MERRICK RESPONSES IN ORANGE.

HORIZON UPTOWN

Public Improvement Plan

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TEXT REVISED ON ALL SHEETS.

Just change to amendment #2 instead of minor amendment. This applies to all sheets

2 ~~MINOR~~ AMENDMENT #2

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INTRODUCTION

This study presents the improvements required to support the proposed Horizon Uptown development. The report will establish requirements for infrastructure and timing for the public infrastructure improvements. This report is part of the Framework Development Plan (FDP) and should be reviewed and updated as needed during the Contextual Site Plan (CSP) process. The infrastructure improvements outlined in this report assumes that no other infrastructure has been constructed outside of each planning. However, with each additional CSP prepared, all previously developed planning areas will be accounted for and the following infrastructure improvements will be re-analyzed:

- Roadway - A Traffic Impact Study (TIS) will be prepared that will include traffic volumes from all previously developed areas to determine if additional volumes generated by the planning area warrant the construction of half of the roadway for Picadilly Road.
- Roadway – Similarly, for roadways with typical sections 4-lanes or greater, an analysis on traffic demand will be performed to determine if construction of the full roadway section is required.
- Roadway – Utilities (drainage, sanitary, and water) required under roadways will be constructed when roadways are constructed, even if utilities will be needed for a future development phase.
- Drainage – Available storm sewer connections will be reviewed to determine if interim outfalls will be required. Drainage facilities within the roadway will be installed with the roadway at the time of the roadway construction.
- Water – Water lines constructed during previously developed areas will be reviewed to determine if an alternate connection is available to create a looped system with 2 points of connection. The demands on the water lines will also be analyzed to confirm if alternate connections are required to meet the design requirements. Water lines within the roadway will be installed with the roadway at the time of the roadway construction.
- Sanitary Sewer – Sewer lines constructed during previously developed areas will be reviewed to determine what additional infrastructure is required. An analysis on peak flow rates and velocities will be performed. Sanitary sewer within the roadway will be installed with the roadway at the time of the roadway construction.
- Fire Department Access – Roadways previously constructed will be analyzed to determine the two points of access for life safety into the proposed development.

Proposed land use for the property consists of mixed commercial, planned urban development (SUN), mixed use, and parks/open space as shown in the FDP documents. Proposed zoning of the property includes mixed use, retail, office, and various densities of residential.

The final development plan for the property identifies various intended uses proposed for development throughout the project. In general terms, the Interstate 70 frontage area will include predominantly commercial and retail type development. The E-470 frontage area will include predominantly

commercial and some retail uses. A Town Center with mixed-use development (PA-1 and PA-2) is proposed in the north central area of the property. These areas are listed as mixed use including residential components with retail and employment based development in common uses. Residential land use will include both single family and multi-family.

LOCATION

The Project is located in Section 1, Township 4 South, Range 66 West of the 6th Principal Meridian, City of Aurora, Arapahoe County, Colorado. The property is comprised of two parcels separated by the E-470 ROW. The west parcel is bounded on the north by Interstate 70, on the west by Picadilly Road, on the south by 6th Avenue, and on the east by E-470. The east parcel is bounded on the north and west by E-470, on the east by Gun Club Road, and on the south by a 60' viewer's corridor along an extension to the 6th Avenue ROW. The project vicinity map is provided in Figure 1.

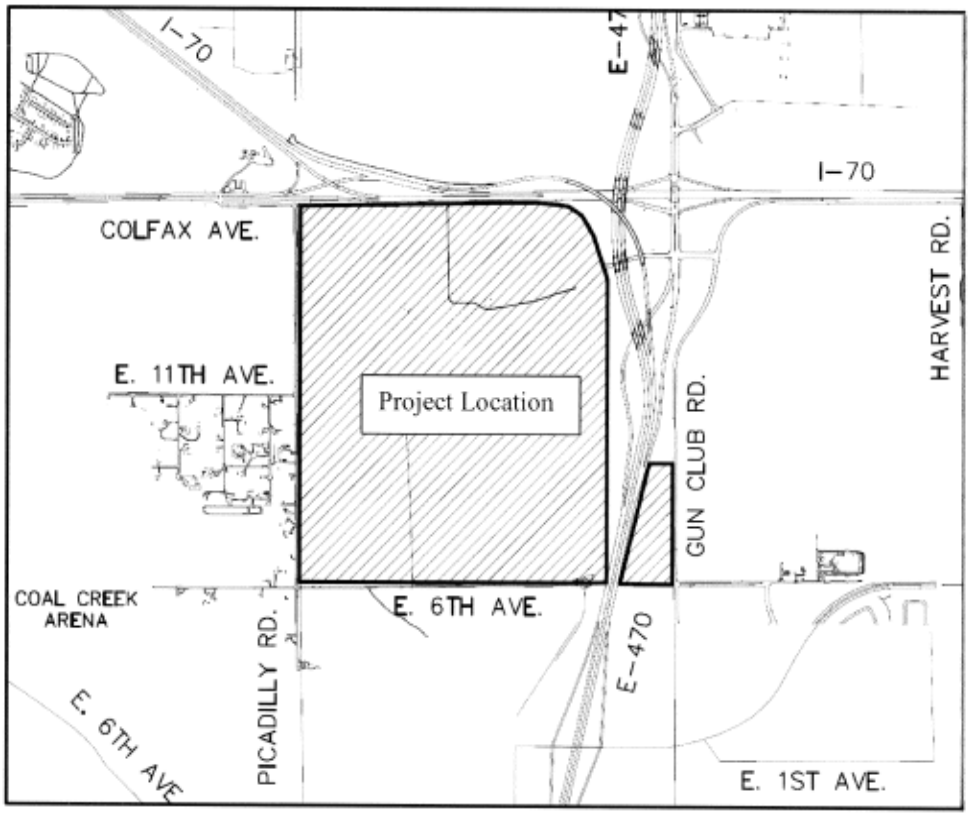


Figure 1. Vicinity Map

PLANNING AREA 1 & 2 RAC

Planning Areas 1 and 2 (PA-1 and PA-2) are located in the northeast section of the project. The area is currently planned to be mixed-use town center. PA-1 is located north of Colfax Avenue and PA-2 is south of Colfax Avenue. In the following section, the minimum infrastructure requirements will be summarized to support the planning area. Actual development of this project will be determined by market conditions and demand.

The infrastructure requirements needed to complete this planning area include the construction of roadways, drainage improvements, sanitary sewer, and water main improvements. The assumption in this section is that no other infrastructure has been constructed outside of the planning area.

ROADWAY IMPROVEMENTS

The following roadways will need to be constructed or in place to support development within the planning area:

1. Required roadway infrastructure for PA-1:
    - Option 1: Colfax Avenue (Access from Gun Club Road) – Roadway C3 will need to be constructed from Gun Club Road to the planning area. The full roadway will need to be constructed to the property boundary, and a half section from the property boundary to the PA boundary.
    - Option 2: Colfax Avenue (Access from Picadilly Road) – Roadway C1 and C2 can also be constructed to support the development within the planning area. Half of the roadway will be required to support the development.
    - Option 3: Road 3 (Access from 6th Avenue)- Roadway 3A and 3B could provide a second point of access.
    - Local and private streets will be constructed within the planning area to support development. These roadways will be part of a CSP.
    - All related infrastructure street lighting, landscape, drainage facilities, water, sanitary sewer, storm sewer, and erosion control will be constructed with the roadway improvements.
    - A minimum of 2 points of access will be required for life safety, therefore 2 of the options listed above will need to be constructed to provide the points of access.
2. Required roadway infrastructure for PA-2:
    - Colfax Avenue (Access from Gun Club Road) – Roadway C3 will need to be constructed from Gun Club Road to the planning area. The full roadway will need to be constructed to the property boundary, and a half section from the property boundary to the PA boundary.
    - Alternative Option Colfax Avenue (Access from Picadilly Road) – Roadway C1 and C2 can also be constructed to support the development within the planning area. Half of the roadway will be required to support the development.

- Alternative Option 11th Avenue (Access from Picadilly Road) – Roadway 11A and 11B can be constructed to support the development within the planning area.
- Local and private streets will be constructed within the planning area to support development. These roadways will be part of a CSP.
- All related infrastructure street lighting, landscape, drainage facilities, water, sanitary sewer, storm sewer, and erosion control will be constructed with the roadway improvements.
- A minimum of 2 points of access from future Colfax Avenue or Road 2 will be required for life safety, therefore 2 of the options listed above will need to be constructed to provide the points of access.

DRAINAGE IMPROVEMENTS

The following drainage improvements will be constructed to support the development within the planning area:

1. Required drainage infrastructure for PA-1:
    - Water quality will be provided onsite and within green infrastructure within the ROW. Details of location and size will be determined during the CSP process.
    - Detention will be provided at Drainage Detention #5 as identified in the exhibit in the appendix.
    - Drainage Detention #5 will require construction of an outfall to the First Creek Outfall system near the E-470 interchange.
2. Required drainage infrastructure for PA-2:
    - Water quality will be provided onsite and in green infrastructure within the right-of-way (ROW). Details of location and size will be determined during the CSP process.
    - Detention will be provided at Drainage Detention #5 as identified in the exhibit in the appendix.
    - Drainage Detention #5 will require construction of an outfall to the First Creek Outfall system near the E-470 interchange.

WATER IMPROVEMENTS

The following water improvements will be constructed to support the development within the planning area:

1. Required water infrastructure for PA-1:
    - A looped water system can be created for PA-1 through construction of Water Line #2, Water Line #6 (Picadilly to Road 3), Water Line #10 or Water Line #12, and Water Line #11.
    - Looped water mains will be required within the planning subarea with all required fire hydrants.

2. Required water infrastructure for PA-2:
    - A looped water system can be created for PA-2 through one of the options listed below:
        - Construction of Water Line #2, Water Line #6 (Picadilly to 11th Avenue), and Water Line #3.
        - Construction of Water Line #2, Water Line #6 (Picadilly to Road 3), and Water Line #10 or Water Line #12.
    - Looped water mains will be required within the planning subarea with all required fire hydrants.

