



October 30, 2017

RE: Watson Lane Reserve Subdivision Basements

Frank Trainer
FHT Ventures
5910 S. Watson Lane
Littleton, CO 80123

Frank,

In the email sent to you by Carolyn Roan from the City of Littleton, she stated that "the lowest floor must be 1' above the floodplain elevation. If there is a basement, this includes the lowest floor of the basement." We interpret this comment to mean that the City of Littleton is stating that no basements are allowed within this subdivision.

If our interpretation is correct, we respectfully disagree for several reasons. First, this requirement (a) 1 comes under 10-6-8 Subsection (2) which says that "Specific Standards: In all floodplains, the following standards shall apply." Since we are elevating the property out of the flood plain consistent with the CLOMR, section 10-6-8 does not apply.

This interpretation is further affirmed in a letter from Alan Leak of RESPEC dated December 23, 2014 clarifying that basements are allowed within this subdivision as long as FEMA's Technical Bulletin 10-01 requirements are followed. This bulletin allows basements in filled SFHA's as long as the community is complying with FEMA regulations and that the proposed structures are "reasonably safe from flooding". The City of Littleton does comply with FEMA regulations and Phelps Engineering has designed this site to comply with UDFCD design criteria to move the proposed lots out of the floodplain with the lowest structure opening a minimum of 1 foot above the flood elevation.

Finally, in accordance with Technical Bulletin 10-01, I will send under separate cover an executed copy of the certification form that they recommend. If you have any questions please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Lonny E Phelps", written in a cursive style.

Lonny E Phelps
President
Phelps Engineering Services, Inc
303.298.1644

7200 E. Hampden Avenue
Denver, CO 80224

Project Name and Address

I, Lonny E. Phelps certify that the design for the aforementioned development is reasonably safe from flooding in accordance with the guidance provided within FEMA's Technical Bulletin 10-01 related to ensuring that structures are reasonably safe from flooding and in accordance with accepted professional practices.

Lonny E. Phelps
Signature

10/31/17
Date

President
Title

Professional Engineer 31346
Type of License License Number

Address and Phone

Professional Seal

10/31/2019
License Expiration Date

