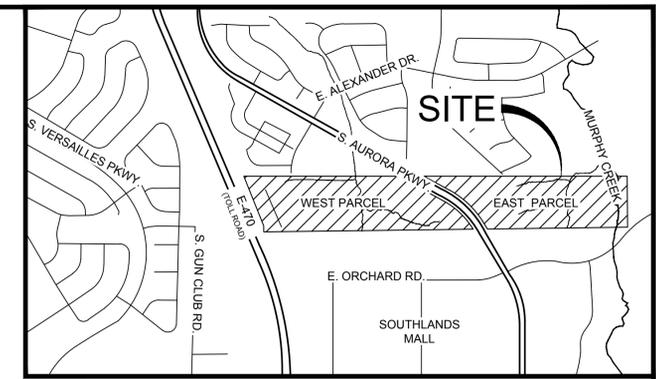


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOEHLER SMITH.



please use color to help illustrate the PIP. Colored hatches used to delineate planning areas.

revise to a T intersection given the new roadway layout. Revised to T intersection.

is a mini roundabout going to be constructed with planning area A? if so this should be identified in the narrative. Revised to T intersection, and no longer called out as ROW. T intersection to be constructed with the rest of this roadway improvement.

urban drainage shall determine if improvements are required to Tollgate. Urban Drainage has determined that no improvements are required to Tollgate.

Please combine the narrative with the exhibit for future submittals.

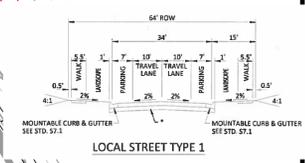
Narrative and plan combined.

Per the May 3, 2018 meeting: Planning areas must be revised- it appears there are two logical planning areas, the multi-family west of Tollgate Creek and the commercial/mixed-use east of Tollgate Creek. Tollgate Creek improvements must be tied to a CO- this needs to be described in the narrative. Pedestrian Bridge: the narrative must clearly obligate the completion of the bridge for a specific planning area. Consideration should be given to an interim treatment allowing pedestrian access to Aurora Parkway if the commercial planning area does not come in first.

Planning areas have been revised. Pedestrian bridge responsibility called out in narrative.

Update based on comments on master utility plan. Updated.

indicate opposing access point. Viewport expanded to show opposing access point.



on street parking should be provided. This street must be a local type 1 per traffic engineering comments in the Pomeroy FDP Amendment: Multi-Family Planning Area Meeting letter.

Roadway sections have been revised.

Please include a section for S Aurora Parkway to show the required improvements. Section included.

Bike lanes should be 7'. Off street bike access is preferred (10' min sidewalk instead of on street bike lanes). Roadway sections have been revised.

LEGEND:

- EXISTING 2' AND 10' CONTOURS
PROPERTY BOUNDARY
EXISTING EASEMENT
PROPOSED WATER
EXISTING WATER
PROPOSED SANITARY
EXISTING SANITARY
PROPOSED STORM
EXISTING STORM
EXISTING DRAINAGE CHANNEL
MATCH LINE
MAJOR DRAINAGE BASIN BOUNDARY
WATER QUALITY AND DETENTION POND
PLANNING AREA BOUNDARY
EASEMENT AREA TO BE RELINQUISHED

NOTES:

- 1. REFER TO MASTER DRAINAGE PLAN FOR SANITARY AND STORM SEWER INFORMATION.
2. PROPOSED UTILITY LOCATIONS TO BE DETERMINED DURING SUBSEQUENT PIP SUBMITTALS.
3. THE TRIGGERS FOR CONSTRUCTION OF PARKS AND OPEN SPACES MAY BE ADJUSTED DURING SUBSEQUENT PIP SUBMITTALS.
4. PHASE 1 = WEST PARCEL WEST OF TOLLGATE CREEK
PHASE 2 = WEST PARCEL EAST OF TOLLGATE CREEK
PHASE 3 = EAST PARCEL
5. THE FOLLOWING PERTAINS TO THE PRONGHORN EAST PARCEL ONLY:
A. THE EAST SIDE GRAPHIC IS AN INVENTORY ONLY AND REPRESENTS THE APPROVED 2003 FDP
B. A REDUCTION IN DENSITY IS BEING REQUESTED FROM 18 DU/AC TO 8 DU/AC FOR ALL MULTI-FAMILY PLANNING AREAS. NO CHANGE IN LAND USE DESIGNATION HAS BEEN APPLIED.
C. THE SUBMITTAL HAS BEEN UPDATED TO FOLLOW CURRENT CITY STANDARDS / CRITERIA. NO REVISED ENGINEERING HAS BEEN APPLIED.
D. THIS FDP AMENDMENT REMOVES THE DEVELOPER'S OBLIGATION TO CONSTRUCT WEST HALF OF THE POWHATTEN ROAD IMPROVEMENTS.

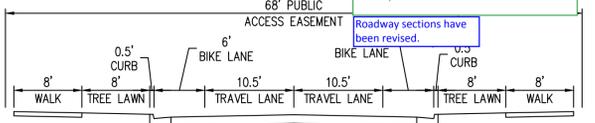
NOTES:

- PHASE 1: IMPROVEMENTS MUST BE BROKEN DOWN BY PLANNING AREA NOT PHASES. THE FOLLOWING WILL BE CONSTRUCTED PRIOR TO THE FIRST CERTIFICATION OF OCCUPANCY AND MUST BE CONSTRUCTED PRIOR TO THE FIRST CERTIFICATION OF OCCUPANCY:
- ALL OVERLOT GRADING WILL BE COMPLETED PRIOR TO THE INSTALLATION OF ANY PUBLIC IMPROVEMENTS, EXPORT FROM PHASE 1 WHICH RESULTS FROM OVERLOT GRADING WILL BE MOVED TO PHASE 2 FOR STOCKPILE OR OVERLOT GRADING.
- AN 8" WATER MAIN WILL BE INSTALLED FROM AN EXISTING STUB WITHIN E. ALEXANDER DRIVE THROUGH THE SITE TO THE EXISTING 24" WATER MAIN ALONG THE WESTERN PROPERTY BOUNDARY AS SHOWN ON THE PIP.
- AN EXISTING SANITARY SEWER STUB TO THE NORTH OF THE SITE WITHIN E. ALEXANDER DRIVE WAS CONSTRUCTED AS A PART OF THE SORREL RANCH DEVELOPMENT. THE PRONGHORN DEVELOPMENT WILL UTILIZE THIS STUB AS THE CONNECTION POINT FOR A PORTION OF THE PHASE 1 DEVELOPMENT. A SANITARY SEWER STUB WILL BE CONSTRUCTED ACROSS EAST TOLLGATE CREEK TO ACCOMMODATE THE FUTURE CONNECTION OF SANITARY SEWER IN PHASE 2 AS SHOWN ON THE PIP.
- A FUTURE SANITARY SEWER MAIN TO THE NORTH WITHIN THE SORREL RANCH FILING NO. 3 IS DESIGNED TO SERVICE THE SITE. IN THE EVENT THIS MAIN IS NOT CONSTRUCTED BY THE SORREL RANCH DEVELOPMENT, THE PRONGHORN DEVELOPMENT WILL BE RESPONSIBLE FOR CONSTRUCTING THE SANITARY MAIN TO THE SITE. FROM THE SORREL RANCH FILING NO. 3, THE 8" SANITARY MAIN WILL EXTEND SOUTH ALONG TOLLGATE CREEK AND THROUGHOUT THE SITE AS SHOWN ON THE PIP.
- THE PROPOSED DRAINAGE FACILITIES INCLUDING THE WATER QUALITY/DETENTION POND AND STORM SEWER WEST OF TOLLGATE CREEK (WITHIN PA2) AS SHOWN ON THE PIP.
- THE PROPOSED PUBLIC ROADWAYS AND AURORA PARKWAY IMPROVEMENTS WITH TRAFFIC SIGNAL AS SHOWN ON THE PIP.
- REFER TO LANDSCAPE PLANS FOR PROPOSED PHASE 1 LANDSCAPING.
- ALL NEIGHBORHOOD AND COMMUNITY PARK REQUIREMENTS WILL BE SATISFIED WITH CASH IN LIEU. ALL OPEN SPACE IMPROVEMENTS (PA 1 AND PA 2) WILL BE CONSTRUCTED WITH PHASE 1.

