



6875 South Santa Fe Drive • Littleton, Colorado 80120

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City of Cherry Hills Village  
Floodplain Development Permit #FDP-002-25  
4480 South Holly Street

The purpose of this letter is to provide the context and narrative for approval of grading work within the floodplain at 4480 S Holly Street. The owners of this property seek to modify the existing inlet in the floodplain and excavate along the southern boundary of the site to increase the allowable stormwater volume within the Blackmer Gulch floodplain and floodway. The intent of the project is to direct more flows to the existing inlet while maintaining the existing Base Flood Elevations in the area. These modifications are requested also in order to add sufficient impervious surface to the lot for a sport court, pool and patio for homeowner usage.

The Blackmer Gulch Floodplain crosses the southern third of the lot. The floodplain and floodway in this area runs through fully developed residential properties with fencing and landscaping including large trees within the floodway and floodplain. El Camino Drive runs within the floodplain and floodway as well.

The existing floodplain within the property will be modified to increase its volume, as well as increase the water quality. These factors will mitigate concerns as outlined in CHV Municipal Code 16-7-360-(E)(2) in the following ways:

- Reduction in flood & erosion damage to life, infrastructure & utilities in, on and around the property
- Lowered potential for danger from materials being swept through by flood waters to other lands
- Improved access for governmental services, maintenance and emergency services when needed

Through these modifications, there will be no change to the boundaries of the existing floodplain.

We do not expect a need for a Floodplain Variance as part of this application, so the standards as outlined in CHV Municipal Code 16-7-530-(F)(1-3) do not seem applicable.

The following work will be completed toward the goals outlined above:

- 1) The existing roadside swale along the eastern portion of South Holly Street will be widened near the intersection of South Holly Street and El Camino Dr. The widened swale will increase the allowable volume within the floodplain and help direct flows to the existing inlet.
- 2) The existing roadside swale along the northern portion of El Camino Drive will be widened and lowered to increase the volume within this portion of the floodplain.
- 3) Riprap erosion protection will be added along the western bank of the swales near the existing inlet to mitigate future erosion during larger storm events.
- 4) The existing inlet near the northwest corner of the intersection of South Holly Street and El Camino Dr. will be modified. The proposed modifications will add an orifice plate and weir to the existing inlet. The existing storm sewer pipes will not be modified with the proposed modifications.

5) There will be approximately 18 trees planted in the floodplain. Separation between trees will be a minimum of 20' and will be planted parallel to the flow path. The trees along S. Holly Street will be planted on the existing berm well above the floodplain elevation. The trees along El Camino Drive will be planted above the floodway. The proposed trees will not have a measurable effect on the flow depth.

There are no existing structures, and will be no new structures installed within the existing floodplain of the subject property. As such, we do not expect the need for certification of variations in the Base (100-year) Flood Elevation, sea level elevations of floodproofed structures, or floodproofing criteria as outlined in CHV Municipal Code Section 16-5-220(C)(2). There will also be no alterations or relocations of any watercourse within the property.

All necessary engineering has been performed and provided by David E. Archer & Associates. These documents and calculations have been provided as part of our Stormwater Management permit application #A25-0501 and can be provided as needed toward the review of this application.

Respectfully submitted,

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