



June 20, 2024

Aurora Public Works
15151 E. Alameda Parkway
Aurora, CO 80012

**RE: Conformance to Master Utility Report
Murphy Creek GDP Amendment – Murphy Creek, Aurora, Colorado**

To Whom it May Concern:

This letter has been written in response to a comment received on 1st submittal of the 1st Amendment to the General Development Plan (GDP) for Zante Street at Murphy Creek, Aurora, Colorado. The comment is in regard to the departure of the proposed roadway alignment from the alignment of the existing 15" sanitary main. An approximate 800 feet of the existing sanitary main (from the E Montana Place-Zante Street intersection) is proposed to be aligned with Zante Street. However, the remaining length of existing sanitary main north of the proposed connection, and south of S Gun Club Road, is to be left undisturbed. Additionally, an 8" water main is proposed to follow the alignment of Zante Street completely.

The 1st Amendment to the GDP is in substantial compliance with the approved Master Utility Study prepared by Costin Engineering Consultants, INC on May 2nd, 2001. The existing 15" sanitary main is sufficient to convey the flows provided in the aforementioned report, and also lies within a FEMA designated floodplain. Although the existing main does not follow the alignment of the roadway, the substantial cost of design and construction of this replacement can be avoided with no effect to the function of the sanitary system wholistically. The densities of the areas served are unchanged from the approved Master Plan as well, so the proposed design does not require revision in order to function properly in the future.

If you have any questions or concerns, please feel free to contact me at 303.502.7287 or jkordziel@liveyourcore.com. The Master Utility Study referenced has been included with this conformance letter.

Sincerely,
CORE Consultants, Inc.

A handwritten signature in black ink that reads "Jess Kordziel".

