

MEMO

Date: May 9, 2022

To: Nina Khanzadeh, Aurora Water

From: Melinda Lundquist, P.E.

RE: Fairfield Townhomes – Utility Conformance Letter

The Fairfield Townhomes project located within Development Area J (DA-J) per the Painted Prairie Subdivision Filing No. 1 Public Improvement Plan. DA-J has been subdivided into 2 lots per the **Painted Prairie Subdivision Filing No. 5 Plat**. The Fairfield Townhomes site, Lot 2, Block 1 of the Filing No. 5 Plat, is proposing 206 single family attached units and an amenity center. The adjacent parcel, Prose Painted Prairie, Lot 1, Block 1 of the Filing No. 5 Plat, is proposing 312 residential apartment units. Per the **Painted Prairie – Master Utility Report (MUR)**, approved April 2020, DA-J assumed 18.2 acres were to be residential apartments and 10 acres were to be an office use. The water demand of both proposed sites was evaluated for conformance with the approved Painted Prairie – Master Utility Report to ensure DA-J will be within assumed demands when developed.

The Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage

Infrastructure requires a water demand of 101 average gallons per capita per day and 2.77 people per unit for residential use while the master utility report assumed average daily water demand of 122 gallons per day per unit for the apartments. To be consistent with the assumptions made with the approved **Painted Prairie – Master Utility Report**, an assumed demand of 122 gallons per day per unit was utilized for Lot 1, Block 1, and an assumed demand of 101 gallons per capita per day was utilized for Lot 2, Block 1. The Lot 2, Block 1 amenity center, 4,648 square feet as shown in the site plan displayed in the Appendix, assumes a commercial water demand 1,500 gallons per day per acre. The calculations of the water demand for both lots, displayed in the Appendix, is shown in the table below as well as a comparison to the assumed demand in the MUR.

| Development Area | Acreage | Units | Average Day (gpm) | Max Day (gpm) | Max Hour (gpm) |
|------------------|---------|-------|-------------------|---------------|----------------|
| Lot 1, Block 1 | 10.648 | 312 | 26.43 | 74.01 | 118.95 |
| Lot 2, Block 1 | 15.553 | 206 | 40.13 | 112.37 | 180.60 |
| TOTAL: | 26.201 | 518 | 66.57 | 0.31 | 299.55 |
| DA-J (MUR) | 28.2 | - | 66.25 | 185.47 | 298.10 |

When comparing the water demand from the master utility report to the demands calculated in this memo, the proposed layout of both lots will generate 0.32 gallons per minute more than what was accounted for in the **Painted Prairie – Master Utility Report**. However, this is within 1 percent of the anticipated flow for all scenarios. This is within a reasonable tolerance given standard demands are conservative being that they are based on the same demands used for years. Now, water fixture units are more environmentally conscious and have low flow fixtures which will generate less of a demand. In my professional engineer opinion, since this increase in flow is within an acceptable tolerance, an amendment to the **Painted Prairie – Master Utility Report** is not necessary.

The Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage

Infrastructure requires a sanitary sewer demand of 68 average gallons per day per capita and 2.77 people per unit for residential use. For a commercial use, a sanitary sewer demand of 1,500 gallons per day per acre is required. The master utility report assumed this same demand. The calculations of the sanitary demand for both lots, displayed in the Appendix, is shown in the table below as well as a comparison to the assumed demand in the MUR.

| Development Area | Acreage | Units | Average Day Flow (gpd) | Peak Daily Flow (gpd) | Peak Day Flow with Infiltration (gpd) | Peak Day Flow with Infiltration (cfs) |
|-------------------------|----------------|--------------|-------------------------------|------------------------------|--|--|
| Lot 1, Block 1 | 10.648 | 312 | 58,768 | 235,073 | 240,950 | 0.37 |
| Lot 2, Block 1 | 15.553 | 206 | 39,381 | 157,523 | 161,461 | 0.25 |
| TOTAL: | 26.201 | 518 | 97,731 | 390,922 | 400,695 | 0.62 |
| DA-J (MUR) | 28.2 | - | 135,753 | 543,010 | 556,585 | 0.88 |

When comparing the sanitary sewer demand, both sites will generate 0.26 cubic feet per second less than what is allowed by the master utility report. This conveys that the development of both Lot 1, Block 1 and Lot 2, Block 1 will be in conformance with **Painted Prairie – Master Utility Report** for sanitary sewer demands.

References:

1. **Painted Prairie – Master Utility Report**, CVL Consultants of Colorado, Inc, February 2020.
2. **Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure**, City of Aurora, 2020.

Appendix

Water Demands

| | Land Use | | | Residential | | | |
|------------------|------------------------|---------|-------|-------------------|---------------|----------------|---------------------|
| Development Area | Use | Acreage | Units | Average Day (gpm) | Max Day (gpm) | Max Hour (gpm) | Max Day + Fire Flow |
| Lot 1, Block 1 | Apartments | 10.65 | 312 | 26.43 | 74.01 | 118.95 | 1574.01 |
| Lot 2, Block 1 | Single Family Attached | 15.55 | 206 | 40.02 | 112.06 | 180.10 | 1612.06 |
| Lot 2, Block 1 | Amenity | 0.11 | -- | 0.11 | 0.31 | 0.50 | 2500.31 |
| TOTAL: | | 26.20 | 518 | 66.57 | 186.39 | 299.55 | -- |

1. Residential Single Family Attached demands based on 101 gpcd and 2.77 people per unit.
2. Residential Apartments demands based on 122 gpd per unit
3. Commercial demand based off 1,500 gpd/acre.
4. Amenity Center demand determined by assuming a commercial use.
5. Max day factor = 2.8 time average daily flow
6. Max hour factor = 4.5 times average daily flow
7. Acreage shown for each lot is based on Painted Prairie Filing No. 5 Plat

Sanitary Sewer Demands

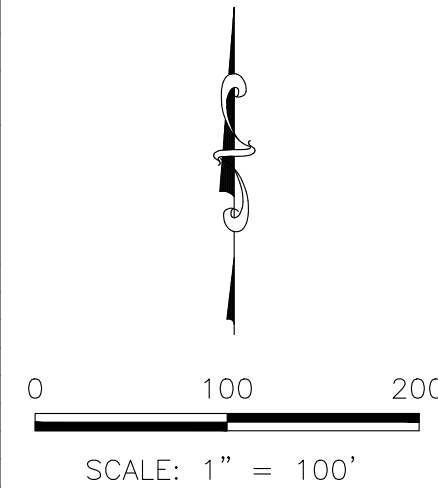
| | Land Use | | | Residential | | | | | | |
|------------------|------------------------|---------|-------|--------------------|------------------------|----------------|-----------------------|--|---------------------------------------|---------------------------------------|
| Development Area | Use | Acreage | Units | Avg Day Flow (GPD) | Population (Thousands) | Peaking Factor | Peak Daily Flow (GPD) | Infiltration 10% of Average Day Flow (GPD) | Peak Day Flow with Infiltration (GPD) | Peak Day Flow with Infiltration (CFS) |
| Lot 1, Block 1 | Apartments | 10.648 | 312 | 58768 | 0.86 | 4.00 | 235073 | 5877 | 240950 | 0.373 |
| Lot 2, Block 1 | Single Family Attached | 15.553 | 206 | 38802 | 0.57 | 4.00 | 155209 | 3880 | 159089 | 0.246 |
| Lot 2, Block 1 | Amenity | 0.107 | -- | 160 | 0.00 | 4.00 | 640 | 16 | 656 | 0.001 |
| TOTAL: | | 26.201 | 518 | 97731 | 1.44 | 4.00 | 390922 | 9773 | 400695 | 0.620 |

1. Residential demands based on 68 gpcd and 2.77 people per unit.
2. Acreage shown for each lot is based on Painted Prairie Filing No. 5 Plat.
3. Commercial demand based off 1,500 gpd/acre.
4. Amenity Center demand determined by assuming a commercial use.

PAINTED PRAIRIE SUBDIVISION FILING NO. 5

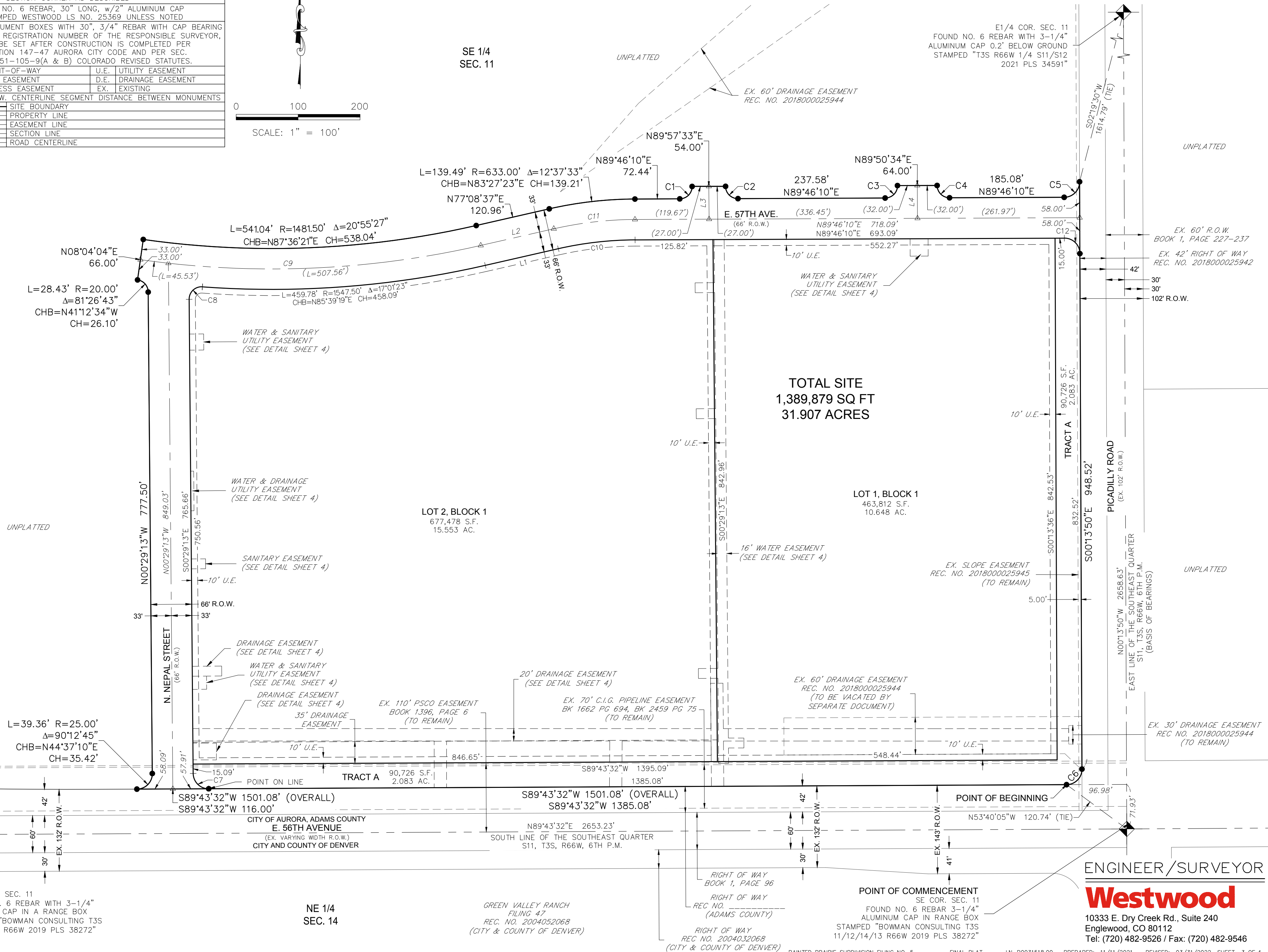
A PART OF SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 4

