

# EVERLEA MASTER PLAN

## Public Improvements Plan

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\* 3rd Submittal Date – June 9, 2023

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Project No: 221102.01

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## A. INTRODUCTION

### 1. Location

The Everlea Development, hereafter referred to as “Site,” is located in the Northwest ¼ of Section 12, Range 66 West of the 6<sup>th</sup> Principal Meridian, in the City of Aurora, County of Arapahoe, and State of Colorado. The project Site is 134.34 acres and is bounded on the north by E. 64th Avenue, on the east by N. Tibet Road, on the south by E. 60th Avenue and on the west by N. Picadilly Road.

The Site is located north of the Skydance parcel, east of the Painted Prairie parcel, and south and west of High Point at DIA parcel. The Site does not include the 20.5-acre Denver Water parcel nor the 0.06-acre Hilltop Communications subdivision Filing No. 1 parcel.

### 2. Proposed Development



Figure 1-Vicinity Map

The Everlea Development is a mixed-use development and consists of community and neighborhood parks, mixed use commercial parcels and single family attached and detached residential homes. Other improvements include roadways, detention ponds, and open spaces throughout the development. There are 1,064 total residential units proposed within 18 planning areas, 606 multi-family residential units and 458 single family units.

## B. PUBLIC IMPROVEMENTS

### 1. Planning Areas

The Site has been separated into 18 Planning Areas that will define the required infrastructure and construction phasing for the Everlea master-planned community. While the construction sequencing for much of the Site will remain subject to change as it develops, critical infrastructure will be available for each individual phase to provide effective service as required.

### 2. Water Distribution

Much of the Site is located within pressure zone 3 and will generally be served from an existing 24” water main within the adjacent N. Picadilly Road to the west and a proposed 16” water main currently under design by others within E. 60th

Avenue to the South. A looped water network from these mains will provide water service to individual planning areas within this zone as needed. A small portion of the mixed-use commercial area in the northeast of the Site near E. 64th Avenue and N. Tibet Road (PA-6) is located in pressure zone 3c. This area will be served from a proposed 16" water main currently under design by others within Tibet Road. All required pressure reducing valves (PRVs) are either currently in place or under design by others within adjacent roadways so no PRVs will be required internal to the Site. Completion of the new water mains within E. 60th Avenue and N. Tibet Road will be required for complete service of the Site.

### **3. Sanitary Sewer**

The Site is currently in two sanitary basins, but the Everlea Master Utility Report proposes to condense the Site into one basin to simplify construction and to avoid disturbing existing fiber optic, storm sewer, multiple major water lines and traffic within E. 64th Avenue. The proposed sanitary basin is tributary to the 18" Possum Gully Sanitary Sewer. Generally, the Site flows south and east toward the intersection of E. 60th Avenue and N. Tibet Road. The Site will generally be split into four sub-basins that will each be served by an 8" main. One 8" main in N. Tibet Road will serve the northeast portion of the Site and three on-site 8" mains that run north to south will serve the rest of the Site and will convey effluent to a 12" main in E. 60th Avenue. Construction of the mains within N. Tibet Road and E. 60th Avenue are currently under design by others and will be critical to providing sanitary service to the Everlea Development.

### **4. Storm Sewer**

Storm runoff will be directed to curb and gutters and then into inlets and piped to Regional Detention Facilities. The northwest will be directed to Painted Prairie's Water Quality Pond and ultimately to the West Fork of Second Creek. The northwest will be directed to the Regional Detention Pond DLD1 on the Dandelion Draw, should the DLD1 Pond not be completed at the time of construction an on-site pond will be constructed to attenuate flows to historic rates. The western edge of the Site will be directed to the Regional Detention Pond 840 within the Skydance parcel through the proposed storm sewer within the Skydance parcel. The eastern and majority of the Site is tributary to the Detention Pond 51.2 and ultimately to Regional Detention Pond WD1 on Weasel Drainage within the Skydance parcel. Flows will be routed via curb and gutter and inlets and storm sewers to the detention facility.

### **5. Roadway Network**

The Site perimeter is bounded by the 6-lane major arterial E. 64th Avenue to the north, the 6-lane major arterial N. Picadilly Road to the west, the modified 3-lane collector E. 60th Avenue to the south, and the 4-lane minor arterial N. Tibet Road on the east. Construction of the south half of E. 64th Avenue and the east half of N. Picadilly Road will be required by the Everlea Development and will occur prior to or in conjunction with on-site construction. E. 64th Avenue will provide direct access to on-site commercial property and includes a publicly maintained median as well as potential improved drive and median access to a City and County of Denver parcel. Both E. 60th Avenue and N. Tibet Road are currently under design by others with ongoing input being provided by the Everlea Development. It is unclear at this time which project will move forward with design and construction of these roadway elements due to construction timing of adjacent development; however, it is the ultimate responsibility of the Everlea Development to construct these half sections in the case that they aren't constructed by others.

The on-site roadway system will comprise of a primary north-south local type 1 road that bisects the Site from E. 64th Avenue to E. 60th Avenue and a network of local roadways will serve the various planning areas. All roadway sections will be constructed per the City of Aurora Standards and Specifications.

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 is not limited to, the construction of any emergency crossing improvements, looped water supply, and fire hydrants as required by the adopted fire code and city ordinances. Additionally, transitions to existing roadways will be provided as needed at each interface with new construction.

## C. PLANNING AREAS

### 1. PA-1

PA-1 consists of a 23.82-acre community park within the northwest corner of the Site adjacent to arterial roadways N. Picadilly Road on the west and E. 64<sup>th</sup> Avenue on the north. This is the highest elevation within the proposed development with protected view corridors. Construction of the park will be coordinated with the timing of the surrounding residential and commercial developments per the regulations and requirements of the Aurora PROS Park Master Plan. The stormwater runoff in the northwest corner of this PA is tributary to the West Fork of Second Creek and will connect to the existing Painted Prairie storm sewer within E. 64th Avenue. A large portion of the park is tributary to Detention Pond 840 located in the Skydance Development to the south and will be conveyed off-site via proposed storm sewer at E. 60th Avenue to be constructed as a part of the Skydance Development per the approved Moffit/Skydance Master Drainage Plan. The remaining portion of the park is tributary to Detention Pond WD1-EV located in PA-8 at the southeast corner of the Site. Pond WD1-EV will be required to be in service prior to the completion of this park in conformance with the Everlea Master Drainage Report. N. Picadilly Road from E. 60th Avenue to E. 64th Avenue, E. 64th Avenue from N. Picadilly Road to N. Tibet Road, and E. 60th Avenue from N. Picadilly Road to an on-site roadway connection will be constructed to provide three points of access to this PA via on-site local roadways adjacent to the interior of the park. Water service will be provided from two connections within N. Picadilly Road as well as one connection to the south at E. 60th Avenue. Sanitary sewer service will be provided from E. 60th Avenue.

### 2. PA-2

PA-2 consists of 2.38 acres of commercial development in the northwest corner of the Site adjacent to the arterial roadway E. 64th Avenue on the north and the planned community park. E. 64th Avenue from N. Picadilly Road to N. Tibet Road, N. Picadilly Road from E. 60th Avenue to E. 64th Avenue, and E. 60th Avenue from N. Picadilly Road to an on-site roadway connection will be constructed to provide local road access for the area's critical commercial traffic and nearby site high point and park amenities. PA-2 is primarily tributary to the West Fork of Second Creek and will connect to the existing Painted Prairie storm sewer within E. 64th Avenue. The remainder of PA-2 is tributary to Detention Pond 840 located in the Skydance Development to the south and will be conveyed off-site via existing storm sewer at E. 60th Avenue. Water service will be provided from two connections within N. Picadilly Road as well as one connection to the south at E. 60th Avenue. Sanitary sewer service will be provided from E. 60th Avenue.

### 3. PA-3

PA-3 consists of 13.10 acres of commercial development in the northwest corner of the Site adjacent to the arterial roadway E. 64th Avenue on the north and a Denver Water parcel on the east. E. 64th Avenue from N. Picadilly Road to N. Tibet Road, N. Picadilly Road from E. 60th Avenue to E. 64th Avenue, and E. 60th Avenue from N. Picadilly Road to an on-site roadway connection will be constructed to provide local road access for the area's critical commercial traffic and nearby site high point and park amenities. Stormwater runoff is tributary to Detention Pond WD1-EV located in PA-8 at the southeast corner of the Site as well as EURV pond 60.2 located in PA-6 at the northeast corner of the Site. Both ponds and associated infrastructure will be required prior to the construction of PA-3. Water service will be provided from two connections within N. Picadilly Road as well as one connection to the south at E. 60th Avenue. Sanitary sewer service will be provided from E. 60th Avenue.

### 4. PA-4

PA-4 consists of 12.56 acres of multifamily residential development in the center of the Site. Anticipated uses for this PA are medium to high density multifamily as well as commercial. Two local road connections will be made at E. 60th Avenue as well as one road connection with N. Picadilly Road for three points of access with major roadways. In the case that PA-4 is developed prior to the construction of the east half section of N. Picadilly Road, an interim connection will be made with the existing west half section which currently is configured for two-way traffic. E. 60th Avenue will be constructed from N. Picadilly Road to N. Tibet Road. Looped water service will be provided from two connections at E. 60th Avenue and one connection at N. Picadilly Road. Sanitary service will be provided from a connection at E. 60th Avenue. Stormwater runoff

is tributary to Detention Pond WD1-EV located in PA-8 at the southeast corner of the Site. WD1-EV will be in service prior to the construction of PA-4.

