720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

September 21, 2018

Ms. Carolyn Roan
Water Resource Manager - City of Littleton
2255 W. Berry Avenue
Littleton, CO 80120

Re: Delaware and Powers
Floodplain Use by Special Exception
Letter of Intent

Dear Ms. Roan:

Theodore Fitzgerald Richardson 2015 Trust is requesting a Use by Special Exception approval for proposed grading work within the floodplain at 251 W. Powers Avenue. The section of code that applies to this project is 10-6-8 (B.2.d) and reads as follows:

"Placement of fill material on a site located within a floodplain is permitted only upon approval of a use by special exception by the commission and based upon findings that: (Revised 6-12-1992; amd. Ord. 19, Series of 2012; Ord. 15, Series of 2016)

(1) Placement of fill material in a floodplain shall not adversely affect the efficiency of the watercourse to convey storm runoff.

(2) The amount of fill material to be deposited shall only be the minimum necessary to achieve the required floodproofing of structures.

(3) No fill materials are being placed in any floodway.

(4) Fill materials shall be adequately protected against erosion by strong vegetative cover, riprap, or bulkheads.

(5) A determination that the granting of the use by special exception will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, or conflict with other existing local laws or ordinances. (Revised 6-12-1992)"

Our response to each above item is below:

(1) Per the calculations and modelling presented in the CLOMR application, the placement of fill as proposed will not cause a rise in the Base Flood Elevation compared to the existing condition.

(2) The proposed fill is the minimum required to raise the grade above the base flood elevation.

(3) The floodway is not defined in this area. Based on the CLOMR application, the fill is proposed in an ineffective flow area and therefore, will not cause a rise in the base flood elevation.

(4) An erosion control plan will be included in the Grading Permit submittal and the disturbed area will be stabilized with vegetation.

(5) Per the calculations and modelling presented in the CLOMR application, the place of fill as proposed will not cause a rise in the Base Flood Elevation compared to the existing condition.

If you have any questions regarding the above explanation, please contact me at 720-283-6783.

Sincerely,

Mark Cevaal, P.E.
Sr. Project Manager