SANITARY SEWER IMPROVEMENTS

The following sanitary sewer improvements will be constructed to support the development within the planning area:

1. Required sanitary infrastructure for PA-1:
    - Outfall to Sand Creek interceptor will need to be constructed to support the development, this includes construction of the following improvements:
        - Sanitary Sewers #5, #4, #3, #2, #1
        - A connection to the sanitary sewer will be required from the development of the subarea.
2. Required sanitary infrastructure for PA-2:
    - Outfall to Sand Creek interceptor will need to be constructed to support the development, this includes construction of the following improvements:
        - Sanitary Sewers #6, #2, and #1

PLANNING AREAS 3 – 9 RAC

Planning Areas 3 through 9 (PA-3 – PA-9) are located in the north and east side of the project, adjacent to I-70 and E-470. The area is currently planned to be mixed-use and commercial. PA-3 – PA-5 are located north of Colfax Avenue and south of I-70. PA-6 – PA-9 are located south of Colfax and east of Road 3 and west of E-470. In the following section, the minimum infrastructure requirements will be summarized to support the planning area. Actual development of this project will be determined by market conditions and demand.

The infrastructure requirements needed to complete this planning area include the construction of roadways, drainage improvements, sanitary sewer, and water main improvements. The assumption in this section is that no other infrastructure has been constructed outside of the planning area.

ROADWAY IMPROVEMENTS

The following roadways will need to be constructed or in place to support development within the planning area:

1. Required roadway infrastructure for PA-3:
    - Colfax Avenue (Access from Picadilly Road) – Roadway C1 will need to be constructed from Picadilly Road to the planning area. Only half of the roadway section will need to be constructed to support the development.
    - Local and private streets will be constructed within the planning area to support development. These roadways will be part of a CSP.
    - All related infrastructure street lighting, landscape, drainage facilities, water, sanitary sewer, storm sewer, and erosion control will be constructed with the roadway improvements.
    - A minimum of 2 points of access will be required for life safety. Two access points can be provided off Colfax Avenue, or an additional access point off Picadilly Road can be provided depending on phasing of the project.
2. Required roadway infrastructure for PA-4:
    - Colfax Avenue – (Access from Picadilly Road) Roadway C1 and C2 adjacent to development, will need to be constructed from Picadilly Road to the planning area. Only half of the roadway section will need to be constructed to support the development.
    - Local and private streets will be constructed within the planning area to support development. These roadways will be part of a CSP.
    - All related infrastructure street lighting, landscape, drainage facilities, water, sanitary sewer, storm sewer, and erosion control will be constructed with the roadway improvements.
    - A minimum of 2 points of access will be required for life safety. Two access points can be provided off Colfax Avenue, or an additional access point off Picadilly Road can be provided depending on phasing of the project.
3. Required roadway infrastructure for PA-5:
    - Colfax Avenue – Colfax Avenue (Access from Gun Club Road) – Roadway C3 will need to be constructed from Gun Club Road to the planning area. The full roadway from Gun Club Road to the east property boundary will need to be constructed (per City of Aurora), and a half section from the east property boundary west into the site to the PA boundary.
    - Alternative Option Colfax Avenue (Access from Picadilly Road) – Roadway C1 and C2 can also be constructed to support the development within the planning area. Half of the roadway will be required to support the development.
    - Local and private streets will be constructed within the planning area to support development. These roadways will be part of a CSP.
    - All related infrastructure street lighting, landscape, drainage facilities, water, sanitary sewer, storm sewer, and erosion control will be constructed with the roadway improvements.
    - A minimum of 2 points of access will be required for life safety. Two access points will be provided off Colfax Avenue.
4. Required roadway infrastructure for PA-6:
    - Colfax Avenue (Access from Gun Club Road) – Roadway C3 will need to be constructed from Gun Club Road to the planning area. The full roadway from Gun Club Road to the east

property boundary will need to be constructed (per City of Aurora), and a half section from the east property boundary west into the site to the PA boundary.

- Alternative Option Colfax Avenue (Access from Picadilly Road) – Roadway C1, C2, and a portion of C3 can also be constructed to support the development within the planning area. Half of the roadway section for C1 and C2 will be required to support the development.
- Alternative Option Road 3 – Roadway 3A and 3B can also be constructed to support the development within the planning area. Half of the roadway will be required to support the development.
- Local and private streets will be constructed within the planning area to support development. These roadways will be part of a CSP.
- All related infrastructure street lighting, landscape, drainage facilities, water, sanitary sewer, storm sewer, and erosion control will be constructed with the roadway improvements.
- A minimum of 2 points of access will be required for life safety. Two access points will be provided off Colfax Avenue or Road 3.

5. Required roadway infrastructure for PA-7:
   - Road 3 (Access from 6th Avenue)– Roadway 3A and 3B will need to be constructed to support the development within the planning area. Half of the roadway will be required to support the development.
   - Alternative Option Colfax Avenue (Access from Gun Club Road) – Roadway C3 and 3A can also be constructed from Gun Club Road to the planning area. Only half of the roadway section will need to be constructed to support the development.
   - Local and private streets will be constructed within the planning area to support development. These roadways will be part of a CSP.
   - All related infrastructure street lighting, landscape, drainage facilities, water, sanitary sewer, storm sewer, and erosion control will be constructed with the roadway improvements.
   - A minimum of 2 points of access will be required for life safety. Two access points will be provided off Road 3 or Colfax Avenue.
6. Required roadway infrastructure for PA-8:
   - Road 3 (Access from 6th Avenue)– Roadway 3B and a portion of 3A, adjacent to development will need to be constructed to support the development within the planning area. Half of the roadway will be required to support the development.
   - Local and private streets will be constructed within the planning area to support development. These roadways will be part of a CSP.
   - All related infrastructure street lighting, landscape, drainage facilities, water, sanitary sewer, storm sewer, and erosion control will be constructed with the roadway improvements.
   - A minimum of 2 points of access will be required for life safety. Two access points will be provided off Road 3.
7. Required roadway infrastructure for PA-9:

- Road 3 (Access from 6th Avenue) – Roadway 3B will need to be constructed to support the development within the planning area. Half of the roadway will be required to support the development.
- Local and private streets will be constructed within the planning area to support development. These roadways will be part of a CSP.
- All related infrastructure street lighting, landscape, drainage facilities, water, sanitary sewer, storm sewer, and erosion control will be constructed with the roadway improvements.
- A minimum of 2 points of access will be required for life safety. Two access points will be provided off Road 3 or 6th Avenue.

DRAINAGE IMPROVEMENTS

The following drainage improvements will be constructed to support the development within the planning area:

1. Required drainage infrastructure for PA-3:
    - Water quality will be provided onsite and within green infrastructure within the ROW. Details of location and size will be determined during the CSP process.
    - Detention will be provided at Drainage Detention #1 as identified in the exhibit in the appendix.
    - Drainage Detention #1 will require construction of an outfall to the existing outfall to Sand Creek as identified in the exhibit in the Appendix.
2. Required drainage infrastructure for PA-4:
    - Water quality will be provided onsite and within green infrastructure within the ROW. Details of location and size will be determined during the CSP process.
    - Detention will be provided at Drainage Detention #1 as identified in the exhibit in the appendix.
    - Drainage Detention #1 will require construction of an outfall to the existing outfall to Sand Creek as identified in the exhibit in the Appendix.
3. Required drainage infrastructure for PA-5:
    - Water quality will be provided onsite and within green infrastructure within the ROW. Details of location and size will be determined during the CSP process.
    - Detention will be provided at Drainage Detention #5 as identified in the exhibit in the appendix.
    - Drainage Detention #5 will require construction of an outfall to the First Creek Outfall system near the E-470 interchange.
4. Required drainage infrastructure for PA-6:
    - Water quality will be provided onsite and within green infrastructure within the ROW. Details of location and size will be determined during the CSP process.

- Detention will be provided at Drainage Detention #4 as identified in the exhibit in the appendix.
- Drainage Detention #4 will require construction of an outfall to the First Creek Outfall system near the E-470 interchange.

5. Required drainage infrastructure for PA-7:
    - Water quality will be provided onsite and within green infrastructure within the ROW. Details of location and size will be determined during the CSP process.
    - Detention will be provided at Drainage Detention #4 as identified in the exhibit in the appendix.
    - Drainage Detention #4 will require construction of an outfall to the First Creek Outfall system near the E-470 interchange.
6. Required drainage infrastructure for PA-8:
    - Water quality will be provided onsite and within green infrastructure within the ROW. Details of location and size will be determined during the CSP process.
    - Detention will be provided at Drainage Detention #3.
    - Drainage Detention #3 will require construction of an outfall to Sand Creek or an interim outfall that would be determined during development of the CSP.
7. Required drainage infrastructure for PA-9:
    - Water quality will be provided onsite and within green infrastructure within the ROW. Details of location and size will be determined during the CSP process.
    - Detention will be provided at Drainage Detention #3 or at interim facilities as identified in the exhibit in the appendix.
    - Drainage Detention #3 will require construction of an outfall to Sand Creek or an interim outfall that would be determined during development of the CSP.

WATER IMPROVEMENTS

The following water improvements will be constructed to support the development within the planning area:

1. Required water infrastructure for PA-3:
    - A portion of Water #6 adjacent to the planning sub-area will need to be constructed to support the development.
    - A connection to the Picadilly water line (Water #2) will be required to create a looped system. Water #2 and #1 will need to be connected and constructed from the existing 6th Avenue conduit to the existing water line in Colfax Avenue.
    - Looped water mains will be required within the planning subarea with all required fire hydrants.
2. Required water infrastructure for PA-4:

- A portion of Water #6 (Picadilly Road to 11th Avenue), adjacent to the planning sub-area will need to be constructed to support the development.
- An additional connection to the Picadilly water line (Water #2) through PA-3 will be required to create a looped system. Water #2 and #1 will need to be connected and constructed from the existing 6th Avenue conduit to the existing water line in Colfax Avenue.
- Looped water mains will be required within the planning subarea with all required fire hydrants.

