

The master plan amendment will not be approved by public works until the master drainage amendment is approved.

acknowledged

PUBLIC IMPROVEMENT PLAN

GREEN VALLEY MASTER PLAN AMENDMENT 2

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MARCH 1, 2022

MAY 24, 2022



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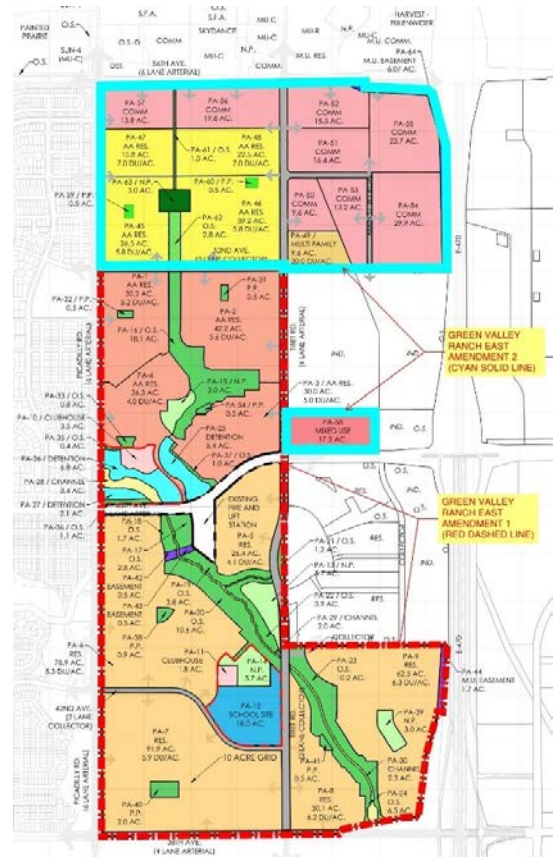
APPENDIX A - SUPPORTING DOCUMENTS

Public Improvements Plan Sheets

A. INTRODUCTION

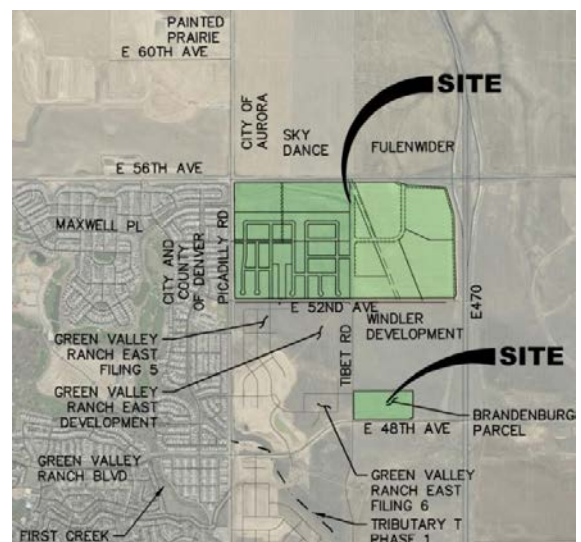
The purpose of this report is to provide the City of Aurora with a guide for the anticipated planned land use and intended public infrastructure improvements for the proposed Green Valley Master Plan Amendment 2 Development. This narrative provides a description of the overall project and infrastructure within each identified planning area of the development consisting of a variety of single-family attached and detached residential homes and mixed-use commercial land uses within the proposed development. The Green Valley Master Plan Amendment 2 development will be referred to as “Site”, “Parcel”, or “Project” within the body of this Report.

The Site is an extension of the Green Valley Ranch East (GVRE) development generally located north of 38th Avenue, west of E-470 and the Windler Development, south of 52nd Avenue and east of Picadilly Road. An overall exhibit, which is an elaboration of Tab 8.4 of the Master Plan document depicting the GVRE development (Amendment 1) within the red dash line and this Project (Green Valley Ranch East Amendment 2) within the cyan solid line, is provided within the Appendix of this report for reference with a snippet located to the right. A Public Improvement Plan (PIP) was completed are a portion of the Master Planning process for Amendment 1 and is included within the Appendix for reference and to outline the requirement of the planning areas within the Amendment 1 PIP. The regional improvements within the Amendment 1 PIP anticipated portions of the Site, specifically; the portions of PA45 and PA46 sanitary and drainage outfalls. Additionally, Amendment 1 evaluated the potential for a lift station within the Amendment 2 Site, which is discussed within the Master Utility Report. The majority of the planning areas within Amendment 1 are constructed, under construction, or in-process with the City of Aurora at the time of this report and therefore, the infrastructure requirements with those planning areas are assumed to be existing. Discussion has been provided within the Planning Areas for this Site (Amendment 2) to this affect and stating that at the time of the development of the Planning Areas within Amendment 2, should any assumed, existing infrastructure not be existing and is needed for the development of the specific Planning Areas herein, the Planning Area would be responsible for the development of that infrastructure.



1. Amendment 2 Project Location

The Project is generally located at the southeast corner of the Picadilly Road and 56th Avenue intersection and is bound by 56th Avenue to the north, Picadilly Road to the west, E-470 to the east and the Green Valley Ranch East and Windler Developments to the south. The Site is located within the North Half of Section 13, Township 3 South, Range 66 West of the 6th Principal Meridian in the City of Aurora, County of Adams, State of Colorado. The approximate latitude and longitude are 39°, 47' 11" North and 104°, 43' 37" West. Please refer to the Vicinity Map for



The Site is located in an area of active development and project entitlement, although much of the surrounding area is currently undeveloped, former pastureland. The adjacent projects that are actively being developed include Painted Prairie located north and west of the Site and Amendment 1 of the Green Valley Ranch East south of the Site. Entitlements are in-process for three developments; Sky Dance to the north, Fulenwider to the north, and Windler to the south and east. Entitlements and construction are on-going within the Amendment 1 area of Green Valley Ranch East development. The Green Valley Ranch development within Denver west of the Site is existing.

The Project comprises approximately 289.1 acres within the parcel of ground north of E. 52nd Avenue and approximately 18.5 acres within the Brandenburg parcel, as Amendment 2 an extension of the Green Valley Ranch East development. The Project consists of a mix of proposed uses including residential, multi-family, and commercial with associated amenities, parks and open spaces. Arterial, Collector, and local roadways to support the Site will be developed to support the individual planning areas and the ultimate full build out condition. Additionally, on- and off-Site water, sanitary, and stormwater utilities will be installed, as required, to service the development but are subject to modification as planning areas are developed.

The map illustrates the proposed land use for the Green Valley Ranch East (Amendment 1 Area). The central focus is a yellow-colored 'Sky Dance' zone, which contains several parcels. A central green box highlights a 'REDEVELOPED PARK' area. Surrounding this are pink-colored 'Painted Prairie' zones and light blue 'Fulenwider' zones. The map also shows the 'Green Valley Ranch' area to the west and 'Windler' areas to the east and south. Various parcels are labeled with codes and acreages, such as PA-01 (13.8 A.C.), PA-02 (15.8 A.C.), PA-03 (15.8 A.C.), PA-04 (15.8 A.C.), PA-05 (15.8 A.C.), PA-06 (15.8 A.C.), PA-07 (15.8 A.C.), PA-08 (15.8 A.C.), PA-09 (15.8 A.C.), PA-10 (15.8 A.C.), PA-11 (15.8 A.C.), PA-12 (15.8 A.C.), PA-13 (15.8 A.C.), PA-14 (15.8 A.C.), PA-15 (15.8 A.C.), PA-16 (15.8 A.C.), PA-17 (15.8 A.C.), PA-18 (15.8 A.C.), PA-19 (15.8 A.C.), PA-20 (15.8 A.C.), PA-21 (15.8 A.C.), PA-22 (15.8 A.C.), PA-23 (15.8 A.C.), PA-24 (15.8 A.C.), PA-25 (15.8 A.C.), PA-26 (15.8 A.C.), PA-27 (15.8 A.C.), PA-28 (15.8 A.C.), PA-29 (15.8 A.C.), PA-30 (15.8 A.C.), PA-31 (15.8 A.C.), PA-32 (15.8 A.C.), PA-33 (15.8 A.C.), PA-34 (15.8 A.C.), PA-35 (15.8 A.C.), PA-36 (15.8 A.C.), PA-37 (15.8 A.C.), PA-38 (15.8 A.C.), PA-39 (15.8 A.C.), PA-40 (15.8 A.C.), PA-41 (15.8 A.C.), PA-42 (15.8 A.C.), PA-43 (15.8 A.C.), PA-44 (15.8 A.C.), PA-45 (15.8 A.C.), PA-46 (15.8 A.C.), PA-47 (15.8 A.C.), PA-48 (15.8 A.C.), PA-49 (15.8 A.C.), PA-50 (15.8 A.C.), PA-51 (15.8 A.C.), PA-52 (15.8 A.C.), PA-53 (15.8 A.C.), PA-54 (15.8 A.C.), PA-55 (15.8 A.C.), PA-56 (15.8 A.C.), PA-57 (15.8 A.C.), PA-58 (15.8 A.C.), PA-59 (15.8 A.C.), PA-60 (15.8 A.C.), PA-61 (15.8 A.C.), PA-62 (15.8 A.C.), PA-63 (15.8 A.C.), PA-64 (15.8 A.C.), PA-65 (15.8 A.C.), PA-66 (15.8 A.C.), PA-67 (15.8 A.C.), PA-68 (15.8 A.C.), PA-69 (15.8 A.C.), PA-70 (15.8 A.C.), PA-71 (15.8 A.C.), PA-72 (15.8 A.C.), PA-73 (15.8 A.C.), PA-74 (15.8 A.C.), PA-75 (15.8 A.C.), PA-76 (15.8 A.C.), PA-77 (15.8 A.C.), PA-78 (15.8 A.C.), PA-79 (15.8 A.C.), PA-80 (15.8 A.C.), PA-81 (15.8 A.C.), PA-82 (15.8 A.C.), PA-83 (15.8 A.C.), PA-84 (15.8 A.C.), PA-85 (15.8 A.C.), PA-86 (15.8 A.C.), PA-87 (15.8 A.C.), PA-88 (15.8 A.C.), PA-89 (15.8 A.C.), PA-90 (15.8 A.C.), PA-91 (15.8 A.C.), PA-92 (15.8 A.C.), PA-93 (15.8 A.C.), PA-94 (15.8 A.C.), PA-95 (15.8 A.C.), PA-96 (15.8 A.C.), PA-97 (15.8 A.C.), PA-98 (15.8 A.C.), PA-99 (15.8 A.C.), PA-100 (15.8 A.C.).

B. OVERALL INFRASTRUCTURE

1. Description

The Property is currently undeveloped and has historically been utilized for agricultural purposes. The proposed development of the Parcel will occur with a mix of uses including residential, multi-family, and commercial with associated amenities, parks and open spaces. The Project has been divided into Planning Areas (PAs), as presented herein to identify the areas and uses planned within the different portions of the Site and to identify the infrastructure required to service the phased development. Planning areas within the 40s are a residential use, while PAs within the 50s are commercial. Civil infrastructure will be developed to support the Project in the form of roadways, water distribution system, sanitary sewer system and storm sewer system. All roadway and utility alignments (water, sanitary sewer, and storm sewer) are shown for illustrative purposes to identify the required infrastructure but are subject to change as Planning Areas are developed. Final roadway and utility alignments will be determined by subsequent Site Plan applications and Construction Document submittals. Each planning area shall have two points of access, sufficient roadways to provide emergency vehicle access, sufficient fire hydrants to provide adequate coverage for the proposed use, a looped water main feed from an Aurora Water system, and a sanitary sewer outfall. All planning areas are serviced by off-site regional water quality and detention facilities and subsequent Preliminary and Final Drainage Reports will validate the tributary basins to ensure the proposed designs meet the assumed basin characteristics.

2. Roadway Improvements

The Site is bound by existing arterial and collector roadways along the west, north, east and a portion of the southern property boundaries. The existing roadway improvements support the initial phases of the Site development. Roadway improvement triggers have been outlined within the individual Planning Area discussions in the body of this report. Roadway improvements will be consistent with the City of Aurora approved Traffic Impact Study (TIS) and are generally described, as follows, for the surrounding major roadways. Proposed roadway sections are anticipated to be constructed in conjunction with demands to meet traffic volumes and safety from the Project. Traffic signals are anticipated at various locations along the proposed roadway network consistent with TIS. The signals will not be installed until signal warrants are met, as required by the City of Aurora. In lieu of construction with individual site plans, traffic signals will be funded in accordance with the requirements within a PIFA agreement between the Developer and the City of Aurora, which was in process at the time of this report. In the event that a PIFA is not reached, the improvements to Picadilly Road and 56th Avenue will occur with the development of the directly adjacent planning area or via ARTA. In the event that roadway improvements are completed with the directly adjacent planning area, those improvements will extend the length of the planning area.

The west ½ section of Picadilly Road is existing from 52nd Avenue to 56th Avenue along the western boundary of the Site. The east ½ of Picadilly Road, along with median and landscape improvements, will be completed with this Project. The construction of the east ½ section of Picadilly Road shall occur in accordance with the requirements within the PIFA agreement between the Developer and the City of Aurora or consistent with the scenarios outlined above.

The north ½ section of 56th Avenue is existing from Picadilly Road to E-470 along the northern boundary of the Site. The south ½ of 56th Avenue, along with median and landscape improvements, will be completed with this Project.

E-470 is existing to the east of the Site and no improvements to this roadway or the associated interchanges, ramps, bridges, traffic signals, or supporting utilities are required as a portion of this Project.

Add language that states additional roadway improvements may be required for planning areas to meet life safety and traffic needs

The Site is divided into three major basins; Blue for planning areas to meet life safety and traffic needs, the First Creek Watershed, and the Second Creek Watershed. The First Creek Watershed is located at the high point located near the center of the Site, and the ridgeline extends to the approximate midpoint of the northern and western Site boundaries. The existing drainage improvements within the First Creek Tributary T watershed support the initial phases of the Site development, while downstream, regional improvements are required within the Blue Grama Draw (First Creek) and Second Creek watersheds. Drainage improvement triggers have been outlined within the individual Planning Area discussions within the body of this report. Drainage improvements will be consistent with the City of Aurora approved Master Drainage Report (MDR) and are generally described, as follows, for the three watersheds.

The northwest portion of the Site is tributary to Blue Grama Draw a portion of the First Creek watershed and this area comprises approximately 65.1 acres. Runoff from this watershed drains to the northwest corner of the parcel where it collects and flows north to the Moffit parcel and then west along East 56th Avenue to the Painted Prairie development, ultimately outfalling into First Creek through the Blue Grama Draw. A Regional Pond (Pond 840) is anticipated within the Moffit parcel (Sky Dance) and will attenuate and treat the developed flows from this Site as detailed within the First Creek MDP. In the event that the downstream, regional Pond 840 is not existing at the time of development of the Planning Areas within this watershed, a temporary detention pond will be developed within the Site to attenuate runoff until Pond 840 has been developed. The temporary pond will be removed upon the completion of Pond 840.

The southwest portion of the Site is part of the First Creek Tributary T watershed and this area comprises approximately 115.6 acres. Runoff from this part of the Site drains to the southern boundary of the parcel where it collects and flows south through the box culvert within 52nd Avenue and into Green Valley Ranch East and Regional Detention Pond 8503C for attenuation, before ultimately outfalling to First Creek Tributary T. Regional Pond 8503C is existing and was sized to support the Site. For the purposes of this report, the downstream, drainage conveyance improvements that support this watershed within Green Valley Ranch East are considered existing since they are either existing, under construction, or within the design and approval process with the City of Aurora.

The Site area that is considered within the Second Creek Watershed is first tributary to Possum Gully, which is a left bank tributary to Second Creek and consists of approximately 108.2 acres. Runoff from this portion of the Site flows to the northern boundary, across 56th Avenue, into Possum Gully, and ultimately into Second Creek. There is a Regional Pond, Pond S-215 planned downstream of the Site as part of Second Creek MDP, which was anticipated to attenuate developed runoff from the Site. In the event that the downstream, regional Pond S-215 is not existing at the time of development of the Planning Areas within this watershed, a temporary detention pond will be developed within

the Site to attenuate runoff until Pond S-215 has been developed. The temporary pond will be removed upon the completion of Pond S-215.

4. Water Improvements

The Site will be serviced by Aurora Water utilities and a Master Utility Report (MUR) has been generated to outline the demands to service the Site and associated modeling to meet the City of Aurora requirements. The Project is located within Aurora Water pressure zone 3 with a static head of 5720 feet. There are existing water mains within the adjacent arterial roadways. A 24-inch steel water main is within 56th Avenue and a 24-inch PVC water main is within Picadilly Road adjacent to the Site. A 16-inch PVC main and and Tibet Road, respectively, are being developed as a portion of the development (Amendment 1) and are considered existing for the purposes of this report. Off-Site water system improvements are required to service the Site, beyond the connection to the existing system.

A concrete outlet structure would be required for "temporary" ponds.

5. Sanitary Sewer Improvements

The Site (Amendment 2) is located within three separate tributaries as previously identified within the Green Valley Ranch East (Amendment 1) Master Utility Report. That Report created three basins to correspond with those tributaries, as follows: Basin 310-1 which is tributary to the Second Creek Lift Station approximately two miles downstream of the Site. Basin 310-2 which is tributary to the Painted Prairie Development and Basin 310-3 which is tributary to the First Creek lift station within the Green Valley Ranch East subdivision. Due to serviceability issues within the Painted Prairie Development, Aurora Water has required downstream development within Sky Dance, Fullenwider and High Point to accommodate the effluent from both Basin 310-1 and 310-2. Subsequently, Phase 1 of sanitary trunk main from the Second Creek lift station to the Tibet Road and 470th Avenue has been constructed and is existing. Meetings between the developments tributary to this sanitary trunk main have been held. This sanitary trunk main has been generally described as beginning at the Phase 1 terminus east of the future Tibet Road and 60th Avenue intersection is under design and in process with the City of Aurora. Future phases of this trunk main to service this Site are anticipated and ultimately are required to be constructed. That future phase is generally described as extending from the Phase 2 terminus at south to the Tibet Road and 56th Avenue intersection. This extension(s) will occur, downstream development or by the Site, if easements or rights-of-way are dedicated to the development. The timing extension of this sanitary trunk main to the Tibet Road and 56th Avenue intersection is yet to be determined. In the event that this system is not available at the time of the development, the area tributary to the Second Creek lift station may be lifted, via a temporary lift station within the Site to the gravity sanitary sewer system within Tibet Road at the Green Valley Ranch East boundary until such time as the downstream improvements are available. The Green Valley Ranch East (Amendment 1) Master Utility Study anticipated this potential temporary condition. In the event that the Green Valley Master Plan Amendment 2 developer constructs the downstream sanitary trunk main to complete the connection to existing improvements, reimbursement for the Possum Gully gravity, transmission main (Option 1) will be requested under the guidelines of the City of Aurora Municipal Code.

Please see the response to comments within the MUR. It is important that we maintain serviceability if the downstream development does not allow for a gravity sewer construction in time for our development.

A temporary lift station will not be permitted. Gravity sanitary sewer will be required for all phases of construction for all planning areas to receive certificates of occupancy. Remove option 2 from the PIP and master plan amendment.

As a portion of the Green Valley Ranch East (Amendment 1) development two sanitary sewer connection points are planned for the Site. The first is a 10-inch sanitary sewer stub at the general location of the Green Valley Ranch East Filing No. 5 roadway connection to 52nd Avenue. The second is a 10-inch sanitary sewer main is being designed within Tibet Road and will be available for connection at the Tibet Road and 52nd Avenue intersection.

6. Parks and Open Space

The parks and open space required to support the Site development is identified within the Green Valley Master Plan Amendment 2 Master Plan with the associated triggers identified within the planning areas discussions below. Additionally, please refer to Form J for specific requirements for each park and open space amenity. The Site's zoning requires a walkable main street and outdoor plazas and common areas within the Commercial planning areas. The main street location and street section are identified herein and will be developed with the appropriate Planning Area as outlined within the Planning Areas discussions below. The outdoor plazas and common areas will be created

with the commercial parcels as a portion of the subsequent Site Plans.

The First Creek Trail is intended to continue north from Tributary T within the Green Valley Ranch (Amendment 1) development area to the Project via pedestrian crossing of 52nd Avenue. The Site will extend the First Creek Trail at 52nd Avenue north to 56th Avenue through planning areas 61, 62, and 63. This extension will occur through the open space and greenways within those planning areas as an 8-foot wide trail within a minimum 30-foot off-street corridor and developed as a portion of the adjacent Planning Areas.

C. PLANNING AREA 45

1. Land Development

Planning Area (PA) 45 is generally located in the southwest corner of the Site and is north of 52nd Avenue and east of Picadilly Road. The PA consists of active adult residential and will offer a variety of single-family detached product types and associated infrastructure within the 26.5 acres.

Planning Area 45		
AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)
RESIDENTIAL	5.8	26.5

It is assumed that the following infrastructure is existing prior to the development of this Planning Area; the south ½ section of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, the west ½ section of Picadilly Road along the PA boundary, the 8" sanitary sewer connection point within Green Valley Ranch East Filing No. 5, Regional Detention Pond 8503, the box culvert to convey drainage south under 52nd Avenue to the open channel within the green space within Green Valley Ranch East at the eastern PA boundary. In the event that the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 45 via local road access points off 52nd Avenue and off Picadilly Road at 54th Avenue. The construction of the east ½ section of Picadilly Road shall be in accordance with the PIFA agreement or in the event a PIFA is not completed, it will be developed by ARTA or the directly adjacent improvements will be completed with the Planning Area. The north ½ section of 52nd Avenue will be developed from the Picadilly Road connection east to the western boundary of this Planning Area.

3. Drainage Improvements

The Planning Area drainage will be conveyed from northwest to southeast to the outfall at the existing box culvert under 52nd Avenue generally located south of PA-62, developed as a portion of the Green Valley Ranch East (Amendment 1) development. The open channel within the open space in Planning Area 62 to the east of PA-45 will be developed prior to or concurrent with PA-45 to convey developed runoff to the box culvert within 52nd Avenue. All water quality and detention for this PA will occur downstream and off-site within the existing regional facilities within Green Valley Ranch East.

4. Water Improvements

Local roadway water main within the Planning Area will provide two points of connection and associated looping. Aurora Water currently does not allow for connections to existing, large PVC mains and therefore, a connection to the main within Picadilly Road is not anticipated. A minimum of two points of connection to service the Planning Area will occur from the mains within 52nd Avenue, Picadilly Road, or via the adjacent Planning Areas.

5. Sanitary Sewer Improvements

Sanitary sewer main within PA-45 will outfall to the existing sanitary main stub from within Green Valley Ranch East Filing No 5.

6. Parks and Open Space

The pocket park identified as PA-59 will be developed as a portion of this Planning Area and will be constructed prior to the last certificate of occupancy within PA45. The open space identified as PA-62 will be developed prior to or concurrent with the 1st certificate of occupancy within PA45 and PA46 with landscaping completed prior to the 50% certificate of occupancy of the two planning areas. The neighborhood park identified at PA-63 will be developed prior to the last certificate of occupancy within the residential Planning Areas of PA-45 and PA-46.

D. PLANNING AREA 46

1. Land Development

Planning Area (PA) 46 is generally located in the south central portion of the Site and is north of 52nd Avenue and east of Planning Area 45 and west of Tibet Road. The PA consists of active adult residential and will provide a variety of single-family detached product types and associated infrastructure within the 39.2 acres.

Planning Area 46		
AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)
RESIDENTIAL	5.8	39.2

It is assumed that the following infrastructure is existing prior to the development of this Planning Area; the south ½ section of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, the west ½ section of Picadilly Road along the PA boundary, the 8" sanitary sewer connection point within Green Valley Ranch East Filing No. 5, Regional Detention Pond 8503, the box culvert to convey drainage south under 52nd Avenue to the open channel within the green space within Green Valley Ranch East at the western PA boundary. In the event that the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 46 via local road access point(s) off 52nd Avenue. Tibet Road will be extended from the intersection of 52nd Avenue to the northern most entry to PA-46 directly adjacent to the Planning Area consisting of the western ½ section if the development of this Planning Area precedes the development of PA-49 or shall be the eastern ½ section if the western ½ section was developed with PA-49 prior to the development of this Planning Area. The north ½ section of 52nd Avenue will be developed from the western Planning Area boundary, east to the Tibet Road intersection.

3. Drainage Improvements

The Planning Area drainage will be conveyed from northeast to southwest to the outfall at the existing box culvert under 52nd Avenue, developed as a portion of the Green Valley Ranch East development. The open channel within the open space in Planning Area 62 to the west of PA-46 will be developed prior to or concurrent with PA-46 to convey developed runoff to the box culvert within 52nd Avenue. All water quality and detention for this PA will occur downstream and off-site within the existing regional facilities within Green Valley Ranch East.

4. Water Improvements

Local roadway water main within the Planning Area will provide two points of connection and associated looping. A minimum of two points of connection to service the Planning Area will occur from the mains within 52nd Avenue, Tibet Road, or via the adjacent Planning Areas.

5. Sanitary Sewer Improvements

Sanitary sewer main within PA-46 will outfall to the existing sanitary main connection from within Green Valley Ranch East Filing No. 5.

6. Parks and Open Space

The pocket park identified as PA-60 will be developed as a portion of this Planning Area and will be constructed prior to the last certificate of occupancy within PA46. The open space identified as PA-62 will be developed prior to or concurrent with the 1st certificate of occupancy within PA45 and PA46 with landscaping completed prior to the 50% certificate of occupancy of the two planning areas. The neighborhood park identified at PA-63 will be developed prior to the last certificate of occupancy within the residential Planning Areas of PA-45 and PA-46.

E. PLANNING AREA 47

1. Land Development

Planning Area (PA) 47 is generally located in the west and central portion of the Site and is north of 54th Avenue and east of Picadilly Road. The PA consists of active adult residential and will include a variety of single-family attached and detached product types and associated infrastructure within the 15.8 acres.

Planning Area 47		
AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)
RESIDENTIAL	7.0	15.8

It is assumed that the following infrastructure is existing prior to the development of this Planning Area; the south ½ section of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, and the west ½ section of Picadilly Road from 52nd Avenue to 56th Avenue. In the event that the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 47 via local road access point(s) off Picadilly Road and/or a connection to either 52nd Avenue or Tibet Road through the adjacent Planning Areas. In the event PA-47 develops prior to PA-45 or PA-48 and a connection to 52nd or Tibet Road is required for a secondary access, the connection can be temporary and for emergency vehicles only provided all emergency access requirements are met. The construction of the east ½ section of Picadilly Road shall occur in accordance with the requirements within the PIFA or in the event a PIFA is not completed, it will be developed by ARTA or the directly adjacent improvements will be completed with the Planning Area.

3. Drainage Improvements

The Planning Area drainage will be conveyed from southeast to northwest to the conveyance under 56th Avenue to the off-site, regional detention pond identified as Pond 840 located at the northeast corner of the Picadilly Road and 56th Avenue intersection. The piped conveyance under 56th Avenue shall convey developed runoff to Pond 840 and will be extended prior to or concurrent with this Planning Area. In the event off-site Pond 840 isn't constructed by

others prior to this Planning Area's development, a temporary detention pond generally located at the southeast corner of the Picadilly Road and 56th Avenue intersection within Planning Area 57 will be constructed. This temporary pond, if required, will be removed with the development of Regional Pond 840.

4. Water Improvements

Local roadway water main within the Planning Area will provide two points of connection and associated looping. Aurora Water currently does not allow for connections to existing, large PVC mains and therefore, a connection to the main within Picadilly Road is not anticipated. A minimum of two points of connection to service the Planning Area will occur via the adjacent Planning Areas or should the City of Aurora allow, from the main within Picadilly Road.

5. Sanitary Sewer Improvements

Sanitary sewer main within PA-47 will outfall through the adjacent Planning Areas north to the intersection of 56th Avenue and Tibet Road. Two options have been identified to service this Planning Area. The preferred option is to connect to the off-site 10" sanitary sewer main to be extended by developments north of the Project to the intersection of 56th Avenue and Tibet Road. This off-site sanitary sewer main is anticipated to run north along the Tibet Road alignment and then north and east across E-470, down Possum Gully to the Second Creek Lift station. In the event that the off-site, gravity system is unavailable at the time of the development of this Planning Area, an alternative option to construct a package lift station generally located within Planning Area 56 at the southwest corner of the intersection of 56th Avenue and Tibet Road will occur. Effluent will then be pumped south along the Tibet Road alignment to the gravity main within Tibet Road at the intersection of 52nd Avenue.

Additionally, PA-47 was analyzed for two potential on-site service options, either north through the commercial planning areas or east through the residential planning area to the main within Tibet Road. Either service option is viable and will be selected at the time of the development of this PA.

6. Parks and Open Space

The open space and trail within PA-61 will be developed prior to the final certificate of occupancy within PA-47 and PA-48.

F. PLANNING AREA 48

1. Land Development

Planning Area (PA) 48 is generally located in the west and central portion of the Site and is north of 54th Avenue and west of Tibet Road. The PA consists of active adult residential and is anticipated to have a variety of single-family attached and detached product types and associated infrastructure within the 22.5 acres.

Planning Area 48		
AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)
RESIDENTIAL	7.0	22.5

It is assumed that the following infrastructure is existing prior to the development of this Planning Area; the south ½ section of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, the west ½ section of Picadilly Road from 52nd Avenue to 56th Avenue, and the north ½ section of 56th Avenue from Picadilly Road to E-470. In the event that the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 48 via local road access point(s) off Picadilly Road and connection to 52nd Avenue through the adjacent Planning Areas, in the event the adjacent planning areas develop prior. The western ½ section of Tibet Road will be developed along the eastern boundary of the Planning Area and shall either connect to 56th Avenue north or to 52nd Avenue to the south if a secondary point of connection is not already established via an adjacent planning area. The construction of the east ½ section of Picadilly Road shall occur in accordance with the requirements within the PIFA agreement between the Developer and the City of Aurora or in the event a PIFA is not completed, it will be developed by ARTA or the directly adjacent improvements will be completed with the Planning Area..

3. Drainage Improvements

The Planning Area drainage is split between the Blue Grama Draw and Tributary T major basins and therefore, will be conveyed both north and south. The portion draining north will be conveyed under 56th Avenue to the off-site, regional detention pond identified as Pond 840 located at the northeast corner of the Picadilly Road and 56th Avenue intersection. The piped conveyance under 56th Avenue will convey developed runoff to Pond 840 and will be extended prior to or concurrent with this Planning Area. In the event off-site Pond 840 isn't constructed by others prior to this Planning Area's development, a temporary detention pond generally located at the southeast corner of the Picadilly Road and 56th Avenue intersection within Planning Area 57 will be constructed. This temporary pond, if required, will be removed with the development of Regional Pond 840. The portion of the Planning Area draining south will be conveyed to the drainage improvements within the open space of PA-62, under 52nd Avenue via the existing box culvert, and ultimately to Regional Pond 8503-C within the Green Valley Ranch East subdivision.

4. Water Improvements

Local roadway water main within the Planning Area will provide two points of connection and associated looping. A minimum of two points of connection to service the Planning Area will occur from the mains within the Planning Area, or via the adjacent Planning Areas.

5. Sanitary Sewer Improvements

Sanitary sewer main within PA-48 will outfall through the adjacent Planning Areas north to the intersection of 56th Avenue and Tibet Road. Two options have been identified to service this Planning Area. The preferred option is to connect to the off-site 10" sanitary sewer main to be extended by developments north of the Project intersection of 56th Avenue and Tibet Road. This off-site sanitary sewer main is anticipated to run north along the Tibet Road alignment and then north and east across E-470, down Possum Gully to the Second Creek Lift station. In the event that the off-site, gravity system is unavailable at the time of the development of this Planning Area, an alternative option to construct a package lift station generally located within Planning Area 56 at the southwest corner of the intersection of 56th Avenue and Tibet Road will occur. Effluent will then be pumped south along the Tibet Road alignment to the gravity main within Tibet Road at the intersection of 52nd Avenue.

see previous
comment response
herein and within
the MUR
Lift stations will not
be permitted,
remove this from
the PIP. Only
gravity sewer will
be approved for all
planning areas.

Additionally, PA-48 was analyzed for two potential on-site service options, either north through the commercial planning areas or east through the residential planning area to the main within Tibet Road. Either service option is viable and will be selected at the time of the development of this PA.

6. Parks and Open Space

The open space and trail within PA-61 will be developed prior to the final certificate of occupancy within PA-47 and PA-48.

G. PLANNING AREA 49

1. Land Development

Planning Area (PA) 49 is generally located in the southcentral portion of the Site and is north of the Windler Development and east of Tibet Road. The PA consists of multi-family residential and associated infrastructure within the 9.6 acres.

Planning Area 49		
AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)
RESIDENTIAL	20.0	9.6

It is assumed that the following infrastructure is existing prior to the development of this Planning Area; the south ½ section of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, the west ½ section of Picadilly Road from 52nd Avenue to 56th Avenue, the north ½ section of 56th Avenue from Picadilly Road to E-470, and the western ½ section of Tibet Road south of 52nd Avenue with the associated 12" water and 10" sanitary sewer mains. In the event that the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 49. The directly adjacent, eastern ½ section of Tibet Road will be developed along the Planning Area boundary.

3. Drainage Improvements

The Planning Area drainage will be conveyed from northeast to southwest to the intersection of 52nd Avenue and Tibet Road and will be conveyed via storm sewer within either 52nd Avenue or Tibet and conveyed through Green Valley Ranch East Planning Area PA-2 for discharge into the storm system network within that development. At the time of this report, Green Valley Ranch East PA-2 was not being processed and therefore, specifics of this conveyance was not known. However, the conveyance obligation was identified within the Green Valley Ranch East Amendment 1 Master Drainage Report. All water quality and detention for this PA will occur downstream and off-site within the existing regional facilities within Green Valley Ranch East.

4. Water Improvements

Water mains within the Planning Area will provide two points of connection and associated looping. A minimum of two points of connection to service the Planning Area will occur from the main within Tibet Road directly west of the Planning Area.

5. Sanitary Sewer Improvements

Sanitary sewer main within PA-49 will outfall to the existing 10" sanitary main extended to the 52nd Avenue and Tibet Road intersection as a portion of the Green Valley Ranch East Amendment 1 development, consistent with the Amendment 1 Master Utility Report.

6. Parks and Open Space

No Parks or Open Space have been identified as required to support this Planning Area.

H. PLANNING AREA 50

1. Land Development

Planning Area (PA) 50 is generally located in the southcentral portion of the Site and is southeast of the intersection of Tibet Road and Main Street. The PA consists of commercial uses and associated infrastructure within the 9.6

acres.

Planning Area 50		
AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)
COMMERCIAL	N/A	9.6

It is assumed that the following infrastructure is existing prior to the development of this Planning Area; the south ½ section of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, the west ½ section of Picadilly Road from 52nd Avenue to 56th Avenue, the north ½ section of 56th Avenue from Picadilly Road to E-470, and the western ½ section of Tibet Road south of 52nd Avenue with the associated 12" water and 10" sanitary sewer mains. In the event that the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 50. The directly adjacent eastern ½ section of Tibet Road will be developed along the boundary of the Planning Area. The Tibet Road improvements will extend from 52nd Avenue north to 56th Avenue, if not developed, either in whole or in part, by preceding Planning Areas. PA-50 will develop the full width of the directly adjacent Main Street section along the Planning Area northern boundary.

3. Drainage Improvements

The Planning Area is located within the Second Creek Watershed and drainage will be conveyed from south to north to the conveyance under 56th Avenue to the off-site, regional detention pond identified as Pond S-215 located downstream within Possum Gully within the Fulenwider development. The piped conveyance under 56th Avenue to convey developed runoff to Pond S-215 will be extended prior to or concurrent with this Planning Area. In the event off-site Pond S-215 isn't constructed by others prior to this Planning Area's development, a temporary detention pond generally located at directly south of 56th Avenue within Planning Area 52 will be constructed. This temporary pond, if required, will be removed with the development of Regional Pond S-215.

4. Water Improvements

Water mains within the Planning Area will provide two points of connection and associated looping. A minimum of two points of connection to service the Planning Area will occur from the mains within Tibet Road, and/or Main Street, or via the adjacent Planning Areas.

