



PUBLIC IMPROVEMENTS PLAN

AMENDMENTS:

▲ 11-20-24 - Updated trail classifications, locations and PA triggers. Updated phasing note. Updated to Valdai "Way". Updated Local Urban 2 lane roadway.

TAB 13

PUBLIC IMPROVEMENT PLAN

AURORA ONE

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Introduction

The Aurora One development is proposed at the southeast corner of Picadilly Road and Sixth Avenue in Aurora, CO. The site is bounded by 6th Avenue to the North, existing Picadilly Road to the west, Val dai Street to the East, and unplatted property to the south.



VICINITY MAP
(N.T.S.)

The development consists of 142 acres with Mixed Use (MU-R). The proposed improvements will be constructed to meet the needs of both the present and future developments within the overall Aurora One development. The following describes the general parameters of each planning area and the improvements necessary to service the planning areas independently. Each planning area will be required to meet Fire Life Safety requirements. The roadway network adjacent to and proposed within the development will need to be evaluated when each planning area is developed.

General Development Parameters:

Land Development

The Aurora One development will be divided into 14 planning areas (PA). PAs 1, 2, 8, 9, 11, and 14 will be Commercial, PA-5 will be Mixed-Commercial, PAs 4 and 13 will be Single-Family-Attached Residential, PA-10 will be Multi-Family-Attached Residential, PA-7 will be dedicated as Public Park, and PA-6 and PA-15 will be dedicated as Public Open Space.

A public roadway network will be developed through the site to provide vehicular access to the various planning areas. Utilities will be placed within the public rights of way to provide service to the planning areas throughout the development.

The requirements of development for the various planning areas will be detailed later in this narrative.

Park and Open Space Improvements

A neighborhood park will be provided in planning area PA-7 and open space located in planning area PA-6 that will serve the Aurora One community. Park acreage and amenities have been determined per City of Aurora standards and specifications.

 **Regional** multi-use trails and pedestrian connections will be incorporated throughout the parks and open space. Please refer to Form J within the Aurora One Master Plan for park and open space specifics.

Parks and open space form (i.e. grading), landscape and associated trails will be developed concurrently with Drainage Improvements. Park and open space amenities will be installed concurrently with the proposed drainage improvements.

Roadway Improvements

The perimeter public improvements required for the development of the Aurora One development include:

- Perimeter roadway improvements to construct the eastside (ultimate northbound lanes) of Picadilly Road across the western limits of the property and associated acceleration and deceleration lanes at the 6th Avenue and Stephen D. Hogan Parkway intersections. Intersection improvements, when warranted. The roadway section of Picadilly is shown in this PIP as a 4 lane arterial south of SDH and 6 lane arterial north of SDH to comply with NEATS.
- Perimeter roadway improvements to construct the south side (ultimate eastbound lanes) of 6th Avenue across the northern limits of the property and associated acceleration and deceleration lanes at the Picadilly Road and Frontage Road intersections. Intersection improvements at Picadilly Road, Frontage Road, and at local and collector connections, when warranted.
- A full movement public access at the northwest corner of the overall Aurora One development with associated acceleration and deceleration lanes when warranted. This is a secondary point of entry and exiting which is on the west side of planning area #1.
- A full movement public access at the southeast corner of the overall Aurora One development with associated acceleration and deceleration lanes when warranted. This is a primary point of entry and exiting which is on the east side of planning area #9.
- All future traffic signal location funding shall be according to the City's Traffic Signal Escrow Ordinance.

The internal roadway improvements to service the development of the Aurora One project include:

- Three collector streets, 80' ROW will be installed to service the proposed planning areas from 6th Avenue and Stephen D. Hogan Parkway.
- Three Local Type 3 Streets will be provided to service the neighborhood park, commercial, and single-family attached residential areas from 6th Avenue, Stephen D. Hogan Parkway, and Valdai Street.
- Three Local Type 1 Streets will be installed to service the single-family and multi-family attached residential areas from 6th Avenue, Valdai Street, the proposed two-lane collector, and Stephen D. Hogan Parkway.
- A Local Urban street that functions as a walkable main street will be installed to service commercial planning areas from the proposed two-lane collector street.
- A regional trail network will be provided connecting the proposed open space to the future Triple Creek Greenway and High Plains Trail.

Roadways will be constructed to service the planning areas immediately adjacent, however roadways not adjacent to the development may be required to be constructed to meet traffic and life safety needs. The construction of half roadway sections will be reviewed during the development of planning areas on a case-by-case basis. The north side of Stephen D.

Hogan Parkway public roadway improvements are subject to the requirements as specified in the “Rule and Order”. Improvements which will be constructed by the developer under the “Rule and Order” include:

- The construction of the ultimate section of Stephen D. Hogan Parkway outside of the six primary travel lanes, including necessary turn lanes, acceleration/deceleration lanes and public sidewalks per the Rule and Order.
- Intersection improvements, when warranted.
- The potential traffic signals at the intersections of Picadilly Road, Rome Street, Valdai Street, and the proposed Local Urban connection will be funded through the City’s Traffic Signal Escrow Ordinance.

The proposed roadway improvements shall be consistent with the approved Traffic Impact Study prepared by Fox Tuttle Transportation Group, LLC prepared for the Aurora One development.

Mobility Improvements

A walkable Main Street will be provided within the overall Aurora One development connecting the commercial planning area PA-8 to the proposed two-lane collector. A regional multi-use trail, on-street bike lanes, and on-street pedestrian connections will be installed to provide access to the various planning areas within the Aurora One development as well as adjacent trails and land uses.

Drainage Improvements

The Aurora One Development is entirely within the Sand Creek drainage basin. The proposed development will comply with the 2016 Sand Creek (I-225 – E-470) Right Bank Tributaries Outfall Systems Plan (OSP).

Six full-spectrum detention basins that will provide stormwater WQCV and detention volume will be constructed to service the Aurora One development. An engineered stormwater channel will also be installed to convey stormwater flows from the upstream tributary properties east of E-470 to Coal Creek. The drainage channel will also serve to convey outflow from the detention basins serving PAs 2-10 prior to discharging to Coal Creek. Maintenance eligibility of the proposed drainage channel will be determined at the time of the final drainage report.

The detention basins will be fully constructed in two phases. Detention Pond A; serving PA-5, Frontage Road, and a portion of Valdai Street; will be constructed with the first phase. The remainder of the detention ponds will be constructed in the second phase. The stormwater channel will be constructed in the second phase and the entirety of the channel will be constructed in a single phase.

As outlined in the Sand Creek (Colfax to Yale) Major Drainageway Plan (MDP), prepared by Matrix Design Group, Inc., dated August 2013, the portion of Coal Creek adjacent to the Aurora One property has poor stability and recommends limited structural improvements and bank stabilization efforts to improve the stability of channel. Coal Creek and locations of existing unstable slopes are located within an Arapahoe County Open Space Conservation Easement and are beyond the property limits of the Aurora One project. Coordination with the City of Aurora PROS, Arapahoe County, Mile High Flood District, and a third-party consultant will be required to determine the appropriate stabilization efforts for Coal Creek and participation of Aurora One as an adjacent development. Contribution to a fund Coal Creek stabilization improvement will be required to be in compliance with the existing Arapahoe County Open Space Conservation Easement.

Water Main Improvements

The Aurora One development will be serviced by the existing 30" water main within 6th Avenue, the existing 12" water main within Frontage Road, a proposed 16" water main along Picadilly Road, and proposed 12" and 16" water main extensions along Stephen D. Hogan Parkway.

Multiple 8" and 12" mains will be extended internal to the development to provide the necessary looped water main around the proposed planning areas within the Aurora One development to provide fire protection and domestic service for all buildings per the Master Utility Study.

Sanitary Sewer Improvements

The Aurora One development will be serviced by the 18" PVC sanitary sewer main within Picadilly Road that will be installed as part of the adjacent Horizon Uptown development.

A series of 8", 10", and 12" sanitary sewer mains will be extended throughout the development to service each planning area. There are no known off-site improvements that will impact the proposed tie-in location.

Specific Planning Area Improvement Descriptions

The initial work in the development will include the stormwater drainage channel, detention basin improvements, and over-lot grading before the following planning areas are developed. The aforementioned infrastructure improvements may be phased, but the following planning areas are subject to the minimum improvements as shown on this document.

Planning Area 1 (5.90 Acres) Commercial:

Prior to the development of PA-1 the following public improvements shall be designed and approved for construction:

- The intersection of 6th Avenue and Picadilly Road will be improved, when warrants are met.
- The intersection of Stephen D. Hogan Parkway and Picadilly Road will be improved when warrants are met.
- The intersection of Stephen D. Hogan Parkway and Rome Street will be improved when warrants are met.
- Signals at the intersections at Stephen D. Hogan Parkway will be funded according to the City's Traffic Signal Escrow Ordinance.
- Rome Street as a 3 Lane Collector from 6th Avenue to Stephen D. Hogan
- The eastern half of Picadilly Road Public Roadway improvements as a 6 Lane Arterial from 6th Avenue to Stephen D. Hogan Parkway and a 4 Lane Arterial from Stephen D Hogan to the southern boundary of PA-13. The western half of the improvements shall be completed by others.
- The southern half of 6th Avenue Public Roadway improvements along the property frontage from the intersection of 6th Avenue and Picadilly to the intersection of 6th Avenue and Rome Street.
- Local connections to future multi-use trails along Picadilly Road outside of the scope of the project.
 - Private access drives to service the commercial development.
- Pedestrian sidewalk improvements along Rome Street and the north half of Stephen D. Hogan Parkway from Picadilly Road to Rome Street.
 - Proposed domestic water extension within Picadilly Road from 6th Avenue to southern boundary of PA-11.
 - Proposed domestic water extension within Rome Street connecting 6th Avenue and Stephen D. Hogan Parkway.
 - Sanitary sewer extension within PA-1 to the 18" main within Picadilly Road.
 - Detention Pond E will be constructed with this planning area, if not previously constructed.

- Storm sewer to provide conveyance from the planning area to the stormwater detention pond to the south.

Planning Area 2 (6.36 Acres) Commercial:

Prior to the development of PA-2 the following public improvements shall be designed and approved for construction:

- The southern half of 6th Avenue Public Roadway improvements from Picadilly Road to the proposed Local Type 3 Road on the eastern boundary of PA-2, if not already constructed.
- Local Type 3 roadway improvements along the eastern limits of the planning area.
- Two Lane Collector roadway improvements along the southern limits of the planning area
- Rome Street as a 3 Lane Collector from 6th Avenue to Stephen D. Hogan
- The intersection of Stephen D. Hogan Parkway and Rome Street will be improved, when warrants are met.
- The signal at the intersection of Stephen D. Hogan Parkway and Rome Street will be funded according to the City's Traffic Signal Escrow Ordinance.
- Pedestrian sidewalk improvements along the north side of Stephen D. Hogan Parkway from Rome Street to the proposed East-West 2 Lane Collector.
- Private access drives to service the commercial development.
- Domestic water extension within Rome Street from 6th Avenue to Stephen D. Hogan Parkway.
- Domestic water extension within Stephen D. Hogan Parkway from Rome Street to the proposed East-West 2 Lane Collector.
- Domestic water extension within the proposed East-West 2 Lane Collector from Stephen D. Hogan to Valdai Street.
- Domestic water extension within Valdai Street from the proposed East-West 2 Lane Collector to 6th Avenue
- Domestic water extension across PA-2 from Rome Street to a future connection on the west side of PA-4
- Internal watermain looping for this planning area from proposed East-West 2-lane collector to the Rome Street Extension.
- Sanitary sewer to service this planning area.
- Sanitary sewer main within the proposed East-West 2 Lane Collector from the eastern boundary of PA-2 and across Stephen D Hogan Parkway.
- Sanitary sewer main from Stephen D. Hogan Parkway, across PA-13 to the proposed connection to the existing sanitary main within Picadilly Road.
- Detention Pond B and the engineered drainage channel connection between Pond B and Coal Creek will be constructed with this planning area if not previously constructed.
- Internal storm sewer to provide conveyance from the planning area to the detention pond to the east.

Planning Area 4 (28.89 Acres) Single Family Attached Residential:

Prior to the development of PA 4 the following public improvements shall be designed and approved for construction:

- 1 • The southern half of 6th Avenue Public Roadway Improvements as a Modified Local type 3 from Picadilly Road to the future Valdai Way intersection, if not already constructed.
- 1 • Valdai Way as a 3 Lane Collector improvements along the eastern extent of PA-4 from 6th Avenue to the proposed East-West 2 lane collector.
 - Public roadway improvements for a proposed 2 Lane Collector on the south side of PA-4 extending from Stephen D. Hogan Parkway to Valdai Way 1
 - Public roadway improvements for a proposed Local Type 3 along the western limits of the planning area connecting 6th Avenue to the proposed East-West 2-lane collector street.

- Domestic water extension within Rome Street from 6th Avenue to Stephen D. Hogan Parkway
- Domestic water extension within Stephen D. Hogan parkway from Rome Street to the East-West 2 Lane Collector
- Domestic water extension within the proposed East-West 2 Lane Collector from Stephen D. Hogan to Valdai Street.
- Domestic water extension within Valdai Street from the proposed East-West 2 Lane Collector to 6th Avenue
- Domestic water extension across PA-2 from Rome Street to west side of PA-4
- Internal watermains to service this planning area through connections on Rome Street, Valdai Way and the East-West 2 Lane Collector.
- Sanitary sewer main within Valdai Way from 6th Avenue to the East-West 2 Lane Collector
- Sanitary Sewer main within the East-West 2 Lane Collector from Valdai Street to Stephen D. Hogan Parkway
- Sanitary sewer main along the north side of PA-13 from Stephen D. Hogan to the connection at the existing sanitary within Picadilly Road.
- Detention Pond B and drainage channel will be constructed with this planning area if not previously constructed.
- Storm sewer to provide conveyance from the planning area to the stormwater detention pond.
- Dedication of a minimum of 1.70 Acres of Open Space at the time of Site Plan submittal. Improvements shall be constructed by the developer with the Site Plan Improvements.

