

# Public Improvement Plan FOR

Parklands Development  
AURORA, COLORADO  
CASE NO. DA-2289-00

## Prepared for:

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CORE Project Number: 20-226

February 19, 2023  
Rev 1 September 7, 2023



Roadway improvements shall comply with the City of Aurora's engineering standards. Traffic Reports will be conducted to anticipate traffic volumes and movement requirements to confirm that the anticipated roadway sections will meet the needs of the development. The developer is responsible for construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site and each internal phase of construction. This requirement includes, but not limited to, the construction of any emergency crossings improvements, looped water supply and fire hydrant as required by the adopted fire code and city ordinances.

The development anticipates the need for traffic signal improvements to adequately meet the needs of the proposed master plan. Future traffic signals identified in the traffic report and PIP will be escrowed per City criteria when the adjacent planning area is developed.

The FEMA requirement for Outdoor Emergency Warning Systems a 60-70 foot monopole tower using an alert siren. This development shall adhere to the City of Auroras standard Whelen Siren System. The land requirement for the proposed tower is a 10'x10' easement. Each siren covers approximately 3,000 radial feet at 70 dB and is typically spaced one siren per square mile. Sirens will be sited on every ½ section of ground (320 Acres) or 6,000 feet apart to provide edge coverage. The exact placement of sirens will be determined by the City of Aurora's Office of Emergency Management to ensure that coordinated coverage is provided on a system-wide basis.

Form J of the Master Plan Amendment outlines the specifics of the phasing and appropriate triggers for all Parks and Open Space locations. Additionally, timing of each of the parks has been included in the PIP exhibits and narrative to provide additional clarity.

### **3.2. Deferral Agreements**

Deferral of any improvements will be per recorded deferral agreements that have been approved by the Director of Public Works.

### **3.3. Middle Aurora Regional Improvement Authority (MARIA)**

The project is considering the possibility of joining MARIA. If the project joins MARIA, this could assist with regional infrastructure improvements including those associated with Parklands. This would also allow the triggers for several roadway improvements and traffic signal improvements to be modified. The formation of MARIA is being considered. Specific details and impacts to the development are outside the scope of the PIP and will be identified during the formation of MARIA, if it occurs. The PIP has been prepared assuming MARIA is not formed. Once MARIA is formed infrastructure development timing can be addressed. Any improvement identified in this document to be a responsibility of MARIA, are the responsibility of the Master developer. At the time when the project is constructed, if the master plan has not yet been incorporated into MARIA, and MARIA has not accepted the responsibility of said improvements, then it is the responsibility of this development.

### Sanitary Sewer

- Approximately 750LF of the 30" SENAC Wastewater Interceptor for the downstream connection point to the upstream side of Coal Creek. Reimbursed by the City.
- 8" sanitary sewer in Harvest Rd from Alameda to approximately halfway between Road 4 and Mississippi Ave
- 10" sanitary sewer in Harvest Rd from approximately halfway between Road 4 and Mississippi Ave to Mississippi Ave
- 15" sanitary sewer in Harvest Rd from Mississippi to the connection to SENAC interceptor, south of Mississippi Ave
- 8" sanitary sewer in S Little River St from Road 4 to Alameda Ave

### Drainage

- Detention Pond H and outfall to Coal Creek
- Storm drain system extending from Planning Area 2A to Pond H.

### Parks and Open Space

The following parks and open space improvements are required prior to the issuance of the 850<sup>th</sup> certificate of occupancy within Planning Areas 2A, 2C, and AAC-2 combined or within 6 months of completion of infrastructure including adjacent roads and water extension to the site, whichever is later. Park plan submittal will be included in the Filing that contains the trigger certificate of occupancy:

- Neighborhood Park within planning area NP-4.
  - Elements within this neighborhood park shall include 1 inclusive playground features, multi-purpose turf area, restrooms, picnic facilities, bike racks, trash receptacles and internal paths with connections to off-site trails.
  - The neighborhood park shall have on street parking (no parking lot)
  - Service Area to include Planning Areas 2A, 2C, and AAC-2

## **6.5. Group 5**



Group 5 consists of development within Village 2, specifically Planning Area 2B, a portion of 2D, NP-5, AAC-3, and O&G-2. This grouping consist of single family residential, a neighborhood park, and commercial development. In addition 18.3 acres of this grouping is reserved for oil and gas. Group 5 bounded by Powhaton Road to the east and Alameda Avenue to the north, with S. Little River Street to the west. In addition, Road 4 will provide internal connectivity between these major roadways.

The following improvements are required as part of the development of Group 5. Additional offsite improvements for planning areas may also be required to satisfy traffic and life safety requirements.

### Roadway

- E. Alameda Avenue from S. Little River Street to Powhaton as a four-lane arterial. The northern two lanes are existing and were constructed as part of the adjacent development. The remaining southern two lanes, landscape and sidewalk improvements are triggered by adjacent development or as traffic warrants.



