



# **SOUTHEAST AURORA MAINTENANCE FACILITY PUBLIC IMPROVEMENT PLAN**

**JULY 2020**

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

**Noted.**

**For:**  
**Aurora Water**  
**15151 E. Alameda Parkway**  
**Aurora, CO 80012**

**Prepared By:**  
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**SOUTHEAST AURORA MAINTENANCE FACILITY  
PUBLIC IMPROVEMENT PLAN**

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# SOUTHEAST AURORA MAINTENANCE FACILITY PUBLIC IMPROVEMENT PLAN

## SCOPE

The purpose of this Public Improvement Plan (PIP) is to identify relevant infrastructure for the Southeast Aurora Maintenance (SEAM) Facility.

## A. PROJECT LOCATION AND DESCRIPTION

- The SEAM facility is bounded on the north and east side by the Pronghorn Natural Area, to the south by East Quincy Avenue, and to the west by undeveloped land. The site is approximately 86 acres.
- The site is in the City of Aurora, Douglas County and State of Colorado. SEAM is in the Southwest Quarter of Section 1, Township 6 South, Range 66 West of the 6th Principal Meridian.
- Access to the proposed development is via East Quincy Avenue.
- This site is currently undeveloped land.
- Land uses for the SEAM facility will include municipal buildings, access roads, parking, and all other associated wet and dry utility infrastructure.
- See Vicinity Map located in Appendix A for

The narrative should include the ultimate improvements and then discuss improvements required with each planning area.

## B. REFERENCES

Additional documents used to prepare this report are as follows:

- *Aurora Water at SEAM Master Drainage Facility*, Peak Civil Consultants Engineering, Inc. dated June 2020.
- *Master Drainage Report for Southeast Aurora Maintenance Facility (Pronghorn Natural Area and Open Space #01)*, prepared by Peak Civil Consultants dated April 2012, COA Approval Number 212034.

The ultimate improvements were added to the PIP. Details of the ultimate improvements are included in Section C.

## C. PUBLIC IMPROVEMENTS

- This site will consist of three Planning Areas (PA). This report will focus on the development of PA One.
- Existing East Quincy Avenue (Quincy) is currently a two-lane rural roadway. Quincy is the only access for the development. It is anticipated that only interim improvements will be made to Quincy with the development of PA One. The interim improvements will include left turn lanes on Quincy at both access points. Ultimately Quincy is planned to be a six-lane arterial. Future improvements will be constructed as traffic warrants are met. The final plat will dedicate the necessary right-of-way for Quincy.

# SOUTHEAST AURORA MAINTENANCE FACILITY

## PUBLIC IMPROVEMENT PLAN

- There will be two access drives that connect to Quincy. One access point located roughly in the middle of the site will mainly be for maintenance staff. The easterly access drive is intended for public access. The access drives will circulate through the site and provide access to the parking areas and buildings.
- Wet and dry utility infrastructure will be extended to the site.
- Construct drainage improvements to Baldwin Creek as shown in the Master Drainage report prepared by Calibre Engineering.
- PA One will be designed and constructed in 2020/2021. Wet and dry utilities will be designed to provide service to the five buildings that are proposed in this PA. Utility stubs will be provided for future PA developments

### Land Development

- PA one is approximately 43 acres of the total 86 acres. PA one is in the northern half of the site. PA two is approximately 20 acres and is in the south west half of the site. PA three is approximately 23 acres and is in the south east half exhibit for reference.

### Roadway Improvements

- The access drives will be 30-foot wide paved roads.
- Quincy widening will be limited to the addition of left turn lanes at both access points.
- The north half of the ultimate right-of-way (144-feet) will be dedicated to public streets.

Public Streets; Private Streets made to the Public Street Standard or Dedicated Fire Lanes.

Clarification was added. The streets are private with dedicated fire lanes.

### Drainage Improvements

- The onsite drainage improvements will generally consist of s capture storm events and pipes to convey the flows to detention ponds.
- The Baldwin Creek improvements will generally consist of a culvert, headwalls and grading improvements to formalize the channel section as described in the master drainage report prepared by Calibre Engineering, Inc.
- *Drainage improvements will be in general conformance with the City of Aurora standards and specifications.*

### Water Improvements

- The water system will be in general conformance with the City of Aurora standards and specifications. There will be multiple connections made to the existing 30-inch water main on the west side of the property.

### Sanitary Sewer Improvements

- The sanitary sewer system will outfall into the SEAM interceptor sewer that is currently under design. The interceptor system is generally located along the eastern edge of the development. There will be multiple connections made to the interceptor line to minimize the amount of infrastructure needed and to minimize the depth of the system.