Planning Area 5 (12.31 Acres) Mixed-Commercial:

Prior to the development of PA 5 the following public improvements shall be designed and approved for construction:

- The southern half of 6th Avenue Public Roadway Improvements as a Modified Local Type 3 from Picadilly Road to the future intersection with the proposed Local Type 1 roadway on the eastern boundary of PA-5.
- Valdai Way public road improvements as a 3 Lane Collector along the western extent of Planning Area 5 connecting 6th Avenue to Stephen D. Hogan Parkway.
- Local Type 1 street improvements along the eastern extents of Planning Area 5, connecting 6th Avenue to the proposed Valdai Way.
- Private access drives to service the Mixed-Commercial development.
- The inclusion of enhanced pedestrian crossings within this planning area will be determined at the time of construction documents.
- Domestic water extension within Valdai Way from 6th Avenue to the intersection with the Local Type 1 roadway on the eastern side of PA-5
- Relocation of the existing domestic water along the eastern boundary of the site to extend within Valdai Way from the Type 1 local Road to Stephen D. Hogan Parkway
- Internal watermains to service this planning area through connections on Valdai Way and the future Type 1 local road.
- Sanitary sewer main within Valdai Way from 6th Avenue to the East-West 2 Lane Collector
- Sanitary Sewer main within the East-West 2 Lane Collector from Valdai Way to Stephen D. Hogan Parkway
- Sanitary sewer main along the north side of PA-13 from Stephen D. Hogan to the connection at the existing sanitary within Picadilly Road.
- Internal sanitary sewer to service this planning area.
- Detention Pond A will be constructed with this planning area if not previously constructed.
- Storm sewer to provide conveyance from the planning area to the detention pond.
- Dedication of a minimum of 0.50 Acres of Open Space at the time of Site Plan submittal. Improvements shall be constructed by the developer with the Site Plan Improvements.

Planning Area 6 (7.31 Acres) Open Space:

Prior to the development of PA 6 the following public improvements shall be designed and approved for construction:

- 1 Regional Multi-Use trail improvements along the proposed channel.
- 1 Domestic water extension within Valdai Way from 6th Avenue to the intersection with the proposed Type 1 local roadway
- 1 Relocation of the existing domestic water along the eastern boundary of the site to extend within Valdai Way from the type 1 local road to Stephen D. Hogan Parkway
- 1 Sanitary Sewer main within the East-West 2 Lane Collector from Valdai Way to Stephen D. Hogan Parkway
- Sanitary sewer main along the north side of PA-13 from Stephen D. Hogan to the connection at the existing sanitary within Picadilly Road.
- Detention Pond C and drainage channel will be constructed with this planning area if not previously constructed.
- Open Space improvements shall be constructed by the developer as a condition of the first Site Plan.
- 1 Local Connection to the Regional Multi-Use trail system.

Planning Area 7 (7.14 Acres) Neighborhood Park:

Prior to the development of PA 7 the following public improvements shall be designed and approved for construction:

- 1 Regional Multi-Use trail improvements along the proposed channel.
- 1 Domestic water extension within Rome Street from 6th Avenue to Stephen D. Hogan Parkway
- 1 Domestic water extension within Stephen D. Hogan Parkway from Rome Street to the East-West 2 Lane Collector
- 1 Domestic water extension within the proposed East-West 2 Lane Collector from Stephen D. Hogan to Valdai Street.
- 1 Domestic water extension within Valdai Way from the proposed East-West 2 Lane Collector to 6th Avenue
- 1 Internal water-mains to service this planning area through connections on the East-West 2 Lane Collector.
- 1 Sanitary Sewer main within the East-West 2 Lane Collector from Valdai Way to Stephen D. Hogan Parkway
- 1 Sanitary sewer main along the north side of PA-13 from Stephen D. Hogan to the connection at the existing sanitary within Picadilly Road.
- 1 Detention Pond C and drainage channel will be constructed with this planning area if not previously constructed.
- 1 Open space improvements shall be constructed prior to 50% Certificate of Occupancies of adjacent PA-4
- 1 Pedestrian sidewalk improvements along the south side of the proposed Type 3 Local roadway.
- 1 Local Connection to the Regional Multi-Use trail system.

Planning Area 8 (9.91 Acres) Commercial:

Prior to the development of PA 8 the following public improvements shall be designed and approved for construction:

- Two-lane collector improvements at the northern extents of PA-8 extending from Stephen D. Hogan Parkway to Valdai Street.
- Local Urban 2 Lane walkable main street improvements to service the planning area and connect the Two Lane Collector on the north side of PA-8 to the Local Type 3 roadway on the south side of PA-8
- Local Type 3 street improvements along the southern end of PA-8 extending from Stephen D. Hogan Parkway to the eastern boundary of PA-8. An approved turnaround shall be constructed, if needed, until which time the Local Type 3 is constructed through PA-10 to connect to Valdai Way
- 1 Pedestrian sidewalk improvements along the north side of Stephen D. Hogan Parkway from The East-West 2 Lane collector to the proposed Type 3 Local roadway.
- 1 Intersection improvements at the intersection of Stephen D. Hogan Parkway and the proposed Local Type 3 street, when warrants are met.
- 1 The signal at the intersection of Stephen D. Hogan Parkway and the Local Type 3 street will be funded according to the City's Traffic Signal Escrow Ordinance.

- Domestic water extension within Stephen D. Hogan Parkway from Picadilly Road to the intersection with the proposed Local Type 3.
- Domestic water extension within the proposed 2 lane collector from Stephen D. Hogan Parkway to the proposed Local Urban 2 lane roadway.
- Domestic water extension within the proposed Local Urban 2 lane roadway from the 2 Lane Collector to the proposed Local Type 3.
- Domestic water extension within the Local Type 3 from Stephen D. Hogan Parkway to the Local Urban 2 lane roadway.
- Internal watermain looping to service this planning area through connections to the watermains within Stephen D. Hogan.
- Sanitary sewer main within the Two Lane Collector from the Local Urban 2 Lane to Stephen D. Hogan Parkway.
- Sanitary sewer main within Stephen D. Hogan Parkway from the proposed 2 Lane Collector Local Urban 2 lane roadway to the proposed Local Type 3 roadway.
- Sanitary sewer main within the proposed Local Urban 2-lane roadway from the 2 Lane Collector to the Local Type 3 roadway.
- Sanitary sewer main along the north side of PA-13 from Stephen D. Hogan to the connection at the existing sanitary within Picadilly Road.
- Sanitary sewer to service this planning area.
- Local-use trail improvements along the south side of the channel and E-470.
- Pedestrian sidewalk improvements along the north and south side of the Local Type 3 Roadway.
- Private access drive to service the commercial planning area.
- Storm sewer to provide conveyance from the planning area to the detention pond.
- Detention Pond D and the engineered drainage channel will be constructed with this planning area if not previously constructed.

Planning Area 9 (8.19 Acres) Commercial:

Prior to the development of PA 9 the following public improvements shall be designed and approved for construction:

- Valdai Way three-lane collector improvements along the eastern extents of the planning area to provide connection from the planning area back to Stephen D. Hogan Parkway.
- Pedestrian sidewalk improvements along the north side of Stephen D. Hogan Parkway from the proposed Type 3 Local roadway to the intersection with Valdai Way.
- Intersection improvements, including auxiliary lanes at the intersection of Stephen D. Hogan Parkway and Valdai Way when warrants are met.
- The signal at the intersection of Valdai Way and Stephen D. Hogan Parkway will be funded according to the City's Traffic Signal Escrow Ordinance.
- Domestic water extension within Stephen D. Hogan Parkway from the proposed 2 Lane Collector to the existing watermain at Valdai Way.
- Domestic water extension within the 2 Lane Collector from Stephen D. Hogan Parkway to the proposed Local Urban 2 Lane roadway.
- Domestic water extension within the proposed Local Urban 2 Lane roadway from the 2 Lane Collector to the proposed Local Type 3 roadway.
- Domestic water main through the southern portion of PA-8 and the northern portion of PA-9, from the Local Type 3 to Valdai Way.
- Sanitary sewer main within Stephen D. Hogan Parkway from Valdai Way to the proposed 2 Lane Collector.
- Sanitary sewer main along the north side of PA-13 from Stephen D. Hogan to the connection at the existing sanitary within Picadilly Road.

- 1 • Local Connections to the Regional Multi-Use trail improvements within and adjacent to the planning area with connections to Stephen D. Hogan Parkway.
- Private access drives to service the commercial planning area.
- Detention Pond C and drainage channel will be constructed with this planning area if not previously constructed.
- Storm sewer to provide conveyance from the planning area to the detention pond.

Planning Area 10 (12.31 Acres) Multi-Family Attached Residential:

Prior to the development of PA 10 the following public improvements shall be designed and approved for construction:

- Valdai Way 1 three-lane collector street improvements from Stephen D. Hogan Parkway to the proposed 2-Lane Collector street within PA-4.
- 2-Lane Collector improvements between the proposed Valdai Way 1 3-Lane Collector and Stephen D. Hogan Parkway.
- 1 • Local Type 3 street improvements from Valdai Way 1 to the western boundary of PA-10. An approved turnaround shall be constructed, if needed, until the Local Type 3 roadway extension is constructed through PA-8.
- 1 • Sanitary sewer main within the Local Type 3 from Valdai Way 1 to the Local Urban Type 2 roadway through PA-8
- Sanitary sewer within the Local Urban Type 2 roadway in PA-8 from the Local Type 3 to the proposed 2 Lane Collector.
- Sanitary sewer main along the north side of PA-13 from Stephen D. Hogan to the connection at the existing sanitary within Picadilly Road.
- Sanitary sewer to service the planning area.
- Domestic water extension within the proposed Local Type 3 roadway from the Local Urban 2 Lane roadway 1 to Valdai Way 1
- Domestic water extension through the northern portion of PA-9 to connect from the Local Type 3 to Valdai Way 1
- Domestic water extension within Valdai Way 1 from 6th Avenue to the intersection of Valdai Way 1 and the Local Type 1 Frontage Road
- Relocation of existing watermain under Valdai Way 1 from the Local Type 1 Frontage Road to Stephen D. Hogan Parkway
- Intersection improvements at the intersection of Stephen D. Hogan Parkway and the proposed Local Type 3 street, when warrants are met.
- The signal at the intersection of Stephen D. Hogan Parkway and the Local Type 3 street will be funded according to the City's Traffic Signal Escrow Ordinance.
- 1 • Local Connections to the Regional Multi-use trail improvements within the planning area with connections to the parks and open space regional trail network.
- Detention Pond C and drainage channel will be constructed with this planning area if not previously constructed.
- Storm sewer to provide conveyance from the planning area to the stormwater detention pond.
- Dedication of a minimum of 1.00 Acres of Open Space at the time of Site Plan submittal. Improvements shall be constructed by the developer with the Site Plan Improvements.

Planning Area 11 (11.78 Acres) Mixed-Commercial:

Prior to the development of PA 11 the following public improvements shall be designed and approved for construction:

- Picadilly Road improvements from the southern boundary of PA13 to 6th Avenue, if not already constructed, including the intersection with Stephen D. Hogan Parkway.
- The intersection improvements at Picadilly Road and Stephen D. Hogan Parkway, when warranted.
- Pedestrian sidewalk improvements along the south side of Stephen D. Hogan Parkway from Picadilly Road to the southeastern boundary of PA-11 (i.e. the planning area frontage).
- The traffic signal at the intersection of Picadilly Road and Stephen D. Hogan Parkway will be funded according to the City's Traffic Signal Escrow ordinance.

- Local Type 3 street improvements along the eastern portion of the planning area, including the intersection with Stephen D. Hogan Parkway and Picadilly Road.
- Intersection improvements at the proposed Local Type 3 street connection to Stephen D. Hogan Parkway, when warrants are met.
- The signal at the intersection of Stephen D. Hogan Parkway and the proposed Local Type 3 street will be funded according to the City's Traffic Signal Escrow Ordinance.

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- Local connections to the future multi-use trail improvements along Picadilly Road outside of the scope of this project.
- Sanitary sewer service to the proposed planning area from the 18" sanitary main within Picadilly Road.
- Domestic water extension under Picadilly Road from 6th Avenue to the southern boundary of PA-11.
- Domestic water extension within Stephen D. Hogan Parkway from Picadilly Road to Rome Street
- Domestic Water extension under Rome Street from 6th Avenue to Stephen D. Hogan Parkway
- Watermain service to this planning area.
- Detention Pond E will be constructed with this planning area if not previously constructed.
- Storm sewer to provide conveyance from the planning area to the detention pond.

Planning Area 13 (26.68 Acres) Single Family Attached Residential:

Prior to the development of PA 13 the following public improvements shall be designed and approved for construction:

- Picadilly Road improvements from the southern boundary of PA-13 to 6th Avenue, if not already constructed, including the intersection with Stephen D. Hogan Parkway.
- The intersection improvements at Picadilly Road and Stephen D. Hogan Parkway, when warranted.
- The traffic signal at the intersection of Picadilly Road and Stephen D. Hogan Parkway will be funded according to the City's Traffic Signal Escrow ordinance.
- Pedestrian sidewalk improvements along the south side of Stephen D. Hogan Parkway from the northeastern boundary of PA-13 to the southeastern boundary of PA-13 (i.e. the planning area frontage).
- Local Type 1 connections to Stephen D. Hogan Parkway, including the intersections with Stephen D. Hogan Parkway.
- Intersection improvements at the proposed Local Type 1 street connections to Stephen D. Hogan Parkway and Picadilly Road, when warrants are met.
- The signal at the intersection of Stephen D. Hogan Parkway and the proposed northwestern Local Type I street will be funded according to the City's Traffic Signal Escrow Ordinance.

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- Local Connections in PA-13 to the 6' wide minimum local use trail improvements within PA-15, unless already constructed.
- Detention Ponds D, E, and F, and the engineered drainage channel will be constructed with this planning area if not previously constructed.
- Proposed storm sewer to connect the detention ponds.
- Sanitary sewer service to the proposed planning area.
- Domestic water extension under Picadilly Road from 6th Avenue to Stephen D. Hogan Parkway
- Domestic water extension within Stephen D. Hogan Parkway from Picadilly Road to the connection with the existing water main at the intersection of Valdai Street and Stephen D. Hogan Parkway
- Dedication of a minimum of 5.06 Acres of Open Space at the time of Site Plan submittal. Improvements shall be constructed by the developer with the Site Plan Improvements.

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- 6' wide minimum local use trail improvements within PA-15 and through PA-13 to Stephen D. Hogan, unless already constructed.
- Local connections to the future multi-use trail improvements along Picadilly Road outside of the scope of this project.

Planning Area 14 (3.09 Acres) Commercial:

Prior to the development of PA 14 the following public improvements shall be designed and approved for construction:

- The proposed Local Type 1 connection within the planning area to Stephen D. Hogan parkway, including intersection improvements, when warranted.
- Pedestrian sidewalk improvements along the south side of Stephen D. Hogan Parkway from the northeastern boundary of PA-14 to the eastern boundary of PA-14 (i.e. the planning area frontage).
- Detention Pond F will be constructed with this planning area if not previously constructed.
- Proposed storm sewer to connect the detention pond.
- Sanitary sewer service to the proposed planning area.
- Domestic water extension under Picadilly Road from 6th Avenue to Stephen D. Hogan Parkway
- Domestic water extension within Stephen D. Hogan Parkway from Picadilly Road to the connection with the existing water main at the intersection of Valdai Way and Stephen D. Hogan Parkway
- Watermain service to the planning area by the proposed 12" main extension within Stephen D. Hogan Parkway.
- Local Connection to the 6' wide minimum local trail improvements within PA-15, unless already constructed with PA-13.



