



FINAL UTILITY REPORT

FOR

**470 Storage
Aurora, Colorado**

Prepared for:

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Prepared by:

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Project #: 096648000

Prepared: October 27, 2017

Kimley»»Horn



TABLE OF CONTENTS

TABLE OF CONTENTS	1
CERTIFICATION	2
ENGINEER'S STATEMENT	2
GENERAL LOCATION AND DESCRIPTION	3
LOCATION	3
VICINITY MAP	3
DESCRIPTION OF PROPERTY	4
WATER DISTRIBUTION SYSTEM	4
EXISTING WATER SYSTEM	4
WATER LAYOUT	4
WATER DEMAND	5
WATER SYSTEM DISTRIBUTION MODELING	5
AVAILABLE PRESSURE AND FLOW	5
SUMMARY OF WATER MODELING RESULTS	5
SANITARY SEWER SYSTEM	6
EXISTING SANITARY SEWER SYSTEM	6
SANITARY SEWER LAYOUT	6
SANITARY SEWER DEMANDS	6
SANITARY SEWER DESIGN	6
CONCLUSION	7
COMPLIANCE WITH STANDARDS	7
WATER SYSTEM	7
SANITARY SEWER	7
REFERENCES	7
APPENDICIES	8
APPENDIX A – PROJECT FIGURES	
APPENDIX B – WATER SYSTEM COMPUTATIONS	
APPENDIX C – SANITARY SEWER COMPUTATIONS	
APPENDIX D – REFERENCE DOCUMENTS	

CERTIFICATION

ENGINEER'S STATEMENT

This Final Utility Report for 470 Storage was prepared by me (or under my supervision) in accordance with the provisions of City of Aurora Criteria, and was designed to comply with the provisions thereof. I understand that the City of Aurora does not, and will not, assume liability for facilities designed by others.

By: Randall Phelps, P.E.
Licensed Professional Engineer
State of Colorado PE No. 35204

GENERAL LOCATION AND DESCRIPTION

The purpose of this Final Utility Report is to outline the proposed water and sanitary sewer design for the 470 Storage development (the Project) located southwest of E. Jewell Avenue and E-470 within the City of Aurora, Colorado. The information provided in this Report has been prepared in accordance with the City of Aurora Capital Improvement Plans and meets all requirements of the Public Utility Improvements Rules & Regulations Regarding Standards and Specifications.

LOCATION

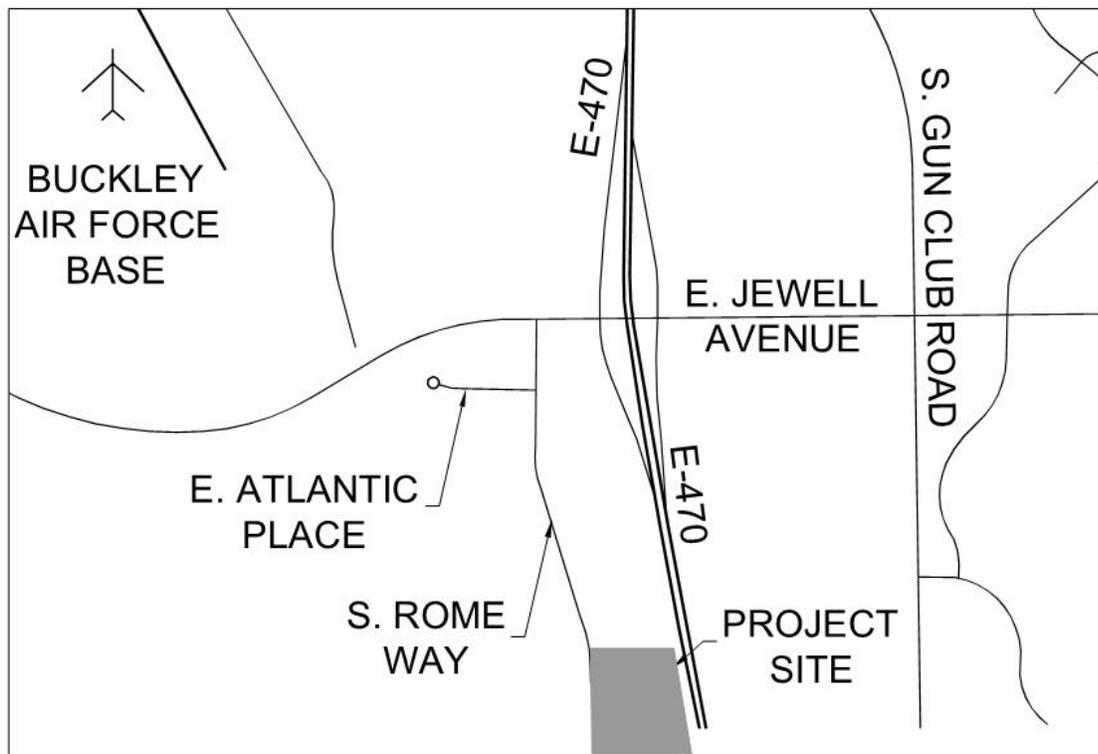
The Site is located in the South 1/2 of Section 25, Township 4 South, Range 66 West of the 6th Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado.