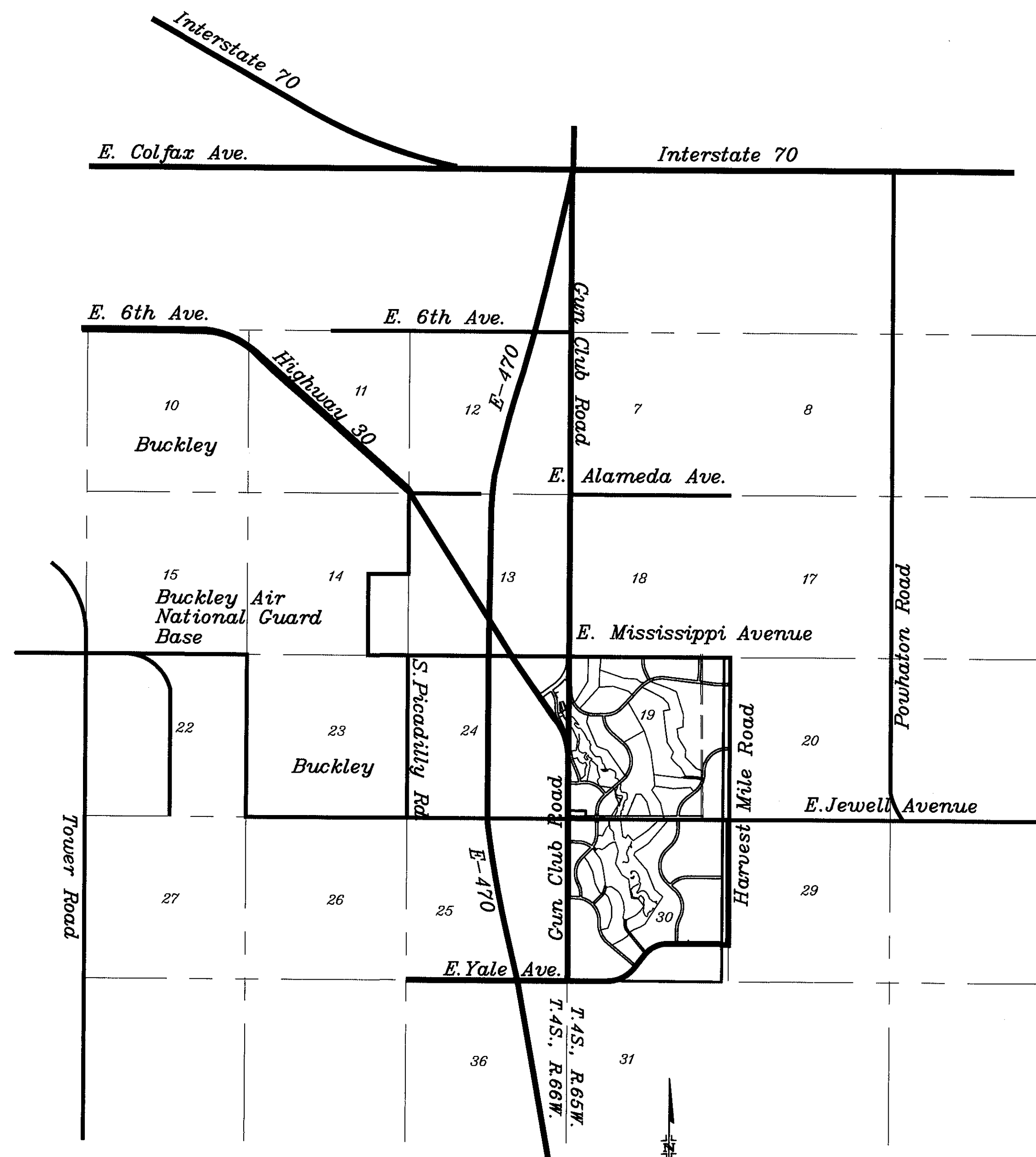
Jess Kordziel, PE, CFM
Project Manager



Master Utility Study for Murphy Creek Subdivisions

General Notes

1. City of Aurora plan review is only for general conformance with City of Aurora Design Criteria and the City Code. The City is not responsible for the accuracy and adequacy of the design, of dimensions, and elevations which shall be confirmed and correlated at the job site. The City of Aurora, through the approval of this document, assumes no responsibility for the completeness and/or accuracy of this document.
2. All roadway construction will conform to City of Aurora ROAD DESIGN STANDARDS AND SPECIFICATIONS, latest revisions.
3. All Water Distribution, Sanitary Sewer, and Storm Drainage Construction will conform to City of Aurora PUBLIC UTILITY IMPROVEMENTS RULES AND REGULATIONS REGARDING STANDARDS AND SPECIFICATIONS, latest revision.
4. All materials and workmanship shall be subject to inspection by the City. The City reserves the right to accept or reject any materials and workmanship that does not conform to City STANDARDS AND SPECIFICATIONS.
5. The contractor shall notify the City Public Improvement Inspections, 739-7350, 24 hours prior to the beginning of construction.
6. Location of existing utilities shall be verified by the Contractor prior to actual construction. For information, contact UTILITY NOTIFICATION CENTER 1-800-922-1987.
7. The Contractor shall have one signed copy of the plans (approved by the City of Aurora), and one copy of the appropriate STANDARDS AND SPECIFICATIONS at the job site at all times and a copy of any permits and extension agreements needed at the job site at all times.
8. It is the Consultant's responsibility to accurately show existing conditions, both on-site, and off-site, on the construction plans. Any modifications needed due to conflicts, omissions, or changed conditions, either on-site or off-site, that arise in the field, will be entirely the Developer's responsibility. The cost to rectify any adverse situation to meet the City STANDARDS AND SPECIFICATIONS and the City Code shall be borne solely by the Developer.
9. The owner-developer must obtain the written permission of the adjacent property owner(s) for any off-site grading or construction.
10. BENCHMARK: 21-070 3" Diam. Brass Cap atop a 30" long stl. pipe in conc. 0.5 ft. north of S. R/W FE. for E. Jewell Ave. & in line with the West Right-of-way fence for Harvest Road to the north. AKA 0-100 ELEVATION = 5680.24
11. The owner/contractor must obtain N.P.D.E.S. Storm Water Discharge Permit from Colorado Department of Health if required.



Vicinity Map
Scale 1" = 3000'

Sheet Index

Sheet 1	Cover Sheet
Sheets 2-3	Water Mains
Sheets 4-5	Sanitary Sewer Mains

I HEREBY AFFIRM THAT THE MASTER UTILITY PLANS FOR MURPHY CREEK WERE PREPARED BY ME IN CONFORMANCE WITH THE REQUIREMENTS OF PUBLIC UTILITY IMPROVEMENTS RULE AND REGULATIONS REGARDING STANDARDS AND SPECIFICATIONS OF THE CITY OF AURORA