5. Sanitary Sewer Improvements

Sanitary sewer main within PA-50 will outfall to a main within Tibet Road and flow north to the intersection of 56th Avenue and Tibet Road. Two options have been identified to service this Planning Area. The preferred option is to connect to the off-site 10" sanitary sewer main to be extended by developments north of the Project to the intersection of 56th Avenue and Tibet Road. This off-site sanitary sewer main is anticipated to run north along the Tibet Road alignment and then north and east across E-470, down Possum Gully to the Second Creek Lift station. In the event that the off-site, gravity system is unavailable at the time of the development of this Planning Area, an alternative option to construct a package lift station generally located within Planning Area 56 at the southwest corner of the intersection of 56th Avenue and Tibet Road will occur. Effluent will then be pumped south along the Tibet Road alignment to the gravity main within Tibet Road at the intersection of 52nd Avenue.

6. Parks and Open Space

No Parks or Open Space has been identified as required to support this Planning Area.

I. PLANNING AREA 51

1. Land Development

Planning Area (PA) 51 is generally located in the north and central portion of the Site and is northeast of the intersection of Tibet Road and Main Street. The PA consists of commercial uses and associated infrastructure within the 16.4 acres.

Planning Area 51		
AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)
COMMERCIAL	N/A	16.4

It is assumed that the following infrastructure is existing prior to the development of this Planning Area; the south ½ section of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, the west ½ section of Picadilly Road from 52nd Avenue to 56th Avenue, the north ½ section of 56th Avenue from Picadilly Road to E-470, and the western ½ section of Tibet Road south of 52nd Avenue with the associated 12" water and 10" sanitary sewer mains. In the event that the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 51. The eastern ½ section of Tibet Road will be developed along the directly adjacent boundary of the Planning Area. The Tibet Road improvements will extend from 52nd Avenue north to 56th Avenue, if not developed, either in whole or in part, by preceding Planning Areas. PA-51 will develop the full width of the directly adjacent Main Street section along the Planning Area southern boundary, if not developed with a previous Planning Area.

3. Drainage Improvements

The Planning Area is located within the Second Creek Watershed and drainage will be conveyed from south to north to the conveyance under 56th Avenue to the off-site, regional detention pond identified as Pond S-215 located downstream within Possum Gully within the Fulenwider development. The piped conveyance under 56th Avenue to convey developed runoff to Pond S-215 will be extended prior to or concurrent with this Planning Area. In the event off-site Pond S-215 isn't constructed by others prior to this Planning Area's development, a temporary detention pond generally located at directly south of 56th Avenue within Planning Area 52 will be constructed. This temporary pond, if required, will be removed with the development of Regional Pond S-215.

4. Water Improvements

Water mains within the Planning Area will provide two points of connection and associated looping. A minimum of two points of connection to service the Planning Area will occur from the mains within Tibet Road, and/or Main Street, or via the adjacent Planning Areas.

5. Sanitary Sewer Improvements

Sanitary sewer main within PA-51 will outfall to a main within Tibet Road and flow north to the intersection of 56th Avenue and Tibet Road. Two options have been identified to service this Planning Area. The preferred option is to connect to the off-site 10" sanitary sewer main to be extended by developments to the north and east to the intersection of 56th Avenue and Tibet Road. This sanitary sewer main is anticipated to run north along the Tibet Road alignment and then north and east across E-470, down Possum Gully to the Second Creek Lift station. In the event that the off-site, gravity system is unavailable at the time of the development of this Planning Area, an alternative

see previous comment
response herein and
within the MUR

Not an alternative to gravity sewer.
Remove this option for all planning
areas.

option to construct a package lift station generally located within Planning Area 56 at the southwest corner of the intersection of 56th Avenue and Tibet Road will occur. Effluent will then be pumped south along the Tibet Road alignment to the gravity main within Tibet Road in the Green Valley Ranch East subdivision, as identified within that developments Master Utility Study.

6. Parks and Open Space

No Parks or Open Space has been identified as required to support this Planning Area.

J. PLANNING AREA 52

1. Land Development

Planning Area (PA) 52 is generally located in the north and central portion of the Site and is southeast of the intersection of 56th Avenue and Tibet Road. The PA consists of commercial uses and associated infrastructure within the 15.3 acres.

Planning Area 52		
AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)
COMMERCIAL	N/A	15.3

It is assumed that the following infrastructure is existing prior to the development of this Planning Area; the south ½ section of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, the west ½ section of Picadilly Road from 52nd Avenue to 56th Avenue, the north ½ section of 56th Avenue from Picadilly Road to E-470, and the western ½ section of Tibet Road south of 52nd Avenue with the associated 12" water and 10" sanitary sewer mains. In the event that the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 52. PA-52 will develop the east ½ section of Tibet Road directly adjacent to the PA boundary. Direct access points to 56th Avenue may occur, if supported by the Project's Traffic Impact Study. The construction of the south ½ section of 56th Avenue shall occur in accordance with the requirements within the PIFA agreement between the Developer and the City of Aurora or in the event a PIFA is not completed, it will be developed by ARTA or the directly adjacent improvements will be completed with the Planning Area.

3. Drainage Improvements

The Planning Area is located within the Second Creek Watershed and drainage will be conveyed from south to north to the conveyance under 56th Avenue to the off-site, regional detention pond identified as Pond S-215 located downstream within Possum Gully within the Fulenwider development. The piped conveyance under 56th Avenue to convey developed runoff to Pond S-215 will be extended prior to or concurrent with this Planning Area. In the event off-site Pond S-215 isn't constructed by others prior to this Planning Area's development, a temporary detention pond generally located at directly south of 56th Avenue within Planning Area 52 will be constructed. This temporary pond, if required, will be removed with the development of Regional Pond S-215.

4. Water Improvements

Water mains within the Planning Area will provide two points of connection and associated looping. A minimum of two points of connection to service the Planning Area will occur from the mains within 56th Avenue, Tibet Road, or via the

adjacent Planning Areas.

5. Sanitary Sewer Improvements

Sanitary sewer main within PA-52 will outfall to a main within the planning area and will flow from east to west to the intersection of 56th Avenue and Tibet Road. Two options have been identified to service this Planning Area. The preferred option is to connect to the off-site 10" sanitary sewer main to be extended by developments to the north and east to the intersection of 56th Avenue and Tibet Road. This sanitary sewer main is anticipated to run north along the Tibet Road alignment and then north and east across E-470, down Possum Gully to the Second Creek Lift station. In the event that the off-site, gravity system is unavailable at the time of the development of this Planning Area, an alternative option to construct a package lift station generally located within Planning Area 56 at the southwest corner of the intersection of 56th Avenue and Tibet Road will occur. Effluent will then be pumped south along the Tibet Road alignment to the gravity main within Tibet Road in the Green Valley Ranch East subdivision, as identified within that development's Master Utility Study.

6. Parks and Open Space

No Parks or Open Space has been identified as required to support this Planning Area.

K. PLANNING AREA 53

1. Land Development

Planning Area (PA) 53 is generally located in the southern portion of the Site and is south of Main Street, east of the existing easement identified as PA-66, and north of the Windler development. The PA consists of commercial uses and associated infrastructure within the 13.2 acres.

Planning Area 53		
AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)
COMMERCIAL	N/A	13.2

It is assumed that the following infrastructure is existing prior to the development of this Planning Area; the south ½ section of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, the west ½ section of Picadilly Road from 52nd Avenue to 56th Avenue, the north ½ section of 56th Avenue from Picadilly Road to E-470, and the western ½ section of Tibet Road south of 52nd Avenue with the associated 12" water and 10" sanitary sewer mains. In the event that the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 53. The full width of the Main Street and the local street section along the directly adjacent boundary of the PA will be developed and will extend to either Tibet Road or 56th Avenue. PA-53 will develop a ½ section of Tibet Road from the Main Street intersection north to the 56th Avenue intersection, if a ½ section of Tibet is not existing at the time of PA-53 development.

3. Drainage Improvements

The Planning Area is located within the Second Creek Watershed and drainage will be conveyed from south to north to the conveyance under 56th Avenue to the off-site, regional detention pond identified as Pond S-215 located downstream within Possum Gully within the Fulenwider development. The piped conveyance under 56th Avenue to convey developed runoff to Pond S-215 will be extended prior to or concurrent with this Planning Area. In the event

off-site Pond S-215 isn't constructed by others prior to this Planning Area's development, a temporary detention pond generally located at directly south of 56th Avenue within Planning Area 52 will be constructed. This temporary pond, if required, will be removed with the development of Regional Pond S-215.

4. Water Improvements

Water mains within the Planning Area will provide two points of connection and associated looping. A minimum of two points of connection to service the Planning Area will occur from the mains within Main Street, the Local Street, or via the adjacent Planning Areas.

5. Sanitary Sewer Improvements

Sanitary sewer main within PA-53 will outfall to a main within Main Street and flow north and west to the intersection of 56th Avenue and Tibet Road. Two options have been identified to service this Planning Area. The preferred option is to connect to the off-site 10" sanitary sewer main to be extended by developments to the north and east to the intersection of 56th Avenue and Tibet Road. This sanitary sewer main is anticipated to run north along the Tibet Road alignment and then north and east across E-470, down Possum Gully to the Second Creek Lift station. In the event that the off-site, gravity system is unavailable at the time of the development of this Planning Area, an alternative option to construct a package lift station generally located within Planning Area 56 at the southwest corner of the intersection of 56th Avenue and Tibet Road will occur. Effluent will then be pumped south along the Tibet Road alignment to the gravity main within Tibet Road in the Green Valley Ranch East subdivision, as identified within that developments Master Utility Study.

6. Parks and Open Space

No Parks or Open Space has been identified as required to support this Planning Area.

L. PLANNING AREA 54

1. Land Development

Planning Area (PA) 54 is generally located in the southeast portion of the Site and is east of the Local Street, west of E-470 and north of the Windler development. The PA consists of commercial uses and associated infrastructure within the 29.9 acres.

Planning Area 54		
AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)
COMMERCIAL	N/A	29.9

It is assumed that the following infrastructure is existing prior to the development of this Planning Area; the south ½ section of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, the west ½ section of Picadilly Road from 52nd Avenue to 56th Avenue, the north ½ section of 56th Avenue from Picadilly Road to E-470, and the western ½ section of Tibet Road south of 52nd Avenue with the associated 12" water and 10" sanitary sewer mains. In the event that the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 54. The full width of the Local Street along the western PA boundary will be developed, if not previously installed by PA-53. Should PA-54 develop prior to the adjacent planning areas, a second access to Tibet Road, if existing or to 56th Avenue will be developed.

3. Drainage Improvements

The Planning Area is located within the Second Creek Watershed and drainage will be conveyed from south to north to the conveyance under 56th Avenue to the off-site, regional detention pond identified as Pond S-215 located downstream within Possum Gully within the Fulenwider development. The piped conveyance under 56th Avenue to convey developed runoff to Pond S-215 will be extended prior to or concurrent with this Planning Area. In the event off-site Pond S-215 isn't constructed by others prior to this Planning Area's development, a temporary detention pond generally located at directly south of 56th Avenue within Planning Area 52 will be constructed. This temporary pond, if required, will be removed with the development of Regional Pond S-215.

4. Water Improvements

Water mains within the Planning Area will provide two points of connection and associated looping. A minimum of two points of connection to service the Planning Area will occur from the mains within Local Street or via the adjacent Planning Areas.

5. Sanitary Sewer Improvements

Sanitary sewer main within PA-54 will outfall to a main within Main Street and flow north and west to the intersection of 56th Avenue and Tibet Road. Two options have been identified to service this Planning Area. The preferred option is to connect to the off-site 10" sanitary sewer main to be extended by developments to the north and east to the intersection of 56th Avenue and Tibet Road. This sanitary sewer main is anticipated to run north along the Tibet Road alignment and then north and east across E-470, down Possum Gully to the Second Creek Lift station. In the event that the off-site, gravity system is unavailable at the time of the development of this Planning Area, an alternative option to construct a package lift station generally located within Planning Area 56 at the southwest corner of the intersection of 56th Avenue and Tibet Road will occur. Effluent will then be pumped south along the Tibet Road alignment to the gravity main within Tibet Road in the Green Valley Ranch East subdivision, as identified within that developments Master Utility Study.

6. Parks and Open Space

No Parks or Open Space has been identified as required to support this Planning Area.

M. PLANNING AREA 55

1. Land Development

Planning Area (PA) 55 is generally located in the northeast portion of the Site and is south of 56th Avenue and west of E-470. The PA consists of commercial uses and associated infrastructure within the 23.7 acres.

Planning Area 55		
AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)
COMMERCIAL	N/A	23.7

It is assumed that the following infrastructure is existing prior to the development of this Planning Area; the south ½ section of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, the west ½ section of Picadilly Road from 52nd Avenue to 56th Avenue, the north ½ section of 56th Avenue from Picadilly Road to E-470, and the western ½ section of Tibet Road south of 52nd Avenue with the associated 12" water and 10" sanitary sewer mains. In the event that the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 55. PA-55 will construct an access to 56th Avenue and shall provide for a connection to Main Street at the southwest corner of the planning area. Should PA-55 develop prior to the adjacent planning areas and if determined required by Life Safety, a second access to Tibet Road, if not already existing at the time of the development of the planning area will occur. The construction of the south ½ section of 56th Avenue shall occur in accordance with the requirements within the PIFA agreement between the Developer and the City of Aurora or in the event a PIFA is not completed, it will be developed by ARTA or the directly adjacent improvements will be completed with the Planning Area.

3. Drainage Improvements

The Planning Area is located within the Second Creek Watershed and drainage will be conveyed from south to north to the conveyance under 56th Avenue to the off-site, regional detention pond identified as Pond S-215 located downstream within Possum Gully within the Fulenwider development. The piped conveyance under 56th Avenue to convey developed runoff to Pond S-215 will be extended prior to or concurrent with this Planning Area. In the event off-site Pond S-215 isn't constructed by others prior to this Planning Area's development, a temporary detention pond generally located at directly south of 56th Avenue within Planning Area 52 will be constructed. This temporary pond, if required, will be removed with the development of Regional Pond S-215.

4. Water Improvements

Water mains within the Planning Area will provide two points of connection and associated looping. A minimum of two points of connection to service the Planning Area will occur from the mains within 56th Avenue, Main Street, or via the adjacent Planning Areas.

5. Sanitary Sewer Improvements

Sanitary sewer main within PA-55 will outfall to a main within the planning area and will flow north and west to the intersection of 56th Avenue and Tibet Road. Two options have been identified to service this Planning Area. The preferred option is to connect to the off-site 10" sanitary sewer main to be extended by developments to the north and east to the intersection of 56th Avenue and Tibet Road. This sanitary sewer main is anticipated to run north along the Tibet Road alignment and then north and east across E 470, down Possum Gully to the Second Creek Lift station. In the event that the off-site, gravity system is unavailable at the time of the development of this Planning Area, an alternative option to construct a package lift station generally located within Planning Area 56 at the southwest corner of the intersection of 56th Avenue and Tibet Road will occur. Effluent will then be pumped south along the Tibet Road alignment to the gravity main within Tibet Road in the Green Valley Ranch East subdivision, as identified within that developments Master Utility Study.

6. Parks and Open Space

No Parks or Open Space has been identified as required to support this Planning Area.

N. PLANNING AREA 56

1. Land Development

Planning Area (PA) 56 is generally located in the north central portion of the Site and is southwest of the intersection of 56th Avenue and Tibet Road. The PA consists of commercial uses and associated infrastructure within the 19.8 acres.

Planning Area 56

AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)
COMMERCIAL	N/A	19.8

It is assumed that the following infrastructure is existing prior to the development of this Planning Area; the south ½ section of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, the west ½ section of Picadilly Road from 52nd Avenue to 56th Avenue, the north ½ section of 56th Avenue from Picadilly Road to E-470, and the western ½ section of Tibet Road south of 52nd Avenue with the associated 12" water and 10" sanitary sewer mains. In the event that the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 56. The west ½ section of Tibet Road will be developed along the directly adjacent boundary of the Planning Area. Access to 56th Avenue from the Planning Area is anticipated so long as they are consistent with the approved TIA and will provide the second access point(s) to the PA. The construction of the south ½ section of 56th Avenue shall occur in accordance with the requirements within the PIFA agreement between the Developer and the City of Aurora or in the event a PIFA is not completed, it will be developed by ARTA or the directly adjacent improvements will be completed with the Planning Area.

3. Drainage Improvements

The Planning Area drainage is split between the Blue Grama Draw and Second Creek watersheds and therefore, will be conveyed both east and west. The portion draining west will be conveyed under 56th Avenue to the off-site, regional detention pond identified as Pond 840 located at the northeast corner of the Picadilly Road and 56th Avenue intersection. The piped conveyance under 56th Avenue will convey developed runoff to Pond 840 and will be extended prior to or concurrent with this Planning Area. In the event off-site Pond 840 isn't constructed by others prior to this Planning Area's development, a temporary detention pond generally located at the southeast corner of the Picadilly Road and 56th Avenue intersection within Planning Area 57 will be constructed. This temporary pond, if required, will be removed with the development of Regional Pond 840. The portion of the Planning Area draining east is within the Second Creek Watershed and drainage will be conveyed under 56th Avenue to the off-site, regional detention pond identified as Pond S-215 located downstream within Possum Gully within the Fulenwider development. The piped conveyance under 56th Avenue to convey developed runoff to Pond S-215 will be extended prior to or concurrent with this Planning Area. In the event off-site Pond S-215 is not constructed by others prior to this Planning Area's development, a temporary detention pond generally located at directly south of 56th Avenue within Planning Area 52 will be constructed. This temporary pond, if required, will be removed with the development of Regional Pond S-215.

4. Water Improvements

Water mains within the Planning Area will provide two points of connection and associated looping. A minimum of two points of connection to service the Planning Area will occur from the mains within Tibet Road, 56th Avenue, or via the adjacent Planning Areas.

5. Sanitary Sewer Improvements

Sanitary sewer main within PA-56 will flow north and east to the intersection of 56th Avenue and Tibet Road. Two options have been identified to service this Planning Area. The preferred option is to connect to the off-site 10" sanitary sewer main to be extended by developments to the north and east to the intersection of 56th Avenue and Tibet Road. This sanitary sewer main is anticipated to run north along the Tibet Road alignment and then north and east across E-470, down Possum Gully to the Second Creek Lift station. In the event that the off-site, gravity system is unavailable at the time of the development of this Planning Area, an alternative option to construct a package lift station generally located within Planning Area 56 at the southwest corner of the intersection of 56th Avenue and Tibet Road will occur. Effluent will then be pumped south along the Tibet Road alignment to the gravity main within Tibet

Road in the Green Valley Ranch East subdivision, as identified within that developments Master Utility Study.

6. Parks and Open Space

The open space and trail within PA-61 along this PA boundary will be developed prior to the first certificate of occupancy within PA-56.

O. PLANNING AREA 57

1. Land Development

Planning Area (PA) 57 is generally located in the northwest portion of the Site and is southwest of the intersection of 56th Avenue and Picadilly Road. The PA consists of commercial uses and associated infrastructure within the 13.8 acres.

Planning Area 57		
AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)
COMMERCIAL	N/A	13.8

It is assumed that the following infrastructure is existing prior to the development of this Planning Area; the south ½ section of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, the west ½ section of Picadilly Road from 52nd Avenue to 56th Avenue, the north ½ section of 56th Avenue from Picadilly Road to E-470, and the western ½ section of Tibet Road south of 52nd Avenue with the associated 12" water and 10" sanitary sewer mains. In the event that the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 57. Access to this Planning Area will be via 56th Avenue and Picadilly Road at the locations and movements specified within the approved Traffic Impact Study. The construction of the south ½ section of 56th Avenue and the east ½ section of Picadilly Road shall occur in accordance with the requirements within the PIFA agreement between the Developer and the City of Aurora or in the event a PIFA is not completed, it will be developed by ARTA or the directly adjacent improvements will be completed with the Planning Area.

3. Drainage Improvements

The Planning Area drainage is located within the Blue Grama Draw major basin and will be conveyed to the northwest corner of the Site. The Planning Area will be conveyed under 56th Avenue to the off-site, regional detention pond identified as Pond 840 located at the northeast corner of the Picadilly Road and 56th Avenue intersection. The piped conveyance under 56th Avenue to convey developed runoff to Pond 840 will be extended prior to or concurrent with this Planning Area. In the event off-site Pond 840 isn't constructed by others prior to this Planning Area's development, a temporary detention pond generally located at the southeast corner of the Picadilly Road and 56th Avenue intersection within this Planning Area will be constructed. This temporary pond, if required, will be removed with the development of Regional Pond 840.

4. Water Improvements

Water mains within the Planning Area will provide two points of connection and associated looping. A minimum of two points of connection to service the Planning Area will occur from the mains within 56th Avenue, via the adjacent Planning Areas, or within Picadilly Road, if allowed by Aurora Water.

5. Sanitary Sewer Improvements

Sanitary sewer main within PA-57 will flow east to a main within PA-56 and to the intersection of 56th Avenue and Tibet Road. Two options have been identified to service this Planning Area. The preferred option is to connect to the off-site 10" sanitary sewer main to be extended by developments to the north and east to the intersection of 56th Avenue and Tibet Road. This sanitary sewer main is anticipated to run north along the Tibet Road alignment and then north and east across E-470, down Possum Gully to the Second Creek Lift station. In the event that the off-site, gravity system is unavailable at the time of the development of this Planning Area, an alternative option to construct a package lift station generally located within Planning Area 56 at the southwest corner of the intersection of 56th Avenue and Tibet Road will occur. Effluent will then be pumped south along the Tibet Road alignment to the gravity main within Tibet Road in the Green Valley Ranch East subdivision, as identified within that developments Master Utility Study.

Additionally, PA-57 was analyzed for two potential service options for the residential PA-47 to the south. Specifically, PA-47 will either be service north through PA-57 or east through the residential planning area to the main within Tibet Road. Either service option is viable and will be selected at the time of the development of this PA.

6. Parks and Open Space

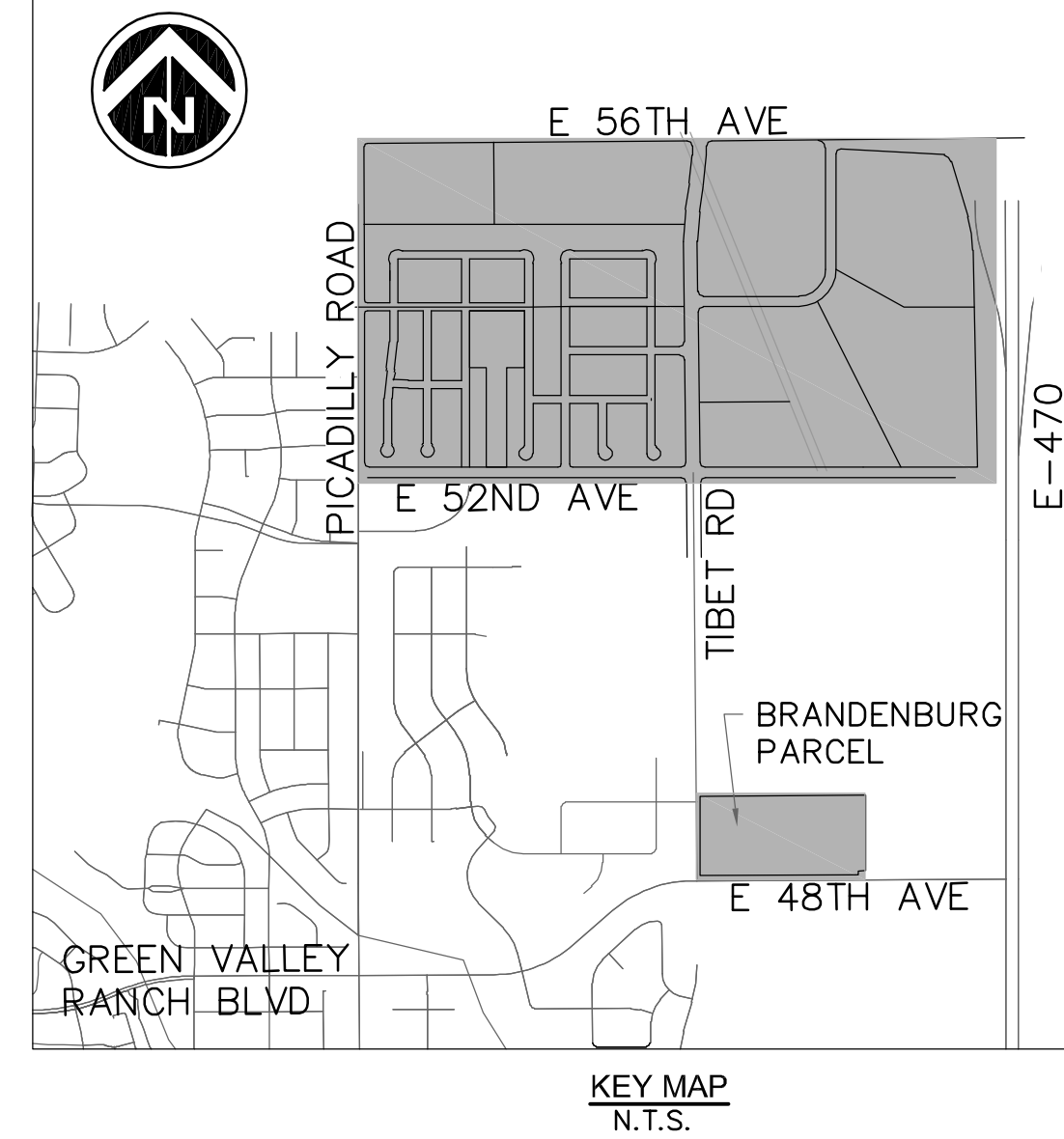
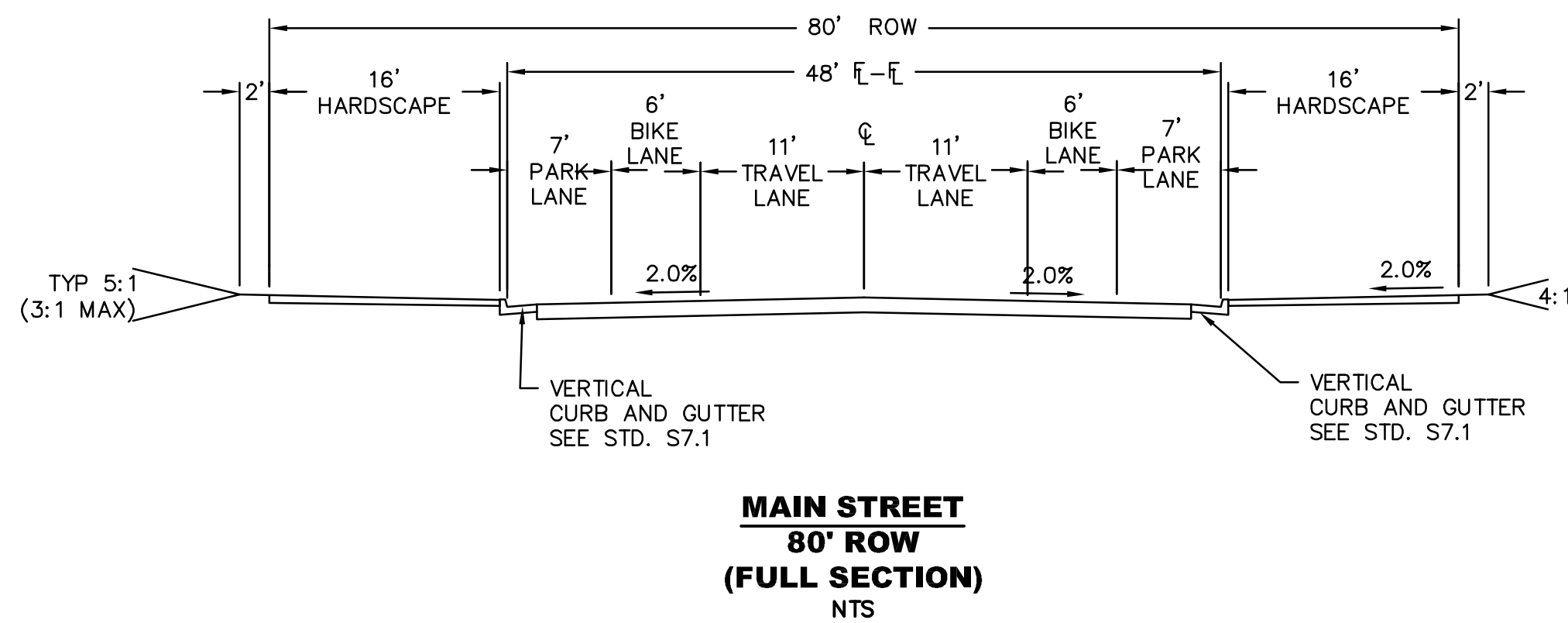
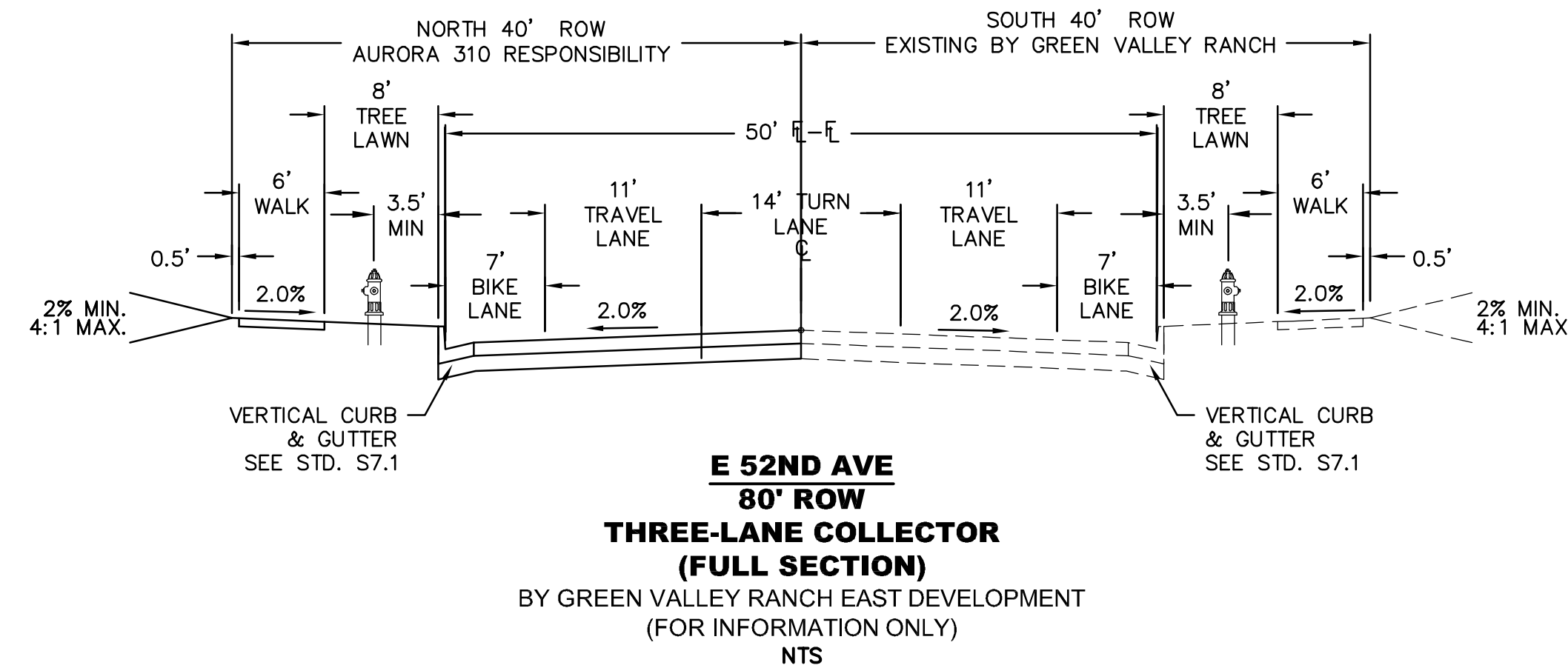
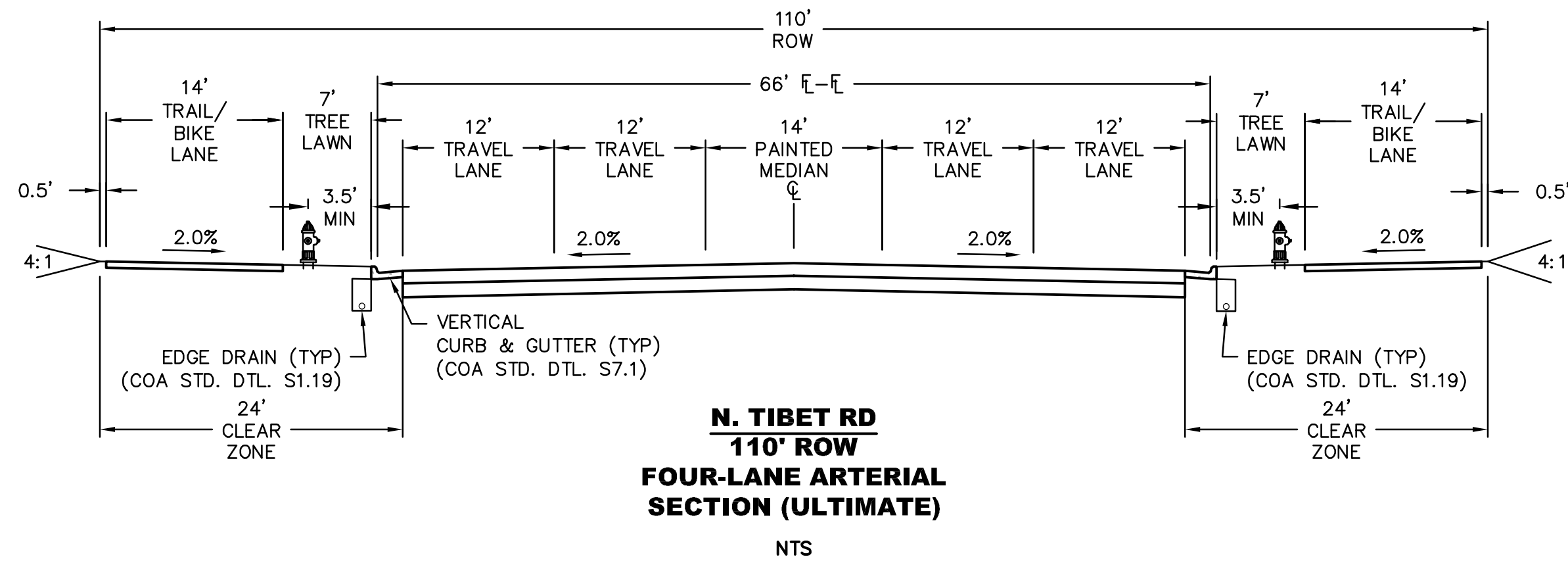
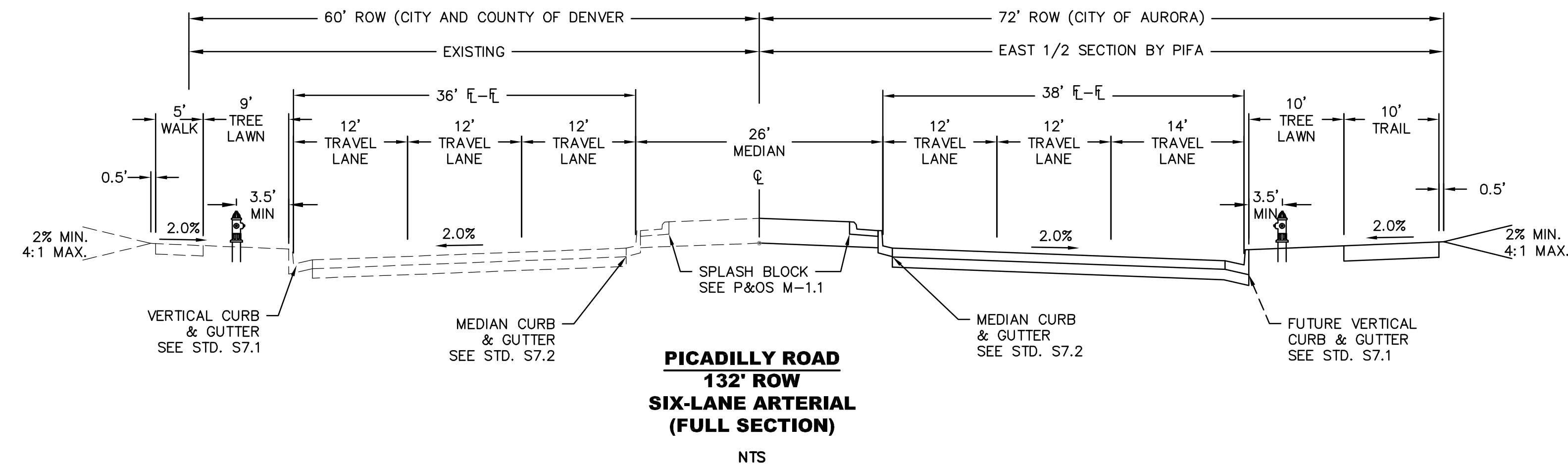
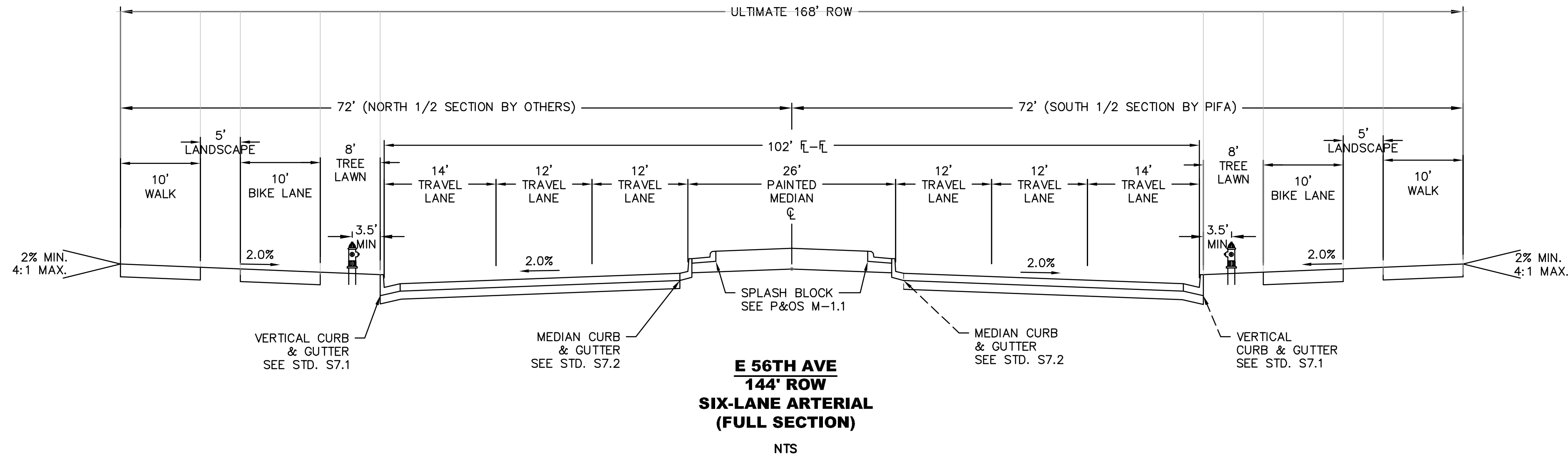
The open space and trail within PA-61 along this PA boundary will be developed prior to the first certificate of occupancy within PA-57.

