



January 9, 2020

Kristin Tanabe
City of Aurora
Development Engineering
15151 E Alameda Pkwy
Aurora, CO 80012

RE: Murphy Creek Filing 17 – Utility Conformance

Dear Ms. Tanabe:

This document presents a utility conformance letter to the City of Aurora in regard to the proposed Murphy Creek Filing 17 project located near the southwest corner of Harvest Mile Road and Flatrock Trail (see attached utility plan). The site lies within the Murphy Creek Development.

A Master Utility Report was completed by Costin Engineering and approved by the City in 2001. The overall utility system was based on this study.

The site of Filing 17 was labeled as Parcel 13 in the Study (see map). Parcel 13 was planned for townhomes or small single family detached homes with a density of up to 10.0 DU/acre – 136 units. The proposed development of Filing 17 is for 63 single family homes.

Based on the Master Plan, the peak sewer flow from the parcel was 0.174 MGD. Based on the current plan, the peak flow will be 0.086 MGD. The sewer demand from the proposed development is well within the flow planned for in the Master Utility Report.

Similarly, the potable water demand will be less than that anticipated in the Master Utility Report. Therefore, the existing system design from the Master Utility Report will be adequate for the proposed development.



Please let me know if you have any questions or comments.

Sincerely,
Atwell, LLC

A handwritten signature in blue ink, appearing to read "M. McGoldrick".

Michael McGoldrick, PE
Team Leader

SANITARY SEWER DEMAND ANALYSIS - MURPHY CREEK FILING 17 (PARCEL 13)

ANALYSIS FROM MASTER UTILITY REPORT

Basin	Area	Density	Total Units	Population per Unit	Total Population	Average Daily Flow per Unit	Average Daily Flow	Peaking Factor	Peak Flow
	(Ac.)	DU/Ac.				GPD/unit	GPD		GPD
13	13.56	10	135.6	2.1	284.76	256	34713.6	5.0	173,568

ANALYSIS BASED ON CURRENT PROPOSED DEVELOPMENT

Basin	Area	Density	Total Units	Population per Unit	Total Population	Average Daily Flow per Capita	Average Daily Flow	Peaking Factor	Peak Flow
	(Ac.)	DU/Ac.				GPD/capita	GPD		GPD
13	13.56		63	3.2	201.6	80	16128	5.0	80,640

LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED SPILL CURB & GUTTER
	EXISTING SPILL CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED SANITARY
	EXISTING SANITARY
	PROPOSED SANITARY SERVICE
	EXISTING SANITARY SERVICE
	PROPOSED STORM
	EXISTING STORM
	PROPOSED WATER
	EXISTING WATER
	PROPOSED WATER SERVICE
	PROPOSED HYDRANT
	EXISTING HYDRANT
	PROPOSED WATER VALVE

NOTES:

1. ALL STORM SEWER IS PUBLIC AND SHALL BE MAINTAINED BY THE CITY.

811
Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OR PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

