

March 13th, 2023
Aurora Water
15151 E Alameda Pkwy
Aurora, CO 80012

Re: Preliminary Drainage Report – Stafford Logistics Center Subdivision Filing No. 5
DA Number: DA-2170-06
Master Drainage Conformance Letter

To whom it may concern,

This memo is written as a supplementary document to the Stafford Logistics Center Subdivision Filing No. 1 Master Drainage Amendment as part of the Stafford Logistics Center Subdivision Filing No. 5 site plan and PDR process. There are minor changes that are being made to the proposed Stafford Logistics Center Subdivision Filing No. 5 that add 2 18.15 acres to the overall Stafford Logistics Center area as laid out in the Stafford Logistics Center Master Drainage Report (EDN #220069). Previously 2.86 acres of Filing no. 5 was tributary to the regional pond, but was undeveloped and not part of the Stafford Master Plan.

The Stafford Logistics Center Master Drainage Report accounted for 2.86 acres (Basin OS-9) of offsite sheet flow to the regional detention facility that was proposed and constructed with the first improvements that were made to the Stafford Logistics Center site. This area has been reduced to just 1.29 acres (Basin E, filing no. 5 PDR) with the improvements that are proposed with the Stafford Logistics Center Filing No. 5. This will change the flow anticipated to reach the regional detention basin from 2.0 cfs to 1.4 cfs.

Sand Creek (I-225 to E-470) Right Bank Tributaries Outfall Systems Plan routing was changed with the Stafford Logistics Center Master Drainage Report to route a significant portion of the 1403 design point flow to design point 1409. The improvements that are being proposed with the Stafford Logistics Center Subdivision Filing No. 5 would still utilize this outfall at design point 1403 but at a dramatically reduced area that will outfall at existing condition flow rates. There will also be a 7.45 acre (Basin F) portion of the site that will sheet flow following the existing drainage patterns. Both outfalls from the proposed Stafford Logistics Center Trailer yard are to be conveyed by the future conveyance C1402 as shown on the Sand Creek OSP. The existing channel that lies to the west of the proposed Stafford Logistics Center Subdivision Filing No. 5 is sized to convey the flow from the existing condition that will be matched or reduced in the final condition of the site. While the flows from the Trailer Yard will increase the tributary flows to the Aurora Sports Park Regional Channel, the added flows should keep total combined flow below the maximum 597 CFS as required by the OSP. The peak release time of the Trailer Yard would also be well before the peak release of all other upstream areas tributary to the regional pond and channel.

WARE MALCOMB

ARCHITECTURE
INTERIORS
BRANDING

PLANNING
CIVIL ENGINEERING
BUILDING MEASUREMENT

Should you have any questions or comments, please feel free to contact me at (617) 803-1166.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jesse Carano', with a long horizontal flourish extending to the right.

Jesse Carano
Project Manager
Ware Malcomb