

February 28, 2020

Ms. Kristin Tanabe, P.E.
City of Aurora
Project Engineer
15151 E. Alameda Pkwy
Aurora, CO 80012

The drainage letter is not reviewed in the DA folder. Comments will be provided by the reviewing engineer. Subsequent submittals must be made to the DR folder and not the DA folder

CONSULTING GROUP

Re: Colorado Early Colleges – Aurora High School Building Remodel
1400 S. Abilene Street
Lot 1, Block 1 South Tract Subdivision No. 1
Case Number: DA-1986-6004-15
Storm Drainage Compliance Letter

Dear Kristin,

Please accept the following letter on behalf of Colorado Early Colleges to demonstrate the site's compliance with the originally approved drainage report for the site titled *Final Drainage Study for South Tract Filing No. 1* prepared by Merrick & Company Engineers & Architects dated July 23, 1986.

INTRODUCTION

Colorado Early Colleges is proposing to convert the existing building located at 1400 South Abilene Street into a high school. This development is legally known as Lot 1, Block 1 South Tract Filing No. 1.

EXISTING CONDITIONS

The portion of the existing building to be converted into a high school is approximately 64,000 square feet. The building and associated site improvements was originally constructed in 1986. The building is located on the east half of the site with the parking lot and drive aisle surrounding the building on all 4 sides. The majority of the parking is located west of the building adjacent to S. Abilene St.

The site is divided into two primary drainage basins – Basin A and Basin C. Basin A is made up of the eastern half of the building as well as the drive aisle and parking located east of the building drain to an existing pond (Pond A) located along the eastern property line. The majority of the pond is contained in a vegetated depression but the original construction plans show that the 100-year water surface elevations ponds into the parking area. Runoff from pond A is released into a 24" storm pipe that drains west into Pond C.

Basin C is made up of the western half of the building and the remaining parking lot and drive aisle. Runoff from Basin C drains west to an existing pond (Pond C) located along the western property line adjacent to S. Abilene St. Pond C consists of several large underground detention pipes and a depressed vegetated landscape area between the parking lot and S. Abilene St. The original construction plans also show ponding during the 100-year event for this pond extending

into the parking lot. Runoff from pond C is released into an 18” storm pipe that crosses S. Abilene St.

PROPOSED DEVELOPMENT

The school is not proposing any modifications to the footprint of the building or the exterior appearance of the building as part of this project. Renovations will be limited to the interior of the building only to accommodate the school’s programming.

There is limited site work proposed with this project. The proposed site improvements include new signing and striping for ADA parking, new cross walk striping, and upgrading existing curb ramps located along S. Abilene Street to comply with current ADA standards. There is no new impervious area associated with any of the site improvements. Existing drainage patterns will not be impacted in any way and no improvements are proposed to the existing underground storm conveyance system or existing detention ponds located on site.

If you have any questions or comments please contact me at (970) 460-1091.

Sincerely,

Skylar Brower, P.E.
Colorado Professional Engineer 44248