WILLIAM E. MILLER, P.E. #13889 DATE 4/10/01

Approved for One Year From this Date

5-2-2001

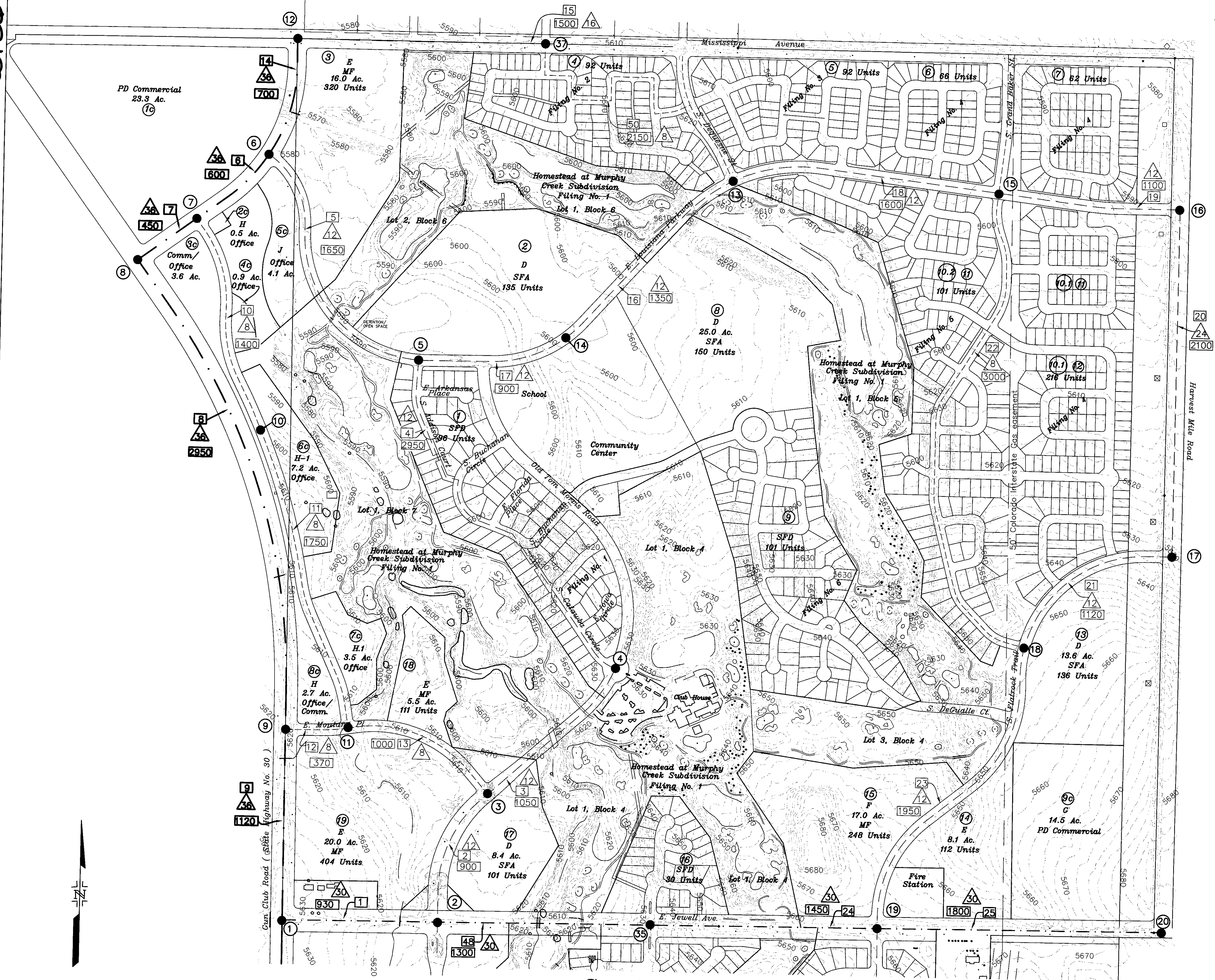
TEP
WEM
4-17-01
Director of Public Works
Date 4-17-01
Director of Utilities
Date 4-25-01
Fire Department
Date

REVISION	DATE	COSTIN ENGINEERING CONSULTANTS, INC.
COMMENTS	03/01/01	ENGINEERING
COMMENTS	03/30/01	LAND SURVEYING
		CONSTRUCTION MANAGEMENT
		Contact With: E. Miller
		8801 S. Exapo Street, Suite 205
		Englewood, Co 80112
		PH (303) 690-1169
		Murphy Creek Subdivision
		Master Utility Study
		DATE 11-08-00
		DES/DFI/CHK WEM/PD
		PROJ. NO. 1970027
		SHEET 1 OF 5

201064 1/5

Murphy Creek Subdivisions
Master Utility Study
Water Mains

2010064 26



BENCHMARK: 21 - 070 3" Diam. Cap atop a 30" long stl. pipe in conc. 0.5 ft. north of S. R/W FE. for E. Jewell Ave. & in line with the West Right-of-way fence for Harvest Road to north. AKA 0-100. ELEVATION = 5680.24

