



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".

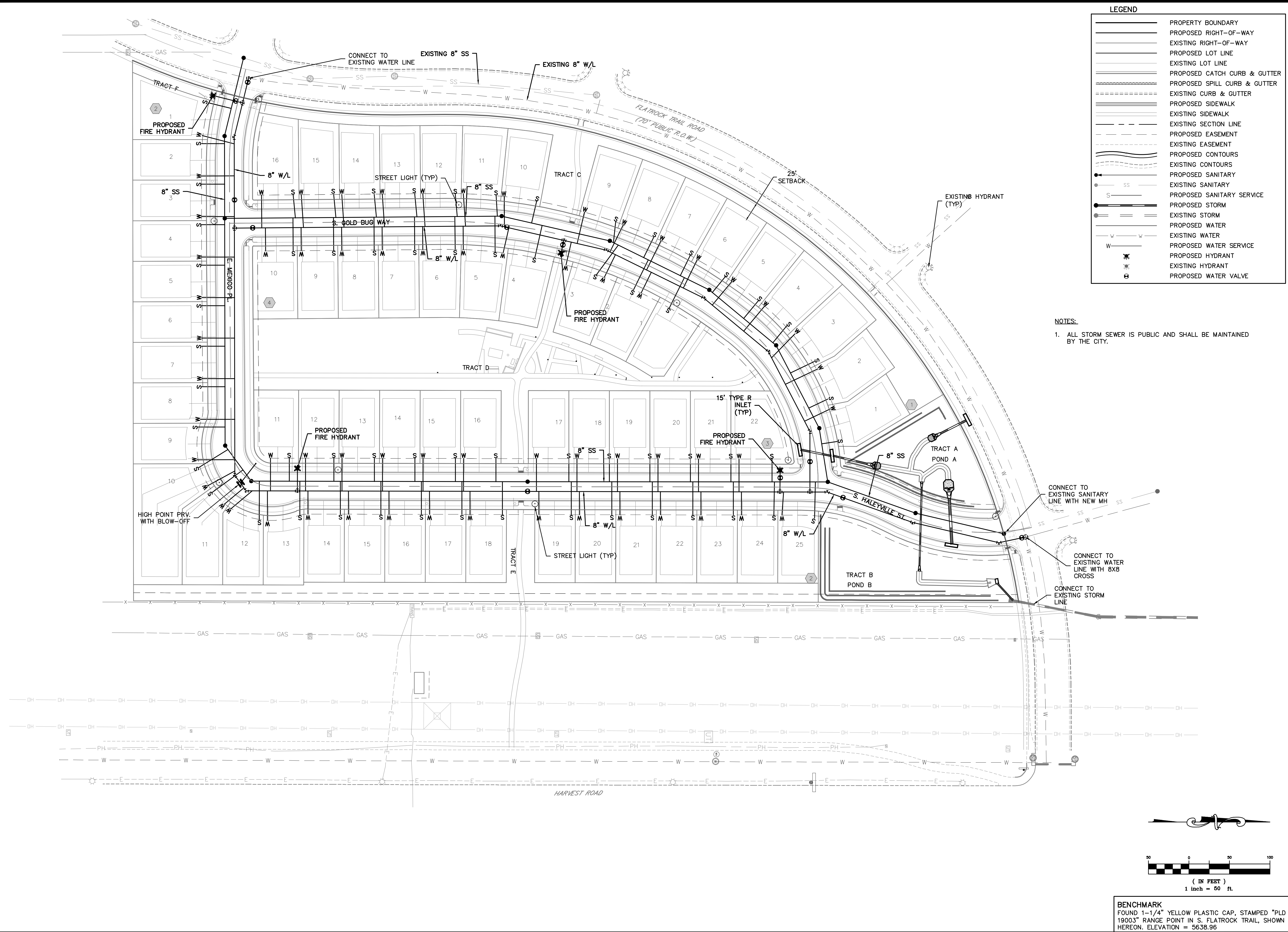
Michael McGoldrick, PE
Team Leader

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



Special Noise Impact District
SNID - 30 Decibels
Sound Insulation

Noise Impact District
NID - 25 Decibels
Sound Insulation

Existing Residences-Arapahoe County

Gun Club Road 140' R.O.W.

Mississippi

Avenue

Proposed 110' R.O.W.

Open Space

M.F.

210' PSCO R.O.W.

MU Res.

Note: Eastern Hills
Zoning and street
Alignments will likely
Be revised in this area
Due to relocation of the
Proposed E-470
alignment.

Eastern Hills
(86-2018, 86-2019,
86-2034)

Comm.

Trail / Linear Park
(Along PSCO R.O.W. -
Not included in Open
Space calculations)
Natural Prairie land-
scaping to be installed
by developer/district

210' PSCO R.O.W.

Comm.

Comm.

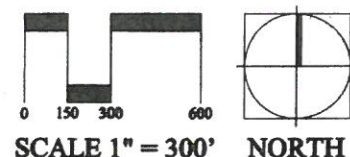
Comm.

Comm.

Comm.

Comm.

Comm.



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

Amendment 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

eBlueprint
ABADAN

File available at www.eblueprint.com

MURPHY CREEK G.D.P. MASTER FILE 95-2002-8

