



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

April 24, 2025

David Carro
Clayton Properties Group II
4908 Tower Road
Denver, CO 80249

Re: Initial Submission Review: Green Valley Ranch East Master Plan Amendment No. 3
Application Number: DA-1662-40
Case Numbers: 2005-7006-03

Dear Dave Carro:

Thank you for your initial submission, which we started to process on April 03, 2025. We have reviewed your submission and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and referral agencies.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Thursday, May 15, 2025.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Please note, projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7126 or jfettig@auroragov.org.

Sincerely,

Jeremiah Fettig, AICP
Planner II
City of Aurora Planning Department

Attachments: MUS Conformance Letter Redlines, Xcel Energy Comment Letter, DEN Planning + Real Estate Comment Letter

cc: Mike Weiher, Terracina Design
Lorianne Thennes, ODA
Filed: K:\\$DA\1662-40rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Comments on master plan tabs
- Technical comments on MUS Conformance Letter
- Payment of application fees

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. Five (5) registered neighborhood organizations and eight (8) abutting property owners were notified of the application. As of the date of this letter, no public comments have been received. Therefore, no neighborhood meeting will be required. Review comments were received by three (3) outside agencies and have been incorporated into this letter.

2. Completeness and Clarity of the Application

2A. Payment of application fees totaling \$17,628.00, prior to review of second submittal.

3. Tab 1

- 3A. Page 2: Add a space between “changes and” in revisions box.
- 3B. Page 3: Add a space between “changes and” in revisions box.

4. Tab 6

- 4A. Page 5: Include a reference to the adjustment for 65% of small lots in Tab 6 but move the adjustment request and criteria to Tab 8.
- 4B. Page 6: Revise to only include Exhibit B, change to A.
- 4C. Page 6: Is this accurate and current with recent site plans?
- 4D. Page 6: Revise to include a 125-foot by 125-foot functional turf recreation area in addition to the prescribed active plat elements list. Lowercase the T and L in tot lot.
- 4E. Page 6: Add a new criterion for pocket parks in PA 45 & 46. that states: "Pocket parks within Planning Area 45 and 46 shall be a minimum 1/2 acre in size and include a 125-foot by 125-foot functional turf recreation area. Active play elements such as a basketball court and tot lot, or similar must also be provided."
- 4F. Page 6: Add "and" before soccer. Expectation is tot lot component in addition to soccer field or similar field that serves as functional recreation space and can be utilized for sports and similar activities. Add 150-foot by 150-foot functional turf recreation area.
- 4G. Page 6: Change to "usable."
- 4H. Page 6: Revise to "200-foot by 200-foot functional turf recreation area."
- 4I. Page 6: Reword to ensure for combined PAs 8 & 9 there are a minimum of 4 housing types provided, with a minimum of 3 types in each PA. Same for PAs 45 and 46. 4 housing types combined and 3 minimum per PA. Not relational between PAs 8 & 9 and PAs 45 & 46.
- 4J. Page 7: Please provide a graphic/diagram for contiguous housing types.
- 4K. Page 7: Revise from 8 to 9.
- 4L. Page 7: After homes add "with the exception of front-loaded units, which shall not exceed 10% of the total number of homes."
- 4M. Page 7: Remove the word “directly.”
- 4N. Page 7: PA-8 was not included in this. Please demonstrate how parking will be addressed when front-loaded units are across from motor courts, for example.
- 4O. Page 13: Remove AAC Example A from Tab 6.



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5. Tab 8

- 5A. Page 6: Add "Mixed Commercial-" before Admin.
- 5B. Pages 8, 10, 12: Show arrows for roadway crossing over Trib T.

6. Tab 9

- 6A. Page 4: Update park amenity requirements per Tab 6 comments.
- 6B. Page 8: Add arrows for future trail connections - required every 700 feet, all pages/maps.
- 6C. Pages 8 and 10: Show arrows for roadway crossing over Trib T.

7. Landscaping (Tammy Cook / tdcook@auroragov.org / Comments in teal)

- 7A. Landscaping has reviewed and has no comments at this time.

8. Energy & Environment (Maria Alvarez / 303-739-6824 / malvarez@auroragov.org)

- 8A. **Advisory comment:** There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist by providing additional information.
- 8B. **Advisory comment:** Currently there is a horizontal well drilled underneath your site. The well is at a depth of greater than 7,000 feet below the surface. The operation of the well is not anticipated to impact your surface development.
- 8C. **Advisory comment:** Additional information regarding oil and gas development can be found on the Colorado Energy and Carbon Management Commission (ECMC) website at (<https://ecmc.state.co.us/#/home>). Should you have any questions about oil and gas development in the City of Aurora you can visit our webpage at [Oil and Gas Drilling - City of Aurora](#), and you may also reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

9. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)

Tab 1

- 9A. Page 3: Per the TIS, Tibet Road should be a 4-lane Collector at a minimum. Please Update the PIP to reflect this change.

Tab 8

- 9B. Page 8: Per TIS, Tibet Road should be a 4-lane Collector at a minimum. Please Revise. NEATS shows this section of Tibet Road as a Minor Arterial.

Tab 9

- 9C. Page 3: Per the TIS, Tibet Road should be a 4-lane Collector at a minimum. Please Update the PIP to reflect this change.
- 9D. Page 8: Per TIS, Tibet Road should be a 4-lane Collector at a minimum. Please Revise. NEATS shows this section of Tibet Road as a Minor Arterial.
- 9E. Page 10: Per the TIS, Tibet Road should be a 4-lane Collector at a minimum. Please Revise. NEATS shows this section of Tibet Road as a Minor Arterial.

10. Traffic Engineering (Dean Kaiser / 303-739-1718 / djkaiser@auroragov.org / Comments in orange)

Tab 8

- 10A. Page 6: Commercial, retail & office not included here?
- 10B. Page 10: Where is commercial in PA-8 per TIS update?



Traffic Study

- 10C. Page 1: - Previous report on file has differing dates.
- 10D. Page 1: Fig 2, where is commercial, retail, med office area in PA-8?
- 10E. Page 1: Table 2, numerous comments to be addressed
- 10F. Page 1: Fig 3, need commercial, retail, med office locations identified
- 10G. Page 1: Table 3, intersection 8 looks to be warranted
- 10H. Page 1: Fig 8, 38th & Ukraine signalized at build-out
- 10I. Page 1: Sig Warrant Sheets, Build-out and Long-Term values differ from report dates, every sheet.
- 10J. Page 6: Where is projected commercial, retail and medical office proposed? This plan mimics 2022 TIS Site Plan.
- 10K. Page 10: There's more PM Pas-By % than in the AM, why are over 100 more AM pass-by trips provided than PM?
- 10L. Page 11: Trip Distribution % values match previous.
- 10M. Page 11: Where, exactly, is commercial, retail and med office trips coming from? Provided site plan AND Land Use Map in amendment provide no context as to those locations in PA-8.
- 10N. Page 19: Fig 4,5,6&7 indicates warranted.
- 10O. Page 20: Is this a signal under 2030 Build-out?
- 10P. Page 103: 2030? Are correct year volumes utilized?
- 10Q. Page 104: Figs indicate 2045, what volumes are used?

11. Aurora Water (Steven Dekoski / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

MUS Compliance Letter

- 11A. Page 2: Please confirm with MCC and HR Green regarding OS-12 basin. Subsequent to the conversation on 2/5/2025, Ryan Littleton with HR Green indicated that they will still need to utilize this sanitary sewer basin. Please confirm and provide necessary flow rates for basin OS-12, update MUS to show conformance with GVRE's master plan.
- 11B. Page 4: Confirm OS-12 is no longer needed to serve MCC. HR Green indicated in subsequent conversation that this is still necessary for their development, and they were working on a MUS revision.
- 11C. Page 53: Confirm with HR Green and Majestic Commerce Center. HR Green plans to revise the MUS to include the OS-12 basin connecting to the 10" sanitary sewer in GVRE. 10" sanitary to be extended across E 38th Ave. GVRE Master utility study must be revised to include the updated flows from the OS-12 basin.

12. PROS (Scott Hammons / shammons@auroragov.org / Comments in mauve)

- 12A. PROS has reviewed and has no comments at this time.

13. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org)

- 13A. Land Review Services has reviewed and has no comments at this time.

14. Land Development Services – Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org)

- 14A. **Advisory comment:** All new easements to be dedicated by plat, releases to be submitted to releaseeasements@auroragov.org.

15. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

- 15A. Public Art did not provide comments at the time this letter was completed. Comments will be provided when they are received.

REFERRAL COMMENTS FROM OTHER AGENCIES

16. E-470 Public Highway Authority – Brandi Kemper / bkemper@e-470.com

- 16A. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use



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- easement) is subject to and will follow the E-470 Public.
- 16B. Highway Authority Permit Manual, April 2008, as may be amended from time to time (the “Permit Manual”) and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction. An E-470 permit shall be issued before any work commences.
- 16C. A permit issued from the local jurisdiction does not remove the requirement to secure a permit from E-470.
- 16D. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
- 16E. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>.
- 16F. E-470 discourages residential uses adjacent to the roadway.
- 16G. E-470 is not responsible for noise mitigation.
- 16H. We would recommend moving proposed residential use areas further away from E-470.
- 16I. E-470 will be widened to 4 lanes in each direction in the future.
- 16J. A 10’ wide concrete regional trail has been constructed along E-470. Please coordinate with the City of Aurora and E-470 for trail improvements which may connect to the regional trail system.
- 16K. No structures are allowed in the MUE.
- 16L. Developed flows from the site will need to be treated and discharged at or below historic rates.
- 16M. The contractor will be responsible for stormwater permitting through the City, County, or E-470 for this project.
- 16N. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
- 16O. The City of Aurora Prairie Waterline is located within the Southbound MUE from I-70 to Potomac Street and has a Common Use Agreement (CUA) with the Authority. Any disturbance within the 40-foot wide CUA will require a separate construction agreement from Aurora Water prior to issuance of an E-470 construction permit.
- 16P. Any disturbance to existing utilities as part of this project will be the responsibility of the contractor to replace/reset.
- 16Q. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- 16R. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- 16S. Any fencing disturbance will need to be replaced/reset meeting E-470 specifications.
- 16T. A comment/response document would be helpful to track the revisions to each submittal.
- 16U. Additional comments will be issued as design progresses.

17. Xcel Energy

- 17A. Comment letter attached.

18.DEN Planning + Real Estate

- 18A. Comment letter attached.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

April 16, 2025

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Jeremiah Fettig

Re: Green Valley Ranch East Master Plan Amendment No. 3, Case # DA-1662-40

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the master plan amendment for **GVRE MPA3**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities in many areas of the amendment area.

Please note that for future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo/Xcel Energy's standard requirements for distribution easements on the plats are as follows:

- **Commercial/Retail/School/Apartment Properties**
 - gas main 6'
 - electrical distribution line 10'
 - joint trench 15'
 - transformer 15' x 15'
 - switch cabinet 20' x 20' or 15' x 25' depending on model
 - 10' along all lot lines abutting any public rights-of-way
- **Residential Property**
 - gas distribution line, front lot 6'
 - electrical distribution line, rear lot 8'
 - joint trench 10'
 - multi-unit developments require a 10' easement along all lot lines abutting any public rights-of-way
 - transformer and switch cabinet remain the same as commercial property
- **Gas Line Clearances – all lots**
 - all gas lines must maintain a minimum 5' of clearance from any structure, therefore, easement must adjust accordingly
- **Gas Lines Not Adjacent to Road Surface – all lots**
 - must be adjacent to drivable pavement/walkway that is a minimum of 8' wide & 6" thick to allow service trucks access and plowing in snowy conditions

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate PSCo document (i.e. transformers),

the Designer must contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



MEMO

Date: April 18, 2025

To: City of Aurora From: DEN Planning + Real Estate Through: Camilla Soechtig

Subject: 1874783 – GVR East Master Plan Amendment #3

Denver International Airport (DEN) received your referral letter, and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- Please see attached document from USDA for full comment about parks, landscaping, and drainage.
- Noise analysis remains the same as the previous comments. Attachments included for reference.
- No additional comments at this time.



Animal and Plant
Health Inspection
Service

Wildlife Services CO

State Office
13922 Denver W
Parkway
Suite 100-WS
Golden, CO 80401

303.328.9041 Main
303.328.9047 Fax

Project Review for Green Valley Ranch East Master Plan- 1874783

Documents Reviewed – Urban Design Standard, Landscape Standard, Context Map, Letter of Introduction, Narrative, and Land Use Plan

The Green Valley Ranch project is within the Denver International Airport (DEN) 5-mile separation distance, as detailed in Federal Aviation Administration (FAA) Advisory Circular (AC) 150-5200-33C. It is 4.5 miles from the runway 7/25, as well as other frequently used airspace. Additionally, the project boundaries are approximately 3.6 miles from Buckley Space Force Base property and 7 miles from Colorado Air and Space Port property. Therefore, the project exists within a complex aeronautical environment near multiple airports, all of which are managed for wildlife hazards to aviation by the United States Department of Agriculture, Wildlife Services (WS). The site on which the project will be executed previously existed as agriculture and/or grazed land, providing little outstanding habitat attractants as compared to the surrounding area.

Multiple portions of AC 150-5200-33C apply to the project and should be considered by planners and developers to not introduce avian wildlife attractants to this critical airspace. The following items within planning documents would potentially attract wildlife and should be modified to prevent introducing hazards to aviation safety:

- **Landscaping:** WS recommends against the establishment of any landscaping or vegetation in the 5-mile separation buffer which may attract wildlife. Within the Landscape Standards is a plan for vegetative landscaping on the site. While the introduction of vegetative landscaping is aesthetically pleasing, it will likely increase bird abundance to the area which previously existed as grazed/agricultural land. Tab 11.2 lists plans to introduce many species of trees, shrubs, perennials, and ornamental grasses. The introduction of this amount of vegetation to the site would likely attract birds and mammals. If this recommendation cannot be adhered to, tree and shrub species should be significantly reduced and spaced as to prevent the establishment of a continuous canopy or dense cover. WS recommends against planting layered vegetation. Long-term plant growth should also be considered when spacing. Any introduced plants should be of species or cultivars which do not produce seed, fruit, or any other wildlife food attractant. Any grass species not currently listed in the DEN WHMP approved seed mixes is not recommended for use within the 5-mile separation buffer (see list below). The use of hardscaping such as large rocks, crushed stone, and other landscaping features which do not attract birds should replace plants to the greatest extent possible

Reference FAA AC 150-5200-33C for guidelines on landscaping for projects within the 5-mile separation zone.

- **Detention Ponds, Wetlands, and other Water Sources:** WS recommends against the introduction of open water sources (lakes, ponds, etc..) within the 5-mile separation buffer zone. FAA AC 150-5200-33C states “Drinking water intake and treatment facilities, storm water and wastewater treatment facilities, associated retention and settling ponds, ponds built for recreational use, ponds and fountains for ornamental purposes, and ponds that result from mining activities often attract large numbers of potentially hazardous wildlife. Where possible, airport operators should modify stormwater detention ponds to allow a maximum 48-hour detention period for the design storm”. Additionally, “Detention basins should remain totally dry between rainfalls”. WS recommends against the establishment of any

body of water which does not completely drain within 48 hours such as the pond suggested by the Landscape Standards document. The landscape standards also suggests adding wetland plants, enhancement of existing riparian areas or wetlands through vegetation establishment, water flow alteration, landscaping, etc. may increase attractiveness to wildlife and is not recommended within the 5-mile separation zone.

Should this or any future retention ponds not comply with the 48 hour drainage recommendation FAA Advisory Circular 150-5200-33C 2.3.1.3 states:

“When it is not possible to drain a large detention pond completely, airport operators may use physical barriers, such as bird balls, wire grids, pillows, or netting, to deter birds and other hazardous wildlife. When physical barriers are proposed, airport operators must evaluate their use, effectiveness and maintenance requirements. Airport operators must also ensure physical barriers will not adversely affect water rescue. Before installing any physical barriers over detention ponds on Part 139 airports, airport operators must get approval from the appropriate FAA Regional Airports Division Office.”

Reference FAA AC 150-5200-33C for guidelines on drainage for projects within the 5-mile separation zone.

- Community and Neighborhood Parks: Green Valley Ranch East lists plans in several documents for the addition of neighborhood and pocket parks. Open grass areas such as parks will enhance the attractiveness of the area to wildlife. As previously mentioned, the conversion from grazed land to irrigated, grass conditions with “layered” plants will attract wildlife. Parks with short turf grass also have high potential to attract Canada geese and snow geese. This is especially true of when turf is adjacent to ponds like those listed above. Goose species are empirically and quantitatively shown to present an increased potential for damaging aircraft strikes. Community parks often allow for the establishment of resident Canada goose populations also. These individuals may not migrate and often present year-round strike risk. WS recommends diligent efforts to prevent geese from utilizing any parks near DEN.

Reference FAA AC 150-5200-33C for guidelines on parks the 5-mile separation zone.

Plans within the Green Valley Ranch East documents have the potential to increase wildlife abundance and strike risk in the project area and should be reconsidered within the 5-mile separation zone. While WS recognizes the importance of aesthetically pleasing landscaping and water features, aviation safety is paramount and should prioritized within the FAA designated safety zones. Given the geographic orientation of the Green Valley Ranch East, WS recommends that landscaping and drainage plans be modified and specifically reference practices which will mitigate the potential to increase avian wildlife hazards near DEN.

Respectfully,

DEN USDA WS Team

Denver International Airport Approved Grass Species and Sample Submittal Documentation

Grasses for Aircraft Operating Area and Landside Use:

Dry/Upland Grasses

Scientific Name	Common Name	Soil Conditions	lbs PLS/acre*	%of mix**
Pascopyrum smithii	Western Wheatgrass	Universal Upland	3.75	25.00
Agropyron cristatum	Crested Wheatgrass	Universal Upland	3.75	25.00
Buchloe dactyloides	Buffalograss	Universal Upland	3	20.00
Elymus trachycaulus	Slender Wheatgrass	Non-Saline Upland	2.25	15.00
Bouteloua gracilis	Blue Grama	Non-Saline Upland	1.5	10.00
Sporobolus airoides	Alkali Sacaton	Saline Upland	0.75	5.00
TOTAL			15	100

Wet/Drainage Grasses

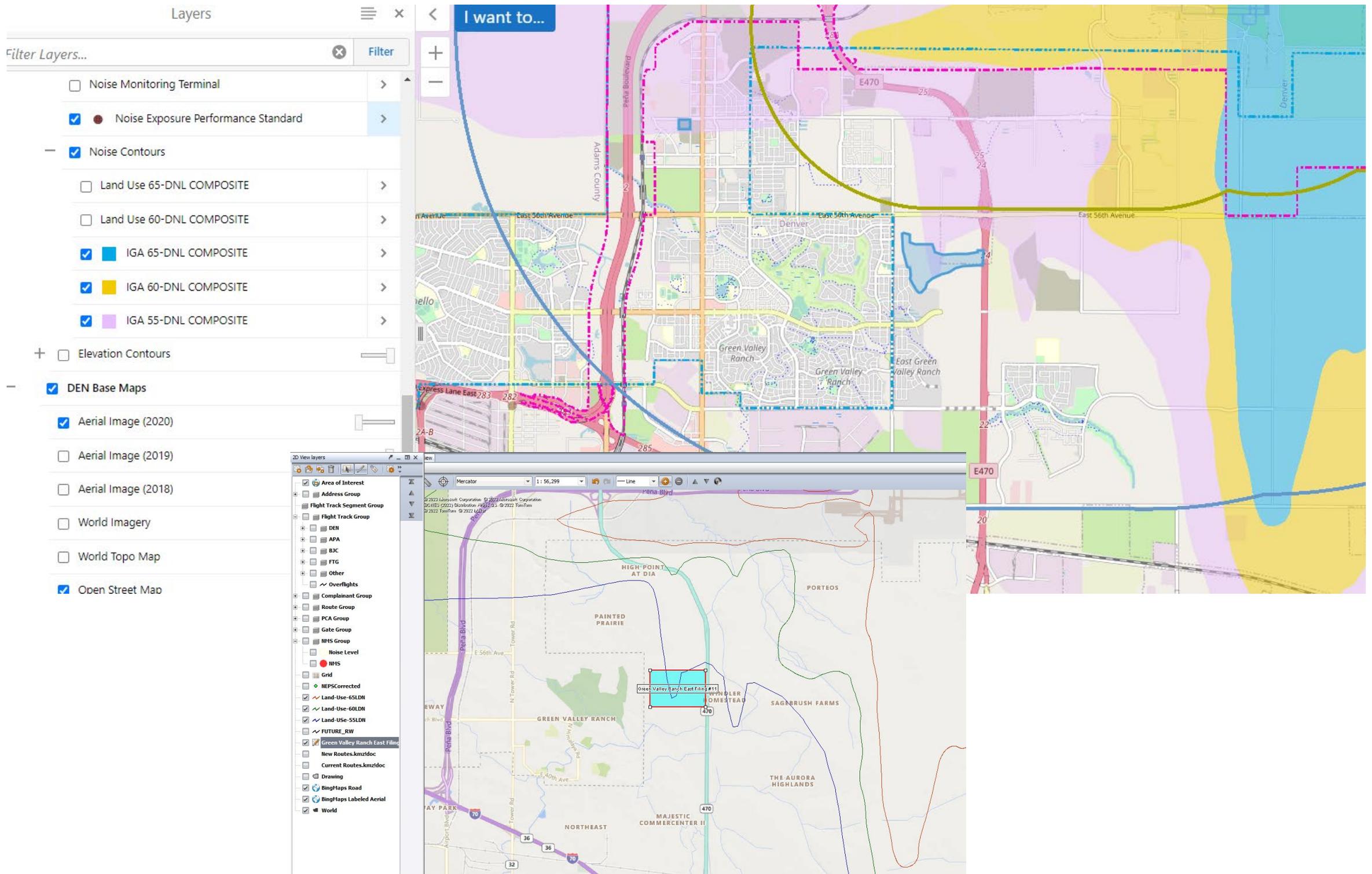
Scientific Name	Common Name	Soil Conditions	lbs PLS/acre*	%of mix**
Panicum virgatum	Switchgrass	Non-Saline Upland/Pond	2.5	25.00
Elymus lanceolatus	Steambank Wheatgrass	Non-Saline Upland	2	20.00
Puccinellia distans	Alkaligrass	Saline Upland	2	20.00
Puccinellia airoides	Nuttall Alkaligrass	Saline Upland	2	20.00
Carex nebrascensis	Nebraska sedge	Non-Saline Pond	0.7	7.00
Juncus balticus	Baltic Rush	Non-Saline Pond	0.4	4.00
Scirpus paludosus	Alkali Bulrush	Saline Pond	0.4	4.00
TOTAL			10	100

* PLS means Pure Live Seed; rates shown are for drill seeding, if broadcast, rates should be doubled.