More specifically, the Site is located at the southwest corner of E. Jewell Avenue and E-470 in Aurora, Colorado.

The site is bounded by the following.

- North: Vacant Land
- South: Vacant Land
- East: E-470
- West: Plains Conservation Land

VICINITY MAP



DESCRIPTION OF PROPERTY

The 39.4 +/- acre project site is currently undeveloped and consists of primarily sparse native grass, weeds, and brush cover. The proposed site will consist of three (3) parcels, a detention pond, and public road right of way dedication. The site is currently zoned as E-470/ Buckley Air Force Base Research and Development.

The existing topography generally drains from southwest to northeast. The overall site varies in elevation from a high of approximately 5758 feet to a low of approximately 5710 feet. The respective runoff flows across the property from west to northeast across the site.

There is an existing 8" water line at an existing development approximately 1750 LF north of the Site. There is also an existing 24" water line located in an E-470 multi-use easement approximately 1250 feet north of the Site. The Project will utilize these two existing water lines to loop a 12" PVC water line that will service four (4) fire hydrants spaced along the perimeter of the development. In addition, two- 12" stubs will be provided south of the Site for future developments.

An existing 36" sanitary sewer main approximately 2400' north of the property will provide service to the proposed dump station and future development.

This Final Utility Report covers the water demands and sanitary sewer flows anticipated for the development of the Site. This Report demonstrates that the proposed water and sanitary sewer infrastructure for this Project will be sufficient to serve the above-mentioned development. Water and sanitary sewer mainlines will be owned and maintained by City of Aurora (COA) and fire protection will be provided by Aurora Fire Department. These utilities will be within the South Rome Way right-of-way (ROW) and will be publicly maintained. Easements will be provided for utilities outside the public ROW as required by COA.

WATER DISTRIBUTION SYSTEM

EXISTING WATER SYSTEM

Aurora Water operates and maintains the existing looped water system at South Rome Way and south of the Jewell Landing development that the Project utilizes. Demolition of water lines will not be part of this Project and all existing infrastructure will remain in place. The existing 8" main is located in zone 4 with a static pressure of 73.7 psi. The 24" line has a static pressure of 64 psi.

WATER LAYOUT

An overall utility plan is included in **Appendix A**. In accordance with COA design criteria, the water mains follow the proposed roadway for public improvements. Water main lines located within the public roadway will be 12-inch PVC pipes. The project will connect to 2 (two) existing water mains. The first connection is an 8" water main in South Rome Way and the second is a 24" water main located in the E-470 multi-use easement. A looped water system is proposed internal to the site to provide sufficient spacing for the four (4) proposed fire hydrants. All water lines shall have a minimum vertical separation of 24-inches and 10-feet horizontally from other wet utilities. The future 12-inch water main and fire hydrant placements have been shown on the Overall Utility Model and included in the water system analysis to demonstrate appropriate pressure requirements. All water mains and hydrants upon approval, will be owned, operated, and maintained by COA.

WATER DEMAND

The peak and average water demands analyzed to meet the maximum day plus fire flow demand (as determined by ISO criteria) with a residual pressure of no less than 20 psi at any point in the distribution system. The demand is solely based off fire demand as the proposed development does not have any buildings.

The required fire flow is 1500 gpm per IFC Table B105.1(1).