- S Little River Street from E. Alameda Avenue to Group 5/Group 7 boundary as a two-lane collector or alternative two-lane collector. A compliant interim turnaround at the southern end of S. Little River Street or public access through Group 5 is required to avoid a dead end roadway.
- Powhaton Road from E. Alameda Avenue to Intersection with Road 4 as a four lane arterial. Parklands is responsible for the western two lanes, landscape and sidewalk improvements are required as traffic warrants. Eastern two lanes shall be completed with the adjacent development. If two lanes are existing at time of Group 5 development remaining two lanes shall be as traffic warrants.
- Road 4 from S. Little River Street to Powhaton as a two-lane collector or alternative two-lane collector
- Roadway improvements internal to each planning area
- Traffic signals when warranted at:
  - Powhaton Rd and Road 4
  - Powhaton Rd and Alameda Ave
- Roundabout at Road 4 and Little River Street

#### Water

- 12" waterline in Road 4 from S. Little River St to Powhaton Rd
- 12" waterline in S. Little River St from Group 5/Group 7 boundary to Alameda Ave
- 60" waterline in S. Powhaton Rd from Road 4 to Alameda Ave. Developer to enter into agreement with City of Aurora for upsizing from 16" water required to serve the development
- 24" waterline in Alameda Ave is existing.
- Appropriate water looping to provide two points of connection.

#### Sanitary Sewer

- 8" sanitary sewer in S Little River St from Group 5/Group 7 boundary to Alameda Ave
- 8" sanitary sewer in Alameda Ave from Powhaton Rd to existing 12" stub in Alameda Ave
- 8" sanitary sewer in S. Powtahn Rd from Road 4 to Alameda Ave

#### Drainage

- Detention Pond J and outfall to Adonea
- Detention Pond K and outfall to Adonea

#### Parks and Open Space

The following parks and open space improvements are required prior to the issuance of the 350<sup>th</sup> certificate of occupancy within Planning Areas 2B, and AAC-3 combined or within 6 months of completion of infrastructure including adjacent roads and water extension to the site, whichever is later. Park plan submittal will be included in the Filing that contains the trigger certificate of occupancy:

- Neighborhood Park within planning area NP-5.
  - Elements within this neighborhood park shall include 1 inclusive playground features, multi-purpose turf area, restrooms, picnic facilities, bike racks, trash receptacles and internal paths with connections to off-site trails.
  - The neighborhood park shall have on street parking (no parking lot)
  - Service Area to include Planning Areas 2B and AAC-3

- 10" sanitary sewer in Harvest Rd from approximately halfway between Road 4 and Mississippi Ave to Mississippi Ave
- 12" sanitary sewer in Mississippi Ave from S Little River St. to Harvest Rd
- 15" sanitary sewer in Harvest Rd from Mississippi Ave to SENAC sanitary connection, south of Mississippi Ave
- Approximately 750LF of the 30" SENAC Wastewater Interceptor for the downstream connection point to the upstream side of Coal Creek. Reimbursed by the City.

#### Drainage

- Detention Pond H and outfall to Coal Creek
- Storm drain system extending from Planning Area 2A to Pond H.
- Detention Pond G and outfall to Coal Creek
- Coal Creek stabilization improvements adjacent to Group 6.
- Coordinate the outfall of Pond L, open channel or piped.

#### Parks and Open Space

The following parks and open space improvements are required prior to the issuance of the 850<sup>th</sup> certificate of occupancy within Planning Areas 2A, 2C, and AAC-2 combined or within 6 months of completion of infrastructure including adjacent roads and water extension to the site, whichever is later. Park plan submittal will be included in the Filing that contains the trigger certificate of occupancy:

- Neighborhood Park within planning area NP-4.
  - Elements within this neighborhood park shall include 1 inclusive playground features, multi-purpose turf area, restrooms, picnic facilities, bike racks, trash receptacles and internal paths with connections to off-site trails.
  - The neighborhood park shall have on street parking (no parking lot)
  - Service Area to include Planning Areas 2A, 2C, and AAC-2

### **6.7. Group 7**

Group 7 consists of development within Village 2, including a portion of Planning Area 2D and O&G-1. This grouping consists of 130 acres of single family residential, a neighborhood park as well as 14.3 acres of oil and gas land. Group 7 is bounded by Powhatan Road to the east and Mississippi Avenue to the South. **The Group 5/Group 7 boundary and Road 4 make up the northern boundary of Group 7. Road 4 provides connection from Powhatan to Harvest Road.**

The following improvements are required as part of the development of Group 7. Additional offsite improvements for planning areas may also be required to manage traffic and life safety requirements.

#### Roadway

- Mississippi Ave from S. Little River St. to S. Powhatan Rd as a four-lane arterial required as a minimum. Remaining two lanes shall be triggered by adjacent development or as traffic warrants.
- Powhatan Road from Intersection with Road 4 to Mississippi Ave as a four lane arterial. Parklands is responsible for the western two lanes, landscape and sidewalk improvements are required as traffic warrants. Eastern two lanes shall be completed with the adjacent development. If two lanes are existing at time of Group 7 development remaining two lanes shall be as traffic warrants.

Please cloud and  
notate any  
revisions, typ. ALL

This update has been  
rev clouded and  
marked as revision 1.