



March 27, 2025

Ian Long, PE
Raptor Civil Engineering, LLC
8620 Wolff Ct, Suite 250
Westminster, CO 80031

Subject: ENGV25-0005 – 4400 E. 60th Avenue (D23-0007) Engineering Variance Request - Approved

Dear Mr. Long,

The City of Commerce City Community Development Engineering has reviewed the submitted Drainage variance request for the above-mentioned project. According to the submitted letter, this Variance request is based on the City of Commerce City: *Storm Drainage Design and Technical Criteria Manual; Section 2.3.1.15: "In areas where downstream outfall systems are inadequate or non-existent and where provision of outfall facilities cannot be reasonably accomplished, retention ponds may be used to meet stormwater quality requirements when designed in accordance with MHFD criteria and when adequate water rights have been obtained. Retention ponds are generally not allowed for stormwater detention but are allowed via the variance process if these constraints exist"*.

Raptor Civil Engineering contends that it is unfeasible to modify the existing site topography in such a way that would allow the site grade toward E. 60th Avenue. There is also insufficient room to install a pond along E. 60th Avenue, as the surface area required would be quite large to maintain a shallow enough depth to tie into the public storm system.

City staff agrees with the factors you have presented and approves this variance for a retention pond designed for water quality and 2 times the 100-year detention volume. However, the ultimate approval of your drainage design must incorporate the items identified in the third review dated 11/8/2024, from Maggie Allison (see attached). Moreover, the drainage design must incorporate Minimizing Directly Connected Impervious Area (MDCIA). This is achieved when sheet flows from an Unconnected Impervious Area (UIA) drains to Receiving Pervious Area (RPA). The current design drains from UIAs directly to storm sewer pipes and is not reducing runoff as MDCIA is intended.

If you have any questions, please contact me 303-289-8174.

Sincerely,

Monroe Trotman III

Monroe Trotman III, Civil Engineer II

Att: 241108 DP_DR_3rd_Comments.pdf, 241108_DP_DR_3rd_Comments.xlsx
Cc: Chris Hodyl, P.E., Interim City Engineer / Development Review Manager