- Legend**
- 8" Water
 - 12" Water
 - 16" Water
 - 24" Water
 - 30" Water
 - 36" Water
 - 42" Water
 - Pipe Number
 - Pipe Diameter (inches)
 - Distance between Nodes
 - Pipe Junction Node

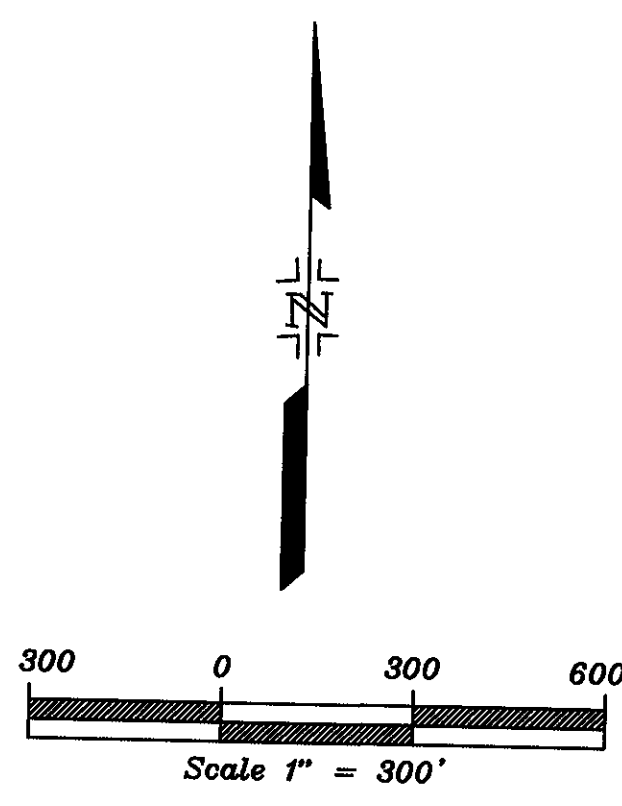
I HEREBY AFFIRM THAT THE MASTER UTILITY PLANS FOR MURPHY CREEK WERE PREPARED BY ME IN CONFORMANCE WITH THE REQUIREMENTS OF THE PUBLIC UTILITY IMPROVEMENTS RULE AND REGULATIONS REGARDING STANDARDS AND SPECIFICATIONS OF THE CITY OF AURORA.

WILLIAM E. MILLER, P.E. 13889 4/10/01 DATE

Approved for One Year From this Date
5-2-2001

Director of Public Works 4/17/01 Date
Director of Utilities 4/17/01 Date
Fire Department 4/25/01 Date

REVISION	DATE	COSTIN ENGINEERING CONSULTANTS, INC.
COMMENTS	03/01/01	ENGINEERING
COMMENTS	03/30/01	LAND SURVEYING
		CONSTRUCTION MANAGEMENT
		8801 S. Emporia Street, Suite 205
		Englewood, Colorado 80112
		PH (303) 790-4869
		Murphy Creek Subdivision
		Master Utility Study
		Water Mains
		DATE 11-14-2000
		DES/DT/CHK WEM/PDN
		PROJ. NO. 1970027
		SHEET 2 OF 5