| LEGEND | | | |
|--------|--|------|-------------------|
| ◆ | FND. SECTION CORNER AS DESCRIBED | | |
| ● | SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED WESTWOOD LS NO. 25369 UNLESS NOTED | | |
| △ | MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES. | | |
| R.O.W. | RIGHT-OF-WAY | U.E. | UTILITY EASEMENT |
| G.E. | GAS EASEMENT | D.E. | DRAINAGE EASEMENT |
| A.E. | ACCESS EASEMENT | EX. | EXISTING |
| (X.XX) | R.O.W. CENTERLINE SEGMENT DISTANCE BETWEEN MONUMENTS | | |
| --- | SITE BOUNDARY | | |
| --- | PROPERTY LINE | | |
| --- | EASEMENT LINE | | |
| --- | SECTION LINE | | |
| --- | ROAD CENTERLINE | | |



SE 1/4
SEC. 11

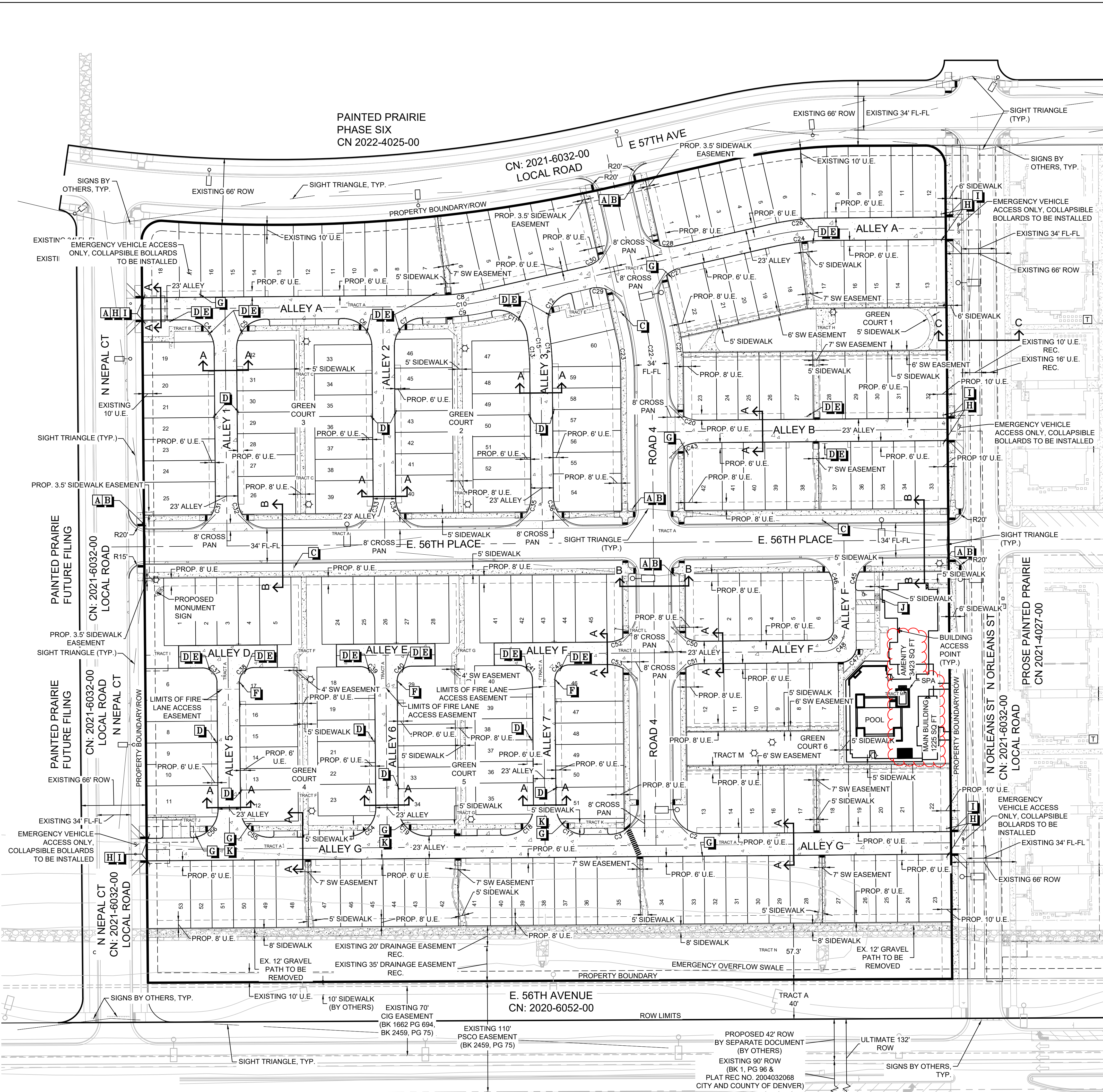
E1/4 COR. SEC. 11
FOUND NO. 6 REBAR WITH 3-1/4"
ALUMINUM CAP 0.2' BELOW GROUND
STAMPED "T3S R66W 1/4 S11/S12
2021 PLS 34591"



ENGINEER/SURVEYOR
Westwood
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

NOTE:









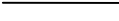




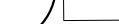






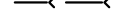




1. ALL ONSITE ROADS AND ALLEYS ARE PRIVATELY OWNED AND MAINTAINED BY THE APPLICANT. SEE SHEET 15 FOR CLASSIFICATIONS. ALLEY A, B, & G CONNECTIONS TO BOUNDARY/PERIMETER PUBLIC ROADS SHALL BE EVA ONLY. RESIDENTS SHALL ACCESS VIA ROAD 4 OR E. 5TH PL ONLY.
2. FOR CROSS SECTION INFORMATION, PLEASE SEE SHEET T15. PARALLEL PARKING SPOTS ARE 7'X23' (TYP.) AND HEAD IN PARKING SPOTS ARE 9'X19' (TYP.)
4. ALL SHADED BACK INFRASTRUCTURE IS EITHER EXISTING OR TO BE CONSTRUCTED BY OTHERS PER THE FOLLOWING PLAN SETS:
 - EAST 56TH AVENUE IMPROVEMENTS HIMALAYA TO PICADILLY - INFRASTRUCTURE SITE PLAN.
 - PAINTED PRAIRIE MULTI-FAMILY OFFSITE INFRASTRUCTURE SITE PLAN.
 - UNIMATED PRAIRIE OVERLOT GRADING STORMWATER MANAGEMENT PLANS.
 - PAINTED PRAIRIE FILING 1 INFRASTRUCTURE SITE PLAN AMENDMENT.
5. THE CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS. CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (CO) PER THE PUBLIC IMPROVEMENT PLAN.