Planning Area 15 (2.99 Acres) Neighborhood Park:

Prior to the development of PA 15 the following public improvements shall be designed and approved for construction:

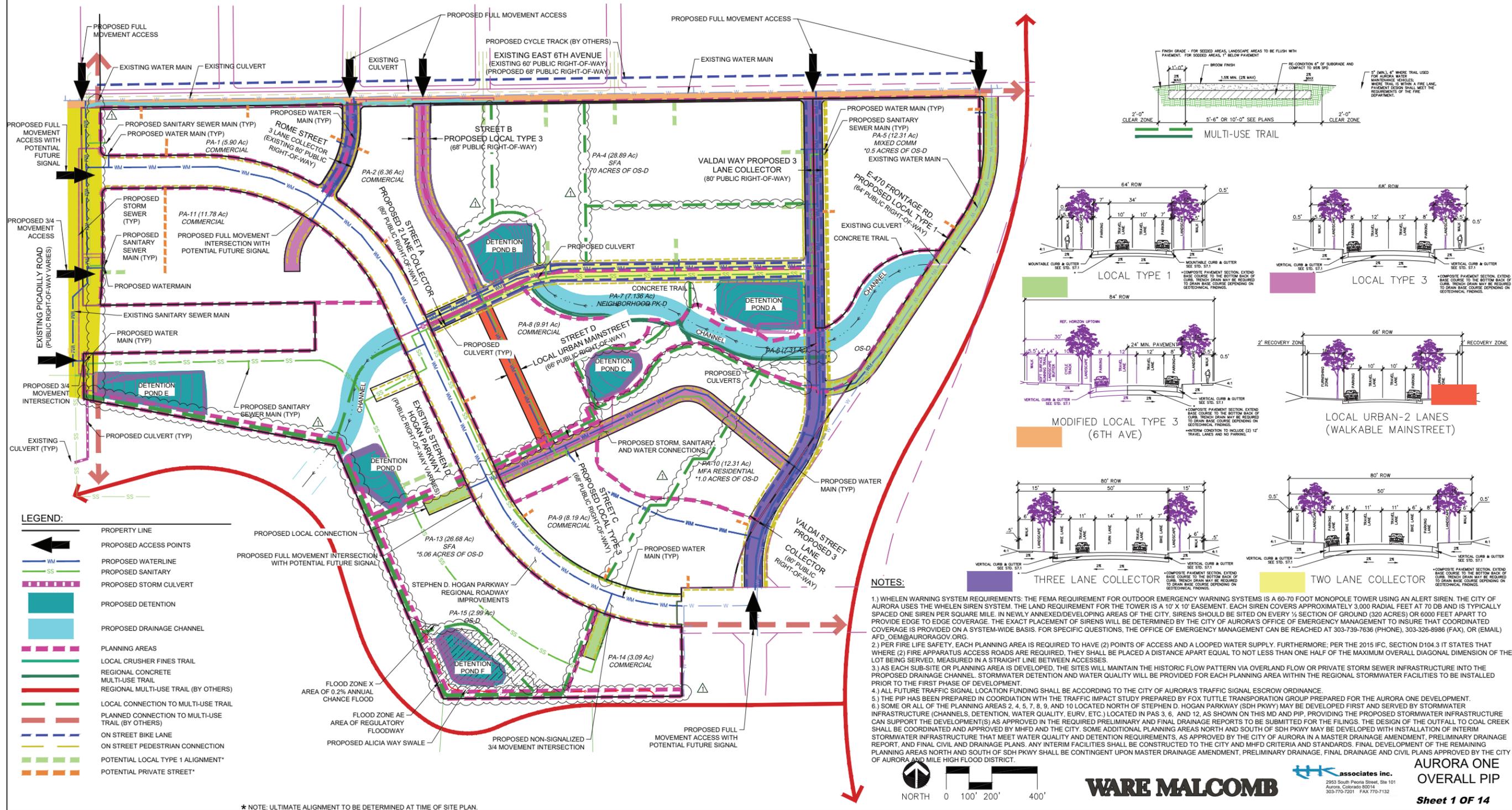
- Detention Pond E and drainage channel will be constructed with this planning area if not previously constructed.
- Construction of PA-15 is required prior to 50% Certificate of Occupancies of adjacent PA-13
- 6' wide minimum local trail improvements located within the 30' tail corridor along the north side of the Local Type 3 Roadway and west of Stephen D. Hogan Parkway.



OVERALL DEVELOPMENT AND PLANNING AREA EXHIBITS

AURORA ONE PUBLIC IMPROVEMENT PLAN (PIP)

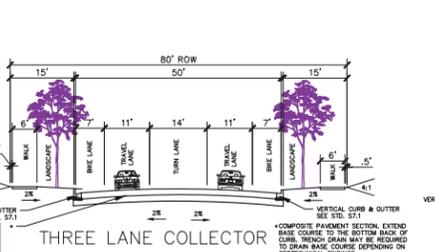
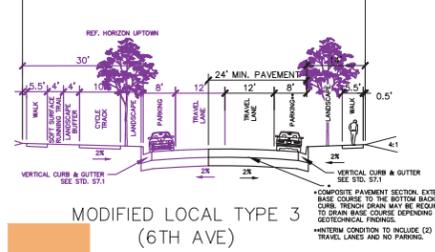
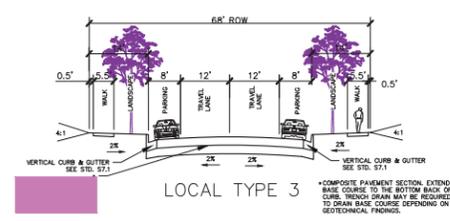
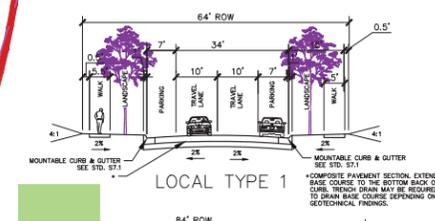
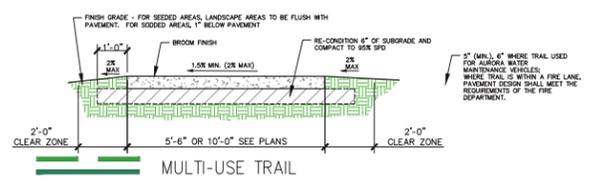
**A PORTION OF THE NORTH HALF QUARTER OF SECTION 12, TOWNSHIP
4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY
OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**



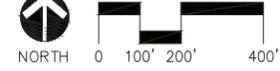
LEGEND:

	PROPERTY LINE
	PROPOSED ACCESS POINTS
	PROPOSED WATERLINE
	PROPOSED SANITARY
	PROPOSED STORM CULVERT
	PROPOSED DETENTION
	PROPOSED DRAINAGE CHANNEL
	PLANNING AREAS
	LOCAL CRUSHER FINES TRAIL
	REGIONAL CONCRETE
	MULTI-USE TRAIL
	REGIONAL MULTI-USE TRAIL (BY OTHERS)
	LOCAL CONNECTION TO MULTI-USE TRAIL
	PLANNED CONNECTION TO MULTI-USE TRAIL (BY OTHERS)
	ON STREET BIKE LANE
	ON STREET PEDESTRIAN CONNECTION
	POTENTIAL LOCAL TYPE 1 ALIGNMENT*
	POTENTIAL PRIVATE STREET*

* NOTE: ULTIMATE ALIGNMENT TO BE DETERMINED AT TIME OF SITE PLAN.



- NOTES:**
- 1) WHEN WARNING SYSTEM REQUIREMENTS: THE FEMA REQUIREMENT FOR OUTDOOR EMERGENCY WARNING SYSTEMS IS A 60-70 FOOT MONOPOLE TOWER USING AN ALERT SIREN. THE CITY OF AURORA USES THE WHELEN SIREN SYSTEM. THE LAND REQUIREMENT FOR THE TOWER IS A 10' X 10' EASEMENT. EACH SIREN COVERS APPROXIMATELY 3,000 RADIAL FEET AT 70 DB AND IS TYPICALLY SPACED ONE SIREN PER SQUARE MILE. IN NEWLY ANNEXED/DEVELOPING AREAS OF THE CITY, SIRENS SHOULD BE SITED ON EVERY 1/2 SECTION OF GROUND (320 ACRES) OR 6000 FEET APART TO PROVIDE EDGE TO EDGE COVERAGE. THE EXACT PLACEMENT OF SIRENS WILL BE DETERMINED BY THE CITY OF AURORA'S OFFICE OF EMERGENCY MANAGEMENT TO INSURE THAT COORDINATED COVERAGE IS PROVIDED ON A SYSTEM-WIDE BASIS. FOR SPECIFIC QUESTIONS, THE OFFICE OF EMERGENCY MANAGEMENT CAN BE REACHED AT 303-739-7636 (PHONE), 303-326-8986 (FAX), OR (EMAIL) AFD_OEM@AURORAGOV.ORG.
 - 2) PER FIRE LIFE SAFETY, EACH PLANNING AREA IS REQUIRED TO HAVE (2) POINTS OF ACCESS AND A LOOPED WATER SUPPLY. FURTHERMORE, PER THE 2015 IFC, SECTION D104.3 IT STATES THAT WHERE (2) FIRE APPARATUS ACCESS ROADS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE LOT BEING SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES.
 - 3) AS EACH SUB-SITE OR PLANNING AREA IS DEVELOPED, THE SITES WILL MAINTAIN THE HISTORIC FLOW PATTERN VIA OVERLAND FLOW OR PRIVATE STORM SEWER INFRASTRUCTURE INTO THE PROPOSED DRAINAGE CHANNEL. STORMWATER DETENTION AND WATER QUALITY WILL BE PROVIDED FOR EACH PLANNING AREA WITHIN THE REGIONAL STORMWATER FACILITIES TO BE INSTALLED PRIOR TO THE FIRST PHASE OF DEVELOPMENT.
 - 4) ALL FUTURE TRAFFIC SIGNAL LOCATION FUNDING SHALL BE ACCORDING TO THE CITY OF AURORA'S TRAFFIC SIGNAL ESCROW ORDINANCE.
 - 5) THE PIP HAS BEEN PREPARED IN COORDINATION WITH THE TRAFFIC IMPACT STUDY PREPARED BY FOX TUTTLE TRANSPORTATION GROUP PREPARED FOR THE AURORA ONE DEVELOPMENT.
 - 6) SOME OR ALL OF THE PLANNING AREAS 2, 4, 5, 7, 8, 9, AND 10 LOCATED NORTH OF STEPHEN D. HOGAN PARKWAY (SDH PKWY) MAY BE DEVELOPED FIRST AND SERVED BY STORMWATER INFRASTRUCTURE (CHANNELS, DETENTION, WATER QUALITY, EUR, ETC.) LOCATED IN PAS 3, 6, AND 12. AS SHOWN ON THIS MD AND PIP, PROVIDING THE PROPOSED STORMWATER INFRASTRUCTURE CAN SUPPORT THE DEVELOPMENT(S) AS APPROVED IN THE REQUIRED PRELIMINARY AND FINAL DRAINAGE REPORTS TO BE SUBMITTED FOR THE FILINGS. THE DESIGN OF THE OUTFALL TO COAL CREEK SHALL BE COORDINATED AND APPROVED BY MHFD AND THE CITY. SOME ADDITIONAL PLANNING AREAS NORTH AND SOUTH OF SDH PKWY MAY BE DEVELOPED WITH INSTALLATION OF INTERIM STORMWATER INFRASTRUCTURE THAT MEET WATER QUALITY AND DETENTION REQUIREMENTS, AS APPROVED BY THE CITY OF AURORA IN A MASTER DRAINAGE AMENDMENT, PRELIMINARY DRAINAGE REPORT, AND FINAL CIVIL AND DRAINAGE PLANS. ANY INTERIM FACILITIES SHALL BE CONSTRUCTED TO THE CITY AND MHFD CRITERIA AND STANDARDS. FINAL DEVELOPMENT OF THE REMAINING PLANNING AREAS NORTH AND SOUTH OF SDH PKWY SHALL BE CONTINGENT UPON MASTER DRAINAGE AMENDMENT, PRELIMINARY DRAINAGE, FINAL DRAINAGE AND CIVIL PLANS APPROVED BY THE CITY OF AURORA AND MILE HIGH FLOOD DISTRICT.

