stabilization measures along Little Dry Creek at 10 Sterling Avenue, Englewood CO, 80113, in support of a Cherry Hills Village Floodplain Development Permit (Cherry Hills Village Municipal Code Section 16-7-360). The proposed improvements begin at the westerly (downstream) property line and continues upstream approximately 111 feet along the left channel embankment. The proposed improvements are located within a Federal Emergency Management Agency (FEMA) regulatory Special Flood Hazard Area (SFHA) along Little Dry Creek.

The proposed improvement area of Little Dry Creek is showing significant embankment erosion. Without the improvements, Little Dry Creek will continue to erode the channel embankment at a significant pace. Stacked grouted boulder walls are proposed to stabilize the embankment while matching existing embankment grades. The matching of existing grades will ensure no changes to the effective floodplain.

Per Flood Insurance Rate Map Numbers 08005C0164K, revised December 17, 2010, and 08005C0452L, revised April 11, 2024, the subject reach of Little Dry Creek is mapped as a Zone AE SHFA with a regulatory half foot rise floodway. Zone AE represents detailed study areas with Base Flood Elevations (BFEs) determined. The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1.0%-annual-chance (100-year) flood can be carried without substantial increases in flood heights. Per Federal, State, and Local regulations, construction within the floodway requires documentation of a no-rise condition.

Analysis for application requirements from the Cherry Hills Village Municipal Code are as follows.

16-7-360(e) – Approval Standards

- (1) The project bank stabilization design shall follow applicable regulations of the Arapahoe County Stormwater Management Manual (ACSM) and Mile High Flood District (MHFD) criteria. The proposed channel embankment stabilization are in accordance with MHFD Urban Storm Drainage Criteria Manual, Volume I, Chapter 8, Section 4.6.2.
- (2) Relevant factors
  - a. Danger to life and property due to floodplain or erosion has been mitigated with proposed bank stabilization measures. The proposed stacked grouted boulders will provide greater stability during major storm events.



- b. Susceptibility of proposed structure to flood damage – There are no new proposed insurable structures as part of this floodplain development permit.
- c. Danger of materials may be swept onto other lands – A no-rise condition of Little Dry Creek is anticipated with embankment improvements matching existing grades. Potential danger of materials being swept away in flood conditions remains at pre-project levels.
- d. Compatibility of the proposed use with existing and anticipated development – Proposed use of property is not being changed.
- e. Safety of access to the subject property in times of flood – Access remains from Sterling Avenue, which is not inundated in a 100-year flood event.
- f. Costs of governmental services during and after flood conditions – Proposed work includes portion of Cherrymoor South Water Sanitation District Easement. Easement owners will be coordinated throughout the construction process and in the event of flooding.
- g. Expected hydraulic conditions of flood waters at subject property – A no-rise condition of Little Dry Creek is anticipated with embankment improvements matching existing grades. Hydraulic conditions are equivalent to pre-project conditions matching pre-project embankment grades.
- h. The necessity of the proposed building of a waterfront location – Not applicable, no proposed building as part of the floodplain development permit.
- i. The availability of alternative locations – Not applicable to the proposed channel embankment stabilization. Improvements are being proposed in most needed area of improvements, which has seen significant continual erosion.
- j. The relationship of the proposed use to the Master Plan – No change in land use is being proposed.

16-7-360(f) – Decision or Referral to City Council

No-rise condition highlights no adverse impact to surrounding properties.

Martin/Martin, Inc. hereby certifies that if the proposed bank stabilization is constructed in such a manner that returns grade to existing conditions, it can be assumed that no fill was placed within the SFHA and that there are no impacts to BFE's. Upon substantial completion of construction, verification of these grades shall be made by the contractor.

Please feel free to contact me at 303-431-6100 or [rbyrne@martinmartin.com](mailto:rbyrne@martinmartin.com) if you have any questions.

Sincerely,

Ryan D. Byrne, PE, CFM  
Principal



## NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only to landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The horizontal datum was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, NNGS12  
National Geodetic Survey  
SSMVC-3, #6202  
1315 East-West Highway  
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

Base map information shown on this FIRM was provided by the Arapahoe County and Cities of Aurora and Littleton GIS depts. The coordinate system used for production of the digital FIRM is Universal Transverse Mercator, Zone 13N, referenced to the North American Datum of 1983 and the GRS 80 spheroid, Western Hemisphere.

