

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

March 29, 2024

Aurora Water
15151 Alameda Parkway
Aurora, CO 80012

Re: Aurora One PA-4 Master Utility Study Conformance Letter

To Whom It May Concern,

As part of the Site Plan submittal, the development of Planning Area 4 within Aurora One has been reviewed for conformance with the Master Utility Report for Aurora One prepared by Ware Malcomb. The Master Utility Report analyzed the water and sewer improvements necessary to the overall Aurora One development.

Planning Area 4 is located in the central north portion of Aurora One, north of E 4th Drive, West of N. Valdai Way, south of 6th Avenue and east of N. Shawnee Street. This 28.18-acre development consists of the addition of 280 duplex and townhome residential units.

Water

The Aurora One MUS, depicts conceptual watermain networks that run along the perimeter of the planning area with conceptual internal lines. The MUS anticipated 272 residential units for an Average Day Demand of 76,176 gpd. **The average day demand for Planning Area 4 increases to 78,336 gpd with the 280 unit Site Plan,** however, the total flows from the development well within the maximum allowable capacity within the system. The proposed development is consistent with the original assumptions made in the MUS and remains in substantial conformance with the approved documents.

Sewer

Planning Area 4 lies within portions of sanitary Basin D and Basin F. Based on the MUS, 34 units within PA4 were planned for Basin D (6,329 gpd average flow) and 239 units were planned within Basin F (44,958 gpd average flow). **The total average flow from Planning Area 4 in the MUR was assumed to be 51,287 gpd.**

The proposed development of PA-4 has all 280 units remaining within Sanitary Basin F and connecting to the sewer line at the southwest corner of the planning area constructed with the backbone infrastructure. **The average flow for Planning Area 4 within Basin F increases to 52,741 gpd with the Site Plan,** however, the total flows from the development at Design Point 3 are well within the maximum allowable capacity within the system. **No negative impacts to the MUS analysis are anticipated with this plan.**

While the proposed development has increased the anticipated unit count by 3% from the assumptions in the approved MUR, the proposed flows remain in conformance with the maximum allowable capacity in the system and no negative impacts are anticipated.

Ware Malcomb



Jason Mann, PE