** Percent by seed number

*** Wetland mixes to be used only where wetland hydrology exists.

Green Valley Ranch East Filing #06

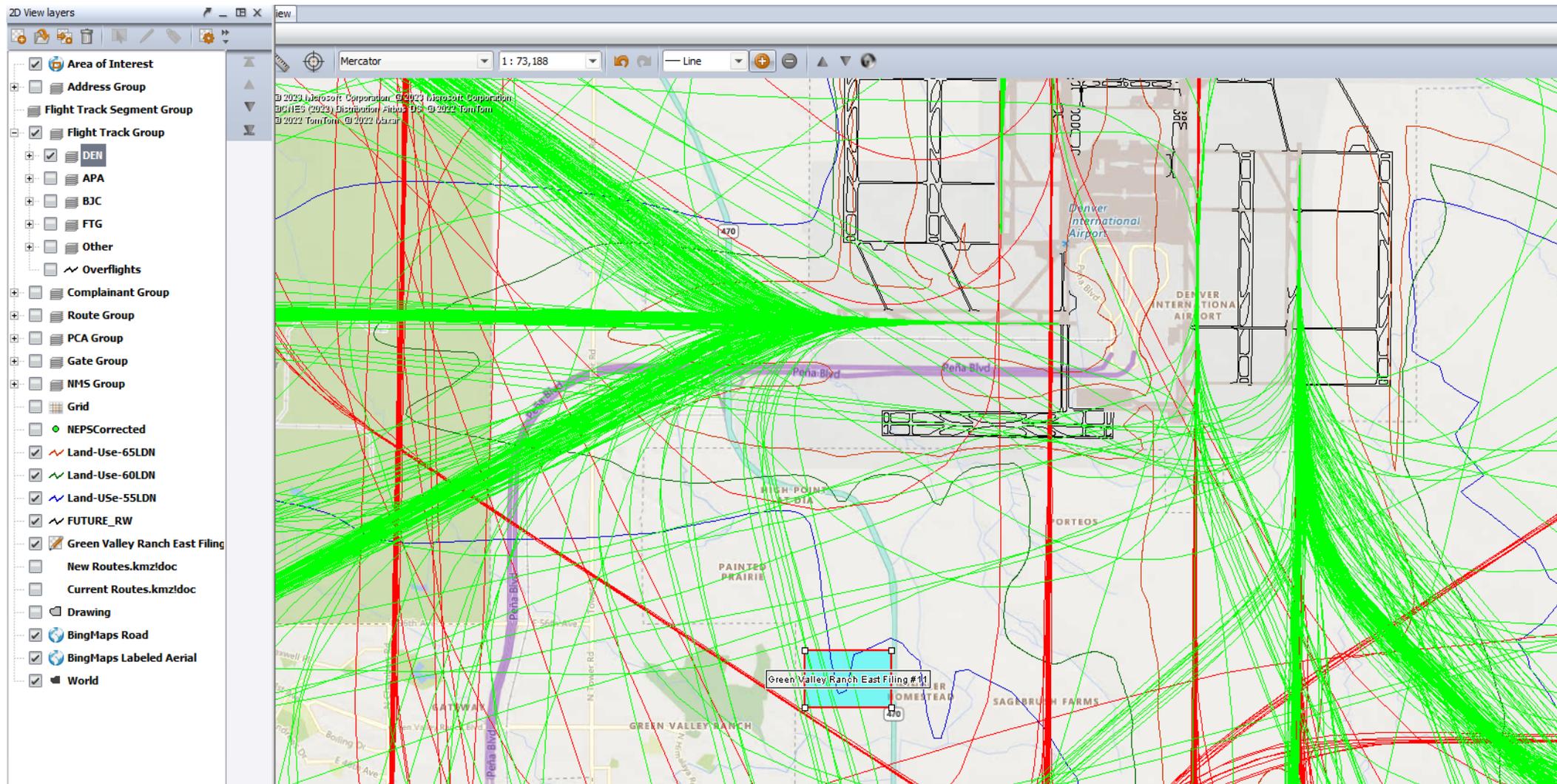


Green Valley Ranch East Filing #06

DEN Aviation Noise:

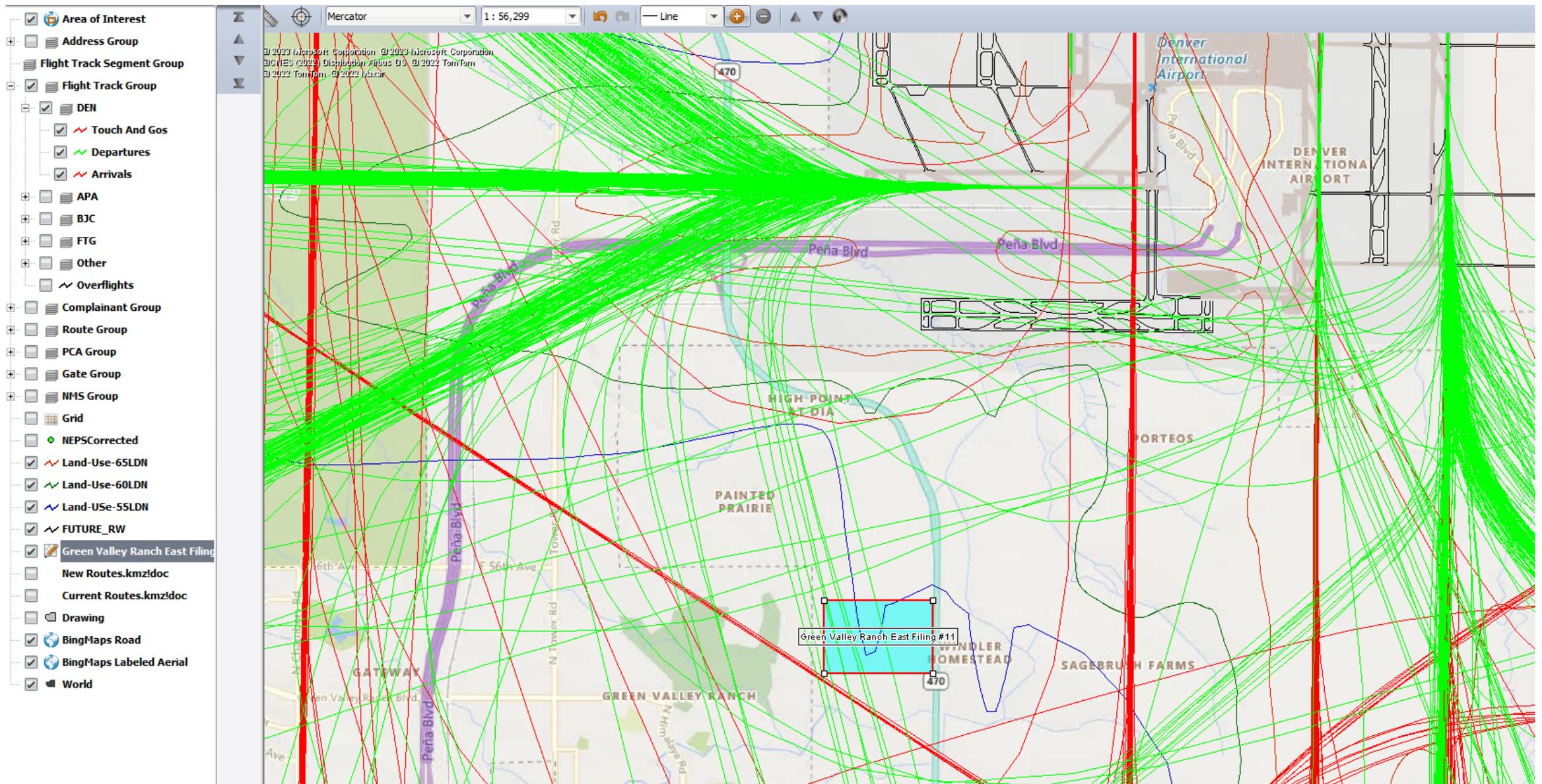
This property will be subject to overflights to and from Denver International Airport (DEN). Included are flight track maps showing the different flight track pattern scenarios and their altitudes related to the arrivals and departures at DEN. All related aviation noise statements should be included in any information sharing, documentation and contracts.

Other developments in this area have been reviewed previously, and the noise analysis still holds true. While this area is not currently under an arrival pattern, the future north-south runways on the west side of the airfield will put arrivals over the subject property. This portion of the development could potentially have arrival overflights from the south at altitudes of between 1,500 feet above ground level (AGL) and 4,100 feet AGL depending on the aircraft type and what arrival runway the Federal Aviation Administration (FAA) air traffic controllers have directed the aircraft to land on. If the winds are out of the north aircraft will land coming in from the south on final approach to DEN. Aircraft currently arrive to DEN on runways 34L and 34R and with the potential of 4 North/South runways on the West side of the airfield there could be even more daily arrival overflights of this development. The future runways are depicted in black on this map of flight data from 2/28/23. This day's flights depict a typical flight pattern for a 24 period.



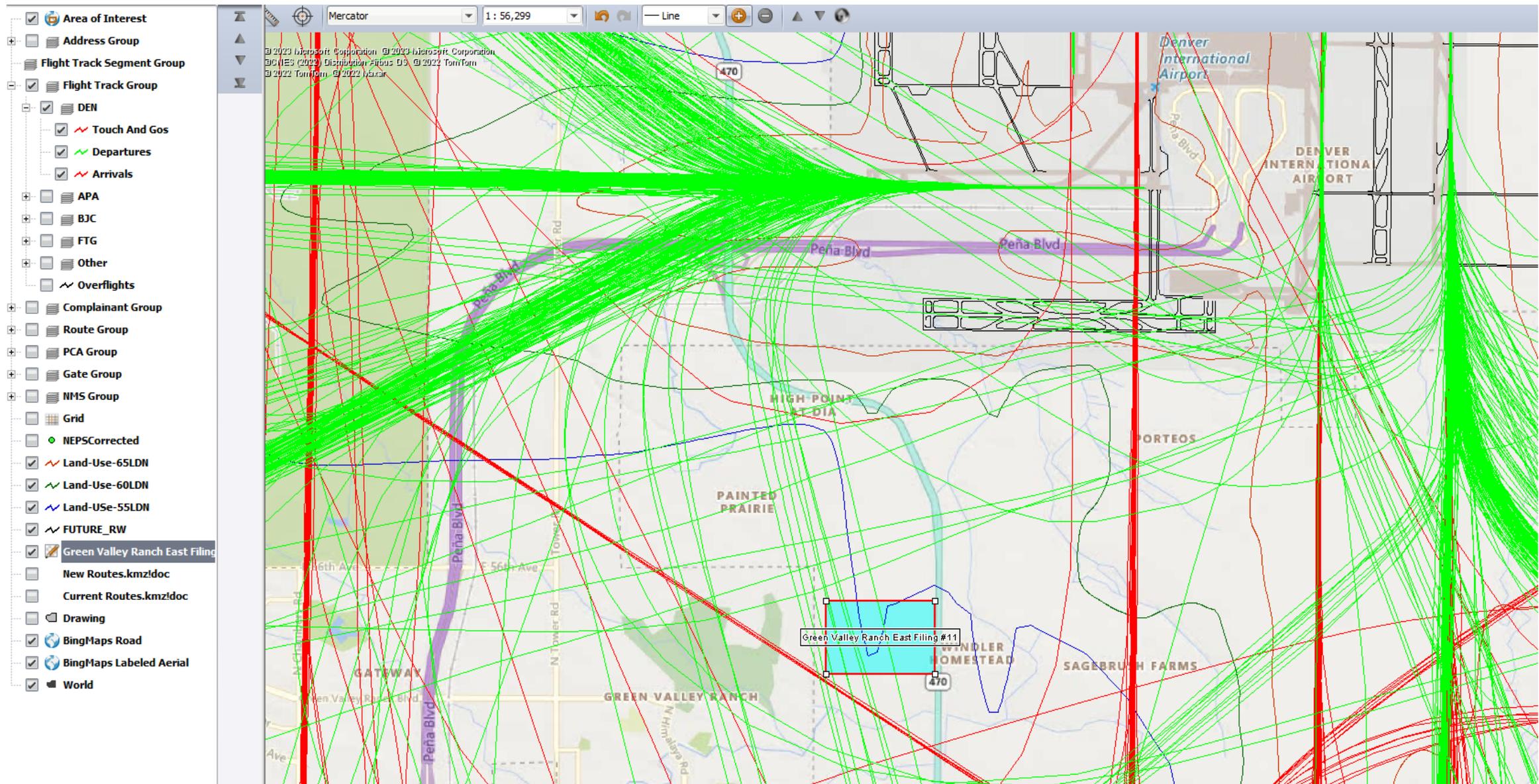
DEN Aviation Noise:

Same flight data from 2/28/23, zoomed in to see the 55, 60 and 65 DNL contour and the property area in light blue. The 55 DNL intersects the property on the north end. This portion of the 55 DNL pertains to the additional 2 potential north/south runways on the west side of the airfield. Once the runway straight north of this property is built, 16C/34C (might be the runway names) there will be overflights at the beforementioned altitudes. There could be upwards of 200+ arrivals per day to those future runways.

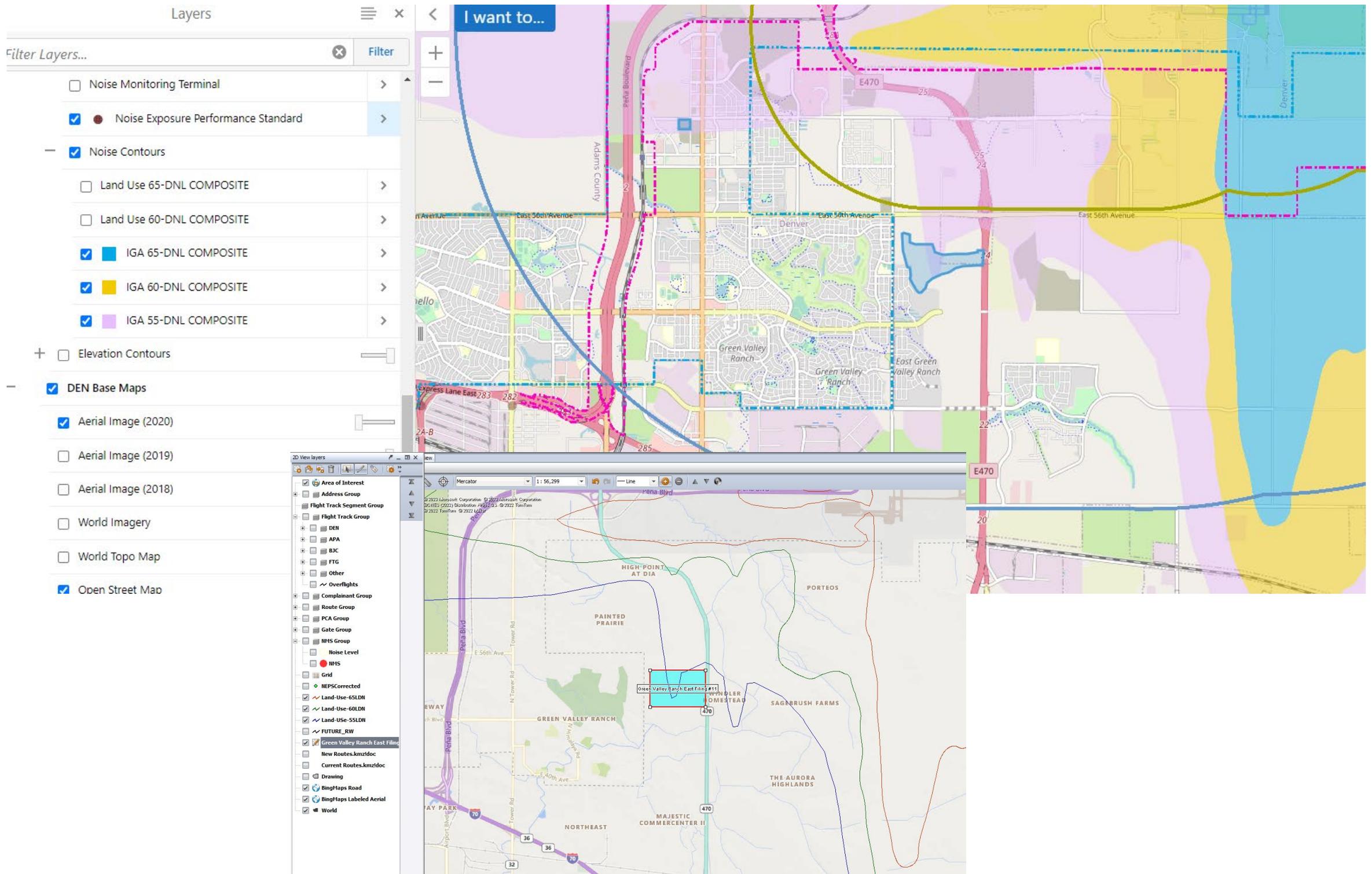


DEN Aviation Noise:

Flight data from 2/28/23. Few arrivals vectoring to get in line for final approach to 34L or 34R and there are also some departures that could fly near the subject property. On this day there were a few departures from runway 17L and 17R as well as runway 25. Their altitudes can vary based on aircraft type. On this day they were between 2,600 feet AGL and 4,100 feet AGL. These aircraft will be louder than arrivals as they are under full power departing DEN. During periods of high winds, inclement weather or runway capacity issues the FAA will depart aircraft to the south from runways 17L/R and then turn them west to get back onto the final assigned pattern. This could happen from any one of the north south runways. For the same reasons noted above, the FAA will direct departures from runway 25 to depart west and the turn to the south to then get them onto their final assigned pattern.



Green Valley Ranch East Filing #11

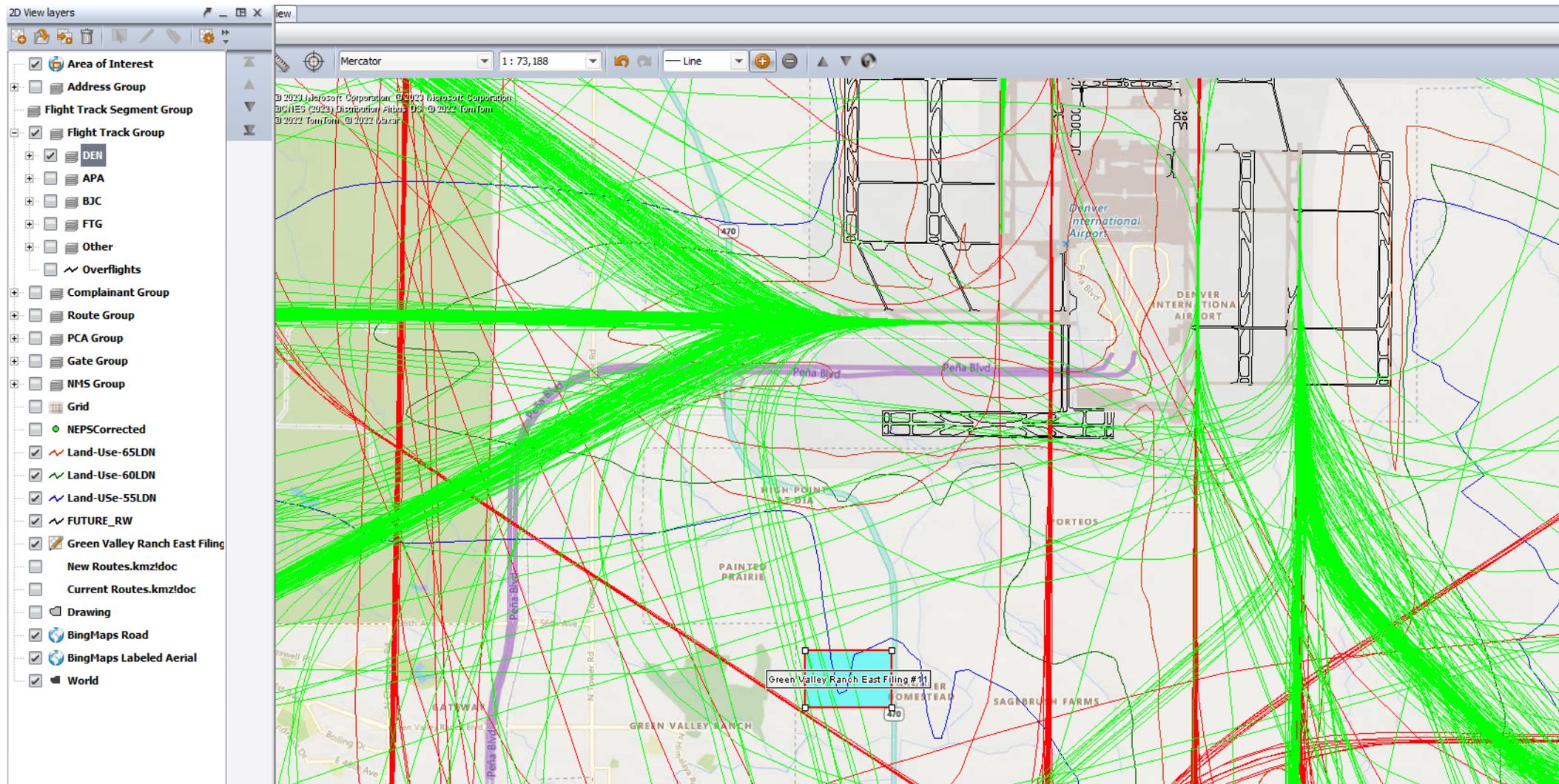


Green Valley Ranch East Filing #11

DEN Aviation Noise:

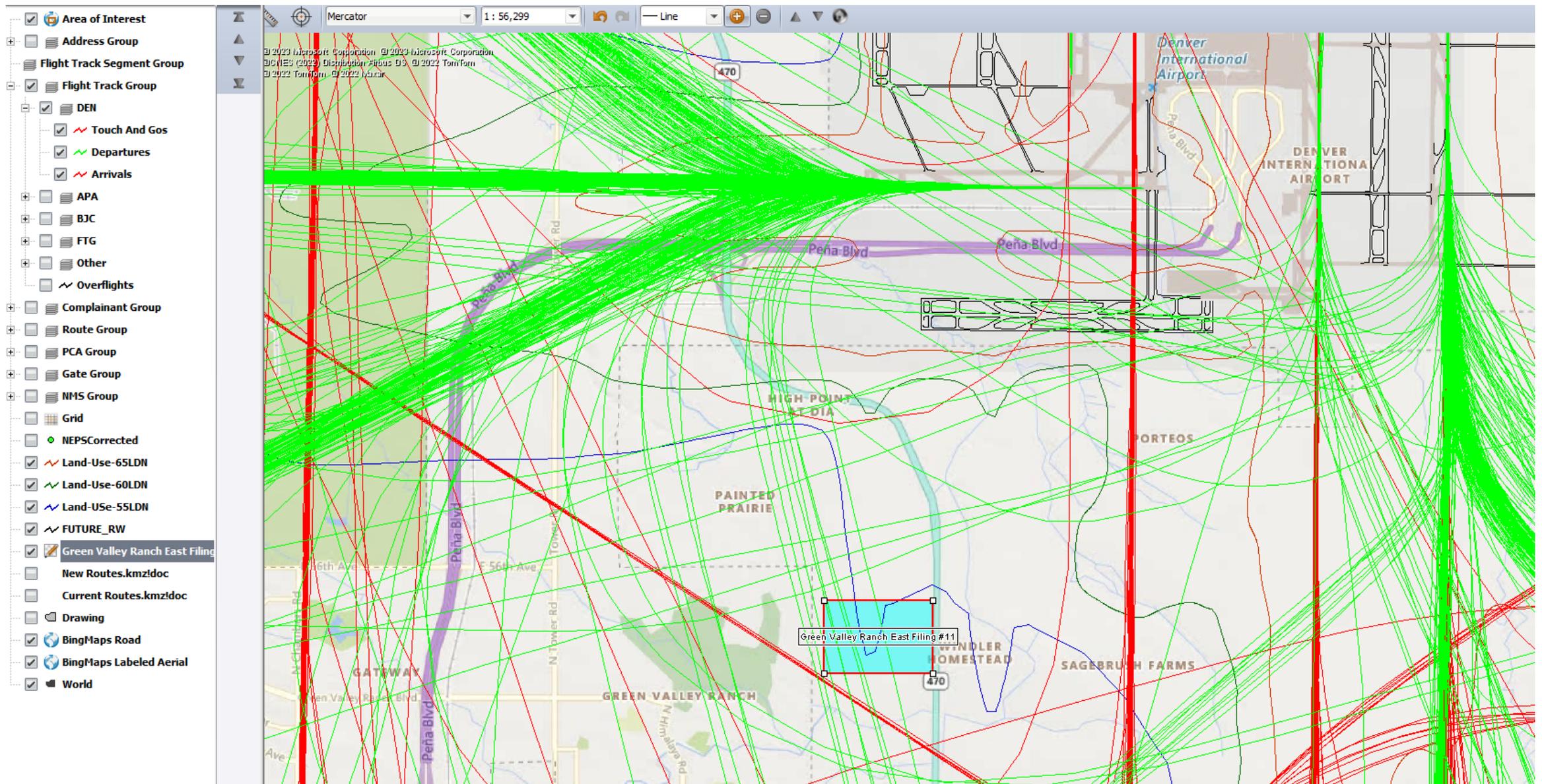
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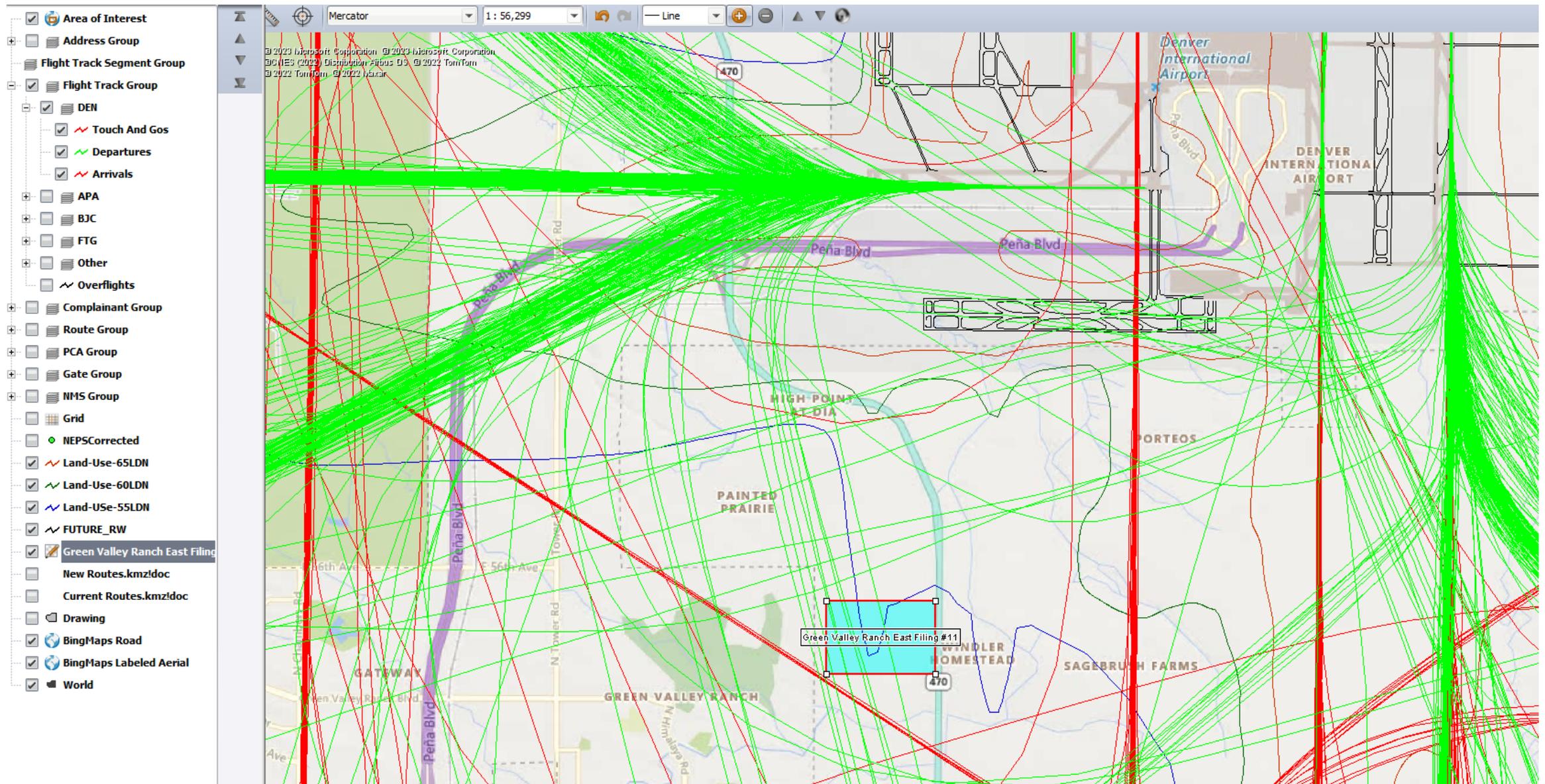
DEN Aviation Noise:

Same flight data from 2/28/23, zoomed in to see the 55, 60 and 65 DNL contour and the property area in light blue. The 55 DNL intersects the property on the north end. This portion of the 55 DNL pertains to the additional 2 potential north/south runways on the west side of the airfield. Once the runway straight north of this property is built, 16C/34C (might be the runway names) there will be overflights at the beforementioned altitudes. There could be upwards of 200+ arrivals per day to those future runways.

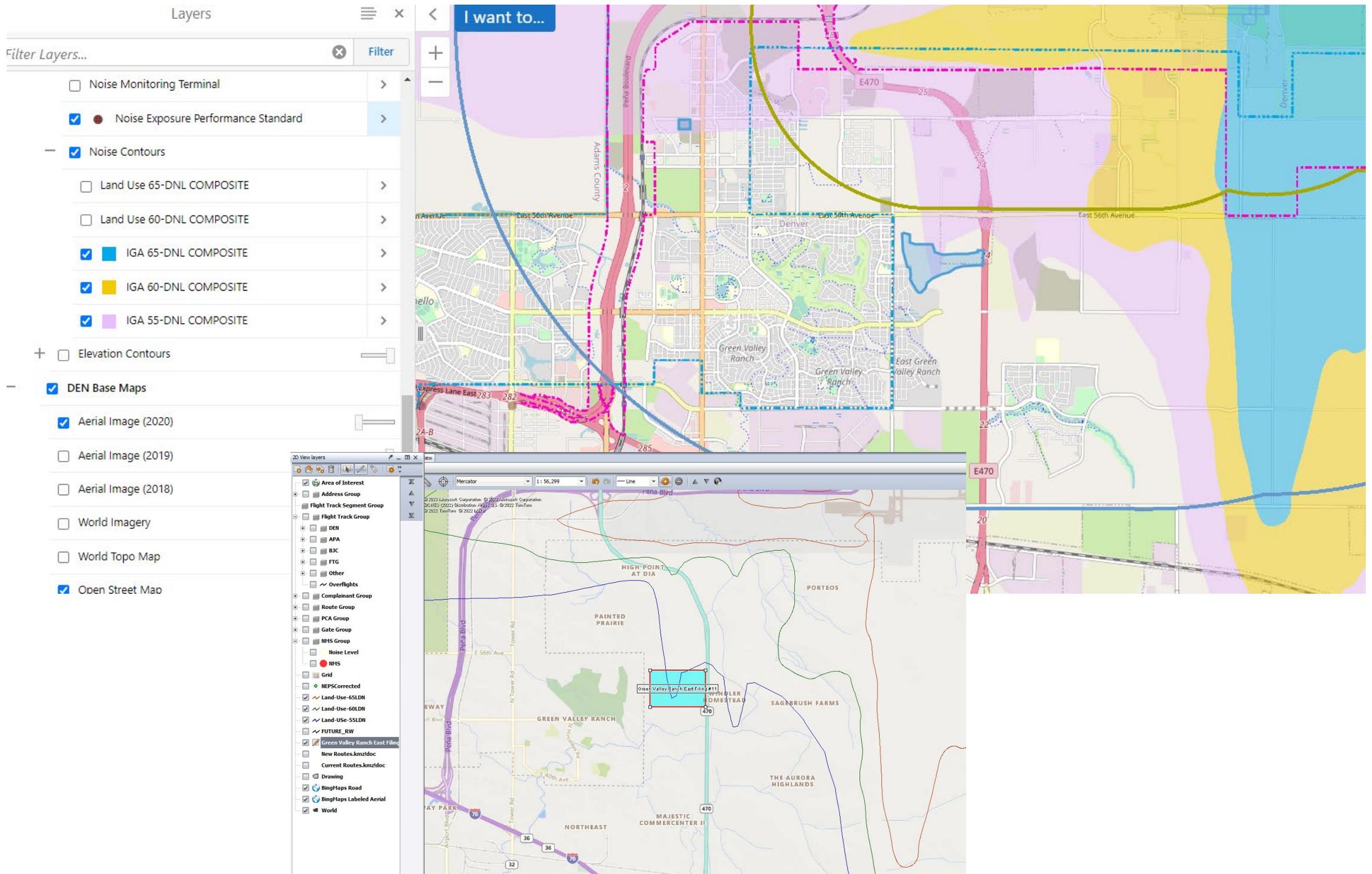


DEN Aviation Noise:

Flight data from 2/28/23. Few arrivals vectoring to get in line for final approach to 34L or 34R and there are also some departures that could fly near the subject property. On this day there were a few departures from runway 17L and 17R as well as runway 25. Their altitudes can vary based on aircraft type. On this day they were between 2,600 feet AGL and 4,100 feet AGL. These aircraft will be louder than arrivals as they are under full power departing DEN. During periods of high winds, inclement weather or runway capacity issues the FAA will depart aircraft to the south from runways 17L/R and then turn them west to get back onto the final assigned pattern. This could happen from any one of the north south runways. For the same reasons noted above, the FAA will direct departures from runway 25 to depart west and the turn to the south to then get them onto their final assigned pattern.



Green Valley Ranch East Filing #15

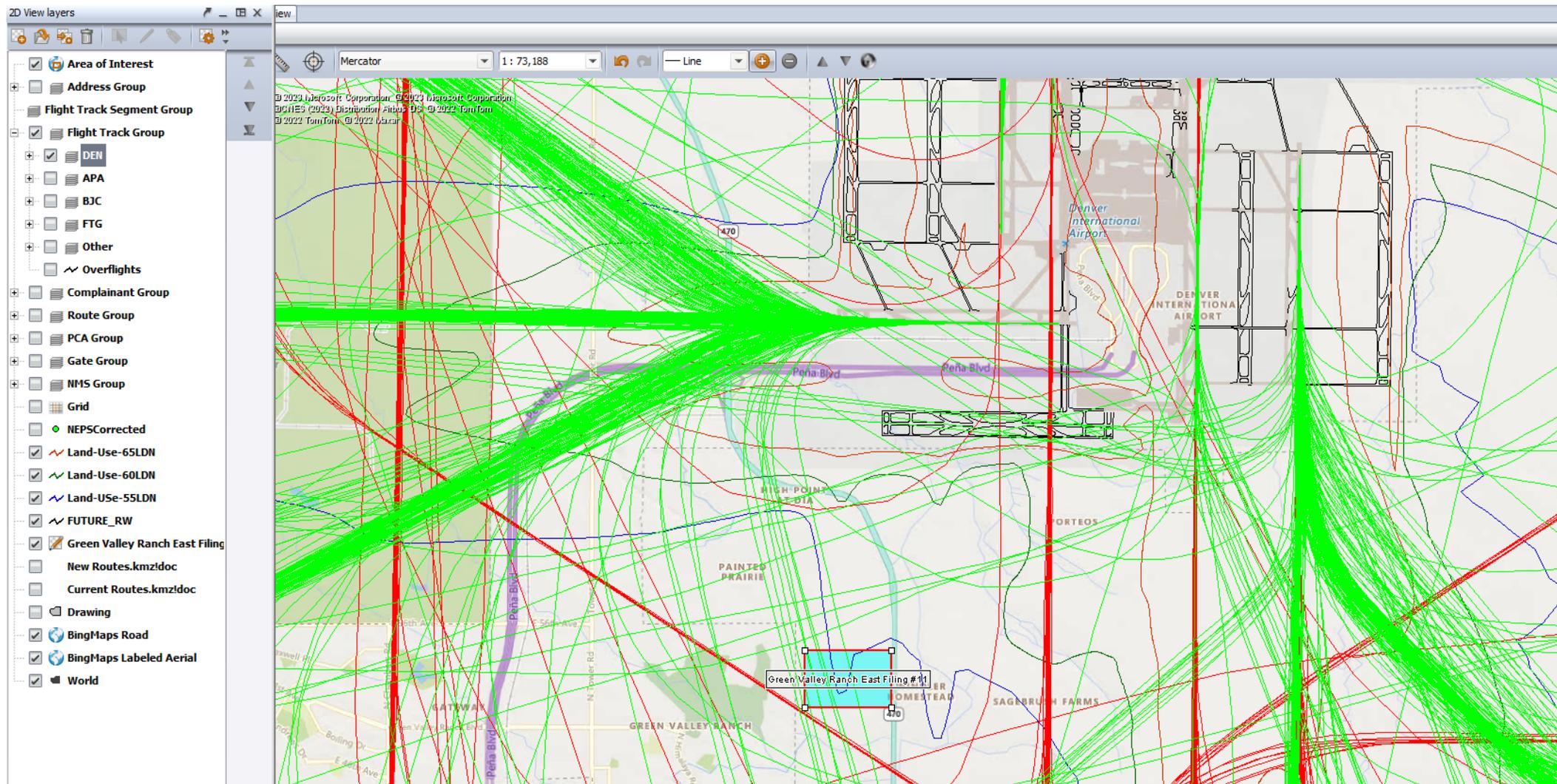


Green Valley Ranch East Filing #15

DEN Aviation Noise:

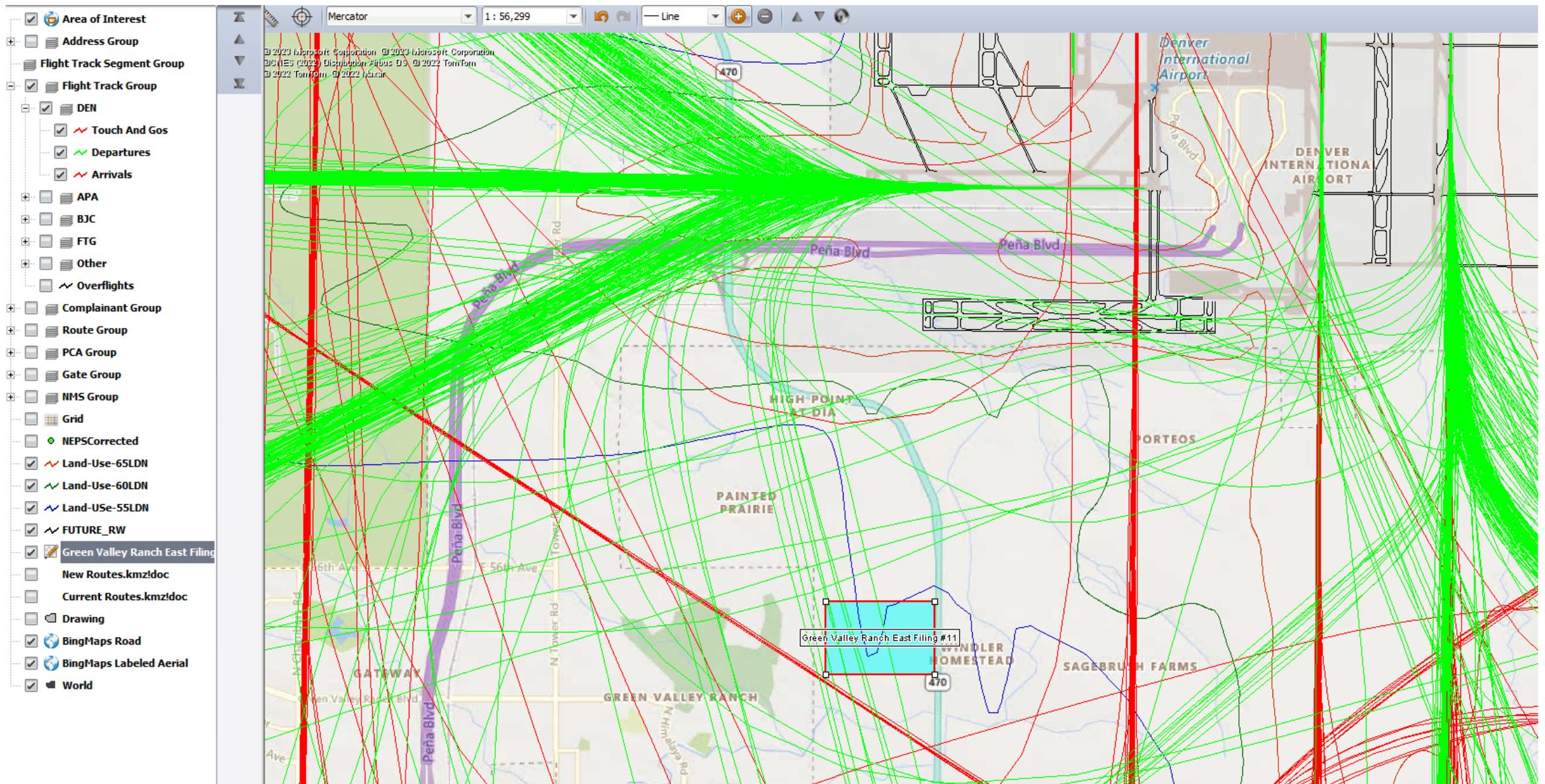
This property will be subject to overflights to and from Denver International Airport (DEN). Included are flight track maps showing the different flight track pattern scenarios and their altitudes related to the arrivals and departures at DEN. All related aviation noise statements should be included in any information sharing, documentation and contracts.

Other developments in this area have been reviewed previously, and the noise analysis still holds true. While this area is not currently under an arrival pattern, the future north-south runways on the west side of the airfield will put arrivals over the subject property. This portion of the development could potentially have arrival overflights from the south at altitudes of between 1,500 feet above ground level (AGL) and 4,100 feet AGL depending on the aircraft type and what arrival runway the Federal Aviation Administration (FAA) air traffic controllers have directed the aircraft to land on. If the winds are out of the north aircraft will land coming in from the south on final approach to DEN. Aircraft currently arrive to DEN on runways 34L and 34R and with the potential of 4 North/South runways on the West side of the airfield there could be even more daily arrival overflights of this development. The future runways are depicted in black on this map of flight data from 2/28/23. This day's flights depict a typical flight pattern for a 24 period.



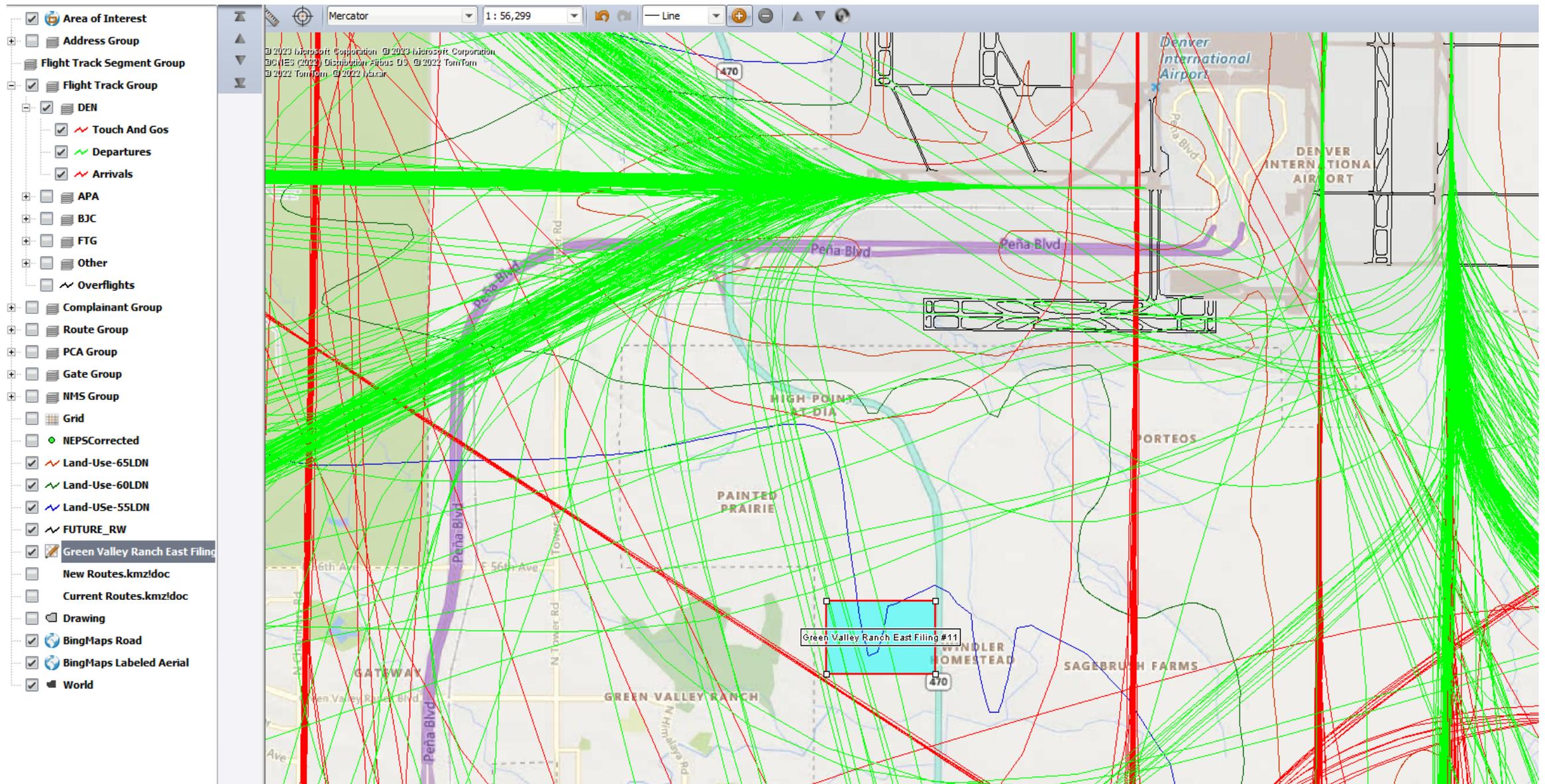
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Flight data from 2/28/23. Few arrivals vectoring to get in line for final approach to 34L or 34R and there are also some departures that could fly near the subject property. On this day there were a few departures from runway 17L and 17R as well as runway 25. Their altitudes can vary based on aircraft type. On this day they were between 2,600 feet AGL and 4,100 feet AGL. These aircraft will be louder than arrivals as they are under full power departing DEN. During periods of high winds, inclement weather or runway capacity issues the FAA will depart aircraft to the south from runways 17L/R and then turn them west to get back onto the final assigned pattern. This could happen from any one of the north south runways. For the same reasons noted above, the FAA will direct departures from runway 25 to depart west and the turn to the south to then get them onto their final assigned pattern.