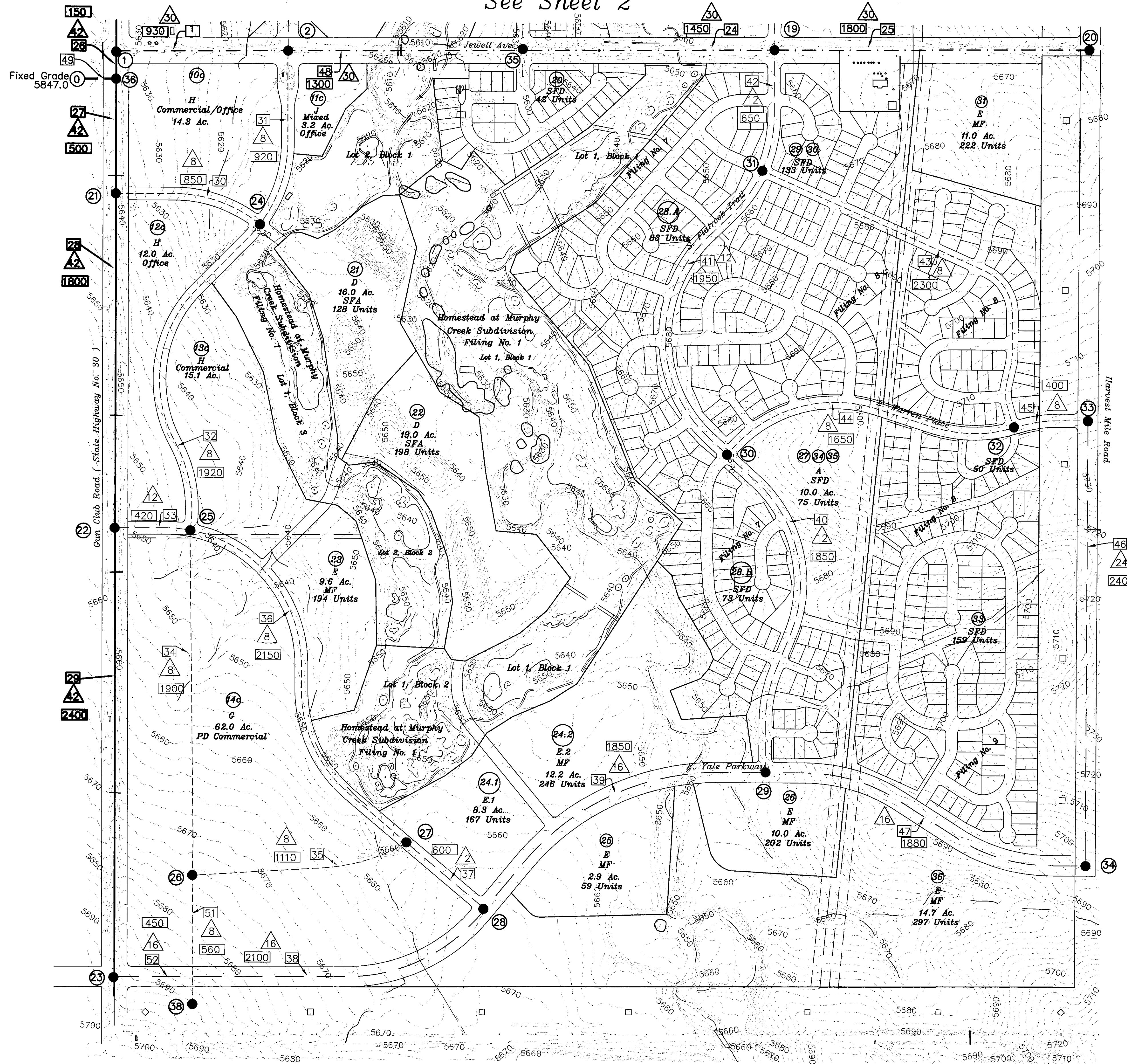
See Sheet 3

2010064 26

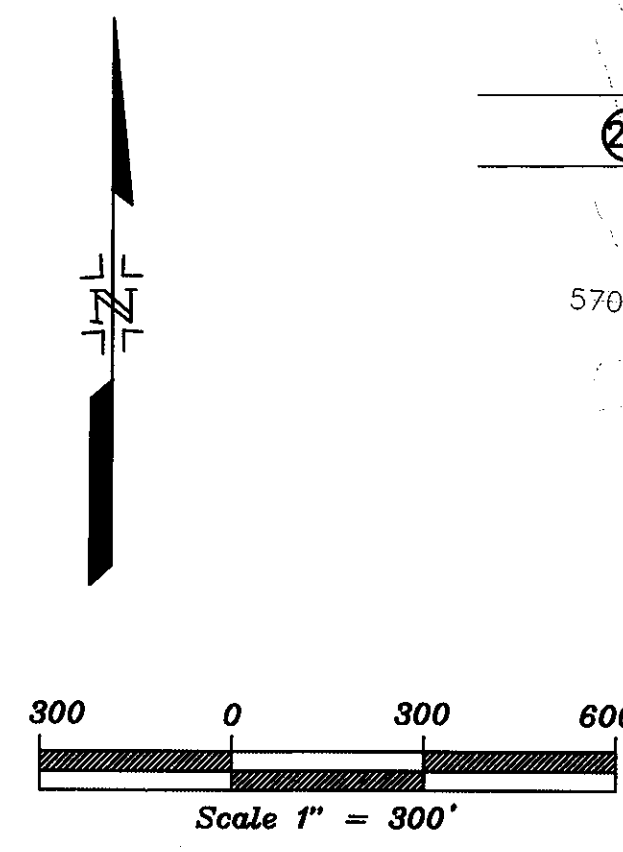
20106436

See Sheet 2

Murphy Creek Subdivisions Master Utility Study Water Mains



- Legend**
- 8" Water
 - 12" Water
 - 16" Water
 - 24" Water
 - 30" Water
 - 36" Water
 - 48" Water
 - Pipe Number
 - Pipe Diameter (inches)
 - Distance between Nodes
 - Pipe Junction Node



