DRAINAGE LETTER *and* STORMWATER RUNOFF DETENTION VARIANCE REQUEST

August 14, 2013

Jefferson County Planning and Zoning Division
100 Jefferson County Parkway, Suite 3550
Golden, Colorado 80419-3550

RE: Fern Gulch Subdivision Plat

This document is submitted in lieu of the "Phase III Drainage Report" required by the Jefferson subdivision plat planning process. A single 8-ft diameter culvert is proposed to convey Bear Creek Tributary #2 flows under the proposed driveway; the sizing of the culvert and its impact on the tributary is discussed in the Flood Study, please refer to the study for information. Since no other drainage facilities are proposed in the planned development for the vacant land with county PID # 51-112-00-013, none have been designed. Therefore, a Phase III Drainage Report that typically includes the design of such facilities is not needed.

OTHER DRAINAGE CONSIDERATIONS:

Stormwater Runoff Detention
A variance from stormwater runoff detention is requested according to Section 3.3.6 of the Jefferson County Storm Drainage and Technical Criteria (CRITERIA.) The CRITERIA states that for a lot of size less than 5-acres, a variance may be granted if, "…cumulative impervious areas including the structures, streets/roads/driveways (paved or unpaved) and parking areas will not total more than 10,000 square feet."

Site Data Table		
Lot area:		4.71 acres
Existing and Proposed impervious area		8,761 square feet

The lot area is less than 5-acres. Since the total impervious area is less than 10,000 square feet, the proposed development qualifies for the stormwater runoff detention variance.

Stormwater Quality Practice and Mitigation

Construction and Permanent BMPs include sediment control logs, vehicle tracking control pad, topsoil care, and permanent seeding; the BMPs have been selected according to the CRITERIA and the MANUAL. Refer to the GESC plans for the location of the BMPs.

To employ the practice of MDCIA, runoff from impervious surfaces will be routed over grassy and/or reseeded areas in order to slow down runoff and to promote infiltration.

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Floodplain Management

The floodplain crossing the property is identified on FEMA FIRM numbers 08059C0265 and 08059C0270, effective date June 17, 2003. The proposed improvements are within the floodplain limits. The impact that the proposed development would have on the floodplain is discussed in the Flood Study, please refer to the study for information.

Please contact our office if additional information would be helpful.

Sincerely,
John V. Tompkins, PE, LSI, CFM

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