| CURVE TABLE | | | | | |
|-------------|--------|------------|--------|-----------------|--------------|
| CURVE NO. | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1 | 20.00 | 90°39'33" | 33.04 | S48°52'04"E | 29.41 |
| C2 | 29.00 | 90°39'00" | 15.18 | S75°29'13"E | 15.01 |
| C3 | 29.00 | 90°30'00" | 15.18 | N74°30'47"E | 15.01 |
| C4 | 29.00 | 90°30'00" | 45.55 | S44°30'47"W | 41.01 |
| C5 | 29.00 | 90°30'00" | 45.55 | S44°30'47"W | 41.01 |
| C6 | 29.00 | 90°30'00" | 45.55 | S44°30'47"W | 41.01 |
| C7 | 29.00 | 90°30'00" | 45.55 | S44°30'47"W | 41.01 |
| C8 | 238.50 | 122°21'10" | 51.49 | S83°19'42"E | 51.39 |
| C9 | 261.50 | 122°21'10" | 56.46 | S83°19'42"E | 56.35 |
| C10 | 250.00 | 122°21'10" | 53.97 | S83°19'42"E | 53.87 |
| C11 | 29.00 | 93°46'18" | 47.45 | S55°58'18"E | 42.34 |
| C12 | 29.00 | 87°6'53" | 41.38 | S33°30'08"E | 40.03 |
| C13 | 238.50 | 87°6'53" | 58.80 | N04°47'13"W | 57.77 |
| C14 | 261.50 | 93°9'07" | 44.05 | N05°18'46"E | 43.87 |
| C15 | 250.00 | 122°21'10" | 53.97 | N06°40'18"W | 53.60 |
| C16 | 20.00 | 89°44'38" | 31.33 | N45°21'31"E | 28.22 |
| C17 | 29.00 | 90°30'00" | 45.55 | S45°29'13"E | 41.01 |
| C18 | 29.00 | 90°30'00" | 45.55 | N44°30'47"E | 41.01 |
| C19 | 29.00 | 90°30'00" | 45.55 | S45°29'13"E | 41.01 |
| C20 | 29.00 | 90°30'00" | 15.18 | S75°29'13"E | 15.01 |
| C21 | 162.00 | 122°21'10" | 39.29 | N06°40'18"W | 39.22 |
| C22 | 250.00 | 122°21'10" | 53.97 | N06°40'18"W | 53.87 |
| C23 | 118.00 | 122°21'10" | 25.47 | N06°40'18"W | 25.43 |
| C24 | 238.50 | 122°21'10" | 51.49 | S83°19'42"E | 51.39 |
| C25 | 250.00 | 122°21'10" | 53.97 | S83°19'42"E | 53.87 |
| C26 | 261.50 | 122°21'10" | 56.46 | S83°19'42"E | 56.35 |
| C27 | 29.00 | 90°30'00" | 15.18 | S62°08'37"W | 15.01 |
| C28 | 29.00 | 90°30'00" | 15.18 | S87°51'23"E | 15.01 |
| C29 | 29.00 | 90°30'00" | 15.18 | N87°51'23"E | 15.01 |
| C30 | 29.00 | 90°30'00" | 15.18 | N62°08'37"E | 15.01 |
| C31 | 29.00 | 90°30'00" | 15.18 | N14°30'47"E | 15.01 |
| C32 | 29.00 | 90°30'00" | 15.18 | S15°29'13"E | 15.01 |
| C33 | 29.00 | 90°30'00" | 15.18 | N14°30'47"E | 15.01 |
| C34 | 29.00 | 90°30'00" | 15.18 | S15°29'13"E | 15.01 |
| C35 | 29.00 | 90°30'00" | 15.18 | N14°30'47"E | 15.01 |
| C36 | 29.00 | 90°30'00" | 15.18 | S15°29'13"E | 15.01 |
| C37 | 14.50 | 90°00'00" | 22.78 | N45°29'13"W | 20.51 |
| C38 | 14.50 | 90°00'00" | 22.78 | S44°30'47"W | 20.51 |
| C39 | 14.50 | 90°00'00" | 22.78 | N45°29'13"W | 20.51 |
| C40 | 14.50 | 90°00'00" | 22.78 | S44°30'47"W | 20.51 |
| C41 | 14.50 | 90°00'00" | 22.78 | N45°29'13"W | 20.51 |
| C42 | 14.50 | 90°00'00" | 22.78 | S44°30'47"W | 20.51 |
| C43 | 29.00 | 90°30'00" | 15.18 | S74°30'47"E | 15.01 |
| C45 | 29.00 | 90°30'00" | 15.18 | S14°30'47"W | 15.01 |
| C46 | 29.00 | 90°30'00" | 15.18 | N15°29'13"E | 15.01 |
| C47 | 15.50 | 90°00'00" | 24.35 | N44°30'47"E | 21.92 |
| C48 | 22.00 | 90°00'00" | 34.56 | N44°30'47"E | 31.11 |
| C49 | 10.50 | 90°00'00" | 16.49 | N44°30'47"E | 14.85 |
| C50 | 29.00 | 90°30'00" | 15.18 | S75°29'13"E | 15.01 |
| C51 | 29.00 | 90°30'00" | 15.18 | S74°30'47"W | 15.01 |
| C52 | 29.00 | 90°30'00" | 15.18 | N74°30'47"E | 15.01 |
| C53 | 29.00 | 90°30'00" | 15.18 | N75°29'13"E | 15.01 |
| C54 | 29.00 | 90°30'00" | 45.55 | N44°30'47"E | 41.01 |
| C55 | 29.00 | 90°30'00" | 45.55 | S45°29'13"E | 41.01 |
| C56 | 29.00 | 90°00'00" | 45.55 | N44°30'47"E | 41.01 |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE NO. | DIRECTION | LENGTH |
| L1 | S89°30'47"W | 43.29' |
| L2 | S89°30'47"W | 12.25' |
| L3 | S77°08'37"W | 1.79' |
| L4 | S77°08'37"W | 21.01' |

LEGEND

- | | | | |
|---|--------------------------------|---|----------------------------|
|  | PROPOSED CURB & GUTTER |  | CENTERLINE |
|  | PROPOSED EXTERIOR STREET LIGHT |  | RIGHT-OF-WAY |
|  | PROPOSED INTERIOR STREET LIGHT |  | PROPERTY LINE |
|  | PROPOSED LIGHT POLE |  | EDGE OF PAVEMENT |
|  | PROPOSED SIDEWALK |  | EXISTING 5' CONTOUR |
|  | PROPOSED SIDEWALK RAMP |  | EXISTING 1' CONTOUR |
| 10.00 | EXISTING ELEVATION |  | PROPOSED 5' CONTOUR |
| 10.00 | PROPOSED DESIGN ELEVATION |  | PROPOSED 1' CONTOUR |
|  | CONCRETE HATCH |  | SIGHT TRIANGLE LINE |
|  | PROPOSED DIRECTION OF FLOW |  | PROPOSED CONCRETE CROSSPAN |
|  | EMERGENCY OVERFLOW PATH |  | SECTION LINE |
| 1.0% | PROPOSED SLOPE & DIRECTION |  | PROPOSED SWALE |
|  | FIRE DEPARTMENT CONNECTION |  | ADA VISITABLE UNITS (90) |
| | |  | KNOX BOX(ES) |
| | | U.E. | UTILITY EASEMENT |
| | | SW | SIDEWALK |
| | |  | BUILDING ACCESS POINTS |

CHECKED BY: MEL
DRAWN BY: KRW



PAINTED PRAIRIE
FUTURE FILING

PAINTED PRAIRIE
FUTURE FILING

PARKING COUNT (TYP.)

PAINTED PRAIRIE
SUBDIVISION FILING NO. 5
LOT 1 BLOCK 1
(PROSE PAINTED PRAIRIE)

