

July 8, 2024

Office of Development Assistance

15151 E. Alameda Parkway, Suite 5200

Aurora, CO. 80012

Attn: Craig Perl, P.E. Aurora Water-Drainage

RE: Fire Station No. 9 Filing No. 1

DA-2387-00/RSN 1814490

Preliminary Drainage Letter

ENGINEER RESPONSE TO 7-08-2024 COMMENTS

Comments:

Please sign this checklist.

Response: Checklist has been signed. Also phone number for Elly Watson and site acreage has been updated.

04: Subdivision name is: Fire Station No. 9 Filing No. 1.

Response: This name has been revised on the heading of the report and in the certification statement as indicated in the City comment.

However, the full legal description has been added to the text (Lot 1, Block 1, Fire Station No. 9 Subdivision Filing No. 1) as per the most recent Title Report.

15-18: As stated in pre-application notes, The letter shall include calculations for onsite improvements, compare peak flows to the previously approved report/existing conditions, and include any relevant sheets from said report. As there doesn't appear to be a previous report on file, please analyze existing conditions for comparison.

Response: Noted. Existing conditions and Proposed conditions runoff for 2-yr, 10-yr and 100-year storm events have been calculated and are now included in the Appendix of the report. Additional discussion in the text of the report has been added.

23&35: Include FIRMette in appendix, and discuss floodplain status in letter. This property is not located in or nearby any floodplains mapped in a FIS/FIRM nor a FHAD.

Response: The FIRM map covering the site was added to Appendix A and text added to the discussion.

There is a minor channel located to the E/SE of this site. Since a fire station is a critical facility, additional regulations could apply. Looking at a few data sources, I don't believe that additional regulations apply, as the tributary area to this channel is well under the threshold for a major channel (130 acres). Add discussion to letter.

Response: City Code was researched and no applicable drainage measures pertain to the site. Text has been added accordingly to the letter.

32&37: Plans and reports that I was able to locate, relevant to this project, are EDNs C8-2-514 and 860220.

Response: A reference to the Final Drainage Report for Fire Station #9 Transmission Tower, was added to the text of the letter (and added to the Appendix) since the adjacent Tower facility was also considered a critical facility and it had to be located outside of the 100-year WSL of the adjacent East Toll Gate Tributary channel.

Other provided material does not include specific drainage related criteria to the Fire Station #9 site. The Aurora Highlands Filing No. 4 shows area to the west that looks to maybe include the Fire Station, however, no drainage calculations or assumptions about how the basin runoff was calculated is shown.

41: No approval block for PDL. Remove.

Response: Approval Block Removed from all documents.

45: Include COA ID.

Response: COA vertical benchmark added to plans.

50: State that all storm infrastructure is owned by the City of Aurora, and maintained by Aurora Fire Rescue.

Response: Statement in letter revised.

52-55: Looking for a level of detail for the site similar to what's shown on the Grading Plan within Site Plan submittal.

Response: Existing Preliminary Drainage renamed as Extended Drainage Map and a Grading & Drainage Plan has been added at smaller scale with additional detail/basin boundary/etc.