## **5. PA-5**

PA-5 consists of 7.06 acres of multifamily residential development generally centered on the adjacent arterial N. Tibet Road to the east. It will potentially be the location of an assisted or skilled living complex. Two local road connections will be made at E. 60th Avenue as well as one road connection with N. Picadilly Road for three points of access with major roadways. In the case that PA-5 is developed prior to the construction of the east half section of N. Picadilly Road, an interim connection will be made with the existing west half section which currently is configured for two-way traffic. N. Tibet Road from E. 60th Avenue to E. 64th Avenue, and E. 60th Road from N. Tibet Road to the westernmost on-site road connection will be constructed. Stormwater runoff is primarily tributary to Detention Pond WD1-EV located in PA-8 at the southeast corner of the Site. The remainder of the area is tributary to EURV Pond 60.2 located in PA-6 to the north. Both ponds and associated infrastructure will be required prior to the construction of PA-5 in conformance with the Everlea Master Drainage Plan. Looped water line service will be provided from a connection at N. Picadilly Road and two connections at E. 60th Avenue within the zone '3' pressure system. Sanitary sewer will be provided from a location at N. Tibet Road that ultimately connects to an off-site trunk line currently being designed and built by others. It is anticipated that this N. Tibet Road sanitary main will be constructed by others prior PA-5.

## **6. PA-6**

PA-6 consists of 11.32 acres of commercial development in the northeast corner of the Site adjacent to the arterial roadways E. 64th Avenue on the north and N. Tibet Road on the east as well as a Denver Water parcel to the west. It is anticipated that private drive access at a point along E. 64th Avenue and another on N. Tibet Road will provide required access to the PA. E. 64th Avenue will be constructed from N. Picadilly Road to N. Tibet Road as well as an interim pavement and striping transition to the existing E. 64th Avenue roadway east of N. Tibet Road as it approaches the E-470 interchange. Additionally, N. Tibet Road will be constructed from E. 60th Avenue to E. 64th Avenue. Stormwater runoff is tributary to EURV Pond 60.2 located within PA-6 which will discharge to the Dandelion Draw and will ultimately be conveyed off-site to the proposed Regional Detention Pond DLD1 located north of E-470 in the High Point Development. Regional Pond DLD1 will provide the required detention for all on-site tributary waters. Should the Regional Detention Pond DLD1 not be completed at the time of construction, EURV Pond 60.2 will be configured to attenuate flows at historic rates until such a time that downstream detention is provided. Looped water line service contained within Aurora Water pressure zone 3c is required with two connections at a main on N. Tibet Road. Sanitary sewer will be provided from a location at N. Tibet Road that ultimately connects to an off-site trunk line currently being designed and built by others. It is anticipated that these water and sanitary mains in N. Tibet Road will be constructed by others prior to PA-6.

## **7. PA-7**

PA-7 consists of 9.56 acres of single family attached residential development located in the southeast corner of the Site adjacent to the arterial roadway N. Tibet Road to the east. Local road connections at N. Tibet Road and E. 60th Avenue will provide multiple access points for PA-7. E. 60th Avenue from N. Picadilly Road to N. Tibet Road, as well as the portion of N. Tibet Road from E. 60th Avenue to the local road access at the north of PA-7 will be constructed. Stormwater runoff is tributary to Detention Pond WD1-EV located in PA-8 which borders PA-7 to the south. Detention Pond WD1-EV will be in service prior to the construction of PA-7. Looped water line service will be provided from two connections at E. 60th Avenue to remain within pressure zone 3. Sanitary service will be provided from a connection at N. Tibet Road that ultimately connects to an off-site trunk line currently being designed and built by others. Both the water in E. 60th Avenue and the sanitary sewer in N. Tibet Road are anticipated to be constructed by others prior to PA-7.

## **8. PA-8**

PA-8 is 3.33 acres of stormwater detention and open space and is located in the southeast corner of the Site at the intersection of N. Tibet Road and E. 60th Avenue. Detention Pond WD1-EV storage and required facilities will provide detention for the majority of the Everlea Site and will function as a second cell of a two-cell regional detention pond in



series with WD1-SD across the road to the south in the Skydance Development. WD1-EV shall be fully constructed and certified prior to CO/TCOs in any tributary PA.

#### **9. PA-9**

PA-9 consists of 5.71 acres of neighborhood park in the central east portion of the Site. Construction of this park will be coordinated with the development of the surrounding planning areas PA-4, PA-5, PA-7, PA-10, and PA-13. The neighborhood park design process should begin in conjunction with the approval of the first of these adjacent areas and be fully constructed prior to any CO/TCOs within any additional adjacent development. Stormwater runoff is tributary to Detention Pond WD1-EV located in PA-8 at the southeast corner of the Site. Detention Pond WD1-EV will be in service prior to the construction of PA-9.

#### **10. PA-10**

PA-10 consists of 3.78 acres of single family attached residential development located near the southeast corner of the Site adjacent to PA-11 to the south and a neighborhood park in PA-9 to the north. E. 60th Avenue from N. Picadilly Road to N. Tibet Road will be constructed and two local road connections on E. 60th Avenue will provide access. Stormwater runoff is tributary to Detention Pond WD1-EV located in PA-8 at the southeast corner of the Site. Detention Pond WD1-EV will be in service prior to the construction of PA-10. Looped water line service will be provided from two connections at E. 60th Avenue to remain within pressure zone 3. Sanitary sewer service will be provided from N. Tibet Road.

#### **11. PA-11**

PA-11 consists of 5.99 acres of single family attached residential development located near the southeast corner of the Site adjacent to the collector roadway E. 60th Avenue to the south. E. 60th Avenue from N. Picadilly Road to N. Tibet Road will be constructed and two local road connections on E. 60th Avenue will provide access. Stormwater runoff is tributary to Detention Pond WD1-EV located in PA-8 at the southeast corner of the Site. Detention Pond WD1-EV will be in service prior to the construction of PA-11. Looped water line service will be provided from two connections at E. 60th Avenue to remain within pressure zone 3. Sanitary sewer service will be provided from a connection at E. 60th Avenue.

#### **12. PA-12**

PA-12 consists of 9.09 acres of single family detached residential development located centrally along the collector roadway E. 60th Avenue to the south. E. 60th Avenue from N. Picadilly Road to N. Tibet Road will be constructed and two local road connections on E. 60th Avenue will provide access. Stormwater runoff is tributary to Detention Pond WD1-EV located in PA-8 at the southeast corner of the Site. Detention Pond WD1-EV will be in service prior to the construction of PA-12. Looped water line service will be provided from two connections at E. 60th Avenue to remain within pressure zone 3. Sanitary sewer service will be provided from a connection at E. 60th Avenue.

#### **13. PA-13**

PA-13 consists of 4.89 acres of single family attached residential development located centrally within the Site to north of PA-12 and south of PA-4. E. 60th Avenue from N. Picadilly Road to N. Tibet Road will be constructed and two local road connections on E. 60th Avenue will provide access. Stormwater runoff is tributary to Detention Pond WD1-EV located in PA-8 at the southeast corner of the Site. Detention Pond WD1-EV will be in service prior to the construction of PA-13. Looped water line service will be provided from two connections at E. 60th Avenue to remain within pressure zone 3. Sanitary sewer service will be provided from a connection at E. 60th Avenue.

#### **14. PA-14**

PA-14 consists of 1.71 acres of open space that connects the community park in PA-1 to the Skydance property south of the Site and will be adjacent to a portion of a primary local road that will connect E. 60th Avenue to E. 64th Avenue. Construction of this open space will be in conjunction with the adjacent local roadway connection at E. 60th Avenue. Stormwater runoff is tributary to Detention Pond WD1-EV.

## **15. PA-15**

PA-15 consists of 8.42 acres of single family detached residential development located near the southwest corner of the Site adjacent to the collector roadway E. 60th Avenue to the south. E. 60th Avenue from N. Picadilly Road to N. Tibet Road, and N. Picadilly Road from E. 60th Avenue to E. 64th Avenue will be constructed and will provide three local road connections for access. Stormwater runoff is primarily tributary to Detention Pond WD1-EV located in PA-8 at the southeast corner of the Site. The remaining runoff is tributary to Detention Pond 840 located within the Skydance Development. Detention Pond WD1-EV will be in service prior to the construction of PA-15. Looped water line service will be provided from two connections at E. 60th Avenue as well as one connection at N. Picadilly Road. Sanitary sewer service will be provided from a connection at E. 60th Avenue.

## **16. PA-16**

PA-16 consists of 4.06 acres of single family attached residential development located near the southwest corner of the Site north of PA-15 and south of PA-1. E. 60th Avenue from N. Picadilly Road to N. Tibet Road, and N. Picadilly Road from E. 60th Avenue to E. 64th Avenue will be constructed and will provide three local road connections for access. Stormwater runoff is primarily tributary to Detention Pond WD1-EV located in PA-8 at the southeast corner of the Site. The remaining runoff is tributary to Detention Pond 840 located within the Skydance Development. Detention Pond WD1-EV will be in service prior to the construction of PA-16. Looped water line service will be provided from two connections at E. 60th Avenue as well as one connection at N. Picadilly Road. Sanitary sewer service will be provided from a connection at E. 60th Avenue.

## **17. PA-17**

PA-17 consists of 5.87 acres of single family attached residential development located near the southwest corner of the Site adjacent to the arterial roadway N. Picadilly Road. E. 60th Avenue from N. Picadilly Road to N. Tibet Road, and N. Picadilly Road from E. 60th Avenue to E. 64th Avenue will be constructed and will provide three local road connections for access. Stormwater runoff is tributary to Detention Pond WD1-EV located in PA-8 at the southeast corner of the Site. Detention Pond WD1-EV will be in service prior to the construction of PA-17. Looped water line service will be provided from two connections at E. 60th Avenue as well as one connection at N. Picadilly Road. Sanitary sewer service will be provided from a connection at E. 60th Avenue.