J. REFERENCES

The following documents, reports, and plans were referenced during the generation of this Public Improvements Plan (PIP).

- 1) *Green Valley Master Plan Amendment 2 Master Plan and support reports, December 2021*
- 2) *Green Valley – Amendment 1 Public Improvement Plan, Revised September 2018, Prepared by: Calibre Engineering, Inc.*
- 3) *Windler Master Plan Public Improvements Plan, October 2021, Prepared by: Olsson*
- 4) *City of Aurora Roadway Design & Construction Specifications, October 2016*
- 5) *Aurora Water, Water, Sanitary Sewer & Storm Drainage Infrastructure Standards and Specification, September 2019*

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GREEN VALLEY MASTER PLAN AMENDMENT 2

PUBLIC IMPROVEMENT PLAN

TYPICAL STREET SECTIONS

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

No.	Date	Description
2	5/24/2022	SECOND SUBMITTAL
1	12/22/2021	FIRST SUBMITTAL

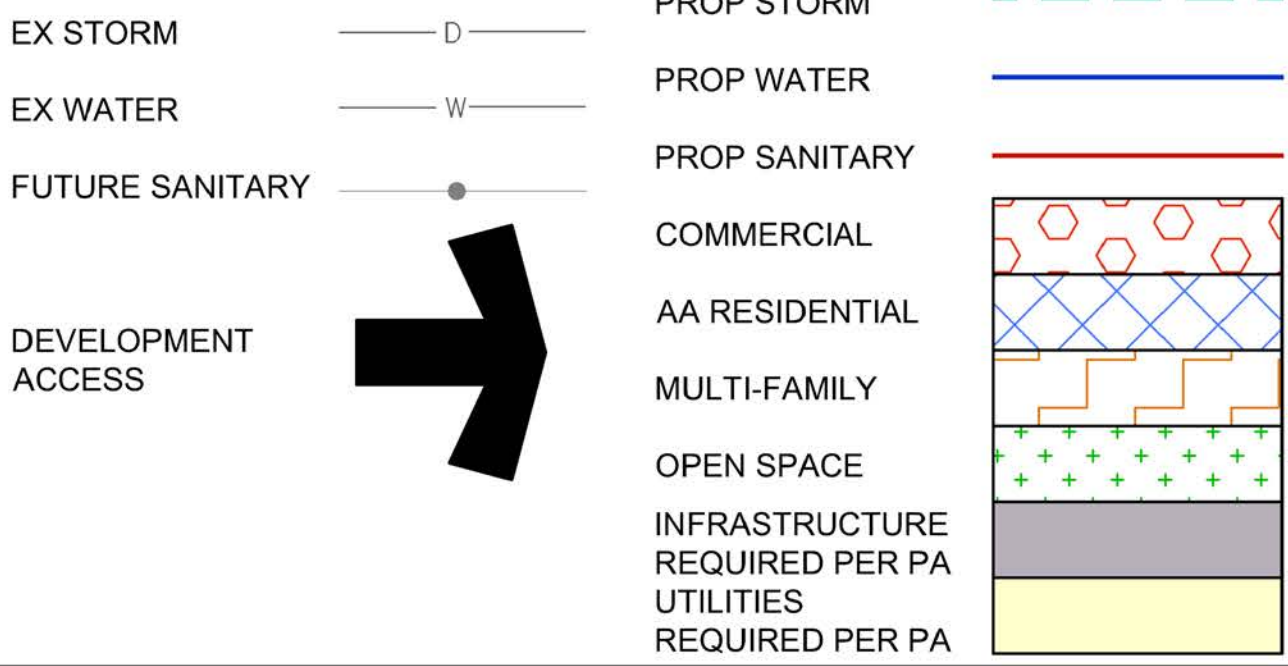
PRELIMINARY
NOT FOR
CONSTRUCTION

Project Number:
50145755
Designed By:
JDM
Checked By:
JDM
Sheet Number:
1

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
Contact: Jason D. Margraf, PE
Email: jdmargraf@dewberry.com

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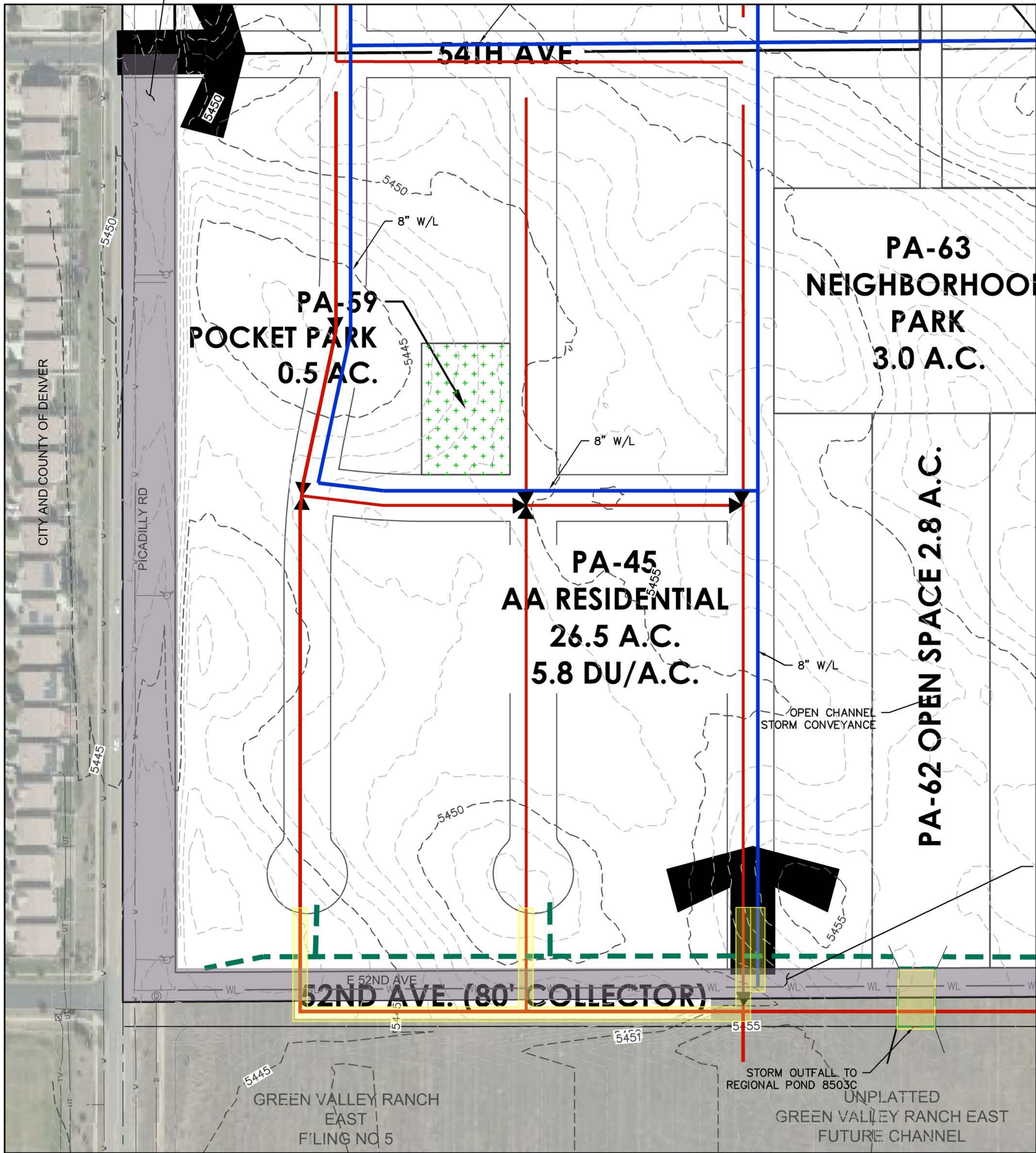
LEGEND



NOTES:

1. ALL ON-SITE ROADWAYS AND UTILITY LOCATIONS DEPICTED ARE FOR ILLUSTRATIVE PURPOSES. SUBSEQUENT SITE PLAN SUBMITTALS WILL DETERMINE THE FINAL PLACEMENT OF INFRASTRUCTURE.
2. PLANNING AREA PHASING WILL OCCUR TO MEET MARKET DEMANDS. PHASING SHALL NOT BE LIMITED, HOWEVER; EACH PHASE SHALL PROVIDE A LOOPED WATER SUPPLY, TWO SEPARATE AND APPROVED POINTS OF ACCESS, SANITARY SERVICE AND ACCOMMODATION FOR DRAINAGE CONVEYANCE TO OFF-SITE REGIONAL ATTENUATION. FURTHERMORE, THE LOOPED WATER SUPPLY AND TWO POINTS OF ACCESS MUST BE ACCOUNTED FOR IN THE OVERALL DEVELOPMENT AND EACH INDIVIDUAL PHASE OF THE PROJECT. AS SUCH, EACH INDIVIDUAL SITE PLAN MUST IDENTIFY PHASING REQUIREMENTS TO INCLUDE ADJACENT INFRASTRUCTURE NEEDS TO MEET MINIMUM WATER SUPPLY AND ACCESS REQUIREMENTS.
3. PICADILLY ROAD AND 56TH AVENUE ARE SUBJECT TO THE PIFA AGREEMENT. TRIGGERS AND FUNDING MECHANISMS FOR THESE TWO ROADWAYS SHALL BE IN ACCORDANCE WITH THE EXECUTED AGREEMENT.
4. NO OFF-SITE INFRASTRUCTURE, BEYOND WHAT IS DEPICTED WITHIN THIS PIP OR THAT IS ALREADY EXISTING, IS REQUIRED FOR THE DEVELOPMENT OF THE AMENDMENT 2 PLANNING AREAS.
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THE EAST 1/2 SECTION OF E PICADILLY RD ALONG THE PA BOUNDARY SHALL OCCUR IN ACCORDANCE WITH THE REQUIREMENTS WITHIN THE PIFA AGREEMENT

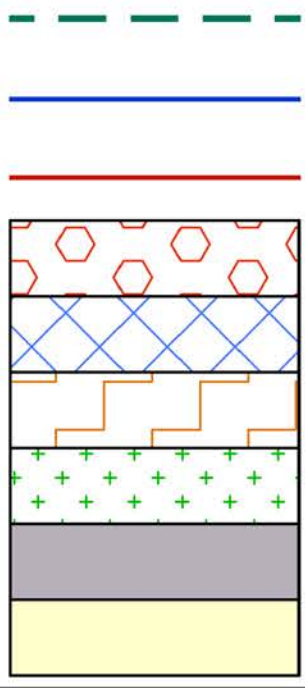


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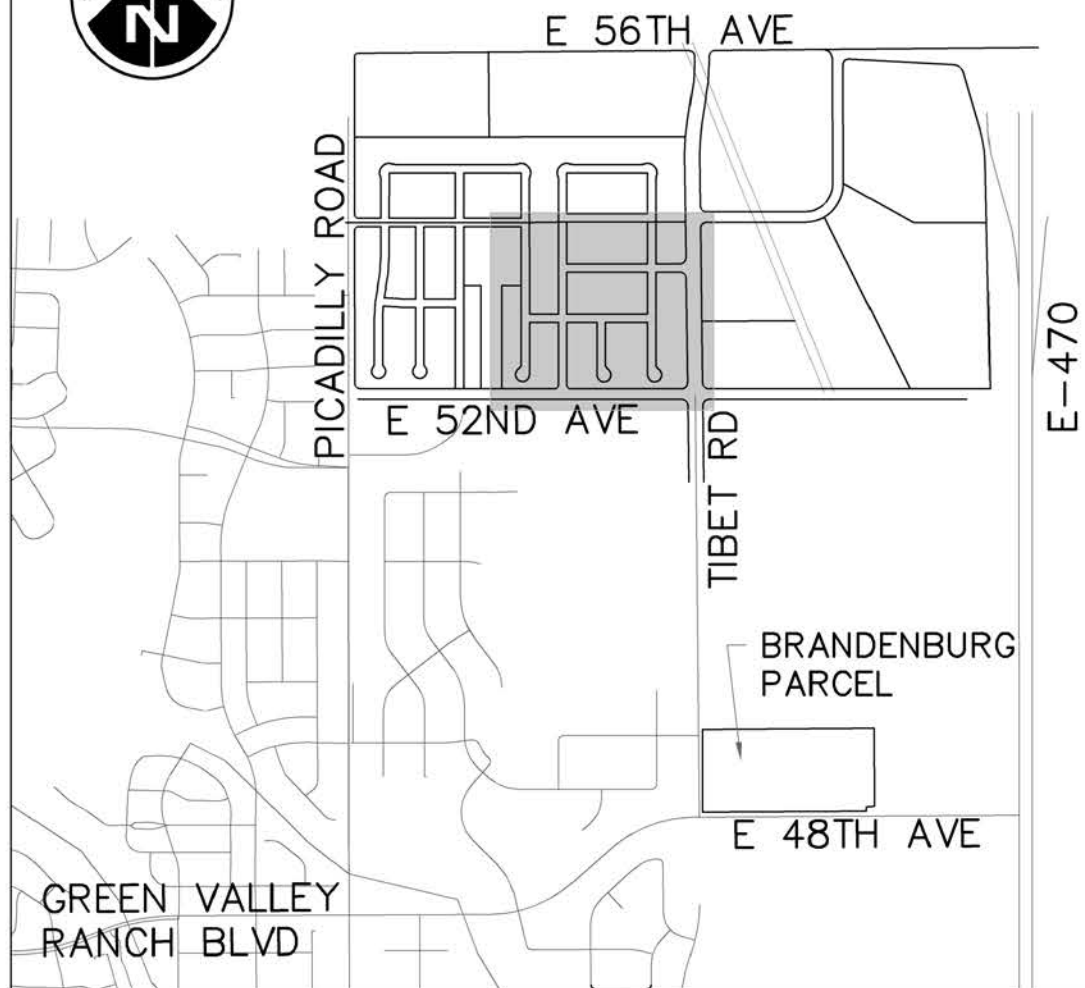
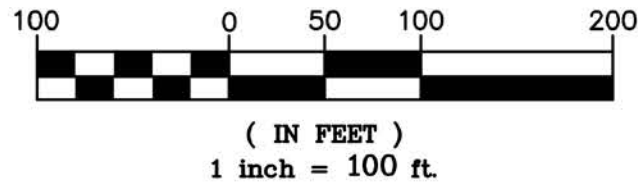
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EX WATER — W —
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DEVELOPMENT ACCESS →

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AA RESIDENTIAL
MULTI-FAMILY
OPEN SPACE
INFRASTRUCTURE REQUIRED PER PA
UTILITIES REQUIRED PER PA

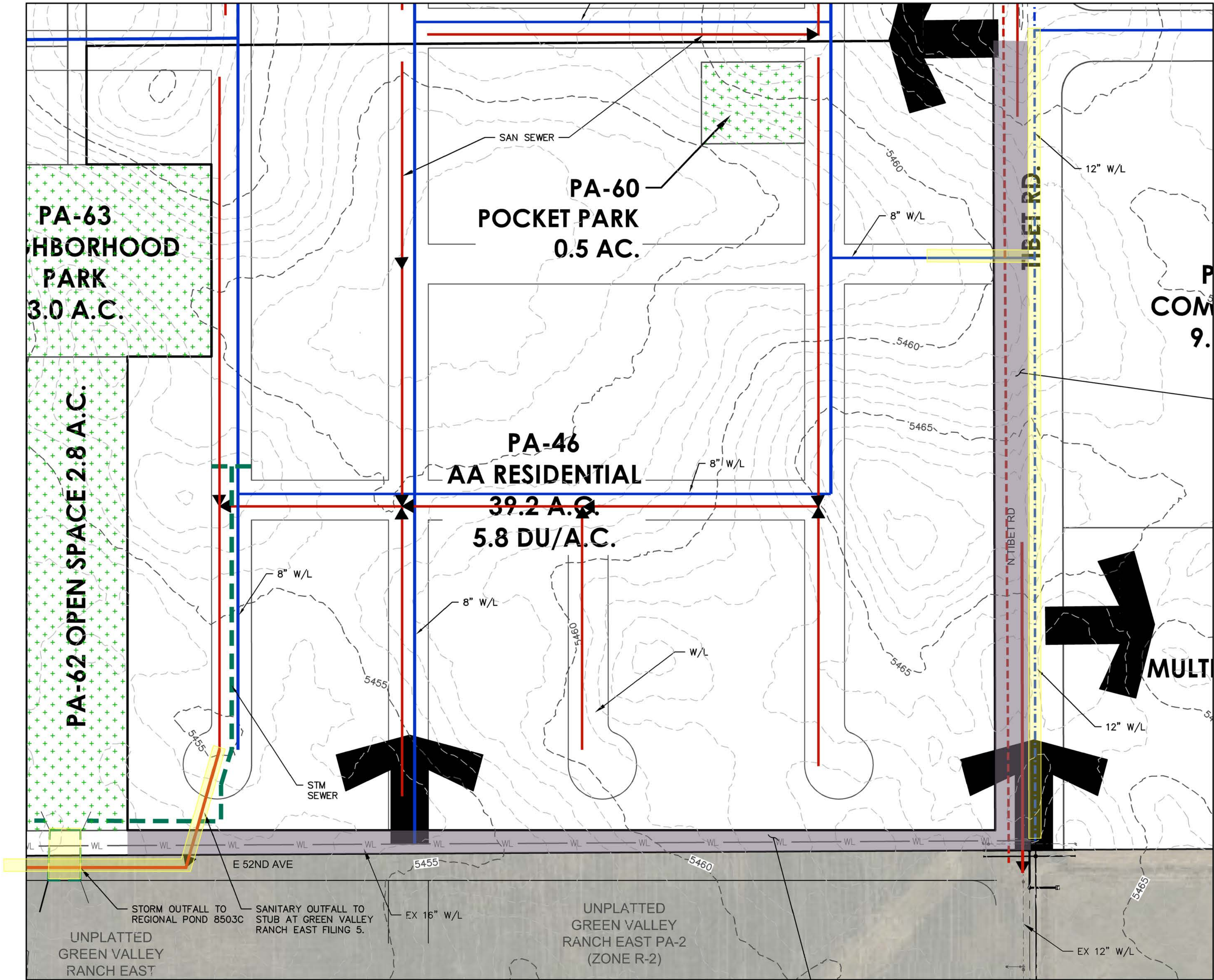


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KEY MAP
N.T.S.



PA-46
AA RESIDENTIAL
SCALE 1"=100'

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
Contact: Jason D. Margraf, PE
Email: jsmargraf@dewberry.com

**GREEN VALLEY MASTER PLAN AMENDMENT 2
PUBLIC IMPROVEMENT PLAN
PLANNING AREA DETAILS**

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

DOCUMENT AMENDMENTS	
No.	Description
2	5/24/2022 SECOND SUBMITTAL
1	12/22/2021 FIRST SUBMITTAL

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Number: 50145755
Designed By: JDM
Checked By: JDM
Sheet Number: 4

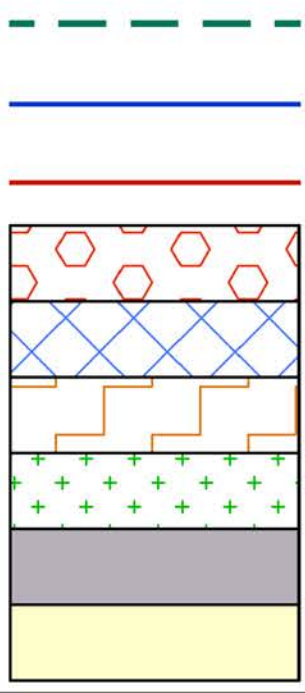
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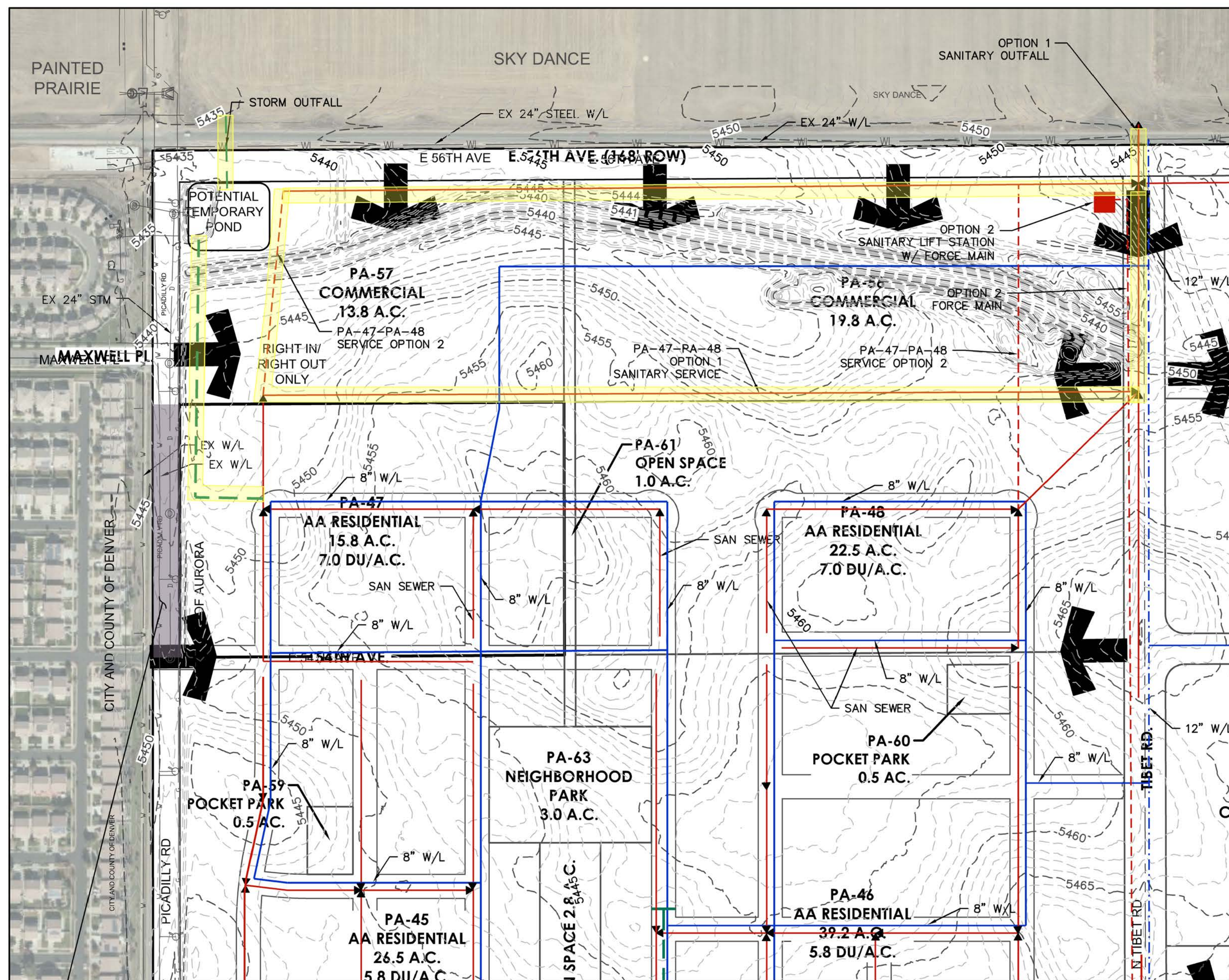
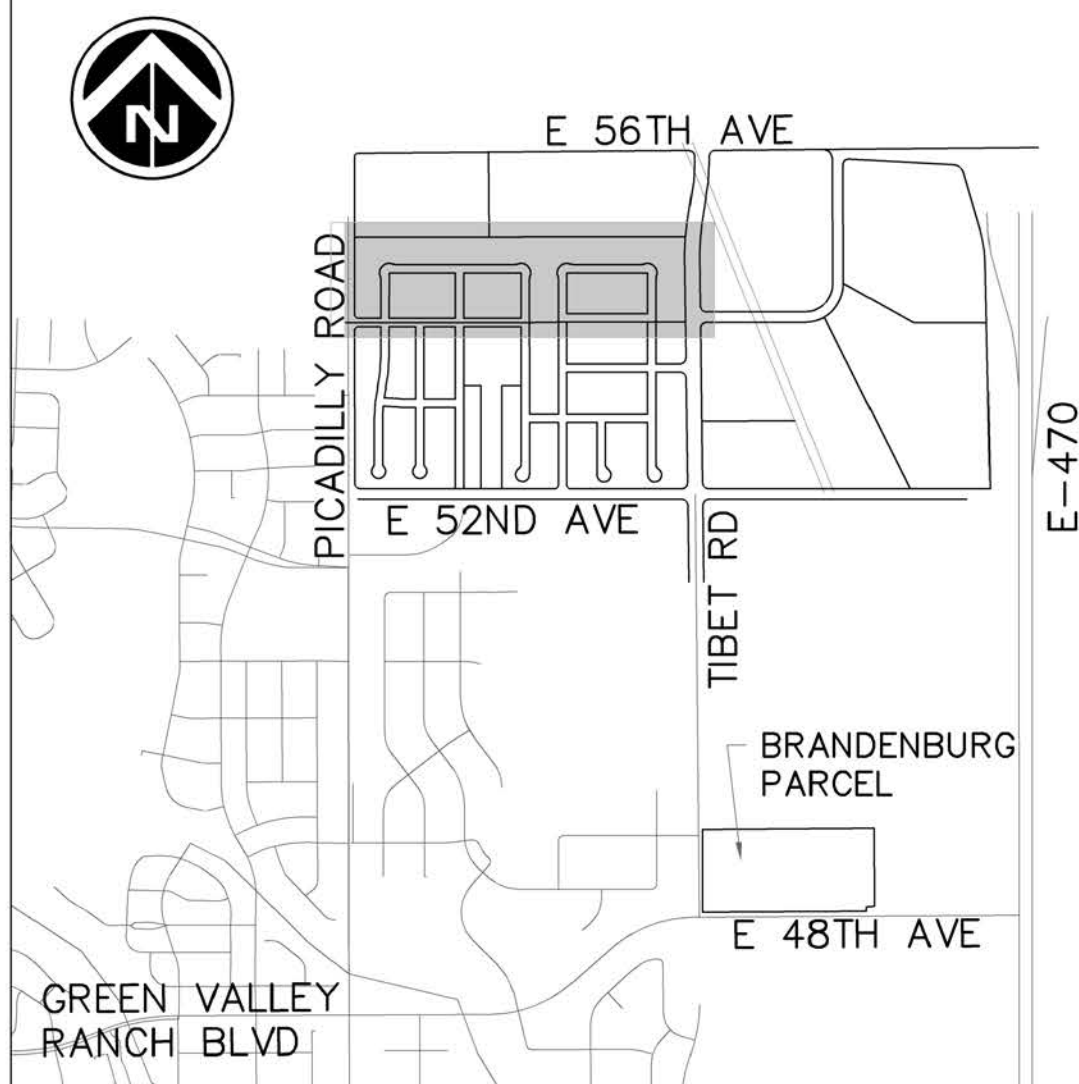
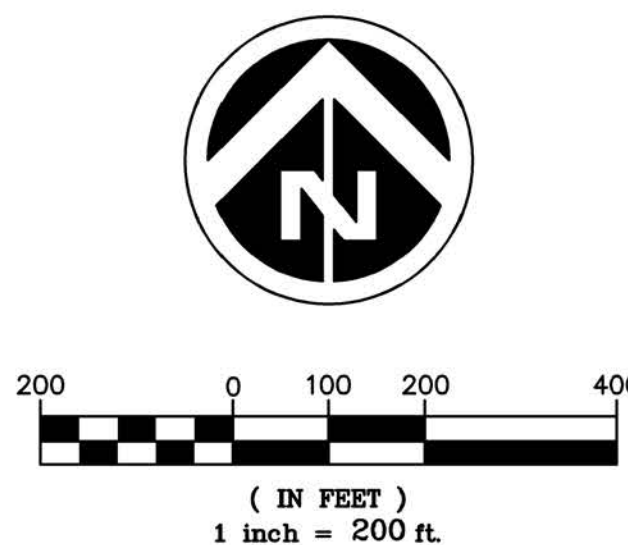
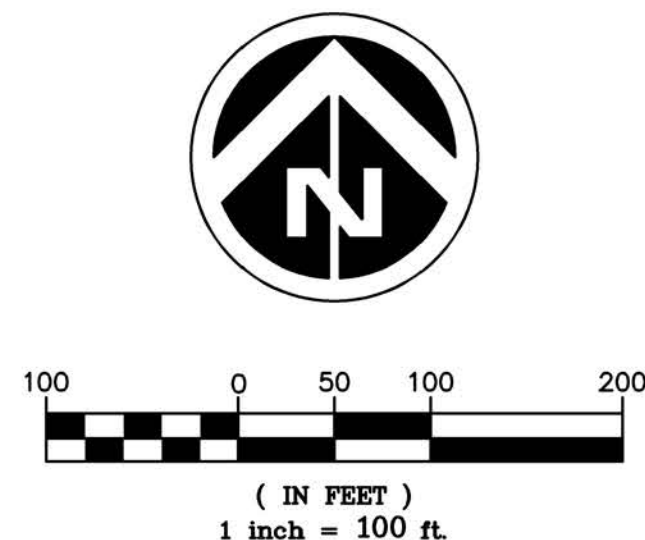
FUTURE SANITARY ——— ● ———

DEVELOPMENT ACCESS

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PROP WATER
PROP SANITARY
COMMERCIAL
AA RESIDENTIAL
MULTI-FAMILY
OPEN SPACE
INFRASTRUCTURE
REQUIRED PER PA
UTILITIES
REQUIRED PER PA

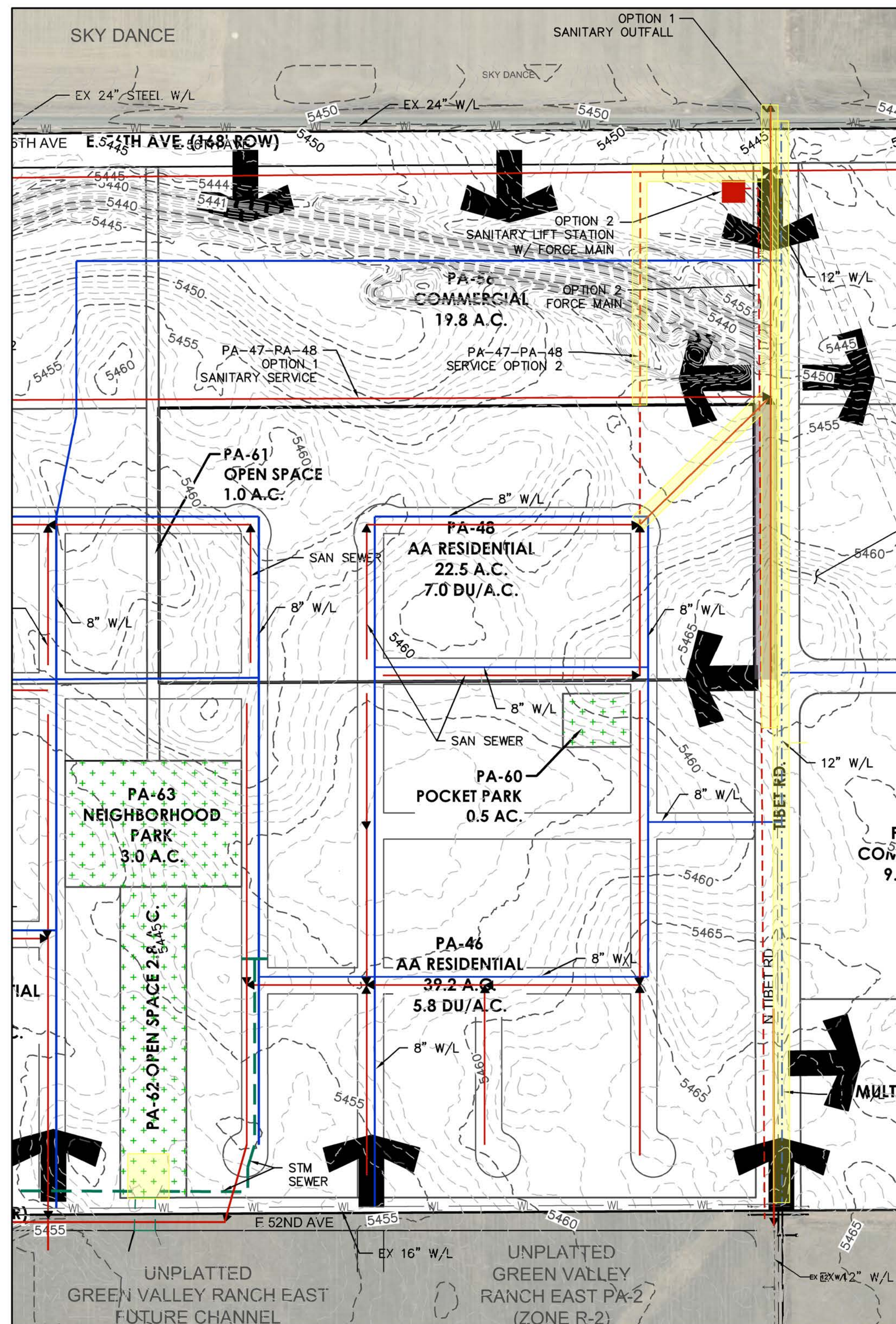


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- THE EAST 1/2 SECTION OF PICADILLY RD
ALONG THE PA BOUNDARY SHALL OCCUR
IN ACCORDANCE WITH THE REQUIREMENTS
WITHIN THE PIFA AGREEMENT