LOT TYPE LEGEND

UNIT COUNT

114

92

TOWNHOME (SFA)
22' X 69' MIN

GREEN COURT
22' X 69' MIN

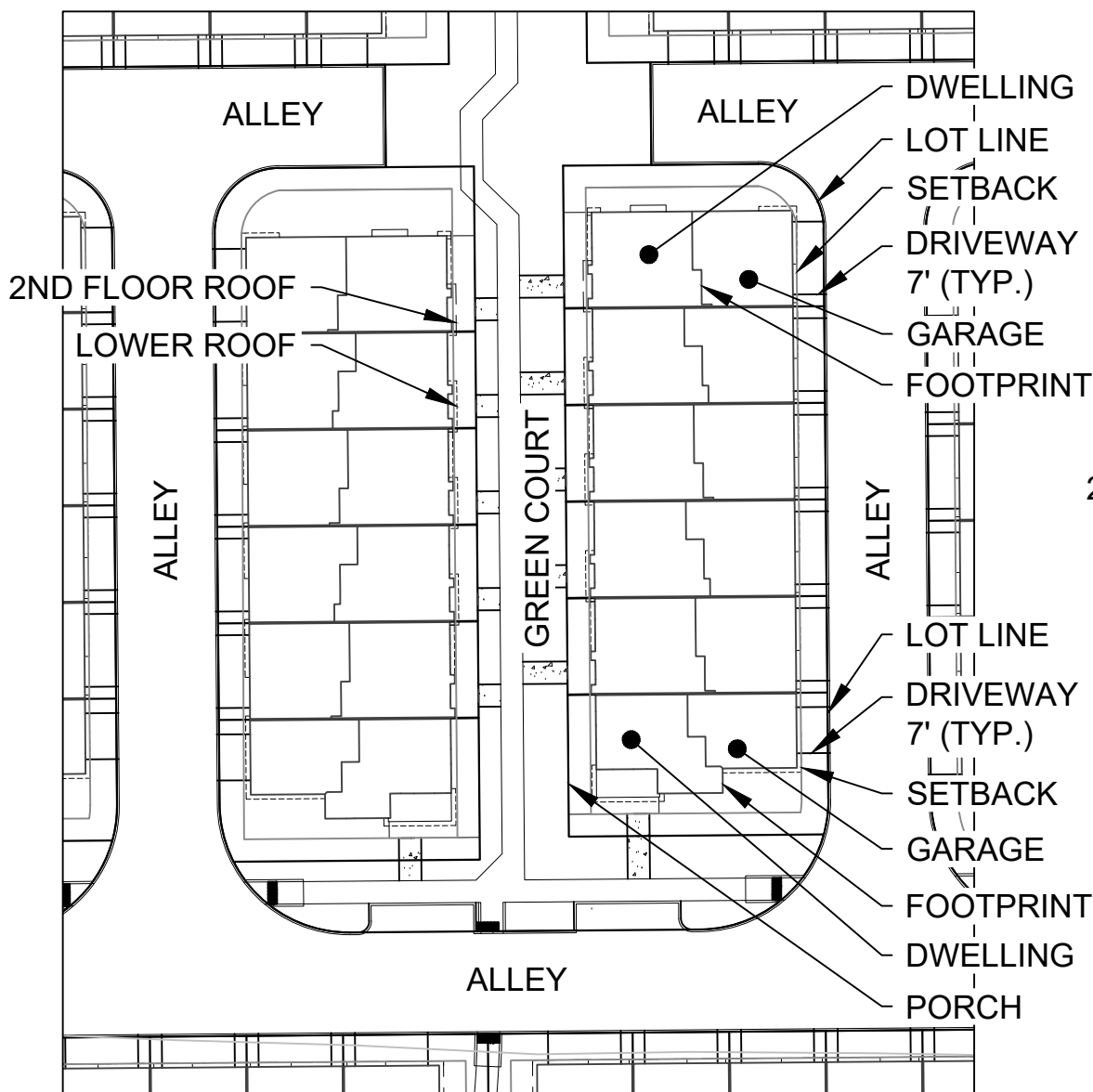
OPEN SPACE

AMENITY AND
POOL AREA

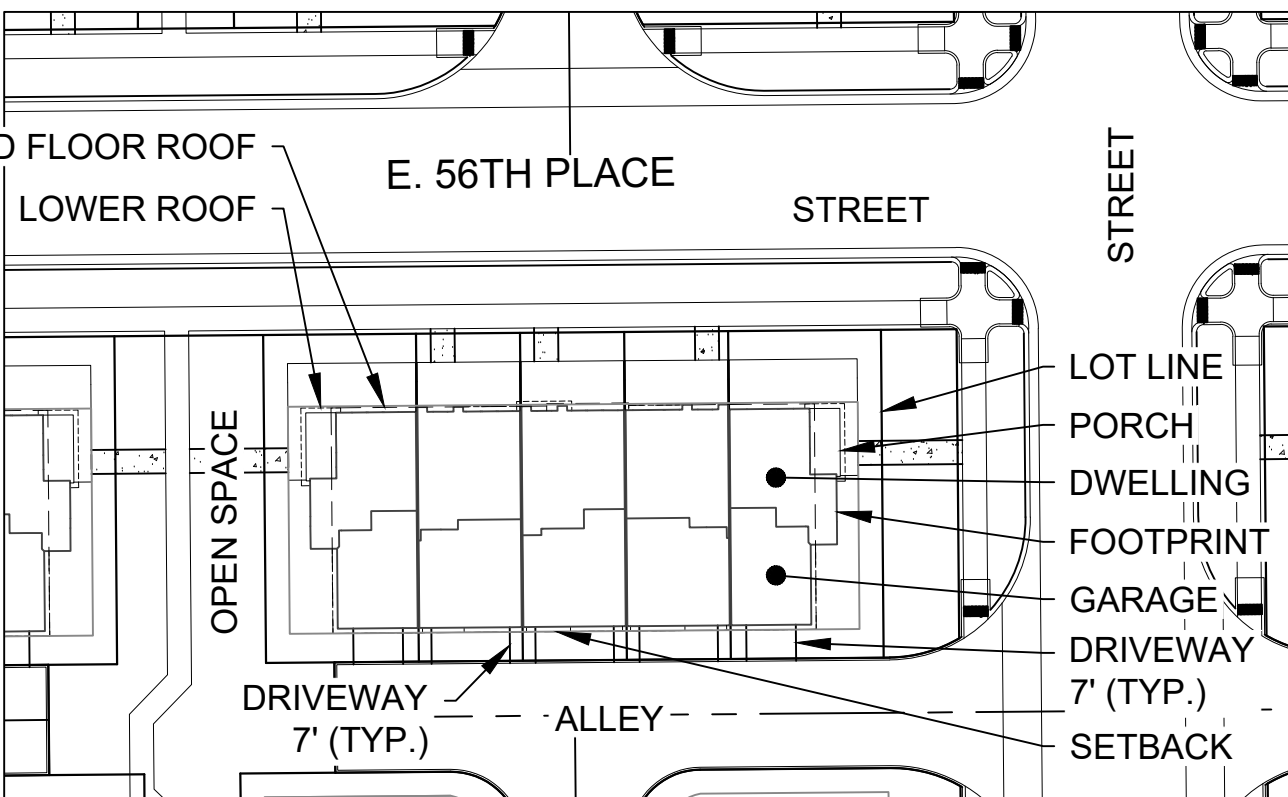
BUILDING
FOOTPRINT

SETBACK

LOT LAYOUTS, TYP



GREEN COURT LOT, TYP.
SCALE: 1" = 40'



TOWNHOME (SFA) LOT, TYP.
SCALE: 1" = 40'

| UNIT TYPE | LOT TYPE | LOT SIZE | NUMBER OF LOTS | MINIMUM PORCH FRONT SETBACK | MINIMUM PORCH FRONT SETBACK FROM GREEN COURT | MINIMUM BUILDING SETBACK FROM GREEN COURT | MINIMUM BUILDING FRONT SETBACK FROM PUBLIC STREET | MINIMUM GARAGE SETBACK | MINIMUM INTERIOR SIDE SETBACK (DWELLING) | MINIMUM INTERIOR SIDE SETBACK (GARAGE) | MINIMUM CORNER SIDE SETBACK FROM PUBLIC STREET |
|------------------|------------|-------------------|----------------|-----------------------------|--|---|---|------------------------|--|--|--|
| GREEN COURTS | ALLEY LOAD | 1,480 TO 2,590 SF | 92 | 10'-0" | 6' - 3 1/2" | 6' - 3 1/2" | 15'-0" | 6'-0" | 5'-0" | 5'-0" | 10'-0" |
| TOWN HOMES (SFA) | ALLEY LOAD | 1,480 TO 2,980 SF | 114 | 10'-0" | 6' - 3 1/2" | 6' - 3 1/2" | 15'-0" | 6'-0" | 5'-0" | 5'-0" | 10'-0" |

PARKING REQUIRED:
2 PARKING SPACES PER DWELLING, SFA, AND GREEN COURT (UDO SECTION 146-4.6.3
TABLE 4.6-1 REQUIRED OFF STREET PARKING)
92 GREEN COURT DUs + 114 SFA DUs =
206 DU X 2 = 412 SPACES REQUIRED

0.5 GUEST SPACES PER GREEN COURT UNIT AS APPLICABLE ONLY TO GREEN COURTS
UNDER UDO SECTION 146-4.2.3.C.1.b.ix NOT MEETING SUBSECTION vii. WE HAVE ONE
GREEN COURT THIS IS APPLICABLE TO: GREEN COURT ADJACENT TO THE POOL
AMENITY AREA, AND THERE'S 16 DUs ON THIS GREEN COURT.
16 DU X 0.5 = 8 GUEST SPACES REQUIRED WITHIN 200FT OF DU ENTRIES.

PARKING PROVIDED:
GARAGE PARKING
UNIT 1: 1 SPACE/DU
(39 UNITS = 39 SPACES)
UNIT 2 AND UNIT 3: 2 SPACES/DU
(167 UNITS = 334 SPACES)
373 TOTAL GARAGE PARKING SPACES PROVIDED

SURFACE PARKING
73 INTERIOR LOCAL STREET PARKING SPACES
15 INTERIOR ALLEY PARKING SPACES
(88 TOTAL SURFACE PARKING SPACES PROVIDED)
39 SURFACE PARKING SPACES FOR UNIT 1 REQUIRED 2ND SPACE PER DU
88 - 39 = 49 GUEST SURFACE PARKING SPACES PROVIDED
49 SPACES / 206 DU = 0.24 GUEST SPACES PER DU

6 ADDITIONAL SURFACE PARKING SPACES FOR AMENITY BUILDING

CHECKED BY: MEL
DRAWN BY: KRW

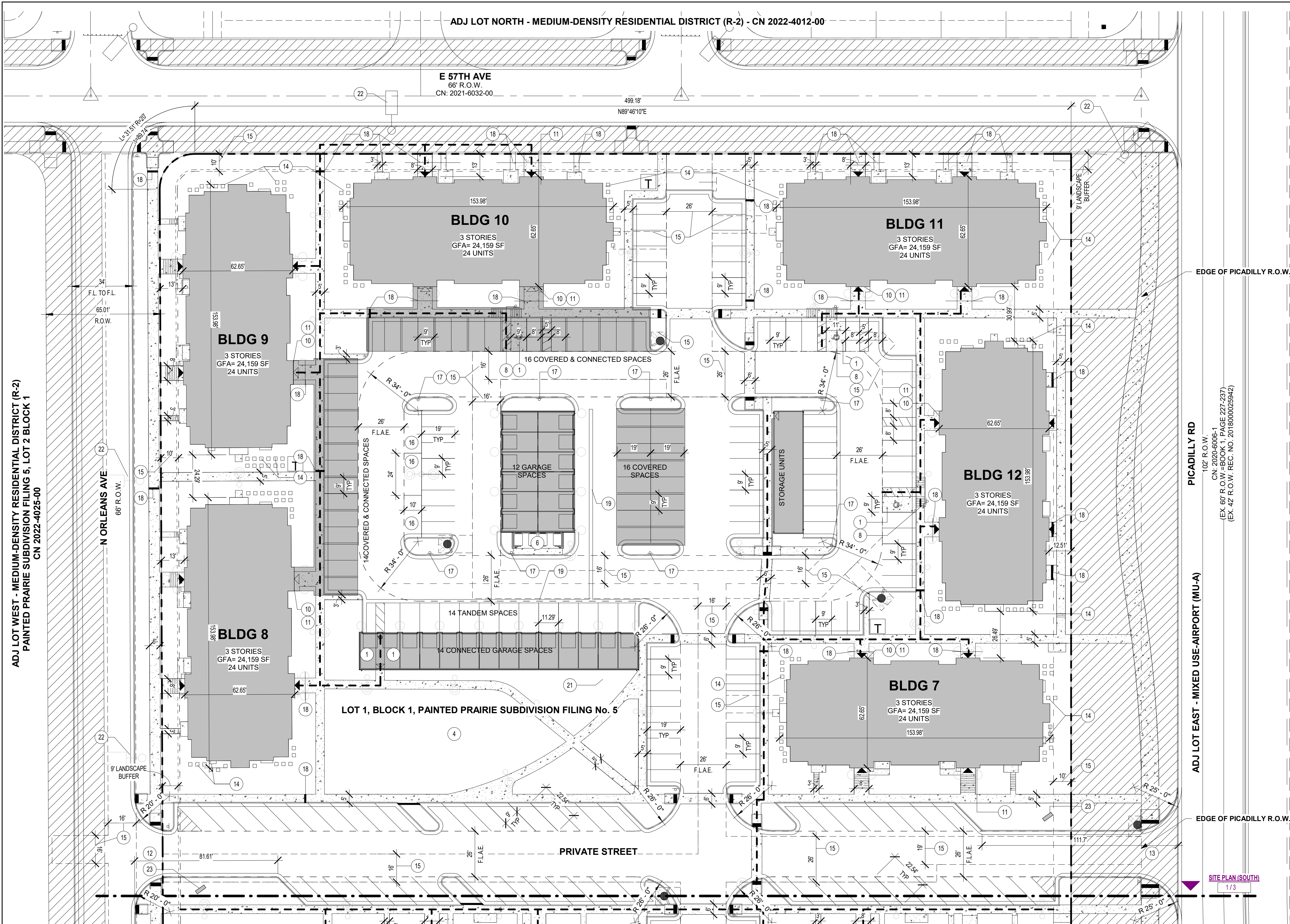
PROSE
PAINTED
PRAIRIE

SITE PLAN WITH ADJUSTMENTS

| ISSUE | △ | DATE |
|-----------------------|---|------------|
| SITE PLAN SUBMITTAL 2 | | 11.15.2021 |
| SITE PLAN SUBMITTAL 3 | | 02.04.2022 |
| SITE PLAN SUBMITTAL 4 | | 03.23.2022 |

JOB NUMBER: 2104

SITE PLAN



1 SITE PLAN (NORTH)
SCALE: 1" = 30'-0"

GENERAL NOTES:

- THE ISP AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON ISP CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF TCOICO PER THE PIP.
- REFER TO UTILITY/GRADING PLANS FOR ALL INFORMATION RELATED TO SITE ADJACENCIES AND CONTEXT
- REFER TO LANDSCAPE FOR OUTDOOR SITE DETAILS FOR THE POOL, POOL DECK AREA & MULTITUDE LAWN (NOTED AS OPEN GREEN SPACE)
- REFER TO LANDSCAPE FOR BICYCLE PARKING PROVIDED.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS TO BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH STREET LIGHTING PLANS IN THE CIVIL CONSTRUCTION DOCUMENTS SUBMITTAL.