This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

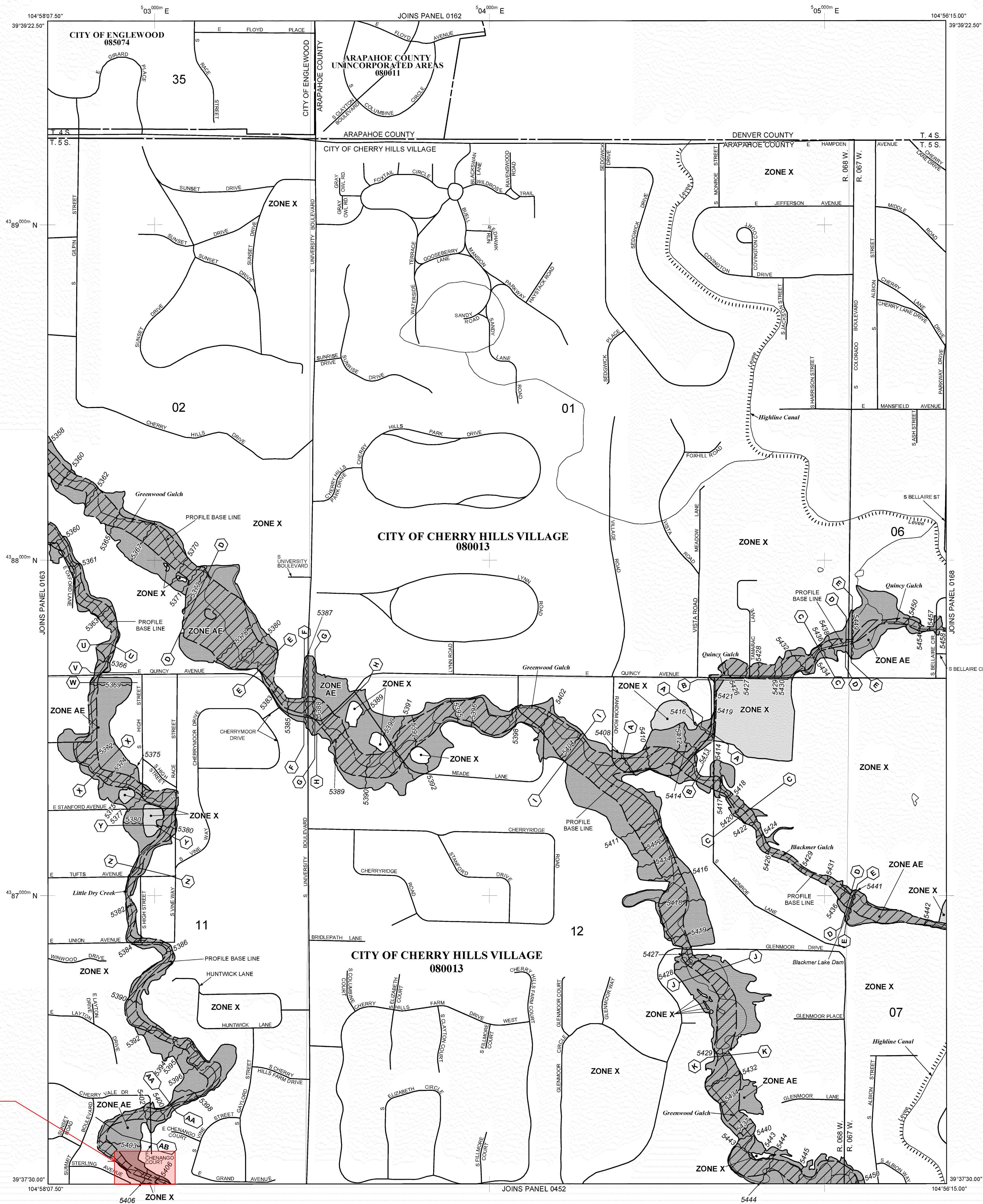
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels, community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the FEMA Map Service Center at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov/>.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/>.