PA-47
AA RESIDENTIAL
SCALE 1"=100'



THE WEST 1/2 SECTION OF TIBET RD
ALONG THE PA BOUNDARY

PA-48
AA RESIDENTIAL
SCALE 1"=200'

GREEN VALLEY MASTER PLAN AMENDMENT 2 PUBLIC IMPROVEMENT PLAN

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

No.	Date	FIRST SUBMITTAL	Description
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1	12/22/2021	FIRST SUBMITTAL	

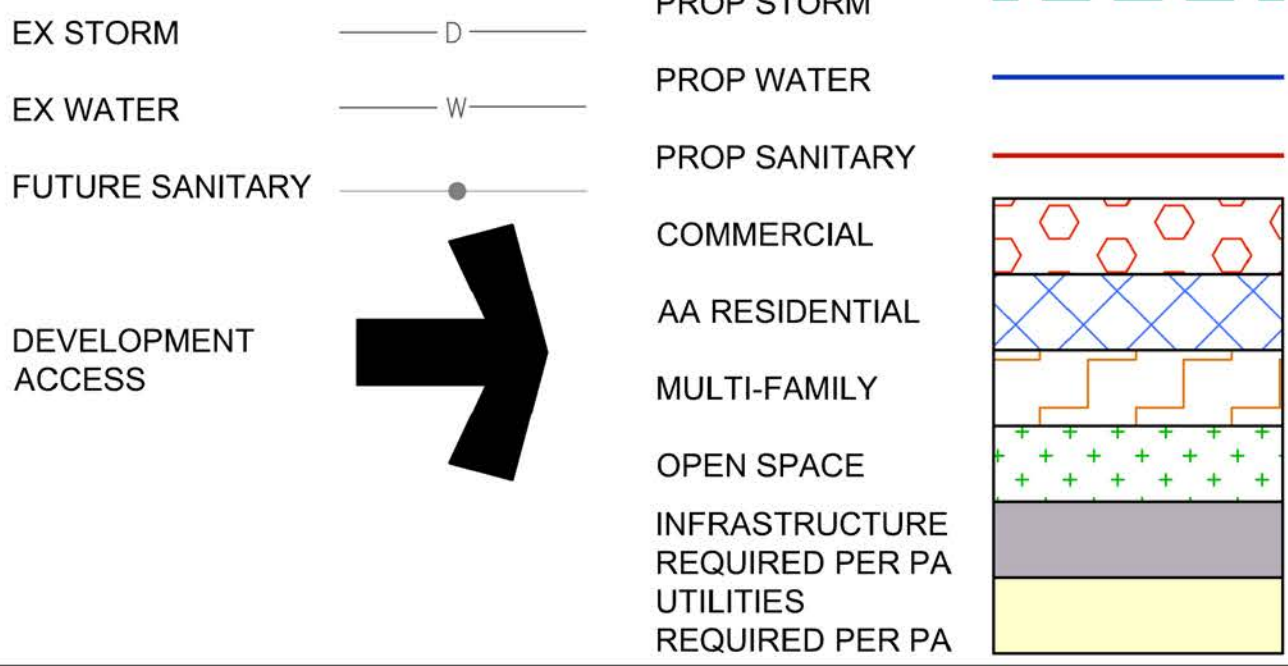
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NOT FOR
CONSTRUCTION

Project Number: 50145755	Designed By: JDM	Drawn By: JTM
Checked By: JDM		
Sheet Number:		

Dewberry®
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.368.5601
Contact: Jason D. Margraf, PE
Email: jmargraf@Dewberry.com

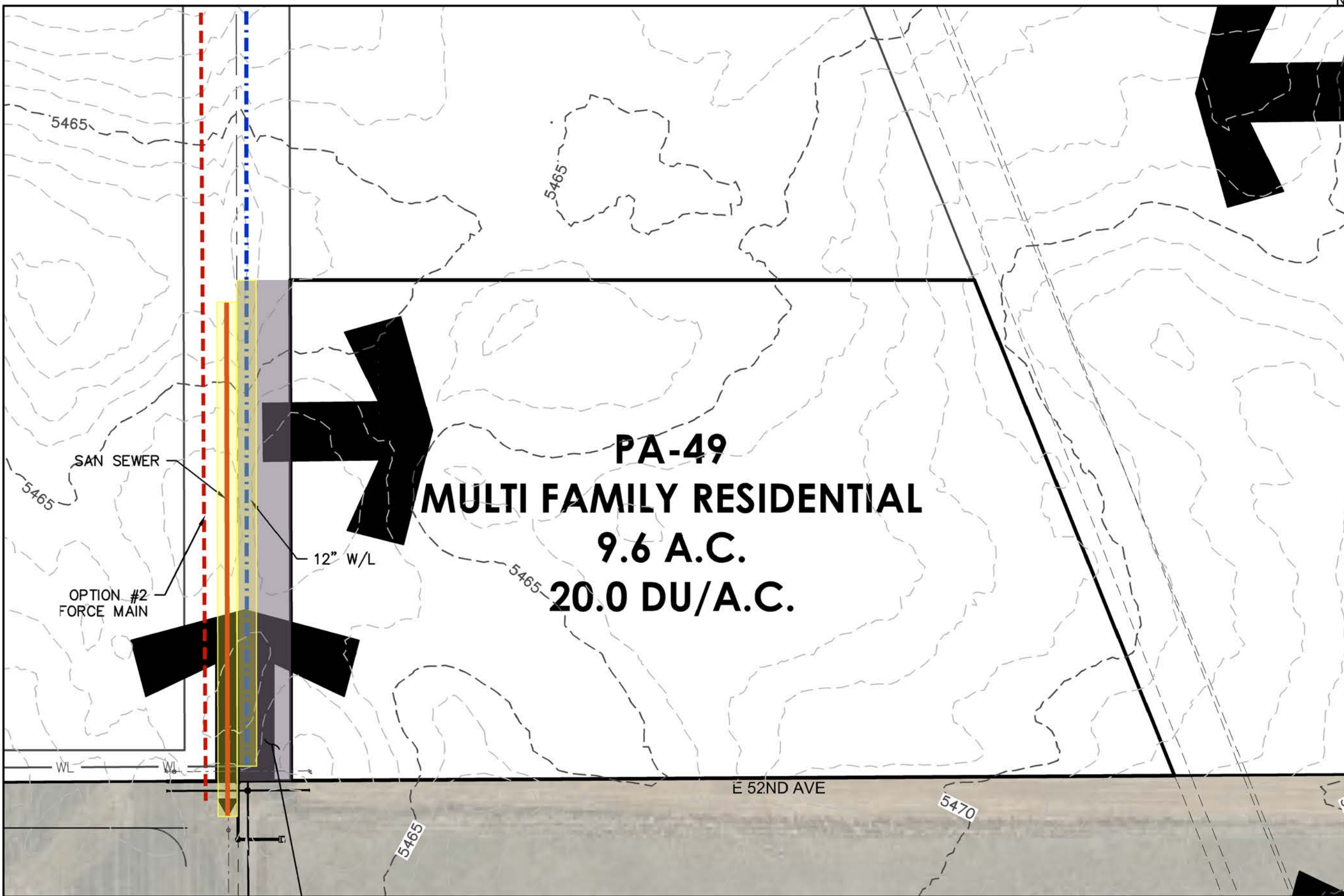
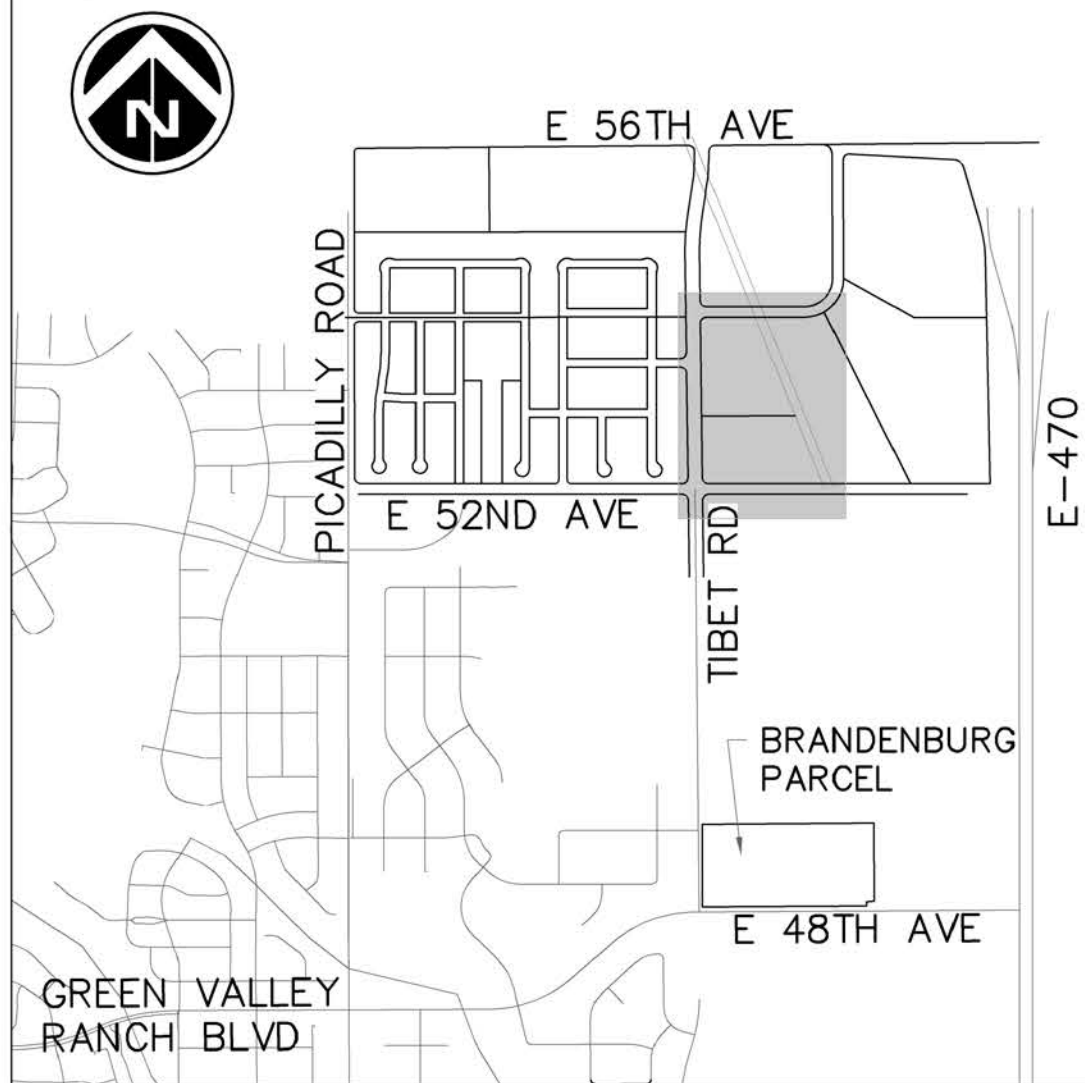
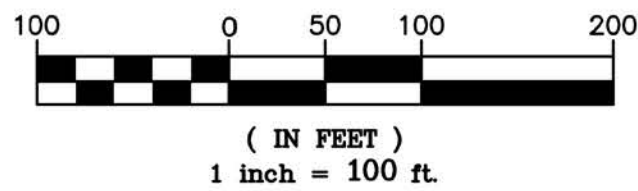
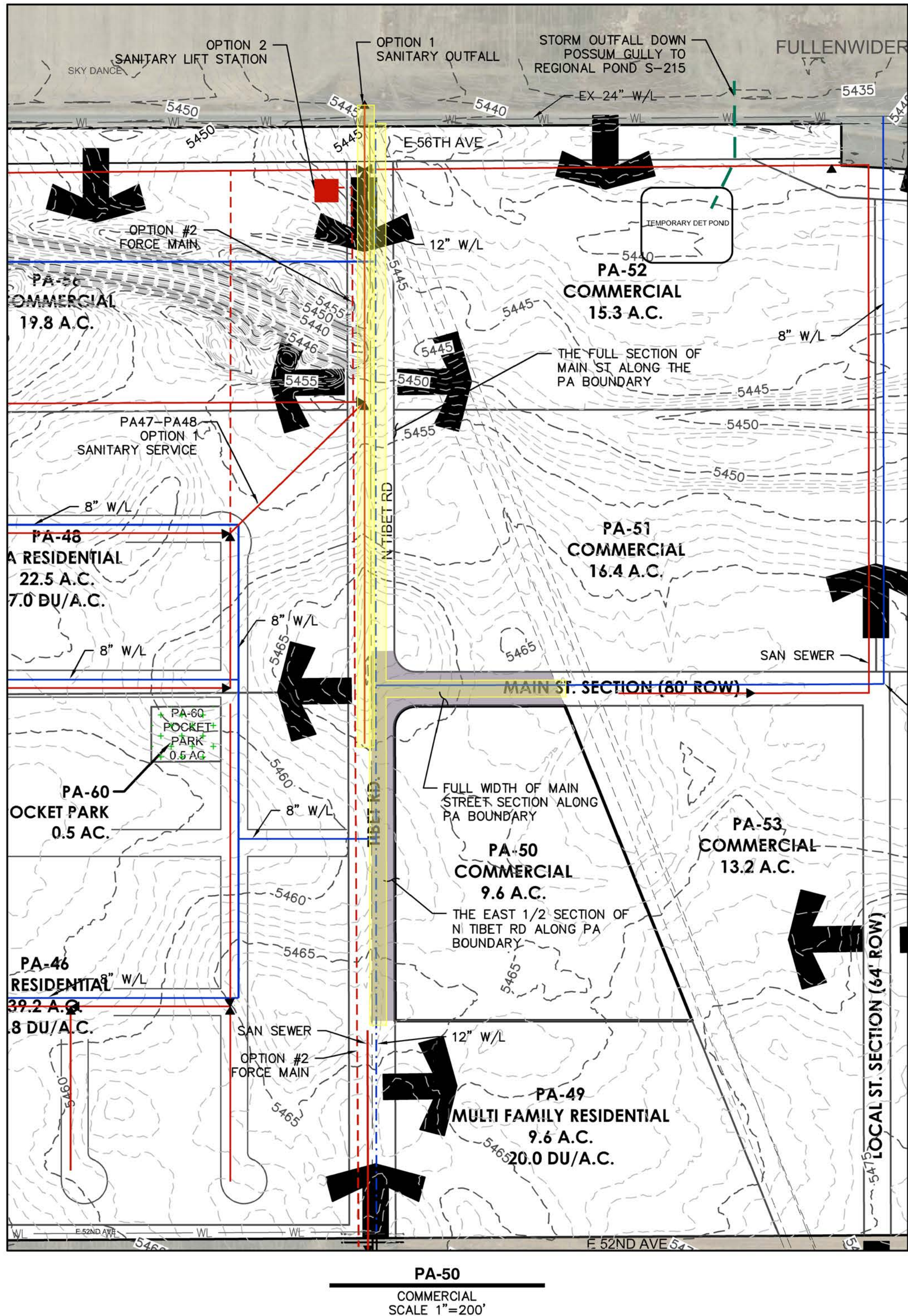
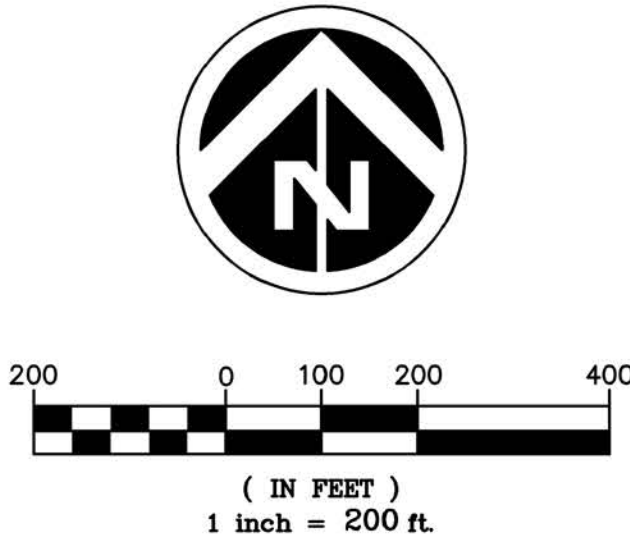
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LEGEND



NOTES:

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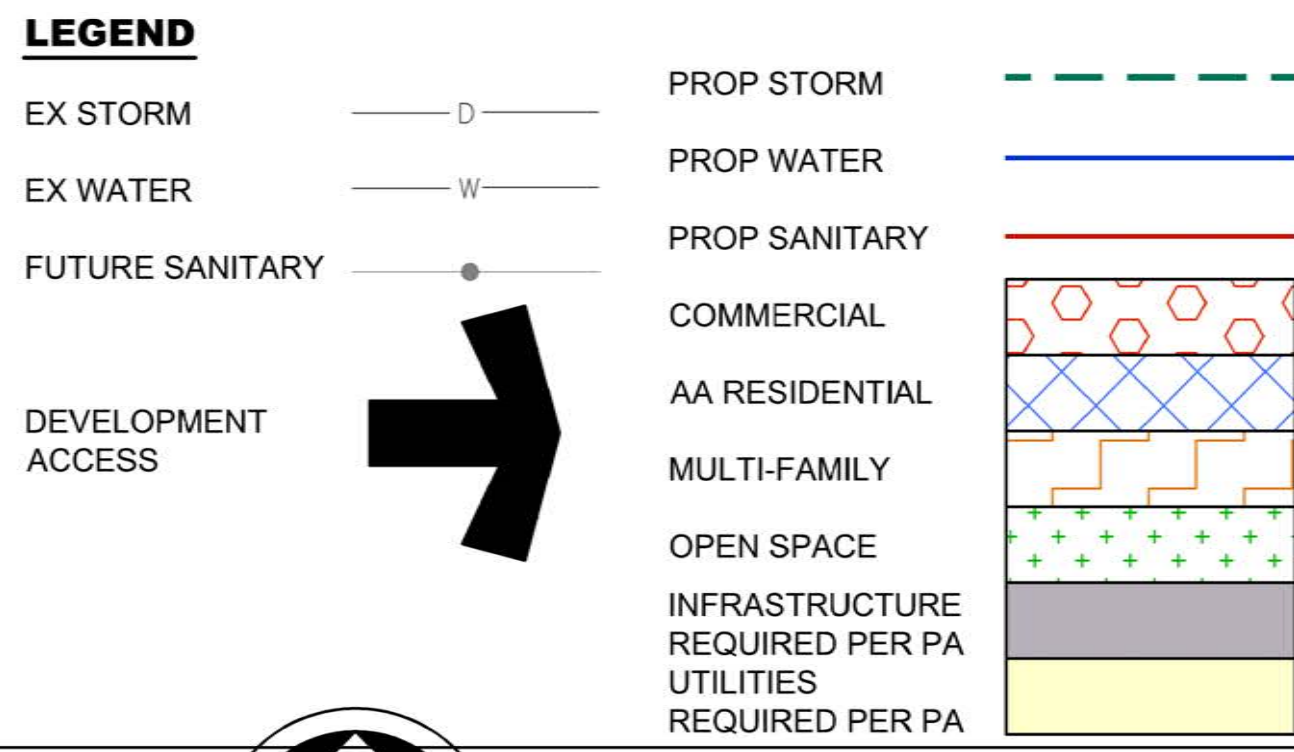


PA-49
MULTI-FAMILY RESIDENCE
SCALE 1"=100'

No.	Date	Description
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1	12/22/2021	FIRST SUBMITTAL

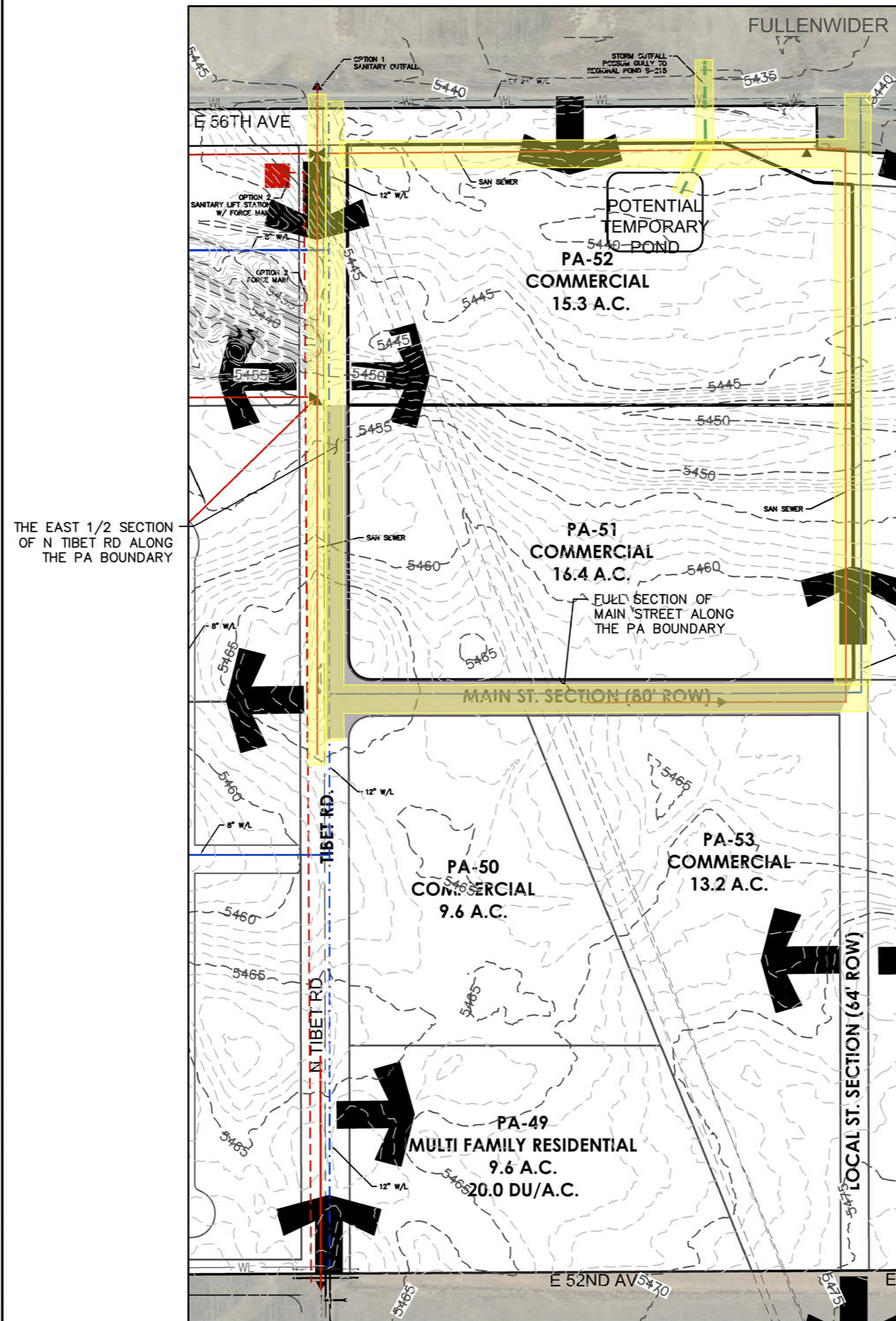
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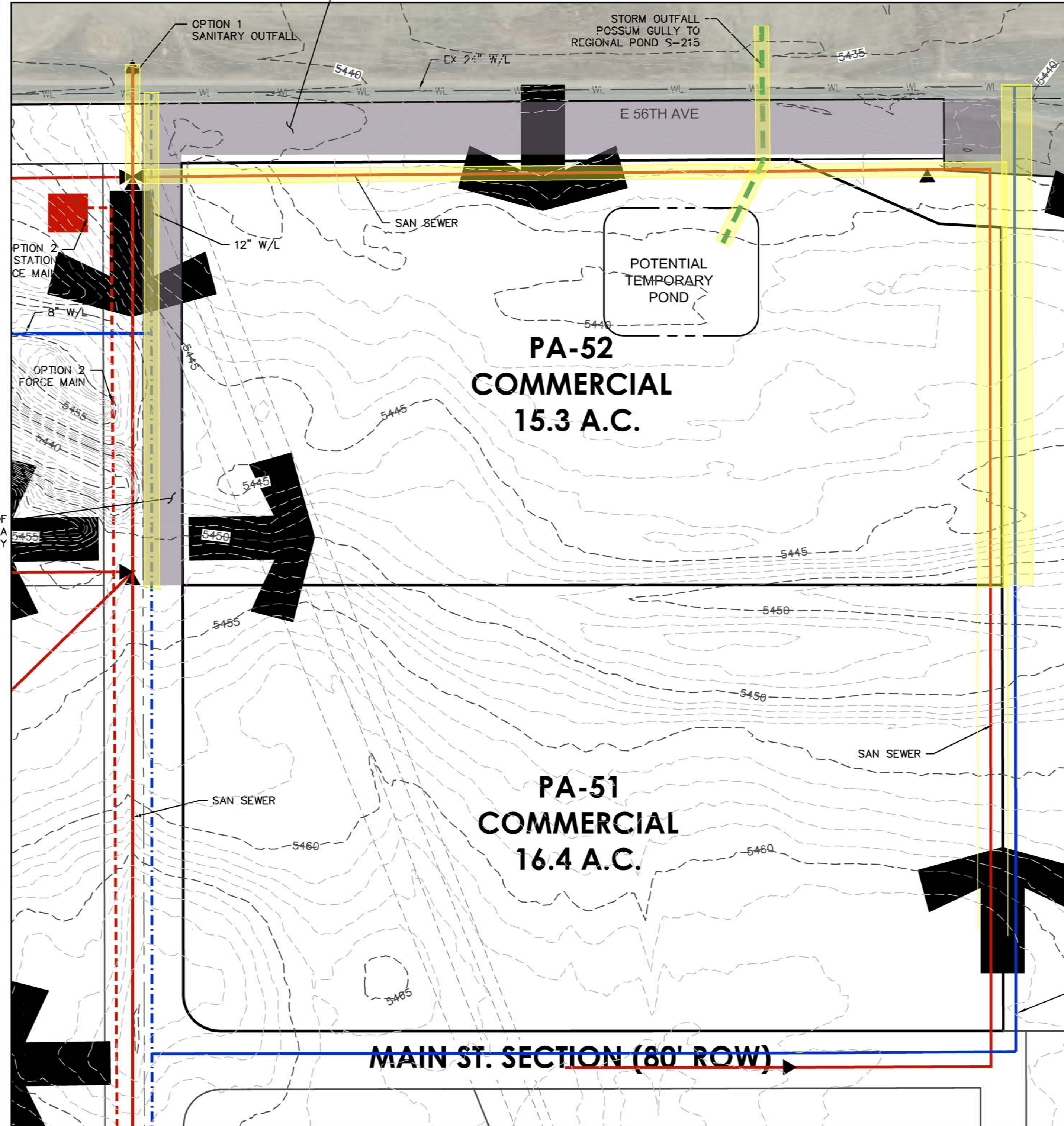
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(IN FEET)
1 inch = 200 ft.

- NOTES:**
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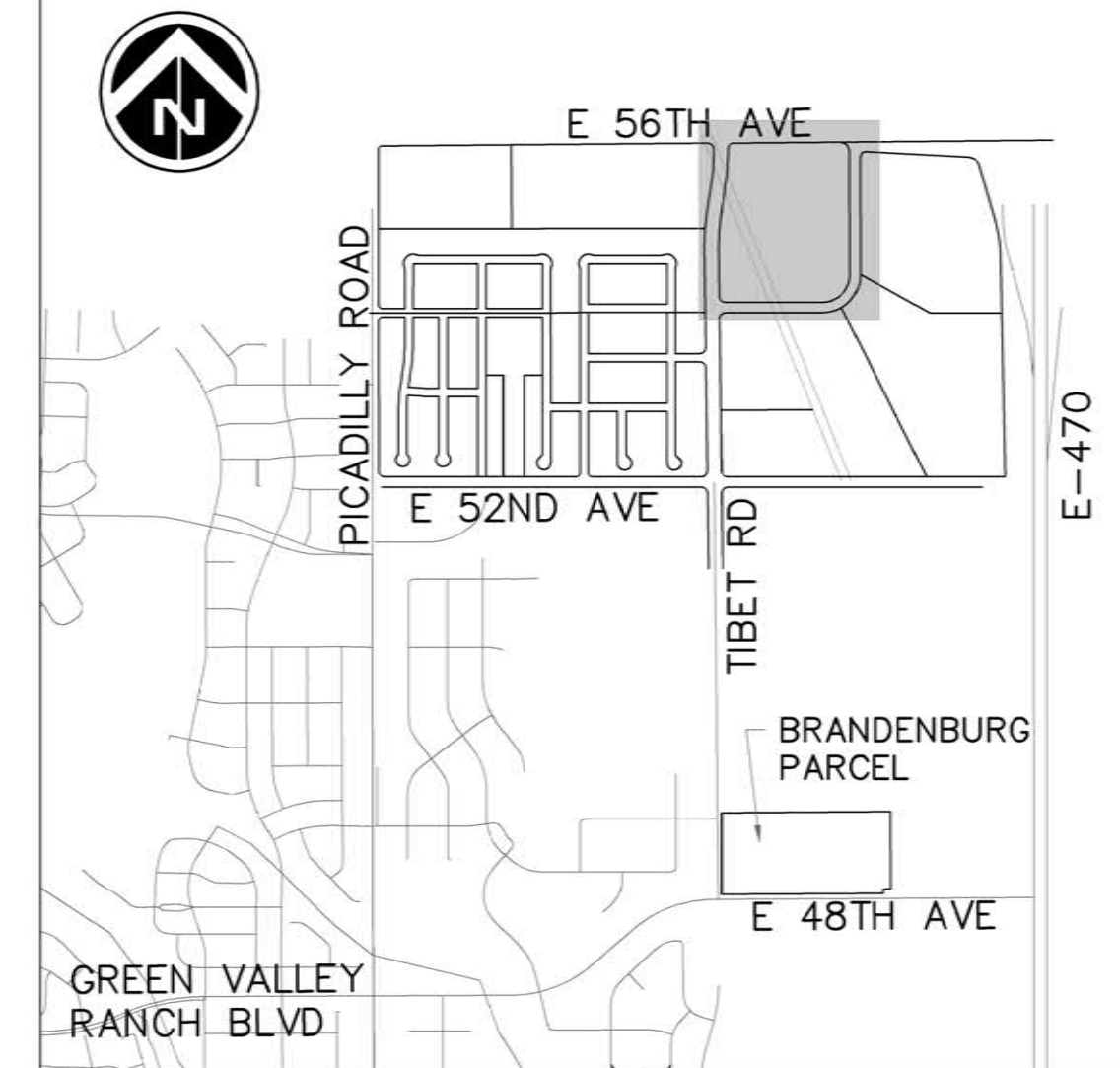
PA-51
COMMERCIAL
SCALE 1"=200'

THE EAST 1/2 SECTION OF
N TIBET RD ALONG PA
BOUNDARY



PA-52
COMMERCIAL
SCALE 1"=100'

100 0 50 100 200
(IN FEET)
1 inch = 100 ft.



KEY MAP
N.T.S.