PARKING STALL STANDARD DIMENSIONS:

| | |
|--------------------|---|
| SURFACE/STANDARD = | 9'-0" x 19'-0" |
| 45° ANGLED = | 9'-0" x 19'-10" (MIN) |
| PARALLEL = | 8'-0" x 23'-0" |
| ACCESSIBLE = | 9'-0" x 19'-0" |
| VAN ACCESSIBLE = | WITH 60" WIDE MIN. ACCESS AISLE 11'-0" x 19'-0" WITH 60" WIDE MIN. ACCESS AISLE |

PARKING REQUIREMENTS:

- 312 DWELLING UNITS
- 1 PARKING SPACE PER UNIT (312 SPACES)
- 1 PARKING SPACE PER 5 DWELLING UNITS FOR GUESTS (63 SPACES)
- 375 TOTAL PARKING SPACES REQUIRED
- 389 ON-SITE SPACES PROVIDED (14 ARE TANDEM)
- 63 SPACES PROVIDED FOR GUESTS
- 53 SPACES AVAILABLE AT N ORLEANS ST & E 57th AVE
- 40% COVERED PARKING REQUIREMENT ASSESSED AGAINST NON-GUEST PARKING COUNT = 312 SPACES
- 126 COVERED SPACES REQUIRED
- 130 COVERED SPACES PROVIDED
- 20% COVERED & CONNECTED PARKING REQUIREMENT ASSESSED AGAINST NON-GUEST PARKING COUNT = 312 SPACES
- 63 COVERED & CONNECTED SPACES REQUIRED
- 60 COVERED & CONNECTED SPACES PROVIDED (SEE PAGE 1 FOR REQUESTED ADJUSTMENTS)

SETBACKS TABLE

| PROPERTY LINE BEARING | REQUIRED | PROPOSED |
|-----------------------|----------|----------|
| NORTH | 0' | 17' |
| EAST | 0' | 12' |
| SOUTH | 0' | 61' |
| WEST | 0' | 13' |

LANDSCAPE BUFFERS

| PROPERTY LINE BEARING | REQUIRED | PROPOSED |
|-----------------------|----------|----------|
| NORTH | 9" | N/A |
| EAST | 9" | N/A |
| SOUTH | 9" | N/A |
| WEST | 9" | N/A |

* - BUFFER DEPTH HAS BEEN REDUCED DUE TO FIRE FIGHTING AERIAL APPERATUS DISTANCES BEING TOO LARGE DUE TO STREET SECTION OF N. ORLEANS ST. AND 57th AVENUE.

ACCESSIBLE UNITS & IMPLEMENTATION PLAN

TYPE A UNITS REQUIRED = 2% OF 312 = 6.24
TYPE B UNITS REQUIRED = 128

TYPE A UNITS PROVIDED = 8
TYPE B UNITS PROVIDED = 128

COLORADO STATUTES TITLE 9 REQUIRES 133 ACCESSIBILITY POINTS FOR A 312 UNIT PROJECT. BY WAY OF (8) TYPE A UNITS AND (128) TYPE B UNITS, A TOTAL OF (8 x 6) + (128 x 4) = 560 POINTS ARE PROVIDED

ALL (8) TYPE A UNITS ARE CURRENTLY HOUSED IN BUILDING 1. PER SECTION 9-5-105, NO MORE THAN 30% OF UNITS MAY BE CONSTRUCTED AND OCCUPIED WITHOUT A PORTION OF ACCESSIBLE UNITS CONSTRUCTED AND COMPLETED.

THE DEVELOPER/APPLICANT SHALL COMMIT TO CONSTRUCTION AND COMPLETION OF BUILDING 1 NOT AFTER THE CONSTRUCTION OF A MAXIMUM OF 3 OTHER RESIDENTIAL BUILDINGS, AS BUILDINGS 2 THROUGH 12 CONTAIN 24 UNITS EACH. THEREFORE, 24x3= 72 < 93 MAX ALLOWED.

AT THE EVENT THAT BUILDING 1 IS COMPLETED AND RECEIVES CERTIFICATE OF OCCUPANCY, THE PROJECT WILL HAVE ACHIEVED 100% OF REQUIRED 'TYPE A' ACCESSIBLE UNITS.

REFERENCE NOTES

- ACCESSIBLE PARKING STALL
- MAILBOX ROOM IN GROUND FLOOR OF BLDG 1
- APPROX. MONUMENT SIGN 1 LOCATION
- OPEN GREEN SPACE
- POOL AREA
- TRASH ENCLOSURE
- LEASING & CLUBHOUSE
- HANDICAP PARKING SIGN
- LOCATION OF ANSI TYPE 'A' UNITS
- FDC W/ APPROVED LOCKING HARDWARE
- KNOX BOX LOCATION
- UNRESTRICTED ACCESS INTERSECTION
- RIGHT-IN, RIGHT-OUT INTERSECTION
- GROUND-MOUNTED CONDENSER UNITS, SCREENED BY LANDSCAPE, RE: LANDSCAPE SHEETS
- UTILITY EASEMENT
- ON-SITE PARALLEL PARKING STALL
- NO PARKING - FIRE LANE SIGN
- SIDEWALK CHASE
- CROSS PAN
- MSE BLOCK RETAINING WALL, RE: LANDSCAPE
- BICYCLE PARKING (SEE LANDSCAPE)
- PROPOSED STREET LIGHT (SEE GEN NOTE 5)
- APPROX. MONUMENT SIGN 2 LOCATION

LEGEND

| | |
|--|--|
| | BUILDING FOOTPRINT |
| | LOT LINE |
| | ACCESSIBLE ROUTE |
| | BUILDING ENTRANCE |
| | ASPHALT PAVING |
| | CONCRETE PAVING |
| | SITE WORK BY MASTER DEVELOPER, SEE LANDSCAPE SHEETS FOR CASE NUMBERS |

TOTAL PROJECT PARKING...

| PARKING SPACE TYPE | COUNT |
|--------------------|-------|
|--------------------|-------|

| | |
|---------------------|-----|
| ACCESSIBLE | 5 |
| ACCESSIBLE - GARAGE | 2 |
| ACCESSIBLE - VAN | 2 |
| ANGLED - 45 DEG. | 54 |
| BICYCLE | 38 |
| GARAGE | 36 |
| PARALLEL (ON-SITE) | 6 |
| PARALLEL (STREET) | 53 |
| STANDARD | 270 |
| TANDEM | 14 |
| TOTAL SPACES: 480 | |

COVERED PARKING COUNTS

| TYPE | COUNT |
|------|-------|
|------|-------|

| | |
|---------------------|-----|
| COVERED | 70 |
| COVERED & CONNECTED | 60 |
| TANDEM UNCOVERED | 14 |
| UNCOVERED | 298 |
| TOTAL SPACES: 442 | |