Fire Demand Location	Fire Flow (gpm)	No. of Hydrants	Max. Pipe Velocity (fps)
Fire	1500	4	7.54

It is assumed that the existing system will provide adequate pressures to the fire hydrants. The water demand calculations are included in **Appendix B** of this Report.

WATER SYSTEM DISTRIBUTION MODELING

The proposed water system was modeled using Bentley WaterCAD Connect to assess hydraulics of the water distribution system. The proposed water system is modeled with the assumption of a full build out condition for the Project using the Hazen-Williams Formula. The water system was evaluated under five scenarios based on City of Aurora Standards and Specifications criteria. The five scenarios are as follows: Static pressure and four (4) fire flow scenarios (1,500 gpm fire flow for the hydrants onsite).

AVAILABLE PRESSURE AND FLOW

A water reservoir was used to simulate available pressure in the area adjacent to the Project. The City of Aurora provided existing hydrant pressures adjacent to the site to assist in calibrating the water model. This information is included in Appendix D for reference. Based on the location of the Project and the Existing Pressures provided by COA (included in Appendix D for reference), the project is within Zone 4. The Existing Hydraulic Grade Line Schematic shows that the site is serviced by an 8" water main located north of the site. In the Water Model, the static pressure was converted to a hydraulic grade line of 5835.17 ft. The 24" static pressure was converted to a hydraulic grade line of 5800.77 ft. Refer to **Appendix B** for more information.

SUMMARY OF WATER MODELING RESULTS

Based on the results acquired from the water model, the proposed system will adequately serve the project area per COA requirements. It was determined that a 12-inch water main will be required through the public roadway improvements and internal to the site. A summary of each water model scenario is included in **Appendix B** of this Report. Below is a summary of the COA requirement and the water model results for each scenario.

1. *Static Condition* – COA requires that the pressure is not to fall below 20 psi at any time. A maximum was assumed to be 100 psi. As shown in the water model output in **Appendix B**, the minimum system static pressure is 30 psi with a maximum static pressure of 39 psi.
2. *Velocities* – COA requires pipe velocities to not exceed 15 fps during maximum day plus fire flows. As shown in the water model output in **Appendix B**, the minimum system pressure is 24 psi with a maximum pressure of 35 psi. The maximum velocity is 7.54 fps within the system.

SANITARY SEWER SYSTEM

EXISTING SANITARY SEWER SYSTEM

The City of Aurora operates and maintains the existing sanitary sewer system that the Project utilizes. An existing 36-inch sewer is located approximately 2400 feet north of the proposed development. The proposed 8-inch sanitary sewer will connect to the existing 36" main north of the Project.

SANITARY SEWER LAYOUT

An overall utility plan is included in **Appendix A**. In accordance with the COA design criteria, the sanitary sewer main follows the roadway infrastructure. Proposed sanitary sewer mains are all 8-inch PVC. The proposed sewer mains are located within the public ROW or a utility easement and upon approval, will be owned, operated and maintained by COA.

SANITARY SEWER DEMANDS

Sanitary sewer demands for the Project were determined making a few key assumptions:

An RV has a tank of 40 gallons and it takes 1 minute to empty the tank at the dump station.

The maximum load on the system will be when an RV is utilizing the dump station. The maximum load is assumed to be 40 gallons over a course of 1 minute. This results in a flow rate of 0.089 cfs. An 8" sanitary sewer main will be used to connect the dump station to the existing 36" sanitary sewer main.

Per the COA criteria, a sewer main must be able to convey all wastewater with a maximum 75% flow depth. In addition, service lines require a minimum of 2 feet per second velocity once per day. A Bentley FlowMaster V8i analysis demonstrates an 8-inch sanitary sewer main at slope of 0.75% and carrying the assumed average daily flow of 0.089 CFS will be 18% full and have a velocity of 2.20 fps. A separate FlowMaster analysis shows that an 8-inch sanitary sewer main at a slope of 5.0% conveying the total max daily peak flow of 0.356 cfs will be 20.9% full and have a velocity of 6.46 fps. The maximum peaking factor of 4 was used to prove sufficient capacity for the sanitary sewer. The 8" sanitary sewer will be constructed between a 0.75% and 5% slope. The sanitary sewer calculations are provided in **Appendix C** for reference.