## **18. PA-18**

PA-18 consists of 1.73 acres of open space that connects the community park in PA-1 to the Skydance property adjacent to N. Picadilly Road. Construction of this open space will be coordinated with the timing of the surrounding residential development within PA-17. The stormwater runoff is tributary to Regional Detention Pond 840 in the Skydance Development and will be conveyed via storm sewer that is currently under design by others.

## **19. Combined Parks and Open Space**

The proposed community and neighborhood parks and open spaces described as PA-1, PA-9, PA-14, and PA-18 will provide a total of 32.97 acres (not including detention pond areas). All parks and open spaces with the intended amenities, sidewalks, landscaping, and utilities will be constructed upon 50% issuance of total residential COs within developments designated as primary service areas.

# **D. CONCLUSIONS**

The Everlea Public Improvements Plan (PIP) narrative and exhibits describe the general nature of anticipated development for individual planning areas and together function to create a set of development triggers that help guide the community through each phase of design/construction. The exact location of roadway alignments, utilities, and layouts internal to each PA are not known at this time but the intent of this PIP is to highlight key required infrastructure as it relates to each area.

It will ultimately be the responsibility of the Everlea developer to design and construct the roadway half-sections of all four adjacent major roadways as well as any utilities within these half-sections to adequately serve the adjacent properties. Some of these utilities are shown graphically as being proposed by the Skydance development due to the anticipated



demand for these utilities within Skydance prior to the completion of the Everlea Master Plan and Site Plan processing. It is acknowledged that these utilities may or may not be constructed by the time Everlea requires them, and at such a time Everlea will proceed with the processing and construction of this infrastructure as required for the site and in conformance with City of Aurora standards. Additionally, the construction of any emergency crossing improvements, looped water supply, two separate and approved points of access (paved/concrete), and fire hydrants as required by the adopted fire code and city ordinances shall be the responsibility of Everlea during all phases of this development.

Specific on-site improvements including, but not limited to, interior local roads, sidewalks, detention ponds, water mains, sanitary sewers, and storm pipes within the planning areas will be further defined by on-site Contextual Site Plans for individual developments. All necessary infrastructure shall be installed as development progresses within the planning areas in accordance with the City of Aurora Building Division Fire Life Safety Group fire access requirements in addition to the approved Traffic Impact Study for the Everlea Development. Traffic Signal escrows will be provided by the developer as required by City of Aurora and in accordance with the approved traffic study for the development.

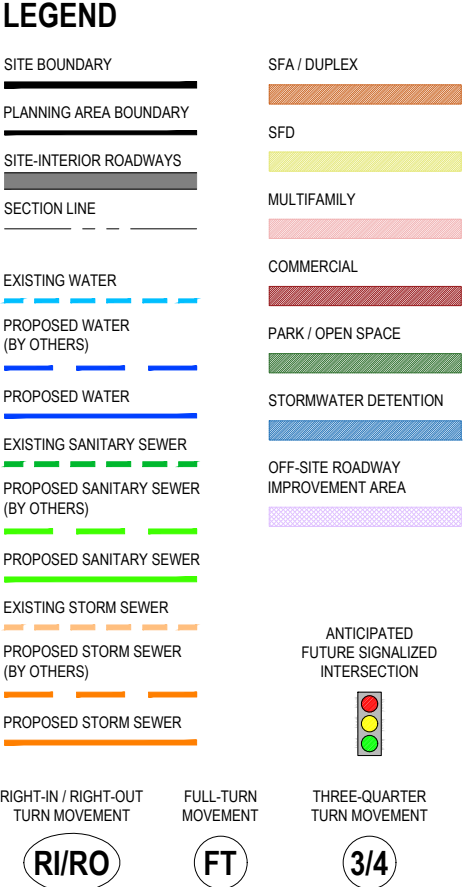
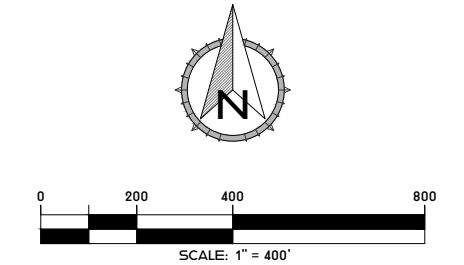
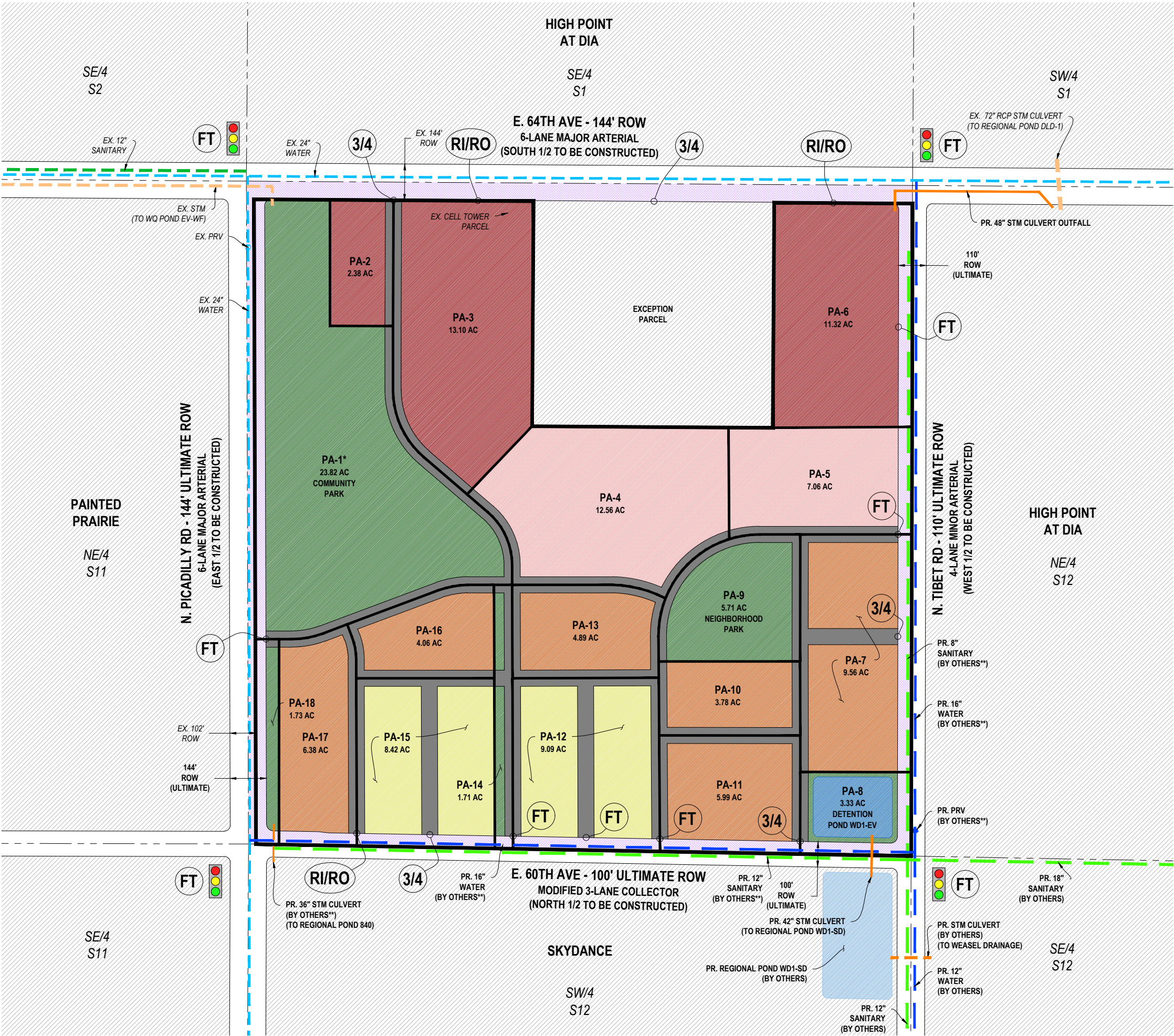
## E. REFERENCES

[1] "Everlea Master Utility Report," PLX Engineering, 2022.

[2] "Everlea Master Drainage Report," PLX Engineering, 2022.

## ***APPENDIX A***

### **Public Improvements Plan**



\* PA-1 (COMMUNITY PARK) WILL BE PROCESSED BY CITY OF AURORA PROS PARK MASTER PLAN. PUBLIC OUTREACH, DESIGN, CONSTRUCTION AND APPROVAL OF THE COMMUNITY PARK WILL BE SUBJECT TO PROS PARK MASTER PLAN RULES AND REGULATIONS.

\*\* UTILITIES DEPICTED WITHIN E. 60TH AVE AND N. TIBET RD RIGHTS-OF-WAY ARE BEING DESIGNED BY THE SKYDANCE DEVELOPMENT AND ARE EXPECTED TO BE CONSTRUCTED PRIOR TO THE EVERLEA DEVELOPMENT. HOWEVER IT WILL BE THE RESPONSIBILITY OF THE EVERLEA DEVELOPMENT TO DESIGN AND CONSTRUCT ALL REQUIRED UTILITY INFRASTRUCTURE WITHIN THESE RIGHTS-OF-WAY PRIOR TO ON-SITE DEVELOPMENT IN THE CASE THAT THEY ARE NO LONGER PROVIDED BY OTHERS.