Project Number:
50145755
Designed By:
JDM
Checked By:
JDM
Sheet Number:
7

DOCUMENT AMENDMENTS	
No.	Description
2	5/24/2022 SECOND SUBMITTAL
1	12/22/2021 FIRST SUBMITTAL

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

GREEN VALLEY MASTER PLAN AMENDMENT 2
PUBLIC IMPROVEMENT PLAN
PLANNING AREA DETAILS

Dewberry
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8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.388.5601
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Email: jsmargraf@dewberry.com

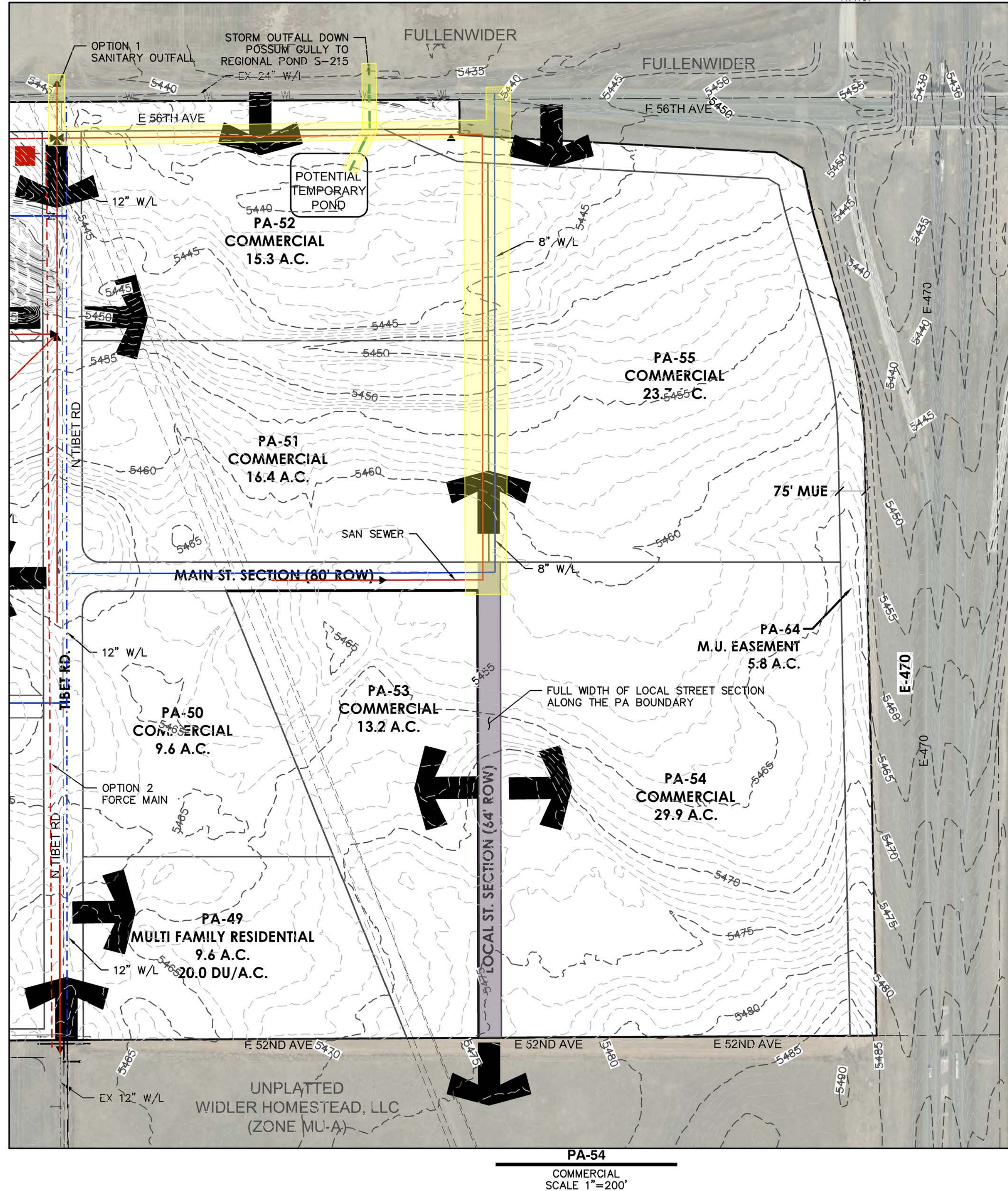
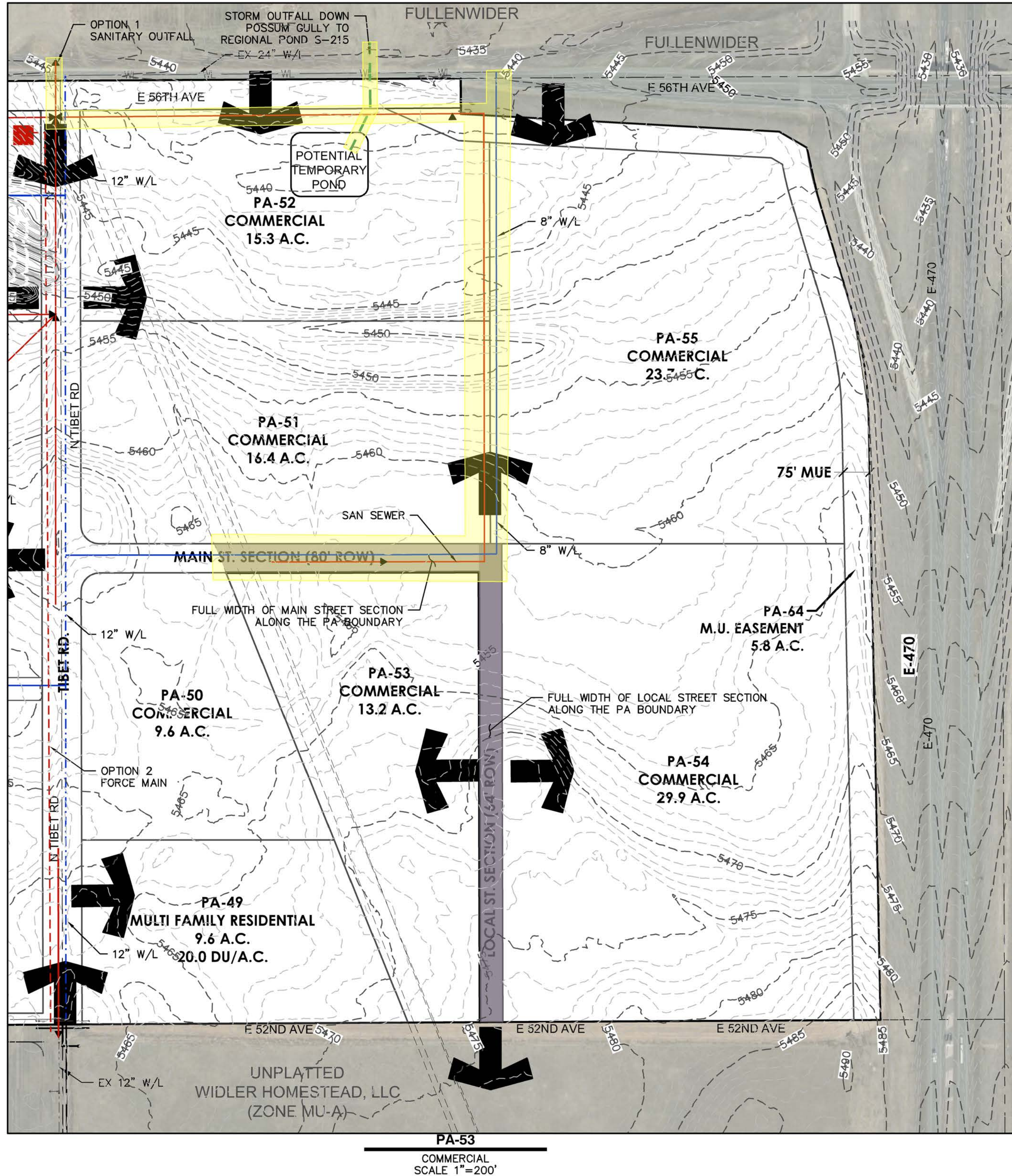
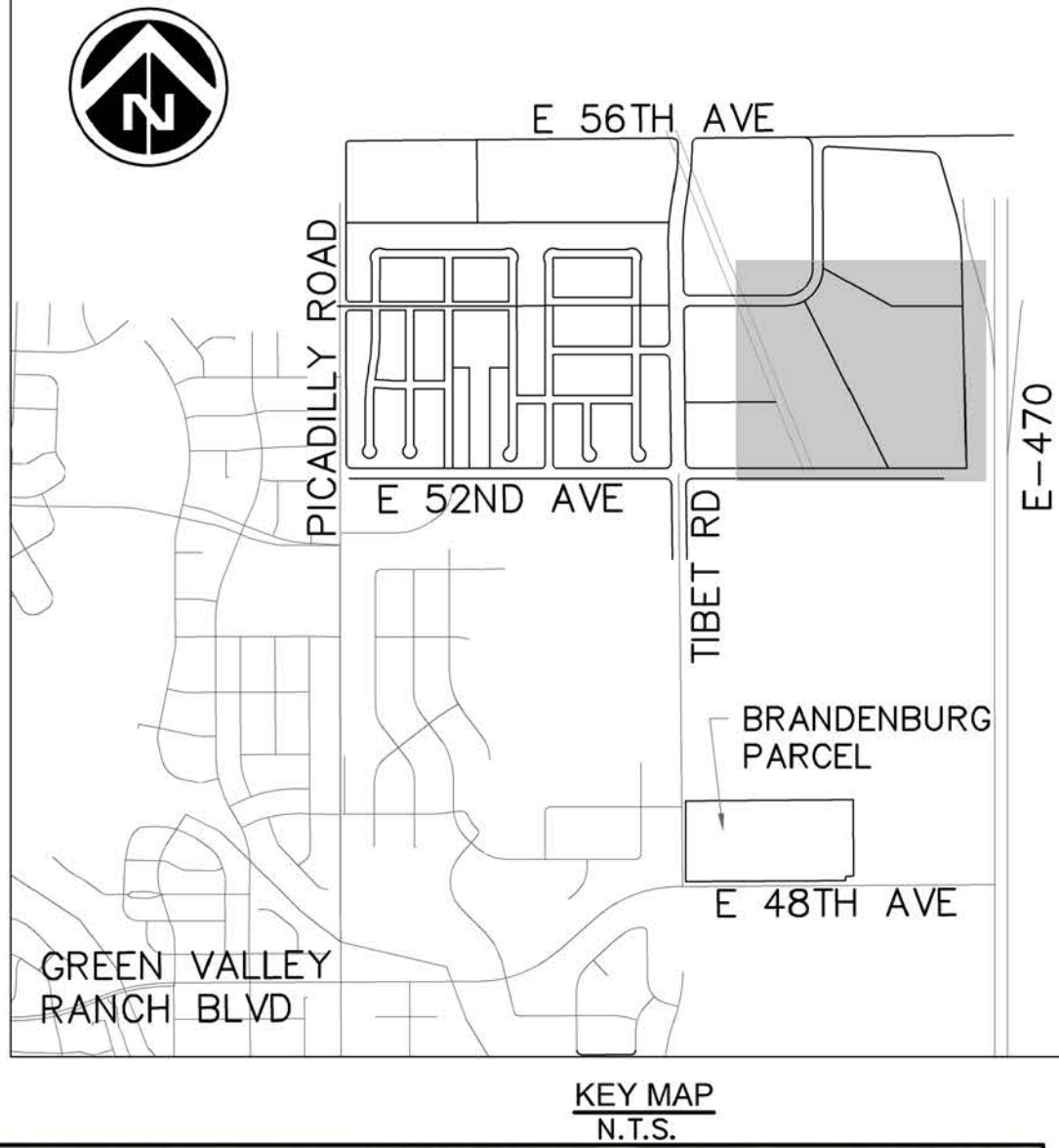
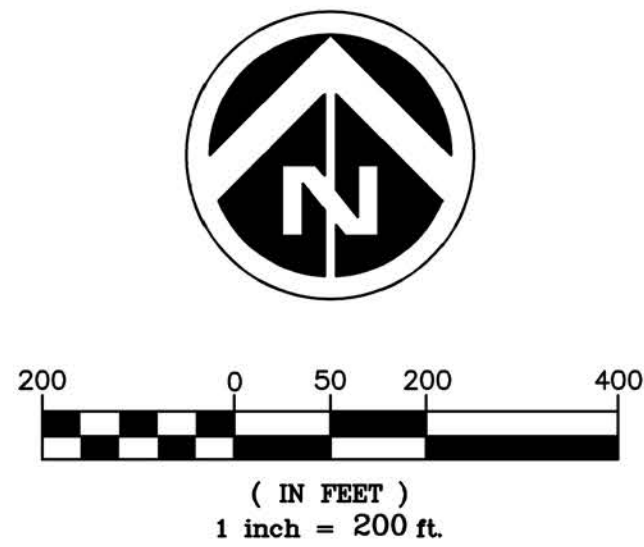
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LEGEND

- EX STORM — D — PROP STORM
EX WATER — W — PROP WATER
FUTURE SANITARY — S — PROP SANITARY
- DEVELOPMENT ACCESS →
- COMMERCIAL
AA RESIDENTIAL
MULTI-FAMILY
OPEN SPACE
INFRASTRUCTURE REQUIRED PER PA
UTILITIES REQUIRED PER PA

NOTES:

1. ALL ON-SITE ROADWAYS AND UTILITY LOCATIONS DEPICTED ARE FOR ILLUSTRATIVE PURPOSES. SUBSEQUENT SITE PLAN SUBMITTALS WILL DETERMINE THE FINAL PLACEMENT OF INFRASTRUCTURE.
2. PLANNING AREA PHASING WILL OCCUR TO MEET MARKET DEMANDS. PHASING SHALL NOT BE LIMITED, HOWEVER; EACH PHASE SHALL PROVIDE A LOOPED WATER SUPPLY, TWO SEPARATE AND APPROVED POINTS OF ACCESS, SANITARY SERVICE AND ACCOMMODATION FOR DRAINAGE CONVEYANCE TO OFF-SITE REGIONAL ATTENUATION. FURTHERMORE, THE LOOPED WATER SUPPLY AND TWO POINTS OF ACCESS MUST BE ACCOUNTED FOR IN THE OVERALL DEVELOPMENT AND EACH INDIVIDUAL PHASE OF THE PROJECT. AS SUCH, EACH INDIVIDUAL SITE PLAN MUST IDENTIFY PHASING REQUIREMENTS TO INCLUDE ADJACENT INFRASTRUCTURE NEEDS TO MEET MINIMUM WATER SUPPLY AND ACCESS REQUIREMENTS.
3. PICADILLY ROAD AND 56TH AVENUE ARE SUBJECT TO THE PIFA AGREEMENT. TRIGGERS AND FUNDING MECHANISMS FOR THESE TWO ROADWAYS SHALL BE IN ACCORDANCE WITH THE EXECUTED AGREEMENT.
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**GREEN VALLEY MASTER PLAN AMENDMENT 2
PUBLIC IMPROVEMENT PLAN**

PLANNING AREA DETAILS

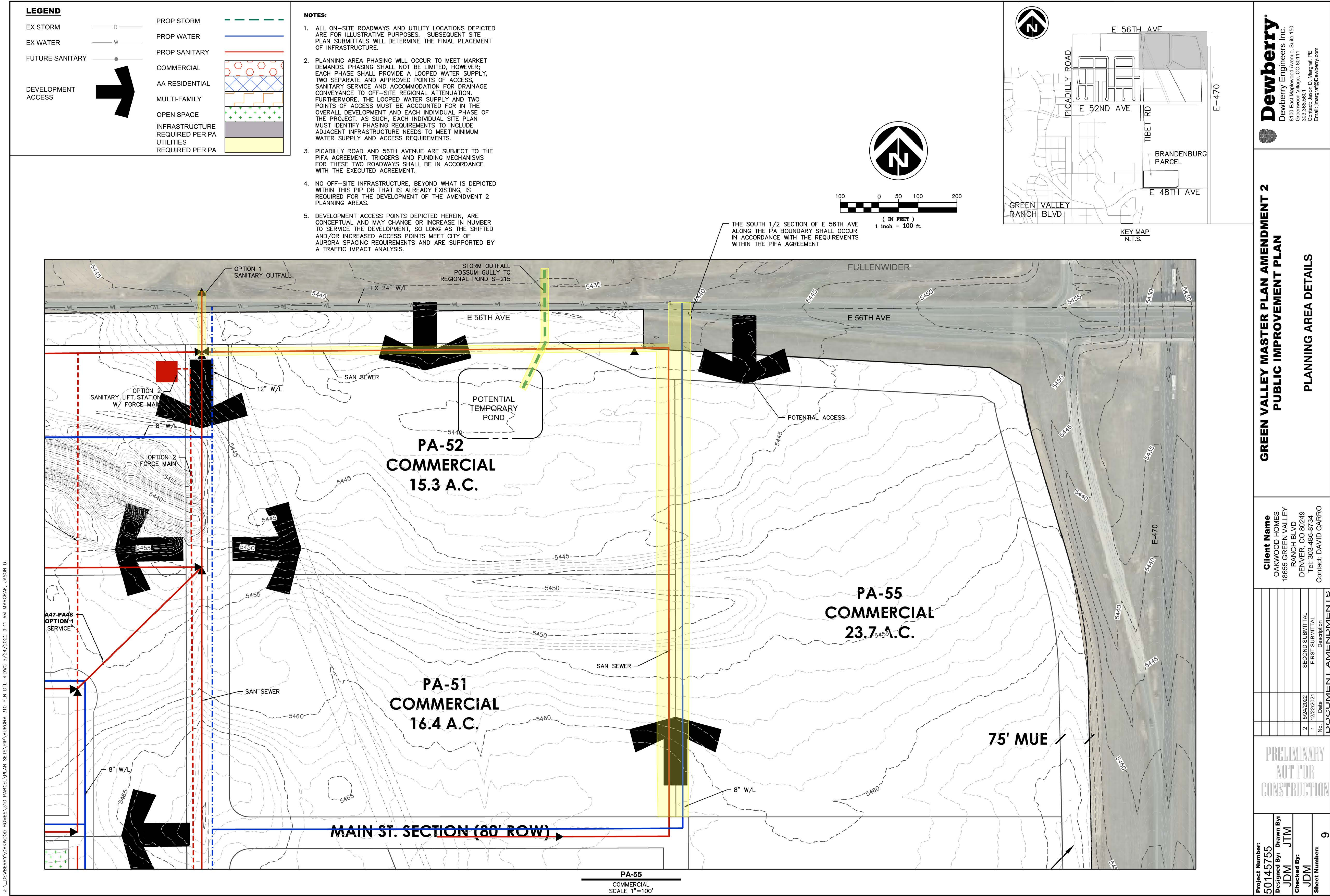
Client Name
OAKWOOD HOMES
18655 GREEN VALLEY
RANCH BLVD
DENVER, CO 80249
Tel: 303-486-8734
Contact: DAVID CARRO

DOCUMENT AMENDMENTS			
No.	Date	Description	
2	5/24/2022	SECOND SUBMITTAL	
1	12/22/2021	FIRST SUBMITTAL	

**PRELIMINARY
NOT FOR
CONSTRUCTION**

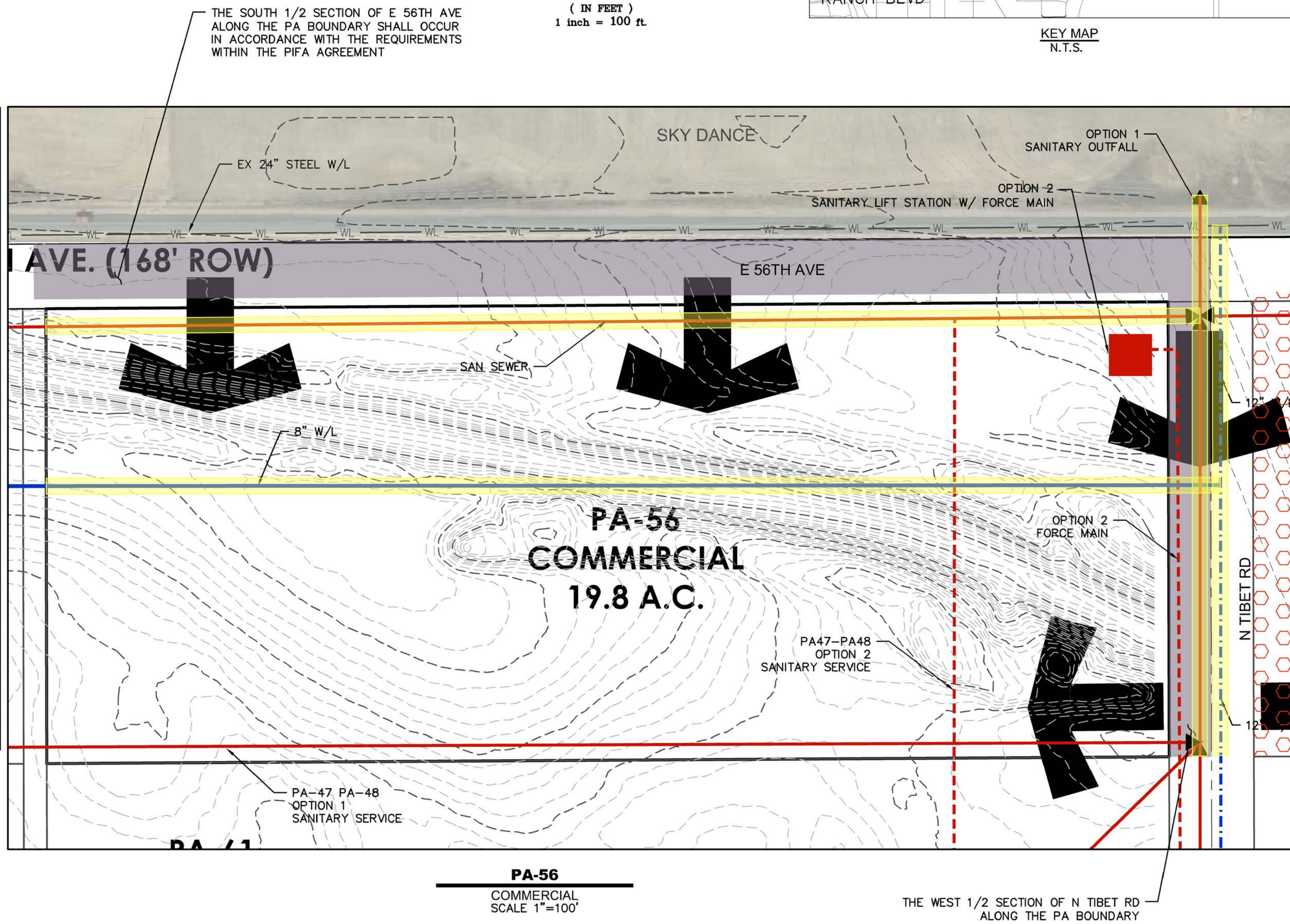
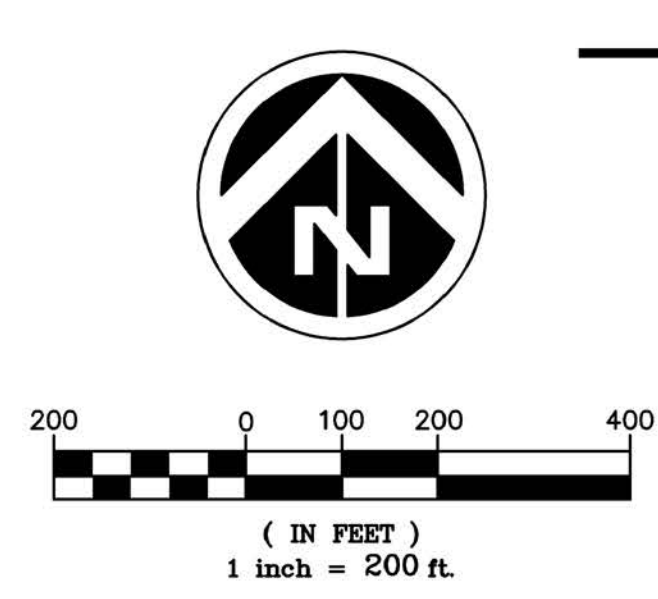
Project Number:
50145755
Designed By:
JDM
Checked By:
JDM
Sheet Number:
8

Dewberry
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Email: jsmargraf@dewberry.com



NOTES:

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APPENDIX – Green Valley Amendment 1 PIP



GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

MAY 2017

REVISED OCTOBER 2017

REVISED DECEMBER 2017

REVISED MAY 2018

REVISED SEPTEMBER 2018

For:

Oakwood Homes
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GREEN VALLEY – AMENDMENT 1
PUBLIC IMPROVEMENT PLAN

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- A. Maps and Exhibits

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

SCOPE

The purpose of this Master Land Use / Public Improvement Report is to discuss relevant issues regarding infrastructure planning for Green Valley – Amendment 1 development. More specifically, this report will discuss with each identified planning areas the required roadway, storm drainage, water and sanitary sewer infrastructure necessary to facilitate them as standalone developments.

A. INTRODUCTION

1. Location

- The Green Valley – Amendment 1 development is located in northeastern Aurora, Colorado. The site is east of Picadilly Road, west E-470, north of 38th Avenue, and south of 52nd Avenue with the regional detention improvements north 48th Avenue. The site is within Sections 13 and 24, Township 3 south, Range 66 west of the Sixth Principal Meridian, City of Aurora, Adams County Colorado. The existing Green Valley Ranch residential development is to the west of Picadilly Road (located within the City and County of Denver). Portions of the proposed Windler and The Aurora Highlands proposed developments are to the east and south of the site.



GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

2. Proposed Development

- The proposed Framework Development Plan (FDP) for Green Valley – Amendment No. 1 development consists of approximately +/- 583.6 total acres. The site is surrounded by the existing Green Valley Ranch residential developments to the west (located within the City and County of Denver). E-470 Airport Corporate, Distribution, and I-70 Corridor uses to the north. Light industrial uses are permitted to the south, and I-70 Corridor uses are permitted to the east. West of the site are the GVRE, Windler and Majestic Commercenter developments
- Green Valley – Amendment 1 is a mixed use planned development consisting of a variety of proposed land uses that include: residential housing options, school, parks and open space. The predominant land use will be a variety of residential dwelling units. With an average gross density of approximately 5.5 dwelling units per acre, this equates to roughly 2,500 units or +/- 6,900 residents. Housing varieties include single-family detached, single-family attached, and multi-family options.

B. GENERAL PARAMETERS

1. Land Development

- Green Valley – Amendment 1 has been split into several distinct planning areas based on market analysis and development opportunities. As such the planning areas noted herein were analyzed to determine the minimum required infrastructure necessary to support them. However, the actual sequential development of this project shall be determined by market demands. Furthermore, dependent upon market needs, identified planning areas may be combined or partially skipped as needed.
- Roadway and utility alignments (water, sanitary sewer, storm drainage) are shown for illustrative purposes to identify required infrastructure but are subject to change as planning areas are developed. Final roadway and utility alignments will be determined by subsequent CSP and construction document submittals.
- Each planning area shall at a minimum have:
 - Two points of access into the property.
 - Sufficient roadways to assure emergency vehicle access.
 - Sufficient fire hydrants to provide adequate fire flows.
 - Sufficient looped water main system connected to COA water system.
 - Sanitary outfalls to connect into COA sewer interceptor mains.
- Water quality treatment shall be provided to any developed areas prior to release to adjoining waterways.

2. Roadway Improvements

- The proposed arterial and collector roadways align with the arterial and collector roadways of adjacent properties. Currently E-470, 48th Avenue, and Picadilly Road are adjacent or internal to the site.
- It is anticipated that roadway sections shall be constructed as necessary to accommodate traffic volumes and movement requirements as well as to satisfy Life

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

Safety requirements. Intersections may require full sections and proper transitions to adequately handle the ultimate traffic volumes and traffic movements. The remaining roadway and utility infrastructure shall be completed as future planning areas are developed. Development and Fire/Life Safety may require segments to be constructed out of phasing order.

- Perimeter roadway improvements and associated infrastructure is required for the proposed development. As set forth in the Public Infrastructure Funding Agreement (PIFA) (the “Agreement”) between the Developer (Oakwood Homes), the Metropolitan District (the District), and the City of Aurora (the City), together referred to as the “Parties”, the improvements will be constructed in the following twelve segments:

Segment	Description and Location of Roadway Improvement	Trigger Event
Segment A	North 1/2 of 48th Ave - Picadilly Road to Rome Street	Collection of the 74th Impact Fee
Segment B	South 1/2 of 48th Ave - Picadilly Road to Rome Street	Collection of the 148th Impact Fee
Segment C	S. 1/2 of 52nd Ave - Picadilly Road to East Boundary of PA-1	Collection of the 240th Impact Fee
Segment D	48th Ave - Rome Street to Tibet Road	Collection of the 460th Impact Fee
Segment E	East 1/2 of Picadilly Road - 48th Ave to 42nd Ave	Collection of the 616th Impact Fee
Segment F	East 1/2 of Picadilly Road - 52nd Ave to 48th Ave	Collection of the 824th Impact Fee
Segment G	Tibet Road - South boundary of PA-2 to Tributary T Crossing	Collection of the 1126th Impact Fee
Segment H	East 1/2 of Picadilly Road - 42nd Ave to 38th Ave	Collection of the 1253rd Impact Fee
Segment I	38th Ave - Picadilly Road East to Tibet Road	Collection of the 1497th Impact Fee
Segment J	52nd Ave -West Boundary of PA-2 to Tibet Road	Collection of the 1606th Impact Fee
Segment K	Tibet Road - 52nd Ave to South Boundary of PA-2	Collection of the 1738th Impact Fee
Segment L	Tibet Road - Tributary T Crossing South to 38th Ave	Collection of the 1922nd Impact Fee
Segment M	38th Ave - Tibet Road East to E-470	Collection of the 2111th Impact Fee or Last platted area within the FDP boundary, whichever comes first

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

- To fund the cost of the work, the District will impose an impact fee on homebuilders constructing single-family residences in the proposed development in the amount agreed upon by the Parties base upon an approved cost estimate of the work. The impact fee will be due at the time a homebuilder applies for a building permit, and the District will collect such impact fee as a condition to the issuance of a building permit in the property.
- The impact fee is calculated by dividing the cost estimate by the number of single-family platted lots (or preliminary platted lots if final plats are not recorded). The district will assess the impact fees for each succeeding year by dividing the cost estimate for the remaining work for such year and the District's estimate out of pocket costs by the number of single-family lots in the property for which a building permit has not been issued.
- The District will deposit impact fees upon receipt, shall hold such impact fees in escrow, and release escrow funds to pay the cost of the work at the Triggering Events listed below. The constructing party shall commence construction of a segment of the work upon occurrence of a Triggering Event provided that a determination by the City that life safety, traffic counts, or other considerations does not warrant construction of a segment earlier than the Triggering Event.

3. Drainage Improvements

- The Green Valley – Amendment 1 development lies within the First Creek watershed. In general, historic drainage patterns consist of poorly defined drainages that traverse the agricultural fields in direction towards 48th Ave and Picadilly. The development of Green Valley – Amendment 1 will require public and private drainage improvements for the safe collection and conveyance of stormwater runoff. All public drainage improvements will meet the requirements of the City of Aurora and UDFCD as directed. Runoff within the proposed development will initially be carried in the streets. The street conveyance will be supplemented with storm systems where street flow capacities are exceeded. Storm sewer networks along with open channel drainageways will convey runoff to water quality and detention facilities. Flow from the site will ultimately reach Tributary T.
- Offsite flow will be conveyed through the site via the main branch of Tributary T.
- Responsibility for construction of improvements to the drainageways will be apportioned between the City of Aurora and the developer. The developer assumes the responsibility for earthwork, erosion protection and revegetation associated with the stream channelization required for the adequate drainage, control, and conveyance of stormwater to the detention facilities and/or receiving waters. The City of Aurora is responsible for the construction of grade control structures in channels with tributary areas greater than 160 acres. The need for grade control structures will be determined with preliminary design. The developer is responsible for the construction of the grade control structures in the channel with the City providing agreed upon reimbursements.

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

- Adequate drainage infrastructure/outfalls to Master Planned drainage improvements shall be provided within each Development Phase or Group.

4. Water Improvements

- The Green Valley – Amendment 1 development will be served by the City of Aurora (COA) water system with the proposed development integrating into Pressure Zone 3. Pressures generally increase towards the northwest boundary and reduce towards the southeast boundary of the proposed project area.
- Existing Water Facilities: Water transmission to the proposed development area is currently conveyed by means of two 24" waterlines:
 - N Picadilly Road Water Transmission Line
24" waterline which extends from the east-west 24" ductile iron pipe (DIP) water transmission line along the I-70 Interstate corridor. The existing waterline proceeds north at Picadilly Road transitioning to polyvinyl chloride (PVC) pipe at approximately 26th Avenue. The 24" PVC water transmission line continues north to 64th Ave. before proceeding west to serve the High Point, Single Tree, and The Meadows at Dunkirk subdivisions.
 - E 48th Avenue Water Transmission Line
24" PVC water line which branches off the Picadilly Road water transmission line at 48th Avenue and proceeds east to Harvest Road before continuing north to 56th Avenue. The 24" water transmission line then proceeds east along 56th Avenue for approximately 2,000' before terminating at Jackson Gap Street.
- Each planning area shall be required to provide an internal looped water network per city criteria during their respective CSP submittals.

5. Sanitary Sewer Improvements

- The Green Valley – Amendment 1 development will be served by the City of Aurora (COA) sanitary sewer system. COA has anticipated growth and development in this area and constructed the First Creek Lift Station and approximately 9,750 linear feet of 36" PVC sanitary sewer line. The lift station is located off Rome Street approximately 600' south of 48th Avenue. The 36" sanitary sewer line proceeds east from the lift station in a dedicated easement and terminates at 48th Avenue approximately 1,180' west of Harvest Road.
- Green Valley – Amendment 1 lies within the First Creek watershed.
- The capacity of the First Creek Lift Station will be considered for phasing and layout of the proposed internal sanitary sewer system including any outfall lines to existing COA interceptor mainlines.
- Suitable outfall mains shall extend from each Development Group Area and connect into COA sanitary sewer system. Interior sewer mains shall extend to Development Area limits to provide service connections for future development areas.

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

6. Parks and Open Space

- The parks and open space planning areas referenced herein are shown on the Framework Development Plan (FDP) entitled 'Green Valley - Amendment No. 1'.
- The phasing and appropriate triggers have been included herein within each individual Planning Area Group.

C. PLANNING AREAS – GROUP A



1. Land Development

The land development within Planning Areas – Group A incorporates approximately 82 acres.

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

Land uses described below:

Planning Areas - Group A		
Planning Area	Area Code	Gross Land Area (AC)
PA-4	Active Adult Residential	28.1
*PA-6	Single Family Residential	22.5
PA-11	Clubhouse	3.5
PA-25	Detention	6.1
PA-26	Detention	8.0
PA-27	Detention	3.8
PA-29	Channel	1.7
*PA-30	Channel	7.9
Total		81.6

*PA-6 is also represented in Planning Areas B & C

*PA-30 is also represented in Planning Areas B, C, and D

2. Roadway Improvements

- The following roadways are required to support the planned development located within Planning Areas – Group A:
 - North outer two lanes of 48th Avenue from Picadilly Road about 1,305 LF east to the access road for PA-4 (Rome St.) including 1 - left turn lane at Picadilly Road and provide interim landscape median (Segment A Trigger).
 - South outer two lanes of 48th Avenue from Picadilly Road east to PA-17 Open Space including 1 – left turn lane at Rome Street (Segment A Trigger).

3. Drainage Improvements

- The following drainage improvements shall be required to support the development of Planning Areas – Group A:
 - Regional Detention Pond 8503 occupying planning areas PA-26, and PA-27.
 - Tributary T Channel improvements from the existing 48th Ave box culvert to the southeast spanning Planning Areas PA-28 (PA-29), and a portion of PA-29 (PA-30).
 - Internal Storm Sewer System within developed area of PA-4 and PA-6.
 - Water quality ponds within developed area of PA-28 and PA-20.

4. Water Improvements

- The following water improvements shall be required to support the development of Planning Areas – Group A:
 - Water Main interior to PA-6 to create a looped connection from the existing 24-inch Transmission line located in Picadilly Road to the existing 24inch Transmission line in 48th Avenue.

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

- Water Main interior to PA-4 to create a looped connection from the existing 24-inch Transmission line located in Picadilly Road to the existing 24-inch Transmission line in 48th Avenue.
- Internally looping of water mains along planned local streets.

5. Sanitary Sewer Improvements

- The following sanitary improvements shall be required to support the developments of Planning Areas – Group A:
 - Sewer Main is anticipated to be installed from the First Creek Lift Station north through PA-4. This sewer main will service the basin area tributary to Tributary T drainage way including the Green Valley – Amendment 1 development north of 48th Avenue, west of Tibet Road and east of Picadilly Road.
 - A 30-inch interceptor line is anticipated to be installed by others running north along Picadilly Road and east through PA-6 to the First Creek Lift Station. It is anticipated that this interceptor line will service the area south of 48th Avenue, east of Picadilly Road, north of 38th Avenue, and west of the Tributary T drainage way.
 - Sewer main is anticipated to extend southeast parallel to and on the east side of Tributary T within PA-6 to PA-14 Neighborhood Park.

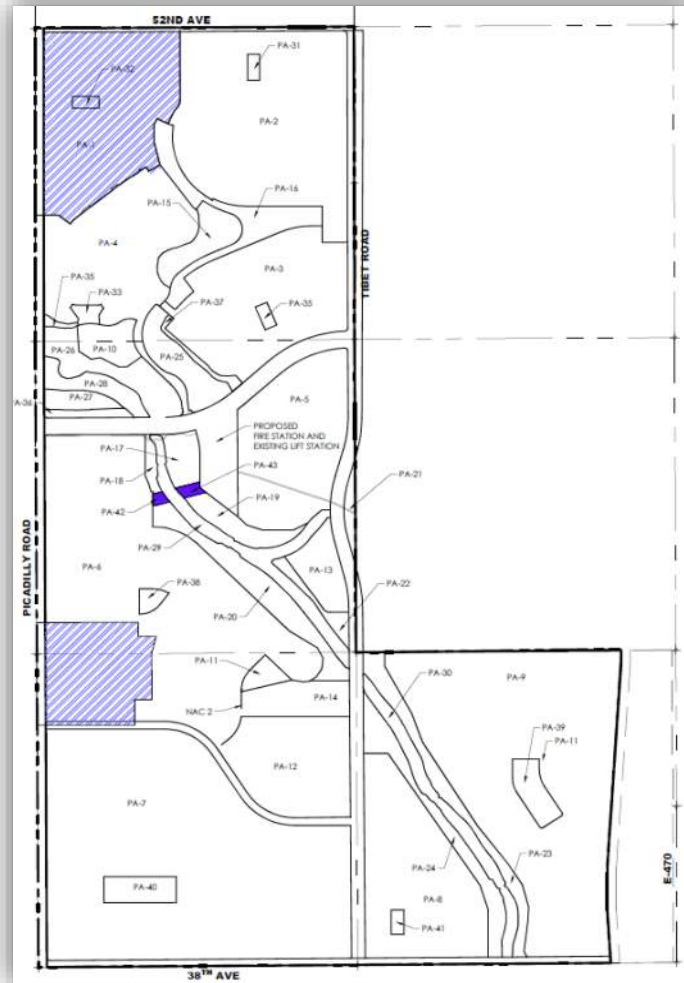
6. Parks and Open Space

- The following parks and open space shall be required to support the development of Planning Areas – Group A.
 - PA-33 Open space 0.8 ac.
 - PA-38 Pocket Park 0.9 ac.
 - PA-26 Detention Pond 6.8 ac.
 - PA-27 Detention Pond 2.1 ac.
 - PA-28 Channel 3.4 ac.

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

D. PLANNING AREAS – GROUP B



1. Land Development

The land development within Planning Areas - Group B incorporates approximately 74 acres.
Land uses described below:

Planning Areas - Group B		
Planning Area	Area Code	Gross Land Area (AC)
PA-1	Active Adult Residential	33.2
*PA-6	Single Family Residential	32.4
*PA-30	Channel	7.9
	Total	73.5

*PA-6 is also represented in Planning Areas A & C

*PA-30 is also represented in Planning Areas A, C, and D

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

- The development within Planning Areas - Group B assumes the following infrastructure to be constructed prior to the commencement of the above listed planning areas.
 - 30-inch interceptor line installed by others running north along Picadilly Road and east through PA-6 to the First Creek Lift Station.
 - Sewer Main installed from the First Creek Lift Station north through PA-4.
 - Regional Detention Pond 8503.
 - Tributary T channel improvements from 48th Avenue south to the interceptor crossing.
 - Parks and Open Space.