March 14, 2025

Aurora Water
 Attn: Nina Khanzadeh
 15151 E. Alameda Pkwy.
 Aurora, CO 50012

RE: Green Valley Master Plan Amendment 3 Master Utility Report Conformance Letter

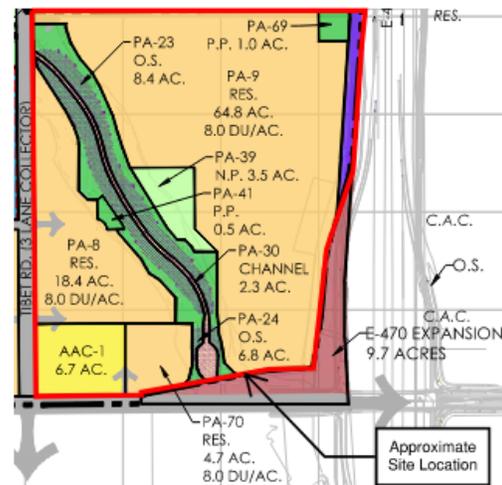
Dear Nina,

This letter is provided to Aurora Water to confirm that utility design for the Green Valley Master Plan Amendment 3, herein after called Site or the Project, conforms the to *Green Valley – Amendment 1 Master Utility Report* (EDN #218184). This narrative provides a description of the Project and a summary of the sanitary sewer and water infrastructure needed to serve the proposed uses and density with the Project.

The Project is located within Section 24 within Township 3 South, Range 66 West of the Sixth Principal Meridian, City of Aurora, County of Adams, and State of Colorado. The Site is bounded on the north by Windler properties, on the west by North Tibet Road, on the south by East 38th Avenue, and on the east by E-470. The Project comprises of a mix of proposed uses including residential and commercial with associated amenities, parks, and open spaces. The Project has been divided in to Planning Areas (PAs) to identify the areas and uses planned within the Site. A Vicinity Map has been provided as Figure 1 to depict the Project and the surrounding area. PA-8, PA-9, and PA-70 are zoned as residential (RES.), AAC-1 is Admin Activity Center (A.A.C.), PA-44 is Multi-use Easement (M.U.E.), and PA-23, 24, 39, 41, and 69 are parks and open space (N.P., P.P., & O.S.). For the purposes of this report, AAC-1 has been assumed to consist of High Density Residential in order to provide a conservative estimate for the demands generated from this area. Civil infrastructure will be developed to support the Project in the form of roadways, water distribution system, sanitary sewer system and storm sewer system. The *Green Valley – Amendment 1 Master Utility Report* (EDN #218184) was referenced while reviewing for utility design conformance. The *Windler Master Utility Study* (EDN #222155), and *Aurora Highlands Utility Report Amendment 2* (EDN #219069), were used for reviewing offsite sanitary flows that are tributary to the First Creek Lift Station.

Sanitary Sewer

The Site is located in two separate basins as previously identified within the Amendment 1 MUR. The west half of the Site, including PA-8, PA-70, and AAC-1, are in Basin 7 while the east half of the Site, including PA-9, is in Basin 5. Both of these basins are conveyed to the First Creek Lift Station, located near the intersection of East 48th Avenue and Rome Street. As a portion of the Green Valley Ranch East development, two sanitary sewer connection points were planned to provide outfall locations for the Site. A 10-inch sanitary sewer stub was built at the northern edge of PA-8 in North Tibet Road (EDN # 221249) for Basin 7. Meanwhile an 8-inch sanitary sewer stub was built at the northern edge of PA-9 in North Tibet Road (EDN # 221298) for Basin 5.



Average daily flows for the Site were calculated based on *Figure 1-Vicinity Map* the recommended sewer loading rates in Section 5.03 of Aurora Water's 2024 Water, Sanitary Sewer & Storm Drainage Infrastructure Standards & Specifications. A minimum peaking factor of 1.7, maximum peaking factor of 4.0,

Please confirm with MCC and HR Green regarding OS-12 basin. Subsequent to the conversation on 2/5/2025, Ryan Littleton with HR Green indicated that they will still need to utilize this sanitary sewer basin. Please confirm and provide necessary flow rates for basin OS-12, update MUS to show conformance with GVRE's master plan.

and minimum slopes of 0.4% were used to confirm pipe capacity percentages remain below 75% for peak flows for pipe sizes 12-inches or smaller and 80% for pipe sizes larger than 12-inches.

This amendment includes revisions to land use, area, density, and off-Site flows of Basins 5, 7, and OS-12. PA-9 makes up the entire 64.5 acres of Basin 5 with a proposed land use of Residential (8 du/ac). Basin 7 is 52.45 acres which is comprised of a portion of Filing 7 (EDN #221285), PA-8, PA-70, and AAC-1. For the purposes of this report, the A.A.C zoning for this Master Plan Amendment will be designed to the worst-case scenario land use permitted in this zoning. Therefore, AAC-1 has been assumed to consist of High Density Residential (20 du/ac) in order to provide a conservative estimate for the demands generated from this area. PA-8 and PA-70 are proposed as Residential (8 du/ac).

During the preparation of this letter, it was found that there appeared to be an area discrepancy for what the Green Valley - Amendment 1 Master Utility Report (EDN #218184) used for calculations for Basin 7 versus the area originally shown on the Master Utility Plan for Basin 7. The calculations for Basin 7 used 28.5 acres, meanwhile the actual area of Basin 7 in the utility map was closer to 60.5 acres. This means that the downstream sanitary sewer infrastructure was undersized even before the proposed changes implemented with this Amendment. However, based on email discussions with City of Aurora (COA) staff on 2/5/2025, flows from the Majestic Commerce Center (Basin OS-12) are now being directed southwest to connect to the new 24-inch sanitary sewer line. The original OS-12 basin flows were assumed to flow north across 38th Avenue and enter the Green Valley Ranch East development at Design Point 17. With these flows removed, this provides some relief in the pipe capacity proposed with the on-Site sanitary sewer system for PA-8. Additional information regarding the original MUR calculation discrepancy and COA direction is provided below and in the Appendix of this letter. With the updates to PA-8 with this Amendment and the design shown in the Green Valley Ranch East Subdivision Filing 7 Construction Documents (EDN #221285), the tributary area of Basin 7 is now anticipated to be 52.45 acres. Calculations showing Basin 7 with its updated area are also provided in the Appendix of this letter.

TABLE 1: PEAK FLOW + I&I COMPARISION – SCENARIO 1

BASIN ID	AMENDMENT 1 (EDN #218184) (GPD)	PROPOSED (GPD)	DIFFERENCE (GPD)
Basin 5	342,720	398,494	55,774
Basin 7	138,240	352,776	214,536
Basin OS-12	649,440	0	-649,440

As can be seen above in Table 1, overall peak flows generated from Basin 5 & Basin 7 have been increased from Green Valley - Amendment 1 Master Utility Report (EDN #218184) but the total flow routed through the on-Site sanitary sewer system within PA-8 is less due to Basin OS-12 being removed and redirected southwest.

The proposed Site sanitary sewer infrastructure has been sized to service the proposed uses associated with Green Valley Master Plan Amendment 3 while also meeting the Aurora Water 2024 criteria. The proposed system will contain 8-inch and 10-inch gravity sewer mains which is consistent with the Green Valley - Amendment 1 Master Utility Report (EDN #218184) maps attached to this Report. Gravity sewer mains serving future PA-8, PA-70, and AAC-1 have the potential to be downsized to an 8-inch based on final site plan configuration. Deviation from the 10-inch gravity sewer proposed with this letter is allowed but must be justified and approved with the future Construction Documents. All calculations are provided in the Appendix of this letter.

TABLE 2: DESIGN POINT PIPE CAPACITY COMPARISON

DESIGN POINT	AMENDMENT 1 (EDN #218184)	AMENDMENT 1 W/ CORRECTED PA-8 AREA	PROPOSED
DP-17	56%	56%	N/A
DP-18	64%	71%	40%
DP-19	70%	77%	45%

Table 2 is provided to compare and confirm pipe capacity percentages between Amendment 1 and the proposed Site. The revised Amendment 1 calculations using the correct area assumption for PA-8 are shown above to detail that the downstream sanitary sewer infrastructure was undersized even before the proposed changes were implemented with this Amendment. However, since the flows from the Majestic Commerce Center (Basin OS-12) are now being directed southwest, depth of flow in the proposed or downstream sanitary sewer system does not exceed seventy-five percent (75%) capacity for pipes 12-inches or smaller.

Water System:

The Site was modeled for four scenarios: Average Day, Max Daily, Max Hour, and Fire Flow Analyses. PA-8, PA-9, and PA-70 are proposed as Residential (8 du/ac). AAC-1, part of Basin 7, is being zoned as AAC with this master plan amendment. However, due to the uncertainty of the future use of this PA, calculations with this letter assume worst case scenario in order to provide flexibility for the developer in the future. Worst case scenario flows for AAC-1 were calculated using a high-density residential use of 20 du/ac. As a portion of the Green Valley Ranch East development and 38th Avenue Roadway Plans, four (4) water connection points were intended for the Site to meet future demands. A 12-inch water line was installed with *38th Avenue Roadway Improvement Plans and Storm Water Management Plan, East of Tibet to E470 Phase II* (EDN #224183), *Green Valley Ranch East Tibet Road Phase 1* (EDN #221249), and *Green Valley Ranch East Tibet Road Phase 2* (EDN #221298) with five (5) future 8-inch PA-8 and PA-9 connections. PA-8 will tie into Junction J-4, J-7, J-100, and J-130 to provide a looped water system for the Planning Area as well as through AAC-1 to connect onto 38th Avenue at Junction J-5. PA-9 will tie into Junction J-132 located in Tibet Road Phase 1 as well as into Junction J-5 in PA-8.

The maximum (peak) hourly and maximum day demands are based on peaking factors of 4.5:1 for Max Hour: Average Day and 2.8:1 Max Day: Average Day as required per Section 5.02 of the 2024 Water, Sanitary Sewer & Storm Drainage Infrastructure Standards & Specifications. The system was analyzed by delineating major water mains on-Site to evaluate serviceability, fire flows and required minimum system pressures. The tables below present results and criteria used within the modeling analysis.

TABLE 3: MODEL RESULTS SUMMARY

Maximum Pressure	117 psi (Junction J-101, Max Hour)
Minimum Residual Pressure	104 psi (Junction J-1, Max Hour)
Peak Hour Maximum Pipe Velocity (8-12 inches)	2.04 fps, 1.1 ft/1000 ft Head loss, Pipe P-18

TABLE 4: MAX VELOCITY AND HEAD LOSS REQUIREMENTS BASED ON PIPE DIAMETER

PIPE DIAMETER (IN)	MAX VELOCITY (FPS)	HEAD LOSS NOT TO EXCEED (FT/1,000 FT)
6	2.5	5
8 to 12	3	5
16-24	4.5	5
Over 24	4.5	2

TABLE 5: FIRE FLOW DEMAND BY LAND USE TYPE

USE CLASSIFICATION	FIRE FLOW DEMAND
Residential	1500 gpm for 2 hours
Commercial/Multifamily	2500 gpm for 2 hours
Industrial	4000 gpm for 3 hours

We conclude that the proposed sanitary sewer and domestic water infrastructure for the Green Valley Amendment 3 Master Plan Amendment conforms to requirements determined by The *Green Valley – Amendment 1 Master Utility Report* (EDN #218184).

Sincerely,

Sue Sibel, PE

Senior Associate, Department Manager

APPENDIX

FIGURES AND SUPPORTING DOCUMENTS

Pages from Green Valley–Amendment 1 Master Utility Report

EDN #218184



GREEN VALLEY - AMENDMENT 1
SANITARY SEWER GENERATION

RESIDENTIAL		
Single-Family Population Density	2.77	People per Unit
Age Restricted Population Density	2.50	People per Unit
Average Flow Generation	68	gpcpd

MIXED USE	
Unit density of 10 units/acre was assumed and equivalent population was calculated with the Single-Family residential population density of 2.77	

COMMERCIAL		
Average Flow Generation	1,500	gpd/acre
	0.0023	cfs/acre
Equivalent Population	22	capita/acre

PEAKING FACTOR			
Where p = Population in thousands			
PF = 5/(p ^{0.167})		Min. PF =	4.0
		Max. PF =	

SCHOOLS / INDUSTRIAL		
Average Flow Generation	1,200	gpd/acre
	0.0019	cfs/acre
Equivalent Population	18	capita/acre

PIPE CAPACITY (cfs) n = 0.011			
PIPE SIZE (IN)	0.4% SLOPE	0.25% SLOPE	
75 % FULL	8	0.82	0.65
	10	1.49	1.18
	12	2.43	1.92
80 % FULL	15	4.72	3.73
	18	7.67	6.07
	24	16.53	13.07
	30	29.97	23.69
	36	48.73	38.52
	42	73.50	58.11

DESIGN POINT	BASIN	LAND USE	TOTAL ACRES	DENSITY (UNITS/AC)	NO. OF LOTS	EQUIVALENT POPULATION	AVG. DAY FLOW (CFS)	AVG. DAY FLOW (GPD)	AVG. DAY FLOW (GPM)	INFILTRATION @ 10% (GPM)	PEAKING FACTOR	PEAK FLOW (GPM)	PEAK FLOW + INFILTRATION (GPM)	PEAK FLOW + INFILTRATION (CFS)	Estimated Size at 0.4% (IN)	Pipe Percent Full at 0.4% (%)	Existing Pipe Size (IN)	COMMENTS
1	Offsite Basin 310-1	Mixed Use	142.4		-	3,227	0.246	158,994	110	11.0	4.0	442	453	1.01	10	57		Offsite Basin 310-1
2	Offsite Basin 310-2	SF Residential	57.9	5.0	290	802	0.084	54,530	38	3.8	4.0	151	155	0.35	8	43		Offsite Basin 310-2
3	Offsite Basin 310-3	SF Residential	70.4	5.0	352	975	0.103	66,303	46	4.6	4.0	184	189	0.42	8	48		Offsite Basin 310-3
3a	Design Point Total (Option 2 w/ 310-2)					1,777	0.187	120,833	84	8.4	4.0	336	344	0.77	8	71		Offsite Basin 310-2 + 310-3 (see Notes 1 and 4)
4	Basin 1	SF Resid. (Age Restricted)	47.6	5.8	276	690	0.073	46,920	33	3.3	4.0	130	134	0.30	8	40		Basin 1
	Design Point Total					690	0.073	46,920	33	3.3	4.0	130	134	0.30	8	40		
5	Basin 2	SF Resid. (Age Restricted)	32.6	5.8	189	473	0.050	32,130	22	2.2	4.0	89	91	0.20	8	32		Basin 1 + 2
	Design Point Total					1,163	0.122	79,050	55	5.5	4.0	220	225	0.50	8	53		
6	Offsite Basin 4 (GVR D-6)	Mixed Use	106.5		-	2,785	0.345	222,979	155	15.5	4.0	619	635	1.41	10	72		Offsite Basin 4 (GVR D-6)
	Design Point Total (Option 2 w/ 310-1)					6,012	0.591	381,973	265	26.5	3.7	983	1,010	2.25	12	71		Offsite Basin 4 + 310-1 (see Note 2)
	Basin 3	SF Resid. (Age Restricted)	29.3	5.8	169	423	0.044	28,730	20	2.0	4.0	80	82	0.18	8	30		
	Design Point Total					3,208	0.337	218,110	151	15.1	4.0	606	621	1.38	10	70		
	Design Point Total (Option 2 w/ 310-1)					6,435	0.677	437,546	304	30.4	3.7	1,113	1,144	2.55	15	52		Offsite Basin 4 + Basin 1 + 2 + 3
7a	Design Point Total (Option 2 w/ 310-1)					4,370	0.512	330,759	230	23.0	3.9	898	921	2.05	12	66		
	Basin 4	SF Resid. (Age Restricted)	27.5	5.8	159	398	0.042	27,030	19	1.9	4.0	75	77	0.17	8	29		Offsite Basin 4 + Basin 1 + 2 + 3
	Design Point Total					1,373	0.144	93,333	65	6.5	4.0	259	266	0.59	8	59		Offsite Basin 310-3 + Basin 4 (see Note 4)
	Design Point Total (Option 2 w/ 310-2)					2,174	0.229	147,863	103	10.3	4.0	411	421	0.94	10	54		Offsite Basin 310-2 + 310-3 + Basin 4 (see Notes 1 and 4)
	Design Point Total					6,905	0.778	503,142	349	34.9	3.6	1,265	1,300	2.90	15	56		Design Point 5 + Design Point 7 + Design Point 8 (see Note 4)
	Design Point Total (Option 2 w/ 310-2)					7,707	0.965	623,975	433	43.3	3.6	1,541	1,584	3.53	15	64		(see Notes 1 and 4)
	Design Point Total (Option 2 w/ 310-1 & 310-2)					10,934	1.211	782,969	544	54.4	3.4	1,823	1,878	4.18	15	72		(see Notes 1, 2 and 4)
10	Offsite Basin 310-4	Commercial	18.5			407	0.043	27,676	19	1.9	4.0	77	79	0.18	8	30		Offsite Basin 310-4
11	TAH (DP 18)	Mixed Use	2,109.0			104,435	7.425	4,798,903	3333	333.3	2.3	7,667	8,000	17.82	30	55		From The Aurora Highlands (TAH) Master Utility Report
12	Offsite Basin 5 (GVR D-7)	Mixed Use	82.8			1,423	0.187	120,861	84	8.4	4.0	336	344	0.77	8	71		From Lund Green Valley Report (GVR D-7)
	Design Point Total					2,190.3	7.655	4,947,440	3436	343.6	2.3	7,881	8,225	18.32	30	56		TAH (see Note 3)
13	Basin 5	SF Residential	70.4	6.3	443	1,227	0.129	83,443	58	5.8	4.0	232	239	0.53	8	55		Basin 5
14	Offsite Basin 6 (GVR C-30)	Mixed Use	64.0			1,408	0.174	112,459	78	7.8	4.0	312	320	0.71	8	67		From Lund Green Valley Report (GVR C-30)
	Design Point Total					2,635	0.303	195,903	136	13.6	4.0	544	558	1.24	10	65		Offsite Basin 6 + Basin 5
	Design Point Total					2,324.7	7.958	5,143,343	3572	357.2	2.3	8,160	8,517	18.98	30	57	36"	TAH + Offsite Basin 5 + 6 + Basin 5 (see Note 3)
15	Basin 6	SF Residential	25.6	4.1	104	288	0.030	19,589	14	1.4	4.0	54	56	0.12	8	25		Basin 6
	Design Point Total					109,188	7.988	5,162,932	3585	358.5	2.3	8,187	8,546	19.04	30	57	42"	TAH + Offsite Basin 5 + 6 + Basin 5 + 6 (see Note 3)
17	Offsite Basin 12 (GV OFS-12)	Mixed Use	87.4			1,981	0.245	158,348	110	11.0	4.0	440	451	1.00	10	56		Offsite Basin 12 (GV OFS-12)
18	Basin 7	SF Residential	28.5	6.3	179	496	0.052	33,716	23	2.3	4.0	94	96	0.21	8	33		Basin 7
	Design Point Total					115.9	0.297	192,064	133	13.3	4.0	534	547	1.22	10	64		Basin 7 + Offsite Basin 12
19	Basin 8	School	18.0	-	-	324	0.033	21,600	15	1.5	4.0	60	62	0.14	8	27		Basin 8
	Design Point Total					2,801	0.331	213,664	148	14.8	4.0	594	608	1.36	10	70		Basins 7+8 + Offsite Basin 12
20	Offsite Basin 13	Mixed Use	-	-	-	-	-	-	-	-	-	5,157	11.49	24	61	30" @ 0.15%		Offsite Basin 13
21	Basin 9	SF Residential	90.9	6.3	572	1,584	0.167	107,742	75	7.5	4.0	299	307	0.68	8	65		Basin 9
	Design Point Total											5,464	12.17	24	63	30" @ 0.15%		Basin 9 + Offsite Basin 13
21.1	Basin 9.1	SF Residential	33.6	6.3	212	587	0.062	39,932	28	2.8	4.0	111	114	0.25	8	36		Basin 9.1
	Design Point Total					125						5,577	12.43	24	64	30" @ 0.15%		
22	Basin 10	SF Residential	47.2	6.3	297	823	0.087	55,943	39	3.9	4.0	155	159	0.35	8	43		Basin 10
	Design Point Total					297.0	0.714	246,399	171	17.1	4.0	684	702	1.56	12	55		Basins 7+8+10 and Offsite Basin 12
22.1	Design Point Total											6,279	13.99	24	69	30" @ 0.15%		Basins 7+8+9+10 + Offsite Basins 12+13
LS	Design Point Total											16,702	37.21	42	64			All Basins
SITE TOTALS																		
	SF Resid. (Age Restricted)		137.0		793	1,983	0.209	134,810	94	9.4	4.0	374	384	0.86				
	SF Residential		296.3		1807	5,005	0.465	340,367	236	23.6	3.8	903	927	2.06				
	School		18.0		-	324	0.033	21,600	15	1.5	4.0	60	62	0.14				