PROSE
PAINTED
PRAIRIE

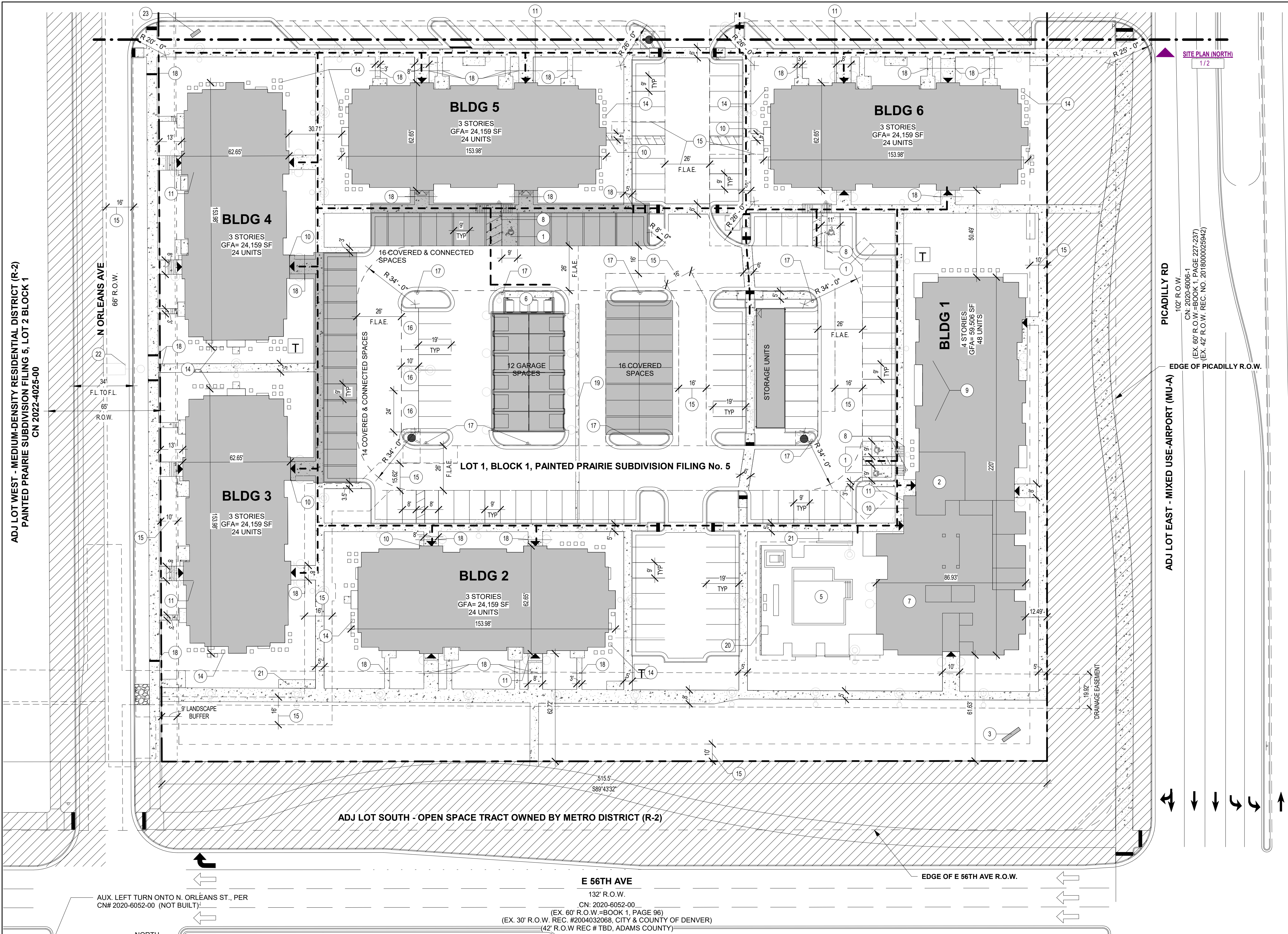
SITE PLAN WITH ADJUSTMENTS

| ISSUE | △ | DATE |
|-----------------------|---|------------|
| SITE PLAN SUBMITTAL 3 | | 02.04.2022 |
| SITE PLAN SUBMITTAL 4 | | 03.23.2022 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

JOB NUMBER: 2104

SITE PLAN

3



| TOTAL PROJECT PARKING... | |
|--------------------------|-------|
| PARKING SPACE TYPE | COUNT |
| ACCESSIBLE | 5 |
| ACCESSIBLE - GARAGE | 2 |
| ACCESSIBLE -VAN | 2 |
| ANGLED - 45 DEG. | 54 |
| BICYCLE | 38 |
| GARAGE | 36 |
| PARALLEL (ON-SITE) | 6 |
| PARALLEL (STREET) | 53 |
| STANDARD | 270 |
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| TOTAL SPACES: 480 | |
| COVERED PARKING COUNTS | |
| TYPE | COUNT |
| COVERED | 70 |
| COVERED & CONNECTED | 60 |
| TANDEM UNCOVERED | 14 |
| UNCOVERED | 298 |
| TOTAL SPACES: 442 | |

| LEGEND | |
|--------|--|
| | BUILDING FOOTPRINT |
| | LOT LINE |
| | ACCESSIBLE ROUTE |
| | BUILDING ENTRANCE |
| | ASPHALT PAVING |
| | CONCRETE PAVING |
| | SITE WORK BY MASTER DEVELOPER, SEE LANDSCAPE SHEETS FOR CASE NUMBERS |

| REFERENCE NOTES | |
|-----------------|---|
| 1 | ACCESSIBLE PARKING STALL |
| 2 | MAILBOX ROOM IN GROUND FLOOR OF BLDG 1 |
| 3 | APPROX. MONUMENT SIGN 1 LOCATION |
| 4 | OPEN GREEN SPACE |
| 5 | POOL AREA |
| 6 | TRASH ENCLOSURE |
| 7 | LEASING & CLUBHOUSE |
| 8 | HANDICAP PARKING SIGN |
| 9 | LOCATION OF ANSI TYPE A' UNITS |
| 10 | FDC W/ APPROVED LOCKING HARDWARE |
| 11 | KNOX BOX LOCATION |
| 12 | UNRESTRICTED ACCESS INTERSECTION |
| 13 | RIGHT-IN, RIGHT-OUT INTERSECTION |
| 14 | GROUND-MOUNTED CONDENSER UNITS, SCREENED BY LANDSCAPE, RE: LANDSCAPE SHEETS |
| 15 | UTILITY EASEMENT |
| 16 | ON-SITE PARALLEL PARKING STALL |
| 17 | NO PARKING - FIRE LANE SIGN |
| 18 | SIDEWALK CHASE |
| 19 | CROSS PAN |
| 20 | MSE BLOCK RETAINING WALL, RE: LANDSCAPE |
| 21 | BICYCLE PARKING (SEE LANDSCAPE) |
| 22 | PROPOSED STREET LIGHT (SEE GEN NOTE 5) |
| 23 | APPROX. MONUMENT SIGN 2 LOCATION |

| ACCESSIBLE UNITS & IMPLEMENTATION PLAN | |
|--|--|
| TYPE A UNITS REQUIRED = 2% OF 312 = 6.24 | |
| TYPE B UNITS REQUIRED = 128 | |
| TYPE A UNITS PROVIDED = 8 | |
| TYPE B UNITS PROVIDED = 128 | |
| COLORADO STATUTES TITLE 9 REQUIRES 133 ACCESSIBILITY POINTS FOR A 312 UNIT PROJECT. BY WAY OF (8) TYPE A UNITS AND (128) TYPE B UNITS, A TOTAL OF (8 x 6) + (128 x 4) = 560 POINTS ARE PROVIDED | |
| ALL (8) TYPE A UNITS ARE CURRENTLY HOUSED IN BUILDING 1. PER SECTION 9-5-105, NO MORE THAN 30% OF UNITS MAY BE CONSTRUCTED AND OCCUPIED WITHOUT A PORTION OF ACCESSIBLE UNITS CONSTRUCTED AND COMPLETED. | |
| THE DEVELOPER/APPLICANT SHALL COMMIT TO CONSTRUCTION AND COMPLETION OF BUILDING 1 NOT AFTER THE CONSTRUCTION OF A MAXIMUM OF 3 OTHER RESIDENTIAL BUILDINGS, AS BUILDINGS 2 THROUGH 12 CONTAIN 24 UNITS EACH. THEREFORE, 24x3= 72 < 93 MAX ALLOWED. | |
| AT THE EVENT THAT BUILDING 1 IS COMPLETED AND RECEIVES CERTIFICATE OF OCCUPANCY, THE PROJECT WILL HAVE ACHIEVED 100% OF REQUIRED 'TYPE A' ACCESSIBLE UNITS. | |

| SETBACKS TABLE | |
|--|-------------------|
| PROPERTY LINE BEARING | REQUIRED PROPOSED |
| NORTH | 0' 17' |
| EAST | 0' 12' |
| SOUTH | 0' 61' |
| WEST | 0' 13' |
| LANDSCAPE BUFFERS | |
| PROPERTY LINE BEARING | REQUIRED PROPOSED |
| NORTH | 9" N/A |
| EAST | N/A N/A |
| SOUTH | 9" N/A |
| WEST | 9" 9' |
| * - BUFFER DEPTH HAS BEEN REDUCED DUE TO FIRE FIGHTING AERIAL APPERATUS DISTANCES BEING TOO LARGE DUE TO STREET SECTION OF N. ORLEANS ST. AND 57th AVENUE. | |

| PARKING REQUIREMENTS: | |
|---|--|
| 312 DWELLING UNITS | |
| 1 PARKING SPACE PER UNIT (312 SPACES) | |
| 1 PARKING SPACE PER 5 DWELLING UNITS FOR GUESTS (63 SPACES) | |
| 375 TOTAL PARKING SPACES REQUIRED | |
| 389 ON-SITE SPACES PROVIDED (14 ARE TANDEM) | |
| 63 SPACES PROVIDED FOR GUESTS | |
| 53 SPACES AVAILABLE AT N ORLEANS ST & E 57th AVE | |
| 40% COVERED PARKING REQUIREMENT ASSESSED AGAINST NON-GUEST PARKING COUNT = 312 SPACES | |
| 126 COVERED SPACES REQUIRED | |
| 130 COVERED SPACES PROVIDED | |
| 20% COVERED & CONNECTED PARKING REQUIREMENT ASSESSED AGAINST NON-GUEST PARKING COUNT = 312 SPACES | |
| 63 COVERED & CONNECTED SPACES REQUIRED | |
| 60 COVERED & CONNECTED SPACES PROVIDED (SEE PAGE 1 FOR REQUESTED ADJUSTMENTS) | |

| GENERAL NOTES: | |
|--|---------------------------------|
| 1. THE ISP AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON ISP CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF TCO/CO PER THE PIP. | |
| 2. REFER TO UTILITY/GRADING PLANS FOR ALL INFORMATION RELATED TO SITE ADJACENCIES AND CONTEXT | |
| 3. REFER TO LANDSCAPE FOR OUTDOOR SITE DETAILS FOR THE POOL, POOL DECK AREA & MULTIUSE LAWN (NOTED AS OPEN GREEN SPACE) | |
| 4. REFER TO LANDSCAPE FOR BICYCLE PARKING PROVIDED. | |
| 5. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS TO BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH STREET LIGHTING PLANS IN THE CIVIL CONSTRUCTION DOCUMENTS SUBMITTAL. | |
| PARKING STALL STANDARD DIMENSIONS: | |
| SURFACE/STANDARD = | 9'-0" x 19'-0" |
| 45° ANGLED = | 9'-0" x 19'-10" (MIN) |
| PARALLEL = | 8'-0" x 23'-0" |
| ACCESSIBLE = | 9'-0" x 19'-0" |
| VAN ACCESSIBLE = | 11'-0" x 19'-0" |
| | WITH 60" WIDE MIN. ACCESS AISLE |
| | WITH 60" WIDE MIN. ACCESS AISLE |