2. Roadway Improvements

- The following roadways shall be required to support the development Planning Areas – Group B:
 - 52nd Avenue whole street section (3-Lane Collector) from Picadilly Road east adjacent to PA-1 (Segment 2 Trigger).
 - 42nd Avenue whole street section (2-Lane Collector) from Picadilly Road east adjacent to PA-6.

3. Drainage Improvements

- The following drainage improvements shall be required to support the development of Planning Areas – Group B:
 - Tributary T Channel improvements from the interceptor crossing to the outfall of the proposed planning areas.
 - Water Quality ponds within developed area of PA- 6 before discharging into the Tributary T channel.
 - Internal Storm Sewer System within development area of PA-1 and PA-6.

4. Water Improvements

- The following water improvements shall be required to support the development of Planning Areas – Group B.
 - Water Main along 52nd Avenue from Picadilly Road east adjacent to PA-1 and internally looped to proposed water main along 51st. Ave.
 - Water Main along 51st Avenue from Picadilly Road east interior to PA-1.
 - Water Main along 44th Avenue from Picadilly Road east interior to PA-6 and internally looped to proposed water main along 42nd. Ave.
 - Water Main along 42nd Avenue from Picadilly Road east adjacent to PA-6.

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

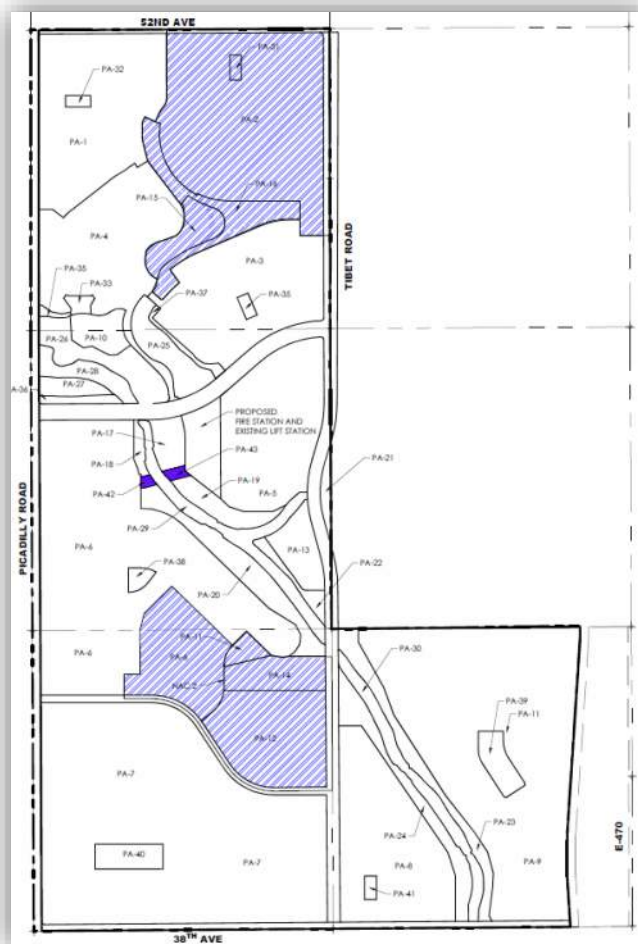
5. Sanitary Sewer Improvements

- The following sanitary improvements shall be required to support the developments of Planning Areas – Group B:
 - Extension of the Sewer Main north through PA-1 providing a connection for the future development to the north at the intersection of Picadilly Road and 52nd Avenue.
 - Extension of the Sewer Main south and west of Tributary T channel through the planned development within PA-6.

6. Parks and Open Space

- The following parks and open space shall be required to support the development of Planning Areas – Group B.
 - PA-32 Pocket Park 0.5 ac.
 - Portion of PA-29 Channel +/- 1.1 ac.

E. PLANNING AREAS – GROUP C



GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

1. Land Development

The land development within Planning Areas – Group C incorporates approximately 96 acres.
Land uses described below:

Planning Areas - Group C		
Planning Area	Area Code	Gross Land Area (AC)
PA-2	Active Adult Residential	47.9
*PA-6	Single Family Residential	26.4
PA-16	Open Space	6.1
PA-17	Open Space	3.5
PA-18	Open Space	0.6
PA-28	Channel	3.2
*PA-30	Channel	7.9
	Total	95.6

*PA-6 is also represented in Planning Areas A & B

*PA-30 is also represented in Planning Areas A, B, and D

- The development within Planning Areas – Group C assumes the following infrastructure to be constructed prior to the commencement of the above listed planning areas.
 - South half of 52nd Avenue from Picadilly Road east to PA-2 (Segment C Trigger).
 - North half of 48th Avenue from Picadilly Road east to PA-4 and north along PA-4 to the proposed development connection (Segment A Trigger).
 - Internal roadway connection through PA-6 connecting into 48th Avenue to provide a secondary access.
 - 42nd Avenue from Picadilly Road east to the proposed development connection.
 - Regional Detention Pond 8503.
 - Tributary T channel improvements from 48th Ave to the outfall of Planning Areas Group B.
 - Sewer Main installed from the First Creek Lift Station north through PA-4.
 - Sewer Main installed from the First Creek Lift Station south to the proposed development connection.
 - Water Main installed from Picadilly east along 52nd Avenue, 51st Avenue, 50th Avenue, 44th Avenue, and 42nd Avenue connecting to the proposed developments.
 - PA-15, PA-16, and PA-31 Parks and Open Space.

2. Roadway Improvements

- The following roadways shall be required to support the development of Planning Areas – Group C:
 - 42nd Avenue whole street section (2-Lane Collector) adjacent to PA-6.

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

3. Drainage Improvements

- The following drainage improvements shall be required to support the development of Planning Areas – Group C:
 - Proposed Culvert crossing under 52nd Avenue at the shared boundary of PA-1 and PA-2.
 - Proposed Culvert crossing under Tibet Road at the shared boundary of PA-2 and PA-3.
 - Channel improvements throughout PA-16 (PA-28).
 - Tributary T channel continuation from Planning Areas Group B – part of PA-29 Channel to the confluence channel merger.
 - Detention Pond completion within PA-25.
 - Water Quality ponds within developed area of PA- 6 before discharging into the Tributary T channel.

4. Water Improvements

- The following water improvements shall be required to support the development of Planning Areas – Group C.
 - Water Main system connecting and looping the 52nd Avenue main to the Tibet Road main internal to PA-2.
 - Water Main system connecting and looping the 44th Avenue main to the 42nd Avenue main internal to PA-6.

5. Sanitary Sewer Improvements

- The following sanitary improvements shall be required to support the developments of Planning Areas – Group C:
 - Extension of the Sewer Main south and west of Tributary T channel through the planned development within PA-6 terminating at PA-15 Park.
 - Extension of sewer main north and east within PA-16 Open space and PA-17 Open Space to Tibet Road.

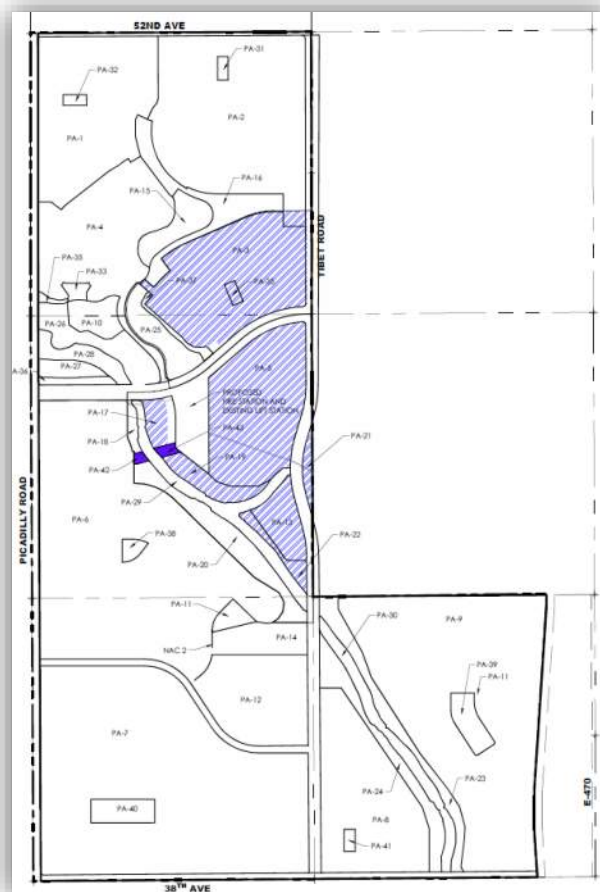
6. Parks and Open Space

- The following parks and open space shall be required to support the development of Planning Areas – Group C.
 - PA-31 Pocket Park 0.5 ac.
 - PA-16 Open Space 8.1 ac.
 - PA-11 Clubhouse 1.5 Ac.
 - PA-15 Neighborhood Park 4.5 ac.
 - PA-14 Neighborhood Park 5.8 Ac.
 - Portion of PA-29 Channel +/- 1.7 ac.

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

F. PLANNING AREAS – GROUP D



1. Land Development

The land development within Planning Areas – Group D incorporates approximately 106 acres.

Land uses described below:

Planning Areas - Group D		
Planning Area	Area Code	Gross Land Area (AC)
PA-3	Active Adult Residential	47.9
PA-5	Single Family Residential	26.4
PA-14	Park	5.0
PA-19	Open Space	5.5
PA-20	Open Space	9.4
PA-21	Open Space	1.6
PA-22	Open Space	2.3
*PA-30	Channel	7.9
Total		106.0

*PA-30 is also represented in Planning Areas A, B, and C

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

- The development within Planning Areas – Group D assumes the following infrastructure to be constructed prior to the commencement of the above listed planning areas.
 - North half of 48th Avenue from Picadilly Road east to PA-4 (Segment A Trigger).
 - A secondary access developed on the north side of 48th Avenue as well as on the south side of 48th Avenue connecting the planned development to Picadilly Road creating a secondary access for PA-3 and PA-5.
 - Sewer Main installed from the First Creek Lift Station north through PA-4.
 - Regional Detention Pond 8503.
 - Tributary T channel improvements from 48th Avenue to the confluence merger.
 - Parks and Open Space.

2. Roadway Improvements

- The following roadways shall be required to support the development of Planning Areas – Group D:
 - 48th Avenue whole street section from PA-17 east to Tibet Road (Segment D Trigger).
 - Tibet Road from the shared boundary of PA-2 and PA-3 south to the Tributary T channel crossing (Segment G Trigger).

3. Drainage Improvements

- The following drainage improvements shall be required to support the development of Planning Areas – Group D:
 - Tributary T channel improvements from the confluence channel merger to Tibet Road.
 - Proposed Culvert crossing under Tibet Road at the shared boundary of PA-5 and PA-29 Channel.
 - Proposed Culvert crossing under Tibet Road at the Tributary T crossing connecting PA-29 and PA-30 channels.
 - Water Quality ponds within PA-19 Open Space and PA-20 Open Space before discharging into the Tributary T channel, respectively.

4. Water Improvements

- The following water improvements shall be required to support the development of Planning Areas – Group D:
 - Water Main along the development of Tibet Road from the shared boundary of PA-2 and PA-3 south to the Tributary T channel crossing.

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

- Internal water main connecting and looping through PA-5 from 48th. Ave. south and east to Tibet Road.

5. Sanitary Sewer Improvements

- The following sanitary improvements shall be required to support the developments of Planning Areas – Group D:
 - Sanitary Sewer Main connecting from the existing 36" main within PA-13 Neighborhood Park south east to Tibet Road continuing along the Tibet Road alignment south to the Tributary T channel crossing.

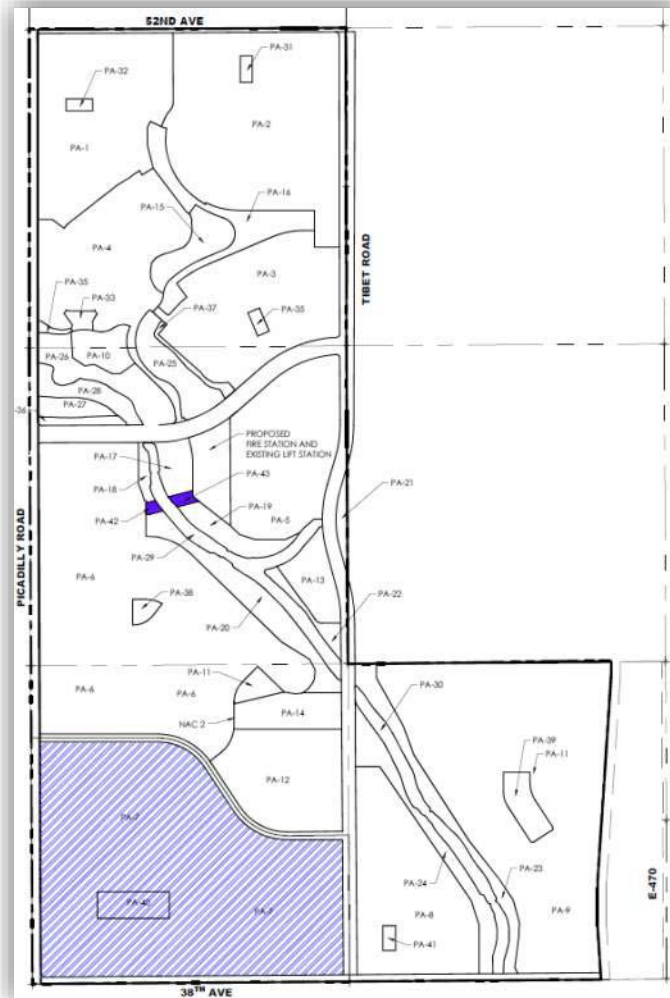
6. Parks and Open Space

- The following parks and open space shall be required to support the development of Planning Areas – Group D.
 - PA-34 Pocket Park 0.5 ac.
 - PA-25 Detention Pond 5.4 ac.
 - PA-37 Open Space 1.0 ac.
 - Portion of PA-29 Channel +/- 4.8 ac

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

G. PLANNING AREAS – GROUP E



1. Land Development

The land development within Planning Areas – Group E incorporates approximately 120 acres.

Land uses described below:

Planning Areas - Group E		
Planning Area	Area Code	Gross Land Area (AC)
PA-7	Single Family Residential	95.7
PA-12	Clubhouse	1.5
PA-13	School Site	16.7
PA-15	Park	6.0
	Total	119.9

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

- The development within Planning Areas - E assumes the following infrastructure to be constructed prior to the commencement of the above listed planning areas.
 - 42nd Avenue from Picadilly east to the shared boundary of PA-6 and PA-13 School Site.
 - Regional Detention Pond 8503.
 - Tributary T channel improvements west of Tibet Road
 - Sewer Main installed from the First Creek Lift Station south to the proposed development connection.
 - 30inch interceptor line installed by others running north along Picadilly Road and east through PA-6 to the First Creek Lift Station.

2. Roadway Improvements

- The following roadways shall be required to support the development of Planning Areas – Group E:
 - North half of 38th Avenue street section (4-Lane Arterial) from Picadilly Road east to Tibet Road (Segment I Trigger).
 - 42nd Avenue whole street section (2-Lane Collector) from the shared boundary of PA-6 and PA-12 School Site east to Tibet Road.
 - Tibet Road whole street section (3-Lane Collector) for the Tributary T channel crossing south to 38th avenue (Segment L Trigger).

3. Drainage Improvements

- The following drainage improvements shall be required to support the development of Planning Areas – Group E:
 - Water Quality ponds within PA-12 School Site before discharging into the Tributary T channel.
 - Water Quality ponds within PA-7 before discharging into the First Creek channel.

4. Water Improvements

- The following water improvements shall be required to support the development of Planning Areas – Group E.
 - Water Main along the development within 42nd Avenue.
 - Water Main along the development within Tibet Road.
 - Water Main along the development within 38th Avenue.
 - Internal connection and looping from 42nd. Ave., Tibet Road and 38th. Ave. through Planning Areas - Group E.

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

5. Sanitary Sewer Improvements

- The following sanitary improvements shall be required to support the developments of Planning Areas – Group E:
 - Internal sewer basins tributary to the First Creek watershed will connect to the Picadilly Road interceptor line (by others).
 - Internal sewer basins tributary to the Tributary T watershed will connect to the sewer main running parallel too and on the west side of Tributary T drainage channel.
 - A local sanitary sewer main will need to extend south along Tibet Road to 42nd. Avenue.

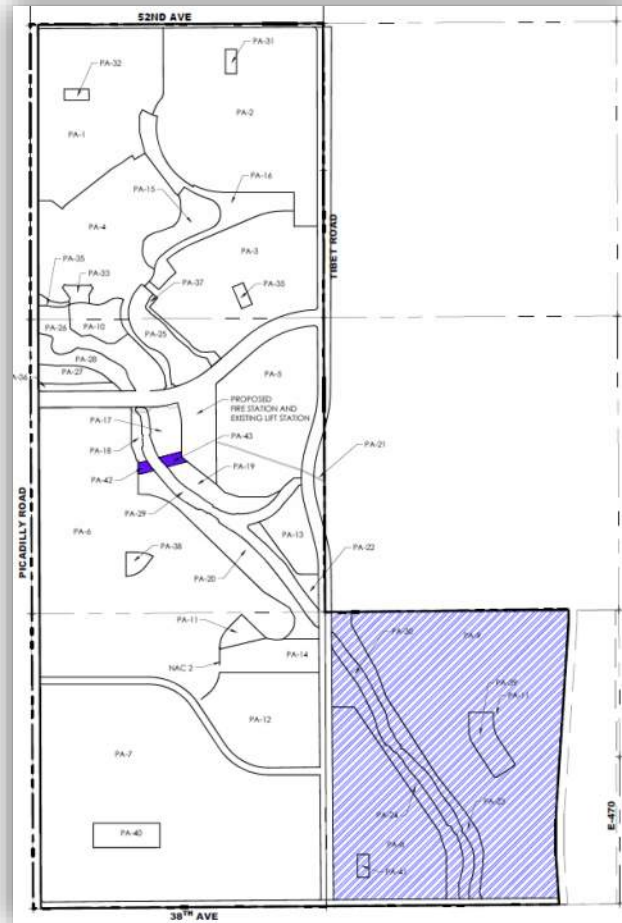
6. Parks and Open Space

- The following parks and open space shall be required to support the development of Planning Areas – Group E.
 - PA-14 Neighborhood Park 3.0 ac. Triggered with 300th. building permit within PA-7.
 - PA-40 Pocket Park 3.0 ac.

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

H. PLANNING AREAS – GROUP F



1. Land Development

The land development within Planning Areas – Group F incorporates approximately 120 acres.

Land uses described below:

Planning Areas - Group F		
Planning Area	Area Code	Gross Land Area (AC)
PA-8	Single Family Residential	32.7
PA-9	Single Family Residential	76.3
PA-23	Open Space	5.3
PA-24	Open Space	5.5
Total		119.8

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

- The development within Planning Areas – Group F assumes the following infrastructure to be constructed prior to the commencement of the above listed planning areas.
 - Regional Detention Pond 8503.
 - Tributary T channel improvements east of Tibet Road.
 - North half of 38th Avenue street section from Tibet Road east to E-470 (Segment M Trigger).
 - 42nd Avenue connection from Picadilly Road east to the Tibet Road.
 - Tibet Road whole street section from 38th Avenue north to the Tributary T channel crossing (Segment L Trigger).
 - Water mains along 38th Avenue, 42nd Avenue, and Tibet Road.
 - Sanitary main connection from the existing 36" sewer main south through PA-14 and PA-22 connection to the proposed development.
 - Sanitary main connection from the First Creek Lift Station running parallel too and on the west side of Tributary T drainage channel through PA-14 Neighborhood Park and southeast across Tibet Road to the proposed development.

2. Roadway Improvements

- The following roadways shall be required to support the development of Planning Areas – Group F:
 - East half-section (6-Lane Arterial) of Picadilly Road from 38th Avenue to 42nd Avenue. (Segments H Trigger)
 - North half of 38th Avenue street section from Tibet Road east to E-470 (Segment M Trigger).
 - Tibet Road whole street section from 38th. Avenue to south boundary of PA-20 Tributary T crossing (Segment L Trigger).

3. Drainage Improvements

- The following drainage improvements shall be required to support the development of Planning Areas – Group F:
 - Water Quality ponds within the planned development PA-30 before discharging into the Tributary T channel.

4. Water Improvements

- The following water improvements shall be required to support the development of Planning Areas – Group F.
 - Water Main connection from 38th Avenue and Tibet Road east within 38th. Ave. to the existing 12" Water Main running north-south parallel to E-470.
 - Internal connection and looping of water mains from 38th. Ave. and Tibet Road.

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

5. Sanitary Sewer Improvements

- The following sanitary improvements shall be required to support the developments of Planning Areas – Group F:
 - Extension of the Sewer Main north and east of the Tributary T channel through the planned development within PA-9.
 - Extension of the Sewer Main south and west of Tributary T channel through the planned development within PA-8.

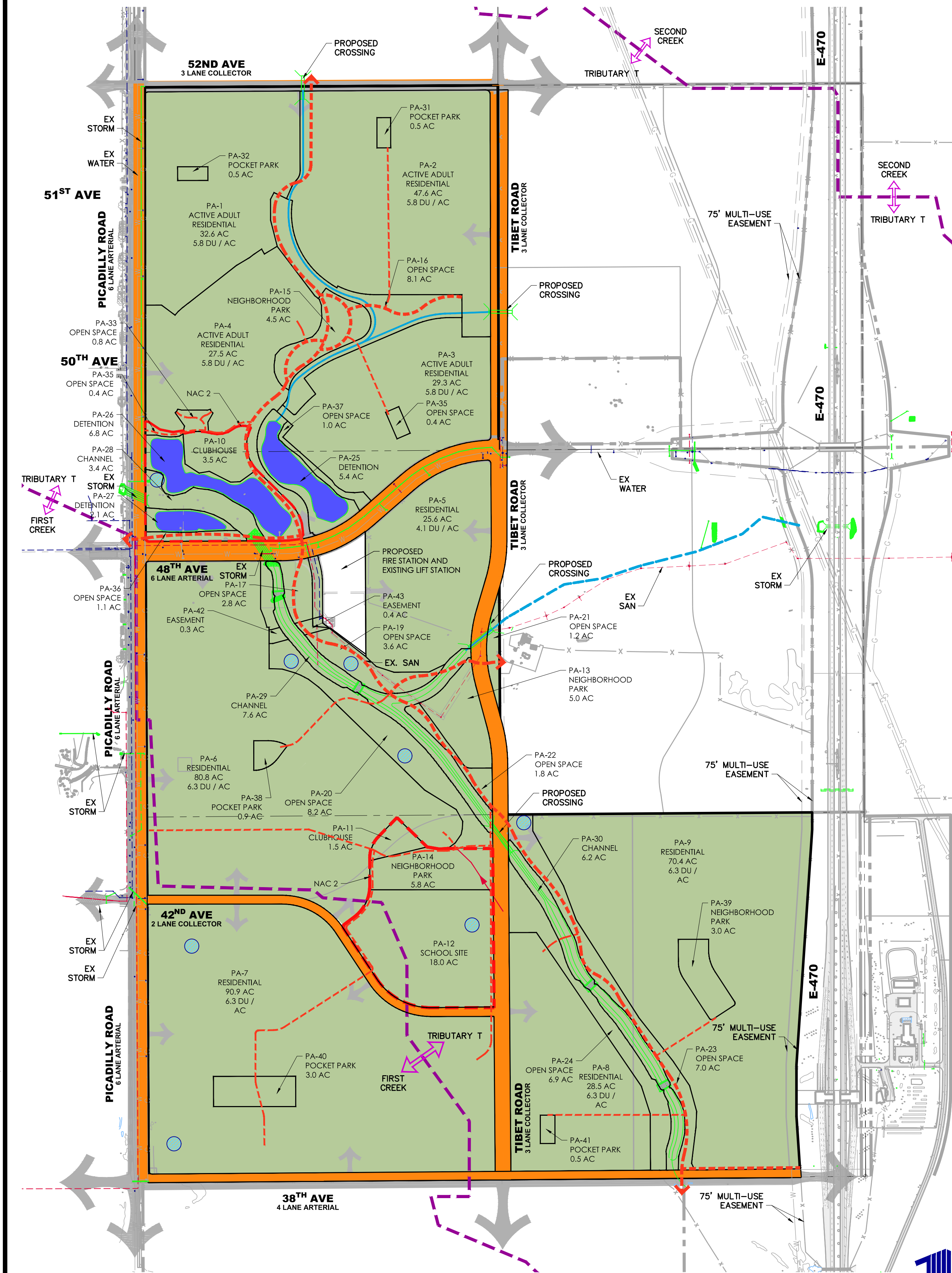
6. Parks and Open Space

- The following parks and open space shall be required to support the development of Planning Areas – Group F.
 - PA-23 and 24 Open Space 13.0 ac.
 - PA-39 Neighborhood Park 0.5 ac.
 - PA-30 Channel 6.2 ac.
 - PA-41 Pocket Park 0.5 Ac.

I. LIST OF REFERENCES

- A. *Master Drainage Report for Green Valley Ranch East* by Calibre Engineering, April 2017, Latest Revision December 2017, COA No. 218019PD 2017 – 3032, 97 S, 98S – T.
- B. *Master Utility Report for Green Valley Ranch East* by Calibre Engineering, April 2017, Latest Revision December 2017, COA Approved September 2018.
- C. *Green Valley Ranch East Transportation Analysis* by Felsburg Holt & Ullevig, FHU Reference No. 117073-01 dated September 2017, COA Approved August 2018.
- D. *Green Valley Ranch East Active Adult Residential Traffic Impact Study* by Felsburg Holt & Ullevig, FHU Reference No. 116-375 dated September 2017.

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PROPOSED PLANNING AREA GROUP

ON-SITE REGIONAL PONDS
(SEE DRAINAGE REPORT)

ON-SITE WQ PONDS
(SEE DRAINAGE REPORT)

DRAINAGE BASINS

ON-SITE OPEN CHANNEL

OFF-SITE OPEN CHANNEL

ROADWAY IMPROVEMENTS

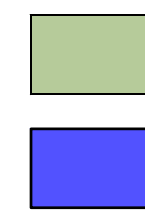
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WATER MAINS

SANITARY SEWER MAINS

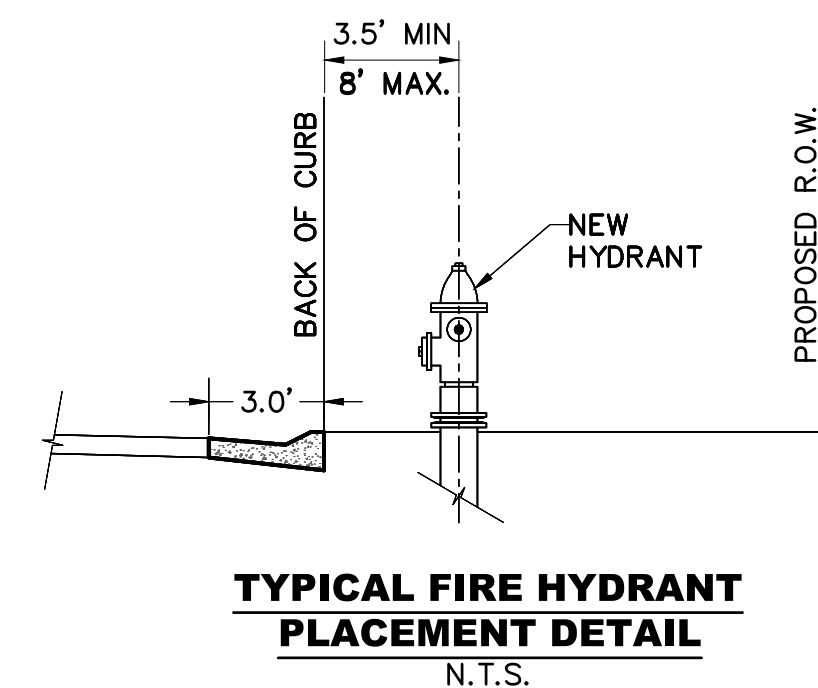
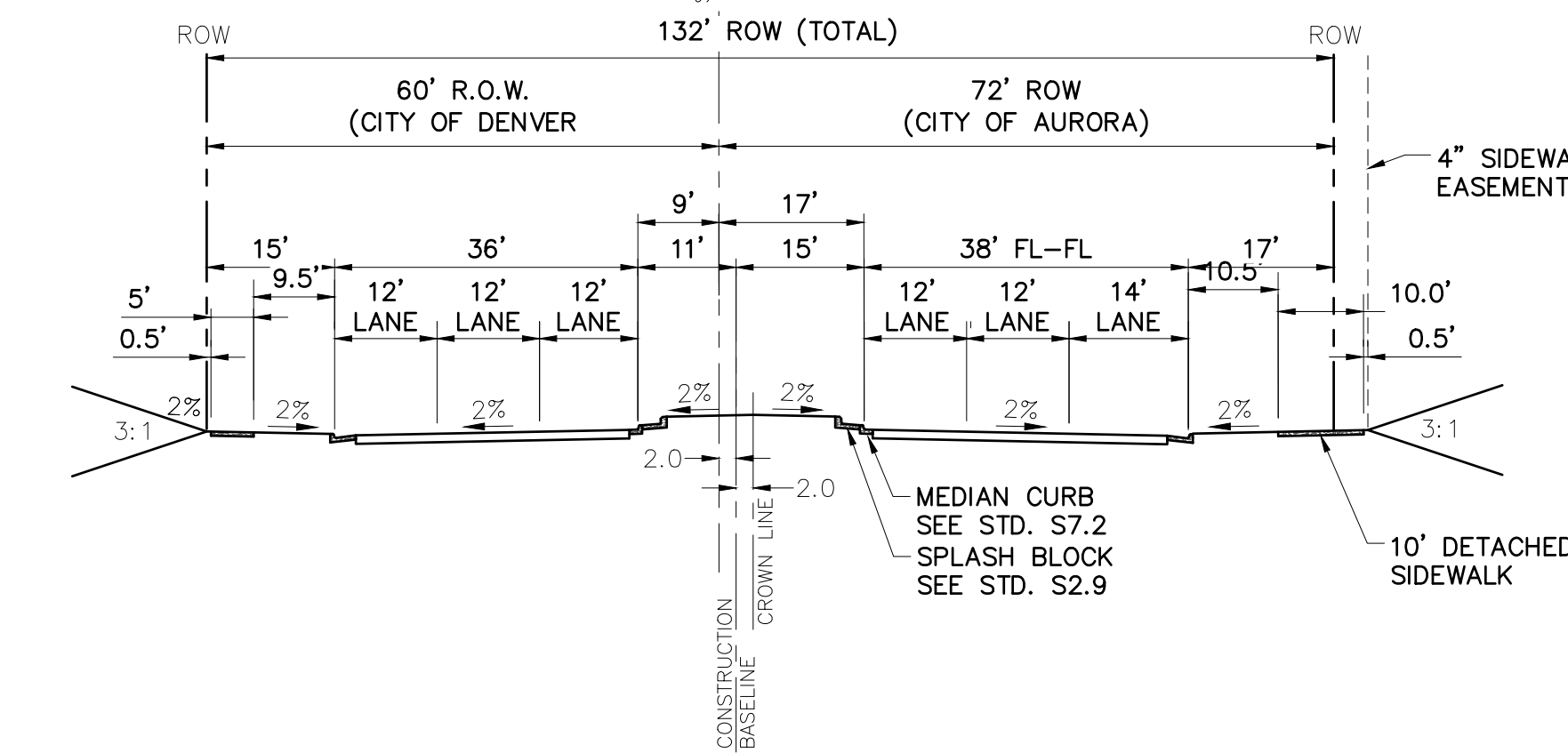
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CULVERT CROSSINGS

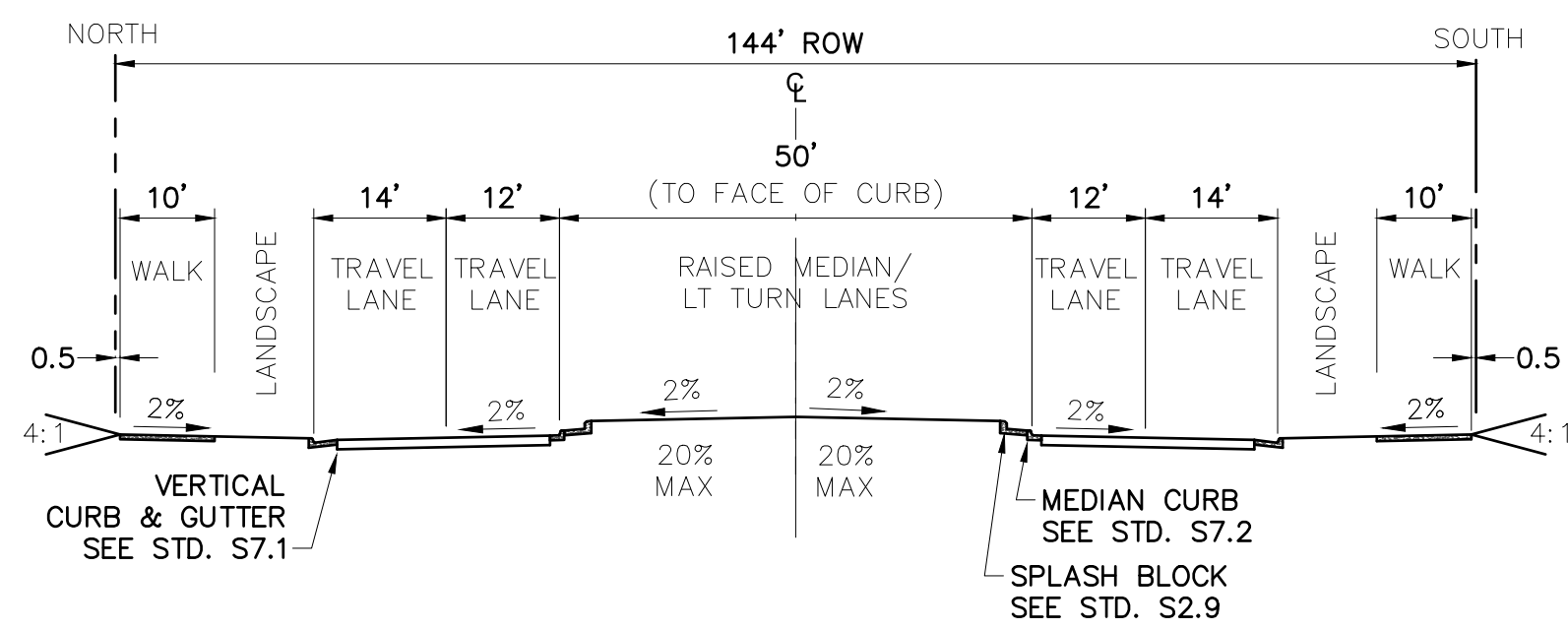


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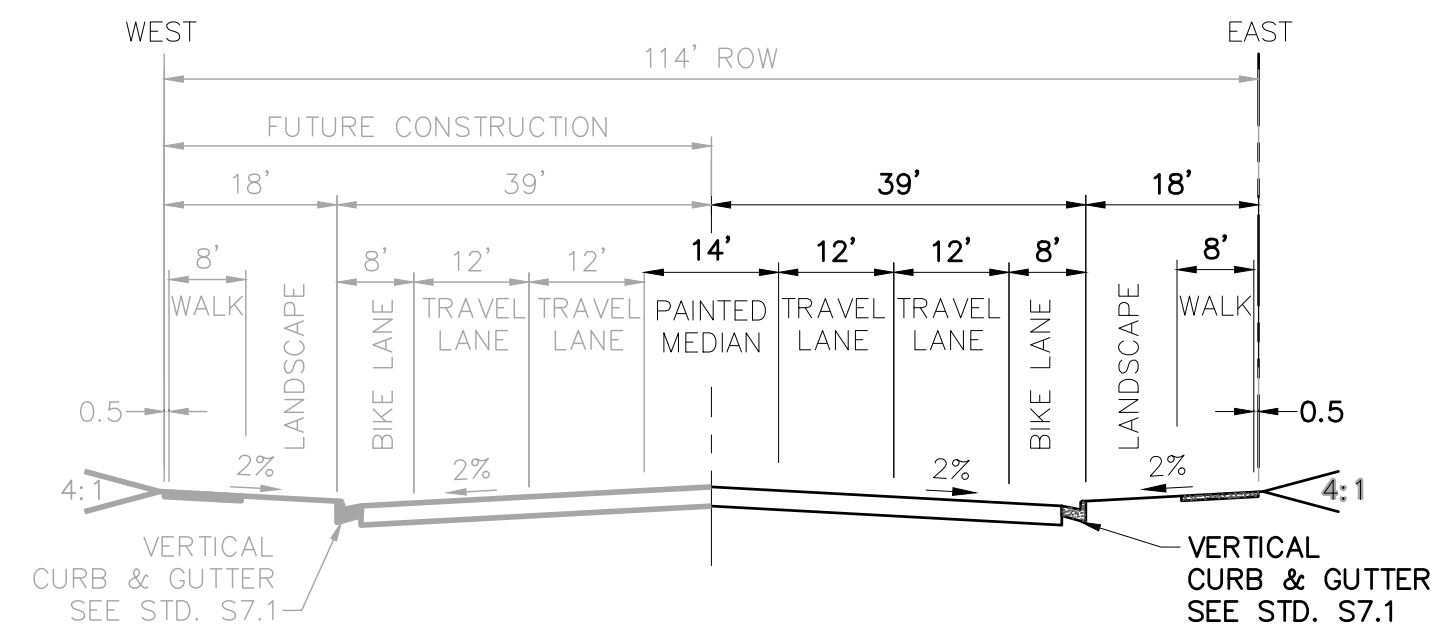
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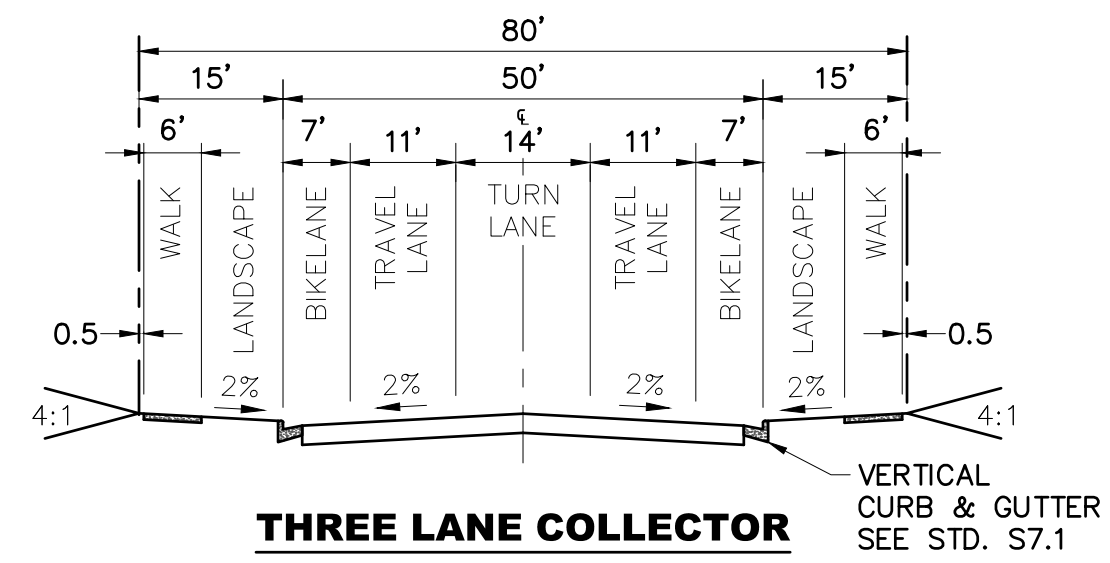
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N.T.S.