NOTE 1: For analysis purposes, Option 2 requires a lift station to convey flows from Basin 310-2 along Picadilly Rd to Design Point 3a
 NOTE 2: For analysis purposes, Option 2 requires a lift station to convey flows from Basin 310-1 along Tibet Rd to Design Point 6
 NOTE 3: There is an existing 36" or 42" sanitary sewer main in this area
 NOTE 4: Sanitary Sewer Pipe runs at 0.25% slope near and along Rome St (Design Points 7a, 8, and 9)

AVERAGE DAY FLOW for Offsite Basin 310-1 and TRIBUTARY AREA for Offsite Basins 310-2 and 310-3 taken from 310 West Master Utility Report by Calibre Engineering
 AVERAGE DAY FLOW for Offsite Basins 4, 5, 6 and 12 taken from Master Utility Report for Green Valley by The Lund Partnership, Inc. (2006)
 PEAK FLOW + INFILTRATION for Offsite Basin 13 taken from HDR First Creek Interceptor Technical Memorandum 3 provided by COA (Parcels 26 and Parcels 32-38) with peaking factor of 2.25
 AVERAGE DAY FLOW for Offsite Basin TAH taken from Master Utility Report for The Aurora Highlands by Calibre Engineering (2018)
 SITE TOTALS are flows from Green Valley - Amendment 1 only

Pages from Master Utility Report for Green Valley Master Plan Amendment 2

DA-1662-25

TABLE 1: SANITARY SEWER DEMANDS										
BASIN CHARACTERISTICS			RESIDENTIAL ¹					NON-RESIDENTIAL		TOTAL
BASIN	LAND USE	AREA (ACRES)	MAXIMUM NO. UNITS	DENSITY (unit/acre)	POPULATION	AVERAGE DAILY FLOW PER UNIT (gpd)	AVERAGE FLOW (gpd)	AVERAGE DAILY FLOW PER ACRE	AVERAGE FLOW (gpd)	TOTAL AVERAGE SEWAGE FLOW (gpd)
PA-45	RESIDENTIAL	27.8	222	8	617	188.36	41891.26			
	TOTAL						41891.26	0.00		41891.26
PA-46	RESIDENTIAL	38.1	305	8	845	188.36	57412.13	0		
	TOTAL						57412.13	0.00		57412.13
PA-47	MIXED USE	5	90	18	250	188.36	16952.40	1500	7500	
	TOTAL						16952.40	7500.00		24452.40
PA-48	MIXED USE	13.2	290	22	805	188.36	54699.74	1500	19800	
	TOTAL						54699.74	19800.00		74499.74
PA-49	MIXED USE	21.8	218	10	604	188.36	41062.48	1500	32700	
	TOTAL						41062.48	32700.00		73762.48
PA-50	MIXED USE	51.7	517	10	1433	188.36	97382.12	1500	77550	
	TOTAL						97382.12	77550.00		174932.12
PA-51	MIXED USE	15.3	77	5	212	188.36	14409.54	1500	22950	
	TOTAL						14409.54	22950.00		37359.54
PA-52	MIXED USE	9.6	48	5	133	188.36	9041.28	1500	14400	
	TOTAL						9041.28	14400.00		23441.28
PA-53	COMMERCIAL	17.5					0.00	1500	26250	
	TOTAL						0.00	26250.00		26250.00
PA-54	COMMERCIAL	27.3					0.00	1500	40950	
	TOTAL						0.00	40950.00		40950.00
Brandenburg Parcel PA-55 ³	MIXED USE	17.2	258	15	715	188.36	48596.88	1500	25800	
	TOTAL						48596.88	25800.00		74396.88

1. Residential based on 68 gallons per capita per day, 2.77 people per residence

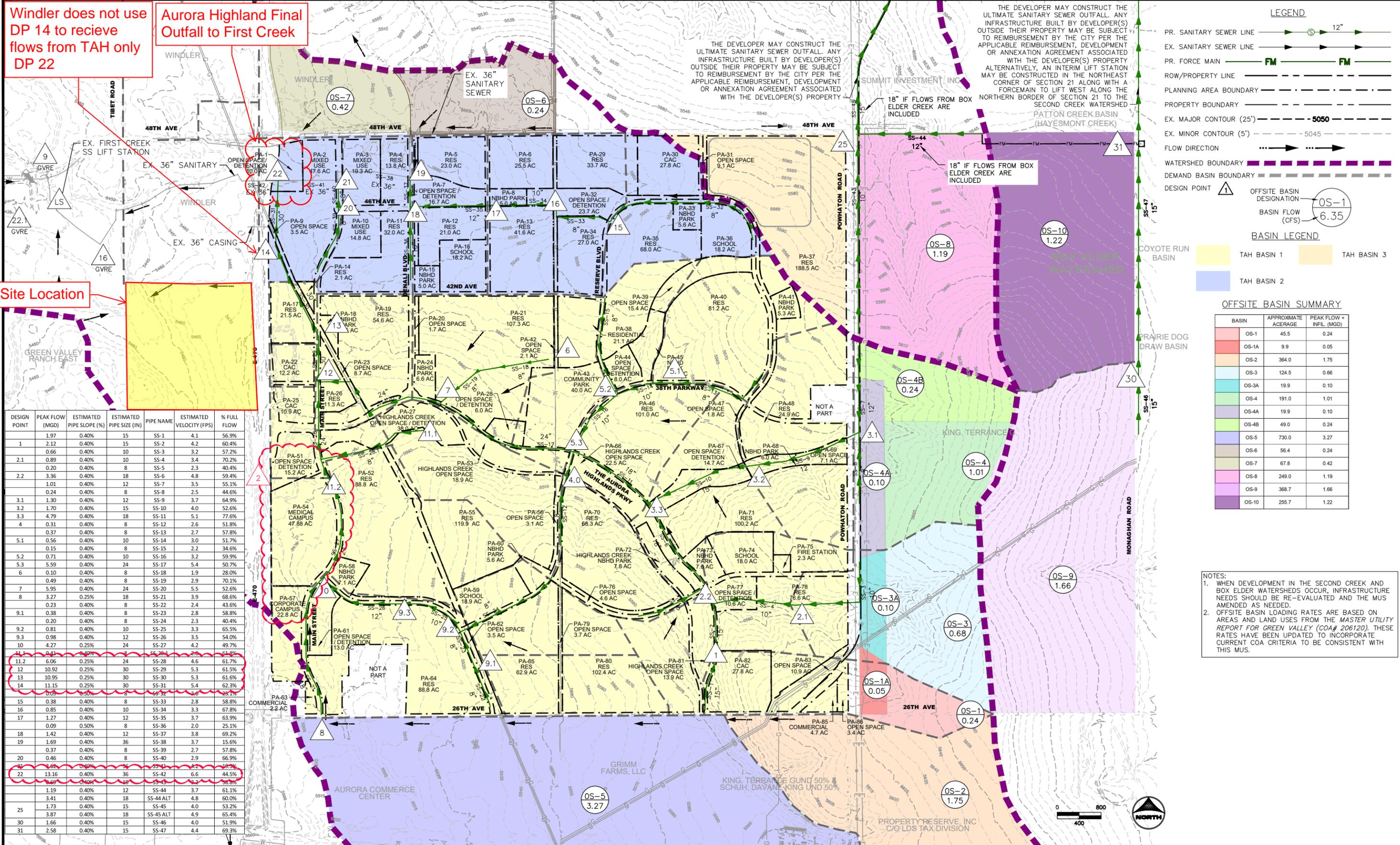
2. Windler Homestead Sanitary not tributary to Aurora 310 per Windler Master Utility Report, Revised June 22, by Olsson

3. Basin accounted for within the Green Valley Ranch East Amendment 1 Master Utility Report as Basin 310-4. That Study estimated the gpd at 27,676

Updated flow used for Basin 310-4

Pages from The Aurora Highlands Master Utility Report – Amendment 2

EDN #219069



Windler does not use DP 14 to receive flows from TAH only DP 22

Aurora Highland Final Outfall to First Creek

Site Location

DESIGN POINT	PEAK FLOW (MGD)	ESTIMATED PIPE SLOPE (%)	ESTIMATED PIPE SIZE (IN)	PIPE NAME	ESTIMATED VELOCITY (FPS)	% FULL FLOW
1	1.97	0.40%	15	SS-1	4.1	56.9%
1	2.12	0.40%	15	SS-2	4.2	60.4%
1	0.66	0.40%	10	SS-3	3.2	57.2%
2.1	0.89	0.40%	10	SS-4	3.4	70.2%
2.1	0.20	0.40%	8	SS-5	2.3	40.4%
2.2	3.36	0.40%	18	SS-6	4.8	59.4%
2.2	1.01	0.40%	12	SS-7	3.5	55.1%
2.2	0.24	0.40%	8	SS-8	2.5	44.6%
3.1	1.30	0.40%	12	SS-9	3.7	64.9%
3.2	1.70	0.40%	15	SS-10	4.0	52.6%
3.3	4.79	0.40%	18	SS-11	5.1	77.6%
4	0.31	0.40%	8	SS-12	2.6	51.8%
4	0.37	0.40%	8	SS-13	2.7	57.8%
5.1	0.56	0.40%	10	SS-14	3.0	51.7%
5.1	0.15	0.40%	8	SS-15	2.2	34.6%
5.2	0.71	0.40%	10	SS-16	3.2	59.9%
5.3	5.59	0.40%	24	SS-17	5.4	50.7%
6	0.10	0.40%	8	SS-18	1.9	28.0%
6	0.49	0.40%	8	SS-19	2.9	70.1%
7	5.95	0.40%	24	SS-20	5.5	52.6%
8	3.27	0.25%	18	SS-21	3.9	68.6%
8	0.23	0.40%	8	SS-22	2.4	43.6%
9.1	0.38	0.40%	8	SS-23	2.8	58.8%
9.1	0.20	0.40%	8	SS-24	2.3	40.4%
9.2	0.81	0.40%	10	SS-25	3.3	65.5%
9.3	0.98	0.40%	12	SS-26	3.5	54.0%
10	4.27	0.25%	24	SS-27	4.2	49.7%
11.1	0.41	0.40%	8	SS-28	2.6	61.8%
11.2	6.06	0.25%	24	SS-28	4.6	61.7%
12	10.92	0.25%	30	SS-29	5.3	61.5%
13	10.95	0.25%	30	SS-30	5.3	61.6%
14	11.15	0.25%	30	SS-31	5.4	62.3%
14	0.05	0.40%	8	SS-32	2.6	35.1%
15	0.38	0.40%	8	SS-33	2.8	58.8%
16	0.85	0.40%	10	SS-34	3.3	67.8%
17	1.27	0.40%	12	SS-35	3.7	63.9%
18	0.09	0.50%	8	SS-36	2.0	25.1%
18	1.42	0.40%	12	SS-37	3.8	69.2%
19	1.69	0.40%	15	SS-38	3.7	15.6%
20	0.37	0.40%	8	SS-39	2.7	57.8%
20	0.46	0.40%	8	SS-40	2.9	66.9%
21	0.62	0.40%	8	SS-41	3.2	19.3%
22	13.16	0.40%	36	SS-42	6.6	44.5%
22	0.69	0.40%	18	SS-43	3.3	36.8%
25	1.19	0.40%	12	SS-44	3.7	61.1%
25	3.41	0.40%	18	SS-44 ALT	4.8	60.0%
25	1.73	0.40%	15	SS-45	4.0	53.2%
30	3.87	0.40%	18	SS-45 ALT	4.9	65.4%
30	1.66	0.40%	15	SS-46	4.0	51.9%
31	2.58	0.40%	15	SS-47	4.4	69.3%

LEGEND

- PR. SANITARY SEWER LINE 12"
- EX. SANITARY SEWER LINE
- PR. FORCE MAIN FM
- ROW/PROPERTY LINE
- PLANNING AREA BOUNDARY
- PROPERTY BOUNDARY
- EX. MAJOR CONTOUR (25') -5050
- EX. MINOR CONTOUR (5') -5045
- FLOW DIRECTION
- WATERSHED BOUNDARY
- DEMAND BASIN BOUNDARY
- DESIGN POINT
- OFFSITE BASIN DESIGNATION OS-1
- BASIN FLOW (CFS) 6.35

BASIN LEGEND

- TAH BASIN 1
- TAH BASIN 2
- TAH BASIN 3

OFFSITE BASIN SUMMARY

BASIN	APPROXIMATE ACERAGE	PEAK FLOW + INFIL. (MGD)
OS-1	45.5	0.24
OS-1A	9.9	0.05
OS-2	364.0	1.75
OS-3	124.5	0.66
OS-3A	19.9	0.10
OS-4	191.0	1.01
OS-4A	19.9	0.10
OS-4B	49.0	0.24
OS-5	730.0	3.27
OS-6	56.4	0.24
OS-7	67.8	0.42
OS-8	249.0	1.19
OS-9	368.7	1.66
OS-10	255.7	1.22

NOTES:

- WHEN DEVELOPMENT IN THE SECOND CREEK AND BOX ELDER WATERSHEDS OCCUR, INFRASTRUCTURE NEEDS SHOULD BE RE-EVALUATED AND THE MUS AMENDED AS NEEDED.
- OFFSITE BASIN LOADING RATES ARE BASED ON AREAS AND LAND USES FROM THE MASTER UTILITY REPORT FOR GREEN VALLEY (COA# 206120). THESE RATES HAVE BEEN UPDATED TO INCORPORATE CURRENT COA CRITERIA TO BE CONSISTENT WITH THIS MUS.

DRAWN BY: KLH JOB DATE: 11/2022
 APPROVED: RWL JOB NUMBER: 181211.47
 CAD DATE: 11/22/2022 1:21:34 PM
 CAD FILE: J:\2018\181211.47\CAD\Dwgs\...Exhibits\X-SS2_AM2.dwg

NO.	DATE	BY	REVISION DESCRIPTION
1	10/2019	KH	REMOVED SEC. 21 & 28 FROM PROJECT
2	11/2022	KH	REVISED AREA AND LAND USE IN PA-55

HRGreen.com

THE AURORA HIGHLANDS
 AURORA HIGHLANDS, LLC
 AURORA, COLORADO

MASTER UTILITY REPORT - AMENDMENT 2
 SANITARY SEWER PLAN

SHEET NO.
 SS2

Pages from Windler Master Utility Study

EDN #222155

**36-inch Interceptor
Peak Flow Analysis to TAH DP 22 (GVR DP 11)**

Development	Basin	Avg Day Flow (mgd)	Avg Day Flow (gpm)	Infiltration (10%)	Cumulative Population	Peak Factor	Peak Flow + Infl (mgd)	Peak Flow + Infl (gpm)	Peak Flow + Infl (MGD)
Re: The Aurora Highlands Master Utility Report - Amendment 1 (#219069MU2)									
Windler PA-12 and PA-13 comprise TAH basin OS-6									
TAH	OS-6	0.059	41		874				
Windler	PA-12	0.044	30		641				
	PA-13	0.082	57		1,058				
Windler total		0.125	87		1,700				
Windler average day flow and population from PA-12 and PA-13 greater than that assumed in TAH MUR									
		0.066	46		826				
Windler PA-14, PA-21 and PA-22 comprise TAH basin OS-7									
TAH	OS-7	0.102	71		1,492				
Windler	PA-14	0.065	45		963				
	PA-21	0.060	42		886				
	PA-22	0.070	49		1,029				
Windler total		0.196	136		2,878				
Windler average day flow and population from PA-14, PA-21 and PA-22 greater than that assumed in TAH MUR									
		0.094	65		1,386				
TAH DP 22 (peak flow + infiltration at DP22 is 550 gpm higher than that assumed in the GVR MUR)									
		4.822	3,349	335	71,041	2.5	8,550	12.31	
Windler average day flow and population from PA-12, PA-13, PA-14, PA-21 and PA-22 greater than that assumed in TAH MUR									
		0.160	111	11	2,211				
TAH DP 22 with Windler		4.982	3,460	346	73,252	2.4		8,791	12.66
Peak flow + infiltration greater than that from TAH MUR									
								241	0.35

**36-inch Interceptor
Peak Flow Analysis to GVR DP 15**

Development	Basin	Avg Day Flow (mgd)	Avg Day Flow (gpm)	Infiltration (10%)	Cumulative Population	Peak Factor	Peak Flow + Infl (mgd)	Peak Flow + Infl (gpm)	Peak Flow + Infl (MGD)
Re: Green Valley - Amendment 1 Master Utility Report (#218184MU1)									
Windler PA-23, PA-24, PA-25, PA-26 and PK-4 comprise GVRE basins OS-5 and OS-6									
GVR	OS-5	0.121	84	8	1,423	4.00		344	0.50
GVR	OS-6	0.112	78	8	1,408	4.00		320	0.46
GVR total		0.233	162	16	2,831	4.00		664	0.96
Windler	PA-23	0.039	27		579				
	PA-24	0.022	15		327				
	PA-25	0.052	36		765				
	PA-26	0.043	30		640				
	PK-4	0.015	10						
Windler total		0.171	119	12	2,310	4.00		488	0.70
Net peak flow change for GVR basins OS-5 and OS-6 attributed to Windler		-0.062	-43					-176	(0.25)
GVR DP 13	5	0.083	58		1,227				
GVR DP 10	310-4	0.028	19		407				
GVR DP 12	Windler PA-23, PA-24, PA-25, PA-26 and PK-4	0.171	119		2,310				
TAH DP 22 with Windler (GVR DP 11)		4.982	3460		73,252				
Updated total at GVR DP 15		5.264	3,656	366	77,197	2.42		9,211	13.26
GVR DP 15 (peak flow +infiltration from GVR MUR)		5.143	3,572	357	108,900	2.28		8,517	12.26
Peak flow + infiltration greater than that from GVR MUR								694.00	1.00

Estimated Peak Flow Increase + Infiltration Atributed to Windler and TAH at GVR DP 15

Total population at TAH DP 22	71,041
minus OS-6 population (Windler)	-874
minus OS-7 population (Windler)	-1,492
TAH population without Windler at TAH DP 22	68,675

Windler population at GVR DP 15	
PA-12	641
PA-13	1,058
PA-14	963
PA-21	886
PA-22	1,029
PA-23	579
PA-24	327
PA-25	765
PA-26	640
Total Windler population at GVR DP 15	6,888

Total population TAH and Windler at GVR DP 15 75,563

Estimated peak flow increase + infiltration attributed to Windler at GVR DP 15	63 gpm	0.09 MGD
Estimated peak flow increase + infiltration attributed to TAH at GVR DP 15	631 gpm	0.91 MGD
Peak flow + infiltration greater than that from GVR MUR at GVR DP 15	694 gpm	1.00 MGD

Windler - Projected Sanitary Sewer Demands

Non-Residential Criteria

Land Use	Avg Day (gdp/ac)	Equivalent Pop / Ac
Commercial	1,500	22
Industrial (schools)	1,200	18

Residential Criteria

People / unit	2.77
Avg day / capita (gpd)	68

Peaking Factors

MIN 1.7
 MAX 4
 Peaking Factor = $5 \div p^{0.167}$
 p= population in thousands

INFILTRATION

AVG * 10% of average, do not peak I&I

Based on Windler Land Use Summary - 03/24/2022

Map Area Code	Land Use	Total Acres	Proposed DUs	Population	Avg Daily Flow (GPD)	Peaking Factor	Peak Flow (GPD)	Infiltration (GPD)	Avg Day + Infiltration (GPD)	Avg Day + Infiltration (CFS)	Avg Day + Infiltration (GPM)	Peak Flow + Infiltration (GPD)	Peak Flow + Infiltration (CFS)	Peak Flow + Infiltration (GPM)
PA-1	MIXED COMM	31		684	46,605	4.0	186,420	4,661	51,266	0.079	36	191,081	0.296	133
PA-10	SFD/SFA FLEX	24	213	589	40,075	4.0	160,302	4,008	44,083	0.068	31	164,309	0.254	114
PA-11	SFD/SFA FLEX	30	271	752	51,128	4.0	204,514	5,113	56,241	0.087	39	209,627	0.324	146
PA-12	SFD/SFA FLEX	26	232	641	43,619	4.0	174,474	4,362	47,980	0.074	33	178,836	0.277	124
PA-13	SFD/SFA FLEX	21	183	507	34,470	4.0	137,880	3,447	37,917	0.059	26	141,327	0.219	98
PA-13	MF	7	195	540	36,730	4.0	146,921	3,673	40,403	0.063	28	150,594	0.233	105
PA-13	COMMERCIAL	1		11	750	4.0	3,000	75	825	0.001	1	3,075	0.005	2
PA-14	SFD/SFA	18	160	444	30,209	4.0	120,837	3,021	33,230	0.051	23	123,858	0.192	86
PA-14	MF	4	108	298	20,286	4.0	81,145	2,029	22,315	0.035	15	83,174	0.129	58
PA-14	COMMERCIAL	10		220	15,000	4.0	60,000	1,500	16,500	0.026	11	61,500	0.095	43
PA-15	SFD/SFA FLEX	35	313	867	58,960	4.0	235,842	5,896	64,856	0.100	45	241,738	0.374	168
PA-16	SFD/SFA FLEX	7	59	162	11,036	4.0	44,144	1,104	12,140	0.019	8	45,248	0.070	31
PA-17	SFD/SFA FLEX	17	152	421	28,633	4.0	114,530	2,863	31,496	0.049	22	117,394	0.182	82
PA-17	COMMERCIAL	1		22	1,500	4.0	6,000	150	1,650	0.003	1	6,150	0.010	4
PA-18	SFD/SFA FLEX	16	142	393	26,700	4.0	106,800	2,670	29,370	0.045	20	109,470	0.169	76
PA-19	SFA	18	161	446	30,311	4.0	121,244	3,031	33,342	0.052	23	124,275	0.192	86
PA-2	MF	24	711	1,969	133,924	4.0	535,696	13,392	147,316	0.228	102	549,088	0.850	381
PA-20	MIXED COMM	25		540	36,810	4.0	147,240	3,681	40,491	0.063	28	150,921	0.233	105
PA-21	MIXED COMM	4		90	6,156	4.0	24,624	616	6,772	0.010	5	25,240	0.039	18
PA-21	MF	10	287	796	54,112	4.0	216,448	5,411	59,523	0.092	41	221,859	0.343	154
PA-22	MF	11	334	924	62,854	4.0	251,415	6,285	69,139	0.107	48	257,701	0.399	179
PA-22	MIXED COMM	5		105	7,151	4.0	28,602	715	7,866	0.012	5	29,317	0.045	20
PA-23	SFD/SFA FLEX	21	209	579	39,367	4.0	157,469	3,937	43,304	0.067	30	161,406	0.250	112
PA-24	SFD/SFA FLEX	13	118	327	22,226	4.0	88,906	2,223	24,449	0.038	17	91,129	0.141	63
PA-25	SFD/SFA FLEX	33	276	765	51,987	4.0	207,949	5,199	57,186	0.088	40	213,148	0.330	148
PA-26	IND-3.3.5.Y IND-3.3.5.Z	36		640	42,660	4.0	170,640	4,266	46,926	0.073	33	174,906	0.271	121