# SOUTHEAST AURORA MAINTENANCE FACILITY PUBLIC IMPROVEMENT PLAN

This is no longer the correct code citation

## D. DEFERRAL REQUEST

- On behalf of the Applicant, Calibre Engineering, Inc., submits this Deferral Request for Public Improvements to the City of Aurora for the ultimate roadway improvements. The deferral request is in compliance with the criteria of Section 147-14(b) of the City of Aurora Code. For a deferral to be granted by the Director of Public Works, the Director must find that the installation of public improvements would:

This section was checked against the code updated February of 2020. If this is not correct please direct us to a different section.

- Create a safety, drainage, traffic, or other hazard or be impractical.

Be impractical at the time of issuance of the Certificate of Occupancy because of the physical characteristics of the land.

Be more efficiently constructed at the time of development of adjacent parcels.

If a deferral is granted, design of the ultimate improvements are required and need to be included in the site plan and civil plans. The deferral is for only the construction of the improvements

by

The City of Aurora (COA) has published the Aurora Southeast Area Transportation Study (SEATS) has identified this road ultimately as a major six-lane arterial roadway. The current condition is a two-lane highway.

The Traffic Impact Study (TIS) prepared by Felsburg Holt and Ullevig (FHU) analyzed the current traffic volumes as well as the proposed volumes with the development of PA one. The results of the analysis recommend only left turn lanes be added to Quincy at this time. The traffic warrants are not met for a six-lane arterial and the proposed improvements would be more efficiently constructed when adjacent parcel develop or areas further east in this corridor are developed.

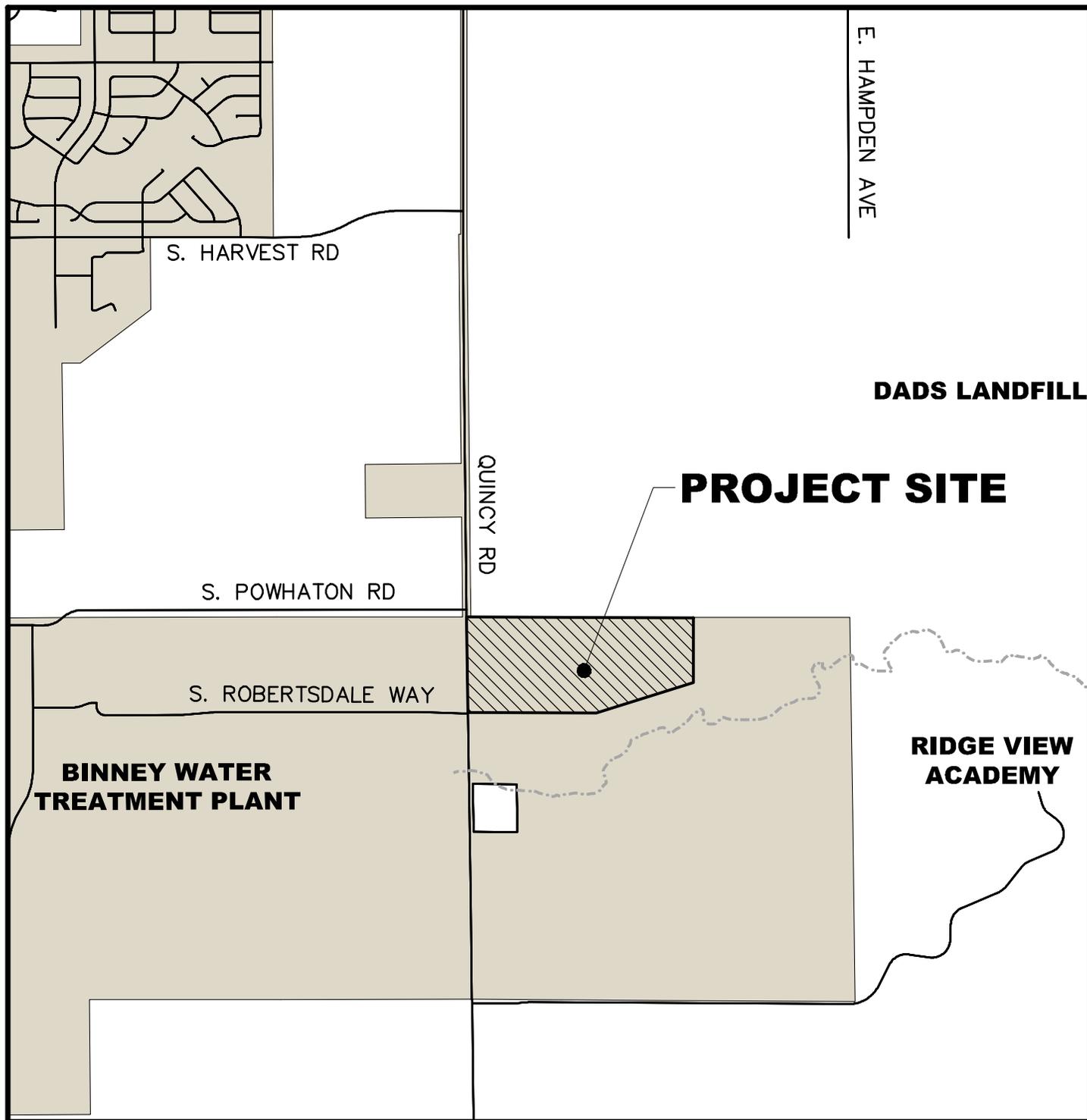
As discussed with COA staff the ultimate typical section for Quincy Ave was added and we are requesting a deferral both design and construction.