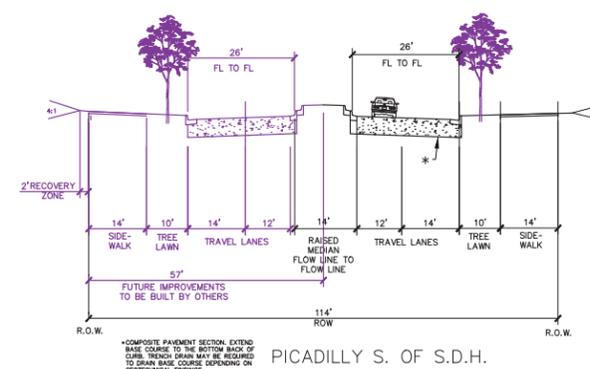
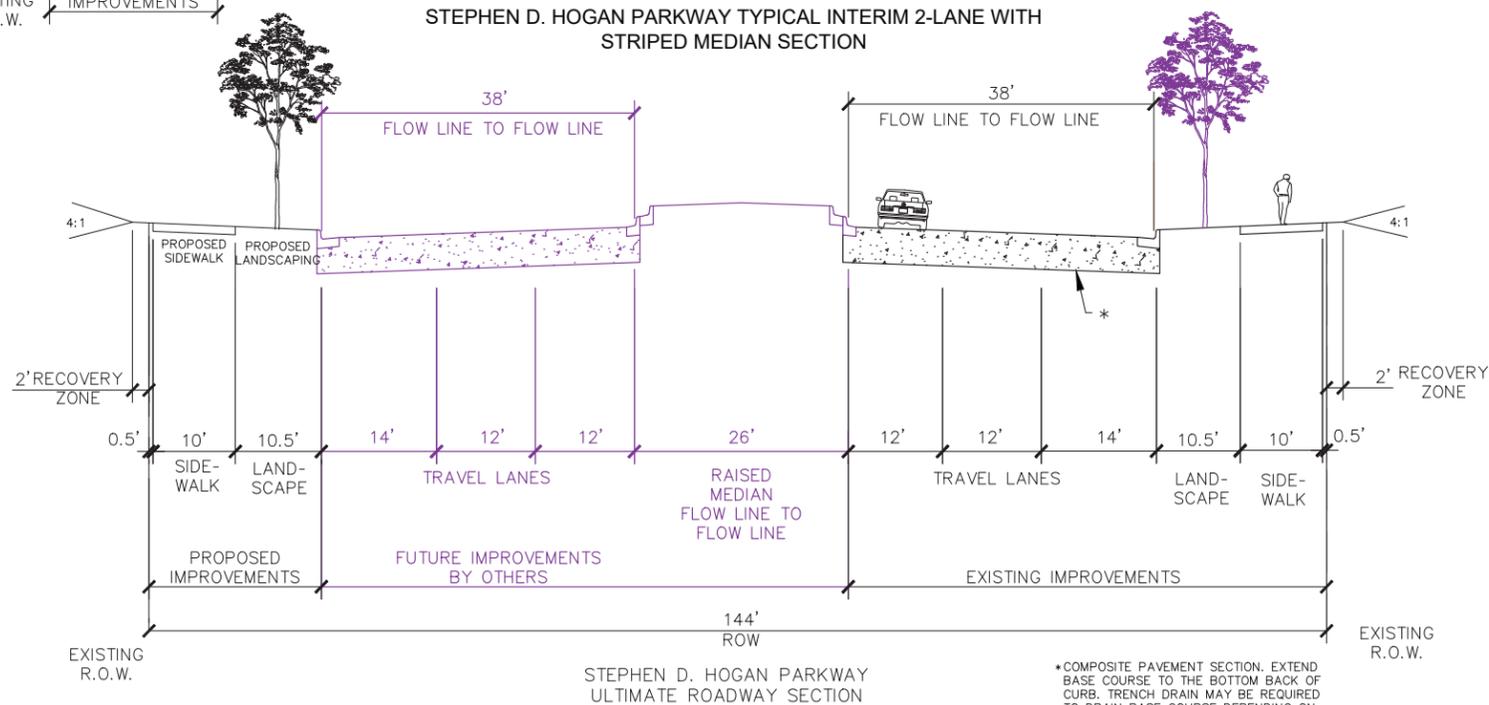
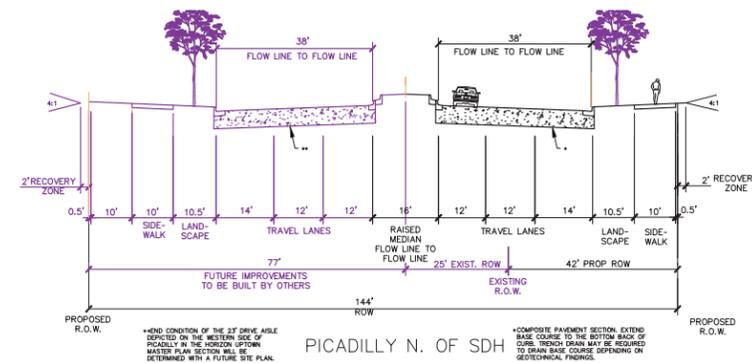
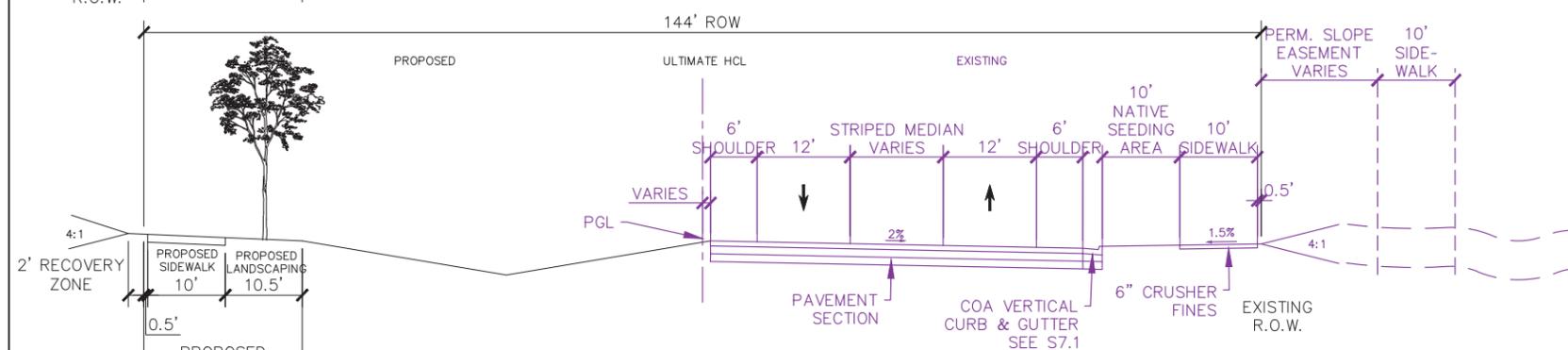
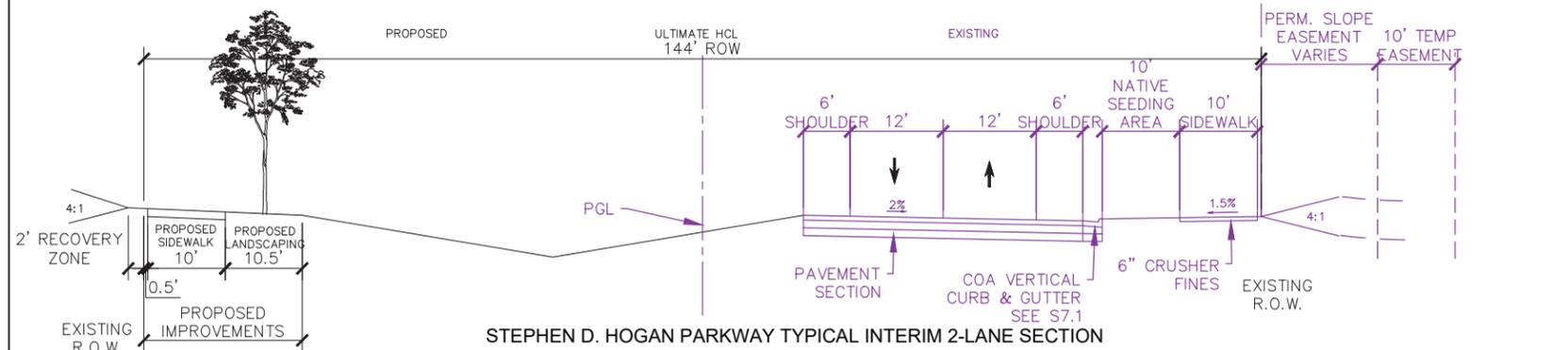


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**AURORA ONE
OVERALL PIP
Sheet 1 OF 14**

AURORA ONE PUBLIC IMPROVEMENT PLAN (PIP) STEPHEN D. HOGAN PARKWAY & PICADILLY ROADWAY SECTIONS



PICADILLY ROAD ULTIMATE SECTION:

AURORA ONE AND THE CITY OF AURORA ARE CURRENTLY IN NEGOTIATIONS REGARDING THE ULTIMATE SECTION OF PICADILLY. THE ROADWAY SECTION OF PICADILLY IS SHOWN ON THIS DOCUMENT AS A FOUR LANE ARTERIAL SOUTH OF STEPHEN D HOGAN AND A 6 LANE ARTERIAL NORTH OF STEPHEN D HOGAN IN COMPLIANCE WITH THE NEATS STUDY. THE CITY OF AURORA HAS INSTRUCTED AURORA ONE TO INVESTIGATE A LESSER ROADWAY SECTION, BASED ON PROJECTED TRAFFIC COUNTS. THIS INVESTIGATION IS ONGOING AT THE TIME OF THIS PIP AND IT MAY BE DETERMINED BY THE CITY OF AURORA AFTER APPROVAL THAT THIS ROADWAY SECTION MAY BE UTILIZED.

LEGEND



**AURORA ONE
PIP**

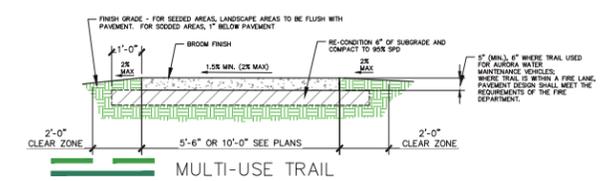
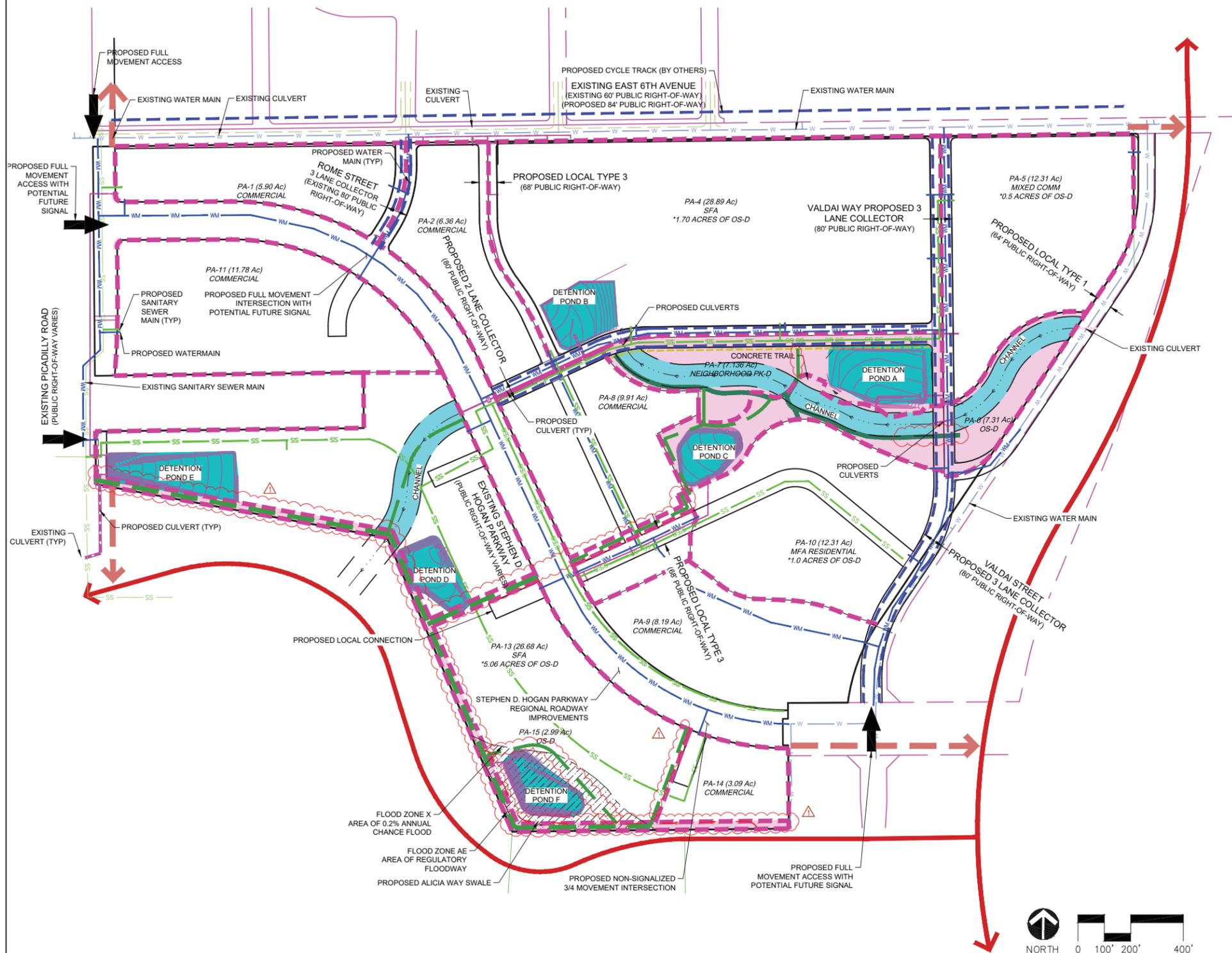
Sheet 2 OF 14

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*COMPOSITE PAVEMENT SECTION. EXTEND BASE COURSE TO THE BOTTOM BACK OF CURB. TRENCH DRAIN MAY BE REQUIRED TO DRAIN BASE COURSE DEPENDING ON GEOTECHNICAL FINDINGS.

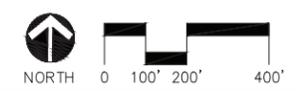
AURORA ONE PUBLIC IMPROVEMENT PLAN (PIP) PLANNING AREAS PA-6, PA-7 AND PA-15 EXHIBIT PARKS, AND OPEN SPACE IMPROVEMENTS



- LEGEND:**
- PROPERTY LINE
 - PROPOSED ACCESS POINTS
 - WM PROPOSED WATERLINE
 - SS PROPOSED SANITARY
 - PROPOSED STORM CULVERT
 - PROPOSED DETENTION
 - PROPOSED DRAINAGE CHANNEL
 - PLANNING AREAS
 - LOCAL CRUSHER FINES TRAIL
 - REGIONAL CONCRETE MULTI-USE TRAIL
 - REGIONAL MULTI-USE TRAIL (BY OTHERS)
 - LOCAL CONNECTION TO MULTI-USE TRAIL
 - PLANNED CONNECTION TO MULTI-USE TRAIL (BY OTHERS)
 - ON STREET BIKE LANE
 - ON STREET PEDESTRIAN CONNECTION
 - PRIVATE ACCESS DRIVE*
 - POTENTIAL LOCAL TYPE II ALIGNMENT*
 - POTENTIAL LOCAL TYPE I ALIGNMENT*
 - POTENTIAL PRIVATE STREET*
- * NOTE: ULTIMATE ALIGNMENT TO BE DETERMINED AT TIME OF SITE PLAN.