- NOTES**
- 1) ON-SITE ROADWAY ALIGNMENTS AND UTILITIES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
  - 2) SEE TIS FOR ON-SITE INTERSECTION CONFIGURATIONS AND STOP CONTROLS.
  - 3) ANY INTERSECTION SIGNALIZATION REQUIRED WITHIN THE LIMITS OF THIS DEVELOPMENT SHALL CONFORM TO CITY TRAFFIC SIGNAL ESCROW ORDINANCE.
  - 4) TRANSITIONS TO EXISTING ROADWAYS WILL BE PROVIDED AS REQUIRED WHERE SITE CONSTRUCTION INTERFACES WITH ADJACENT PUBLIC INFRASTRUCTURE. SUCH TRANSITIONS WILL BE EVALUATED WITH FUTURE SITE PLANS AS DICTATED BY SITE DEVELOPMENT AND PHASING.
  - 5) SEE SHEET 2 FOR ROADWAY SECTIONS.
  - 6) REFER TO THE INCLUDED PUBLIC IMPROVEMENTS PLAN NARRATIVE FOR WRITTEN DESCRIPTIONS OF DEVELOPMENT PHASING AND IMPROVEMENT TRIGGERS.
  - 7) 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 IS NOT LIMITED TO, THE CONSTRUCTION OF ANY EMERGENCY CROSSING IMPROVEMENTS, LOOPED WATER SUPPLY AND FIRE HYDRANTS AS REQUIRED BY THE ADOPTED FIRE CODE AND CITY ORDINANCES.

PLX ENGINEERING

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# EVERLEA MASTER PLAN

## PUBLIC IMPROVEMENTS PLAN

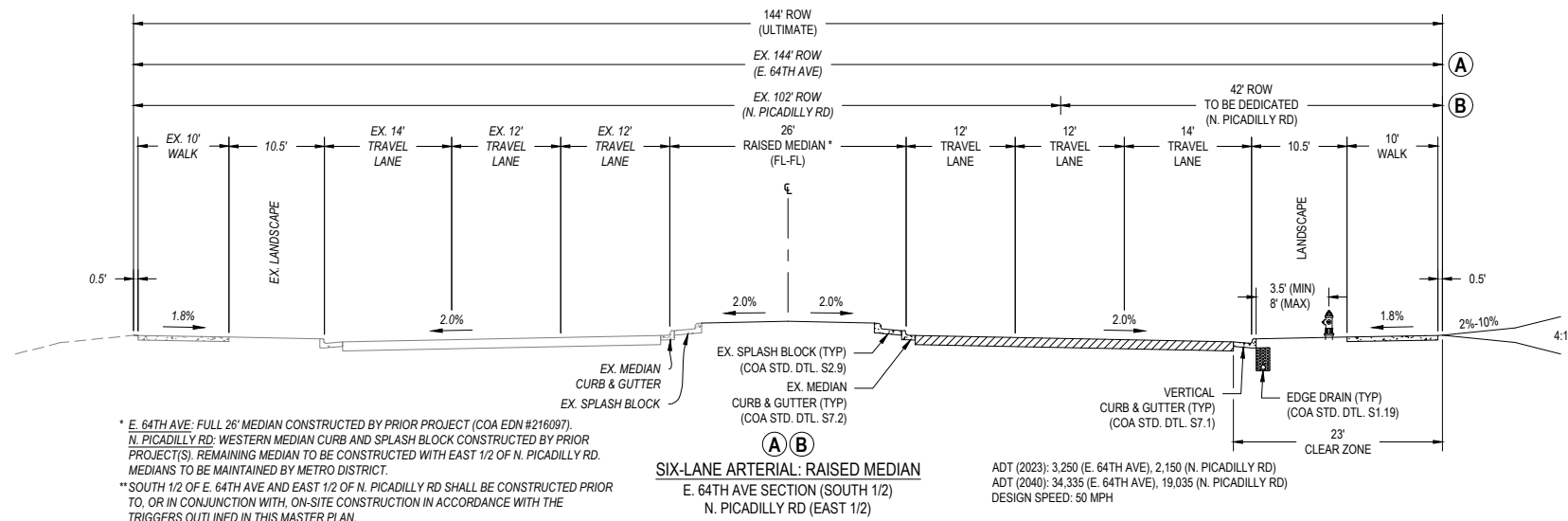
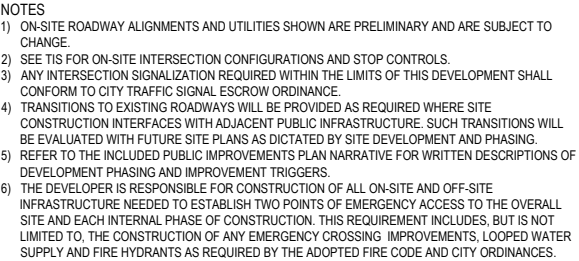
### OVERALL SITE

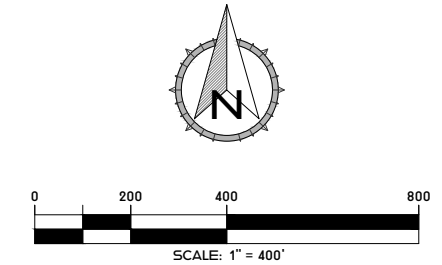
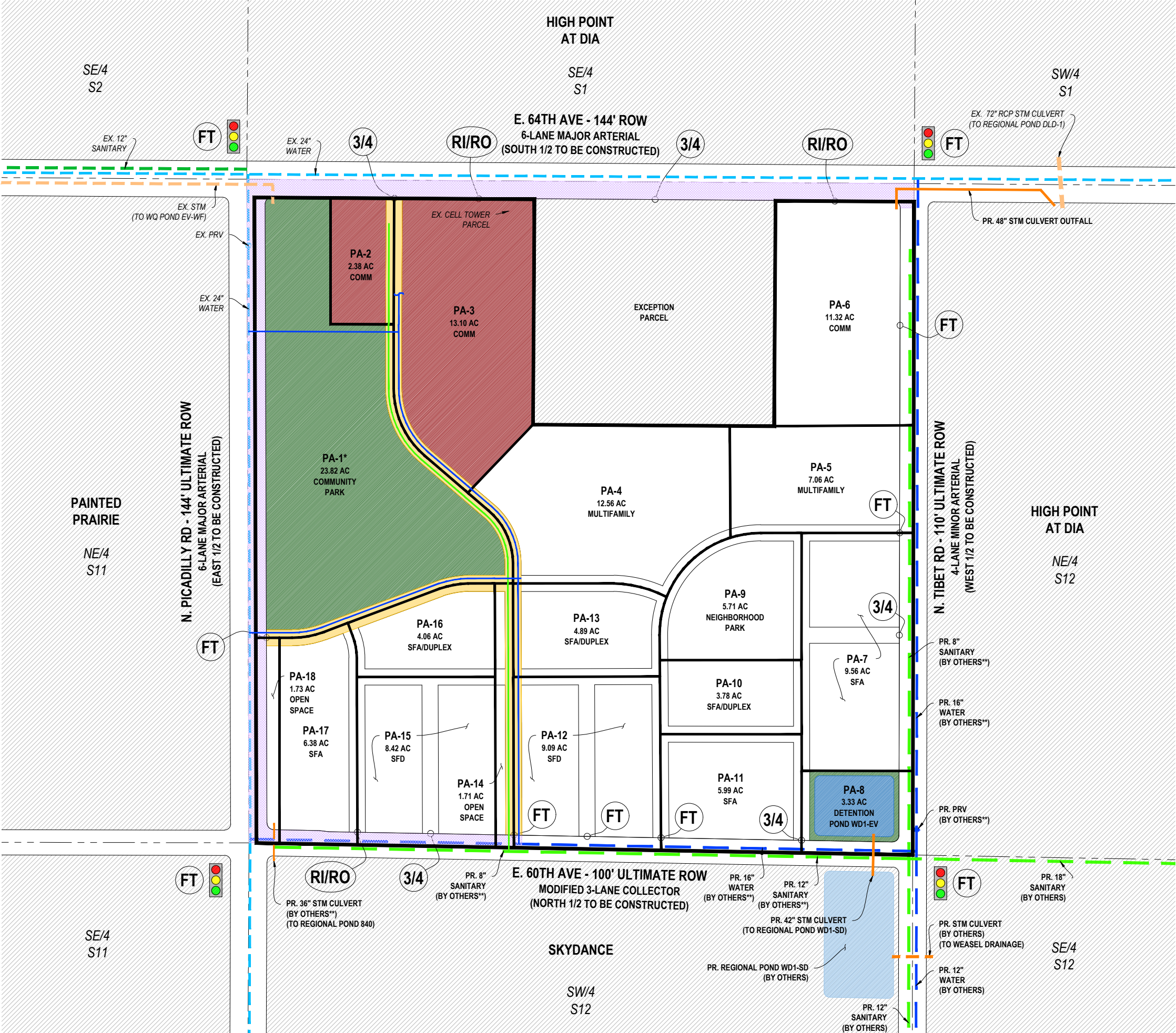
DOCUMENT REVISIONS:				
PROJECT:	DATE:	DESIGNED:	DRAWN:	CHECKED:
221102.01	09/05/23	JCM	JCM	JCM

SHEET:

# PI-1







**LEGEND**

SITE BOUNDARY	OFF-SITE ROADWAY IMPROVEMENT AREA
PLANNING AREA BOUNDARY	ON-SITE ROADWAY IMPROVEMENT AREA
SITE-INTERIOR ROADWAYS	STORMWATER DETENTION
SECTION LINE	
EXISTING WATER	
PROPOSED WATER (BY OTHERS)	
PROPOSED WATER	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER (BY OTHERS)	
PROPOSED SANITARY SEWER	
EXISTING STORM SEWER	
PROPOSED STORM SEWER (BY OTHERS)	
PROPOSED STORM SEWER	
RIGHT-IN / RIGHT-OUT TURN MOVEMENT	ANTICIPATED FUTURE SIGNALIZED INTERSECTION
RI/RO	
FT	
3/4	

\* PA-1 (COMMUNITY PARK) WILL BE PROCESSED BY CITY OF AURORA PROS PARK MASTER PLAN. PUBLIC OUTREACH, DESIGN, CONSTRUCTION AND APPROVAL OF THE COMMUNITY PARK WILL BE SUBJECT TO PROS PARK MASTER PLAN RULES AND REGULATIONS.