SANITARY SEWER DESIGN

The project sewer mains were designed to meet all Aurora Standards and Specifications set forth in Section 5 – Utility Design Criteria and Construction Plans. For the purposes of this report, a slope of 0.75% was used to achieve the minimum slope required. The sanitary sewer main is to be constructed at a minimum 0.75%. A maximum of 5.0% was used for the sanitary sewer main. Based on criteria found in Section 500, the proposed Project development can be adequately conveyed with an 8-inch PVC sanitary sewer main for the total max daily peak value. All sanitary sewer calculations are provided in **Appendix C**.

CONCLUSION

COMPLIANCE WITH STANDARDS

Proposed water main and sanitary sewer for the Project have been designed in accordance with applicable Broomfield Standards and Specifications. The results from the water and sanitary sewer analysis detailed in this report show that a 12-inch water main and 8-inch sanitary sewer main in the public roadways can adequately support the Project.

WATER SYSTEM

The calculations within this Report demonstrate the following results:

1. The proposed site will be served by a 12-inch water main system in the public roadway that connects to an existing 8-inch water main south of Jewell Landing and an existing 24-inch main within the E-470 multi-use easement.
2. All static water pressures are less than 100 psi and greater than 30 psi.
3. All junctions meet the COA minimum pressure requirement of 20 psi during fire flow demands.
4. The maximum velocity will not exceed 10 fps throughout the system in any of the scenarios.
5. No pressure reduction valves (PRVs) will be required for this project. Flows for the system work for the appropriate pressure.

SANITARY SEWER

The calculations within this Report demonstrate the following results:

1. An 8-inch main is adequate for serving the entire Project site at a minimum/maximum slope of 0.75% to 5.0% respectively.
2. A minimum velocity for the 8-inch main exceeds the minimum velocity of 2.0 fps at the total max daily peak volume (MDP).
3. The 8-inch main system operates at less than 50% capacity at the MDP. The MDP includes the demand from the proposed developments, future developments, and the existing school site