NOTES:

SOME OR ALL OF THE PLANNING AREAS 2, 4, 5, 7, 8, 9, AND 10 LOCATED NORTH OF STEPHEN D. HOGAN PARKWAY (SDH PKWY) MAY BE DEVELOPED FIRST AND SERVED BY STORMWATER INFRASTRUCTURE (CHANNELS, DETENTION, WATER QUALITY, EURV, ETC.) LOCATED IN PAS 3, 6, AND 12, AS SHOWN ON THIS MD AND PIP, PROVIDING THE PROPOSED STORMWATER INFRASTRUCTURE CAN SUPPORT THE DEVELOPMENT(S) AS APPROVED IN THE REQUIRED PRELIMINARY AND FINAL DRAINAGE REPORTS TO BE SUBMITTED FOR THE FILINGS. THE DESIGN OF THE OUTFALL TO COAL CREEK SHALL BE COORDINATED AND APPROVED BY MHFD AND THE CITY. SOME ADDITIONAL PLANNING AREAS NORTH AND SOUTH OF SDH PKWY MAY BE DEVELOPED WITH INSTALLATION OF INTERIM STORMWATER INFRASTRUCTURE THAT MEET WATER QUALITY AND DETENTION REQUIREMENTS, AS APPROVED BY THE CITY OF AURORA IN A MASTER DRAINAGE AMENDMENT, PRELIMINARY DRAINAGE REPORT, AND FINAL CIVIL AND DRAINAGE PLANS. ANY INTERIM FACILITIES SHALL BE CONSTRUCTED TO THE CITY AND MHFD CRITERIA AND STANDARDS. FINAL DEVELOPMENT OF THE REMAINING PLANNING AREAS NORTH AND SOUTH OF SDH PKWY SHALL BE CONTINGENT UPON MASTER DRAINAGE AMENDMENT, PRELIMINARY DRAINAGE, FINAL DRAINAGE AND CIVIL PLANS APPROVED BY THE CITY OF AURORA AND MILE HIGH FLOOD DISTRICT.



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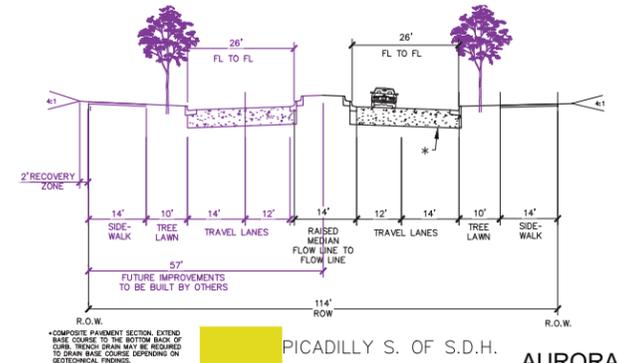
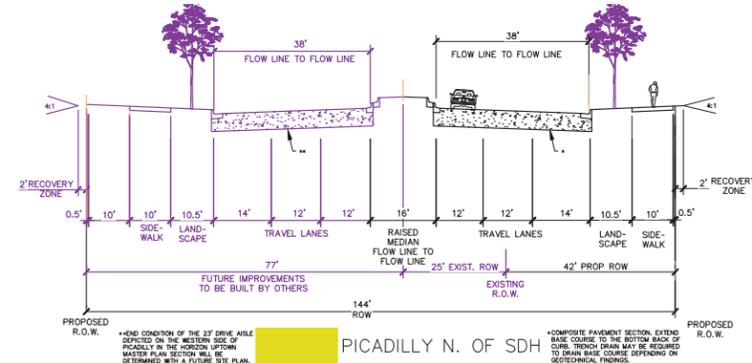
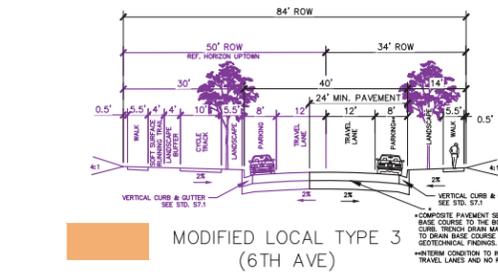
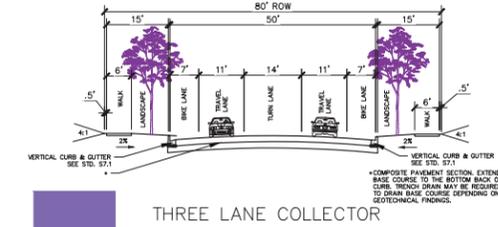
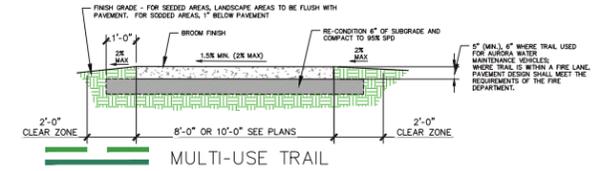
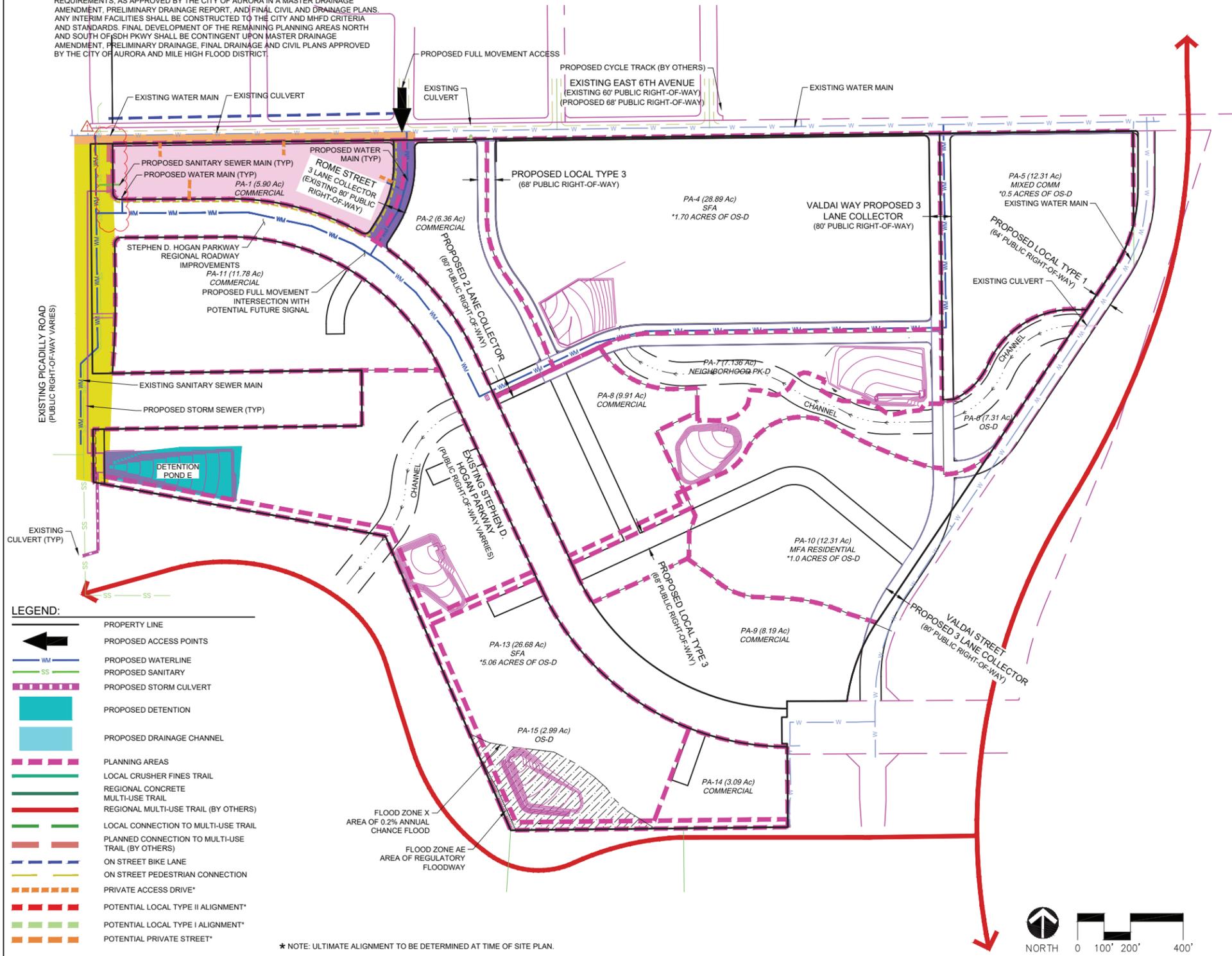
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AURORA ONE
PIP PLANNING
AREA EXHIBITS
Sheet 3 OF 14

NOTES:

SOME OR ALL OF THE PLANNING AREAS 2, 4, 5, 7, 8, 9, AND 10 LOCATED NORTH OF STEPHEN D. HOGAN PARKWAY (SDH PKWY) MAY BE DEVELOPED FIRST AND SERVED BY STORMWATER INFRASTRUCTURE (CHANNELS, DETENTION, WATER QUALITY, EURN, ETC.) LOCATED IN PAS 3, 6, AND 12. AS SHOWN ON THIS MD AND PIP, PROVIDING THE PROPOSED STORMWATER INFRASTRUCTURE CAN SUPPORT THE DEVELOPMENT(S) AS APPROVED IN THE REQUIRED PRELIMINARY AND FINAL DRAINAGE REPORTS TO BE SUBMITTED FOR THE FILINGS. THE DESIGN OF THE OUTFALL TO COAL CREEK SHALL BE COORDINATED AND APPROVED BY MHFD AND THE CITY. SOME ADDITIONAL PLANNING AREAS NORTH AND SOUTH OF SDH PKWY MAY BE DEVELOPED WITH INSTALLATION OF INTERIM STORMWATER INFRASTRUCTURE THAT MEET WATER QUALITY AND DETENTION REQUIREMENTS, AS APPROVED BY THE CITY OF AURORA IN A MASTER DRAINAGE AMENDMENT, PRELIMINARY DRAINAGE REPORT, AND FINAL CIVIL AND DRAINAGE PLANS. ANY INTERIM FACILITIES SHALL BE CONSTRUCTED TO THE CITY AND MHFD CRITERIA AND STANDARDS. FINAL DEVELOPMENT OF THE REMAINING PLANNING AREAS NORTH AND SOUTH OF SDH PKWY SHALL BE CONTINGENT UPON MASTER DRAINAGE AMENDMENT, PRELIMINARY DRAINAGE, FINAL DRAINAGE AND CIVIL PLANS APPROVED BY THE CITY OF AURORA AND MILE HIGH FLOOD DISTRICT.

AURORA ONE PUBLIC IMPROVEMENT PLAN (PIP) PLANNING AREAS PA-1 EXHIBIT

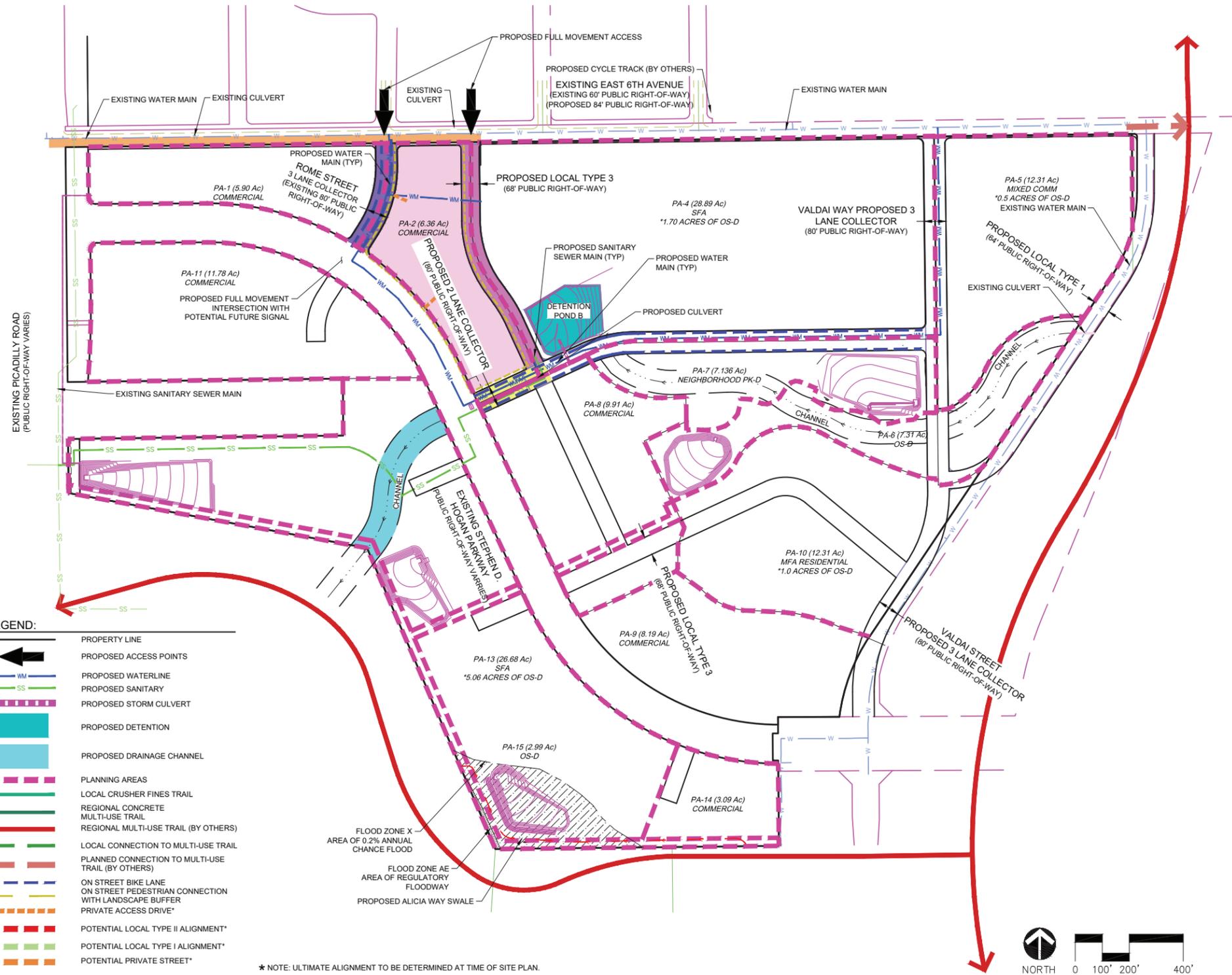


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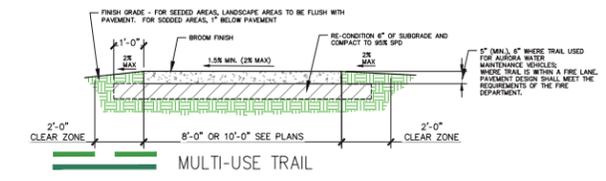
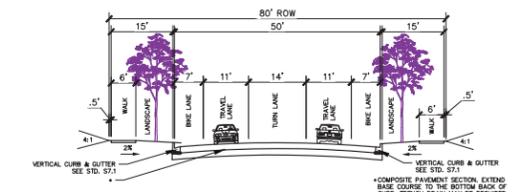
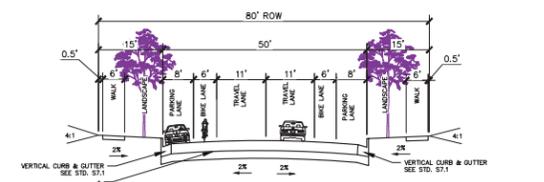
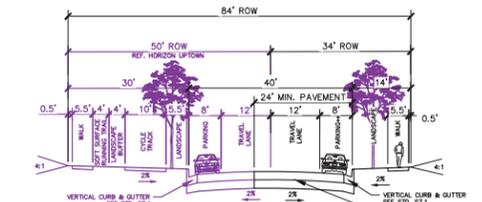
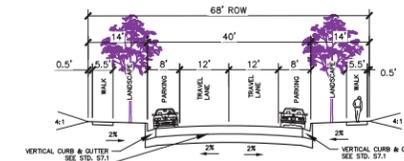
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**AURORA ONE
PIP PLANNING
AREA EXHIBITS
Sheet 4 OF 14**