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  - 6) REFER TO THE INCLUDED PUBLIC IMPROVEMENTS PLAN NARRATIVE FOR WRITTEN DESCRIPTIONS OF DEVELOPMENT PHASING AND IMPROVEMENT TRIGGERS.
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**EVERLEA MASTER PLAN  
PUBLIC IMPROVEMENTS PLAN**

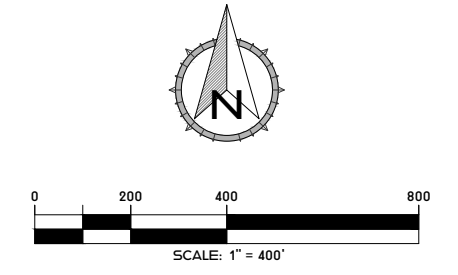
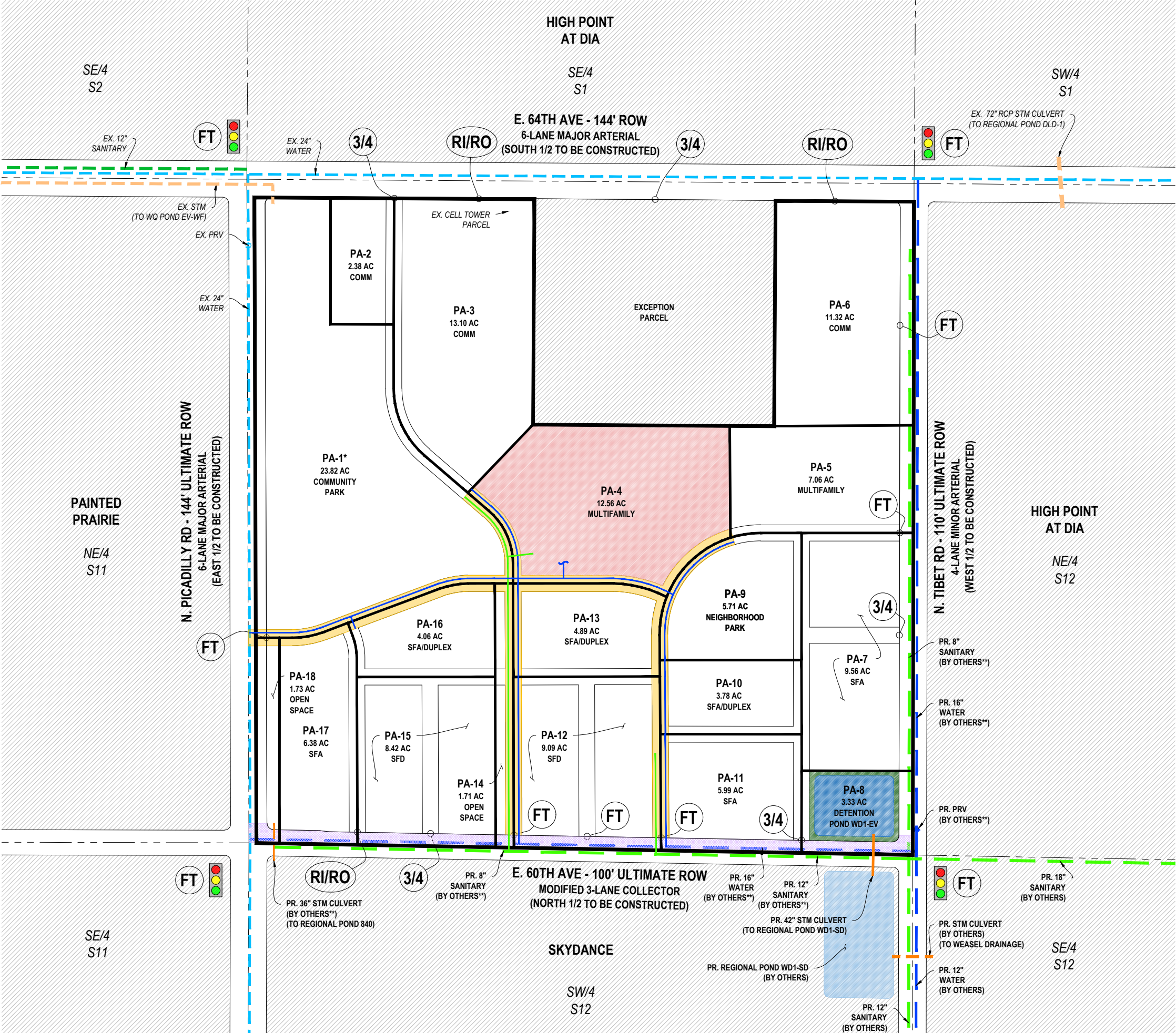
**PA-1, PA-2 & PA-3**

PROJECT:	221102.01
DATE:	09/05/23
DESIGNED:	JCM
DRAWN:	JCM
CHECKED:	JCM

**SHEET:**

**PI-3**





**LEGEND**

SITE BOUNDARY

PLANNING AREA BOUNDARY

SITE-INTERIOR ROADWAYS

SECTION LINE

EXISTING WATER

PROPOSED WATER (BY OTHERS)

PROPOSED WATER

EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER (BY OTHERS)

PROPOSED SANITARY SEWER

EXISTING STORM SEWER

PROPOSED STORM SEWER (BY OTHERS)

PROPOSED STORM SEWER

RIGHT-IN / RIGHT-OUT TURN MOVEMENT

FULL-TURN MOVEMENT

THREE-QUARTER TURN MOVEMENT

OFF-SITE ROADWAY IMPROVEMENT AREA

ON-SITE ROADWAY IMPROVEMENT AREA

STORMWATER DETENTION

ANTICIPATED FUTURE SIGNALIZED INTERSECTION

RI/RO

FT

3/4

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# EVERLEA MASTER PLAN

## PUBLIC IMPROVEMENTS PLAN

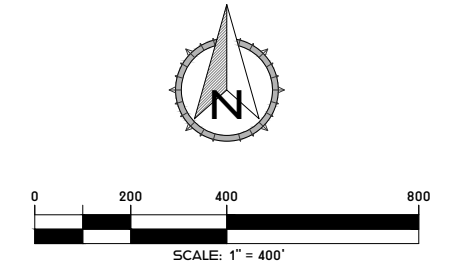
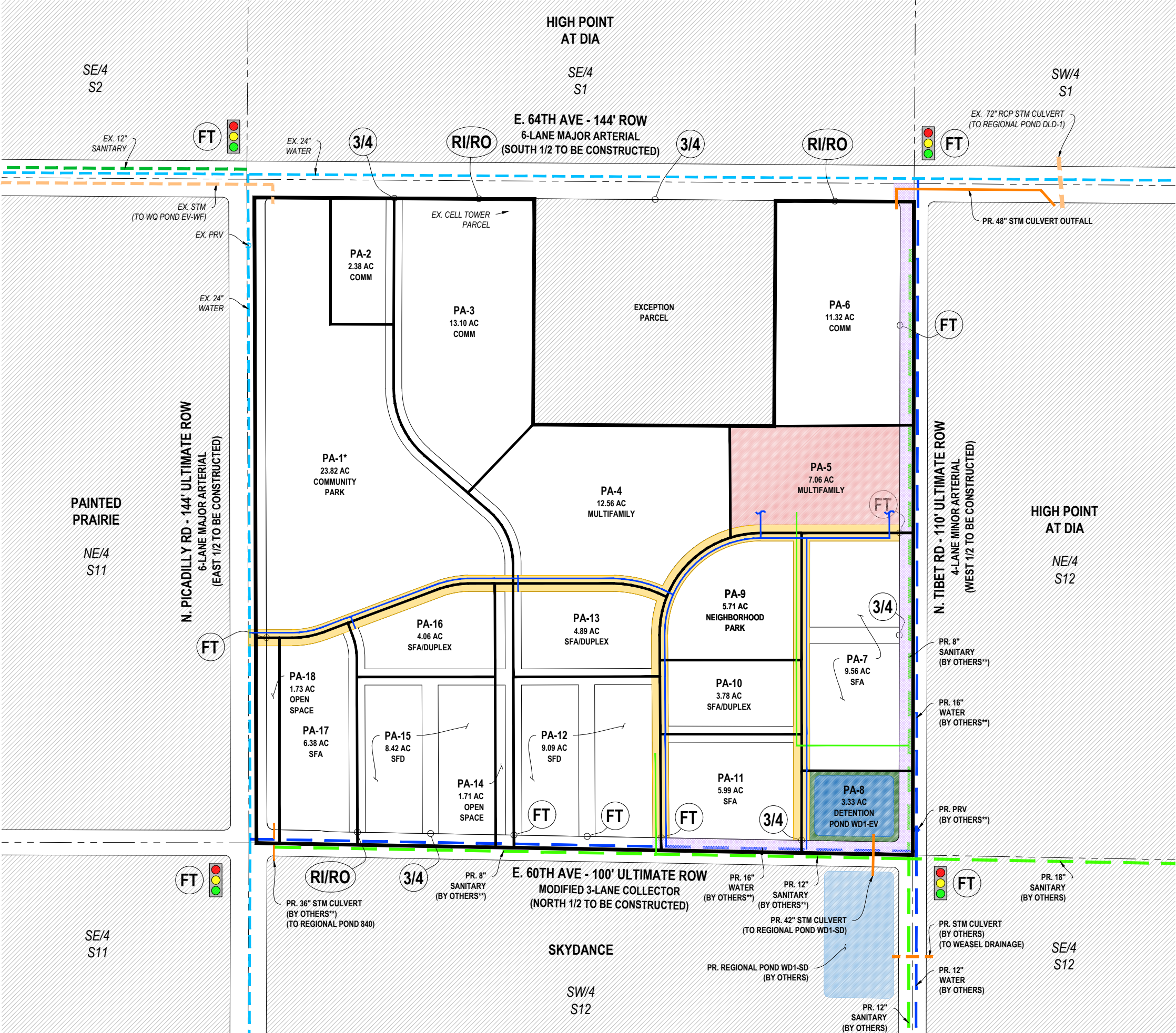
PA-4