DEVELOPER
6455 S. YOSEMITE ST.
SUITE 1000
GREENWOOD VILLAGE, CO 80111
303.798.3500
PHILLIP CROSS

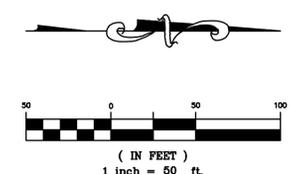
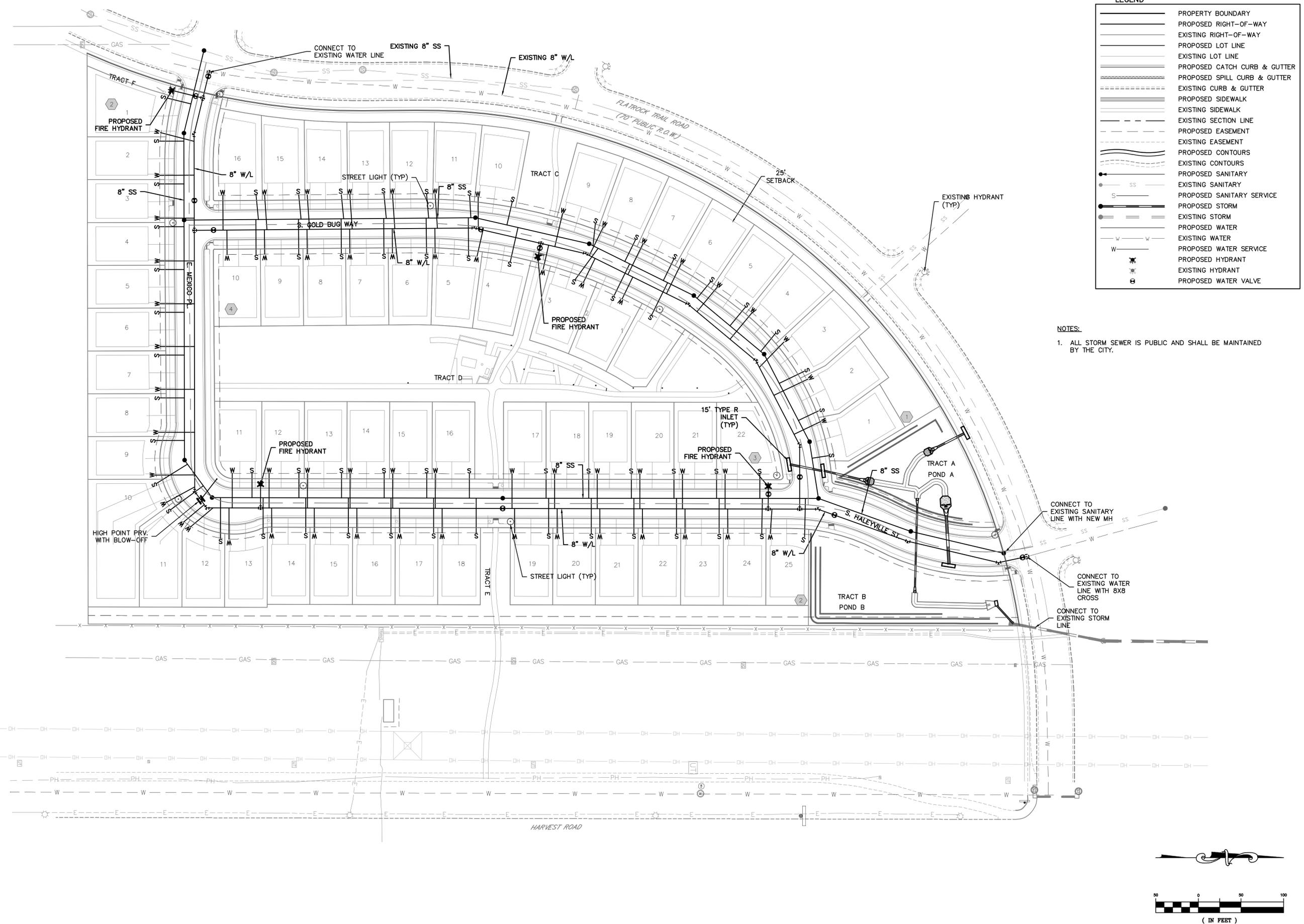
CLIENT
TAYLOR MORRISON
VILLAS AT MURPHY CREEK
AURORA, COLORADO
SITE PLAN
OVERALL UTILITY PLAN