APPROXIMATE  
PROJECT EXTENTS



## LEGEND

**SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

**ZONE A** No Base Flood Elevations determined.  
**ZONE AE** Base Flood Elevations determined.  
**ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.  
**ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.  
**ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.  
**ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.  
**ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.  
**ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**

**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**

**ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.

**ZONE D** Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

**Floodplain boundary**  
**Floodway boundary**  
**Zone D boundary**  
**CBRS and OPA boundary**  
**Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.**  
**Base Flood Elevation line and value; elevation in feet\***  
**Base Flood Elevation value where uniform within zone; elevation in feet\***

\* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

**Cross section line**  
**Transsect line**  
**Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)**  
**1000-meter Universal Transverse Mercator grid ticks, zone 13**  
**5000-foot grid ticks: New York State Plane coordinate system, east zone (FIPSZONE 3101), Transverse Mercator**

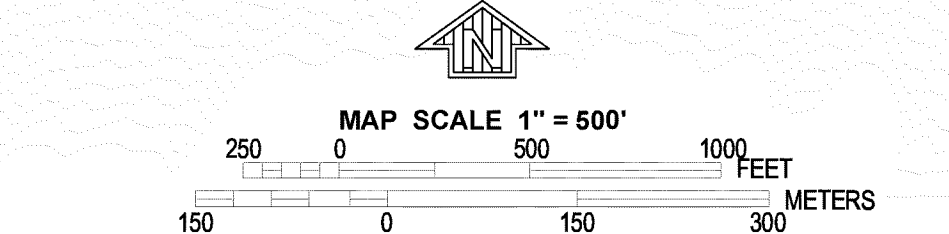
**Bench mark (see explanation in Notes to Users section of this FIRM panel)**  
**River Mile**

**MAP REPOSITORIES**  
Refer to Map Repositories list on Map Index

**EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**  
April 17, 1989  
**EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**  
March 1991 - December 1993 - August 18, 1995  
December 17, 2010 - to update map format, to change Special Flood Hazard Areas, and to change Base Flood Elevations.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0164K

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**ARAPAHOE COUNTY,**  
**COLORADO**  
**AND INCORPORATED AREAS**

**PANEL 164 OF 725**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)  
**CONTAINS:**  

COMMUNITY	NUMBER	PANEL	SUFFIX
ARAPAHOE COUNTY	080011	0164	K
CHERRY HILLS VILLAGE,	080013	0164	K
CITY OF	080013	0164	K
ENGLEWOOD, CITY OF	080074	0164	K