3. Required water infrastructure for PA-5:
    - A portion of Water #6 (Picadilly Road to 11th Avenue) will need to be constructed to support the development.
    - A connection to the Picadilly water line (Water #2) will be required to create a looped system. Water #2 as well as Water #12 will need to be connected and constructed to the existing water line in Colfax Avenue and future water line in Gun Club Road respectively. Water #11 will also need to be constructed.
    - Looped water mains will be required within the planning subarea with all required fire hydrants.
4. Required water infrastructure for PA-6:
    - Water #2, Water #6 and Water #12 will need to be constructed to support the development.
    - A connection to the Picadilly water line (Water #2) will be required to create a looped system. Water #2 as well as Water #12 will need to be connected and constructed to the existing water line in Colfax Avenue and future water line in Gun Club Road respectively. A portion of Water #10 adjacent to the site will need to be constructed.
    - Looped water mains will be required within the planning subarea with all required fire hydrants.
5. Required water infrastructure for PA-7:
    - Water #10 and Water #12 will need to be constructed to support the development.
    - The connection to Water #10 to the existing 30-inch conduit within 6th Avenue and the connection of Water #12 to the future water main in Gun Club Road will provide a looped system.
    - Looped water mains will be required within the planning subarea with all required fire hydrants.
6. Required water infrastructure for PA-8:
    - Water #10 will need to be constructed to support the development.
    - An additional connection to the existing 30-inch conduit within 6th Avenue through a water line internal to a previously constructed planning area (PA-9) will be required to create a looped system.

- Looped water mains will be required within the planning subarea with all required fire hydrants.

7. Required water infrastructure for PA-9:
    - A portion of Water #10 will need to be constructed to support the development.
    - An additional connection to the existing 30-inch conduit within 6th Avenue through a water line internal to the planning subarea will be required to create a looped system.
    - Looped water mains will be required within the planning subarea with all required fire hydrants.

SANITARY SEWER IMPROVEMENTS

The following sanitary sewer improvements will be constructed to support the development within the planning area:

1. Required sanitary infrastructure for PA-3:
    - Outfall to Sand Creek interceptor will need to be constructed to support the development, this includes construction of the following improvements:
        - Sanitary Sewers #3, #2, and #1
2. Required sanitary infrastructure for PA-4:
    - Outfall to Sand Creek interceptor will need to be constructed to support the development, this includes construction of the following improvements:
        - Sanitary Sewers #3, #2, and #1
3. Required sanitary infrastructure for PA-5:
    - Outfall to Sand Creek interceptor will need to be constructed to support the development, this includes construction of the following improvements:
        - Sanitary Sewers #5, #4, #3, #2, and #1
4. Required sanitary infrastructure for PA-6:
    - Outfall to Sand Creek interceptor will need to be constructed to support the development, this includes construction of the following improvements:
        - Sanitary Sewers #9, #7, and #1 from the connection to the existing interceptor to 7th Avenue (internal planning area roadway).
5. Required sanitary infrastructure for PA-7:
    - Outfall to Sand Creek interceptor will need to be constructed to support the development, this includes construction of the following improvements:
        - Sanitary Sewers #9, #7, and #1 from Sand Creek to 7th Avenue (internal planning area roadway).
6. Required sanitary infrastructure for PA-8:
    - Outfall to Sand Creek interceptor will need to be constructed to support the development, this includes construction of the following improvements:

- Sanitary Sewers #9, #7, and #1 from Sand Creek to 7th Avenue (internal planning area roadway).

7. Required sanitary infrastructure for PA-9:
    - Outfall to Sand Creek interceptor will need to be constructed to support the development, this includes construction of the following improvements:
        - Sanitary Sewers #9, #7, and #1 from Sand Creek to 7th Avenue (internal planning area roadway).

PLANNING AREA 10 RAC

Planning Area 10 (PA-10) is located in the southeast section of the project. The area is currently planned to be commercial. Planning Area 10 is located at the northwest corner of the intersection of Gun Club Road and 6th Avenue. In the following section, the minimum infrastructure requirements will be summarized to support the planning area. Actual development of this project will be determined by market conditions and demand.

The infrastructure requirements needed to complete this planning area include the construction of roadways, drainage improvements, sanitary sewer, and water main improvements. The assumption in this section is that no other infrastructure has been constructed outside of the planning area.

ROADWAY IMPROVEMENTS

The following roadways will need to be constructed or in place to support development within the planning area:

1. Required roadway infrastructure for PA-10:
    - Gun Club Road – Half of the roadway section adjacent to the development will be required to be constructed to support development.
    - Local and private streets will be constructed within the planning area to support development. These roadways will be part of a CSP.
    - All related infrastructure street lighting, landscape, drainage facilities, water, sanitary sewer, storm sewer, and erosion control will be constructed with the roadway improvements.
    - A minimum of 2 points of access will be required for life safety. Two access points will be provided off Gun Club Road.

DRAINAGE IMPROVEMENTS

The following drainage improvements will be constructed to support the development within the planning area:

1. Required drainage infrastructure for PA-10:

- Water quality will be provided onsite and within green infrastructure within the ROW. Details of location and size will be determined during the CSP process.
- Drainage Pipe #10 will need to be constructed adjacent to development to provide an outfall.

WATER IMPROVEMENTS

The following water improvements will be constructed to support the development within the planning area:

1. Required water infrastructure for PA-10:
    - Water #13 will need to be constructed to support development.
    - Looped water mains will be required within the planning subarea with all required fire hydrants.

SANITARY SEWER IMPROVEMENTS

The following sanitary sewer improvements will be constructed to support the development within the planning area:

1. Required sanitary infrastructure for PA-10:
    - Outfall to Coal Creek interceptor will need to be constructed to support the development, this includes construction of the following improvements:
        - Sanitary Sewers #10.

PLANNING AREA 11 (FIRE STATION)

Planning Area 11 (PA-11) is located on the northwest section of the project. The area is currently planned to be a parcel for a future fire station. PA-11 is located north of Colfax Avenue between Picadilly Road (west) and Road 1 (east). In the following section, the minimum infrastructure requirements will be summarized to support the planning area. Actual development of this project will be determined by market conditions and demand.

The infrastructure requirements needed to complete this planning area include the construction of roadways, drainage improvements, sanitary sewer, and water main improvements. The assumption in this section is that no other infrastructure has been constructed outside of the planning area.

ROADWAY IMPROVEMENTS

The following roadways will need to be constructed or in place to support development within the planning area:

1. Required roadway infrastructure for PA-11:

- Colfax Avenue – Roadway C1 will need to be constructed from Picadilly Road to the planning area. Only half of the roadway section will need to be constructed to support the development.
- Local and private streets will be constructed within the planning area to support development. These roadways will be part of a CSP.
- All related infrastructure street lighting, landscape, drainage facilities, water, sanitary sewer, storm sewer, and erosion control will be constructed with the roadway improvements.
- A minimum of 2 points of access will be required for life safety. Access points will be provided off Colfax Avenue.

DRAINAGE IMPROVEMENTS

The following drainage improvements will be constructed to support the development within the planning area:

1. Required drainage infrastructure for PA-11:
    - Water quality will be provided onsite and within green infrastructure within the ROW. Details of location and size will be determined during the CSP process.
    - Detention will be provided at Drainage Detention #1 as identified in the exhibit in the Appendix.
    - Drainage Detention #1 will require construction of an outfall to the existing outfall to Sand Creek as identified in the exhibit in the Appendix.

WATER IMPROVEMENTS

The following water improvements will be constructed to support the development within the planning area:

1. Required water infrastructure for PA-11:
    - A portion of Water #6 adjacent to the planning sub-area will need to be constructed to support the development.
    - A connection to the Picadilly water line (Water #2) will be required to create a looped system. Water #2 and #1 will need to be connected and constructed from the existing 6th Avenue conduit to the existing water line in Colfax Avenue.
    - Looped water mains will be required within the planning subarea with all required fire hydrants.

SANITARY SEWER IMPROVEMENTS

The following sanitary sewer improvements will be constructed to support development within the planning area:

1. Required sanitary infrastructure for PA-11:
    - Outfall to Sand Creek interceptor will need to be constructed to support the development, this includes construction of the following improvements:
        - Sanitary Sewers #3, #2, and #1

PLANNING AREAS 12 – 15 SUN

Planning Areas 12 through 15 (PA-12 – PA-15) are located on the west side of the project. The area is currently planned to be single family and multi-family. PA-12 – PA-15 are located east of Picadilly Road from 6th Avenue (south) to Colfax Avenue (north). In the following section, the minimum infrastructure requirements will be summarized to support the planning area. Actual development of this project will be determined by market conditions and demand.

The infrastructure requirements needed to complete these planning areas include the construction of roadways, drainage improvements, sanitary sewer, and water main improvements. The assumption in this section is that no other infrastructure has been constructed outside of the planning areas.

ROADWAY IMPROVEMENTS

The following roadways will need to be constructed or in place to support development within the planning areas:

1. Required roadway infrastructure for PA-12:
    - Picadilly Road – Half of the Picadilly Road section will be the responsibility of the developer to construct. Construction of the roadway will be triggered by either traffic demands (ADT greater than 16,500), life safety requirements, or with full development of PA-12, PA-14 and PA-15.
    - Road 11A, half of Colfax Avenue (C1) from Picadilly Road to Road 1, and Road 1A will be constructed with adjacent development within the planning subarea.
    - Local and private streets will be constructed within the planning area to support development. These roadways will be part of a CSP.
    - All related infrastructure street lighting, landscape, drainage facilities, water, sanitary sewer, storm sewer, and erosion control will be constructed with the roadway improvements.
    - A minimum of 2 points of access will be required for life safety. The access points will be provided off Picadilly Road or Colfax Avenue.
2. Required roadway infrastructure for PA-13:
    - Colfax Avenue – Half of the Colfax Avenue section will need to be constructed adjacent to development, roadway C2 to support the development.
    - Road 11A, 11B and Road 1A will need to be constructed with adjacent development within the planning subarea.

- Local and private streets will be constructed within the planning area to support development. These roadways will be part of a CSP.
- All related infrastructure street lighting, landscape, drainage facilities, water, sanitary sewer, storm sewer, and erosion control will be constructed with the roadway improvements.
- A minimum of 2 points of access will be required for life safety. Two access points will be provided off 11th Avenue or Colfax Avenue.