DOCUMENT REVISIONS:				
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PROJECT:	DATE:	DESIGNED:	DRAWN:	CHECKED:
	09/05/23	JCM	JCM	JCM

SHEET:

# PI-4



**LEGEND**

SITE BOUNDARY

PLANNING AREA BOUNDARY

SITE-INTERIOR ROADWAYS

SECTION LINE

EXISTING WATER

PROPOSED WATER (BY OTHERS)

PROPOSED WATER

EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER (BY OTHERS)

PROPOSED SANITARY SEWER

EXISTING STORM SEWER

PROPOSED STORM SEWER (BY OTHERS)

PROPOSED STORM SEWER

OFF-SITE ROADWAY IMPROVEMENT AREA

ON-SITE ROADWAY IMPROVEMENT AREA

STORMWATER DETENTION

ANTICIPATED FUTURE SIGNALIZED INTERSECTION

RIGHT-IN / RIGHT-OUT TURN MOVEMENT

FULL-TURN MOVEMENT

THREE-QUARTER TURN MOVEMENT

RI/RO

FT

3/4

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EVERLEA MASTER PLAN  
PUBLIC IMPROVEMENTS PLAN

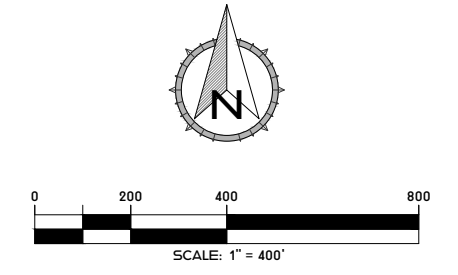
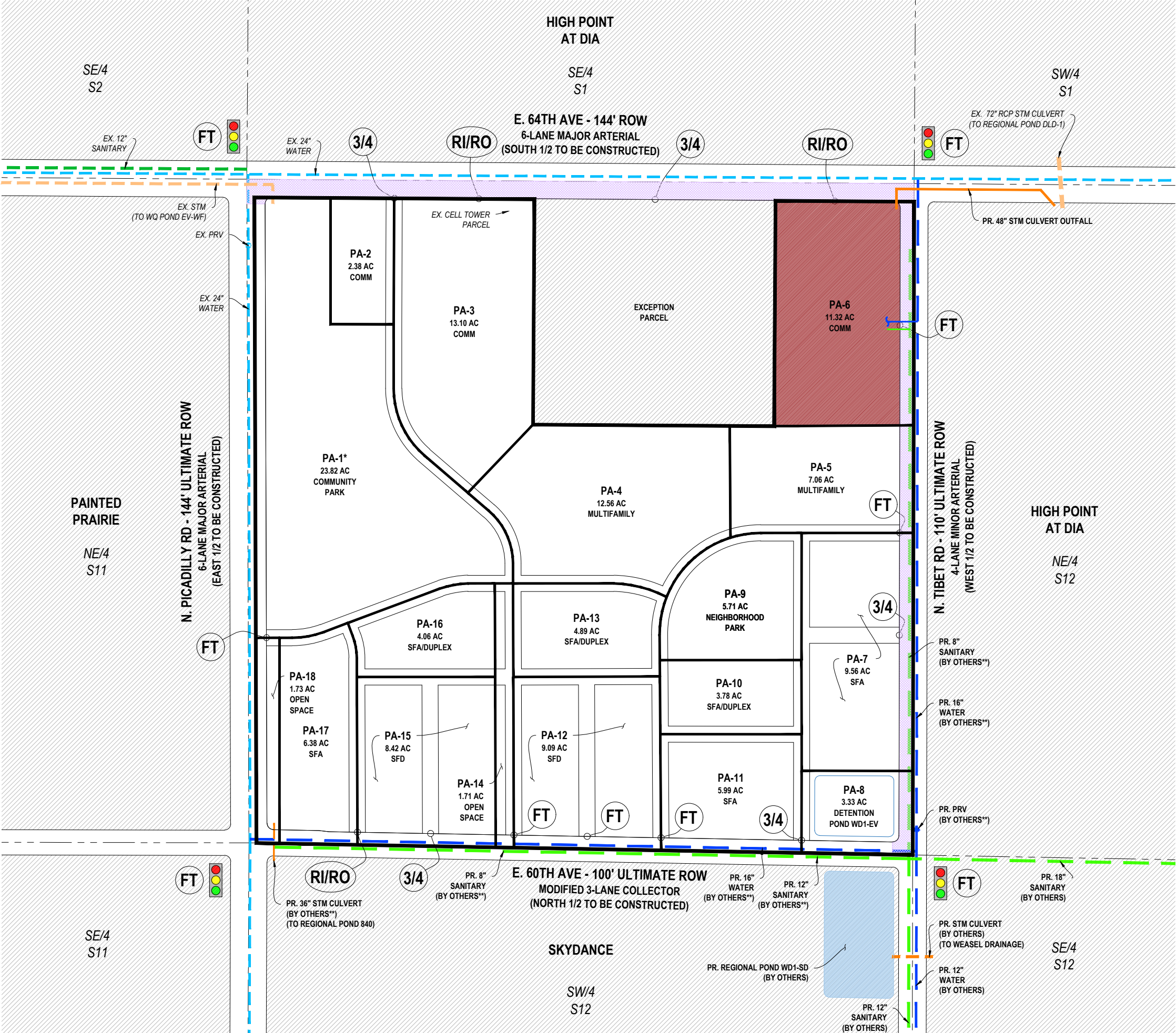
PA-5

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PROJECT:	221102.01	DATE:	09/05/23	DESIGNED:	JCM	DRAWN:	JCM	CHECKED:	JCM

SHEET:

PI-5





**LEGEND**

SITE BOUNDARY

PLANNING AREA BOUNDARY

SITE-INTERIOR ROADWAYS

SECTION LINE

EXISTING WATER

PROPOSED WATER (BY OTHERS)

PROPOSED WATER

EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER (BY OTHERS)

PROPOSED SANITARY SEWER

EXISTING STORM SEWER

PROPOSED STORM SEWER (BY OTHERS)