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER**

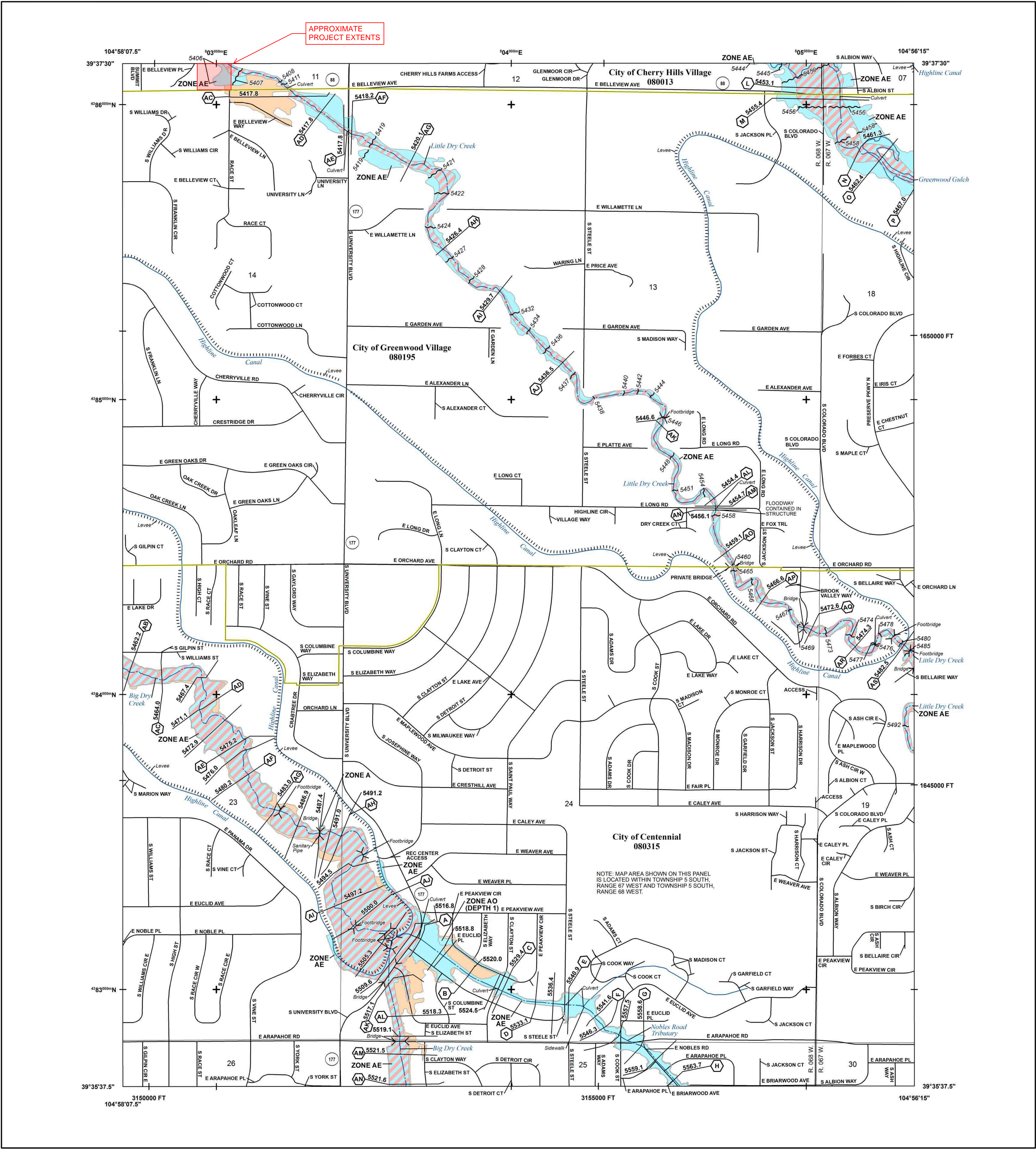
**08005C0164K**

**MAP REVISED**

**DECEMBER 17, 2010**

Federal Emergency Management Agency





FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT  
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)

	Without Base Flood Elevation (BFE) Zone A,V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes. Zone X
	Area with Flood Risk due to Levee Zone D
	NO SCREEN Area of Minimal Flood Hazard Zone X
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Mapping and Insurance Exchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

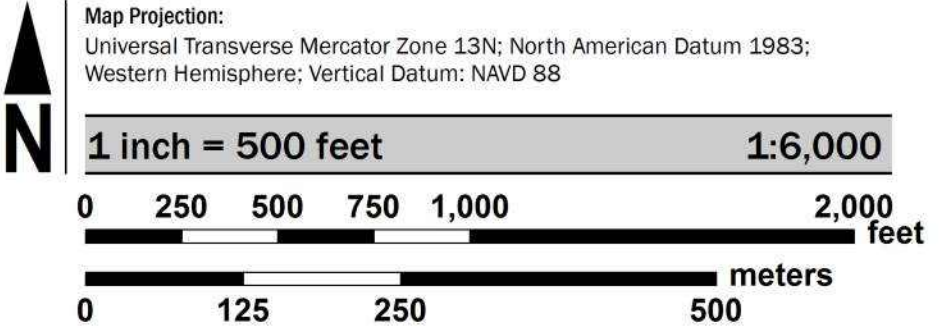
For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