AURORA ONE PUBLIC IMPROVEMENT PLAN (PIP) PLANNING AREAS PA-2 EXHIBIT

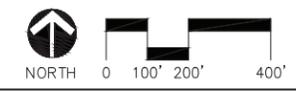


- LEGEND:**
- PROPERTY LINE
 - PROPOSED ACCESS POINTS
 - WM PROPOSED WATERLINE
 - SS PROPOSED SANITARY
 - PROPOSED STORM CULVERT
 - PROPOSED DETENTION
 - PROPOSED DRAINAGE CHANNEL
 - PLANNING AREAS
 - LOCAL CRUSHER FINES TRAIL
 - REGIONAL CONCRETE MULTI-USE TRAIL
 - REGIONAL MULTI-USE TRAIL (BY OTHERS)
 - LOCAL CONNECTION TO MULTI-USE TRAIL
 - PLANNED CONNECTION TO MULTI-USE TRAIL (BY OTHERS)
 - ON STREET BIKE LANE
 - ON STREET PEDESTRIAN CONNECTION WITH LANDSCAPE BUFFER
 - PRIVATE ACCESS DRIVE*
 - POTENTIAL LOCAL TYPE II ALIGNMENT*
 - POTENTIAL LOCAL TYPE I ALIGNMENT*
 - POTENTIAL PRIVATE STREET*
- * NOTE: ULTIMATE ALIGNMENT TO BE DETERMINED AT TIME OF SITE PLAN.



NOTES:

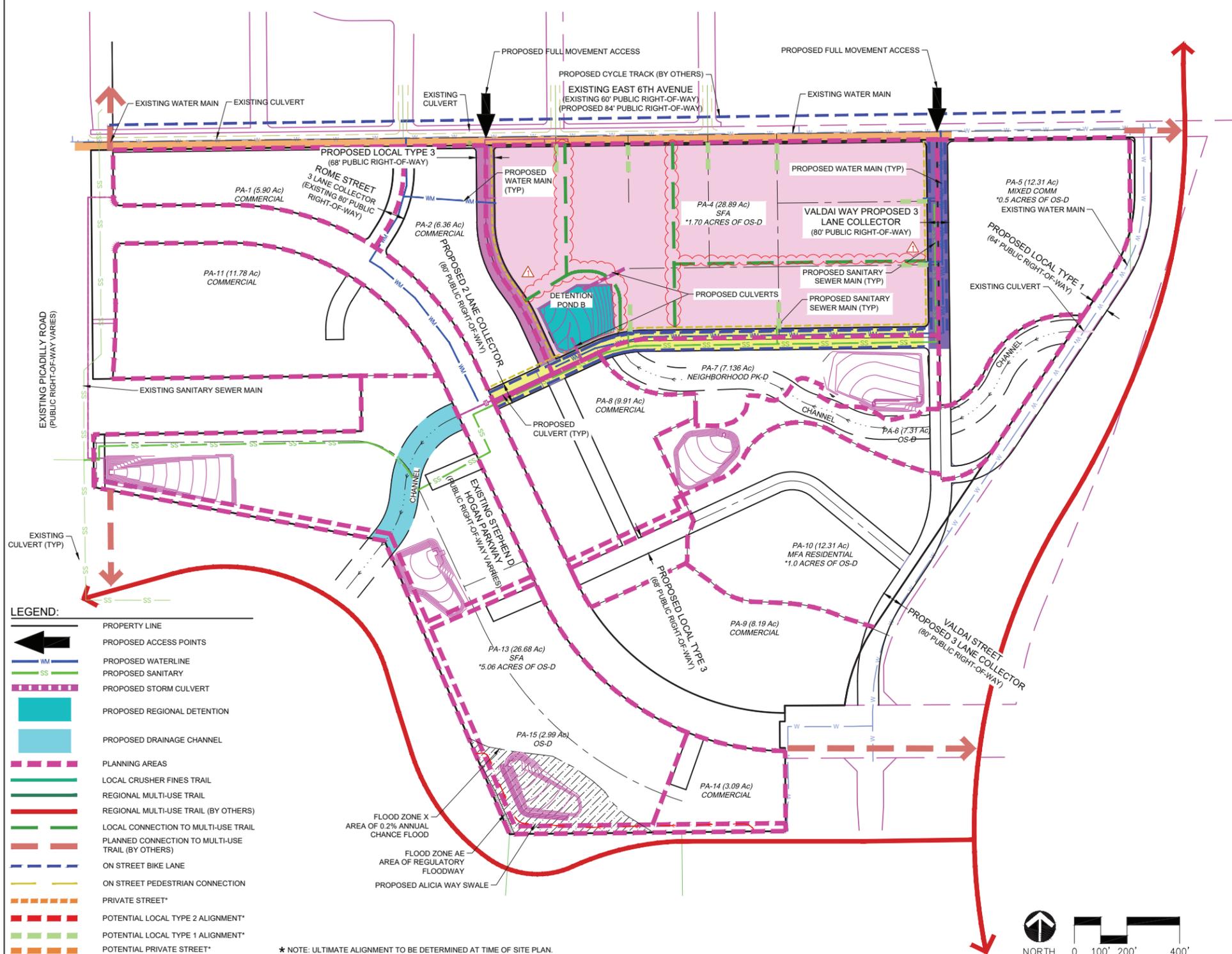
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**AURORA ONE
PIP PLANNING
AREA EXHIBITS**
Sheet 5 OF 14

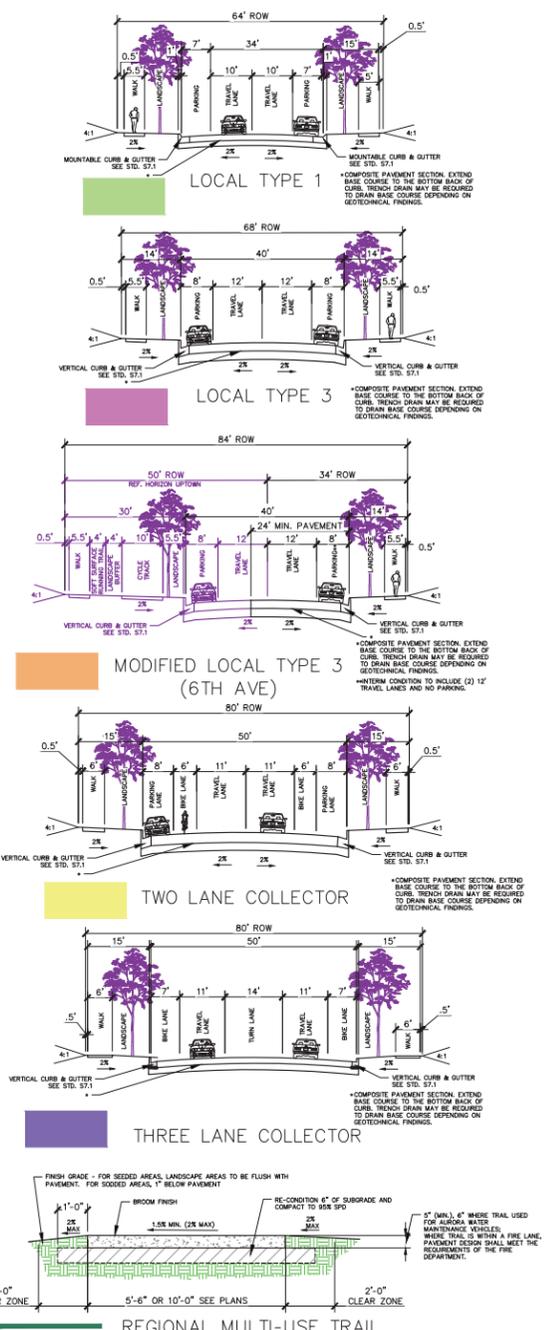
AURORA ONE PUBLIC IMPROVEMENT PLAN (PIP) PLANNING AREAS PA-4 EXHIBIT



LEGEND:

	PROPERTY LINE
	PROPOSED ACCESS POINTS
	PROPOSED WATERLINE
	PROPOSED SANITARY
	PROPOSED STORM CULVERT
	PROPOSED REGIONAL DETENTION
	PROPOSED DRAINAGE CHANNEL
	PLANNING AREAS
	LOCAL CRUSHER FINES TRAIL
	REGIONAL MULTI-USE TRAIL
	REGIONAL MULTI-USE TRAIL (BY OTHERS)
	LOCAL CONNECTION TO MULTI-USE TRAIL
	PLANNED CONNECTION TO MULTI-USE TRAIL (BY OTHERS)
	ON STREET BIKE LANE
	ON STREET PEDESTRIAN CONNECTION
	PRIVATE STREET*
	POTENTIAL LOCAL TYPE 2 ALIGNMENT*
	POTENTIAL LOCAL TYPE 1 ALIGNMENT*
	POTENTIAL PRIVATE STREET*

* NOTE: ULTIMATE ALIGNMENT TO BE DETERMINED AT TIME OF SITE PLAN.



NOTES:

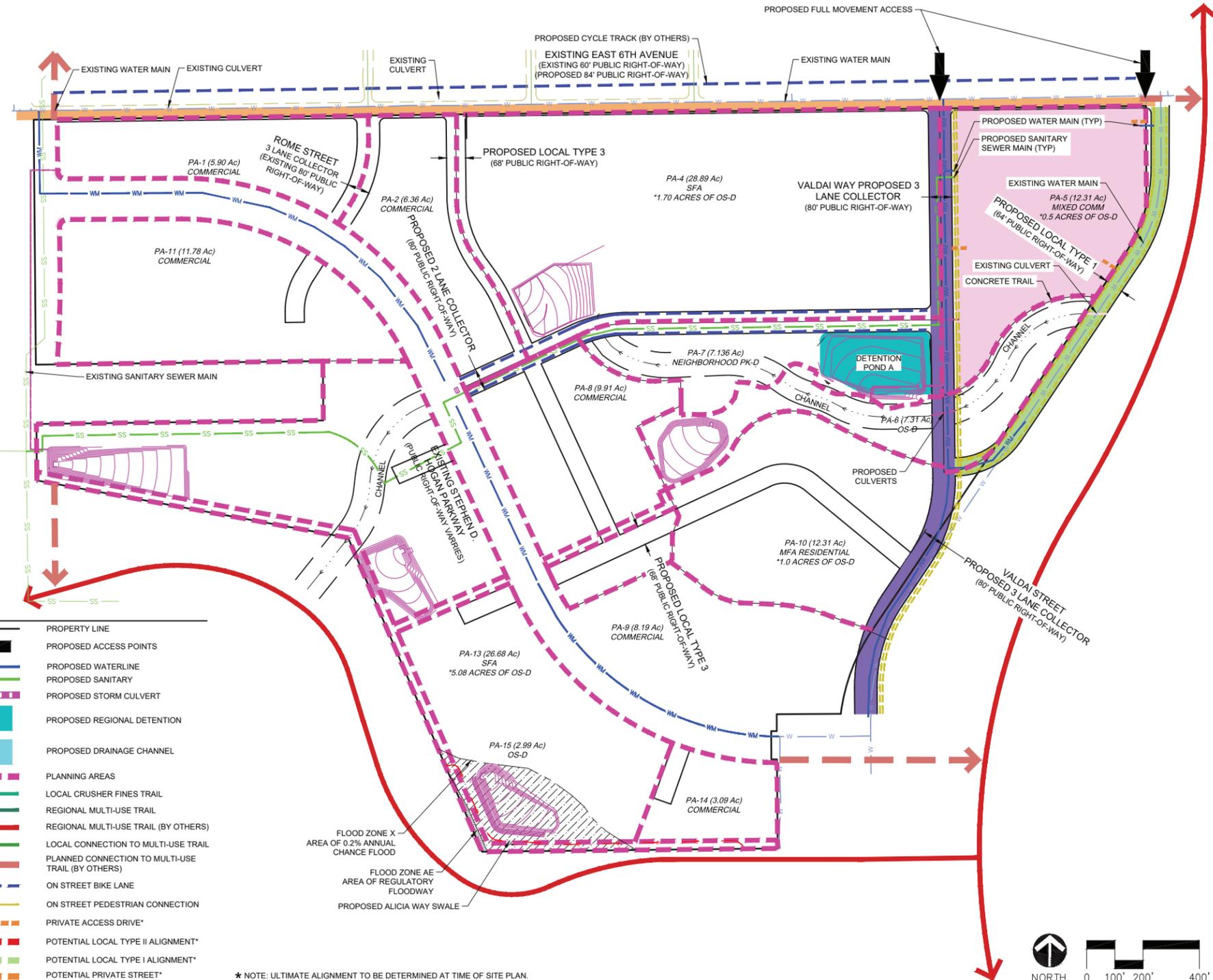
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**AURORA ONE
PIP PLANNING
AREA EXHIBITS
Sheet 6 OF 14**

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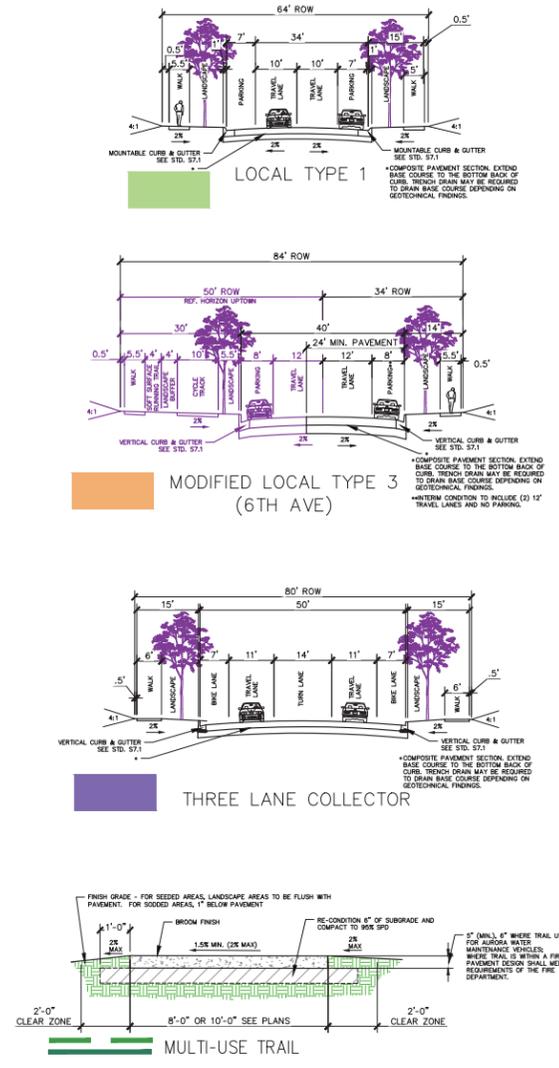


AURORA ONE PUBLIC IMPROVEMENT PLAN (PIP) PLANNING AREAS PA-5 EXHIBIT



- LEGEND:**
- PROPERTY LINE
 - PROPOSED ACCESS POINTS
 - WM PROPOSED WATERLINE
 - SS PROPOSED SANITARY
 - PROPOSED STORM CULVERT
 - PROPOSED REGIONAL DETENTION
 - PROPOSED DRAINAGE CHANNEL
 - PLANNING AREAS
 - LOCAL CRUSHER FINES TRAIL
 - REGIONAL MULTI-USE TRAIL
 - REGIONAL MULTI-USE TRAIL (BY OTHERS)
 - LOCAL CONNECTION TO MULTI-USE TRAIL
 - PLANNED CONNECTION TO MULTI-USE TRAIL (BY OTHERS)
 - ON STREET BIKE LANE
 - ON STREET PEDESTRIAN CONNECTION
 - PRIVATE ACCESS DRIVE*
 - POTENTIAL LOCAL TYPE II ALIGNMENT*
 - POTENTIAL LOCAL TYPE I ALIGNMENT*
 - POTENTIAL PRIVATE STREET*

* NOTE: ULTIMATE ALIGNMENT TO BE DETERMINED AT TIME OF SITE PLAN.