Areas used for OS-5

Windler - Projected Sanitary Sewer Demands

Non-Residential Criteria

Land Use	Avg Day (gdp/ac)	Equivalent Pop / Ac
Commercial	1,500	22
Industrial (schools)	1,200	18

Residential Criteria

People / unit	2.77
Avg day / capita (gpd)	68

Peaking Factors

MIN 1.7
 MAX 4
 Peaking Factor = $5 \div p^{0.167}$
 p= population in thousands

INFILTRATION

AVG * 10% of average, do not peak I&I

Based on Windler Land Use Summary - 03/24/2022

Map Area Code	Land Use	Total Acres	Proposed DUs	Population	Avg Daily Flow (GPD)	Peaking Factor	Peak Flow (GPD)	Infiltration (GPD)	Avg Day + Infiltration (GPD)	Avg Day + Infiltration (CFS)	Avg Day + Infiltration (GPM)	Peak Flow + Infiltration (GPD)	Peak Flow + Infiltration (CFS)	Peak Flow + Infiltration (GPM)
PA-27	IND-3.3.5.Y, IND-3.3.5.Z	10		174	11,592	4.0	46,368	1,159	12,751	0.020	9	47,527	0.074	33
PA-28	IND-3.3.5.Y, IND-3.3.5.Z	45		803	53,532	4.0	214,128	5,353	58,885	0.091	41	219,481	0.340	152
PA-29	IND-3.3.5.Y, IND-3.3.5.Z													
PA-29A		26		464	30,900	4.00	123,600	3,090	33,990	0.053	24	126,690	0.196	88
PA-29B		31		555	37,032	4.00	148,128	3,703	40,735	0.063	28	151,831	0.235	105
PA-3	SFA	7	76	212	14,400	4.0	57,600	1,440	15,840	0.025	11	59,041	0.091	41
PA-3	COMMERCIAL	1		22	1,500	4.0	6,000	150	1,650	0.003	1	6,150	0.010	4
PA-4	SFD/SFA-FLEX	33	316	874	59,462	4.0	237,850	5,946	65,409	0.101	45	243,796	0.377	169
PA-5	MF	10.61	228	632	43,003	4.0	172,010	4,300	47,303	0.073	33	176,311	0.273	122
PA-6	MF	16.22	322	891	60,577	4.0	242,306	6,058	66,634	0.103	46	248,364	0.384	172
PA-7	SFD/SFA-FLEX	29.87	269	745	50,637	4.0	202,547	5,064	55,701	0.086	39	207,611	0.321	144
PA-7	COMMERCIAL	0.50		11	750	4.0	3,000	75	825	0.001	1	3,075	0.005	2
PA-8	SFD/SFA-FLEX	17.76	160	443	30,107	4.0	120,430	3,011	33,118	0.051	23	123,441	0.191	86
PA-9	SCHOOL	15.50		279	18,600	4.0	74,400	1,860	20,460	0.032	14	76,260	0.118	53
PK-2	Event Center	6.50		143	9,750	4.0	39,000	975	10,725	0.017	7	39,975	0.062	28
PK-4	NEIGHBORHOOD PARK	14.77			15,000	4.0	60,000	1,500	16,500	0.026	11	61,500	0.095	43

***Assume 15,000 gpd in PK-4 to account for planned restaurant and education venues.

Area used for OS-5

	707	5,494	19,980	1,370,102		137,010	1,507,113		1,047					
Residential	446	5,494	15,218	1,034,815		103,481	1,138,296							
Commercial	99	-	1,848	140,972		14,097	155,069							
Industrial (School)	162		2,915	194,316		19,432	213,748							
	707	5,494	19,980	1,370,102		137,010	1,507,113							
Second Creek	358	3,392	10,954	744,719	3.35	2,496,635	74,472	819,191		569	2,571,107	3.98	1,785	
First Creek	349	2,102	9,026	625,384	3.46	2,165,438	62,538	687,922		478	2,227,976	3.45	1,547	
	707	5,494	19,980	1,370,102		4,662,072	137,010	1,507,113		1047	4,799,083	7.42	3,333	
											4,799,083		3,333	

Email Correspondence with City of Aurora

From: Menah, Julie
Sent: Wednesday, February 5, 2025 2:48 PM
To: Rome, Conner
Subject: FW: GVRE PA8&9 Master Plan Amendment #3 - Sanitary Sewer Discussion

Julie Menah, EI

Staff Engineer
D 321.354.9622
www.dewberry.com

From: Dekoskie, Steven <sdekoski@auroragov.org>
Sent: Wednesday, February 5, 2025 1:24 PM
To: Menah, Julie <jmenah@Dewberry.com>
Cc: Sibel, Sue <ssibel@Dewberry.com>; Smith, Joshua <jsmith@Dewberry.com>; Wyszynski, Brandon <bwyszynski@oakwoodhomesco.com>; Carro, Dave <DCarro@OakwoodHomesCO.com>; Woo, Chong <cwoo@auroragov.org>
Subject: RE: GVRE PA8&9 Master Plan Amendment #3 - Sanitary Sewer Discussion

[CAUTION] External Email. DO NOT click links or open attachments unless expected. Please use the "Phish Alert" button to report all suspicious emails.

Hi Julie,

All of OS-12 (87.4 acres) will be directed to the 24" sanitary, (south of E. 38th Ave).

Thanks,

Steve DeKoskie
Engineer | City of Aurora | Aurora Water
office 303.739.7490



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Respect • Professionalism

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From: Menah, Julie <jmenah@Dewberry.com>
Sent: Wednesday, February 5, 2025 12:14 PM
To: Dekoskie, Steven <sdekoski@auroragov.org>
Cc: Sibel, Sue <ssibel@Dewberry.com>; Smith, Joshua <jsmith@Dewberry.com>; Wyszynski, Brandon <bwyszynski@oakwoodhomesco.com>; Carro, Dave <DCarro@OakwoodHomesCO.com>; Woo, Chong

[<cwoo@auroragov.org>](mailto:cwoo@auroragov.org)

Subject: RE: GVRE PA8&9 Master Plan Amendment #3 - Sanitary Sewer Discussion

Hi Steve-

Thanks so much for the quick response. Do you have a new basin map or exhibit you can provide us that show exactly what area they are taking southwest of their Site? Is it the entire 87.4 acres of Basin OS-12 going southwest or just a portion of this area?

Anything you can provide us on that area would be greatly appreciated-

Thanks,

Julie Menah, EI

Staff Engineer
D 321.354.9622

www.dewberry.com

From: Dekoskie, Steven <sdekoski@auroragov.org>

Sent: Wednesday, February 5, 2025 12:06 PM

To: Menah, Julie <jmenah@dewberry.com>

Cc: Sibel, Sue <ssibel@dewberry.com>; Smith, Joshua <jsmith@dewberry.com>; Wyszynski, Brandon <bwyszynski@oakwoodhomesco.com>; Carro, Dave <DCarro@OakwoodHomesCO.com>; Woo, Chong <cwoo@auroragov.org>

Subject: RE: GVRE PA8&9 Master Plan Amendment #3 - Sanitary Sewer Discussion

[CAUTION] External Email. DO NOT click links or open attachments unless expected. Please use the "Phish Alert" button to report all suspicious emails.

Hi Julie,

The Majestic Commerce Center OS-12 basin flows are now being directed to the southwest of their site to connect to the new 24" sanitary sewer. That should provide some relief in pipe capacity proposed for GVRE PA 8.

Please provide the new flows and pipe capacities for design points 18 & 19 in GVRE. A variance request will be required if flows exceed 75% pipe capacity.

Let me know if you have any questions or would like to jump on a call to discuss.

Thank you,

Steve DeKoskie

Engineer | City of Aurora | Aurora Water
office 303.739.7490



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From: Menah, Julie <jmenah@Dewberry.com>
Sent: Wednesday, February 5, 2025 8:51 AM
To: Dekoskie, Steven <sdekoski@auroragov.org>
Cc: Sibel, Sue <ssibel@Dewberry.com>; Smith, Joshua <jsmith@Dewberry.com>; Wyszynski, Brandon <bwyszynski@oakwoodhomesco.com>; Carro, Dave <DCarro@OakwoodHomesCO.com>
Subject: GVRE PA8&9 Master Plan Amendment #3 - Sanitary Sewer Discussion

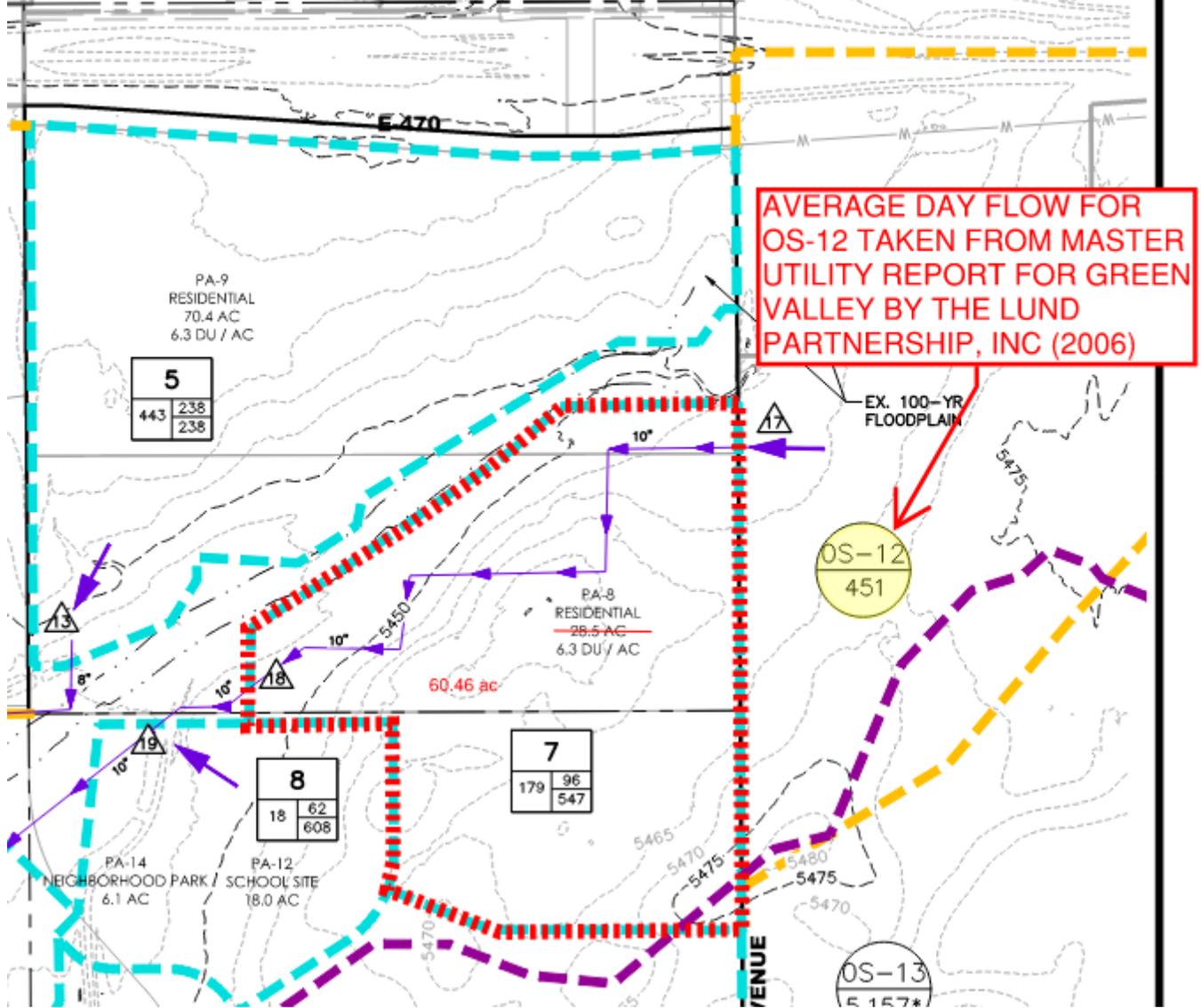
Hi Steve-

Just wanted to check back in on this. Have you had a chance to discuss with Vern if COA would allow for any variances to the sanitary sewer pipe capacity % since there was a discrepancy in the original MUR? The Oakwood team is aiming to submit the GVRE PA8&9 Master Plan Amendment #3 package by the end of this week – which will include our MUR and MDR conformance letters.

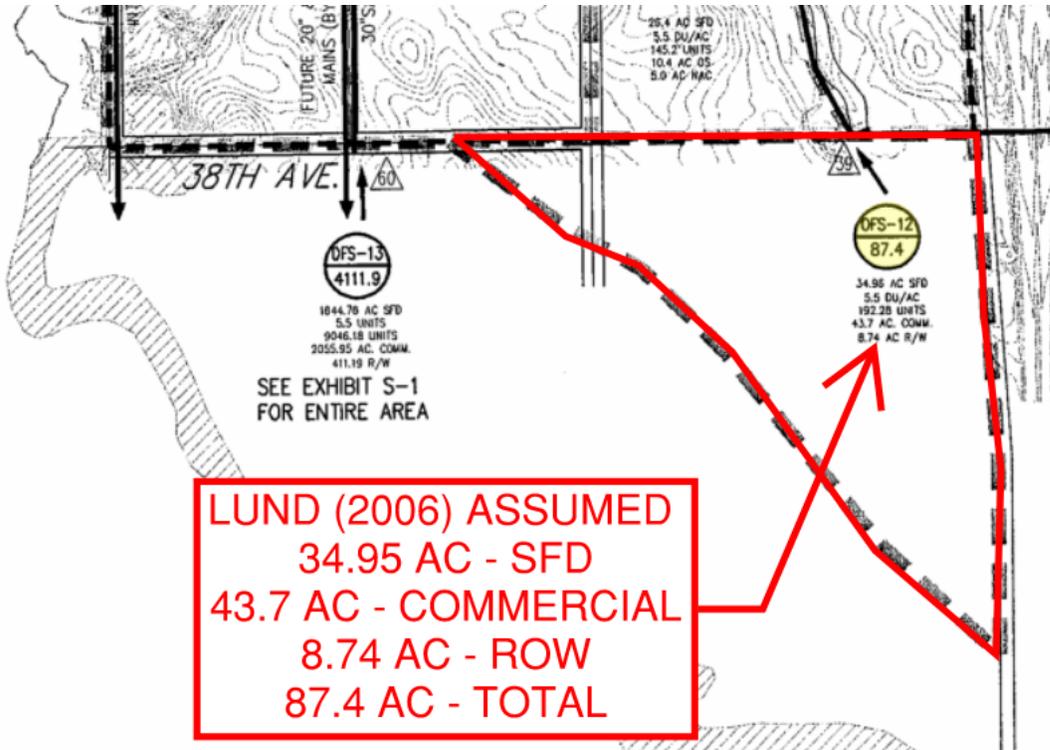
We also wanted to circle back on the preliminary discussion we had last Thursday regarding the offsite flow from the 87.4 acres of Majestic and Aurora Highland developments (Basin OS-12) entering GVRE at DP-17. Please see the annotated PDF attached and clips below.

The Master Utility Report for Green Valley – Amendment 1 by Calibre (2018) referenced the 2006 Lund MUR for the development south of 38th Ave (Majestic and Aurora Highlands).

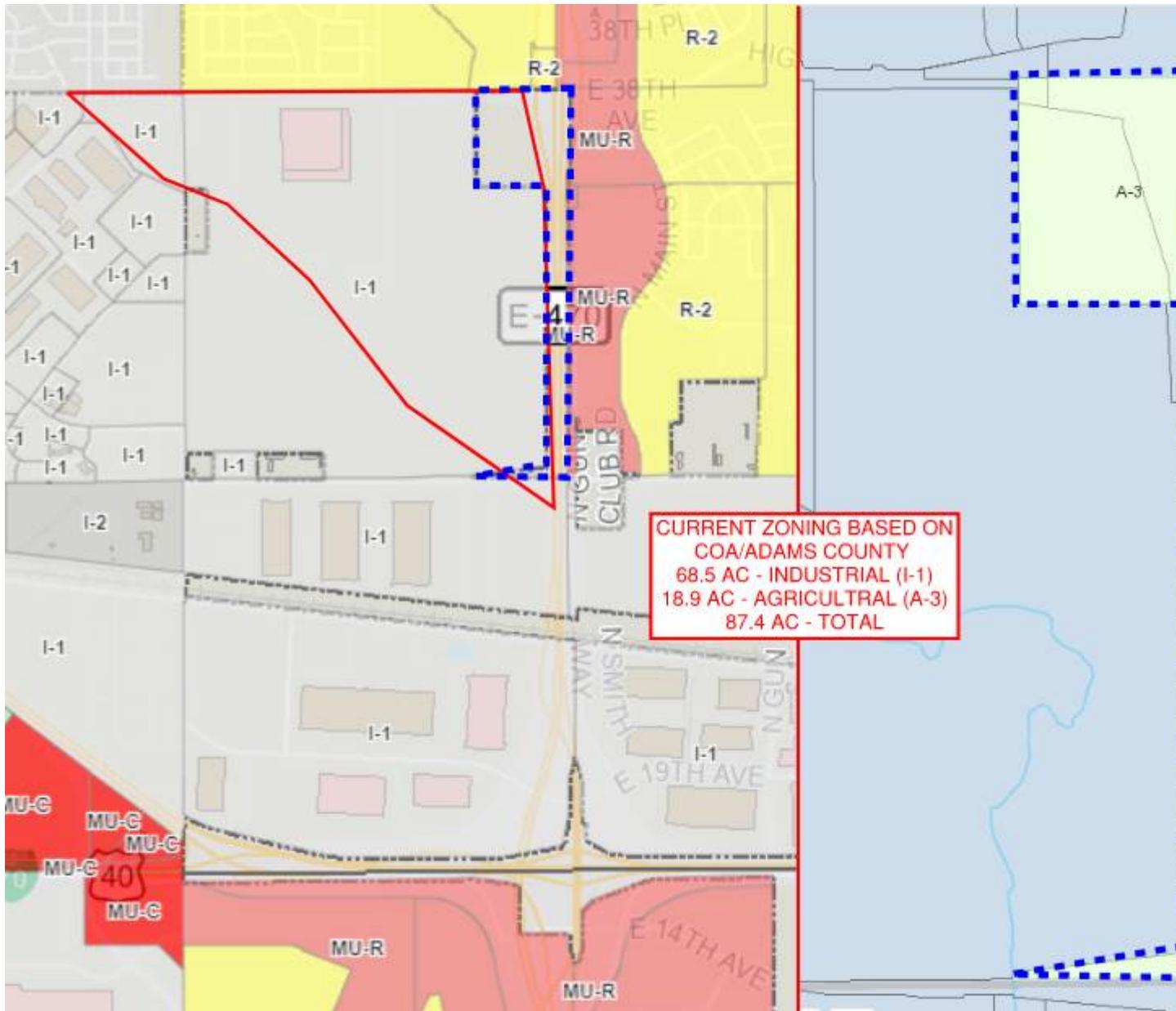
EXCERPT FROM MASTER UTILITY REPORT FOR GREEN VALLEY - AMENDMENT 1 BY CALIBRE (10/24/2018)



The 2006 LUND MUR flows were calculated with land uses that are no longer accurate based on current COA/Adams County zoning for these sites.



LUND (2006) ASSUMED
34.95 AC - SFD
43.7 AC - COMMERCIAL
8.74 AC - ROW
87.4 AC - TOTAL



Our question for you is – would COA allow for us to amend the land use assumptions for offsite basin OS-12 based on current zoning – since the original MUR flow assumptions come from Green Valley Master Reports?

And if this is an agreeable approach – what demand would COA prefer to see placed on the 18.9 ac Adams County agricultural parcel?

Since COA does not have a standard sewer loading for Agricultural parcel, we ran preliminary calculations for the 18.9 acres with both a low density residential demand as well as no demand if assumed fully agricultural. Both options give a much lower flow than was assumed with the 2006 LUND MUR and could potentially alleviate the need for a pipe capacity % variance if this approach is acceptable.

FLOW COMPARISON

OS-12 = 0.65 MGD **LUND (2006)**

OS-12 = 0.34 MGD (Industrial & Agricultural) **CURRENT ZONING (2025)**

OS-12 = 0.43 MGD (Industrial & SFD) **CURRENT ZONING (2025)**

Let us know what you think or if a TEAMS meeting is needed to discuss further-

Thanks,

Julie Menah, EI

Staff Engineer

D [321.354.9622](tel:321.354.9622)

www.dewberry.com

From: Menah, Julie

Sent: Thursday, January 30, 2025 12:56 PM

To: Dekoskie, Steven <sdekoski@auroragov.org>

Cc: Sibel, Sue <ssibel@Dewberry.com>; Smith, Joshua <jsmith@Dewberry.com>;

Wyszynski, Brandon <bwyszynski@oakwoodhomesco.com>

Subject: RE: GVRE PA8&9 Master Plan Amendment #3 - Sanitary Sewer Discussion

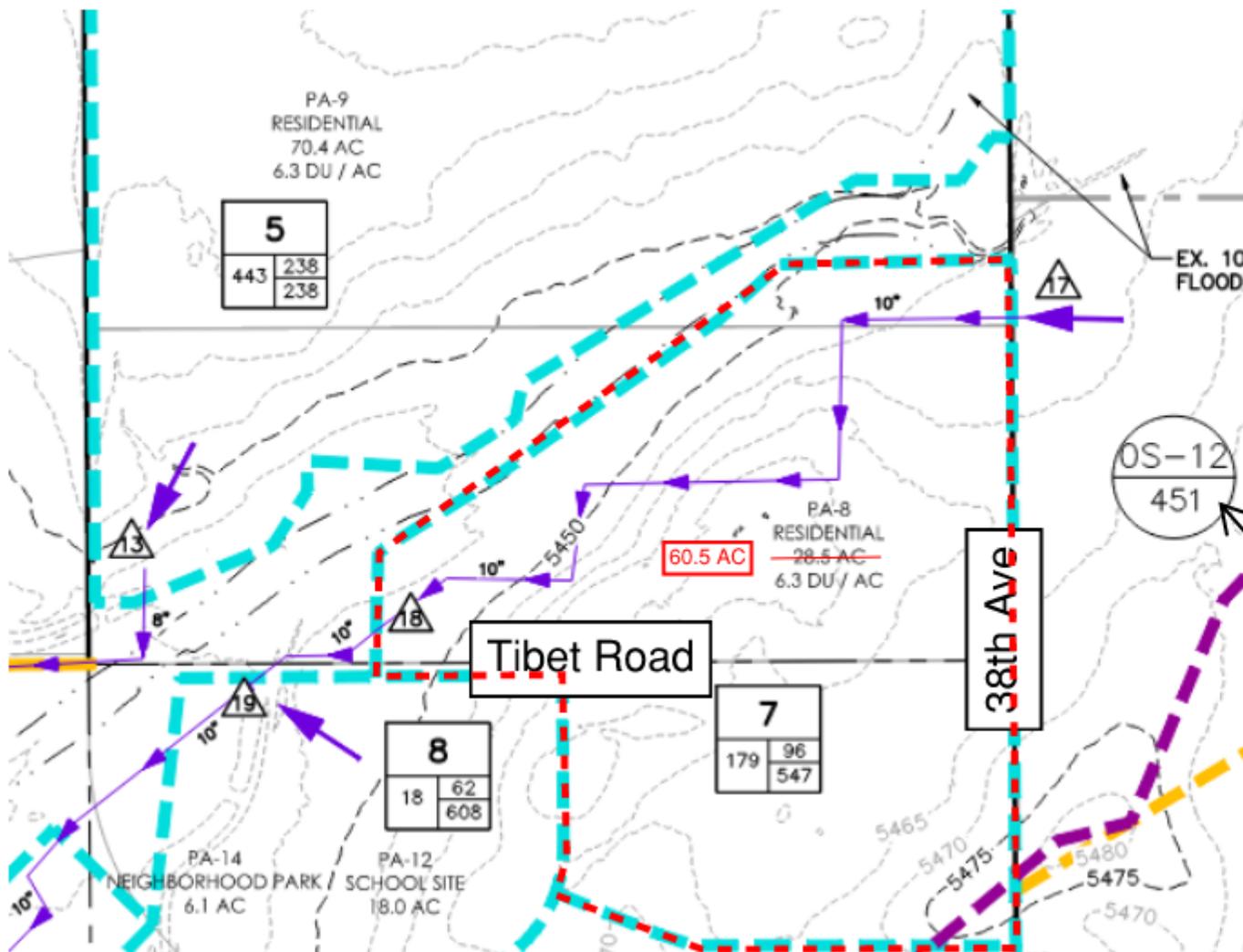
Hi Steve-

Thanks again for meeting with us this morning.

