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Jazmine Marte
Project Manager
City of Aurora
15151 E. Alameda Pkwy
Aurora, CO 80012

May 7, 2024

RE: Weatherstone (#1786686)/pre-application meeting held March 14, 2024 – Preliminary Drainage Letter

This preliminary drainage letter has been prepared for the proposed improvements at the Weatherstone Apartments, in Lot 1, Block 1 of Weatherstone Subdivision Filing No. 1, and Lot 2, Block 1 of Weatherstone Subdivision Filing No. 2 located in the Northwest $\frac{1}{4}$ of Section 5, Township 4 South, Range 66 West of the 6th Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado.

The purpose of this letter is to show that the proposed drainage for the site conforms to the current City of Aurora Storm Drainage Design and Technical Criteria and the Final Drainage Report for National Church Residences of Denver at 12th Avenue and Chambers Road (EDN 990019). The approved drainage patterns will not be altered and address any changes in imperviousness from the approved drainage study covering this development. Impervious area will increase by 956 sq ft. in the proposed condition and the project will disturb 0.38 acres. This is below the 5,000 sq ft of new impervious area and 1 acre of disturbance that would require permanent stormwater quality control measures according to the Storm Drainage Design and Technical Criteria.

Improvements will include removing and replacing sidewalks, removing an existing basketball court, removing and replacing parking lot pavement, adding a new maintenance building, and adding a pickleball court. These improvements will result in a net increase in impervious area by 956 sq. ft. There will be minimal grading changes, and existing drainage pattern that was approved with EDN 990019 will not be changed.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 08005C0181L, effective date September 4, 2020, the site lies outside of flood hazard areas.

Variance Requests

No variances will be requested for this project from the SDTCM.

Conclusions:

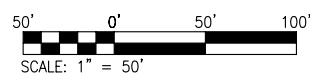
This preliminary drainage letter shows that the proposed improvements for the project will result in a net increase in impervious area of 956 sq ft, and will disturb 0.38 acres. New impervious area and the area of disturbance are below the values of 5,000 sq ft and 1 acre that would trigger the need for permanent stormwater quality control measures.

I affirm that the plans for proposed improvements at the Weatherstone Apartments, in Lot 1, Block 1 of Weatherstone Subdivision Filing No. 1, and Lot 2, Block 1 of Weatherstone Subdivision Filing No. 2 is in conformance with the Final Drainage Report for National Church Residences of Denver at 12th Avenue and Chambers Road (EDN 990019).



John F. Harshbarger 5/7/24

John Harshbarger
Licensed Professional Engineer, State of Colorado No. 0038627



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PERMIT SET

WEATHERSTONE APARTMENTS
15594 E 12TH AVE AND 15400 E 13TH AVE
AURORA, CO 80011
ADAMS PROPERTY GROUP, LLLP
6875 E EVANS AVE
DENVER, CO 80224

1" ACTUAL

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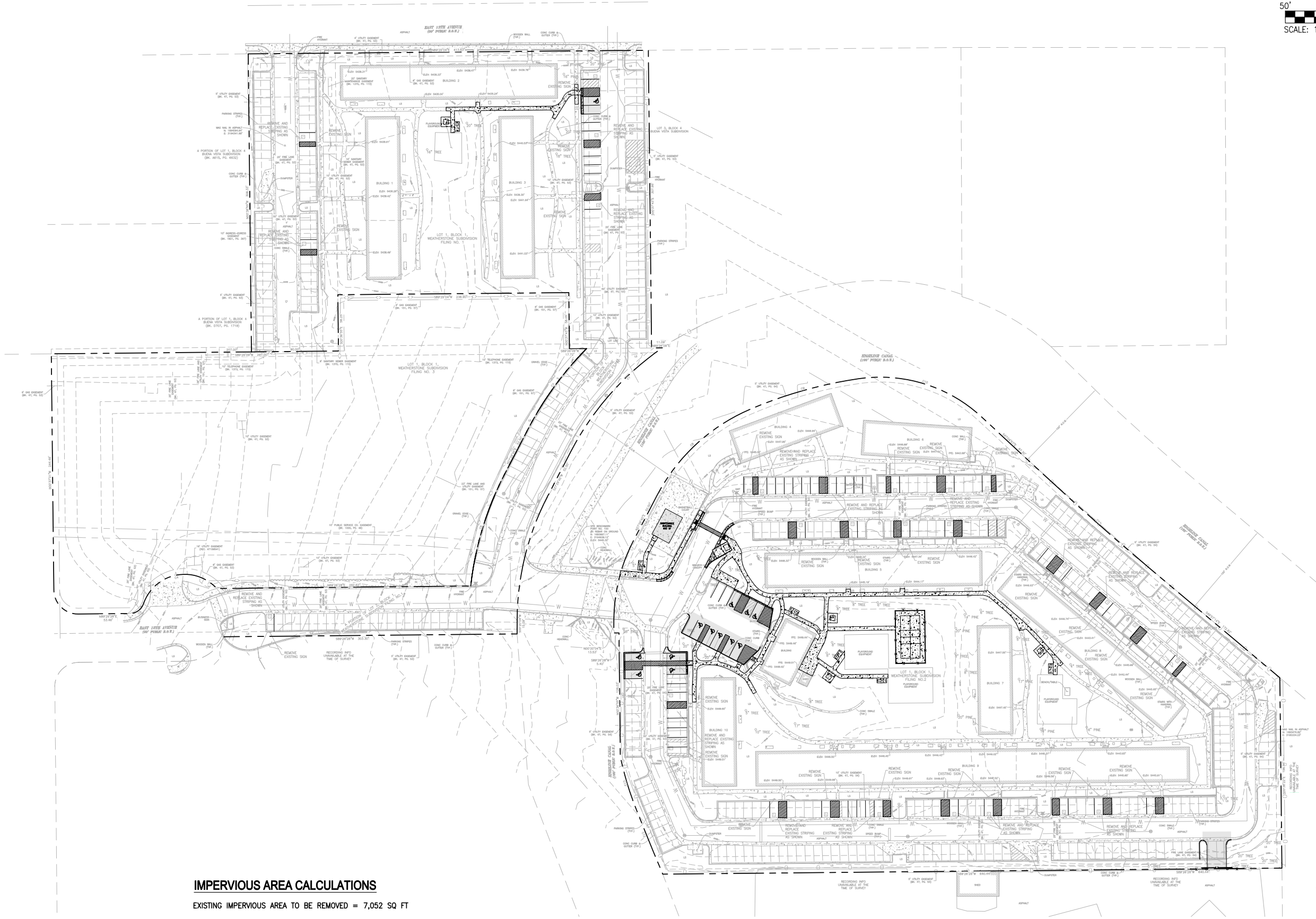
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ISSUE DATE:	04/25/2024
SCALE:	AS NOTED
DRAWN BY:	AME
CHECKED:	BSJ
PROJECT:	23-0103

C8.0

PLOTTED ON: 04/25/2024

DRAINAGE AREA MAP



IMPERVIOUS AREA CALCULATIONS

EXISTING IMPERVIOUS AREA TO BE REMOVED = 7,052 SQ FT
NEW IMPERVIOUS AREA TO BE CONSTRUCTED = 8,008 SQ FT
NET NEW IMPERVIOUS AREA = 956 SQ FT

IMPERVIOUS AREA INCREASE = 956 SQ FT (0.02 AC)
DISTURBED AREA = 16,553 SQ FT (0.38 AC)

THIS SHEET IS FOR DRAINAGE CALCULATION PURPOSES ONLY AND NOT TO BE USED AS CONSTRUCTION PLANS