NOTES:

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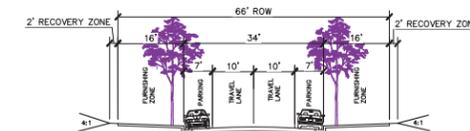
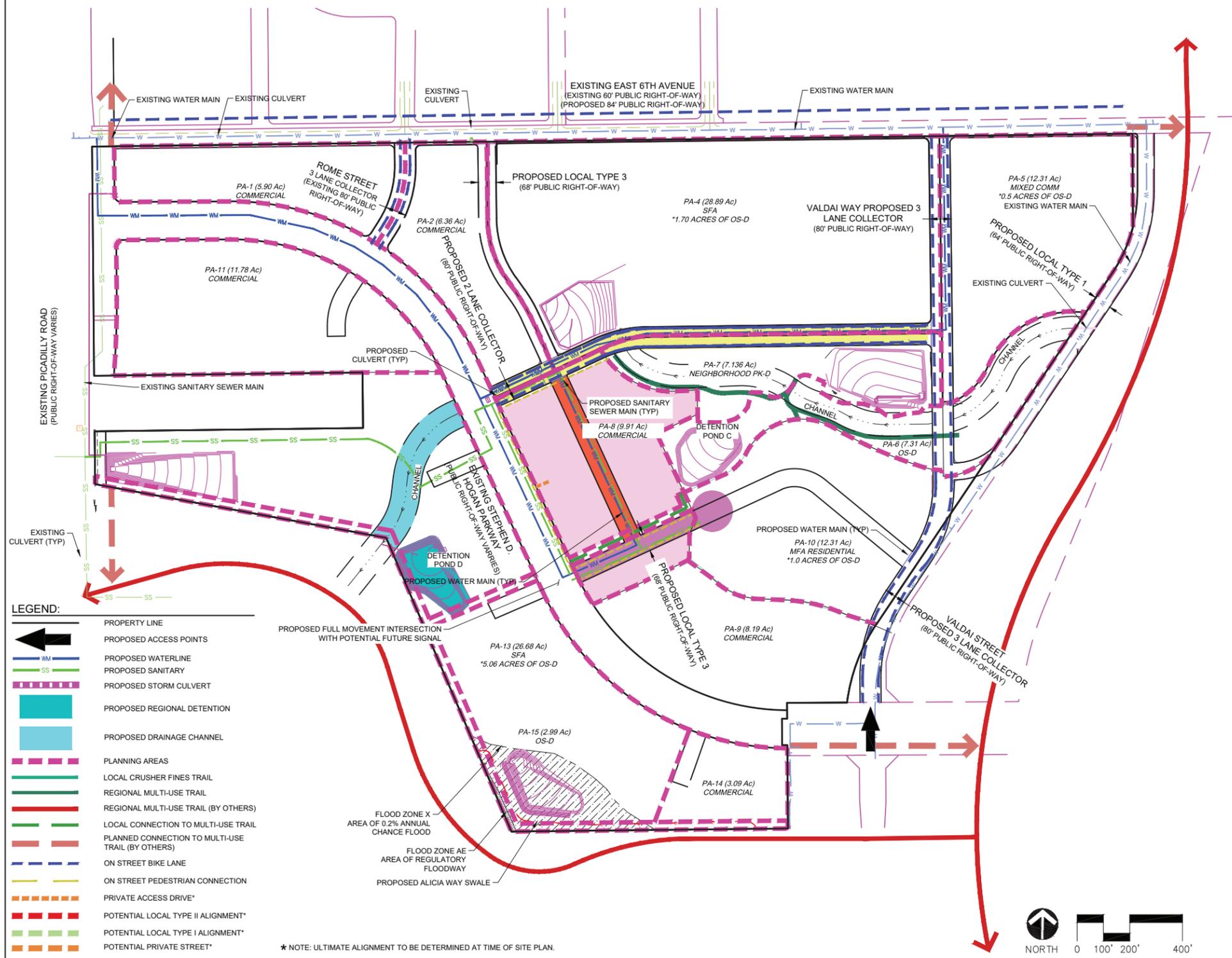


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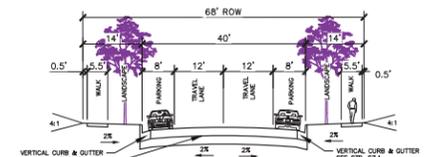
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**AURORA ONE
PIP PLANNING
AREA EXHIBITS
Sheet 7 OF 14**

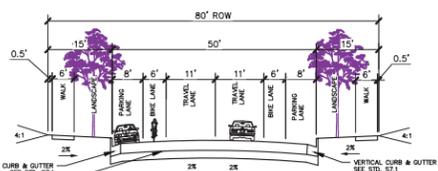
AURORA ONE PUBLIC IMPROVEMENT PLAN (PIP) PLANNING AREAS PA-8 EXHIBIT



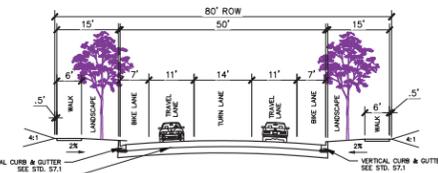
**LOCAL URBAN-2 LANES
(WALKABLE MAINSTREET)**



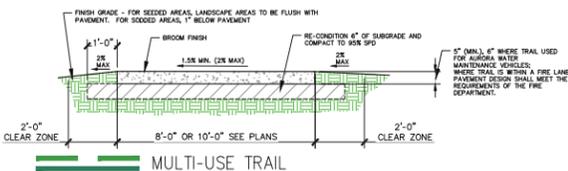
LOCAL TYPE 3



TWO LANE COLLECTOR



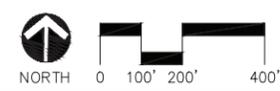
THREE LANE COLLECTOR



MULTI-USE TRAIL

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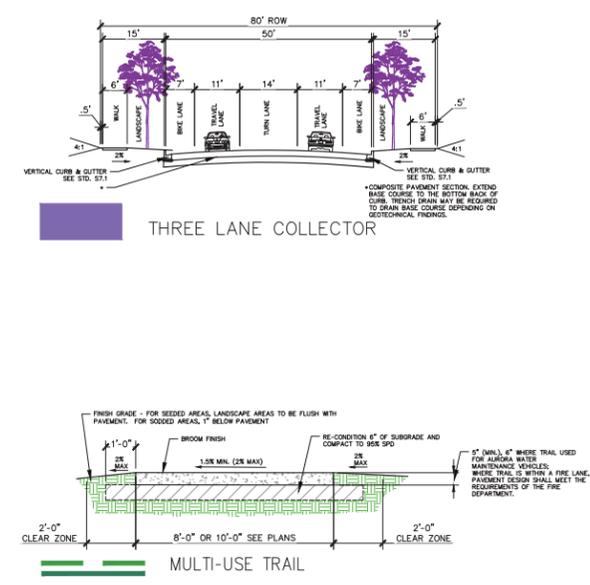
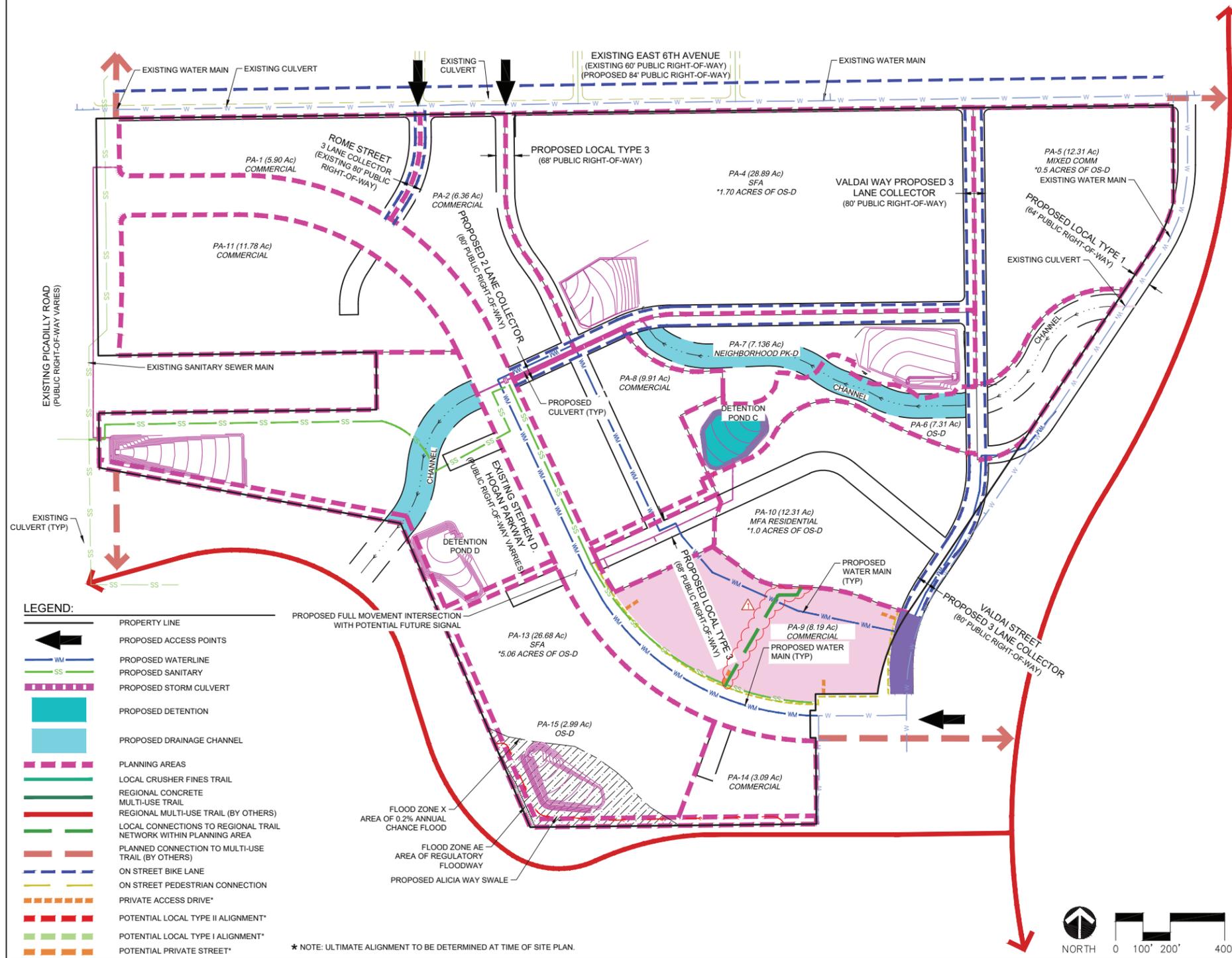


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**AURORA ONE
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AURORA ONE PUBLIC IMPROVEMENT PLAN (PIP) PLANNING AREAS PA-9 EXHIBIT



NOTES:

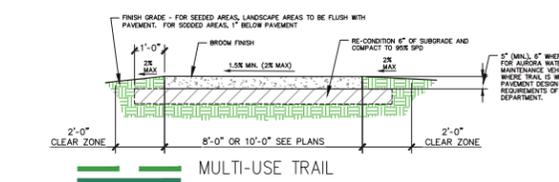
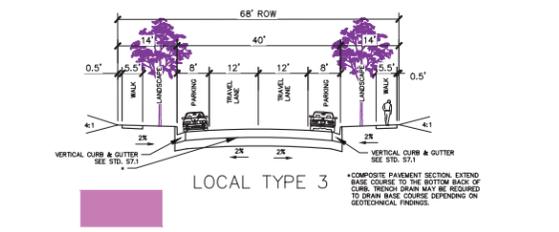
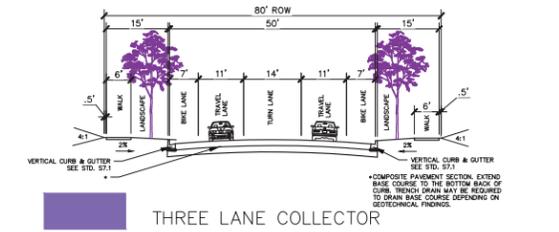
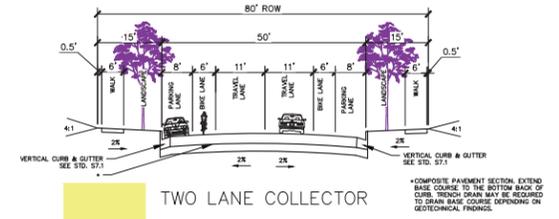
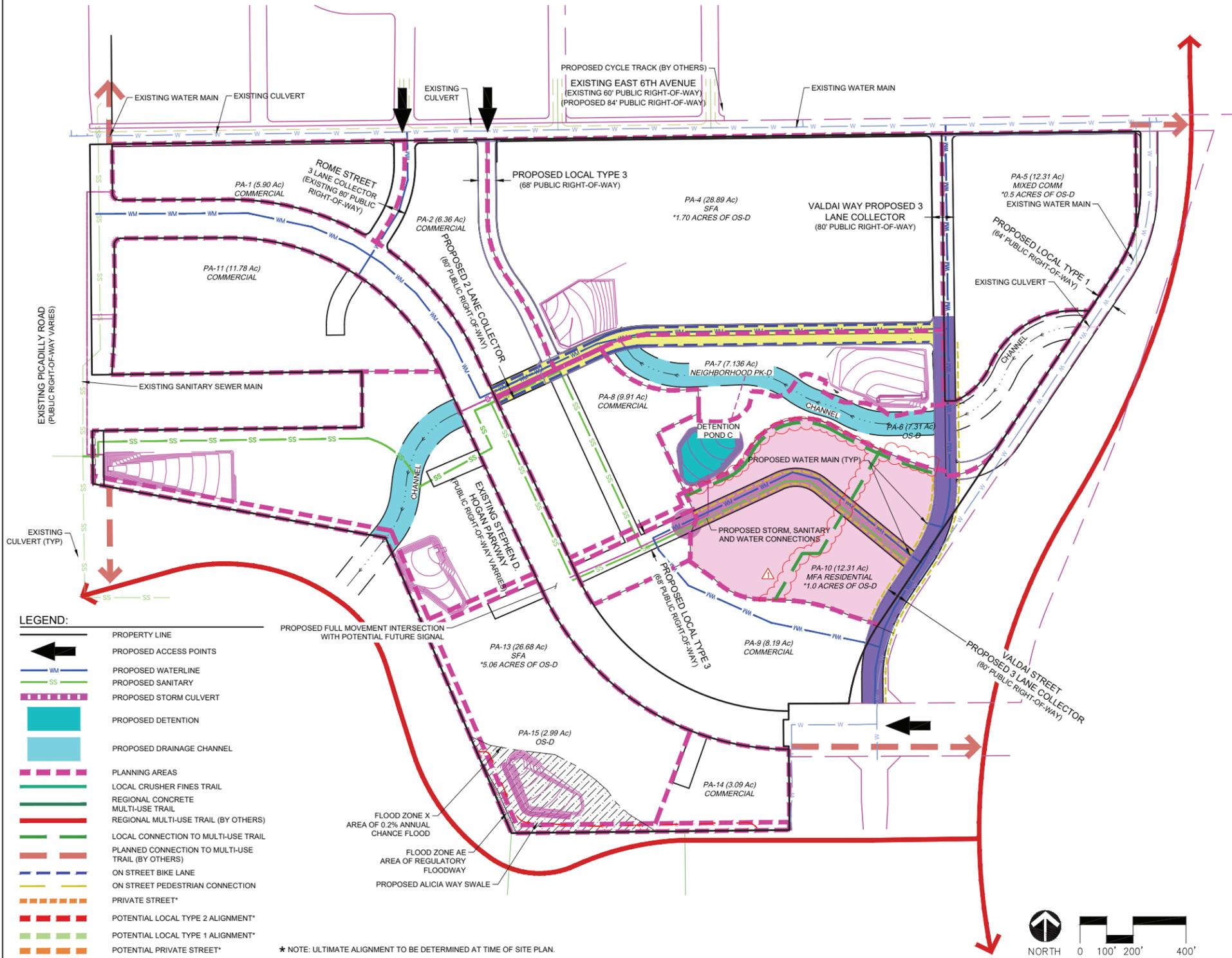
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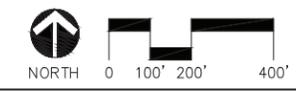
**AURORA ONE
PIP PLANNING
AREA EXHIBITS
Sheet 10 OF 14**

AURORA ONE PUBLIC IMPROVEMENT PLAN (PIP) PLANNING AREAS PA-10 EXHIBIT



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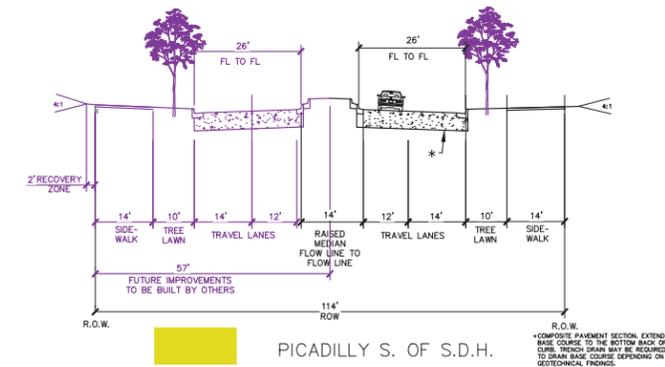
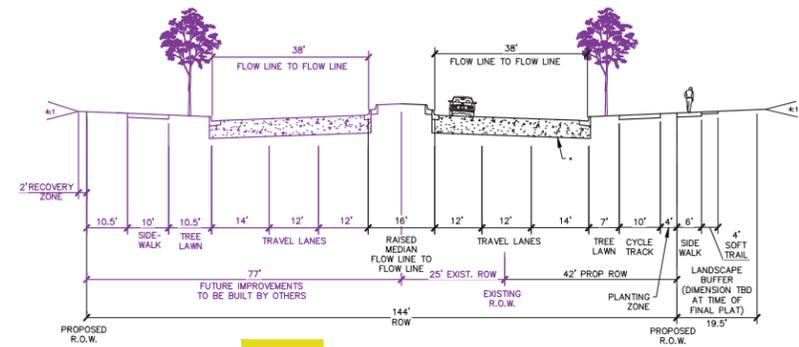
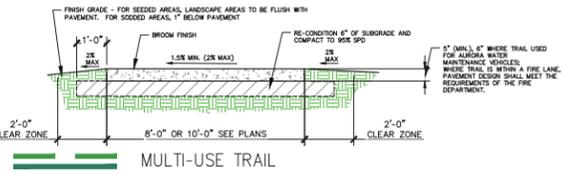
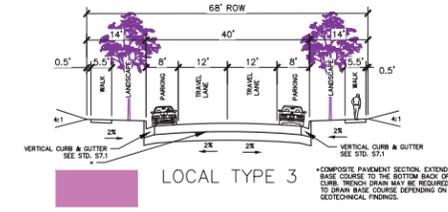
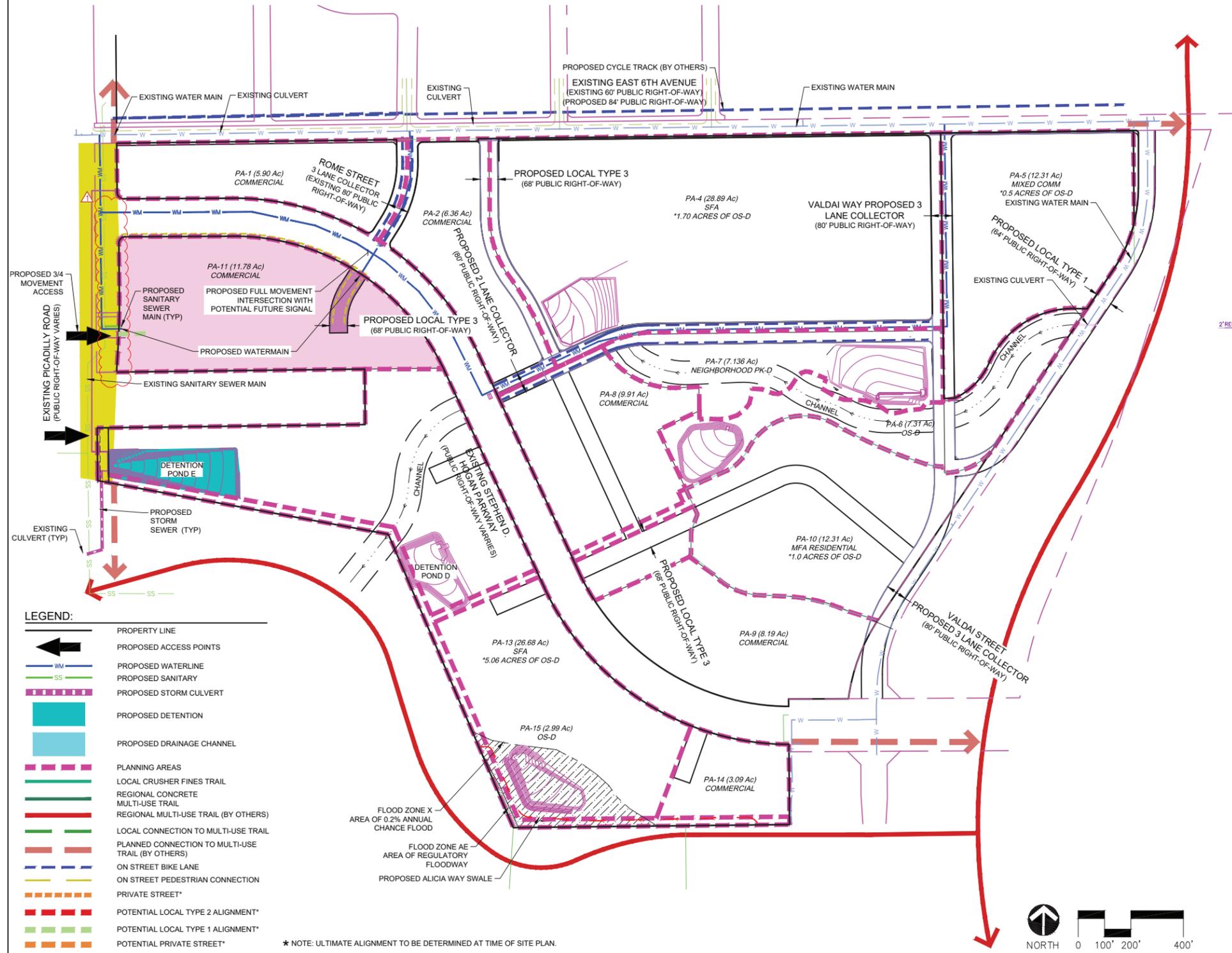


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**AURORA ONE
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AURORA ONE PUBLIC IMPROVEMENT PLAN (PIP) PLANNING AREAS PA-11 EXHIBIT



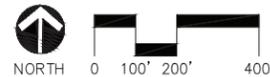
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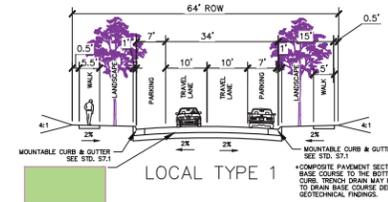
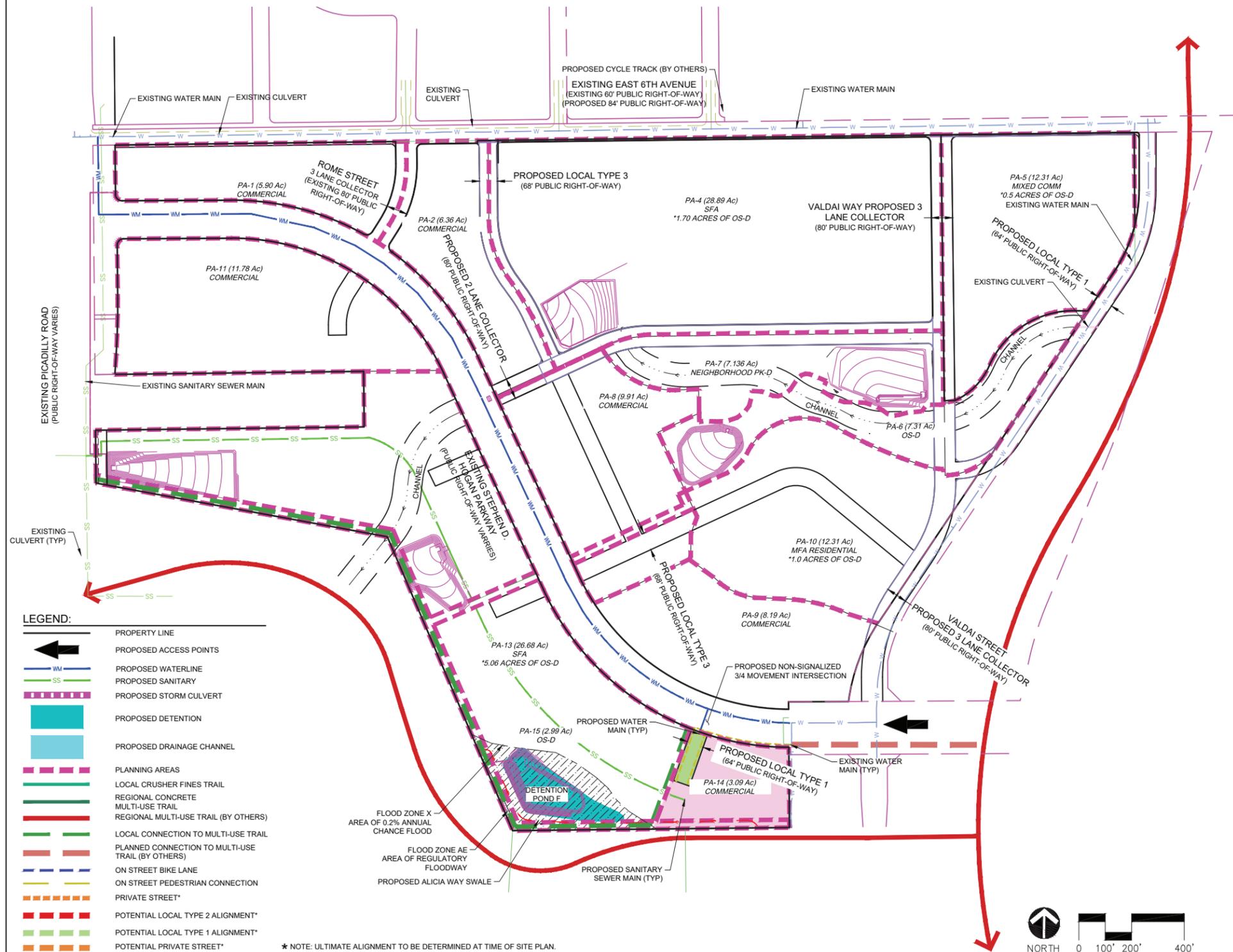
**AURORA ONE
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Sheet 12 OF 14**

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AURORA ONE PUBLIC IMPROVEMENT PLAN (PIP) PLANNING AREAS PA-14 EXHIBIT



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