3. Required roadway infrastructure for PA-14:
   - Picadilly Road – Half of the Picadilly Road section will be the responsibility of the developer to construct. Construction of the roadway will be triggered by either traffic demands (ADT greater than 16,500), life safety requirements, or with full development of PA-12, PA-14 and PA-15.
   - Road 11A, 2A, and Road 1B will need to be constructed with adjacent development within the planning subarea.
   - Local and private streets will be constructed within the planning area to support development. These roadways will be part of a CSP.
   - All related infrastructure street lighting, landscape, drainage facilities, water, sanitary sewer, storm sewer, and erosion control will be constructed with the roadway improvements.
   - A minimum of 2 points of access will be required for life safety. Two access points will be provided off Picadilly Road or 11th Avenue.
4. Required roadway infrastructure for PA-15:
   - Picadilly Road – Half of the Picadilly Road section will be the responsibility of the developer to construct. Construction of the roadway will be triggered by either traffic demands (ADT greater than 16,500), life safety requirements, or with full development of PA-12, PA-14 and PA-15.
   - 6th Avenue- Half of the 6th Avenue section (minimum of 24', not including parking, of pavement to accommodate 2 travel lanes) will need to be constructed adjacent to the development.
   - Road 2A and Road 4A will need to be constructed with adjacent development within the planning subarea.
   - Local and private streets will be constructed within the planning area to support development. These roadways will be part of a CSP.
   - All related infrastructure street lighting, landscape, drainage facilities, water, sanitary sewer, storm sewer, and erosion control will be constructed with the roadway improvements.
   - A minimum of 2 points of access will be required for life safety. Two access points can be provided off Picadilly Road or 6th Avenue.

DRAINAGE IMPROVEMENTS

The following drainage improvements will be constructed to support the development within the planning area:

1. Required drainage infrastructure for PA-12:
    - Water quality will be provided onsite and within green infrastructure within the ROW. Details of location and size will be determined during the CSP process.
    - Detention will be provided at Drainage Detention #2 as identified in the exhibit in the appendix.
    - Drainage Detention #2 will require construction of a connection to the existing outfall under Picadilly Road to Sand Creek.
2. Required drainage infrastructure for PA-13:
    - Water quality will be provided onsite and within green infrastructure within the ROW. Details of location and size will be determined during the CSP process.
    - Detention will be provided at Drainage Detention #2 as identified in the exhibit in the appendix.
    - Drainage Detention #2 will require construction of a connection to the existing outfall under Picadilly Road to Sand Creek.
3. Required drainage infrastructure for PA-14:
    - Water quality will be provided onsite and within green infrastructure within the ROW. Details of location and size will be determined during the CSP process.
    - Detention will be provided at Drainage Detention #3 as identified in the exhibit in the appendix.
    - Drainage Detention #3 will require construction of an outfall to Sand Creek.
    - Construction of Outfall Drainage #7. If an interim outfall is required, it would be determined during development of the CSP.
4. Required drainage infrastructure for PA-15:
    - Water quality will be provided onsite and within green infrastructure within the ROW. Details of location and size will be determined during the CSP process.
    - Detention will be provided at Drainage Detention #3 as identified in the exhibit in the appendix.
    - Drainage Detention #3 will require construction of an outfall to Sand Creek.
    - Construction of Outfall Drainage #7. If an interim outfall is required, it would be determined during development of the CSP.

WATER IMPROVEMENTS

The following water improvements will be constructed to support the development within the planning area:

1. Required water infrastructure for PA-12:
    - Water #1, Water #2, a portion of Water #6 (Picadilly Road to Road 1), a portion of Water #5 (11th Ave to Colfax), and a portion of Water #3 (Picadilly Road to Road 1) adjacent to the planning sub-area will need to be constructed to support the development.

- A connection to the existing water main in Colfax Avenue will be required to create a looped system.
- Looped water mains will be required within the planning subarea with all required fire hydrants.

2. Required water infrastructure for PA-13:
    - Water #1, Water #2, Water #3, a portion of Water #5 (11th Ave to Colfax), and a portion of Water #6 (Picadilly Road to 11th Avenue), will need to be constructed to support the development.
    - A connection to the existing water main in Colfax Avenue will be required to create a looped system.
    - Looped water mains will be required within the planning subarea with all required fire hydrants.
3. Required water infrastructure for PA-14:
    - A portion of Water #1 (6th Avenue to 11th Avenue) Water #7, Water #3, and Water #5 adjacent to the planning sub-area will need to be constructed to support the development.
    - An additional connection to the existing 6th Avenue conduit through PA-15 will be required to create a looped system.
    - Looped water mains will be required within the planning subarea with all required fire hydrants.
4. Required water infrastructure for PA-15:
    - A portion of Water #1 (6th Avenue to Road 2), Water #7 adjacent to development, and Water #4 adjacent to the planning sub-area will need to be constructed to support the development.
    - A connection to the existing 6th Avenue conduit will be required to create a looped system.
    - Looped water mains will be required within the planning subarea with all required fire hydrants.

SANITARY SEWER IMPROVEMENTS

The following sanitary sewer improvements will be constructed to support the development within the planning area:

1. Required sanitary infrastructure for PA-12:
    - Outfall to Sand Creek interceptor will need to be constructed to support the development, this includes construction of the following improvements:
        - Sanitary Sewers #1, #2, and #3 adjacent to development.
2. Required sanitary infrastructure for PA-13:

- Outfall to Sand Creek interceptor will need to be constructed to support the development, this includes construction of the following improvements:
    - Sanitary Sewers #1, #2, #3, and #6 adjacent to development.

3. Required sanitary infrastructure for PA-14:
    - Outfall to Sand Creek interceptor will need to be constructed to support the development, this includes construction of the following improvements:
        - Sanitary Sewer #1 adjacent to development and the connection to the Sand Creek Interceptor.
        - Sanitary Sewer #2 adjacent to development.
4. Required sanitary infrastructure for PA-15:
    - Outfall to Sand Creek interceptor will need to be constructed to support the development, this includes construction of the following improvements:
        - Sanitary Sewer #1 adjacent to development and the connection the Sand Creek Interceptor.
        - Sanitary Sewer #7 within the planning area.
        - Sanitary Sewer #8 to provide a connection for offsite future development south of 6th Avenue.

PLANNING AREAS 16 – 19 SUN, PLANNING AREA 20

Planning Areas 16 through 19 (PA-16 – PA-19) are located in the center of the project. The area is currently planned to be single family and multi-family. PA-16 – PA-19 are located west of Road 3 from 6th Avenue (south) to Colfax Avenue (north). Planning Area 20 (PA-20) is also located in the center of the project and is currently planned to be a school. In the following section, the minimum infrastructure requirements will be summarized to support the planning areas. Actual development of this project will be determined by market conditions and demand.

The infrastructure requirements needed to complete these planning areas include the construction of roadways, drainage improvements, sanitary sewer, and water main improvements. The assumption in this section is that no other infrastructure has been constructed outside of the planning areas.

ROADWAY IMPROVEMENTS

The following roadways will need to be constructed or in place to support development within the planning areas:

1. Required roadway infrastructure for PA-16:
    - 6th Avenue - Construction of half of the roadway (minimum 24-feet, not including parking, of pavement to accommodate 2 travel lanes) will be required adjacent to development.
    - Road 3, and half of Road 3B adjacent to development will be constructed with adjacent development within the planning subarea.

- Local and private streets will be constructed within the planning area to support development. These roadways will be part of a CSP.
- All related infrastructure street lighting, landscape, drainage facilities, water, sanitary sewer, storm sewer, and erosion control will be constructed with the roadway improvements.
- A minimum of 2 points of access will be required for life safety. Two access points will be provided off 6th Avenue.

2. Required roadway infrastructure for PA-17:
   - 6th Avenue - Construction of the half of the roadway (minimum 24-feet, not including parking, of pavement to accommodate 2 travel lanes) will be required adjacent to development.
   - Road 4, Road 2C, and half of Road 3B will be constructed with adjacent development within the planning subarea.
   - Local and private streets will be constructed within the planning area to support development. These roadways will be part of a CSP.
   - All related infrastructure street lighting, landscape, drainage facilities, water, sanitary sewer, storm sewer, and erosion control will be constructed with the roadway improvements.
   - A minimum of 2 points of access will be required for life safety. Two access points will be provided off 6th Avenue.
3. Required roadway infrastructure for PA-18:
   - 6th Avenue - Construction of half of the roadway (minimum 24-feet, not including parking, of pavement to accommodate 2 travel lanes) will be required by either traffic demands, life safety requirements, or with full development of PA-15 and PA-16.
   - Half of Road 3A and 3B will be constructed with adjacent development within the planning subarea.
   - Local and private streets will be constructed within the planning area to support development. These roadways will be part of a CSP.
   - All related infrastructure street lighting, landscape, drainage facilities, water, sanitary sewer, storm sewer, and erosion control will be constructed with the roadway improvements.
   - A minimum of 2 points of access will be required for life safety. Two access points will be provided off Road 3.
4. Required roadway infrastructure for PA-19:
   - Colfax Avenue –Roadway C3 to Gun Club Road will be required to serve the development. The full roadway section will need to be constructed from Gun Club Road to the property boundary. Half of the roadway section is required from the property boundary to roadway limits adjacent to the development.
   - Half of Road 3A and 3B will be constructed with adjacent development within the planning subarea.
   - Local and private streets will be constructed within the planning area to support development. These roadways will be part of a CSP.

- All related infrastructure street lighting, landscape, drainage facilities, water, sanitary sewer, storm sewer, and erosion control will be constructed with the roadway improvements.
- A minimum of 2 points of access will be required for life safety. Two access points will be provided off Colfax Avenue or Road 3.

5. Required roadway infrastructure for PA-20:

- ~~6th Avenue - Construction of half of the roadway (minimum 24-feet, not including parking, of pavement to accommodate 2 travel lanes) will be required by either traffic demands, life safety requirements, or with full development of PA-15 and PA-16.~~
- ~~Half of Road 3A and 3B will be constructed with development within the planning subarea.~~
- Half of Road 2 will be constructed with adjacent development within the planning subarea.
- Local and private streets will be constructed within the planning area to support development. These roadways will be part of a CSP.
- All related infrastructure street lighting, landscape, drainage facilities, water, sanitary sewer, storm sewer, and erosion control will be constructed with the roadway improvements.
- A minimum of 2 points of access will be required for life safety. Two access points will be provided of 6th Avenue or ~~Colfax Avenue.~~ **Picadilly Road.**

E. 6th Ave A

Between Picadilly Road and Tempe Ave

Required roadway infrastructure for PA-20-Please keep the requirement and do not cross out the bullet point.

CROSS OUT REMOVED.

Confirm that Fire, Life Safety accepts the change in access points.

CONFIRMED WITH FIRE / LIFE SAFETY.