PROPOSED STORM SEWER

OFF-SITE ROADWAY IMPROVEMENT AREA

ON-SITE ROADWAY IMPROVEMENT AREA

STORMWATER DETENTION

ANTICIPATED FUTURE SIGNALIZED INTERSECTION

RIGHT-IN / RIGHT-OUT TURN MOVEMENT

FULL-TURN MOVEMENT

THREE-QUARTER TURN MOVEMENT

RI/RO

FT

3/4

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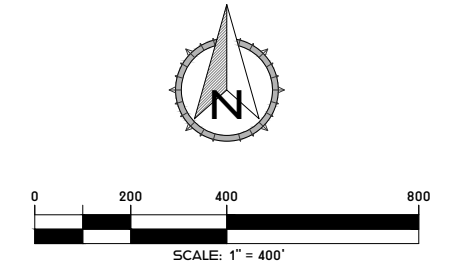
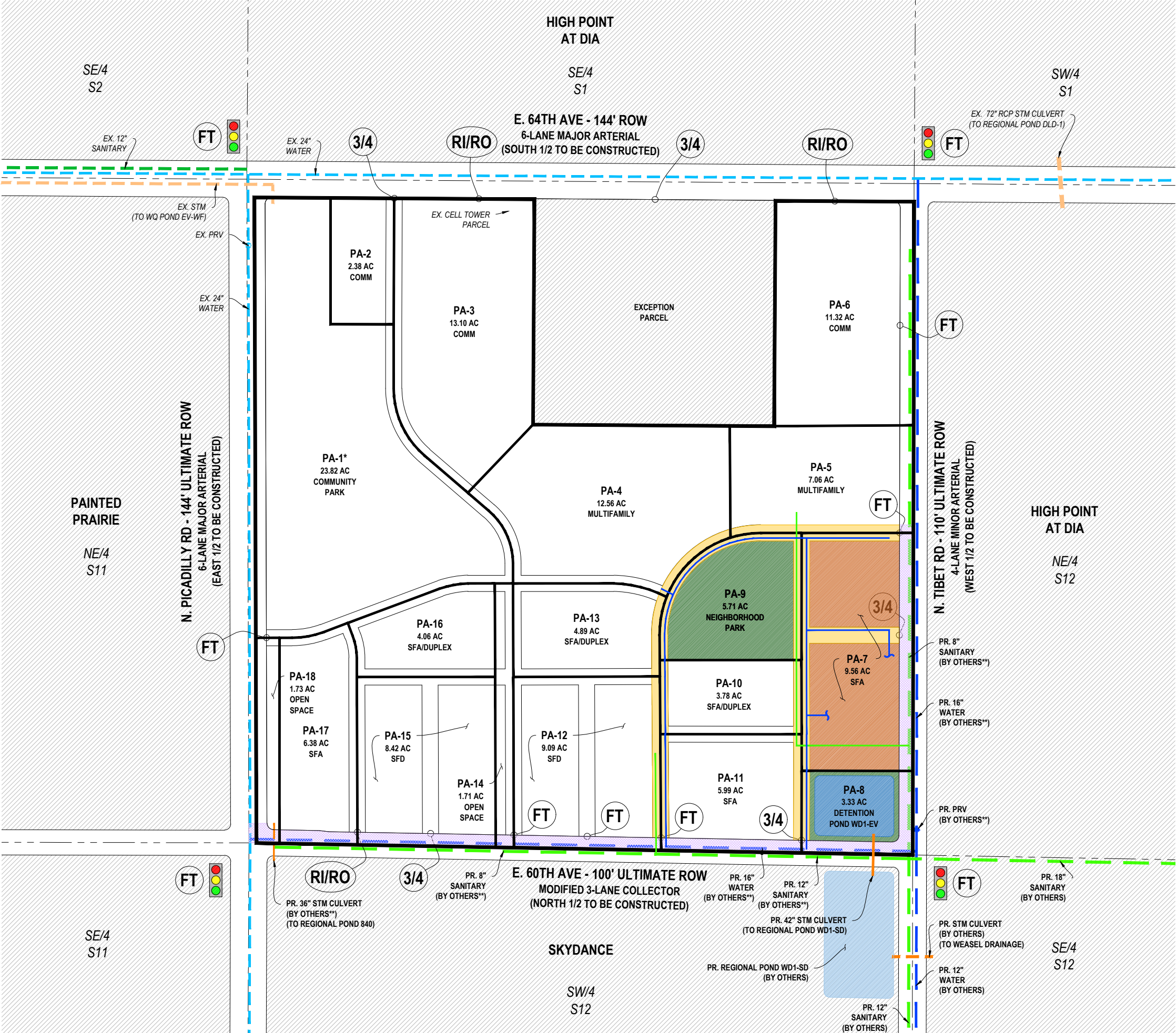
EVERLEA MASTER PLAN  
PUBLIC IMPROVEMENTS PLAN

PA-6

DOCUMENT REVISIONS:									
PROJECT:	221102.01	DATE:	09/05/23	DESIGNED:	JCM	DRAWN:	JCM	CHECKED:	JCM

SHEET:

PI-6



**LEGEND**

SITE BOUNDARY

PLANNING AREA BOUNDARY

SITE-INTERIOR ROADWAYS

SECTION LINE

EXISTING WATER

PROPOSED WATER (BY OTHERS)

PROPOSED WATER

EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER (BY OTHERS)

PROPOSED SANITARY SEWER

EXISTING STORM SEWER

PROPOSED STORM SEWER (BY OTHERS)

PROPOSED STORM SEWER

OFF-SITE ROADWAY IMPROVEMENT AREA

ON-SITE ROADWAY IMPROVEMENT AREA

STORMWATER DETENTION

ANTICIPATED FUTURE SIGNALIZED INTERSECTION

RIGHT-IN / RIGHT-OUT TURN MOVEMENT

FULL-TURN MOVEMENT

THREE-QUARTER TURN MOVEMENT

RI/RO

FT

3/4

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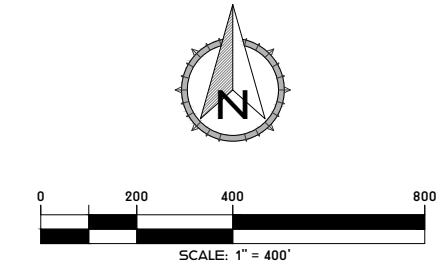
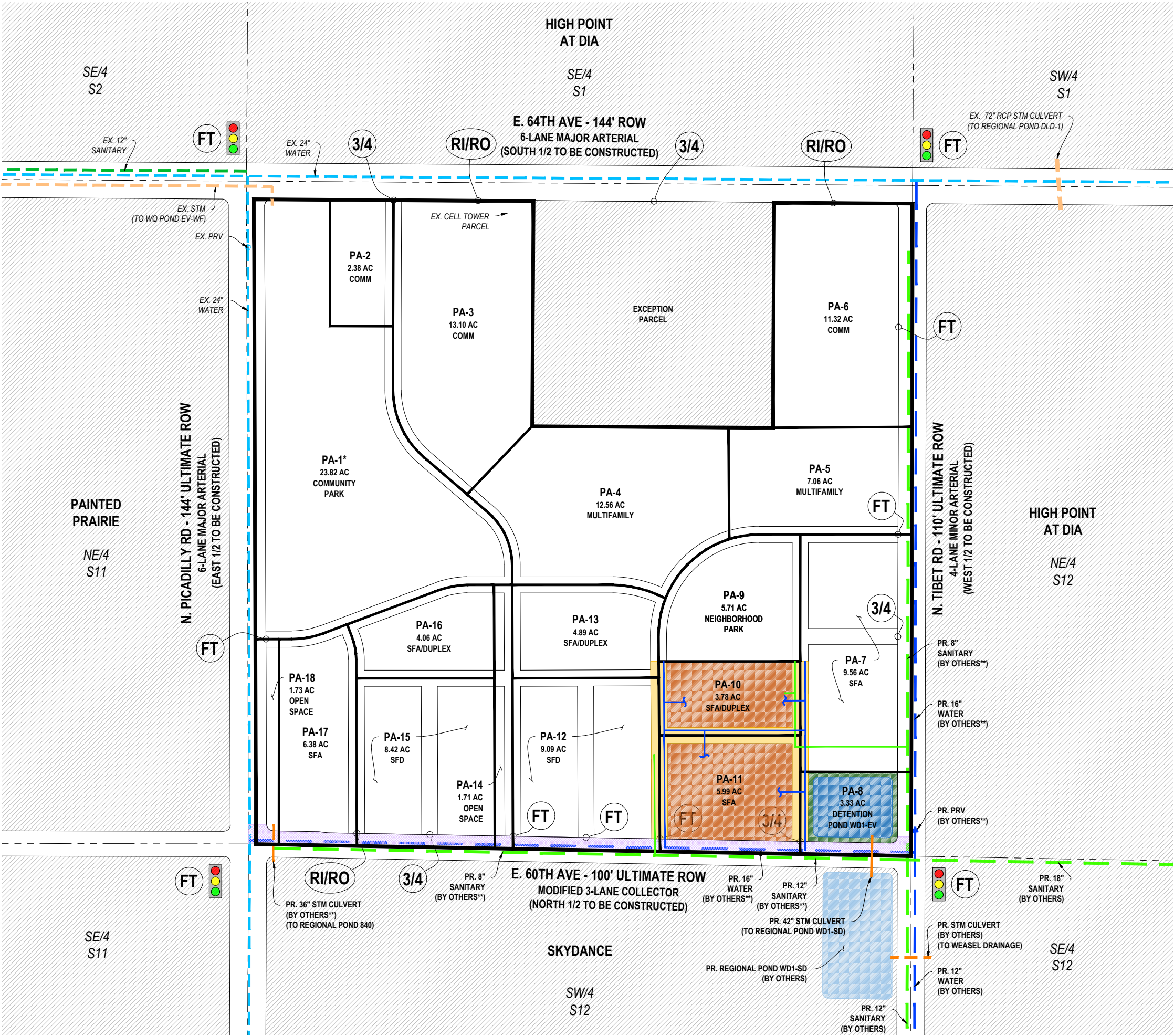
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EVERLEA MASTER PLAN  
PUBLIC IMPROVEMENTS PLAN

PA-7

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221102.01	09/05/23	JCM	JCM	JCM
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LEGEND

- SITE BOUNDARY

PLANNING AREA BOUNDARY

SITE-INTERIOR ROADWAYS

SECTION LINE
- OFF-SITE ROADWAY IMPROVEMENT AREA

ON-SITE ROADWAY IMPROVEMENT AREA

STORMWATER DETENTION
- EXISTING WATER

PROPOSED WATER (BY OTHERS)

PROPOSED WATER

EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER (BY OTHERS)

PROPOSED SANITARY SEWER

EXISTING STORM SEWER

PROPOSED STORM SEWER (BY OTHERS)