CVL Job No. 8130155412

AURORA, COLORADO

PAINTED PRAIRIE

**A MASTER PLANNED
COMMUNITY**

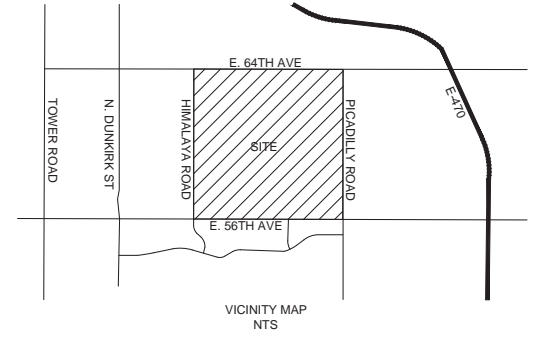
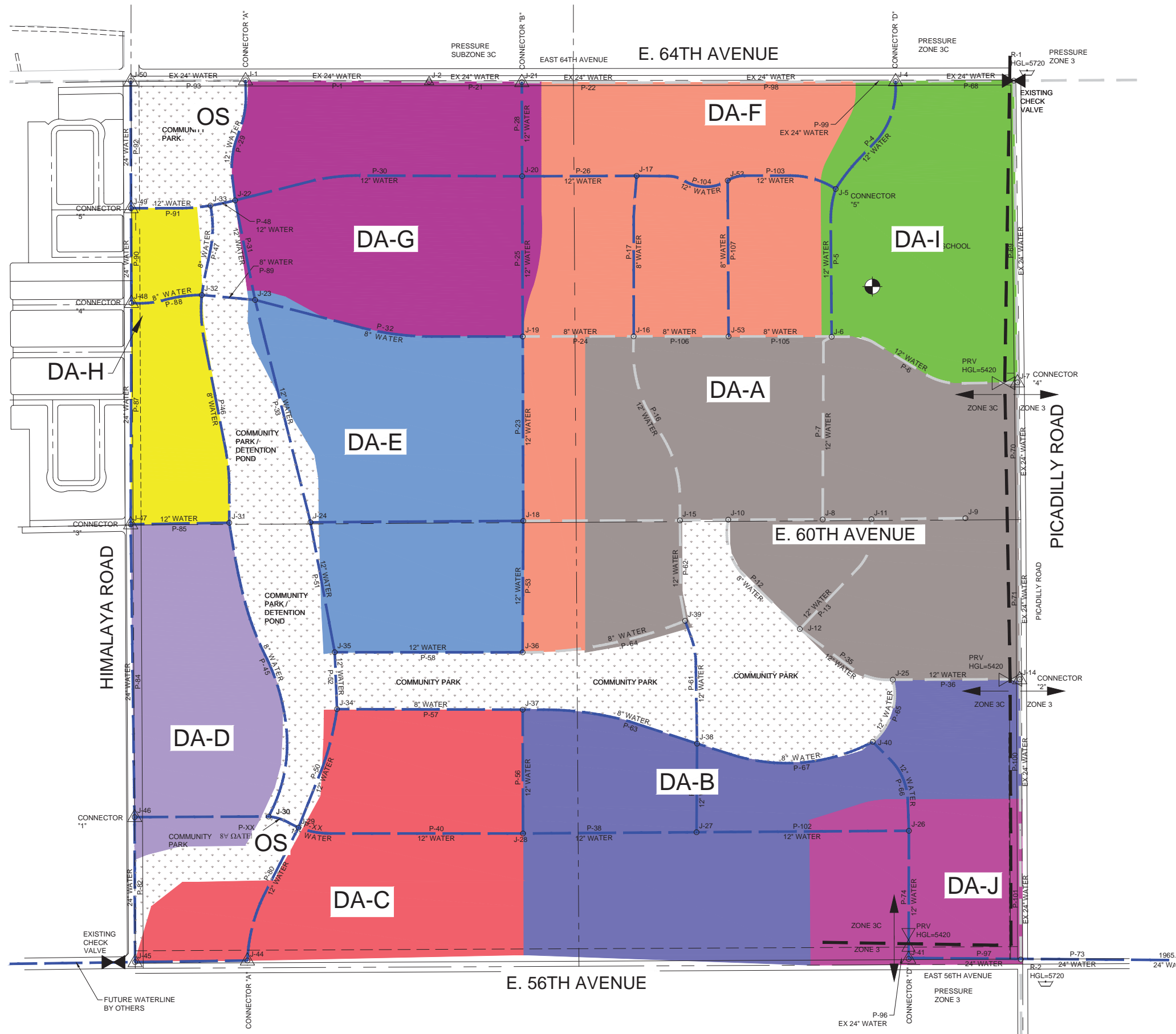
**AMENDMENT TO THE MASTER
UTILITY REPORT**

Prepared for:
Painted Prairie Owner LLC
5750 DTC Parkway, Suite 210
Greenwood Village, CO 80111
Contact: Chris Fellows
303.795.9900

Prepared by:
CVL Consultants of Colorado, Inc.
10333 East Dry Creek Road, Suite 240
Englewood, Colorado 80112
Contact: Sarah J. Kolz
720.482.9526

Report Date:
February 2020

N:\PROJECTS\PAINTED PRAIRIE\PLN NO. 2\CAD\ENGINEERING\BIM\MASTER UTILITY STUDY\WATER SERVICE PHASING PLAN 7.26.19.DWG.JOE.F 10/29/19

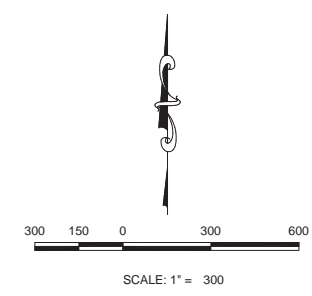


LEGEND

- LOCATION OF MODELED FIREFLOW
- POINT OF WATER CONNECTION TO CITY OF AURORA SERVICE
- RESERVOIR
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED CHECK VALVES
- PROPOSED PRESSURE REDUCING VALVE
- PROPOSED WATER LINE JUNCTION
- EXISTING WATER LINE JUNCTION
- PRESSURE ZONE BOUNDARY

NOTE: PROPOSED PRV AND CHECK VALVE LOCATIONS TO BE FINALIZED DURING CIVIL DRAWINGS TO ENSURE ZONE BOUNDARY SEGMENTS ARE USED APPROPRIATELY AND CONSIDERS INTERNAL LOOPING.

- DEVELOPMENT AREA A
- EX. OPEN SPACE & DETENTION POND
- DEVELOPMENT AREA B
- DEVELOPMENT AREA C
- DEVELOPMENT AREA D
- DEVELOPMENT AREA E
- DEVELOPMENT AREA F
- DEVELOPMENT AREA G
- DEVELOPMENT AREA H
- DEVELOPMENT AREA I
- DEVELOPMENT AREA J



| | |
|----------------------------------|------|
| APPROVED ONE YEAR FROM THIS DATE | |
| CITY ENGINEER | DATE |
| WATER DEPARTMENT | DATE |
| FIRE DEPARTMENT | DATE |

| | | |
|---|----------|---------------------------|
| 10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80152 Tel: (303) 482-9546 Fax: (720) 482-9546 | | CML CONSULTANTS |
| PAINTED PRAIRIE OWNER LLC C/O CHRIS FELLOWS 6750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 Tel: (303) 795-9900 | | |
| PAINTED PRAIRIE WATER SERVICE MASTER PLAN | | OCTOBER 2019 |
| AS SHOWN | 30155412 | |
| WT2 | | |

| Water Demands | | | | | | | | | | | | | | |
|------------------|--------------------|---------|------------|-------------------|------------------------|--------------------|---------------------|---------------------|-------------------|---------------|----------------|---------------------|-------------------|---------------|
| | Land Use | | | | Commercial/Industrial | | | | Residential | | | | Irrigation | |
| Development Area | Use | Acerage | Units/Acre | Residential Units | Average Day (gpm/acre) | Max Day (gpm/acre) | Max Hour (gpm/acre) | Max Day + Fire Flow | Average Day (gpm) | Max Day (gpm) | Max Hour (gpm) | Max Day + Fire Flow | Average Day (gpm) | Max Day (gpm) |
| A | Residential | 113.80 | 5.2 | 595 | -- | -- | -- | -- | 115.43 | 323.20 | 519.44 | 1823.20 | -- | -- |
| B | Residential | 66.30 | 6.7 | 445 | -- | -- | -- | -- | 86.33 | 241.72 | 388.49 | 1741.72 | -- | -- |
| C | Residential | 58.00 | 5.2 | 301 | -- | -- | -- | -- | 58.39 | 163.50 | 262.77 | 1663.50 | -- | -- |
| D | Residential | 30.00 | 5.9 | 177 | -- | -- | -- | -- | 34.34 | 96.15 | 154.52 | 1596.15 | -- | -- |
| E | Residential | 57.10 | 8.2 | 470 | -- | -- | -- | -- | 91.18 | 255.30 | 410.31 | 1755.30 | -- | -- |
| F | Residential | 77.40 | 6.4 | 496 | -- | -- | -- | -- | 96.22 | 269.43 | 433.01 | 1769.43 | -- | -- |
| G | Residential | 19.70 | 48.7 | 960 | -- | -- | -- | -- | 186.24 | 521.47 | 838.08 | 2021.47 | -- | -- |
| G | Hotel | 19.60 | 30.6 | 600 | | | | | 116.40 | 325.92 | 523.80 | 1825.92 | | |
| G | Retail/Office | 19.60 | | | 20.38 | 57.08 | 91.73 | 2557.08 | | | | | | |
| H | Residential | 23.40 | 3.8 | 79 | | | | | 15.33 | 221.20 | 355.50 | 1721.20 | | |
| I | School/Church | 22.68 | -- | -- | 18.8244 | 52.70832 | 84.7098 | 2552.71 | -- | -- | -- | -- | -- | -- |
| I | Irrigation | 21.82 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 27.28 | 76.37 |
| J | Residential (APT.) | 18.20 | -- | 657 | -- | -- | -- | | 55.85 | 156.366 | 251.3025 | 1656.37 | -- | -- |
| J | Office | 10.00 | | | 10.40 | 29.12 | 46.80 | 2529.12 | | | | | | |
| Total Demands | | | | | 49.61 | 138.90 | 223.24 | 2638.90 | 855.71 | 2574.27 | 4137.21 | 4074.27 | 27.28 | 76.37 |

1. Residential demands based on 101 gpcd and 2.77 people per unit.
2. Hotel and Apartment demands based on 122 gpd per unit/room.
3. School demand based on 1,200 gpd/acre.
4. Irrigation demands based on 1,800 gpd/acre.
5. Max day factor= 2.8 times average daily flow.
6. Max hour factor= 4.5 times average daily flow.