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WILLIAM E. MILLER, P.E. DATE

BENCHMARK: 21 - 070 3" Diam. Cap atop a 30" long stl. pipe in conc. 0.5 ft. north of S. R/W FE. for E. Jewell Ave. & in line with the West Right-of-way fence for Harvest Road to north. AKA 0-100. ELEVATION = 5680.24

Approved for One Year From this Date
5-2-2001

Director of Public Works Date 4-17-01
Director of Utilities Date 4-17-01
Fire Department Date 4/25/01

REVISION	DATE	COSTIN ENGINEERING CONSULTANTS, INC.
COMMENTS	03/01/01	ENGINEERING
COMMENTS	03/30/01	LAND SURVEYING
		CONSTRUCTION MANAGEMENT
		6801 S. Emporia Street, Suite 205
		Englewood, Colorado 80112
		PH (303) 790-4969
		Murphy Creek Subdivision
		Master Utility Study
		Water Mains
		DATE 11-14-2000
		DES/CHK WEM/PDN
		PROJ. NO. 1970027
		SHEET 3 OF 5

20106436

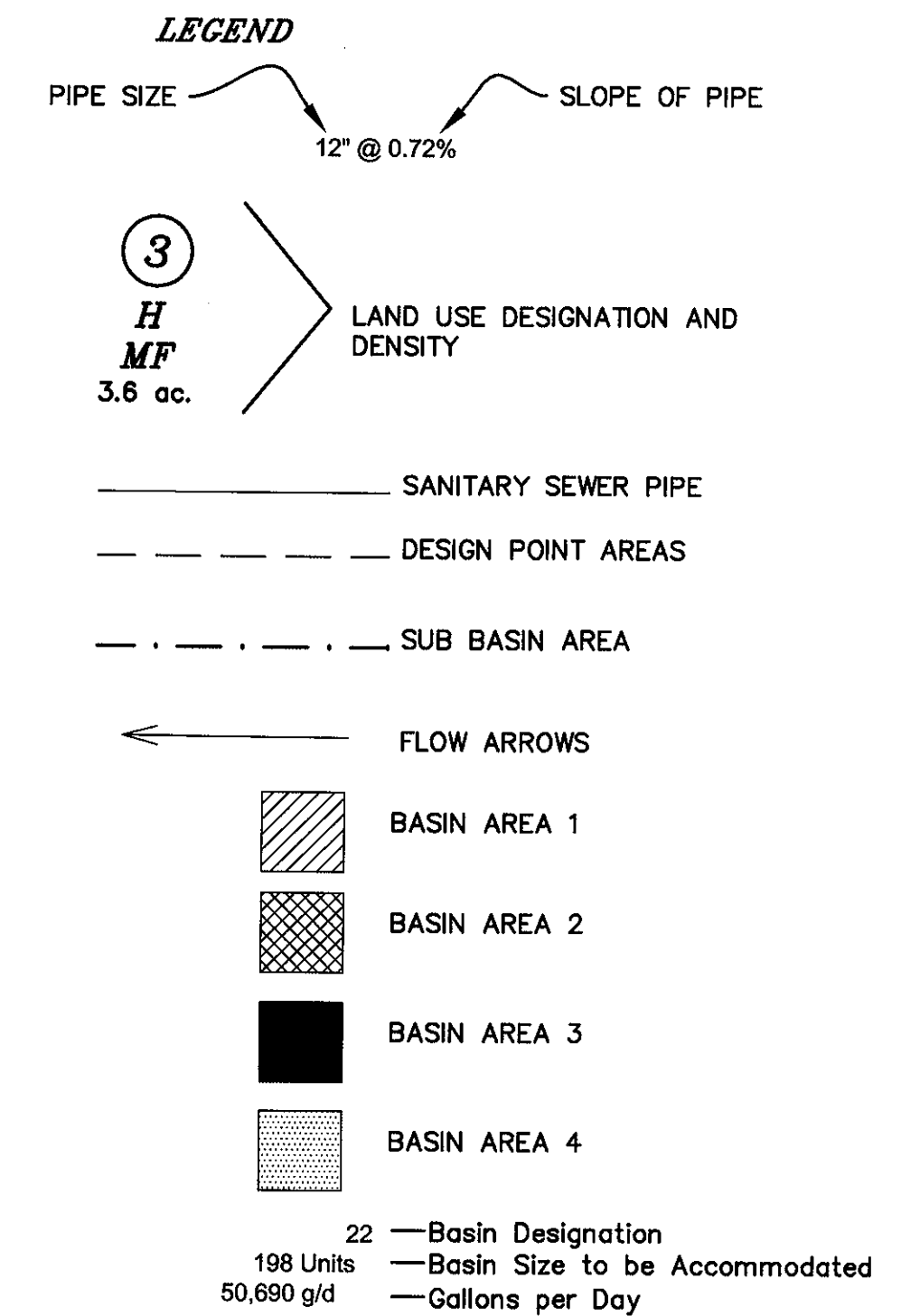
Match Line See Sheet 5

Murphy Creek Subdivisions Master Utility Study Sanitary Sewer

Basin 1

Basin 4

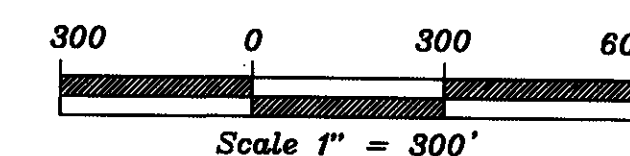
Basin 2



Slopes and pipe sizes shown on the Master Study are minimum. Actual pipe size and slopes may vary once the final design is completed for each subdivision.

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Approved for One Year From this Date
6-2-2001