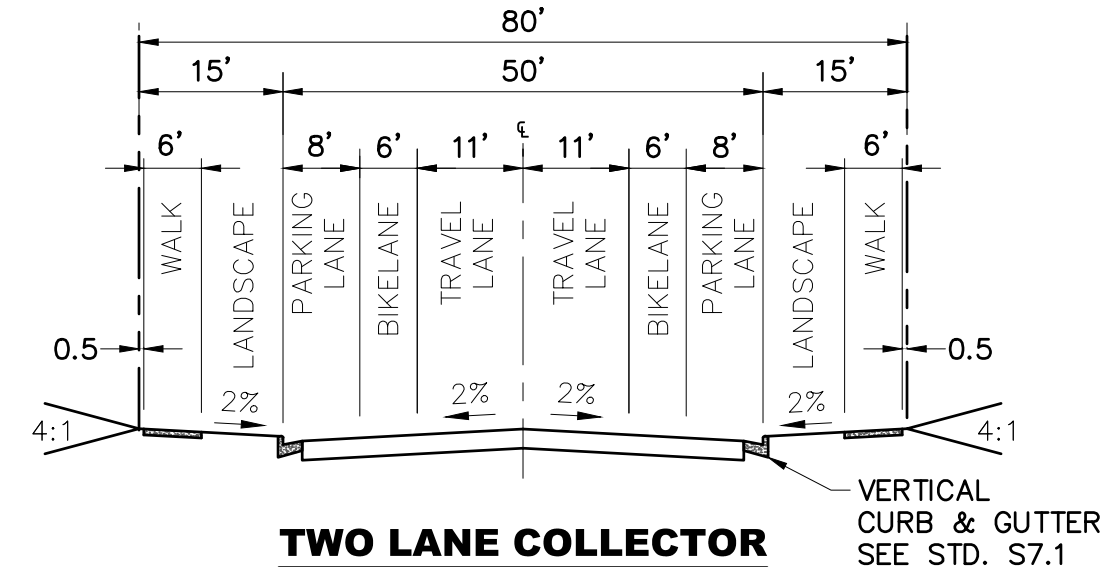
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48TH AVENUE - INTERIM BUILDOUT**



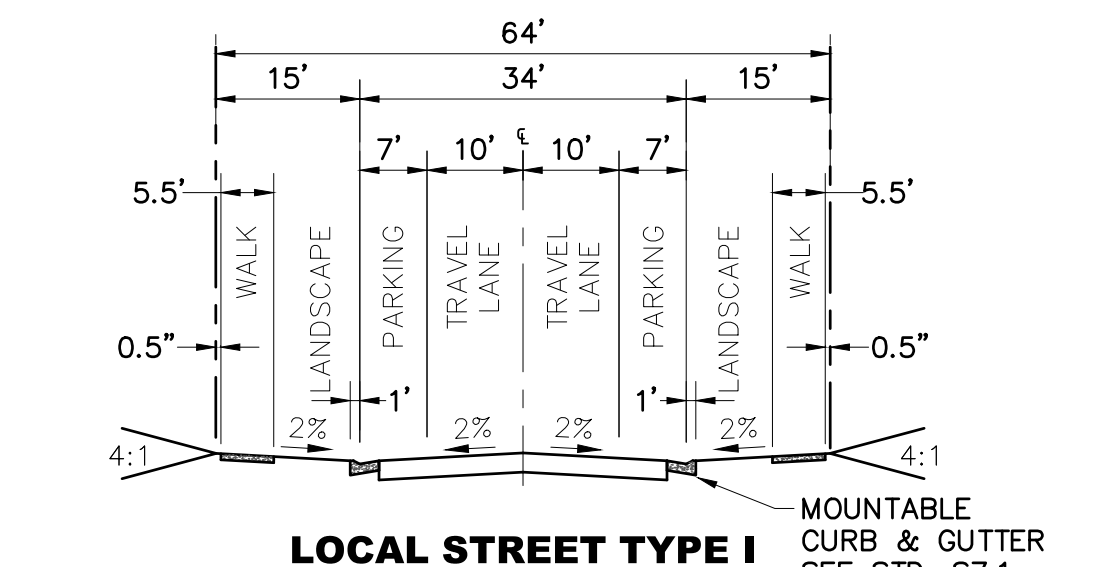
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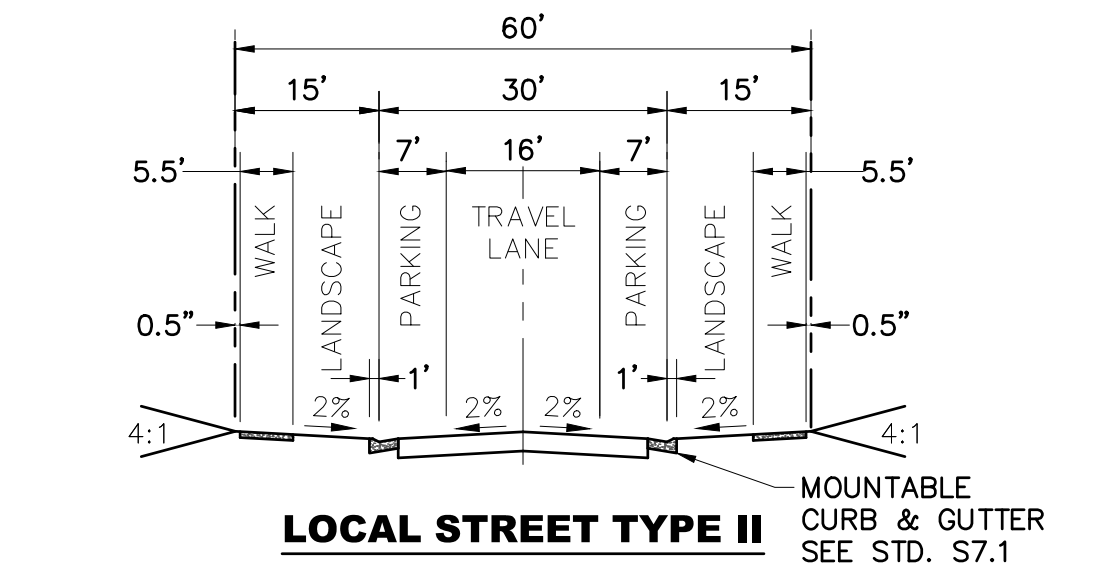
THREE LANE COLLECTOR



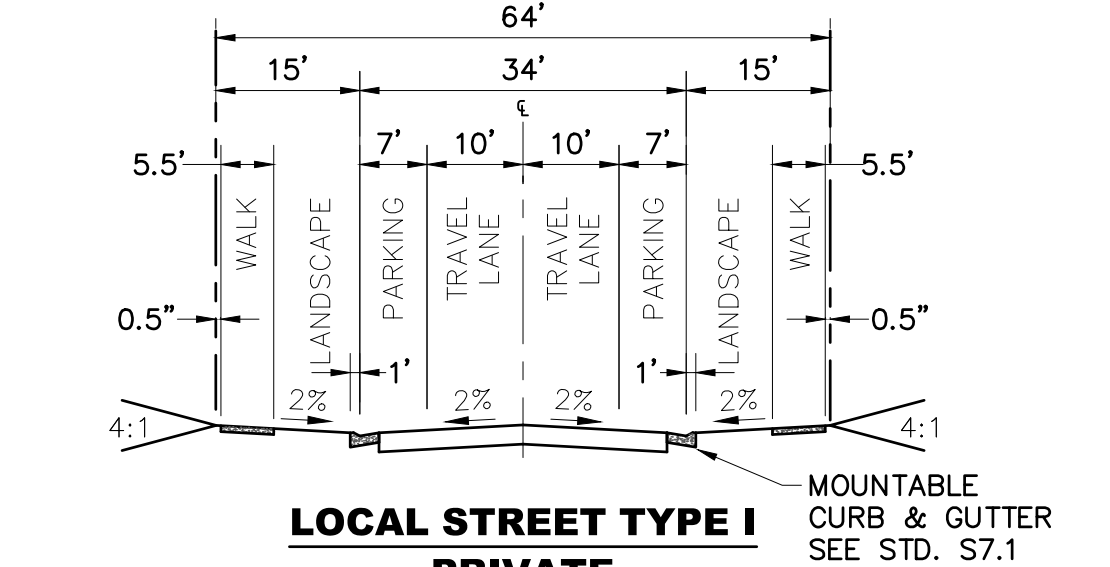
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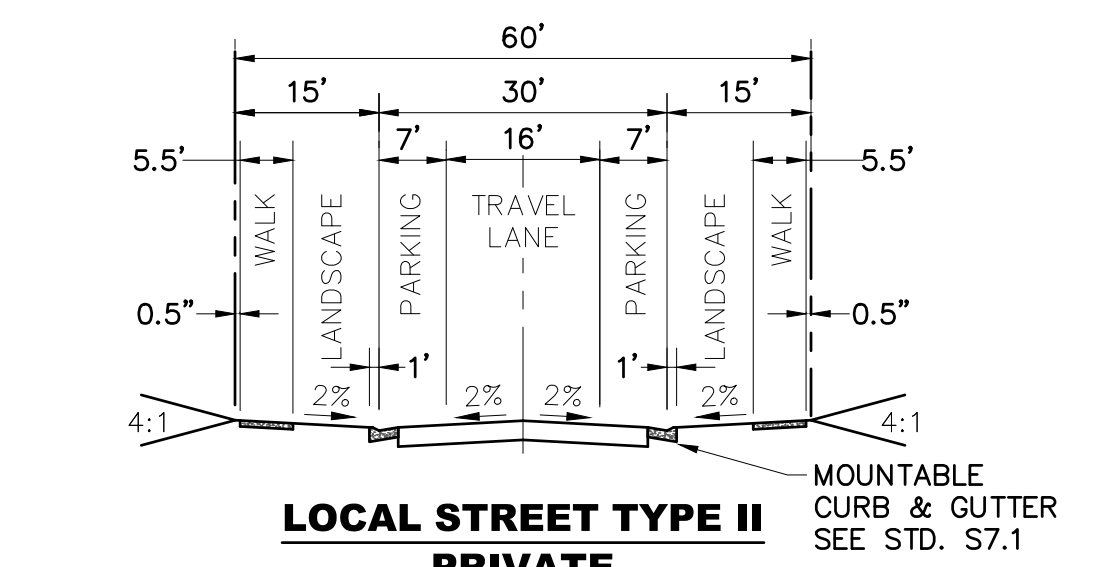
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LOCAL STREET TYPE II



**LOCAL STREET TYPE I
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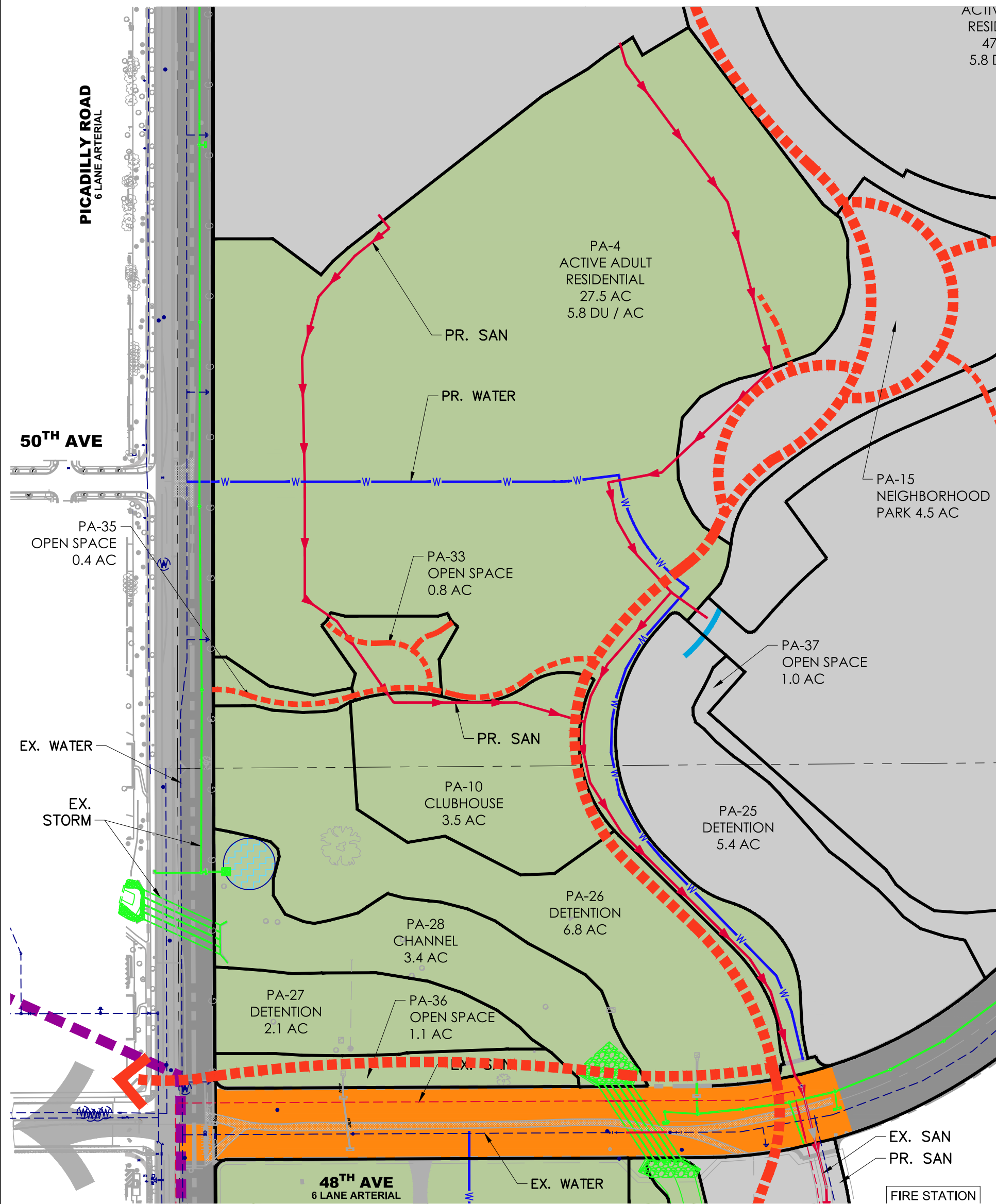


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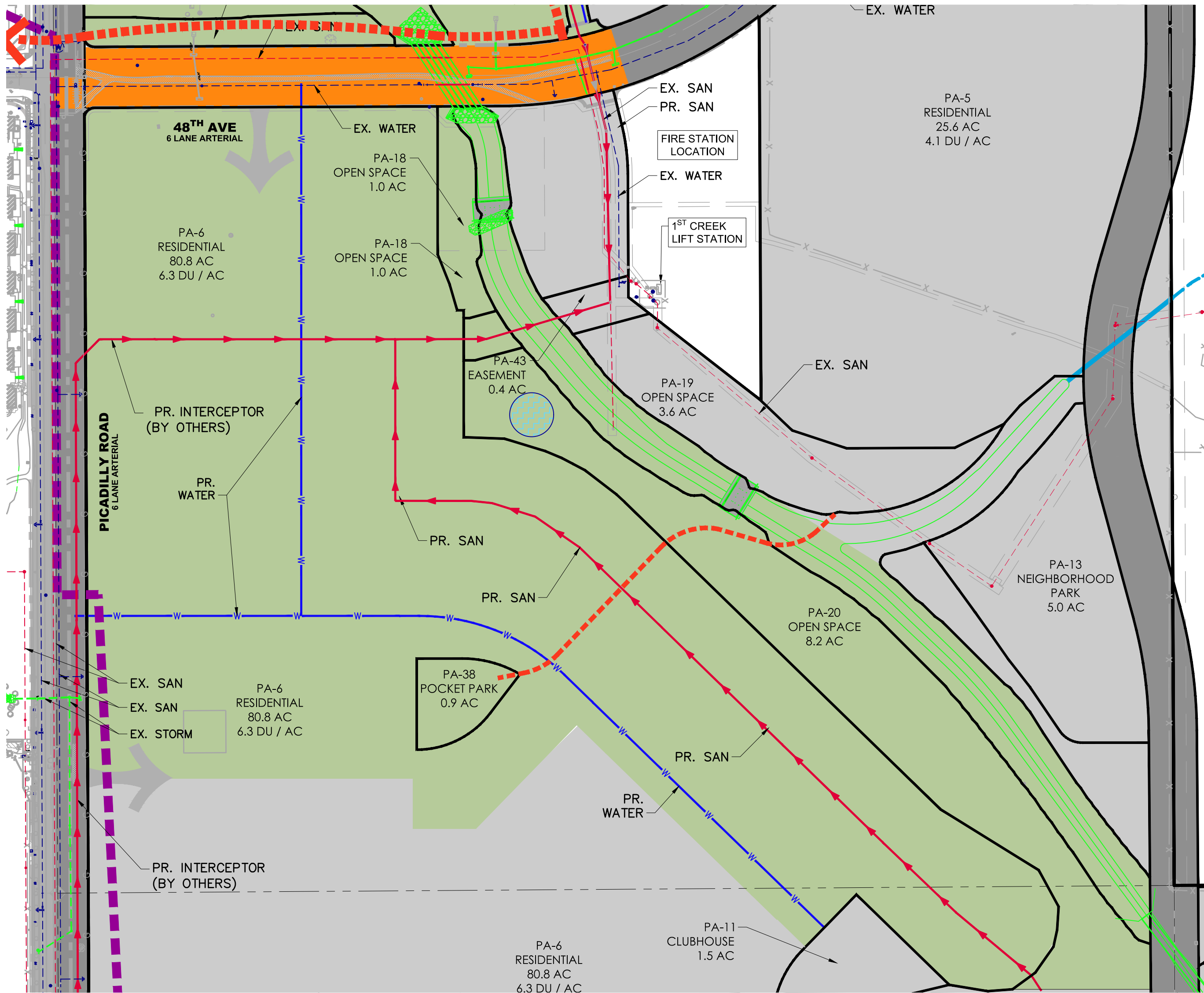
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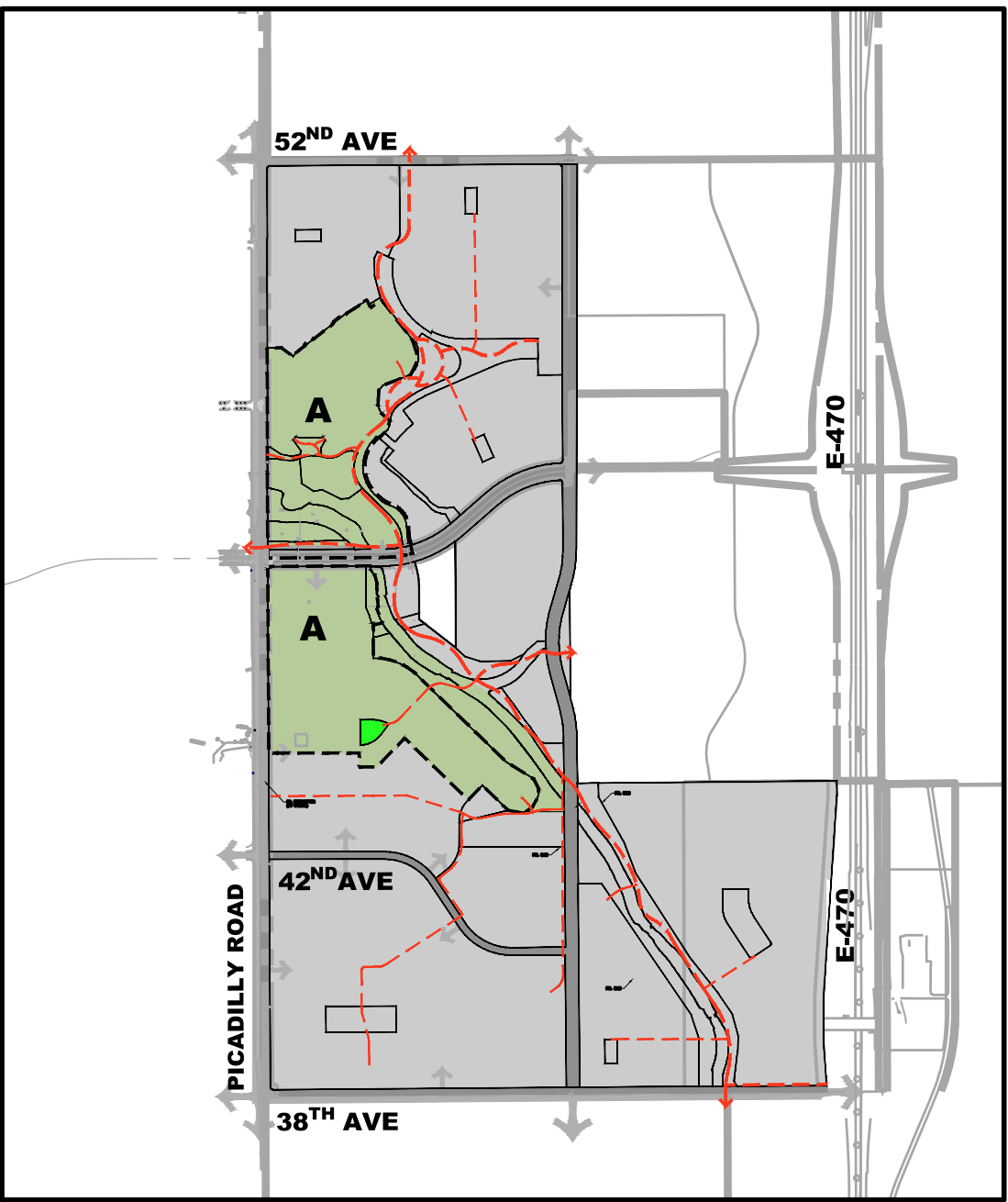
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PLANNING AREA - GROUP A
FILING NO. 1



PLANNING AREA - GROUP A
FILING NO. 2



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LEGEND

- PROPOSED PLANNING AREA GROUP
- ON-SITE REGIONAL PONDS (SEE DRAINAGE REPORT)
- ON-SITE WQ PONDS (SEE DRAINAGE REPORT)
- DRAINAGE BASINS
- ON-SITE OPEN CHANNEL
- OFF-SITE OPEN CHANNEL
- ROADWAY IMPROVEMENTS
- OVERALL TRAIL SYSTEM
- WATER MAINS
- SANITARY SEWER MAINS
- STORM SEWER MAINS
- CULVERT CROSSINGS

DATE	REVISION	DESCRIPTION

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Job Number	Oakwood GVRE DD
Prepared For	PUBLIC IMPROVEMENT PLANS

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Drafter	ETG
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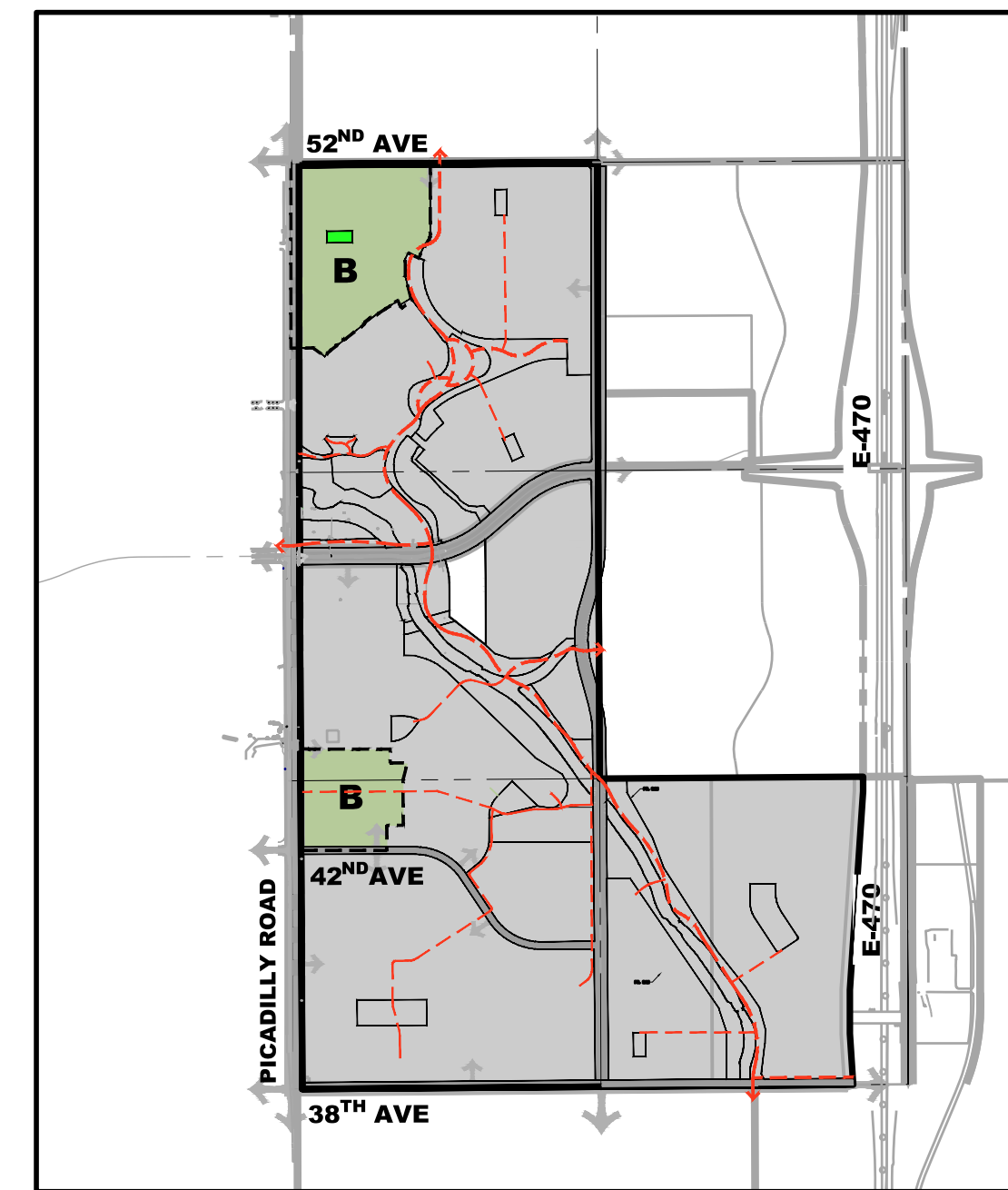
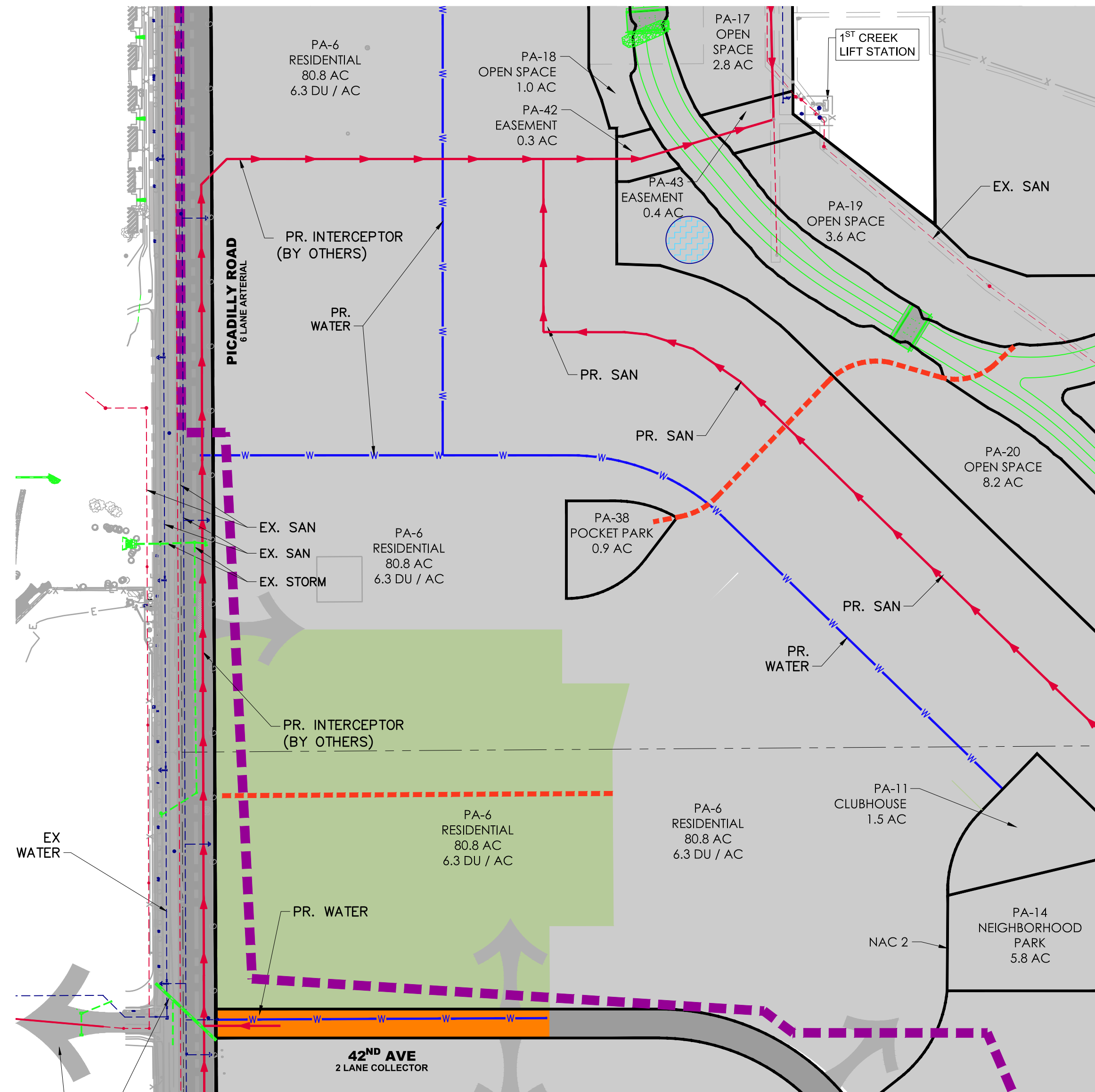
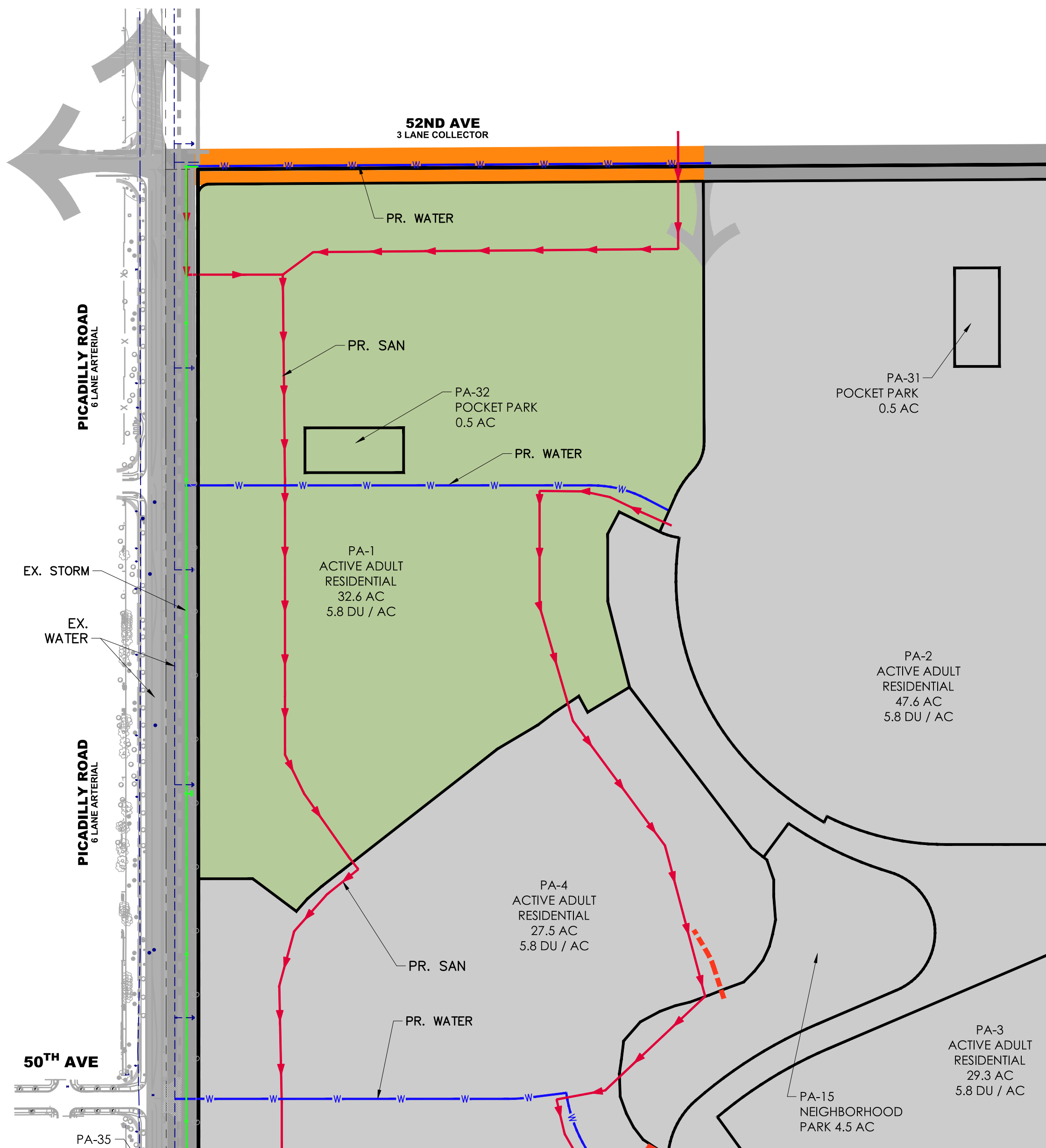
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GREEN VALLEY - AMENDMENT 1
AURORA COLORADO
PLANNING AREAS - GROUP A