As discussed- there was an error in the original Calibre report for the PA-8/Basin 7 area. Approved calculations for Basin 7 used an area of 28.5 acres when the true area reflects around 60.5 acres. Original flows from the Calibre MUR show pipe capacity at 70% (Scenario 1 – clip below). However, when these flows are re-run with the correct area, pipe capacity rises to 77% - which is over the 75% capacity set by COA criteria (Scenario 2 – clip below). Scenario 3 below calculates what the pipe capacity would be for the PA-8 area with the latest proposed site plan, in which pipe capacity is calculated at 79%.

Will COA allow for any variances to the pipe capacity % since there was a discrepancy in the original MUR?

Clip of Calibre's MUR map for PA-8 & PA-9 annotated:



Original flows from the Calibre MUR:

SCENARIO 1:

Scenario	Design Point	Design Flow (mgd)	Pipe Capacity
Original Calibre MUR Flows	DP-17	0.65	56%
	DP-18	0.79	64%
	DP-19	0.88	70%

Updated flows from the Calibre MUR w/ corrected area:

SCENARIO 2:

Scenario	Design Point	Design Flow (mgd)	Pipe Capacity
Original Calibre MUR Flows With Corrected PA-8 Area	DP-17	0.65	56%
	DP-18	0.90	71%
	DP-19	0.99	77%

Updated flows calculated assuming proposed PA-8 site plan with residential and commercial use:

SCENARIO 3:

Scenario	Design Point	Design Flow (mgd)	Pipe Capacity
Calibre Off-site Flows (0.65 MGD) & PA-56 is commercial	DP-17	0.65	56%
	DP-18	0.94	73%
	DP-19	1.03	79%

Let us know what you think-

Thanks much,

Julie Menah, EI

Staff Engineer

D [321.354.9622](tel:321.354.9622)

www.dewberry.com

Supporting Calculations

Sanitary Sewer Calculations

TABLE 1: SANITARY SEWER DEMANDS											
BASIN CHARACTERISTICS				RESIDENTIAL					NON-RESIDENTIAL		TOTAL
BASIN		LAND USE	AREA (ACRES)	MAXIMUM NO. UNITS	DENSITY (unit/acre)	POPULATION	AVERAGE DAILY FLOW PER UNIT (gpd)	AVERAGE FLOW (gpd)	AVERAGE DAILY FLOW PER ACRE	AVERAGE FLOW (gpd)	TOTAL AVERAGE SEWAGE FLOW (gpd)
Basin 5	PA-9	RESIDENTIAL	64.5	516	8	1430	188.36	97193.76			
			TOTAL						97193.76		97193.76
Basin 6 (Filing 22)(PA-5) ¹		RESIDENTIAL	24.6	180	7.4	499	188.36	33904.80			
			TOTAL						33904.80		33904.80
	Filing 7 (PA-7)	RESIDENTIAL	22.65	138	6.09	383	188.36	25993.68			
	PA-8	RESIDENTIAL	18.4	147	8	408	188.36	27726.59			
	PA-70	RESIDENTIAL	4.7	38	8	105	188.36	7082.34			
	AAC-1 ²	RESIDENTIAL	6.7	134	20	372	188.36	25240.24			
Basin 7			TOTAL						86042.85		86042.85
Basin 310-4 ³		MIXED USE	17.2	258	15	715	188.36	48596.88	1500	25800.00	
			TOTAL						48596.88	25800.00	74396.88
Offsite flows per Windler MUR and Aurora Highlands MUR											
TAH ⁴		MIXED USE	3494.24	14853	5.8	41142	188.36	2790000.00		2362000.00	
			TOTAL						2790000.00	2362000.00	5152000.00
Windler ⁵		RESIDENTIAL AND PARKS	117.77	139	2310	1981	188.36	156240.00		15000.00	
			TOTAL						156240.00	15000.00	171240.00
Basin 8		SCHOOL	18.0						1200	21600.00	
										21600.00	21600.00

1: Basin 6 updated with Filing 22 Utility Letter. (RSN #1849820)

2. AAC-1, part of Basin 7, is being zoned as AAC with this Master Plan Amendment. However, due to the uncertainty of the future use of this PA, calculations with this letter assume worst case scenario in order to provide flexibility for the developer in the future. Worst case scenario flows for AAC-1 were calculated using a high-density residential use of 20 du/ac.

3. Basin 310-4 updated per the Green Valley Ranch Master Utility Report Amendment 2 (DA-1662-25)

4. Basin flow values from the Aurora Master Utility Report (EDN #219069)

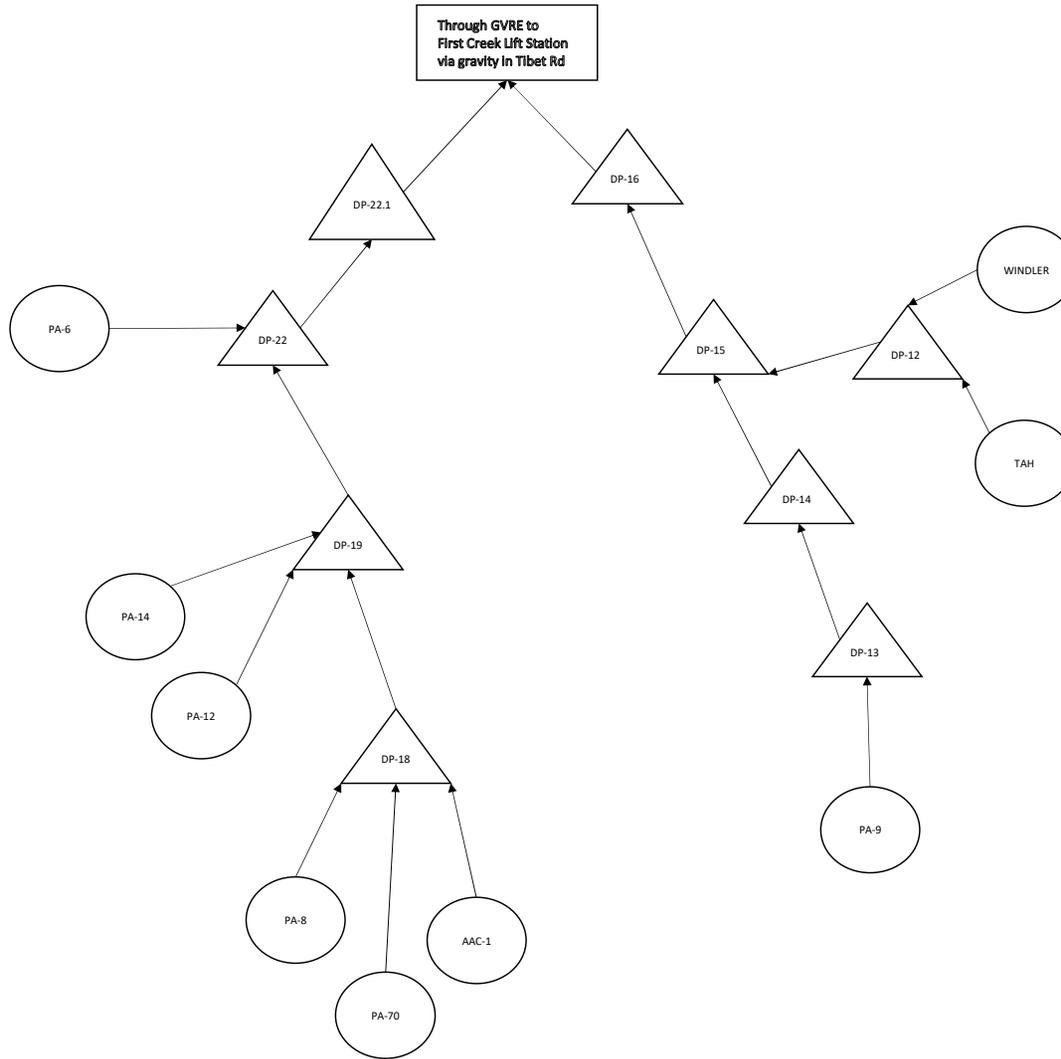
5. Basin flow values from the Windler Master Utility Report (EDN #222155)

TABLE 2: SANITARY SEWER ROUTING

Design Point	Basin(s)	Average Daily Flow (gpd)	Cumulative Equivalent Pop ¹	Peak Factor	Peak Flow (gpd)	Inflow and Infiltration (gpd)	Design Flow (gpd)	Design Flow (mgd)	Design Flow (cfs)	Req'd Pipe Diameter (in)	Req'd Pipe Slope (Percent)	Velocity (ft/s)	Depth of Flow (in)	Depth of Ratio (Percent)
DP-18	Basin 7	86042.85	1265.34											
Total		86042.85	1265.34	4.00	344171.39	8604.28	352775.68	0.35	0.55	10.00	0.4%	2.70	4.0	40%
DP-19	Basin 7	86042.85	1265.34											
	Basin 8	21600.00	317.65											
Total		107642.85	1582.98	4.00	430571.39	10764.28	441335.68	0.44	0.68	10.00	0.4%	2.87	4.5	45%
DP-13	Basin 5	97193.76												
Total		97193.76	1429.32	4.00	388775.04	9719.38	398494.42	0.40	0.62	8.00	0.4%	2.79	4.9	61%
DP-15	Basin 310-43	74396.88	1094.07											
	TAH4	5152000.00	75764.71											
	Windler5	171240.00	2518.24											
	Basin 6	33904.80	498.60											
	Basin 5	97193.76	1429.32											
Total		5528735.44	81304.93	2.40	13261916.57	552873.54	13814790.11	13.81	21.37	36.00	0.4%	6.78	16.5	46%

1. Cumulative Equivalent Population = Total Average Daily Flow at a design point ÷ 68 gallons per day

Green Valley Master Plan Amendment 2 Routing Schematic



Worksheet for DP-13

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.011
Channel Slope	0.004 ft/ft
Diameter	8.0 in
Discharge	0.62 cfs
Results	
Normal Depth	4.9 in
Flow Area	0.2 ft ²
Wetted Perimeter	1.2 ft
Hydraulic Radius	2.2 in
Top Width	0.65 ft
Critical Depth	4.4 in
Percent Full	60.9 %
Critical Slope	0.005 ft/ft
Velocity	2.79 ft/s
Velocity Head	0.12 ft
Specific Energy	0.53 ft
Froude Number	0.841
Maximum Discharge	0.97 cfs
Discharge Full	0.90 cfs
Slope Full	0.002 ft/ft
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	0.0 %
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	4.9 in
Critical Depth	4.4 in
Channel Slope	0.004 ft/ft
Critical Slope	0.005 ft/ft

Worksheet for DP-15

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.011
Channel Slope	0.004 ft/ft
Diameter	36.0 in
Discharge	21.37 cfs
Results	
Normal Depth	16.5 in
Flow Area	3.2 ft ²
Wetted Perimeter	4.5 ft
Hydraulic Radius	8.5 in
Top Width	2.99 ft
Critical Depth	17.8 in
Percent Full	45.7 %
Critical Slope	0.003 ft/ft
Velocity	6.78 ft/s
Velocity Head	0.71 ft
Specific Energy	2.09 ft
Froude Number	1.164
Maximum Discharge	53.62 cfs
Discharge Full	49.85 cfs
Slope Full	0.001 ft/ft
Flow Type	Supercritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	45.7 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	16.5 in
Critical Depth	17.8 in
Channel Slope	0.004 ft/ft
Critical Slope	0.003 ft/ft

Worksheet for DP-18

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.011
Channel Slope	0.004 ft/ft
Diameter	10.0 in
Discharge	0.55 cfs
Results	
Normal Depth	4.0 in
Flow Area	0.2 ft ²
Wetted Perimeter	1.1 ft
Hydraulic Radius	2.1 in
Top Width	0.82 ft
Critical Depth	3.9 in
Percent Full	39.9 %
Critical Slope	0.004 ft/ft
Velocity	2.70 ft/s
Velocity Head	0.11 ft
Specific Energy	0.45 ft
Froude Number	0.955
Maximum Discharge	1.76 cfs
Discharge Full	1.64 cfs
Slope Full	0.000 ft/ft
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	0.0 %
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	4.0 in
Critical Depth	3.9 in
Channel Slope	0.004 ft/ft
Critical Slope	0.004 ft/ft

Worksheet for DP-19

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.011
Channel Slope	0.004 ft/ft
Diameter	10.0 in
Discharge	0.68 cfs
Results	
Normal Depth	4.5 in
Flow Area	0.2 ft ²
Wetted Perimeter	1.2 ft
Hydraulic Radius	2.3 in
Top Width	0.83 ft
Critical Depth	4.4 in
Percent Full	44.9 %
Critical Slope	0.004 ft/ft
Velocity	2.87 ft/s
Velocity Head	0.13 ft
Specific Energy	0.50 ft
Froude Number	0.944
Maximum Discharge	1.76 cfs
Discharge Full	1.64 cfs
Slope Full	0.001 ft/ft
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	0.0 %
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	4.5 in
Critical Depth	4.4 in
Channel Slope	0.004 ft/ft
Critical Slope	0.004 ft/ft

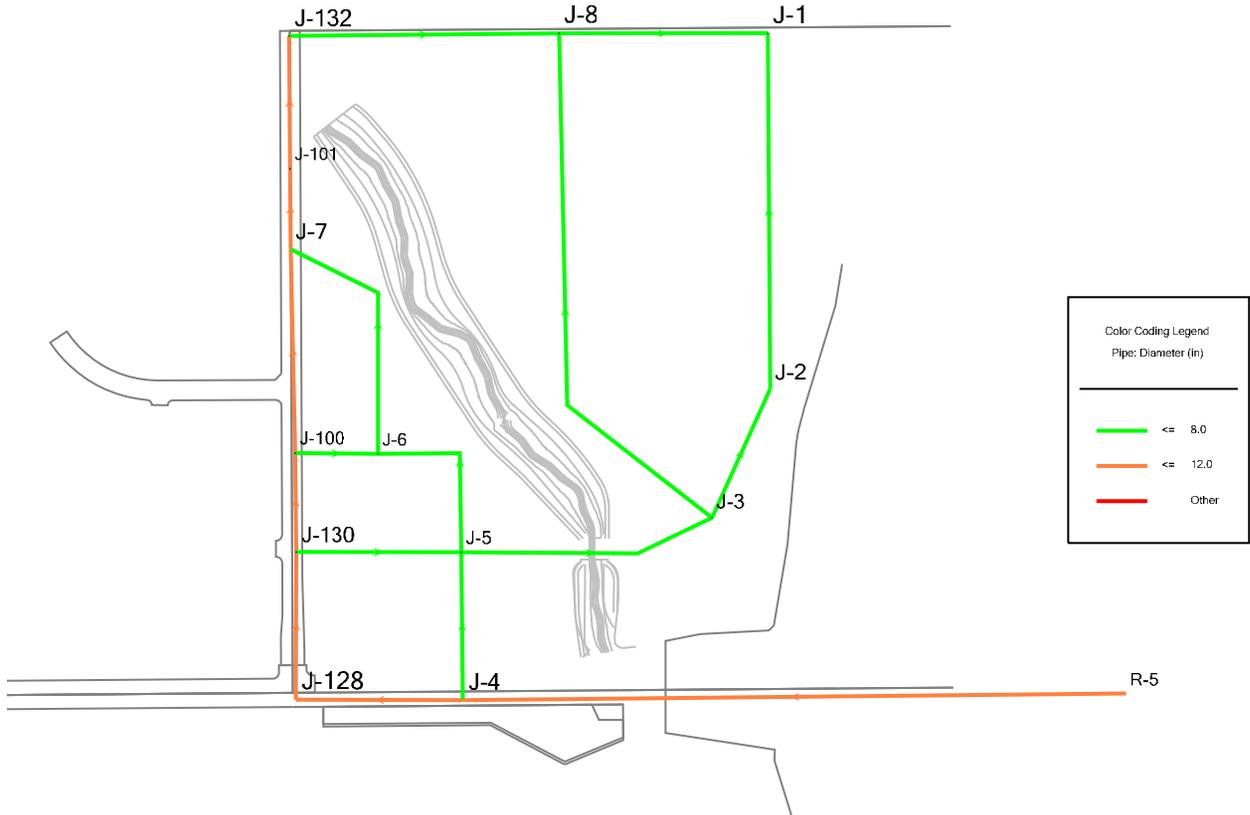
Water Calculations

TABLE 1: ON-SITE WATER DEMANDS

Planning Area	Max # of SFD/SFD Units	Residential People/Units	Total People	Non-Residential Acreage	Use	Demand (GPD/Acre)	Avg. Daily Demand (GPD)	Avg. Daily Demand (GPM)	Max. Daily Demand (GPD)	Max. Daily Demand (GPM)	Max. Hour Demand (GPD)	Max. Hour Demand (GPM)	Node(s)
PA-9	503	2.77	1394				149434.00	103.77	418415.20	290.57	633573.00	439.98	J-1, J-2, J-3, J-8, J-132
					Residential		140794.00	97.77	394223.20	273.77	633573.00	439.98	
				4.8	PA-39 & PA-69	1800	8640.00	6.00	24192.00	16.80	N/A	N/A	
PA-8	147	2.77	408				42108.00	29.24	117902.40	81.88	185436.00	128.78	J-5, J-6, J-7, J-100, J-130
					Residential		41208.00	28.62	115382.40	80.13	185436.00	128.78	
				0.5	PA-41	1800	900.00	0.63	2520.00	1.75	N/A	N/A	
PA-70	38	2.77	105		Residential		10605.00	7.36	29694.00	20.62	47722.50	33.14	J-4, J-5
AAC-1 ¹	134	2.77	372		MF Residential		37572.00	26.09	105201.60	73.06	169074.00	117.41	J-4, J-5, J-128, J-130
Totals:							239719.00	166.47	671213.20	466.12	1035805.50	719.31	

1: AAC-1, part of Basin 7, is being zoned as AAC with this Master Plan Amendment. However, due to the uncertainty of the future use of this PA, calculations with this letter assume worst case scenario in order to provide flexibility for the developer in the future. Worst case scenario flows for AAC-1 were calculated using a high-density residential use of 20 du/ac

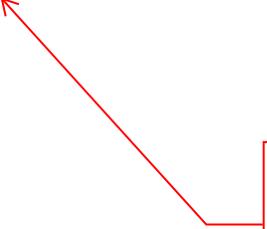
Green Valley Master Plan Amendment 3



Average Daily

Reservoir Table - Time: 0.00 hours

Label	Elevation (ft)	Flow (Out net) (gpm)	Hydraulic Grade (ft)
R-5	5,719.80	167	5,719.80



Reservoir elevation referenced from R-5 within the Green Valley - Amendment 1 Master Utility Report (EDN #218184)

Average Daily
Junction Table - Time: 0.00 hours

Label	Elevation (ft)	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)	Fire Flow (Needed) (gpm)
J-1	5,474.30	<Collection: 1 item>	21	5,719.50	106	2,500
J-8	5,462.36	<Collection: 1 item>	21	5,719.50	111	2,500
J-2	5,470.21	<Collection: 1 item>	21	5,719.50	108	2,500
J-3	5,468.11	<Collection: 1 item>	21	5,719.50	109	2,500
J-4	5,455.19	<Collection: 2 items>	10	5,719.61	114	2,500
J-128	5,467.79	<Collection: 1 item>	7	5,719.58	109	2,500
J-130	5,467.31	<Collection: 2 items>	12	5,719.57	109	2,500
J-100	5,459.73	<Collection: 1 item>	6	5,719.56	112	2,500
J-7	5,447.37	<Collection: 1 item>	6	5,719.55	118	2,500
J-5	5,464.18	<Collection: 3 items>	16	5,719.56	110	2,500
J-132	5,441.51	<Collection: 1 item>	21	5,719.55	120	2,500
J-6	5,461.42	<Collection: 1 item>	6	5,719.56	112	2,500
J-101	5,445.16	<Collection: 0 items>	0	5,719.55	119	2,500

Average Daily
Pipe Table - Time: 0.00 hours

Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen- Williams C	Flow (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
P-1	835	J-1	J-8	8.0	PVC	150.0	-20	0.13	0.010
P-2	1,081	J-8	J-132	8.0	PVC	150.0	-39	0.25	0.034
P-4	816	J-7	J-100	12.0	PVC	150.0	-52	0.15	0.007
P-5	396	J-100	J-130	12.0	PVC	150.0	-61	0.17	0.011
P-6	591	J-130	J-128	12.0	PVC	150.0	-86	0.24	0.021
P-7	669	J-128	J-4	12.0	PVC	150.0	-92	0.26	0.024
P-10	566	J-3	J-2	8.0	PVC	150.0	21	0.14	0.011
P-11	1,424	J-2	J-1	8.0	PVC	150.0	0	0.00	0.000
P-12	2,223	J-8	J-3	8.0	PVC	150.0	-3	0.02	0.000
P-13	1,036	J-3	J-5	8.0	PVC	150.0	-44	0.28	0.044
P-14	660	J-5	J-130	8.0	PVC	150.0	-12	0.08	0.003
P-17	592	J-5	J-4	8.0	PVC	150.0	-64	0.41	0.087
P-18	2,655	J-4	R-5	12.0	PVC	150.0	-167	0.47	0.070
P-15(1)	724	J-5	J-6	8.0	PVC	150.0	16	0.10	0.007
P-15(2)	332	J-6	J-100	8.0	PVC	150.0	-4	0.02	0.000
P-19	1,035	J-7	J-6	8.0	PVC	150.0	-14	0.09	0.005
P-3(1)	531	J-132	J-101	12.0	PVC	150.0	-59	0.17	0.011
P-3(2)	323	J-101	J-7	12.0	PVC	150.0	-59	0.17	0.011