DATE 09/30/2019

A 1st SUBMITTAL CDA 09/27/2019 - MM

NO.	REVISIONS

DR. NTA | CH. MM
P.M. MM
JOB 18003647
SHEET NO. C5 OF 22



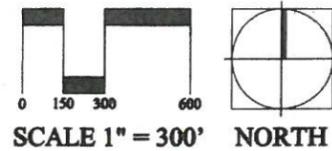
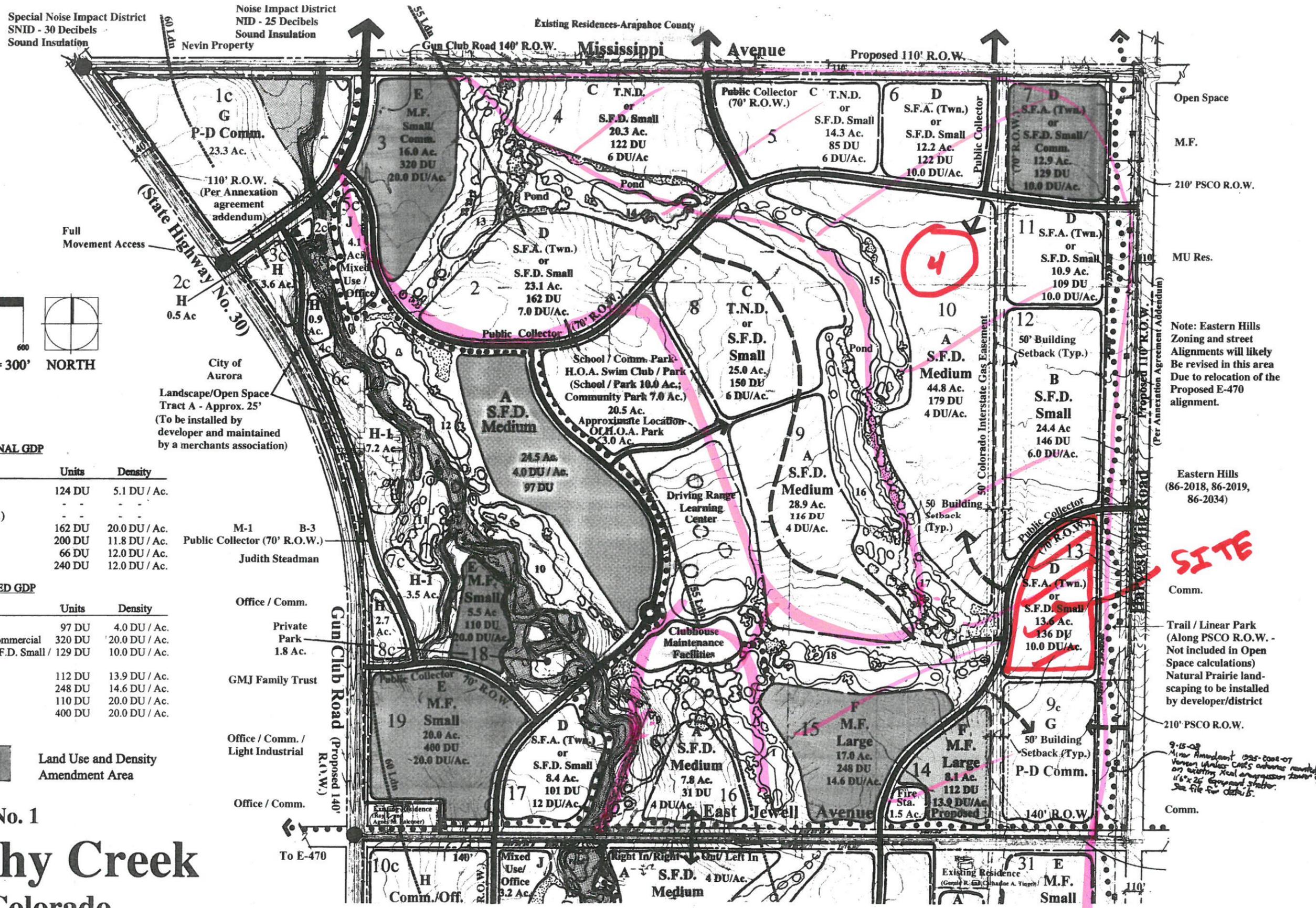
BENCHMARK
FOUND 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLD 19003" RANGE POINT IN S. FLATROCK TRAIL, SHOWN HEREON. ELEVATION = 5638.96

C:\P\18003647\OVERALL UTILITY PLAN.DWG

Special Noise Impact District
SNID - 30 Decibels
Sound Insulation

Noise Impact District
NID - 25 Decibels
Sound Insulation

Existing Residences-Arapahoe County



SUMMARY

ORIGINAL GDP

Parcel	Land Use	Units	Density
1	S.F.D.	124 DU	5.1 DU / Ac.
3	Comm.	-	-
7	PD Comm. (B-1)	-	-
14	Multi Family	162 DU	20.0 DU / Ac.
15	Cluster (C-2)	200 DU	11.8 DU / Ac.
18	Cluster (E)	66 DU	12.0 DU / Ac.
19	Cluster (E)	240 DU	12.0 DU / Ac.