DRAINAGE IMPROVEMENTS

The following drainage improvements will be constructed to support the development within the planning area:

1. Required drainage infrastructure for PA-16:
   - Water quality will be provided onsite and within green infrastructure within the ROW. Details of location and size will be determined during the CSP process.
   - Drainage Pipe #6 will need to be constructed adjacent to development to provide an outfall.
   - Detention will be provided at Drainage Detention #3 as identified in the exhibit in the appendix.
   - Drainage Detention #3 will require construction of an outfall to Sand Creek.
   - Construction of Outfall Drainage #7. If an interim outfall is required, it would be determined during development of the CSP.
2. Required drainage infrastructure for PA-17:
   - Water quality will be provided onsite and within green infrastructure within the ROW. Details of location and size will be determined during the CSP process.
   - Drainage Pipe #6 will need to be constructed adjacent to development to provide an outfall.
   - Detention will be provided at Drainage Detention #3 as identified in the exhibit in the appendix.
   - Drainage Detention #3 will require construction of an outfall to Sand Creek.

△2 ~~MINOR~~ AMENDMENT #2

- Construction of Outfall Drainage #7. If an interim outfall is required, it would be determined during development of the CSP.

3. Required drainage infrastructure for PA-18:
    - Water quality will be provided onsite and within green infrastructure within the ROW. Details of location and size will be determined during the CSP process.
    - Drainage Pipe #6 will need to be constructed to a point that the internal storm sewer system can connect to the drainage outfall.
    - Detention will be provided at Drainage Detention #3 as identified in the exhibit in the appendix.
    - Drainage Detention #3 will require construction of an outfall to Sand Creek.
    - Construction of Outfall Drainage #7. If an interim outfall is required, it would be determined during development of the CSP.
4. Required drainage infrastructure for PA-19:
    - Water quality will be provided onsite and within green infrastructure within the ROW. Details of location and size will be determined during the CSP process.
    - Detention will be provided at Drainage Detention #3 as identified in the exhibit in the appendix.
    - Drainage Detention #3 will require construction of an outfall to Sand Creek.
    - Construction of Outfall Drainage #7 will be constructed. If an interim outfall is required, it would be determined during development of the CSP.
5. Required drainage infrastructure for PA-20:
    - Water quality will be provided onsite and within green infrastructure within the ROW. Details of location and size will be determined during the CSP process.
    - Drainage Pipe #6 will need to be constructed to a point that the internal storm sewer system can connect to the drainage outfall.
    - Detention will be provided at Drainage Detention #3 as identified in the exhibit in the appendix.
    - Drainage Detention #3 will require construction of an outfall to Sand Creek.
    - Construction of Outfall Drainage #7. If an interim outfall is required, it would be determined during development of the CSP.

WATER IMPROVEMENTS

The following water improvements will be constructed to support the development within the planning area:

1. Required water infrastructure for PA-16:
    - A portion of Water #4 and Water #10 adjacent to the planning sub-area will need to be constructed to support the development.

- An additional connection to the existing 30-inch conduit within 6th Avenue through a water line internal to the planning subarea or a previously constructed planning area will be required to create a looped system.
- Looped water mains will be required within the planning subarea with all required fire hydrants.

2. Required water infrastructure for PA-17:
   - Water #4, Water #8 and a portion of Water #10 adjacent to the planning sub-area will need to be constructed to support the development.
   - An additional connection to the existing 30-inch conduit within 6th Avenue through a water line internal to the planning subarea or a previously constructed planning area will be required to create a looped system.
   - Looped water mains will be required within the planning subarea with all required fire hydrants.
3. Required water infrastructure for PA-18:
   - Water #4, Water #8 and a portion of Water #10 from adjacent to the planning sub-area to 6th Avenue will need to be constructed to support the development.
   - The connection of Water #4 and Water #10 to the existing 30-inch conduit within 6th Avenue will provide a looped system.
   - An additional connection to the existing 30-inch conduit within 6th Avenue through a water line internal to the planning subarea or a previously constructed planning area will be required to create a looped system.
   - Looped water mains will be required within the planning subarea with all required fire hydrants.
4. Required water infrastructure for PA-19:
   - Water #12 and Water #10 will need to be constructed to support the development.
   - The connection of Water #12 to the future water main in Gun Club Road and the connection of Water #10 to the existing 30-inch conduit within 6th Avenue will provide a looped system.
   - An additional connection to the existing 30-inch conduit within 6th Avenue through a water line internal to the planning subarea or a previously constructed planning area will be required to create a looped system.
   - Looped water mains will be required within the planning subarea with all required fire hydrants.
5. Required water infrastructure for PA-20:
   - ~~Water #4, Water #8, and a portion of Water #10 from Road 2 to 6th Avenue will need to be constructed to support the development.~~ **Water #4 and Water #8A will need to be constructed to support the development.**
   - ~~The connection of Water #4 and Water #10 to the existing 30-inch conduit within 6th Avenue will provide a looped system.~~ **Water #8A will need two separate connections constructed to the existing 30-inch conduit within 6th avenue to provide a looped system.**

2 MINOR AMENDMENT #2

A looped water supply is required and appears to be present in this area per the current water maps. Please do not cross out the Looped Water Supply notes at the top of sheet #27.

CROSS OUT REMOVED.

- ~~An additional connection to the existing 30-inch conduit within 6th Avenue through~~ ~~water line internal to the planning subarea or a previously constructed planning ar~~ ~~will be required to create a looped system.~~
- ~~Looped water mains will be required within the planning subarea with all required fire hydrants.~~

A looped water main internal to PA-20 may be required to serve any required internal hydrants. Please confirm with Fire Life Safety

SANITARY SEWER IMPROVEMENT

The following sanitary sewer improveme upport the development within the planning area:

CROSS OUT REMOVED.

1. Required sanitary infrastructure for PA-16:
   - Outfall to Sand Creek int o be constructed to support the development, this includ he following improvements:
     - o Sanitary Sewers #7 and #1 from Sand Creek to 7th Avenue (internal planning area roadway).
2. Required sanitary infrastructure for PA-17:
   - Outfall to Sand Creek interceptor will need to be constructed to support the development, this includes construction of the following improvements:
     - o Sanitary Sewers #7 and #1 from Sand Creek to 7th Avenue (internal planning area roadway).
     - o Sanitary Sewer #9 from the planning area to Sanitary Sewer #7.
3. Required sanitary infrastructure for PA-18:
   - Outfall to Sand Creek interceptor will need to be constructed to support the development, this includes construction of the following improvements:
     - o Sanitary Sewers #7 and #1 from Sand Creek to 7th Avenue (internal planning area roadway).
     - o Sanitary Sewer #9 within the planning area to Sanitary Sewer #7.
4. Required sanitary infrastructure for PA-19:
   - Outfall to Sand Creek interceptor will need to be constructed to support the development, this includes construction of the following improvements:
     - o Sanitary Sewers #9, #7, and #1 from Sand Creek to 7th Avenue (internal planning area roadway).
5. Required sanitary infrastructure for PA-20:
   - Outfall to Sand Creek interceptor will need to be constructed to support the development, this includes construction of the following improvements:
     - o ~~Sanitary Sewers #7,~~ and #1 to 7th Avenue (internal planning area roadway).

Sanitary Sewer #7 downstream of PA-20,

MINOR AMENDMENT #2

Appendix A – Public Improvement Plan Exhibits

Framework Development Plan
Horizon Uptown

SWC of I-70 and E-470
Aurora, Colorado
April, 2019

LEND LEASE COMMUNITIES LLC
9800 MOUNT PYRAMID COURT, SUITE 400
ENGLEWOOD, CO 80112
www.lendlease.com

STANTEC ARCHITECTURE, INC.
1050 17TH STREET, SUITE A200
DENVER, CO 80202
www.stantec.com

MATRIX DESIGN GROUP
1601 BLAKE STREET, #200
DENVER, CO 80202
www.matrixdesigngroup.com

LEGEND

- P-SS — PROPOSED SANITARY SEWER
- P-WT — PROPOSED WATER
- SUN BOUNDARY
- PLANNING AREA BOUNDARY
- ACCESS POINT AT PLANNING AREA
  SECOND POINT OF ACCESS WILL BE PROVIDED ON LOCAL STREETS. FINAL LOCATION WILL BE DETERMINED AT TIME OF CSP.

NOTE:
The developer shall provide two distinct points of emergency access to the overall site and a looped water supply to each phase of the development as approved by the Life Safety Representative for the Aurora Fire Department. The developer shall construct any off site roadway or emergency crossings improvements per City standards necessary to facilitate emergency vehicular access this site.

(Notes continued Sheet 3.15–2)

PICADILLY RD. 8–LANE ARTERIAL (BY OTHERS)
COLFAX AVE.
EXISTING COLFAX FRONTAGE ROAD TO BE REMOVED AFTER THE COMPLETED CONSTRUCTION OF PHASE 1 SOUTH SECTION OF ROAD 1
INTERSTATE 70
INTERIM INTERSECTION SEE DETAIL SHEET 3.15–2
EXISTING 24" WATER
FUTURE ROADWAY TO BE BUILT BY OTHERS
DISCHARGE TO EXISTING OUTFALL TO SAND CREEK
EXISTING 24" CMP TO BE REMOVED WITH CONSTRUCTION OF DETENTION #2
PROPOSED 12" WATER
E. 11th AVE
EXISTING 54" CMP TO BE REMOVED WITH CONSTRUCTION OF DRAINAGE #4
STEPHEN HOGAN PARKWAY (BY OTHERS)
EXISTING OVERHEAD ELECTRIC
PHASE 1 SANITARY SEWER OUTFALL TO SAND CREEK
PHASE 1 OUTFALL TO SAND CREEK
PICADILLY RD.
SANITARY SEWER #1
WATER #1
WATER #2
WATER #3
WATER #4
WATER #5
WATER #6
WATER #7
WATER #8
WATER #10
WATER #11
WATER #12
WATER #13
SANITARY SEWER #2
SANITARY SEWER #3
SANITARY SEWER #4
SANITARY SEWER #5
SANITARY SEWER #6
SANITARY SEWER #7
SANITARY SEWER #8
SANITARY SEWER #9
SANITARY SEWER #10 OPTION (OUTFALL TO COAL CREEK)
DRAINAGE #1 DETENTION/ CHANNEL
DRAINAGE #2 DETENTION
DRAINAGE #3 DETENTION
DRAINAGE #4 DETENTION
DRAINAGE #5 DETENTION
DRAINAGE #6 PIPE
DRAINAGE PIPE #9
E. 6th AVE DRAINAGE PIPE #9
DRAINAGE #8 CHANNEL/RCBC TO SAND CREEK (ALIGNMENT TO BE DETERMINED)
DRAINAGE #9 – REGIONAL OFFSITE DRAINAGE FACILITY TO BE CONSTRUCTED BY OTHERS (ALIGNMENT TO BE DETERMINED)
DRAINAGE #10 DETENTION/ 36" DRAINAGE (OUTFALL TO COAL CREEK)
OUTFALL DRAINAGE #7
OUTFALL TO COAL CREEK
EXISTING 30" WATER
EXISTING DETENTION/OUTFALL TO FIRST CREEK
EXISTING OFFSITE OVERFLOW PATH TO BE REDIRECTED INTO PHASE 2 OUTFALL TO SAND CREEK
CONNECTION TO FUTURE 60–INCH WATER CONDUIT
SITE BOUNDARY
NORTH HALF LOCAL TYPE 1
EXISTING OVERHEAD ELECTRIC
DETENTION #6
ROAD 1
ROAD 2
ROAD 3
ROAD 4
COLFAX AVE
GUN CLUB RD.
E 470
PARK
APS SCHOOL
PA-1 28.98 AC
PA-2 18.47 AC
PA-3 10.48 AC
PA-4 19.52 AC
PA-5 6.77 AC
PA-6 13.41 AC
PA-7 12.32 AC
PA-8 17.30 AC
PA-9 18.18 AC
PA-10
PA-11 2.25 AC
PA-12 37.36 AC
PA-13 26.98 AC
PA-14 32.15 AC
PA-15 38.40 AC
PA-16 23.16 AC
PA-17 29.00 AC
PA-18 20.71 AC
PA-19 17.27 AC
PA-20 14.00 AC
EP 20+54.89
PC 1+03.14
STATION 0+00 – 38+00