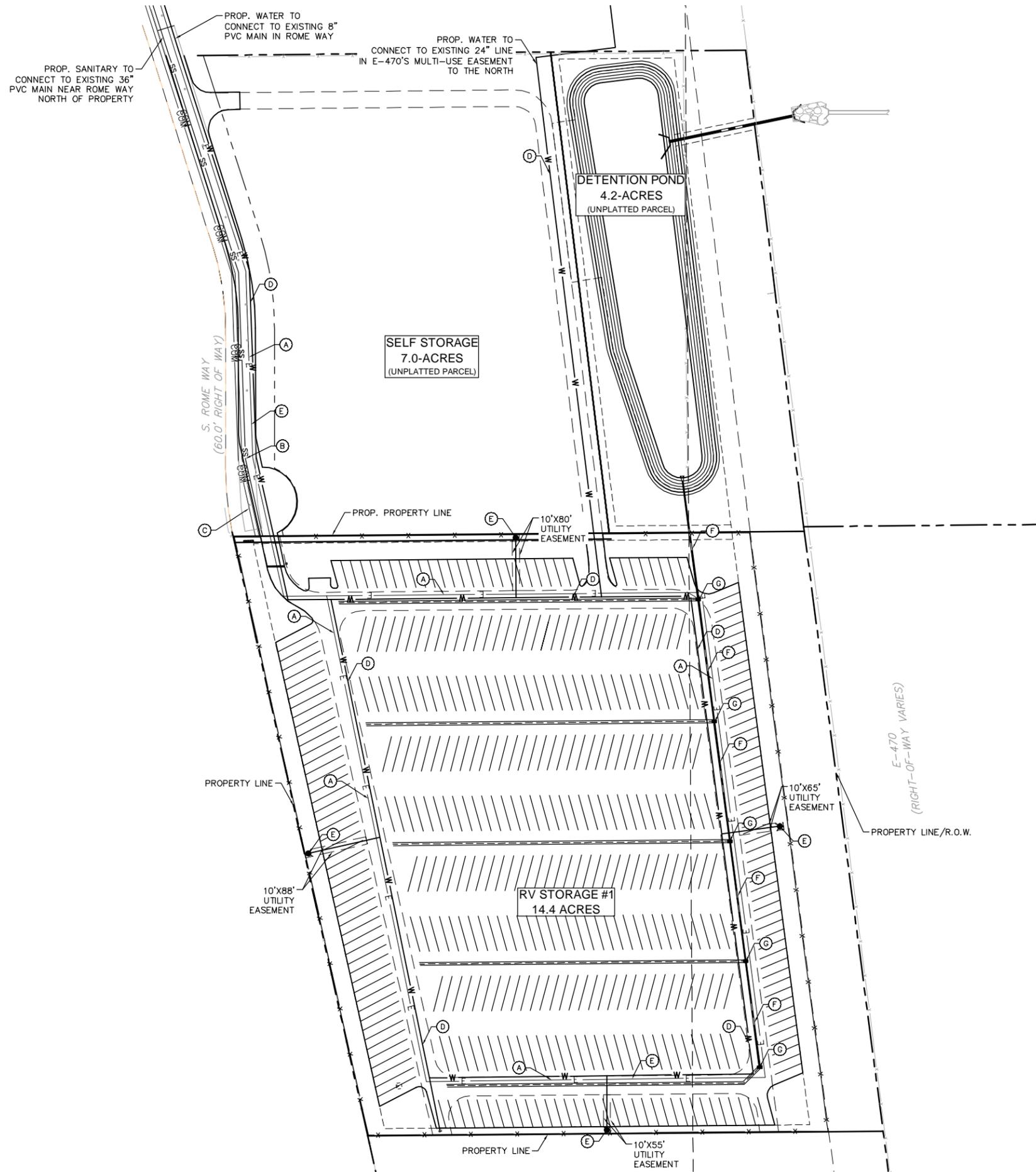
REFERENCES

1. Water, Sanitary Sewer and Storm Drainage Infrastructure, Aurora Water, 2012 Edition

APPENDICES

APPENDIX A – PROJECT MAPS

K:\DEN_Civil\096648000_470 Storage\CADD\PlanSheets\CSP\CSP - Utility Plan.dwg, Meyer, Bryan, 10/24/2017 5:27 PM
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PARCELS AND CONDITIONS FOR WHICH IT WAS PREPARED. REUSE OF AND MODIFICATION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

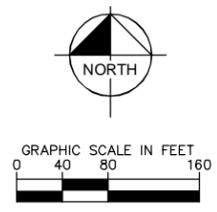


LEGEND

	EXISTING R.O.W. LINE
	PROPOSED SITE PROPERTY LINE
	PROPOSED STORM SEWER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING COMMUNICATIONS LINE
	PROPOSED COMMUNICATION LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED ELECTRIC LINE
	PROPOSED FIRE HYDRANT
	PROPOSED STORM DRAINAGE INLET
	PROPOSED STORM OUTLET

- SITE KEYNOTES**
- (A) PROPOSED UNDERGROUND ELECTRICAL SERVICE, EXACT ROUTING BY PROVIDER
 - (B) PROPOSED 8" PVC SANITARY SEWER SERVICE @ 1% (MIN) SLOPE
 - (C) 2-4" CONDUIT; (1) FOR COMCAST, (1) FOR QUEST
 - (D) PROPOSED 8" C-900 PVC WATER MAIN
 - (E) PROPOSED FIRE HYDRANT
 - (F) PROPOSED STORM LINE
 - (G) PROPOSED CDOT TYPE D STORM INLET

NOTE:
 1. THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.



NO.	REVISION	BY	DATE	APPR.
1				

Kimley»Horn
 © 2017 KIMLEY-HORN AND ASSOCIATES, INC.
 4552 South Ulster Street, Suite 1500
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: KBK
 DRAWN BY: TJM
 CHECKED BY: RJP
 DATE: 10/27/2017