Director of Public Works
Date 4-17-01

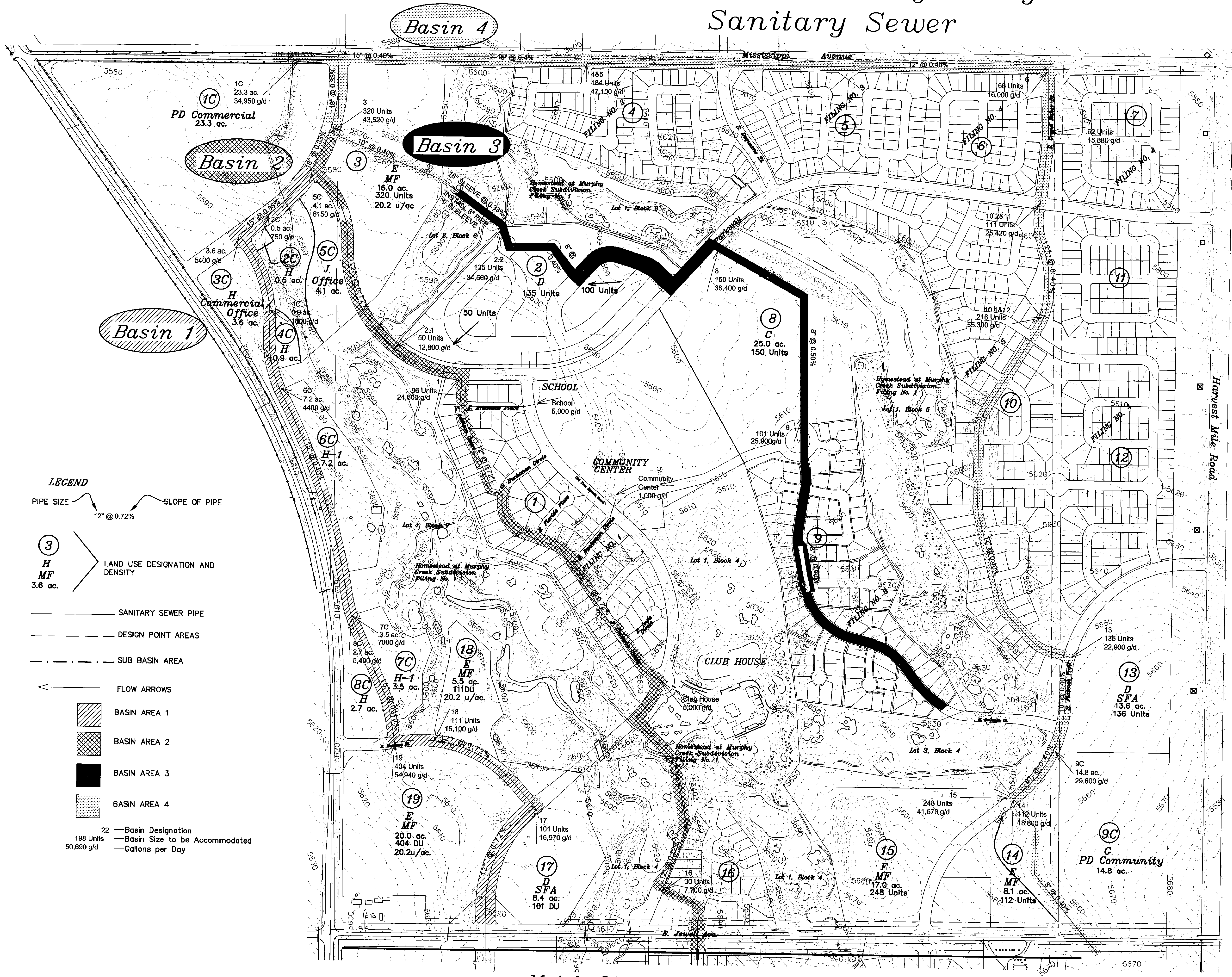
Director of Utilities
Date 4-17-01

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COMMENTS	03/30/01	LAND SURVEYING
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		Murphy Creek Subdivision
		Master Utility Study
		Sanitary Sewer Mains
		DATE 11-14-2000
		DES/CHK WEM/PDN
		PROJ. NO. 1970039
		SHEET 4 OF 5

201064 4/5

Murphy Creek Subdivisions
Master Utility Study
Sanitary Sewer

201004 9/5



LEGEND

PIPE SIZE 12" @ 0.72% SLOPE OF PIPE

3 H MF 3.6 ac. LAND USE DESIGNATION AND DENSITY

SANITARY SEWER PIPE

DESIGN POINT AREAS

SUB BASIN AREA

FLOW ARROWS

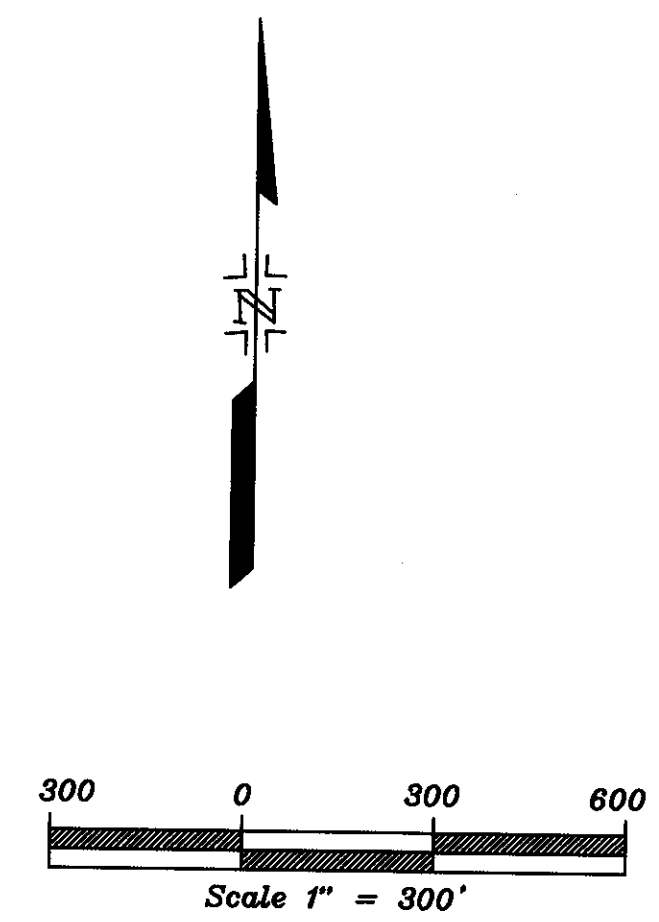
BASIN AREA 1

BASIN AREA 2

BASIN AREA 3

BASIN AREA 4

22 — Basin Designation
198 Units
50,690 g/d — Basin Size to be Accommodated
— Gallons per Day



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Approved for One Year From this Date
5-2-2001

TEP [Signature] Director of Public Works 4-18-01 Date
[Signature] Director of Utilities 4-17-01 Date

COSTIN ENGINEERING CONSULTANTS, INC.
ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT

8801 S. Emporia Street, Suite 205
Englewood, Colorado 80112
PH (303) 790-4989

Murphy Creek Subdivision
Master Utility Study
Sanitary Sewer Mains

DATE 11-14-2000
DES/CHK MEM/PDN
PROJ. NO. 1970039
SHEET 5 OF 5

REVISION	DATE
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COMMENTS	03/30/01

Match Line See Sheet 4

201004 9/5