## E. CONCLUSIONS

- This PIP was prepared to identify the infrastructure planning for the SEAM site.
- This site will construct the necessary utility infrastructure and access roads to support the City's maintenance facilities and provide for future development of the other two PAs.

**SOUTHEAST AURORA MAINTENANCE FACILITY  
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**APPENDIX A**



**VICINITY MAP**  
 SCALE: 1" = 2000'



P:\AURORA SEAM\CADD\EXHIBITS\X-Vinity Map\_PIP.dwg

**Calibre**

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 Construction Management Civil Engineering Surveying

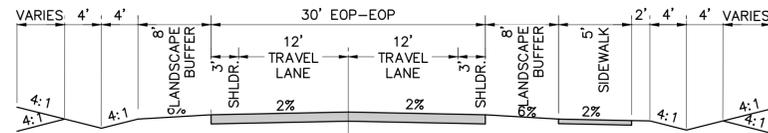
**AURORA SEAM**  
 VICINITY MAP

Sheet  
**VM**

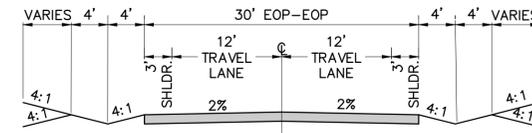
Scale 1" = 2000'  
 Date  
 MAY 15, 2020

**PLANNING AREA LEGEND**

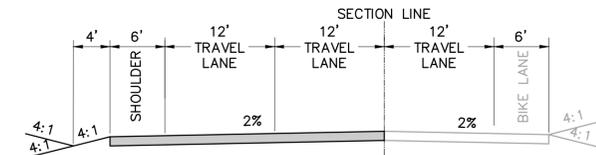
- MAINTENANCE ACCESS ROAD
- PUBLIC ACCESS ROAD
- PA 2
- PA 3
- EAST QUINCY AVENUE IMPROVEMENTS



**PUBLIC ACCESS ROAD**  
NTS



**MAINTENANCE ACCESS ROAD**  
NTS



**EAST QUINCY AVENUE**  
NTS

**NOTE:** Please relocate all Fire Hydrants per the Architectural Sheet AC1.1

The fire hydrants have been located within 100-feet of the FDC. There were several updates made to the FDCs on this submittal.

Include the ultimate improvements for Quincy Avenue as well as the interim improvements. Show ROW

The ultimate section was added at the bottom of this sheet.