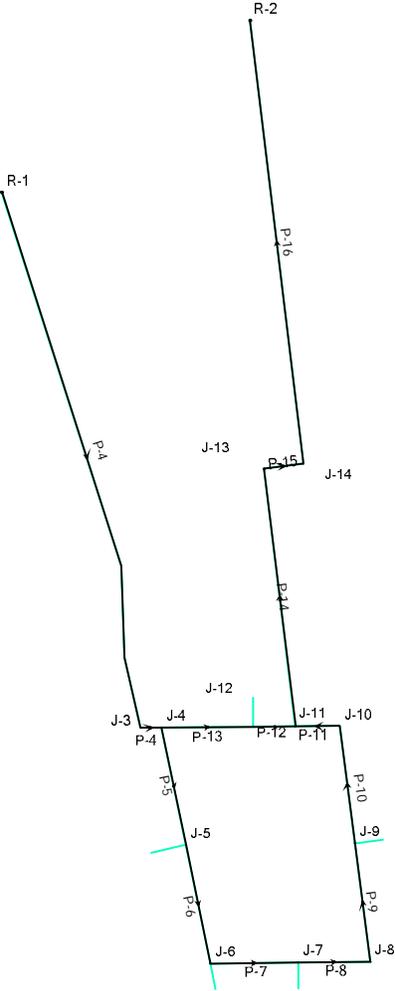
**470 STORAGE
 AURORA, COLORADO
 CONTEXTUAL SITE PLAN
 UTILITY PLAN**

PROJECT NO.
 096331011

DRAWING NAME

APPENDIX B – WATER CALCULATIONS

Scenario: Fire Demand - J12



FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-3	5,736.67	0	5,821.79	37
J-4	5,736.30	0	5,821.12	37
J-5	5,752.28	0	5,820.72	30
J-6	5,744.24	0	5,820.37	33
J-7	5,745.86	0	5,820.06	32
J-8	5,730.89	0	5,819.85	38
J-9	5,739.29	0	5,819.49	35
J-10	5,728.60	0	5,819.14	39
J-11	5,730.49	0	5,818.96	38
J-12	5,738.06	0	5,819.74	35
J-13	5,725.00	0	5,812.60	38
J-14	5,725.00	0	5,811.55	37

J5 Fire Demand: Junction Report

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-3	5,736.67	0	5,810.96	32
J-4	5,736.30	0	5,809.73	32
J-5	5,752.28	1,500	5,807.77	24
J-6	5,744.24	0	5,807.78	27
J-7	5,745.86	0	5,807.79	27
J-8	5,730.89	0	5,807.79	33
J-9	5,739.29	0	5,807.80	30
J-10	5,728.60	0	5,807.81	34
J-11	5,730.49	0	5,807.82	33
J-12	5,738.06	0	5,808.51	30
J-13	5,725.00	0	5,805.35	35
J-14	5,725.00	0	5,804.95	35

J7 Fire Demand: Junction Report

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-3	5,736.67	0	5,811.47	32
J-4	5,736.30	0	5,810.27	32
J-5	5,752.28	0	5,809.03	25
J-6	5,744.24	0	5,807.95	28
J-7	5,745.86	1,500	5,806.99	26
J-8	5,730.89	0	5,807.09	33
J-9	5,739.29	0	5,807.24	29
J-10	5,728.60	0	5,807.40	34
J-11	5,730.49	0	5,807.47	33
J-12	5,738.06	0	5,808.49	30
J-13	5,725.00	0	5,805.13	35
J-14	5,725.00	0	5,804.75	35

J9 Fire Demand: Junction Report

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-3	5,736.67	0	5,811.77	32
J-4	5,736.30	0	5,810.59	32
J-5	5,752.28	0	5,809.67	25
J-6	5,744.24	0	5,808.86	28
J-7	5,745.86	0	5,808.15	27
J-8	5,730.89	0	5,807.66	33
J-9	5,739.29	1,500	5,806.83	29
J-10	5,728.60	0	5,807.12	34
J-11	5,730.49	0	5,807.27	33
J-12	5,738.06	0	5,808.48	30
J-13	5,725.00	0	5,805.00	35
J-14	5,725.00	0	5,804.63	34

J12 Fire Demand: Junction Report

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-3	5,736.67	0	5,811.51	32
J-4	5,736.30	0	5,810.31	32
J-5	5,752.28	0	5,809.78	25
J-6	5,744.24	0	5,809.31	28
J-7	5,745.86	0	5,808.91	27
J-8	5,730.89	0	5,808.62	34
J-9	5,739.29	0	5,808.15	30
J-10	5,728.60	0	5,807.69	34
J-11	5,730.49	0	5,807.45	33
J-12	5,738.06	1,500	5,807.54	30
J-13	5,725.00	0	5,805.11	35
J-14	5,725.00	0	5,804.73	34