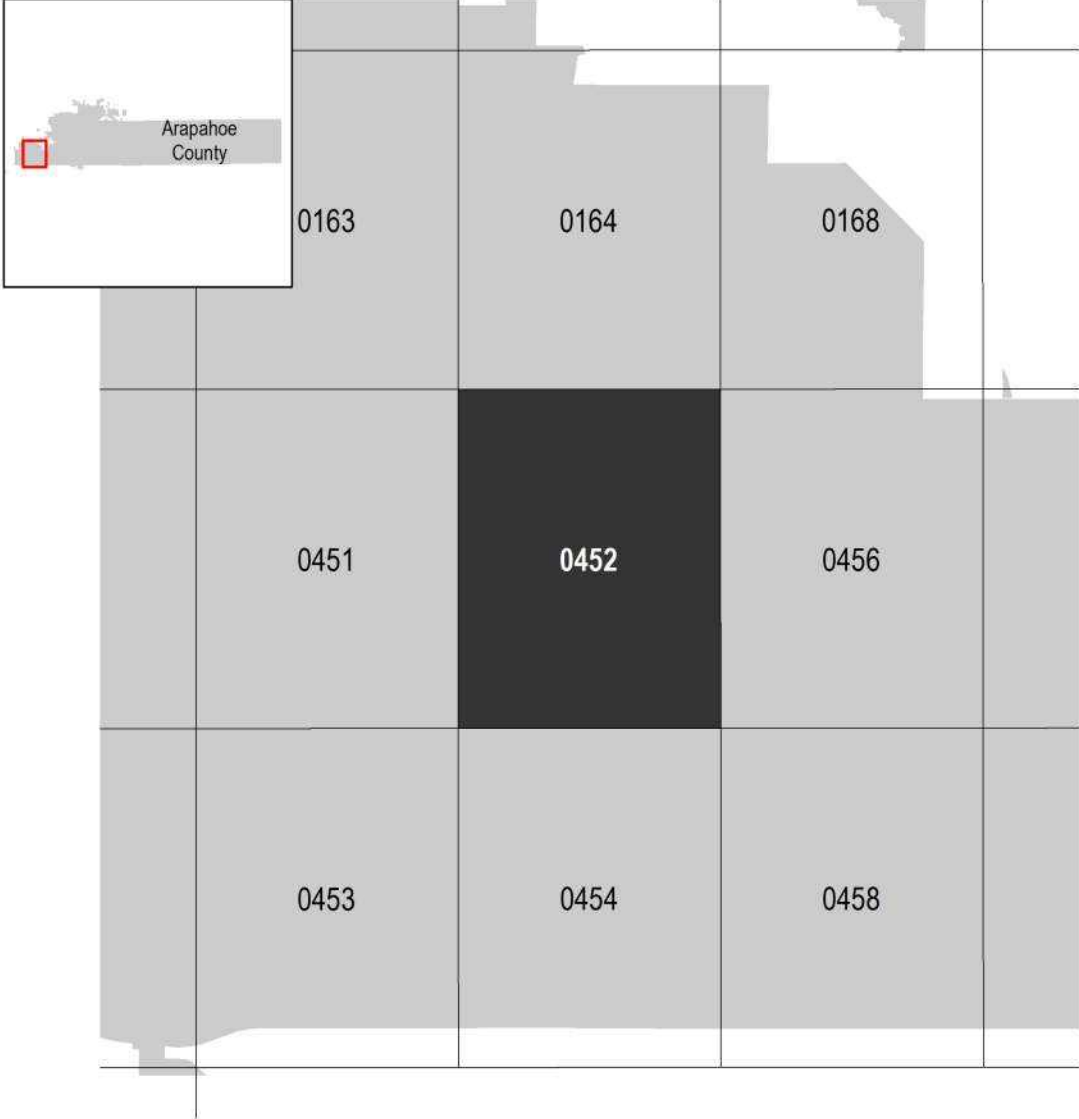
Base map information shown on the FIRM was derived from digital data obtained from Arapahoe County, Colorado, dated 2019, the U.S. Geological Survey, dated 2014, and the U.S. Bureau of Land Management, dated 2004.

NON-ACCREDITED LEVEE SYSTEM: This panel contains a levee system that has not been accredited and is therefore not recognized as reducing the 1-percent-annual-chance flood hazard.

SCALE



PANEL LOCATOR



**National Flood Insurance Program**

**NATIONAL FLOOD INSURANCE PROGRAM**  
**FLOOD INSURANCE RATE MAP**

**ARAPAHOE COUNTY,**  
**COLORADO**  
and Incorporated Areas

PANEL 452 OF 725

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
CENTENNIAL, CITY OF	080315	0452	L
CHERRY HILLS VILLAGE, CITY OF	080013	0452	L
GREENWOOD VILLAGE, CITY OF	080195	0452	L

**U.S. DEPARTMENT OF HOMELAND SECURITY**  
**FEMA**

VERSION NUMBER  
2.4.3.5

MAP NUMBER  
08005C0452L

MAP REVISED  
APRIL 11, 2024