AMENDED GDP

Parcel	Land Use	Units	Density
1	S.F.D. Med.	97 DU	4.0 DU / Ac.
3	M.F. Small / Commercial	320 DU	20.0 DU / Ac.
7	S.F.A. Twn / S.F.D. Small / Commercial	129 DU	10.0 DU / Ac.
14	M.F. Large	112 DU	13.9 DU / Ac.
15	M.F. Large	248 DU	14.6 DU / Ac.
18	M.F. Small	110 DU	20.0 DU / Ac.
19	M.F. Small	400 DU	20.0 DU / Ac.

 Land Use and Density Amendment Area

Amendment No. 1

Murphy Creek

Aurora, Colorado

Murphy Creek L.L.C.

4582 South Ulster Street Pkwy., Suite 902
Denver, CO 80237
(303) 770-0200

Amend. 9-15-08

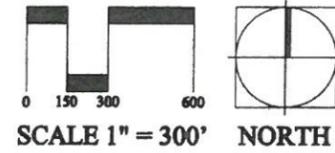
Land Planner:
David A. Clinger and Associates Ltd.
21759 Cabrini Boulevard
Golden, Colorado 80401
(303) 526-9126

Engineer:
Costin Engineering Consultants
6801 South Emporia Street, Suite 205
Englewood, Colorado 80112
(303) 790-4969

Rev. June 19, 2000
Rev. June 5, 2000
March 28, 2000

Sheet 4 of 5





SUMMARY

ORIGINAL GDP

Parcel	Land Use	Units	Density
13c	Multi Family (B-1)	453 DU	30.0 DU / Ac.
20	Cluster (C)	69 DU	6.0 DU / Ac.
21	Cluster (C)	96 DU	6.0 DU / Ac.
23	Twn / Cluster (D)	96 DU	10.0 DU / Ac.
24	Twn / Cluster (D)	205 DU	10.0 DU / Ac.

AMENDED GDP (Amendment No. 1)

Parcel	Land Use	Units	Density
13c	Comm. / Office	-	-
20	S.F.D. Medium	46 DU	4.0 DU / Ac.
21	S.F.A. Twn / S.F.D. Small	128 DU	8.0 DU / Ac.
23	M.F. Small / Comm.	192 DU	20.0 DU / Ac.
24	M.F. Small	410 DU	20.0 DU / Ac.

 Land Use and Density Amendment Area

Amendment No. 1

Murphy Creek

Aurora, Colorado

Murphy Creek L.L.C.