PROPOSED STORM SEWER
- ANTICIPATED FUTURE SIGNALIZED INTERSECTION

RIGHT-IN / RIGHT-OUT TURN MOVEMENT

FULL-TURN MOVEMENT

THREE-QUARTER TURN MOVEMENT
- RI/RO

FT

3/4

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EVERLEA MASTER PLAN  
PUBLIC IMPROVEMENTS PLAN

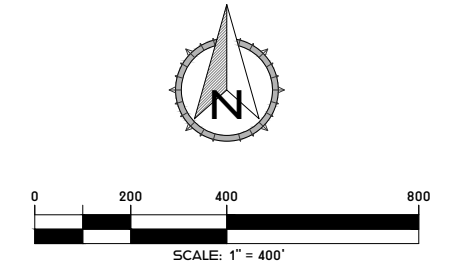
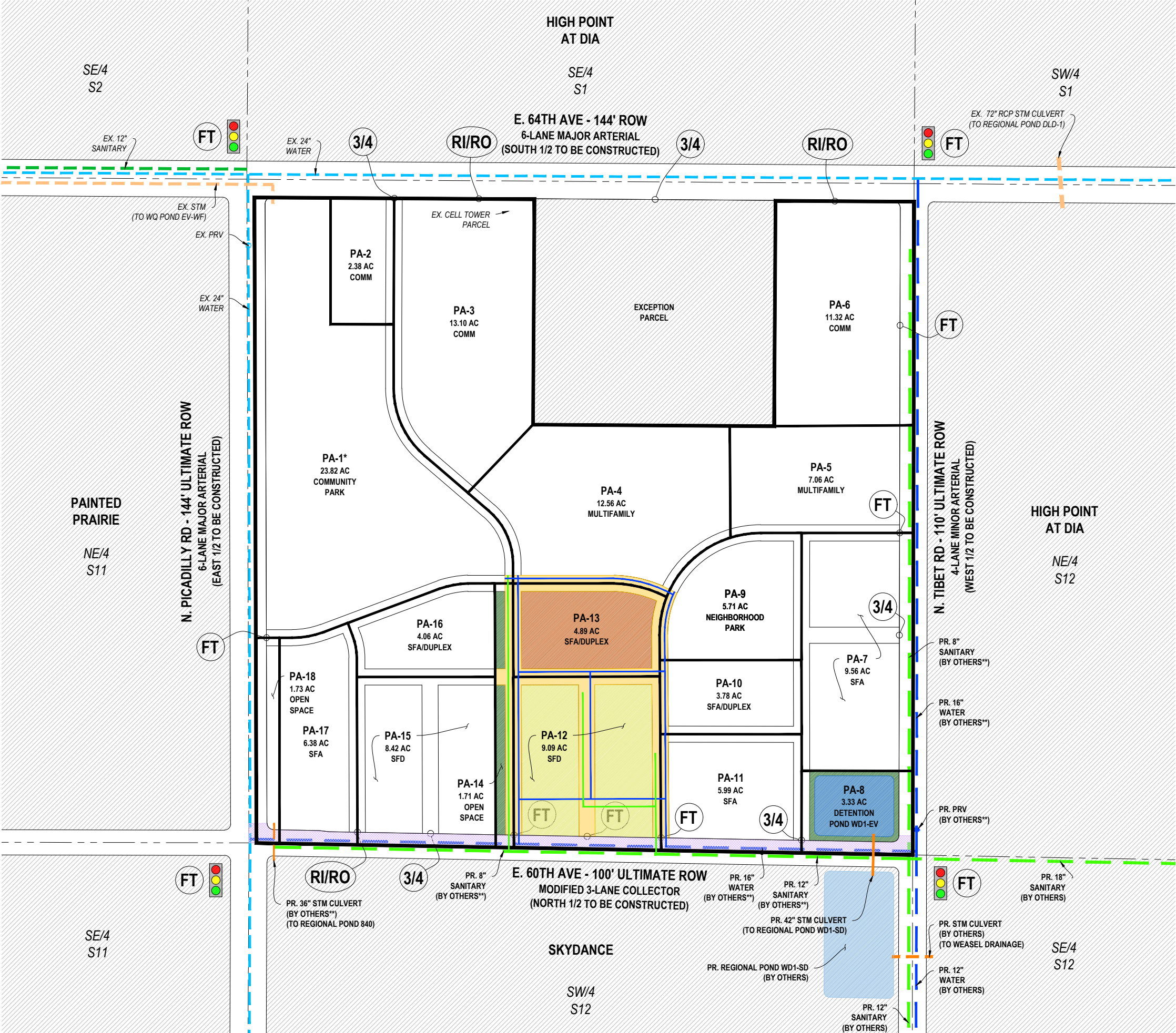
PA-10 & PA-11

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PROJECT:	221102.01				
DATE:	09/05/23	JCM	JCM	JCM	
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SHEET:

PI-8



**LEGEND**

SITE BOUNDARY

PLANNING AREA BOUNDARY

SITE-INTERIOR ROADWAYS

SECTION LINE

EXISTING WATER

PROPOSED WATER (BY OTHERS)

PROPOSED WATER

EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER (BY OTHERS)

PROPOSED SANITARY SEWER

EXISTING STORM SEWER

PROPOSED STORM SEWER (BY OTHERS)

PROPOSED STORM SEWER

RIGHT-IN / RIGHT-OUT TURN MOVEMENT

FULL-TURN MOVEMENT

THREE-QUARTER TURN MOVEMENT

OFF-SITE ROADWAY IMPROVEMENT AREA

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STORMWATER DETENTION

ANTICIPATED FUTURE SIGNALIZED INTERSECTION

RI/RO

FT

3/4

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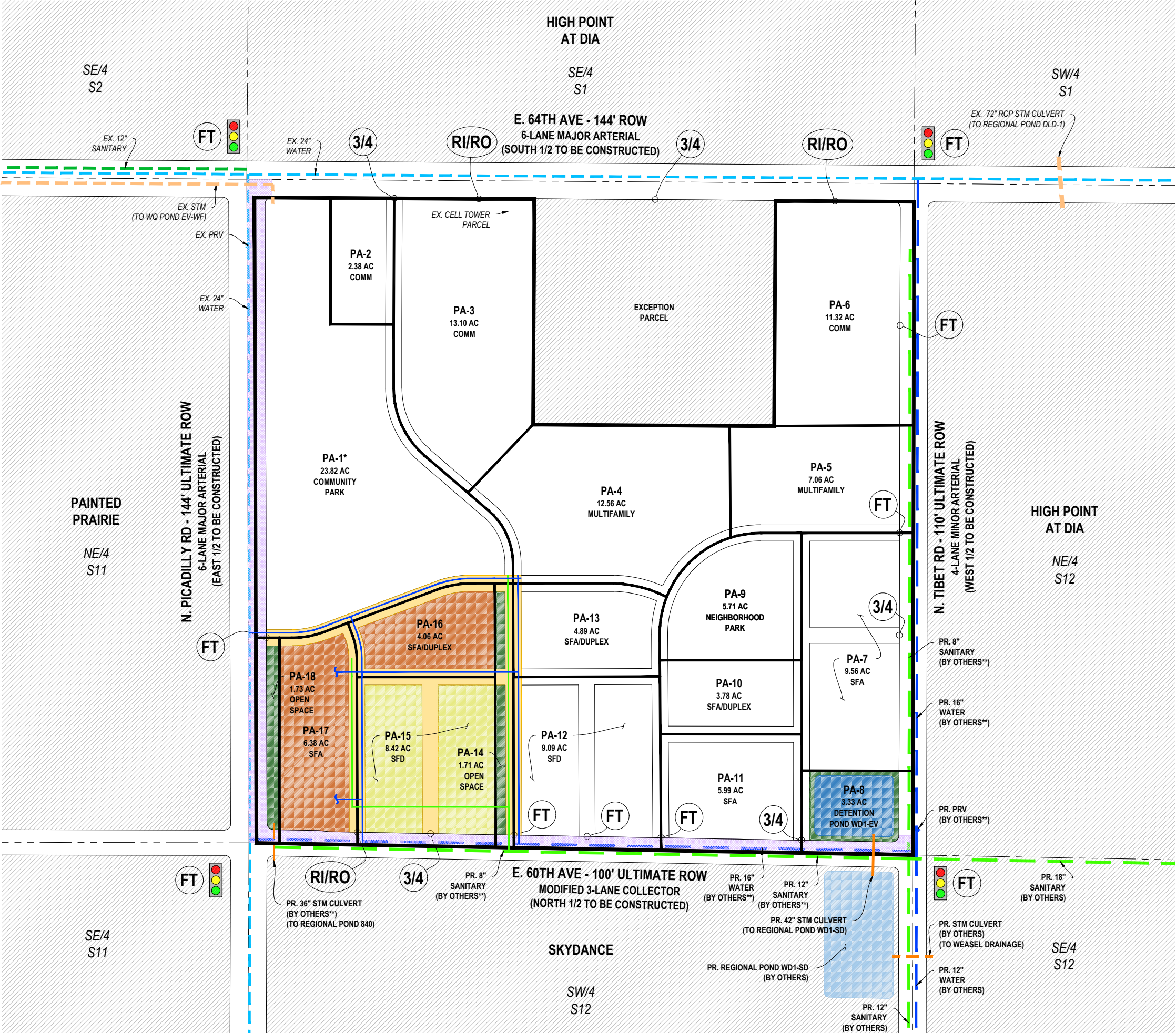
EVERLEA MASTER PLAN

PUBLIC IMPROVEMENTS PLAN

PA-12 & PA-13

DOCUMENT REVISIONS:				
PROJECT:	221102.01	DATE:	09/05/23	DESIGNED:
DESIGNED:	JCM	DRAWN:	JCM	CHECKED:
DRAWN:	JCM	CHECKED:	JCM	





LEGEND

SITE BOUNDARY

PLANNING AREA BOUNDARY

SITE-INTERIOR ROADWAYS

SECTION LINE

EXISTING WATER

PROPOSED WATER (BY OTHERS)

PROPOSED WATER

EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER (BY OTHERS)

PROPOSED SANITARY SEWER

EXISTING STORM SEWER

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RIGHT-IN / RIGHT-OUT TURN MOVEMENT

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THREE-QUARTER TURN MOVEMENT

OFF-SITE ROADWAY IMPROVEMENT AREA

ON-SITE ROADWAY IMPROVEMENT AREA

STORMWATER DETENTION

ANTICIPATED FUTURE SIGNALIZED INTERSECTION

RI/RO

FT

3/4

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- 7) 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 IS NOT LIMITED TO, THE CONSTRUCTION OF ANY EMERGENCY CROSSING IMPROVEMENTS, LOOPED WATER SUPPLY AND FIRE HYDRANTS AS REQUIRED BY THE ADOPTED FIRE CODE AND CITY ORDINANCES.

PLX ENGINEERING

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EVERLEA MASTER PLAN  
PUBLIC IMPROVEMENTS PLAN

PA-15, PA-16 & PA-17

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SHEET:

PI-10