Max Daily
Junction Table - Time: 0.00 hours

Label	Elevation (ft)	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)	Fire Flow (Needed) (gpm)
J-1	5,474.30	<Collection: 1 item>	58	5,717.76	105	2,500
J-8	5,462.36	<Collection: 1 item>	58	5,717.81	111	2,500
J-2	5,470.21	<Collection: 1 item>	58	5,717.76	107	2,500
J-3	5,468.11	<Collection: 1 item>	58	5,717.81	108	2,500
J-4	5,455.19	<Collection: 2 items>	29	5,718.54	114	2,500
J-128	5,467.79	<Collection: 1 item>	18	5,718.29	108	2,500
J-130	5,467.31	<Collection: 2 items>	35	5,718.22	109	2,500
J-100	5,459.73	<Collection: 1 item>	16	5,718.17	112	2,500
J-7	5,447.37	<Collection: 1 item>	16	5,718.13	117	2,500
J-5	5,464.18	<Collection: 3 items>	45	5,718.20	110	2,500
J-132	5,441.51	<Collection: 1 item>	58	5,718.09	120	2,500
J-6	5,461.42	<Collection: 1 item>	16	5,718.17	111	2,500
J-101	5,445.16	<Collection: 0 items>	0	5,718.12	118	2,500

Max Daily

Pipe Table - Time: 0.00 hours

Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen- Williams C	Flow (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
P-1	835	J-1	J-8	8.0	PVC	150.0	-57	0.36	0.069
P-2	1,081	J-8	J-132	8.0	PVC	150.0	-108	0.69	0.227
P-4	816	J-7	J-100	12.0	PVC	150.0	-144	0.41	0.054
P-5	396	J-100	J-130	12.0	PVC	150.0	-172	0.49	0.075
P-6	591	J-130	J-128	12.0	PVC	150.0	-240	0.68	0.138
P-7	669	J-128	J-4	12.0	PVC	150.0	-258	0.73	0.158
P-10	566	J-3	J-2	8.0	PVC	150.0	59	0.38	0.075
P-11	1,424	J-2	J-1	8.0	PVC	150.0	1	0.01	0.000
P-12	2,223	J-8	J-3	8.0	PVC	150.0	-7	0.04	0.002
P-13	1,036	J-3	J-5	8.0	PVC	150.0	-125	0.79	0.296
P-14	660	J-5	J-130	8.0	PVC	150.0	-33	0.21	0.026
P-17	592	J-5	J-4	8.0	PVC	150.0	-180	1.15	0.583
P-18	2,655	J-4	R-5	12.0	PVC	150.0	-466	1.32	0.473
P-15(1)	724	J-5	J-6	8.0	PVC	150.0	44	0.28	0.043
P-15(2)	332	J-6	J-100	8.0	PVC	150.0	-11	0.07	0.003
P-19	1,035	J-7	J-6	8.0	PVC	150.0	-38	0.24	0.033
P-3(1)	531	J-132	J-101	12.0	PVC	150.0	-166	0.47	0.070
P-3(2)	323	J-101	J-7	12.0	PVC	150.0	-166	0.47	0.069

Max Hour
Junction Table - Time: 0.00 hours

Label	Elevation (ft)	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)	Fire Flow (Needed) (gpm)
J-1	5,474.30	<Collection: 1 item>	88	5,715.28	104	2,500
J-8	5,462.36	<Collection: 1 item>	88	5,715.39	109	2,500
J-2	5,470.21	<Collection: 1 item>	88	5,715.28	106	2,500
J-3	5,468.11	<Collection: 1 item>	88	5,715.40	107	2,500
J-4	5,455.19	<Collection: 2 items>	46	5,716.99	113	2,500
J-128	5,467.79	<Collection: 1 item>	29	5,716.43	108	2,500
J-130	5,467.31	<Collection: 2 items>	55	5,716.28	108	2,500
J-100	5,459.73	<Collection: 1 item>	26	5,716.16	111	2,500
J-7	5,447.37	<Collection: 1 item>	26	5,716.09	116	2,500
J-5	5,464.18	<Collection: 3 items>	72	5,716.23	109	2,500
J-132	5,441.51	<Collection: 1 item>	88	5,716.00	119	2,500
J-6	5,461.42	<Collection: 1 item>	26	5,716.16	110	2,500
J-101	5,445.16	<Collection: 0 items>	0	5,716.05	117	2,500

Max Hour

Pipe Table - Time: 0.00 hours

Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen- Williams C	Flow (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
P-1	835	J-1	J-8	8.0	PVC	150.0	-86	0.55	0.150
P-2	1,081	J-8	J-132	8.0	PVC	150.0	-163	1.04	0.488
P-4	816	J-7	J-100	12.0	PVC	150.0	-219	0.62	0.117
P-5	396	J-100	J-130	12.0	PVC	150.0	-262	0.74	0.162
P-6	591	J-130	J-128	12.0	PVC	150.0	-368	1.04	0.305
P-7	669	J-128	J-4	12.0	PVC	150.0	-397	1.13	0.352
P-10	566	J-3	J-2	8.0	PVC	150.0	90	0.57	0.162
P-11	1,424	J-2	J-1	8.0	PVC	150.0	2	0.01	0.000
P-12	2,223	J-8	J-3	8.0	PVC	150.0	-11	0.07	0.003
P-13	1,036	J-3	J-5	8.0	PVC	150.0	-189	1.20	0.639
P-14	660	J-5	J-130	8.0	PVC	150.0	-51	0.32	0.056
P-17	592	J-5	J-4	8.0	PVC	150.0	-276	1.76	1.295
P-18	2,655	J-4	R-5	12.0	PVC	150.0	-719	2.04	1.057
P-15(1)	724	J-5	J-6	8.0	PVC	150.0	67	0.43	0.093
P-15(2)	332	J-6	J-100	8.0	PVC	150.0	-17	0.11	0.008
P-19	1,035	J-7	J-6	8.0	PVC	150.0	-58	0.37	0.071
P-3(1)	531	J-132	J-101	12.0	PVC	150.0	-251	0.71	0.152
P-3(2)	323	J-101	J-7	12.0	PVC	150.0	-251	0.71	0.150

Fire Flow

Junction Table - Time: 0.00 hours

Label	Elevation (ft)	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)	Fire Flow (Needed) (gpm)
J-1	5,474.30	<Collection: 1 item>	58	5,717.76	105	2,500
J-8	5,462.36	<Collection: 1 item>	58	5,717.81	111	2,500
J-2	5,470.21	<Collection: 1 item>	58	5,717.76	107	2,500
J-3	5,468.11	<Collection: 1 item>	58	5,717.81	108	2,500
J-4	5,455.19	<Collection: 2 items>	29	5,718.54	114	2,500
J-128	5,467.79	<Collection: 1 item>	18	5,718.29	108	2,500
J-130	5,467.31	<Collection: 2 items>	35	5,718.22	109	2,500
J-100	5,459.73	<Collection: 1 item>	16	5,718.17	112	2,500
J-7	5,447.37	<Collection: 1 item>	16	5,718.13	117	2,500
J-5	5,464.18	<Collection: 3 items>	45	5,718.20	110	2,500
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J-6	5,461.42	<Collection: 1 item>	16	5,718.17	111	2,500
J-101	5,445.16	<Collection: 0 items>	0	5,718.12	118	2,500

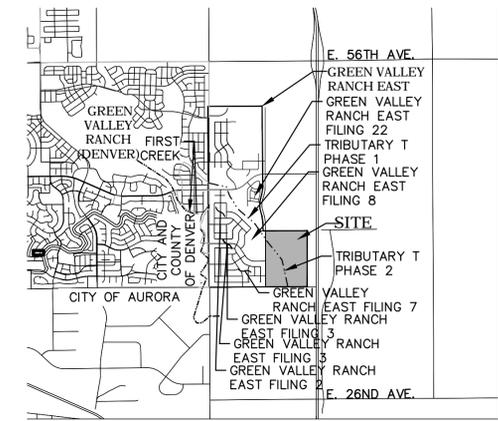
Fire Flow

Pipe Table - Time: 0.00 hours

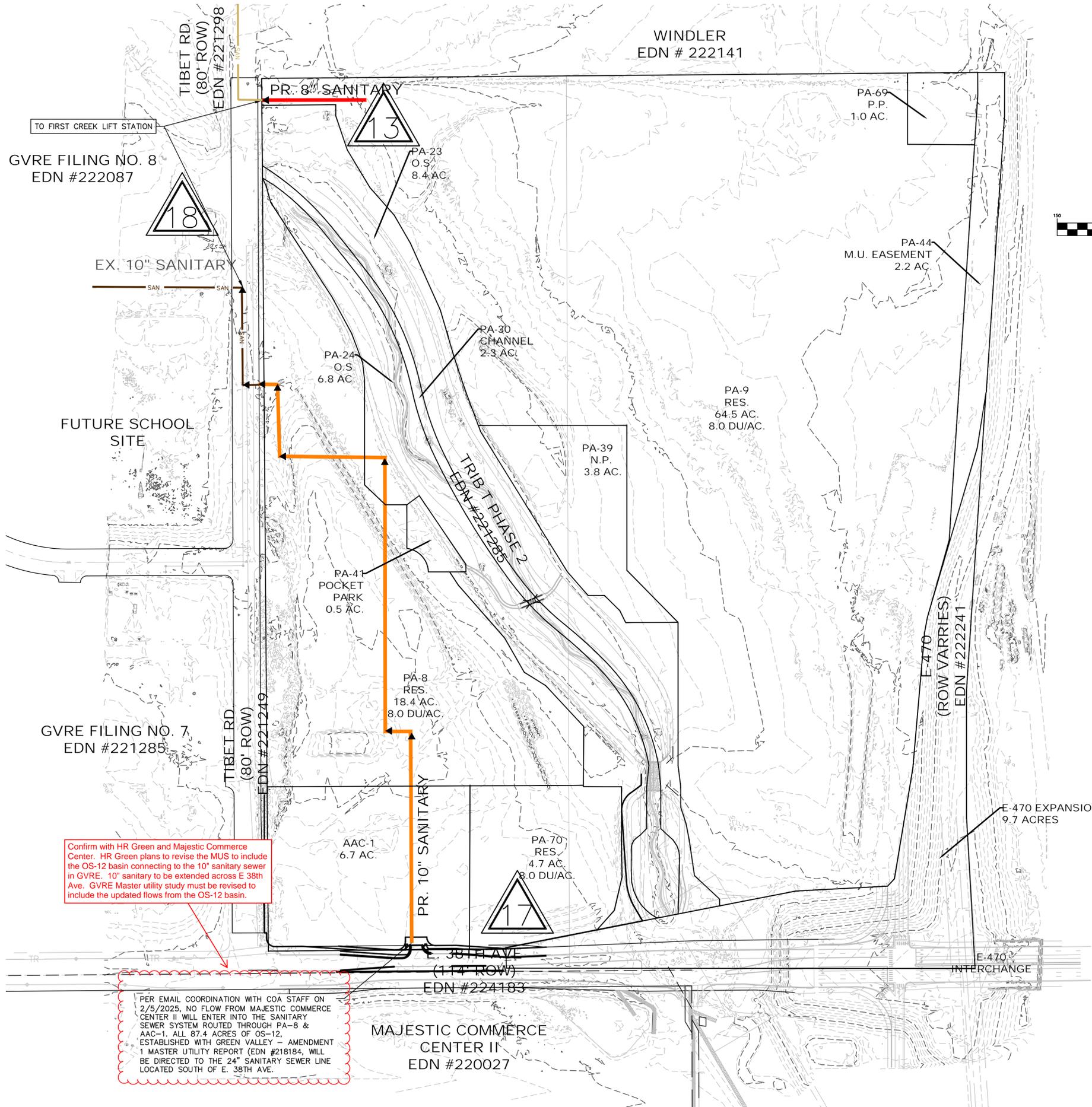
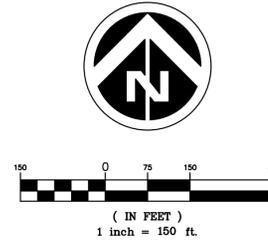
Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen- Williams C	Flow (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
P-1	835	J-1	J-8	8.0	PVC	150.0	-57	0.36	0.069
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P-5	396	J-100	J-130	12.0	PVC	150.0	-172	0.49	0.075
P-6	591	J-130	J-128	12.0	PVC	150.0	-240	0.68	0.138
P-7	669	J-128	J-4	12.0	PVC	150.0	-258	0.73	0.158
P-10	566	J-3	J-2	8.0	PVC	150.0	59	0.38	0.075
P-11	1,424	J-2	J-1	8.0	PVC	150.0	1	0.01	0.000
P-12	2,223	J-8	J-3	8.0	PVC	150.0	-7	0.04	0.002
P-13	1,036	J-3	J-5	8.0	PVC	150.0	-125	0.79	0.296
P-14	660	J-5	J-130	8.0	PVC	150.0	-33	0.21	0.026
P-17	592	J-5	J-4	8.0	PVC	150.0	-180	1.15	0.583
P-18	2,655	J-4	R-5	12.0	PVC	150.0	-466	1.32	0.473
P-15(1)	724	J-5	J-6	8.0	PVC	150.0	44	0.28	0.043
P-15(2)	332	J-6	J-100	8.0	PVC	150.0	-11	0.07	0.003
P-19	1,035	J-7	J-6	8.0	PVC	150.0	-38	0.24	0.033
P-3(1)	531	J-132	J-101	12.0	PVC	150.0	-166	0.47	0.070
P-3(2)	323	J-101	J-7	12.0	PVC	150.0	-166	0.47	0.069

GREEN VALLEY MASTER PLAN AMENDMENT 3

WINDLER
EDN # 222141



VICINITY MAP
SCALE: 1"=4000'



LEGEND	
8" SANITARY	
10" SANITARY	
EX. 8" SANITARY	
EX. 10" SANITARY	
SANITARY DESIGN POINT	

NOTE:
GRAVITY SEWER MAINS SERVING FUTURE PA-8, PA-70, AND AAC-1 HAVE THE POTENTIAL TO BE DOWN-SIZED TO AN 8-INCH BASED ON FINAL SITE PLAN CONFIGURATION. DEVIATION FROM THE 10-INCH GRAVITY SEWER PROPOSED WITH THIS LETTER IS ALLOWED BUT MUST BE JUSTIFIED AND APPROVED WITH THE FUTURE CONSTRUCTION DOCUMENTS.

Confirm with HR Green and Majestic Commerce Center. HR Green plans to revise the MUS to include the OS-12 basin connecting to the 10" sanitary sewer in GVRE. 10" sanitary to be extended across E 38th Ave. GVRE Master utility study must be revised to include the updated flows from the OS-12 basin.

PER EMAIL COORDINATION WITH COA STAFF ON 2/5/2025, NO FLOW FROM MAJESTIC COMMERCE CENTER II WILL ENTER INTO THE SANITARY SEWER SYSTEM ROUTED THROUGH PA-8 & AAC-1. ALL 87.4 ACRES OF OS-12, ESTABLISHED WITH GREEN VALLEY - AMENDMENT 1 MASTER UTILITY REPORT (EDN #218184, WILL BE DIRECTED TO THE 24" SANITARY SEWER LINE LOCATED SOUTH OF E. 38TH AVE.

Dewberry
Dewberry Engineers Inc.
2011 Cherry Street, Suite 206
Louisville, CO 80027
Contact: Kenneth S. Cecil, P.E., CFM
720.975.0177
Email: kcecil@dewberry.com

GREEN VALLEY MASTER PLAN AMENDMENT 3
MASTER UTILITY STUDY
SEWER MAIN MODELING EXHIBIT

Client Information
OAKWOOD HOMES
18665 GREEN VALLEY RANCH BLVD
DENVER, CO 80249
Tel: 303-486-8734
Contact: DAVID CARRO

No.	Date	Description
1	2/14/2025	FIRST SUBMITTAL

PRELIMINARY
NOT FOR
CONSTRUCTION

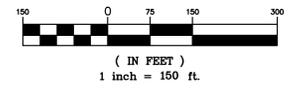
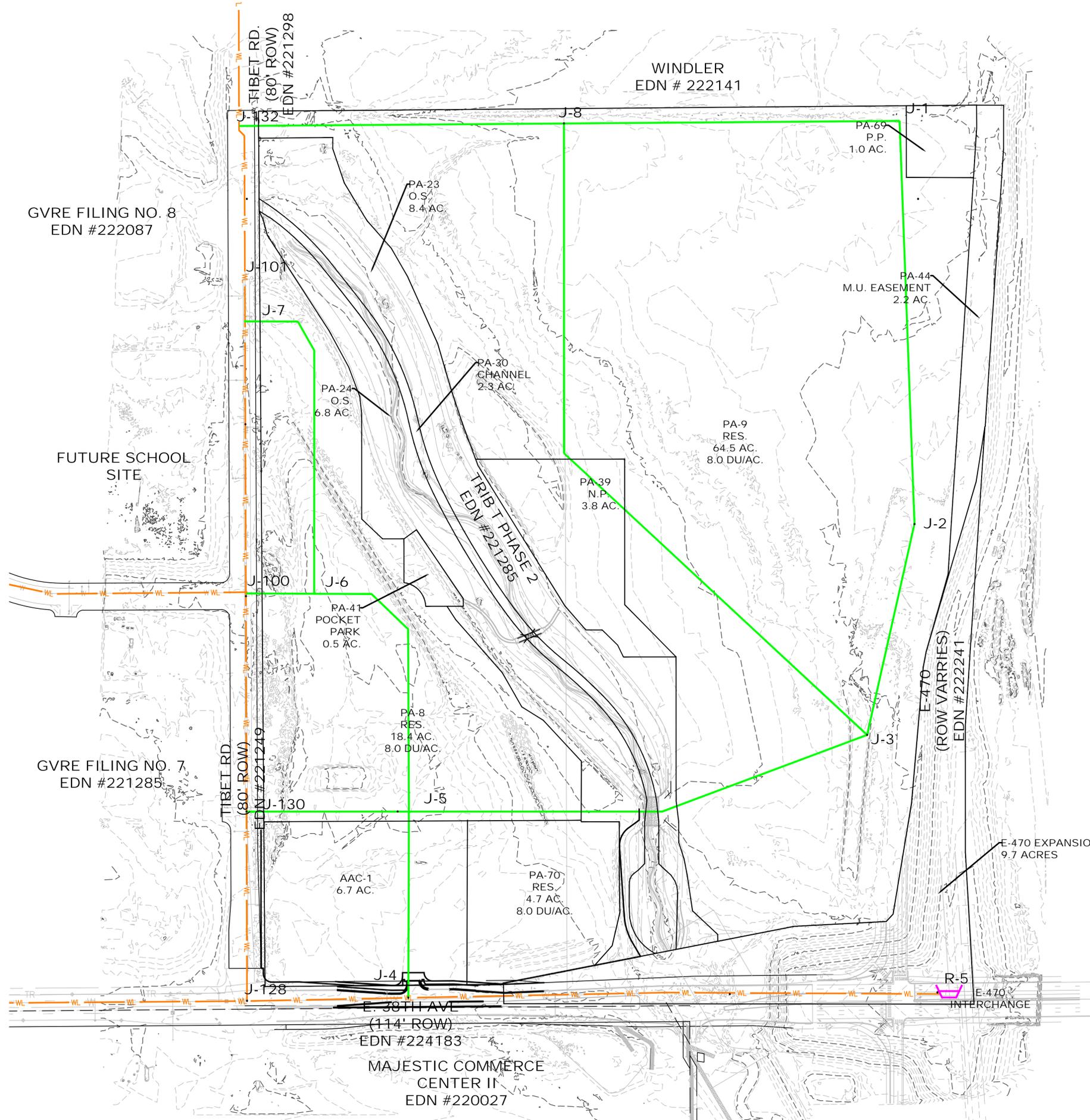
Approved For One Year From This Date

City Engineer	_____	Date	_____
Water Department	_____	Date	_____
Parks, Recreation and Open Space	_____	Date	_____
Fire Department	_____	Date	_____
Traffic Manager	_____	Date	_____

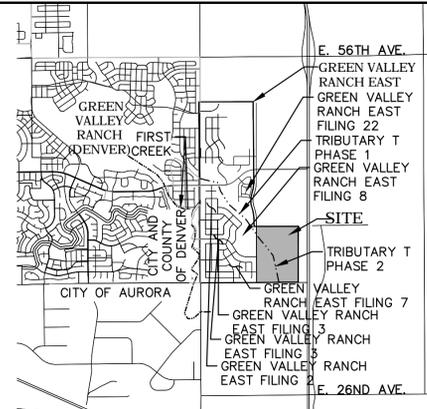
Project Number: 50145755
Designed By: CJR
Checked By: JS
Sheet Number: _____

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GREEN VALLEY MASTER PLAN AMENDMENT 3



WATER MAIN LEGEND	
8-INCH PIPE	
12-INCH PIPE	
16-INCH PIPE	
24-INCH PIPE	
MODEL RESERVOIR	
EX. 8-INCH PIPE	
EX. 12-INCH PIPE	



VICINITY MAP
SCALE: 1"=4000'

Dewberry
Dewberry Engineers Inc.
2011 Cherry Street, Suite 206
Louisville, CO 80027
720.975.0177
Contact: Kenneth S. Cecil, P.E., CFM
Email: kcecil@dewberry.com

GREEN VALLEY MASTER PLAN AMENDMENT 3
MASTER UTILITY STUDY
WATER MAIN MODELING EXHIBIT

Client Information
OAKWOOD HOMES
18655 GREEN VALLEY RANCH BLVD
DENVER, CO 80249
Tel: 303-486-8734
Contact: DAVID CARRO

No.	Date	Description
1	2/14/2025	FIRST SUBMITTAL

DOCUMENT AMENDMENTS

PRELIMINARY
NOT FOR
CONSTRUCTION

Approved For One Year From This Date

City Engineer	_____	Date	_____
Water Department	_____	Date	_____
Parks, Recreation and Open Space	_____	Date	_____
Fire Department	_____	Date	_____
Traffic Manager	_____	Date	_____

Project Number: 50145755
Designed By: Drawn By: CJR
Checked By: JS
Sheet Number: _____

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