Sheet	2
PA-A	of
7	
Date	DECEMBER 20, 2017

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- PROPOSED PLANNING AREA GROUP
- ON-SITE REGIONAL PONDS (SEE DRAINAGE REPORT)
- ON-SITE WQ PONDS (SEE DRAINAGE REPORT)
- DRAINAGE BASINS
- ON-SITE OPEN CHANNEL
- OFF-SITE OPEN CHANNEL
- ROADWAY IMPROVEMENTS
- OVERALL TRAIL SYSTEM
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- STORM SEWER MAINS
- CULVERT CROSSINGS

PLANNING AREA - GROUP B

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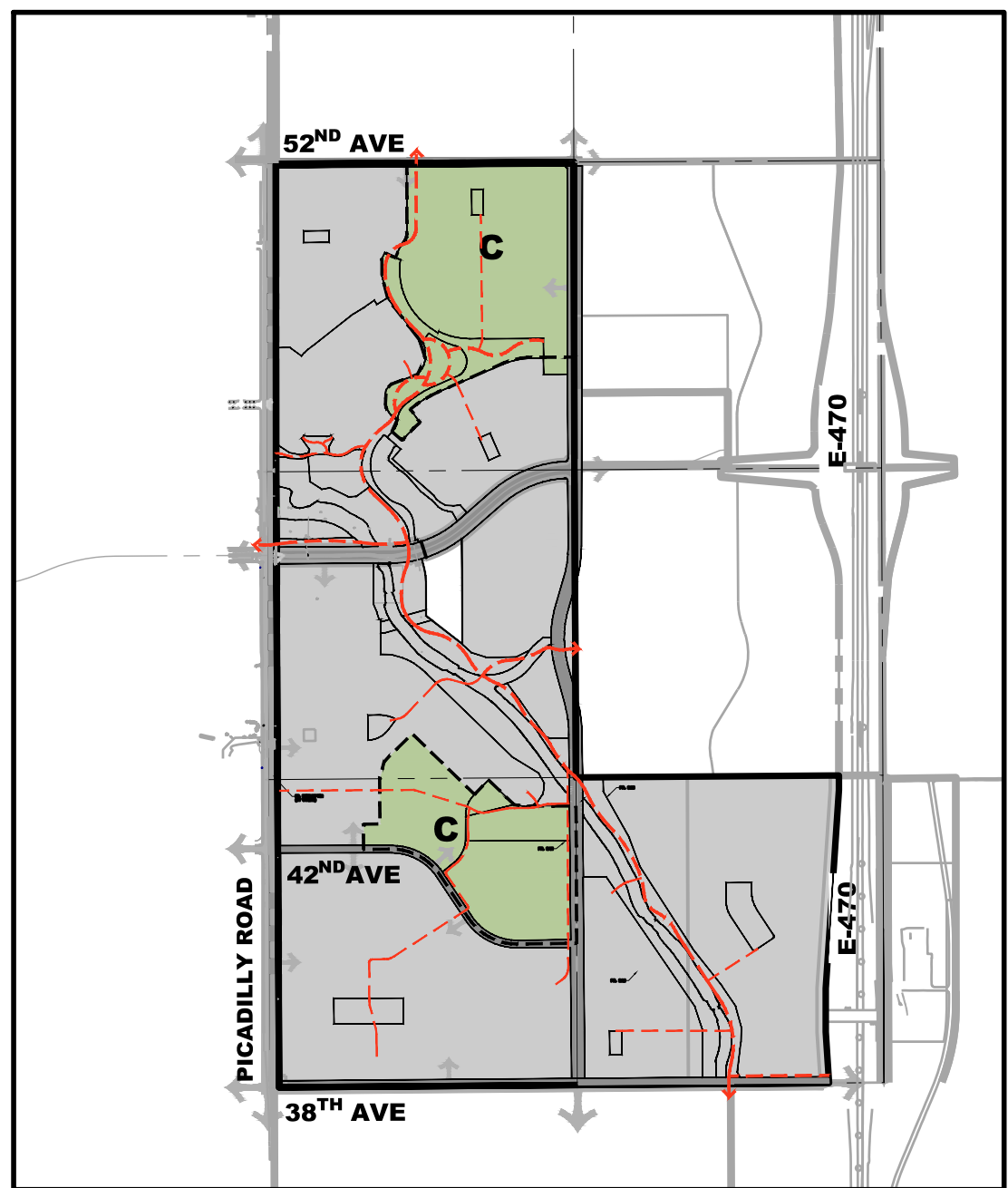
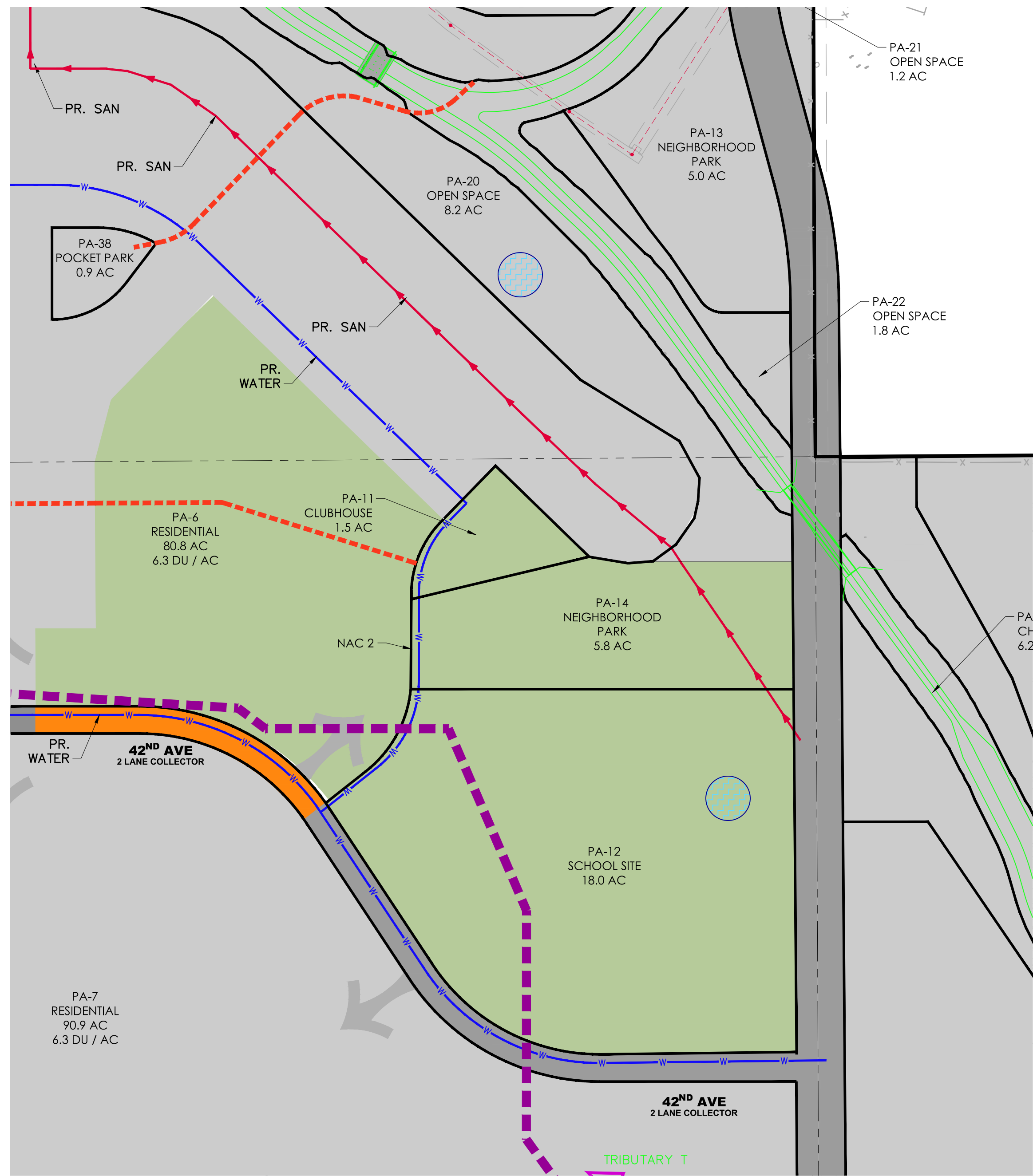
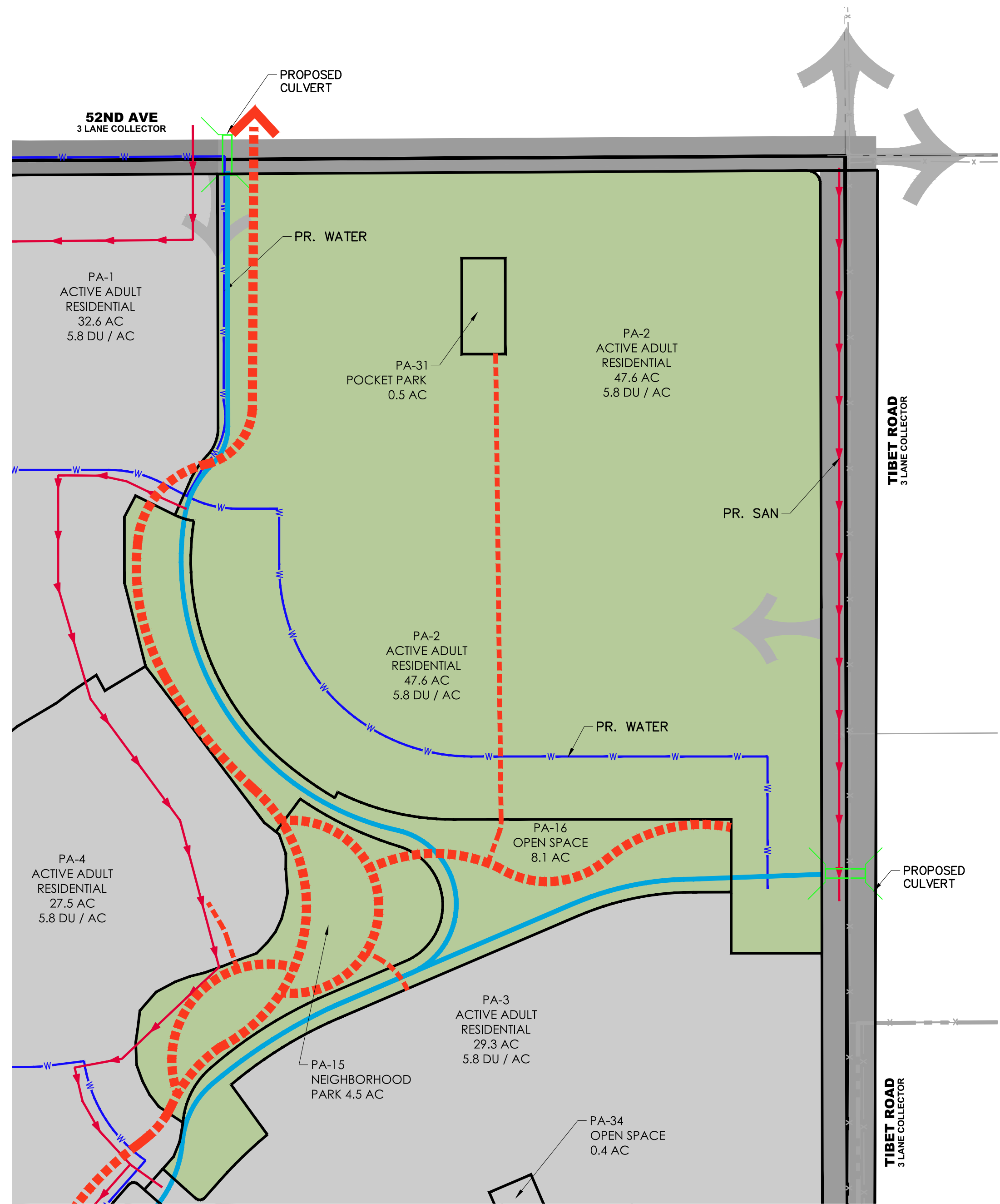
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	Checked TAJ

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GREEN VALLEY - AMENDMENT 1
PUBLIC IMPROVEMENTS PLANS
PLANNING AREAS - GROUP B

Sheet PA-B Date DECEMBER 20, 2017	3 of 7
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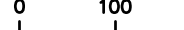
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- PROPOSED PLANNING AREA GROUP
- ON-SITE REGIONAL PONDS
(SEE DRAINAGE REPORT)
- ON-SITE WQ PONDS
(SEE DRAINAGE REPORT)
- DRAINAGE BASINS
- ON-SITE OPEN CHANNEL
- OFF-SITE OPEN CHANNEL
- ROADWAY IMPROVEMENTS
- OVERALL TRAIL SYSTEM
- WATER MAINS
- SANITARY SEWER MAINS
- STORM SEWER MAINS
- CULVERT CROSSINGS

PLANNING AREA - GROUP C

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Prepared For	PUBLIC IMPROVEMENT PLANS

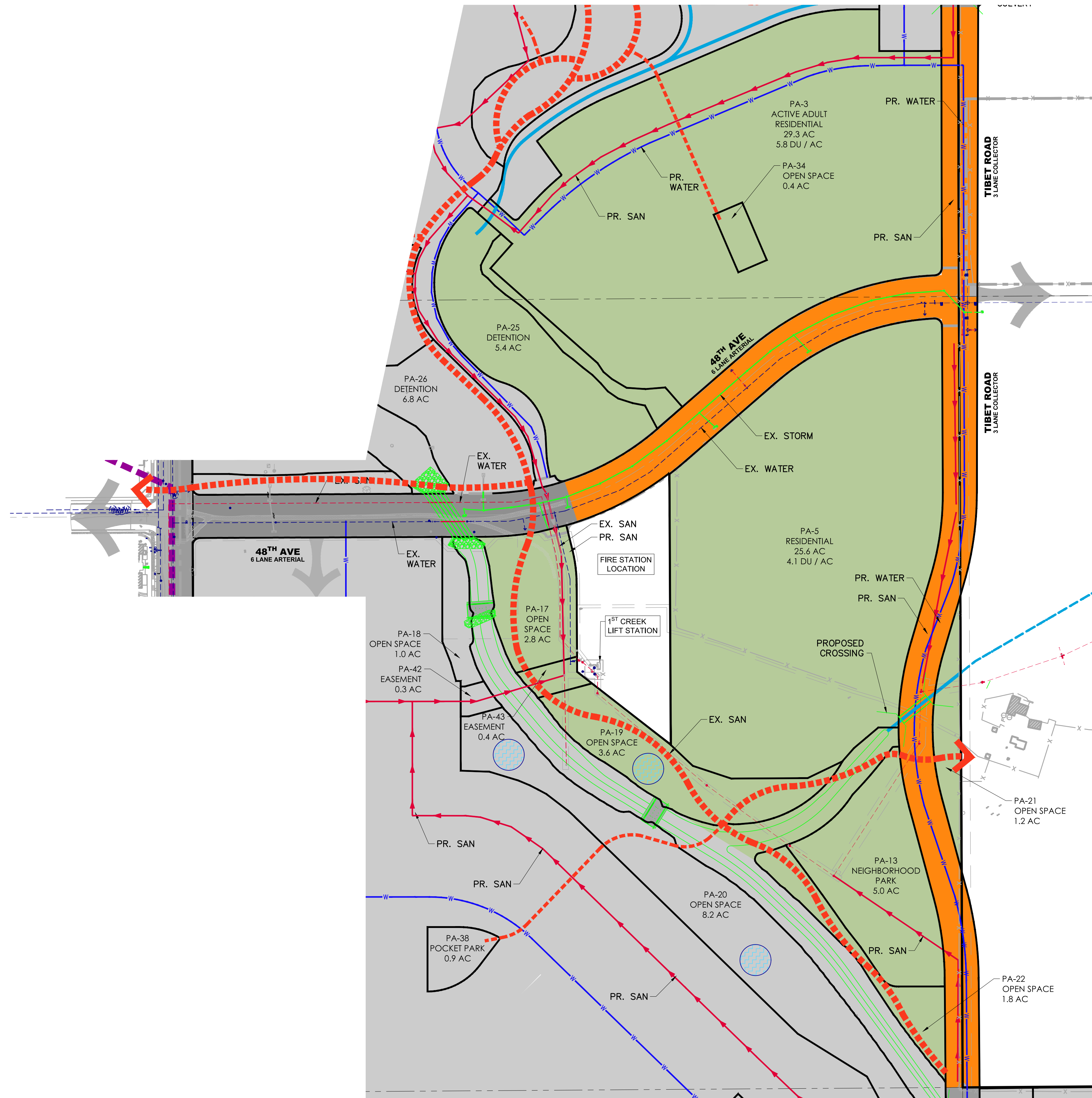
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EAP	ETG	TAJ

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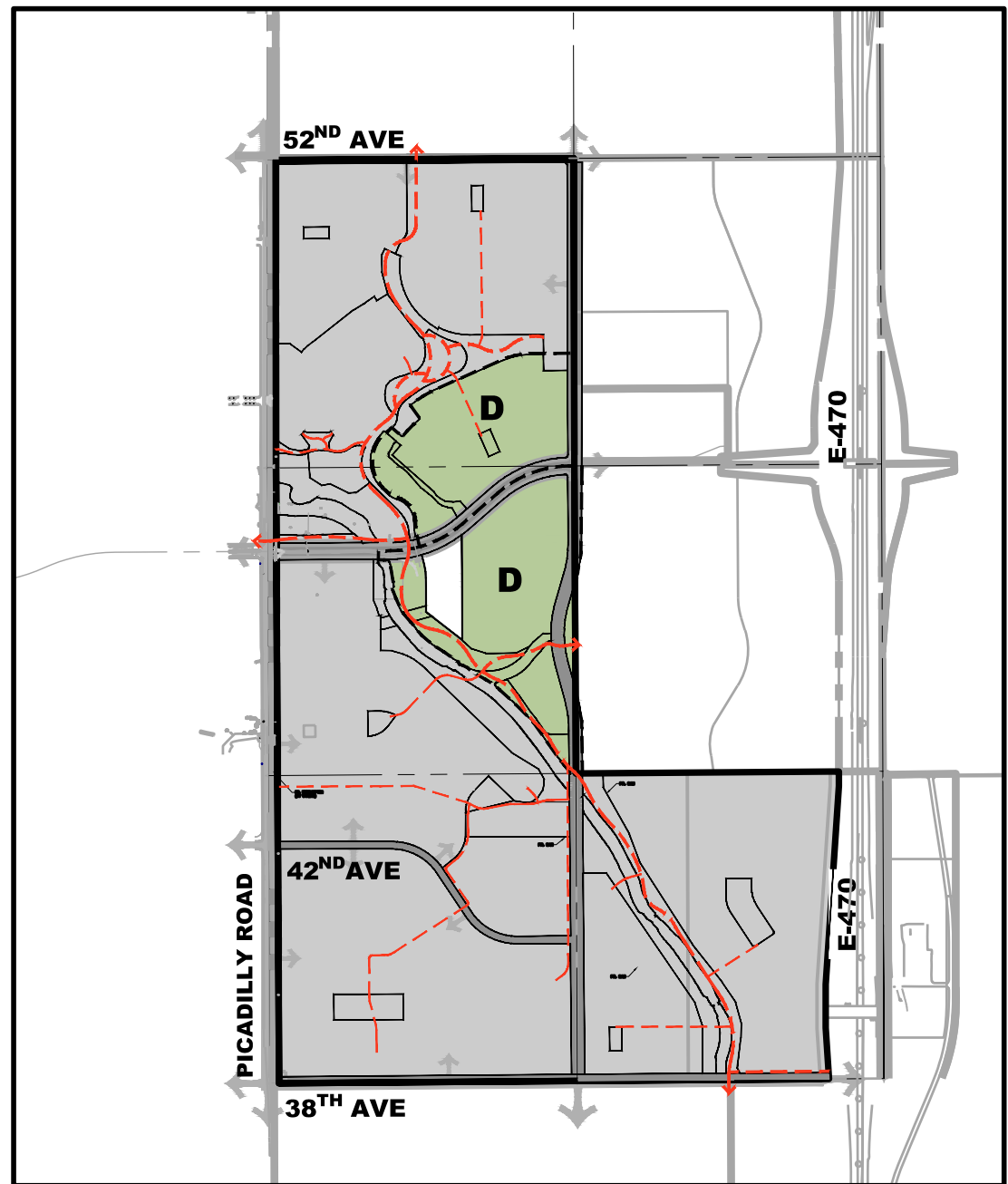
GREEN VALLEY - AMENDMENT 1
PUBLIC IMPROVEMENT PLANS
PLANNING AREAS - GROUP C

Sheet
PA-C
4 of 7
Date
DECEMBER 20, 2017

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PLANNING AREA - GROUP D



KEPMAP



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- ON-SITE WQ PONDS (SEE DRAINAGE REPORT)
- DRAINAGE BASINS
- ON-SITE OPEN CHANNEL
- OFF-SITE OPEN CHANNEL
- ROADWAY IMPROVEMENTS
- OVERALL TRAIL SYSTEM
- WATER MAINS
- SANITARY SEWER MAINS
- STORM SEWER MAINS
- CULVERT CROSSINGS

DATE	REVISION	DESCRIPTION

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Prepared For	CITY OF AURORA

Designer	EAP
Drafter	ETG
Checked	TAJ

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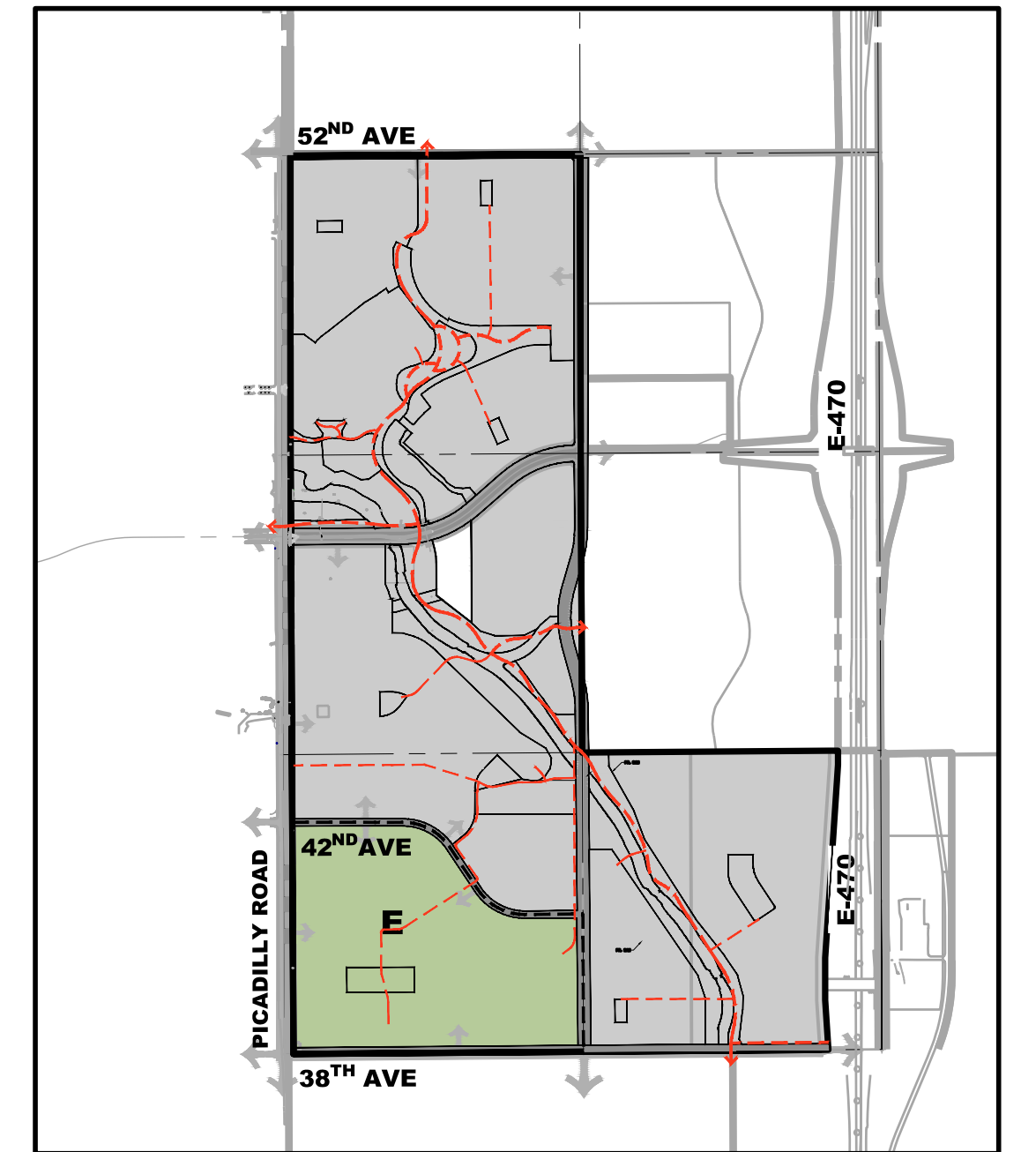
GREEN VALLEY - AMENDMENT 1
PUBLIC IMPROVEMENT PLANS
PLANNING AREAS - GROUP D

Sheet
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Date
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PLANNING AREA - GROUP E



KEP MAP



LEGEND

PROPOSED PLANNING AREA GROUP



ON-SITE REGIONAL PONDS
(SEE DRAINAGE REPORT)



ON-SITE WQ PONDS
(SEE DRAINAGE REPORT)



DRAINAGE BASINS



ON-SITE OPEN CHANNEL



OFF-SITE OPEN CHANNEL



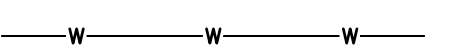
ROADWAY IMPROVEMENTS



OVERALL TRAIL SYSTEM



WATER MAINS



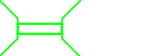
SANITARY SEWER MAINS



STORM SEWER MAINS



CULVERT CROSSINGS



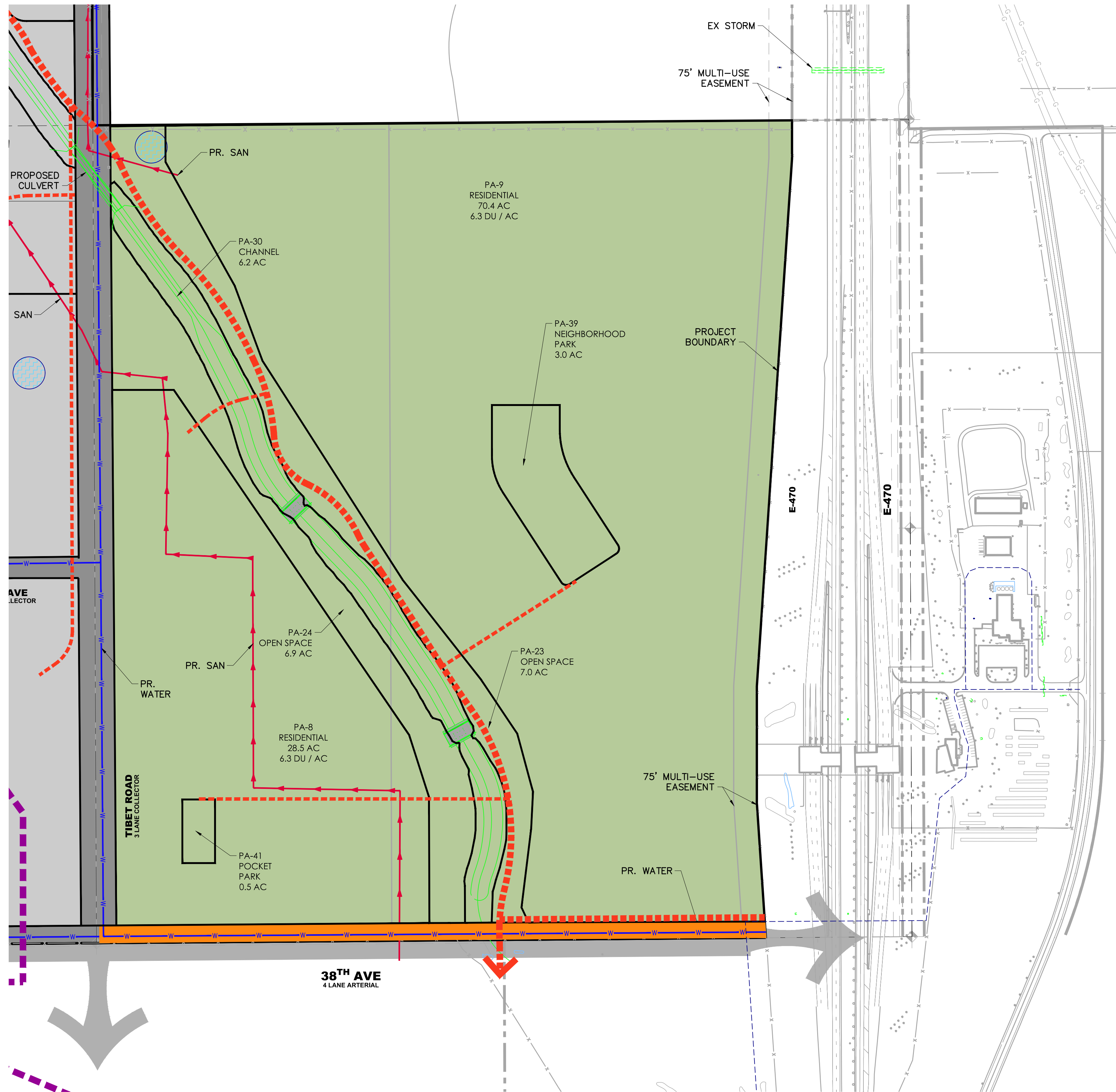
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Job Number Oakwood GVRE DD	Designer EAP	Drafter ETG	Checked TAJ
Prepared For PUBLIC IMPROVEMENT PLANS			

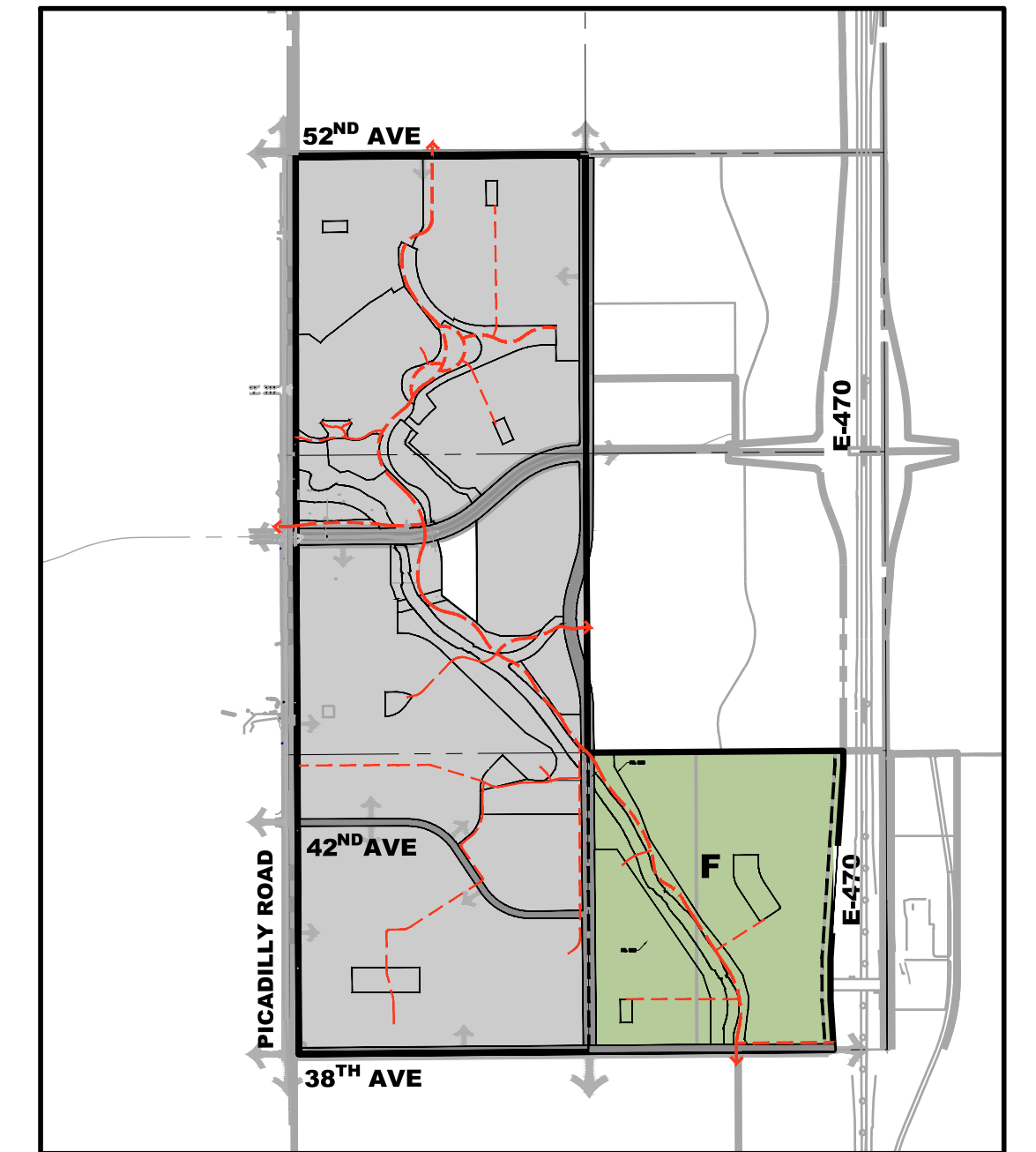
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GREEN VALLEY - AMENDMENT 1 PUBLIC IMPROVEMENT PLANS PLANNING AREAS - GROUP E

PATH: P:\OAKWOOD\GVRE DD\CADD\GVL100 FRAMEWORK DEVELOPMENT PLAN\X-PIP EXHIBITS-PA.DWG
PLOTTED BY: ERIC GALLEGOS PLOT DATE: 9/11/2018 5:40 PM
XREFS: 00EWA, 00ELT, 00EPN.



PLANNING AREA - GROUP F



KEPMAP



LEGEND

PROPOSED PLANNING AREA GROUP



ON-SITE REGIONAL PONDS
(SEE DRAINAGE REPORT)



ON-SITE WQ PONDS
(SEE DRAINAGE REPORT)



DRAINAGE BASINS



ON-SITE OPEN CHANNEL



OFF-SITE OPEN CHANNEL



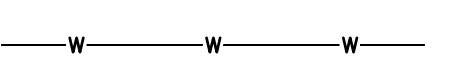
ROADWAY IMPROVEMENTS



OVERALL TRAIL SYSTEM



WATER MAINS



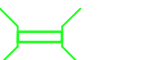
SANITARY SEWER MAINS



STORM SEWER MAINS



CULVERT CROSSINGS



DATE	REVISION	DESCRIPTION

Drawing Name	X-PIP Exhibits-PA.dwg
Job Number	Oakwood GVRE DD
Prepared For	CITY OF AURORA

0	100	200	400
1 inch = 200 ft. Horizontal			
Designer	EAP	Drafter	ETG
Checked	TAJ		

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