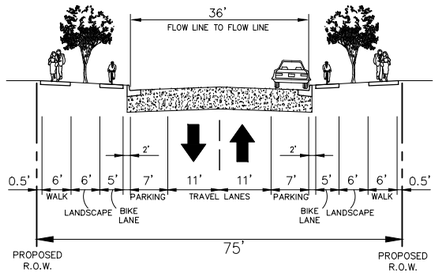
PUBLIC IMPROVEMENTS PLAN
SHEET 3.15-1

NORTH

0 300 600 1200

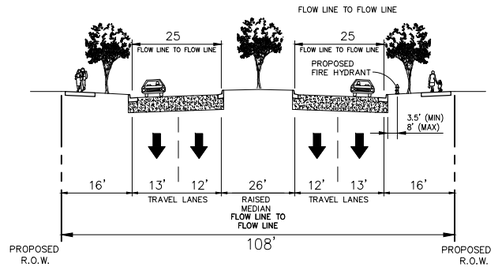
ORIGINAL SCALE: 1" = 300'-0"
NOTE: SCALE IS APPROXIMATE

FILE NAME: R:\16.873.001.000 (HORIZON UPTOWN)\DWG\FDP\001-FDP-PIP FULL.DWG DATE: 4/8/2019 10:46 AM



A 2 LANE COLLECTOR (MODIFIED) SEE NOTE 5

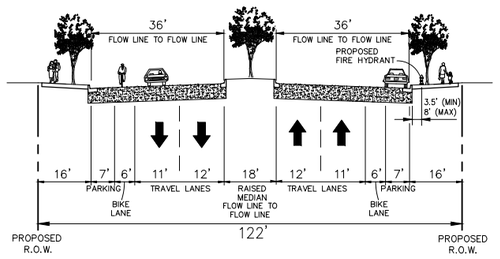
N.T.S.



B MAIN STREET – 4 LANES (COLFAX) (MODIFIED)

N.T.S.

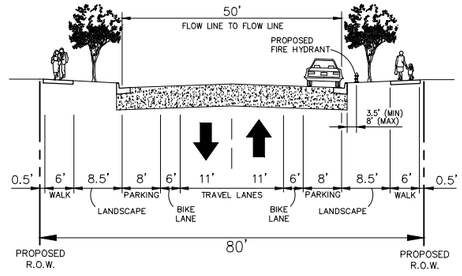
MODIFICATION OF THIS SECTION INCLUDES REMOVAL OF PARKING LANE AND INCREASING THE WIDTH OF THE MEDIAN FROM 14' TO 18' TO ALLOW A HARDSCAPE MEDIAN ISLAND AND TURN LANE.



C MAIN STREET – MEDIAN – 4 LANE (MODIFIED)

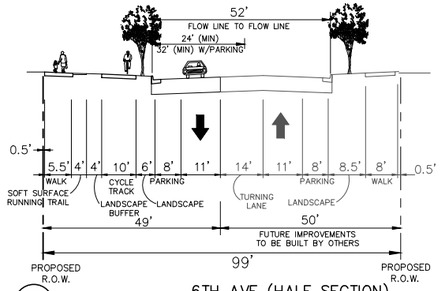
N.T.S.

MODIFICATION OF THIS SECTION INCLUDES REMOVAL OF PARKING LANE AND INCREASING THE WIDTH OF THE MEDIAN FROM 14' TO 18' TO ALLOW A HARDSCAPE MEDIAN ISLAND AND TURN LANE.



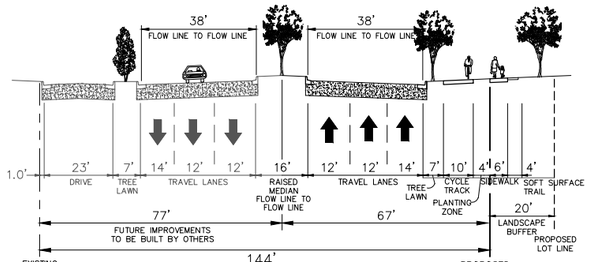
D 2 LANE COLLECTOR SEE NOTE 5

N.T.S.



E 6TH AVE (HALF SECTION)

N.T.S.

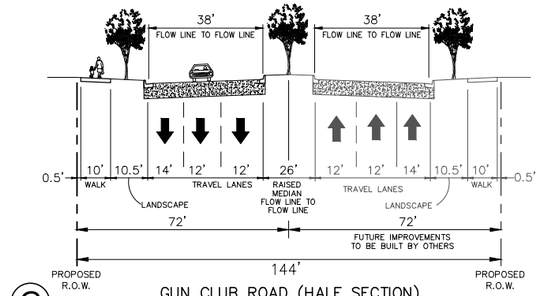


F PICADILLY ROAD (HALF SECTION)

6TH AVE. TO 11TH AVE.

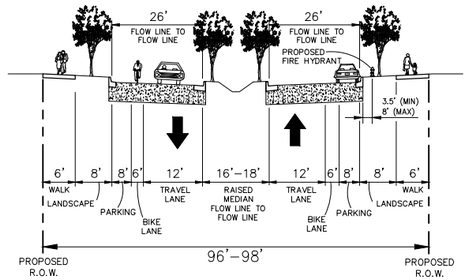
N.T.S.

*SEE NOTE 4



G GUN CLUB ROAD (HALF SECTION)

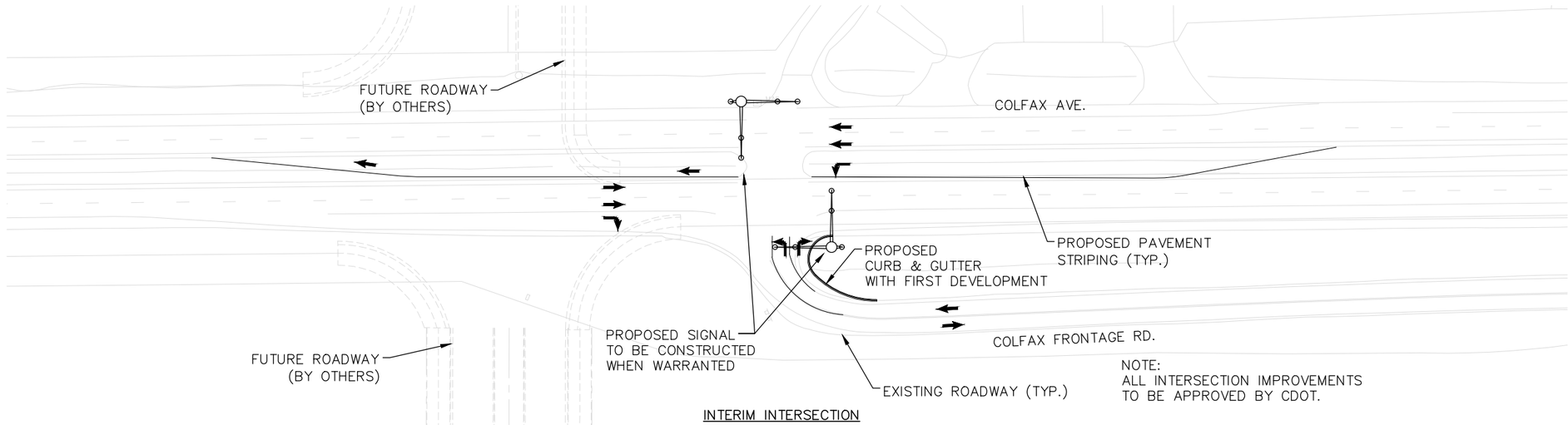
N.T.S.



H RESIDENTIAL PARKWAY – 2 LANES (MODIFIED)

N.T.S.

MODIFICATION OF THIS SECTION INCLUDES REDUCTION OF THE STANDARD MEDIAN WIDTH FROM 30' TO THE PROPOSED 16' TO 18' WIDTH.



INTERIM INTERSECTION

Framework Development Plan
Horizon Uptown

SWC of I-70 and E-470
Aurora, Colorado
April, 2019

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(Notes continued FROM Sheet 3.15–1)

COST:

1. The developer of Horizon Uptown will participate in the cost of relocating or improving any portion of Picadilly Road not adjacent to the western boundary of the Horizon Uptown FDP in the following circumstances:

   (A) The relocation and improvement of Picadilly Road is required for construction of the Picadilly Road / I–70 interchange and the landowners at Horizon Uptown participate in the relocation and improvement costs as part of a larger regional funding strategy, or

   (B) The relocation and improvement of Picadilly Road is triggered primarily by traffic generated by the Horizon Uptown project prior to the above interchange improvements and the landowners at Horizon Uptown participate on a pro rata basis with other landowners in a localized funding strategy for the relocation and improvement costs.