PAINTED PRAIRIE

CITY OF AURORA

ON-SITE SANITARY SEWER PEAK ROUTING CALCULATIONS - (PERMANENT GRAVITY SYSTEM)

| DESIGN POINT | DEVELOPMENT AREA | PLANNING AREA | DESCRIPTION | AREA (AC) | UNITS | MAXIMUM DENSITY (DU/AC) | OCCUPANCY (PERSONS/DU) | AVG DAY FLOW (GPD/CAP) | PERCENTAGE OF PLANNING AREA | AVG DAY FLOW (GPD) | POPULATION (THOUSANDS) | PEAKING FACTOR (PF) | PEAK DAILY FLOW (GPD) | INFILTRATION 10% OF AVG DAY FLOW (GPD) | PEAK DAY FLOW WITH INFILTRATION (GPD) | PEAK DAY FLOW WITH INFILTRATION (CFS) |
|--------------|------------------|---------------|-------------|-----------|------------|-------------------------|------------------------|------------------------|-----------------------------|--------------------|------------------------|---------------------|-----------------------|--|---------------------------------------|---------------------------------------|
| A | | | | | 595 | | | | | 112,074 | 1,648 | | 448,297 | 11,207 | 459,504 | 0.71 |
| A | A | PA-10 | SF | 9.87 | 68 | 6.9 | 2.77 | 68 | 65% | 12,808 | 0.188 | 4.0 | 51,234 | 1,281 | 52,514.8 | 0.08 |
| | | PA-11 | SF | 23.58 | 140 | 5.9 | 2.77 | 68 | 100% | 26,370 | 0.388 | 4.0 | 105,482 | 2,637 | 108,118.6 | 0.17 |
| | | PA-12 | SF | 20.65 | 136 | 6.6 | 2.77 | 68 | 100% | 25,617 | 0.377 | 4.0 | 102,468 | 2,562 | 105,029.5 | 0.16 |
| | | PA-16 | SF | 8.86 | 60 | 6.8 | 2.77 | 68 | 65% | 11,302 | 0.166 | 4.0 | 45,206 | 1,130 | 46,336.6 | 0.07 |
| | | PA-17 | SF | 10.80 | 75 | 6.9 | 2.77 | 68 | 100% | 14,127 | 0.208 | 4.0 | 56,508 | 1,413 | 57,920.7 | 0.09 |
| | | PA-18 | SF | 21.43 | 116 | 5.4 | 2.77 | 68 | 100% | 21,850 | 0.321 | 4.0 | 87,399 | 2,185 | 89,584.0 | 0.14 |
| B | | | | | 425 | | | | | 80,053 | 1,177 | | 320,212 | 8,005 | 328,217 | 0.51 |
| B | B | PA-20 | SF | 8.09 | 61 | 7.5 | 2.77 | 68 | 100% | 11,490 | 0.169 | 4.0 | 45,360 | 1,149 | 47,108.8 | 0.07 |
| | | PA-21 | SF | 8.79 | 64 | 7.3 | 2.77 | 68 | 100% | 12,055 | 0.177 | 4.0 | 48,220 | 1,206 | 49,425.7 | 0.08 |
| | | PA-22 | SF | 9.69 | 117 | 12.1 | 2.77 | 68 | 100% | 22,038 | 0.324 | 4.0 | 88,152 | 2,204 | 90,356.3 | 0.14 |
| | | PA-25 | SF | 20.10 | 99 | 4.9 | 2.77 | 68 | 100% | 18,648 | 0.274 | 4.0 | 74,591 | 1,865 | 76,455.3 | 0.12 |
| | | PA-26 | SF | 14.85 | 84 | 5.7 | 2.77 | 68 | 100% | 15,822 | 0.233 | 4.0 | 63,289 | 1,582 | 64,871.2 | 0.10 |
| | | | | | | | | | | | | | | | | |
| B | | | | | 280 | | | | | 52,741 | 0.776 | 12 | 210,963 | 5,274 | 216,237 | 0.33 |
| B | C | PA-19 | SF | 15.06 | 98 | 6.5 | 2.77 | 68 | 100% | 18,459 | 0.271 | 4.0 | 73,837 | 1,846 | 75,683.0 | 0.12 |
| | | PA-23 | SF | 9.38 | 51 | 5.4 | 2.77 | 68 | 100% | 9,606 | 0.141 | 4.0 | 38,425 | 961 | 39,386.1 | 0.06 |
| | | PA-24 | SF | 30.73 | 131 | 4.3 | 2.77 | 68 | 100% | 24,675 | 0.363 | 4.0 | 98,701 | 2,468 | 101,168.2 | 0.16 |
| B | | | | | 156 | | | | | 29,384 | 0.432 | 4 | 117,537 | 2,938 | 120,475 | 0.19 |
| B | D | PA-13 | SF | 28.42 | 156 | 5.5 | 2.77 | 68 | 100% | 29,384 | 0.432 | 4.0 | 117,537 | 2,938 | 120,475.1 | 0.19 |
| B | | | | | 450 | | | | | 84,762 | 1,247 | | 339,048 | 8,476 | 347,524 | 0.54 |
| B | E | PA-8 | SF | 36.53 | 287 | 7.9 | 2.77 | 68 | 100% | 54,059 | 0.795 | 4.0 | 216,237 | 5,406 | 221,643.2 | 0.34 |
| | | PA-14 | SF | 20.57 | 163 | 7.9 | 2.77 | 68 | 100% | 30,703 | 0.452 | 4.0 | 122,811 | 3,070 | 125,881.0 | 0.19 |
| A | | | | | 598 | | | | | 112,639 | 1,656 | | 450,557 | 11,264 | 461,821 | 0.71 |
| A | F | PA-3 | SF | 36.32 | 329 | 9.1 | 2.77 | 68 | 100% | 61,970 | 0.911 | 4.0 | 247,882 | 6,197 | 254,078.8 | 0.39 |
| | | PA-6 | SF | 19.25 | 161 | 8.4 | 2.77 | 68 | 100% | 30,326 | 0.446 | 4.0 | 121,304 | 3,033 | 124,336.4 | 0.19 |
| | | PA-9 | SF | 8.54 | 59 | 6.9 | 2.77 | 68 | 35% | 11,113 | 0.163 | 4.0 | 44,453 | 1,111 | 45,564.3 | 0.07 |
| | | PA-15 | SF | 6.17 | 49 | 7.9 | 2.77 | 68 | 35% | 9,230 | 0.136 | 4.0 | 36,919 | 923 | 37,841.5 | 0.06 |
| B | | | | | 960 | | | | | 282,310 | 3,178 | | 1,129,238 | 28,231 | 1,157,469 | 1.79 |
| B | G | PA-2 | SF | 11.79 | 160 | 13.6 | 2.77 | 68 | 20% | 30,139 | 0.443 | 4.0 | 120,550 | 3,014 | 123,564.2 | 0.19 |
| | | PA-2 | MF | 11.79 | 800 | 67.9 | 2.77 | 68 | 20% | 150,688 | 2,216 | 4.0 | 602,752 | 15,069 | 617,820.8 | 0.96 |
| | | PA-2 | RETAIL | 11.79 | | | 200,000 SF | 1200 | 20% | 14,148 | 0.259 | 4.0 | 56,592 | 1,415 | 58,006.8 | 0.09 |
| | | PA-2 | OFFICE | 11.78 | | | 100,000 SF | 1200 | 20% | 14,136 | 0.259 | 4.0 | 56,544 | 1,414 | 57,957.6 | 0.09 |
| | | PA-2 | HOTEL | 11.78 | 600 | 50.9 | | 122 | 20% | 73,200 | 0.000 | 4.0 | 292,800 | 7,320 | 300,120.0 | 0.46 |
| B | | | | | 79 | | | | | 14,880 | 0.219 | | 59,522 | 1,488 | 61,010 | 0.09 |
| B | H | PA-5 | SFD | 7.60 | 24 | 3.2 | 2.77 | 68 | 100% | 4,521 | 0.066 | 4.0 | 18,083 | 452 | 18,534.6 | 0.03 |
| | | PA-7 | SFD | 13.46 | 55 | 4.1 | 2.77 | 68 | 100% | 10,360 | 0.152 | 4.0 | 41,439 | 1,036 | 42,475.2 | 0.07 |
| A | | | | | | | | | | 19,548 | 1,420 | | 78,192 | 1,955 | 80,147 | 0.12 |
| A | I | PA-4 | SF | 16.29 | 120 | | | 1200 | 100% | 19,548 | 0.220 | 4.0 | 78,192 | 1,955 | 80,146.7 | 0.12 |
| | | | | | | | | | | | | | | | | |
| B | | | | | 657 | | | | | 135,753 | 2,040 | | 543,010 | 13,575 | 556,585 | 0.86 |
| B | J | PA-27 | MF | 16.40 | 657 | 40.1 | 2.77 | 68 | 80% | 123,753 | 1,920 | 4.0 | 495,010 | 12,375 | 507,385.3 | 0.79 |
| | | PA-27 | OFFICE | 10.0 | | | 60,000 SF | 1200 | 20% | 12,000 | 0.220 | 4.0 | 48,000 | 1,200 | 49,200.0 | 0.08 |

SF = Single Family. Includes Single Family attached, Single Family detached, townhomes, paired homes, and garden court homes.

MF = Multi Family. Includes condos and apartments.

Peaking Factor = 4.

Sanitary Sewer loading rates, factors, and calculations based on City of Aurora Public Utility Improvements Standards and Specifications Chapter 4

Occupancy factors were used based on AECOM recommended standards according to City of Aurora comments per discussions on January 28th, 2017