

September 26, 2024

Janet Bender, P.E., CFM  
Principal Engineer, City of Aurora  
15151 E. Alameda Parkway  
Aurora, CO 80012

RE: Warren Avenue Townhomes #1783982  
Underground Detention and Water Quality Variance Request

Ms. Bender:

On behalf of The World Real Estate Development Company, LLC (Owner) BL Companies Inc. (Consultant) is submitting a variance request to the City of Auroa (city) for underground detention and water quality.

City standards, SDCM Section 10.11, state “underground detention and water quality treatment is a last resort and requires a variance from the City”.

The variance request is to design a proposed stormwater management facility to provide detention and water quality within an underground stormwater facility, utilizing Stormtech’s MC3500 chamber with an isolator row. Reference the preliminary drainage study submitted as part of the Site Development Plan application for drainage design details. Preliminary design results are summarized as follows:

- Stormwater management facility design shall follow Mile High Flood District (MHFD) full spectrum design for extended detention basins (EDB).
- Existing Site area encompasses 0.71 acres of undeveloped property with sheet flow drainage patterns.
- Site post development storm water design results with direct runoff from 0.60 acres of onsite area being collected and conveyed to the onsite stormwater management facility
- Site post development percent impervious is 70-percent.
- Total volume of the facility based on preliminary design is 0.081-acft of storage.
- Outlet works design will attenuate stormwater release to below existing condition flow rates.

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The basis of the request is tied to project feasibility and meeting additional City standards. To meet City access requirements, zoning dimensional standards, City landscaping requirements, grading constraints and to achieve a project unit density that supports project feasibility, the available land for above ground detention and treatment is not sufficient.

Our team appreciates the City's consideration and review of our project. We look forward to working with City staff through the entitlement and permitting process. Should you have questions or require additional information, please do not hesitate to contact me at 303-525-7768 or [cnetuschil@blcompanies.com](mailto:cnetuschil@blcompanies.com).

Respectfully Submitted,

**BL Companies**

A handwritten signature in blue ink, appearing to read 'Clifford Netuschil'.

Clifford Netuschil, PE  
Senior Project Manager

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