2. The developer shall be responsible for funding 50% of all traffic signals along the perimeter roadways, with the exception of the intersection of 6th Avenue and Picadilly Road. The developer will be responsible for funding 25% of the traffic signal at 6th Avenue and Picadilly Road intersection.

3. Developer or assigned District is responsible for design, construction, and maintenance of four–lane arterials.

4. Minimum of 24–feet of pavement will be required for all half roadway sections.

5. Based on intersection, access point and roadway Level of Service, additional auxiliary lanes (left or right turn lanes) my be required based on the Detailed Traffic Impact Studies. This could either widen the required roadway and associated ROW and/or widen required flow line to flow line, or limit the availability of on–street parking.

PUBLIC IMPROVEMENTS PLAN
SHEET 3.15-2

NORTH

0 50 100 200

ORIGINAL SCALE: 1" = 50'-0"
NOTE: SCALE IS APPROXIMATE

Framework Development Plan
Horizon Uptown

SWC of I-70 and E-470
Aurora, Colorado
April, 2019

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LEGEND

- P-SS — PROPOSED SANITARY SEWER
- P-WT — PROPOSED WATER
- SUN BOUNDARY
- PLANNING AREA BOUNDARY
- ACCESS POINT AT PLANNING AREA
  SECOND POINT OF ACCESS WILL BE PROVIDED ON LOCAL STREETS. FINAL LOCATION WILL BE DETERMINED AT TIME OF CSP.

NOTE:
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(Notes continued Sheet 3.15-2)

- PROPOSED ROADWAY

PICADILLY RD. 8-LANE ARTERIAL (BY OTHERS)
COLFAX AVE.
EXISTING COLFAX FRONTAGE ROAD TO BE REMOVED AFTER THE COMPLETED CONSTRUCTION OF PHASE 1 SOUTH SECTION OF ROAD 1
INTERSTATE 70
INTERIM INTERSECTION SEE DETAIL SHEET 3.15-2
EXISTING 24" WATER
DRAINAGE #1 DETENTION/ CHANNEL
SANITARY SEWER #4
SANITARY SEWER #5
DRAINAGE #5 DETENTION
EXISTING DETENTION/OUTFALL TO FIRST CREEK
FUTURE ROADWAY TO BE BUILT BY OTHERS
WATER #2
PA-3 10.48 AC
PA-11 2.25 AC
C1
C2
PA-4 19.52 AC
PA-5 6.77 AC
C3
WATER #11
PA-1 28.98 AC
CONNECTION TO FUTURE 60-INCH WATER CONDUIT
WATER #12
DISCHARGE TO EXISTING OUTFALL TO SAND CREEK
3A
11B
COLFAX AVE
WATER #6
DRAINAGE #4 DETENTION
SANITARY SEWER #3
PA-12 37.36 AC
PA-13 26.98 AC
SANITARY SEWER #6
PA-2 18.47 AC
PA-6 13.41 AC
PROPOSED 12"
SANITARY SEWER #2
ROAD 1
D
11A
H
E. 11th AVE
11th Ave
WATER #3
PARK
PA-19 17.27 AC
PA-7 12.32 AC
SITE BOUNDARY
PICADILLY RD.
APS SCHOOL
PA-20 14.00 AC
PA-14 32.15 AC
PA-18 20.71 AC
ROAD 3
WATER #10
PA-8 17.30 AC
GUN CLUB RD.
ROAD 2
SANITARY SEWER #1
WATER #1
PA-17 29.00 AC
DRAINAGE PIPE #6
PA-9 18.18 AC
E 470
PA-10
PA-15 38.40 AC
ROAD 4
PA-16 23.16 AC
EXISTING 30" WATER
EXISTING OVERHEAD ELECTRIC
OUTFALL DRAINAGE #7
E. 6th AVE
DRAINAGE #9 – REGIONAL OFFSITE DRAINAGE FACILITY TO BE CONSTRUCTED BY OTHERS (ALIGNMENT TO BE DETERMINED)
EXISTING OFFSITE OVERFLOW PATH TO BE REDIRECTED INTO PHASE 2 OUTFALL TO SAND CREEK
EXISTING OVERHEAD ELECTRIC
PHASE 1 SANITARY SEWER OUTFALL TO SAND CREEK
PHASE 1 OUTFALL TO SAND CREEK
DRAINAGE #8 CHANNEL/RCBC TO SAND CREEK (ALIGNMENT TO BE DETERMINED)
OUTFALL TO COAL CREEK
EXISTING OVERHEAD ELECTRIC

PUBLIC IMPROVEMENTS PLAN
SHEET 3.15-3
PA-1 - PA-2

NORTH

0 300 600 1200

ORIGINAL SCALE: 1" = 300'-0"
NOTE: SCALE IS APPROXIMATE

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Framework Development Plan
Horizon Uptown

SWC of I-70 and E-470
Aurora, Colorado
April, 2019

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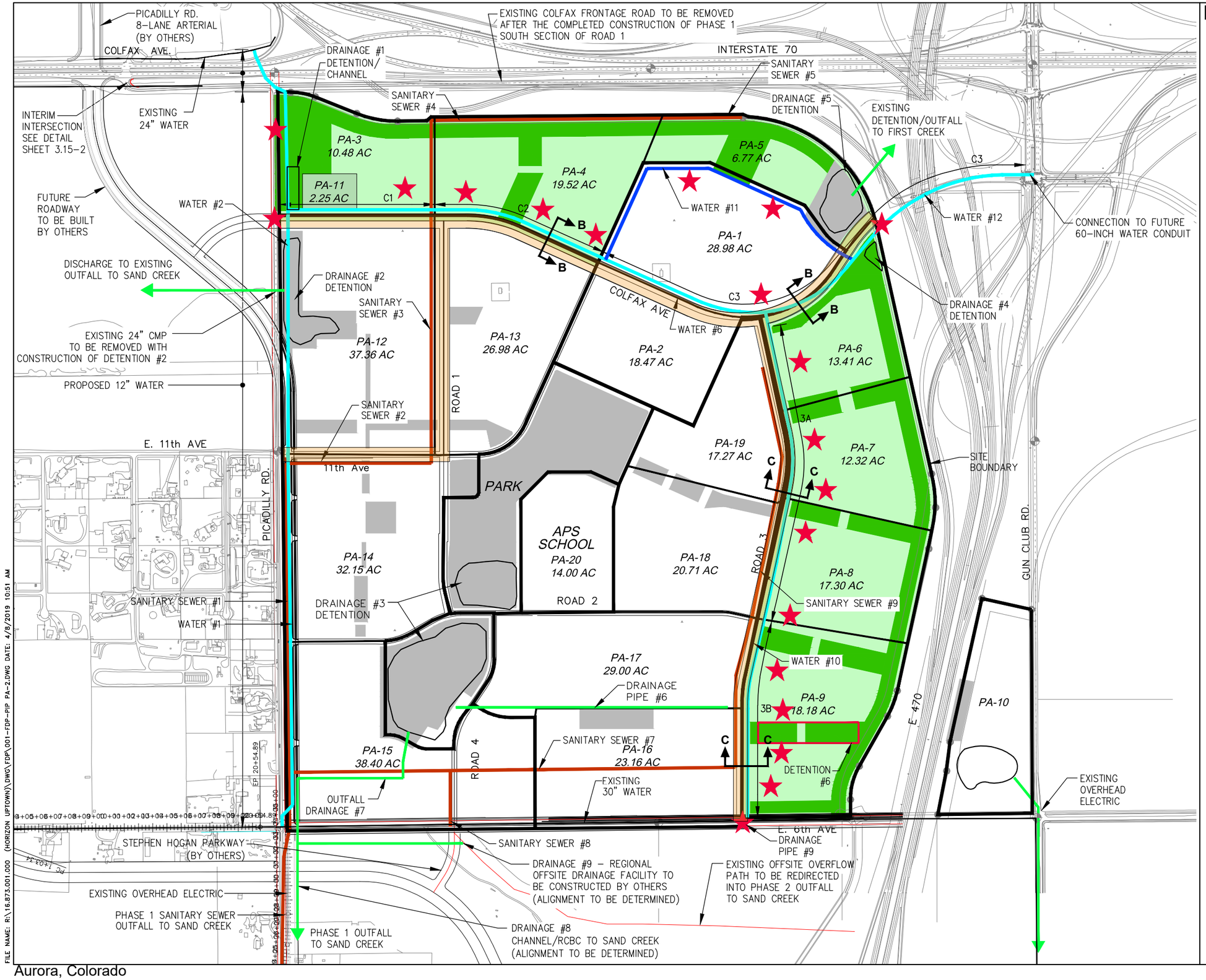

LEGEND

- P-SS — PROPOSED SANITARY SEWER
- P-WT — PROPOSED WATER
- SUN BOUNDARY
- PLANNING AREA BOUNDARY
- ACCESS POINT AT PLANNING AREA
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NOTE:
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(Notes continued Sheet 3.15-2)

- PROPOSED ROADWAY

* DETENTION #6 MAY BE DEVELOPED AS A SUB-REGIONAL FACILITY OF DISPERSED BETWEEN INDIVIDUAL DEVELOPMENTS.