APPENDIX C – SANITARY SEWER CALCULATIONS

Average Daily Flow

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.010	
Channel Slope	0.00750	ft/ft
Diameter	0.67	ft
Discharge	0.09	ft ³ /s

Results

Normal Depth	0.12	ft
Flow Area	0.04	ft ²
Wetted Perimeter	0.57	ft
Hydraulic Radius	0.07	ft
Top Width	0.51	ft
Critical Depth	0.14	ft
Percent Full	17.2	%
Critical Slope	0.00386	ft/ft
Velocity	2.20	ft/s
Velocity Head	0.08	ft
Specific Energy	0.19	ft
Froude Number	1.37	
Maximum Discharge	1.48	ft ³ /s
Discharge Full	1.38	ft ³ /s
Slope Full	0.00003	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	17.21	%
Downstream Velocity	Infinity	ft/s

Average Daily Flow

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	0.12	ft
Critical Depth	0.14	ft
Channel Slope	0.00750	ft/ft
Critical Slope	0.00386	ft/ft

Max Daily Flow

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.010	
Channel Slope	0.05000	ft/ft
Diameter	0.67	ft
Discharge	0.36	ft ³ /s

Results

Normal Depth	0.14	ft
Flow Area	0.06	ft ²
Wetted Perimeter	0.64	ft
Hydraulic Radius	0.09	ft
Top Width	0.55	ft
Critical Depth	0.28	ft
Percent Full	21.4	%
Critical Slope	0.00391	ft/ft
Velocity	6.46	ft/s
Velocity Head	0.65	ft
Specific Energy	0.79	ft
Froude Number	3.59	
Maximum Discharge	3.83	ft ³ /s
Discharge Full	3.56	ft ³ /s
Slope Full	0.00050	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	21.35	%
Downstream Velocity	Infinity	ft/s

Max Daily Flow

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	0.14	ft
Critical Depth	0.28	ft
Channel Slope	0.05000	ft/ft
Critical Slope	0.00391	ft/ft

APPENDIX D – REFERENCE DOCUMENTS



Aurora Water

Water Administration
15151 E. Alameda Parkway, Ste. 3600
Aurora, Colorado 80012
303.739.7370



City of Aurora

Worth Discovering • auroragov.org

SITE: 22024 E Atlantic PL HYDRANT: 13S-04 SCENARIO: 2017 Summer Day DATE: 10/12/2017					
<i>Hydraulic Zone</i>	<i>Fire-Flow Demand (gpm)</i>	<i>Static Pressure (psi)</i>	<i>Fire-Flow Demand (mgd)</i>	<i>Residual Pressure (psi)</i>	<i>Available Flow at Hydrant @ 20 psi (gpm)</i>
4	2500	73.7	3.60	56.7	3617.2

The City of Aurora performs fireflow simulations on the City’s Water Distribution Model, using InfoWater software by Innowyze, Inc. The model developed from pipes and node elevations from the City’s GIS system, design drawings for pumps and tanks, and diurnal demand patterns from SCADA and historical use records. Comparing the model’s performance with SCADA data validates the model. Fireflow simulations are performed under a maximum day demand scenario. These pressures may differ slightly than actual pressures measured in the field.

Warranty: The City of Aurora, Colorado makes no warranties or guarantees, express or implied, as to the completeness, accuracy, or correctness of this data, nor shall the city incur any liability from any incorrect, incomplete or misleading information contained therein. The City makes no warranties, either express or implied, of the value, design, condition, title, merchantability, or fitness for a particular purpose. The City shall not be liable for any direct, indirect, incidental, consequential, punitive, or special damages, whether foreseeable or unforeseeable, arising out of the authorized or unauthorized use of this data or the inability to use this data or out of any breach of warranty whatsoever.

Meyer, Bryan

From: Francis, Edward <efrancis@auroragov.org>
Sent: Tuesday, October 17, 2017 12:31 PM
To: Meyer, Bryan
Cc: Kijowski, Kelsey (Palmer)
Subject: RE: Water Pressures - 470 Storage

Bryan,
The static pressure in the 24" where it crosses E-470 is approx. 64psi.

Eddie