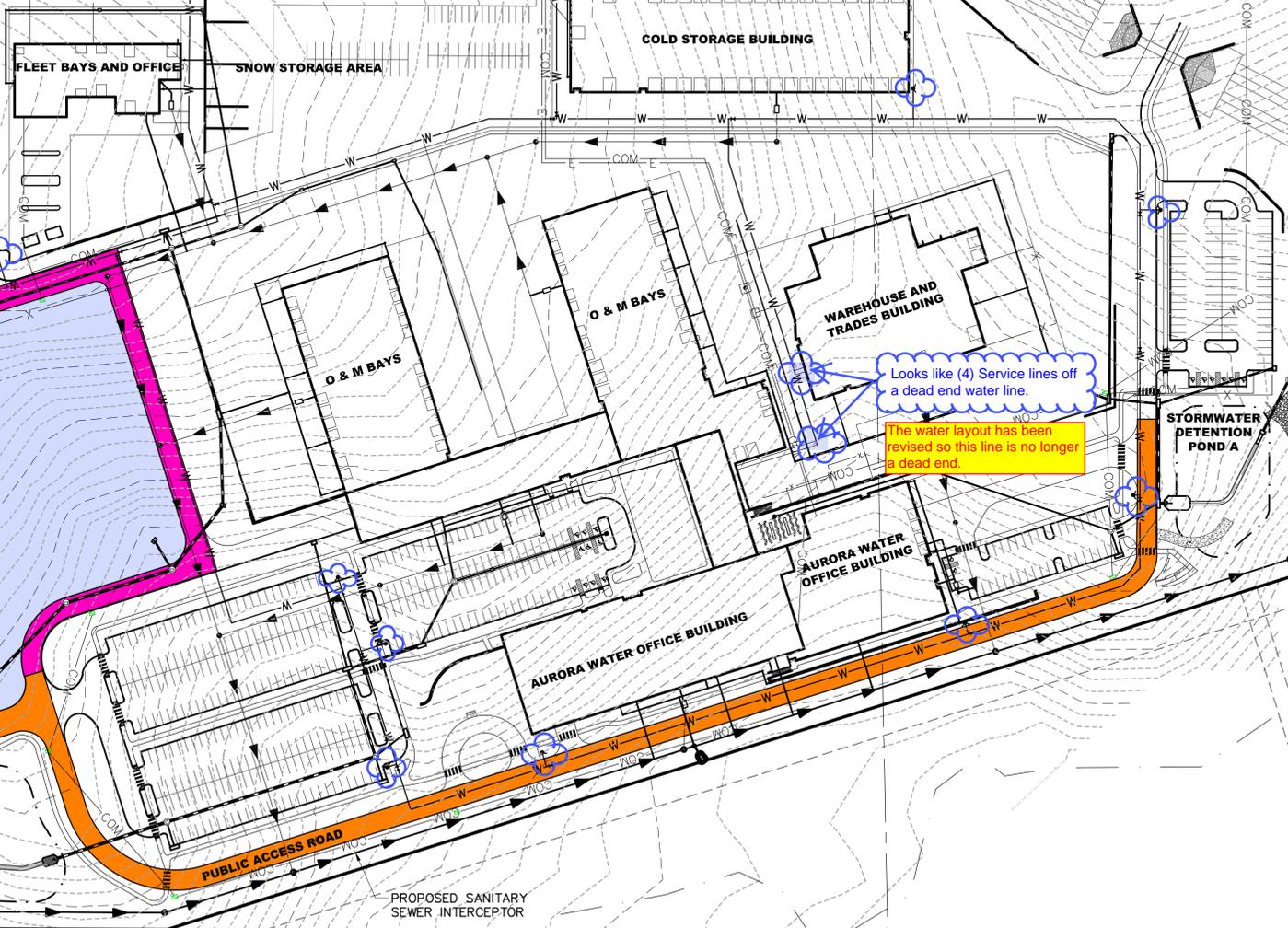
Looks like (4) Service lines of a dead end water line.

The water layout has been revised so this line is no longer a dead end.

**PA-2  
(PLANNING AREA 2)**

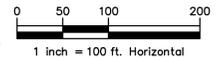
**PA-3  
(PLANNING AREA 3)**

**PA-1  
(PLANNING AREA 1)**



**LEGEND**

- |                           |        |                           |        |
|---------------------------|--------|---------------------------|--------|
| ROW/PROPERTY LINE         | ---    | EX. GAS MAIN              | —G—G—G |
| CENTERLINE                | ---    | EX. WATER MAIN            | —W—W—W |
| PROPERTY BOUNDARY         | ---    | EX. WATER VALVE           | ⊗      |
| EASEMENT                  | ---    | EX. FIRE HYDRANT          | ⊕      |
| PROP. WATER MAIN          | —W—W—W | EX. SANITARY SEWERS       | —S—S—S |
| PROP. WATER VALVE         | ⊗      | EX. STORM DRAIN           | —D—D—D |
| PROP. FIRE HYDRANT        | ⊕      | EX. STORM DRAIN INLET     | □      |
| PROP. SANITARY SEWER MAIN | —S—S—S | EX. POWER POLE            | ⊙      |
| PROP. STORM DRAIN         | —D—D—D | EX. UNDERGROUND ELECTRIC  | —E—E—E |
| PROP. STORM DRAIN INLET   | □      | EX. UNDERGROUND TELEPHONE | —T—T—T |
|                           |        | EX. FENCE                 | —X—X—X |



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Please do not include the master drainage report in the PIP. Facilities identified in the MDR shall be shown on the PIP exhibit



The MDR was removed.

# SEAM MASTER DRAINAGE AGE REPORT 2020 UPDATE

**JUNE 2020**

**For:**  
**Aurora Water**  
15151 E. Alameda Parkway  
Aurora, CO 80012

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<b>APPROVED FOR ONE YEAR FROM THIS DATE</b>	
<b>City Engineer</b>	<b>Date</b>
<b>Aurora Water Department</b>	<b>Date</b>