4582 South Ulster Street Pkwy., Suite 902
Denver, CO 80237
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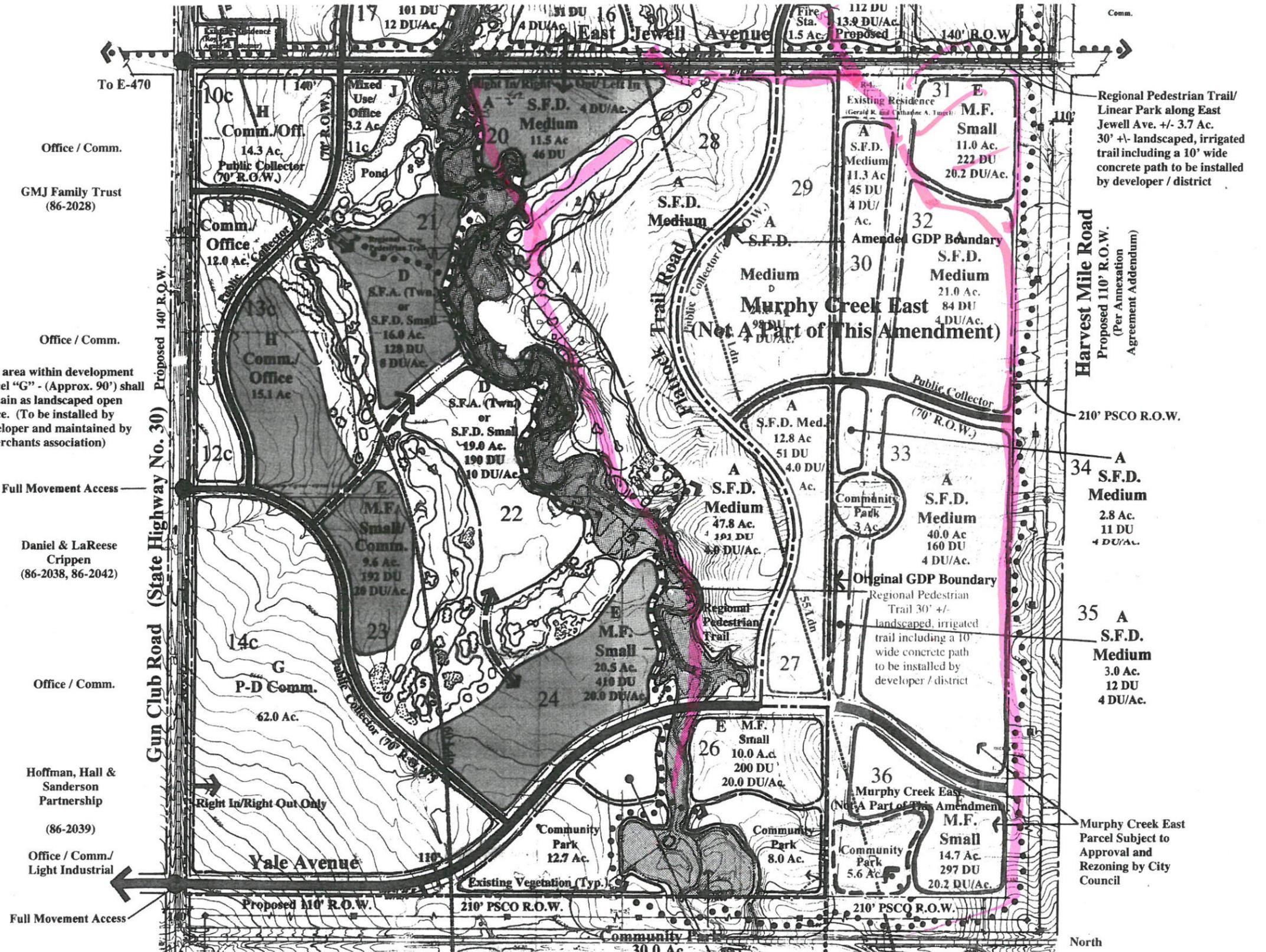
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(303) 526-9126

Engineer:
Costin Engineering Consultants
6801 South Emporia Street, Suite 205
Englewood, Colorado 80112
(303) 790-4969

M.F. Small
2.9 Ac.
58 DU
20.0 DU/Ac.

Rev. June 19, 2000
Rev. June 5, 2000
March 28, 2000

Sheet 5 of 5



This area within development Parcel "G" - (Approx. 90') shall remain as landscaped open space. (To be installed by Developer and maintained by a merchants association)

Full Movement Access

Daniel & LaReese Crippen
(86-2038, 86-2042)

Office / Comm.

Hoffman, Hall & Sanderson Partnership
(86-2039)

Office / Comm./ Light Industrial

Full Movement Access

Regional Pedestrian Trail/ Linear Park along East Jewell Ave. +/- 3.7 Ac. 30' +/- landscaped, irrigated trail including a 10' wide concrete path to be installed by developer / district

Harvest Mile Road
Proposed 110' R.O.W.
(Per Annexation Agreement Addendum)

210' PSCO R.O.W.

34 A S.F.D. Medium
2.8 Ac.
11 DU
4 DU/Ac.

35 A S.F.D. Medium
3.0 Ac.
12 DU
4 DU/Ac.

Murphy Creek East Parcel Subject to Approval and Rezoning by City Council

Special Noise Impact District
SNID - 30 Decibels
Sound Insulation

Lowery Landfill

Noise Impact District
NID - 25 Decibels
Sound Insulation

Murphy Creek
Murphy Creek East