

February 29, 2024

City of Aurora  
Attn: Vern Adam, Engineering Services Manager  
15151 E. Alameda Parkway  
Aurora, CO 80012

RE: Horizon Uptown City Center, Master Utility Report – 218158MU1 – Amendment 1

Dear Mr. Adam,

The Horizon Uptown Filing 7 project is located east of S. Picadilly Road and north of E. 6<sup>th</sup> Avenue. This project is also east of the Future Community Park, the future grade school, Filing 3 and Filing 5. See Figure 1 for a vicinity map.



Figure 1: Vicinity Map



5970 Greenwood Plaza Blvd  
Greenwood Village, CO 80111



Tel: +1 303-751-0741



hello@merrick.com  
www.merrick.com

Filing 7 includes building an additional 117 residential units across two planning areas. The Filing includes Parcels 17B and 18B. Below is a summary of existing and proposed building for each of these parcels.

Filing 7 will build 34 additional residential units in Parcel 17B. This is in addition to the 203 residential units that will be built in Parcel 17A per Filing 3. In total, 237 residential units will be built in Parcel 17. The approved Master Utility Report (MUR) planned for 340 residential units for Parcel 17. Therefore, Filing 7 conforms to the anticipated density for Parcel 17 within the approved report.

Filing 7 will build a total of 83 residential units in Parcel 18. The approved Master Utility Report (MUR) planned for 243 residential units for Parcel 18. Therefore, Filing 7 conforms to the anticipated density for Parcel 18 within the approved report.

In total, the current plan includes 320 residential units for Parcels 17 and 18. The approved MUR included a total of 583 residential units for the same parcels. Table 1 compares the number of residential units per parcel between the approved MUR and the current plan.

Table 1: Residential Unit Comparison

Plan	Block	Land Use	Acreage	Residential Units
<b>Approved Master Utility Report</b>	PA-17	Residential	29.00	340
	PA-18	Residential	20.71	243
	<b>Total</b>	<b>N/A</b>	<b>49.71</b>	<b>583</b>
<b>Current</b>	PA-17A	Residential	16.50	203
	PA-17B	Residential	8.30	34
	PA-18B	Residential	9.50	83
	<b>Total</b>	<b>N/A</b>	<b>34.30</b>	<b>320</b>

Filing 7 will include the extension of a 12-in water line that was built with Filing 3. The new 12-in water line will start at the intersection of E. 8<sup>th</sup> Avenue and N. Tibet Street. It will generally run east within the E. 8<sup>th</sup> Avenue Right-of-Way. In the future this 12-in waterline will connect to future 12-in waterline in Crossroads Boulevard. The 12-in water line loop conforms to the approved MUR.

Filing 7 will include the extension of several 8-in sanitary sewer lines that were built with Filing 3 or Filing 5. The sanitary sewer line extensions conform to the approved MUR.

In summary, the planned household density and utility line construction for Filing 7 conforms with the approved MUR.

Sincerely,

Tyler Scarlett, PE



## REFERENCES

1. *City of Aurora Water, Sanitary Sewer & Storm Drainage Infrastructure Standards & Specifications*, January 2023.
2. *Horizon Uptown City Center Draft Master Utilities Report*, Matrix Design Group Inc., September 19, 2018. EDN 218158MU1 2008-3009 05S.
3. *Horizon Uptown City Center Draft Master Utilities Exhibits*, Matrix Design Group Inc., September 19, 2018. EDN 218158
4. *Horizon Uptown City Center Draft Master Utilities Report – 218158MU1 – Amendment 1*, Dewberry Engineers Inc., July 22, 2022. EDN 218158LTR1 2018-3030 05S 06S.
5. *Horizon Uptown City Center Draft Master Utilities Exhibit*, Dewberry Engineers Inc., July 26, 2022. EDN Rev. 218158.
6. *Horizon Uptown Subdivision Filing No. 3 Construction Documents*, Dewberry Engineers Inc., May 05, 2021. EDN 220171.
7. *Horizon Uptown Subdivision Filing No. 6 Construction Documents (Preliminary Not For Construction)*, Dewberry Engineers Inc., October 11, 2022.

