

January 24, 2025

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 9 project is located east of S. Picadilly Road and north of E. 6th Avenue. This project is also east of Filing 7 and Filing 5. See Figure 1 for a vicinity map.

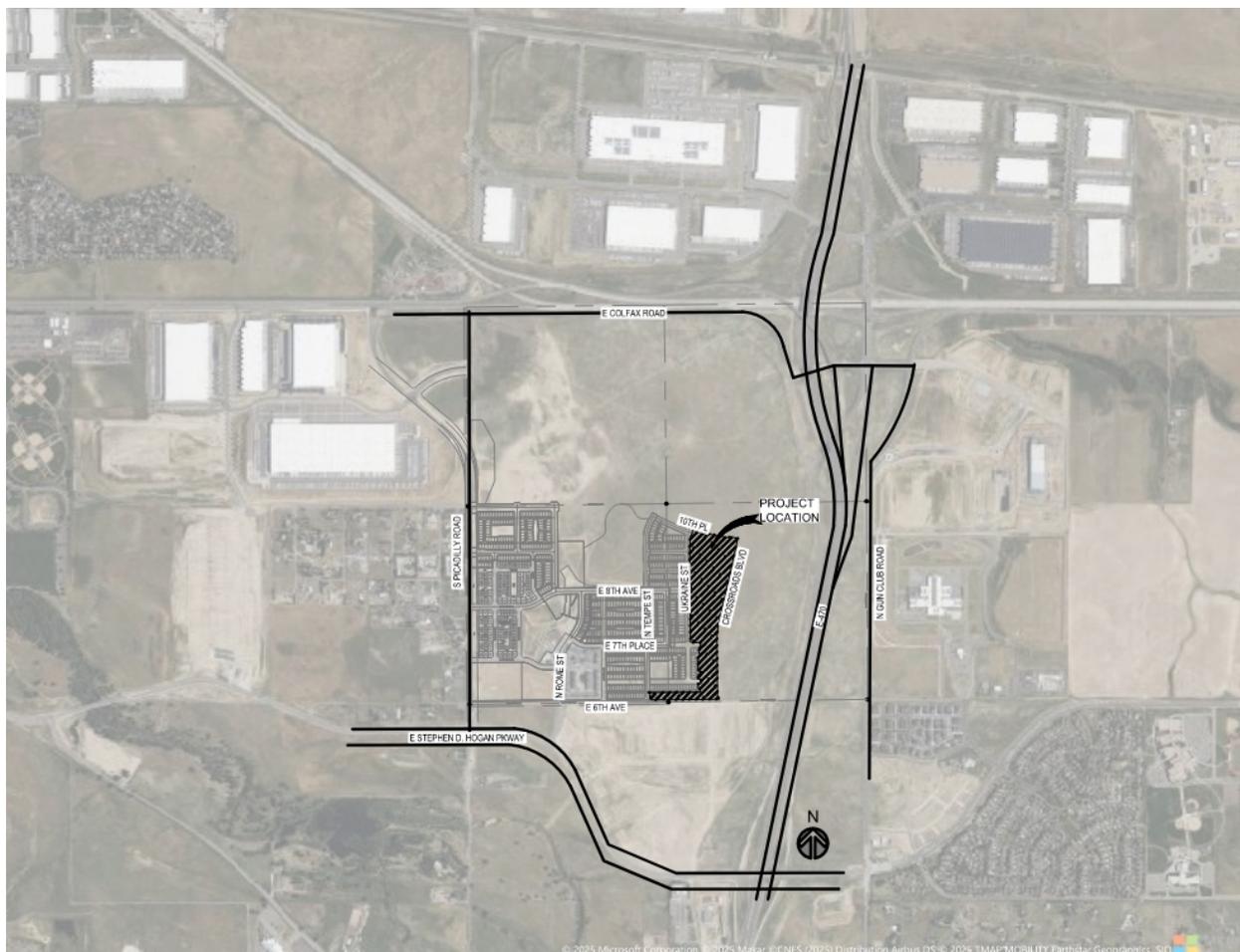


Figure 1: Vicinity Map



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Greenwood Village, CO 80111



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Filing 9 includes building an additional 136 residential units across three planning areas. The Filing includes Parcels 16B, 17B, and 18A. Below is a summary of existing and proposed building for each of these parcels.

Filing 9 will build 37 additional residential units in Parcel 16. This is in addition to the 133 residential units that will be built in Parcel 16 per Filing 5. In total, 170 residential units will be built in Parcel 16. The approved Master Utility Report (MUR) planned for 272 residential units for Parcel 16. Therefore, Filing 9 conforms to the anticipated density for Parcel 16 within the approved report.

Filing 9 will build a total of 39 residential units in Parcel 17. This is in addition to the 104 residential units that will be built in Parcel 17 per Filing 3. The approved Master Utility Report (MUR) planned for 340 residential units for Parcel 17. Therefore, Filing 9 conforms to the anticipated density for Parcel 17 within the approved report.

Filing 9 will build a total of 60 residential units in Parcel 18. This is in addition to the 117 residential units that will be built in Parcel 18 per Filing 7. The approved Master Utility Report (MUR) planned for 243 residential units for Parcel 18. Therefore, Filing 9 conforms to the anticipated density for Parcel 18 within the approved report.

In total, the current plan includes 490 residential units for Parcels 16, 17, and 18. The approved MUR included a total of 855 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
Approved Master Utility Report	PA-16	Residential	23.16	272
	PA-17	Residential	29.00	340
	PA-18	Residential	20.71	243
	Total	N/A	72.87	855
Current	PA-16	Residential	23.16	170
	PA-17	Residential	29.00	143
	PA-18	Residential	20.71	177
	Total	N/A	72.87	490

Filing 9 will include the extension of a 12-in water line along 8th Avenue and Crossroads Blvd. The new 12-in water line will start at the intersection of E. 8th Avenue and N. Ukraine Street. It will generally run east within the E. 8th Avenue Right-of-Way. The new 12-in waterline will connect to the existing 30" waterline on 6th Avenue and run north to the intersection of 10th Place and Crossroads Blvd. The 12-in water line loop conforms to the approved MUR. Filing 9 will include the extension of several 8-in sanitary sewer lines that were built with Filing 3, 5, and 7. The sanitary sewer line extensions conform to the approved MUR.

In summary, the planned household density and utility line construction for Filing 9 conforms with the approved MUR.

Sincerely,

Tyler Scarlett, PE



REFERENCES

1. *City of Aurora Water, Sanitary Sewer & Storm Drainage Infrastructure Standards & Specifications*, January 2025.
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.