PUBLIC IMPROVEMENTS PLAN
SHEET 3.15-4
PA-3 - PA-9 & PA-11

NORTH

0 300 600 1200

ORIGINAL SCALE: 1" = 300'-0"
NOTE: SCALE IS APPROXIMATE

FILE NAME: R:\16.873.001.000 (HORIZON UPTOWN)\DWG\FDP\001-FDP-PIP PA-2.DWG DATE: 4/8/2019 10:51 AM

Framework Development Plan
Horizon Uptown

SWC of I-70 and E-470
Aurora, Colorado
April, 2019

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PICADILLY RD. 8-LANE ARTERIAL (BY OTHERS)
COLFAX AVE.
EXISTING COLFAX FRONTAGE ROAD TO BE REMOVED AFTER THE COMPLETED CONSTRUCTION OF PHASE 1 SOUTH SECTION OF ROAD 1
INTERSTATE 70
DRAINAGE #5 DETENTION
EXISTING DETENTION/OUTFALL TO FIRST CREEK
INTERIM INTERSECTION SEE DETAIL SHEET 3.15-2
EXISTING 24" WATER
FUTURE ROADWAY TO BE BUILT BY OTHERS
WATER #2
DISCHARGE TO EXISTING OUTFALL TO SAND CREEK
EXISTING 24" CMP TO BE REMOVED WITH CONSTRUCTION OF DETENTION #2
PROPOSED 12" WATER
E. 11th AVE
PICADILLY RD.
PA-3 10.48 AC
PA-11 2.25 AC
PA-4 19.52 AC
WATER #6
PA-5 6.77 AC
PA-1 28.98 AC
C1
C2
C3
1A
1B
11A
11B
2A
2B
4A
DRAINAGE #2 DETENTION
SANITARY SEWER #3
PA-12 37.36 AC
PA-13 26.98 AC
SANITARY SEWER #6
SANITARY SEWER #2
WATER #5
ROAD 1
11th Ave
WATER #3
PARK
PA-14 32.15 AC
DRAINAGE #3 DETENTION
APS SCHOOL
PA-20 14.00 AC
ROAD 2
PA-2 18.47 AC
PA-6 13.41 AC
PA-19 17.27 AC
PA-7 12.32 AC
PA-18 20.71 AC
ROAD 3
PA-8 17.30 AC
DRAINAGE #4 DETENTION
SITE BOUNDARY
GUN CLUB RD.
SANITARY SEWER #1
WATER #1
WATER #7
PA-17 29.00 AC
EXISTING 54" CMP TO BE REMOVED WITH CONSTRUCTION OF DRAINAGE #4
WATER #4
SANITARY SEWER #7
PA-16 23.16 AC
PA-15 38.40 AC
ROAD 4
EXISTING 30" WATER
PA-9 18.18 AC
E-470
PA-10
EXISTING OVERHEAD ELECTRIC
OUTFALL DRAINAGE #7
SANITARY SEWER #8
E. 6th AVE
STEPHEN HOGAN PARKWAY (BY OTHERS)
DRAINAGE #9 – REGIONAL OFFSITE DRAINAGE FACILITY TO BE CONSTRUCTED BY OTHERS (ALIGNMENT TO BE DETERMINED)
EXISTING OFFSITE OVERFLOW PATH TO BE REDIRECTED INTO PHASE 2 OUTFALL TO SAND CREEK
EXISTING OVERHEAD ELECTRIC
PHASE 1 SANITARY SEWER OUTFALL TO SAND CREEK
PHASE 1 OUTFALL TO SAND CREEK
DRAINAGE #8 CHANNEL/RCBC TO SAND CREEK (ALIGNMENT TO BE DETERMINED)
OUTFALL TO COAL CREEK

LEGEND

- P-SS — PROPOSED SANITARY SEWER
- P-WT — PROPOSED WATER
- SUN BOUNDARY
- PLANNING AREA BOUNDARY
- ACCESS POINT AT PLANNING AREA
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(Notes continued Sheet 3.15-2)

- PROPOSED ROADWAY

PUBLIC IMPROVEMENTS PLAN
SHEET 3.15-5
PA-12 - PA-15

NORTH

0 300 600 1200

ORIGINAL SCALE: 1" = 300'-0"
NOTE: SCALE IS APPROXIMATE

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Framework Development Plan
Horizon Uptown

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April, 2019

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LEGEND

- P-SS — PROPOSED SANITARY SEWER
- P-WT — PROPOSED WATER
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(Notes continued Sheet 3.15-2)

- PROPOSED ROADWAY

PICADILLY RD. 8-LANE ARTERIAL (BY OTHERS)
COLFAX AVE.
EXISTING COLFAX FRONTAGE ROAD TO BE REMOVED AFTER THE COMPLETED CONSTRUCTION OF PHASE 1 SOUTH SECTION OF ROAD 1
INTERSTATE 70
INTERIM INTERSECTION SEE DETAIL SHEET 3.15-2
DRAINAGE #1 DETENTION/ CHANNEL
DRAINAGE #5 DETENTION
EXISTING DETENTION/OUTFALL TO FIRST CREEK
C3
CONNECTION TO FUTURE 60-INCH WATER CONDUIT
FUTURE ROADWAY TO BE BUILT BY OTHERS
DISCHARGE TO EXISTING OUTFALL TO SAND CREEK
DRAINAGE #2 DETENTION
EXISTING 24" CMP TO BE REMOVED WITH CONSTRUCTION OF DETENTION #2
PROPOSED 12" WATER
WATER #6
WATER #12
DRAINAGE #4 DETENTION
COLFAX AVE
ROAD 1
E. 11th AVE
11th Ave
PARK
APS SCHOOL
TEMPE ST.
ROAD 2
ROAD 3
ROAD 4
WATER #8
SANITARY SEWER #9
WATER #8A
WATER #8B
WATER #10
WATER #4
DRAINAGE #6 PIPE
SANITARY SEWER #7
SANITARY SEWER #8
EXISTING 30" WATER
DRAINAGE #3 DETENTION
EXISTING 54" CMP TO BE REMOVED WITH CONSTRUCTION OF DRAINAGE #4
OUTFALL DRAINAGE #7
STEPHEN HOGAN PARKWAY (BY OTHERS)
EXISTING OVERHEAD ELECTRIC
PHASE 1 SANITARY SEWER OUTFALL TO SAND CREEK
PHASE 1 OUTFALL TO SAND CREEK
DRAINAGE #9 – REGIONAL OFFSITE DRAINAGE FACILITY TO BE CONSTRUCTED BY OTHERS (ALIGNMENT TO BE DETERMINED)
DRAINAGE #8 CHANNEL/RCBC TO SAND CREEK (ALIGNMENT TO BE DETERMINED)
EXISTING OFFSITE OVERFLOW PATH TO BE REDIRECTED INTO PHASE 2 OUTFALL TO SAND CREEK
E. 6th AVE
SITE BOUNDARY
GUN CLUB RD.
E 470
EXISTING OVERHEAD ELECTRIC
OUTFALL TO COAL CREEK

PA-1 28.98 AC
PA-2 18.47 AC
PA-3 10.48 AC
PA-4 19.52 AC
PA-5 6.77 AC
PA-6 13.41 AC
PA-7 12.32 AC
PA-8 17.30 AC
PA-9 18.18 AC
PA-10
PA-11 2.25 AC
PA-12 37.36 AC
PA-13 26.98 AC
PA-14 32.15 AC
PA-15 38.40 AC
PA-16 23.16 AC
PA-17 29.00 AC
PA-18 20.71 AC
PA-19 17.27 AC
PA-20 14.00 AC

PUBLIC IMPROVEMENTS PLAN
SHEET 3.15-6
PA-16 - PA-20

NORTH

0 300 600 1200

ORIGINAL SCALE: 1" = 300'-0"
NOTE: SCALE IS APPROXIMATE

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⚠ MINOR AMENDMENT #2

PICADILLY RD.
8-LANE ARTERIAL
(BY OTHERS)

COLFAX AVE.

EXISTING COLFAX FRONTAGE ROAD TO BE REMOVED
AFTER THE COMPLETED CONSTRUCTION OF PHASE 1
SOUTH SECTION OF ROAD 1

INTERSTATE 70

EXISTING
DETENTION/OUTFALL
TO FIRST CREEK

INTERIM
INTERSECTION
SEE DETAIL
SHEET 3.15-2

FUTURE
ROADWAY
TO BE BUILT
BY OTHERS

DISCHARGE TO EXISTING
OUTFALL TO SAND CREEK

DRAINAGE #2
DETENTION

EXISTING 24" CMP
TO BE REMOVED WITH
CONSTRUCTION OF DETENTION #2

PROPOSED 12" WATER

PA-3
10.48 AC

PA-11
2.25 AC

PA-4
19.52 AC

PA-5
6.77 AC

PA-1
28.98 AC

PA-12
37.36 AC

PA-13
26.98 AC

COLFAX AVE

PA-2
18.47 AC

PA-6
13.41 AC

ROAD 1

E. 11th AVE

11th Ave

PARK

PA-19
17.27 AC

PA-7
12.32 AC

SITE
BOUNDARY

PICADILLY RD.

APS
SCHOOL

PA-14
32.15 AC

PA-20
14.00 AC

ROAD 2

PA-18
20.71 AC

ROAD 3

PA-8
17.30 AC

GUN CLUB RD.

PA-17
29.00 AC

PA-9
18.18 AC

E 470

PA-10

G G

WATER #13

EXISTING
OVERHEAD
ELECTRIC

SANITARY
SEWER #10
OPTION
(OUTFALL TO
COAL CREEK)

DRAINAGE #10
DETENTION/
36" DRAINAGE
(OUTFALL TO
COAL CREEK)

NORTH HALF
LOCAL TYPE 1

OUTFALL TO
COAL CREEK

EXISTING 54" CMP
TO BE REMOVED
WITH CONSTRUCTION
OF DRAINAGE #4

PA-15
38.40 AC

ROAD 4

PA-16
23.16 AC

EXISTING
30" WATER

OUTFALL
DRAINAGE #7

E. 6th AVE

EP 20+54.89

0+05 0+06 0+07 0+08 0+09 0+00 0+01 0+02 0+03 0+04 0+05 0+06 0+07 0+08 0+09 0+00 0+01 0+02 0+03 0+04.89 20+03.00 20+02.00 20+01.00 20+00.00 19+03.00 19+02.00 19+01.00 19+00.00

PC 1+03.34

EXISTING OVERHEAD ELECTRIC

PHASE 1 SANITARY SEWER
OUTFALL TO SAND CREEK

PHASE 1 OUTFALL
TO SAND CREEK

DRAINAGE #9 - REGIONAL
OFFSITE DRAINAGE FACILITY TO
BE CONSTRUCTED BY OTHERS
(ALIGNMENT TO BE DETERMINED)

DRAINAGE #8
CHANNEL/RCBC TO SAND CREEK
(ALIGNMENT TO BE DETERMINED)

EXISTING OFFSITE OVERFLOW
PATH TO BE REDIRECTED
INTO PHASE 2 OUTFALL
TO SAND CREEK

FILE NAME: R:\16.873.001.000 (HORIZON UPTOWN)\DWG\FDP\001-FDP-PIP PA-5.DWG DATE: 4/8/2019 9:59 AM

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LEGEND

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- ACCESS POINT AT PLANNING AREA
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(Notes continued Sheet 3.15-2)

- PROPOSED ROADWAY

PUBLIC IMPROVEMENTS PLAN
SHEET 3.15-7
PA-10

NORTH

0 300 600 1200

ORIGINAL SCALE: 1" = 300'-0"
NOTE: SCALE IS APPROXIMATE