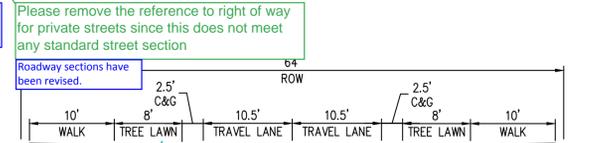
The PIP should include the narrative as required by the FDP manual. please revise the language to describe required improvements for each PLANNING AREA, anticipated phasing may be discussed, but Planning areas must be planned to develop in isolation of one another. Phasing notes have been removed from this plan and incorporated into the narrative.

improvements of creek should also occur with whichever side is developed first. Urban Drainage has determined that no improvements are required to Tollgate.

Construction of roadway is required for Planning Area B. Phasing notes have been removed from this plan and incorporated into the narrative.



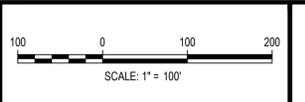
ROAD SECTION A-A 1" = 10'



ROAD SECTION B-B 1" = 10'

is there an opportunity for street parking? perhaps at a minimum on the west side? Roadway sections have been revised.

Commercial areas utilize the Local Type 3 section with 40' flowline to flowline. 26' may not be sufficient. Roadway sections have been revised.



construction of roadway (Local Type 1) required for Planning Area A- cross access agreement to connect to South Southland's Parkway is required. There may be required improvement for Southland's Parkway to make this connection.

SOUTH AURORA INVESTORS, LLC. ensure planning areas are correctly identified. Phasing notes have been removed from this plan and incorporated into the narrative.

PRONGHORN INVESTORS, LLC. this is getting confusing, please specify east of Aurora Parkway. Phasing notes have been removed from this plan and incorporated into the narrative.

Table with columns: ISSUE DATE, DATE, PER CITY COMM, SHEET NO. 6

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DESIGNED BY: KPK
CHECKED BY: JRS
DRAWN BY: KPK

Phasing notes have been removed from this plan and incorporated into the narrative. Viewport expanded and additional linework shown to clarify off site improvements. We acknowledge that an agreement with Southlands will be necessary for off site improvements.

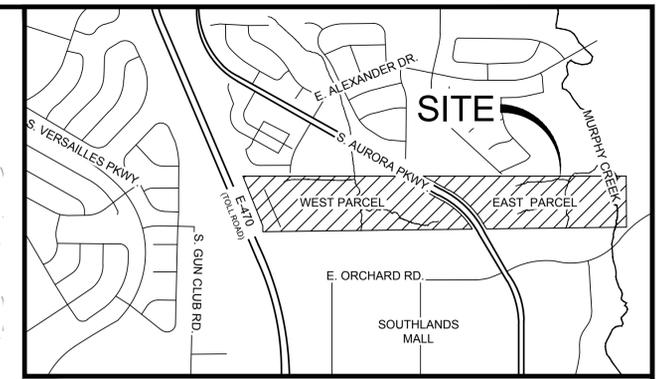
ensure planning areas are correctly identified. Phasing notes have been removed from this plan and incorporated into the narrative.

this is getting confusing, please specify east of Aurora Parkway. Phasing notes have been removed from this plan and incorporated into the narrative.

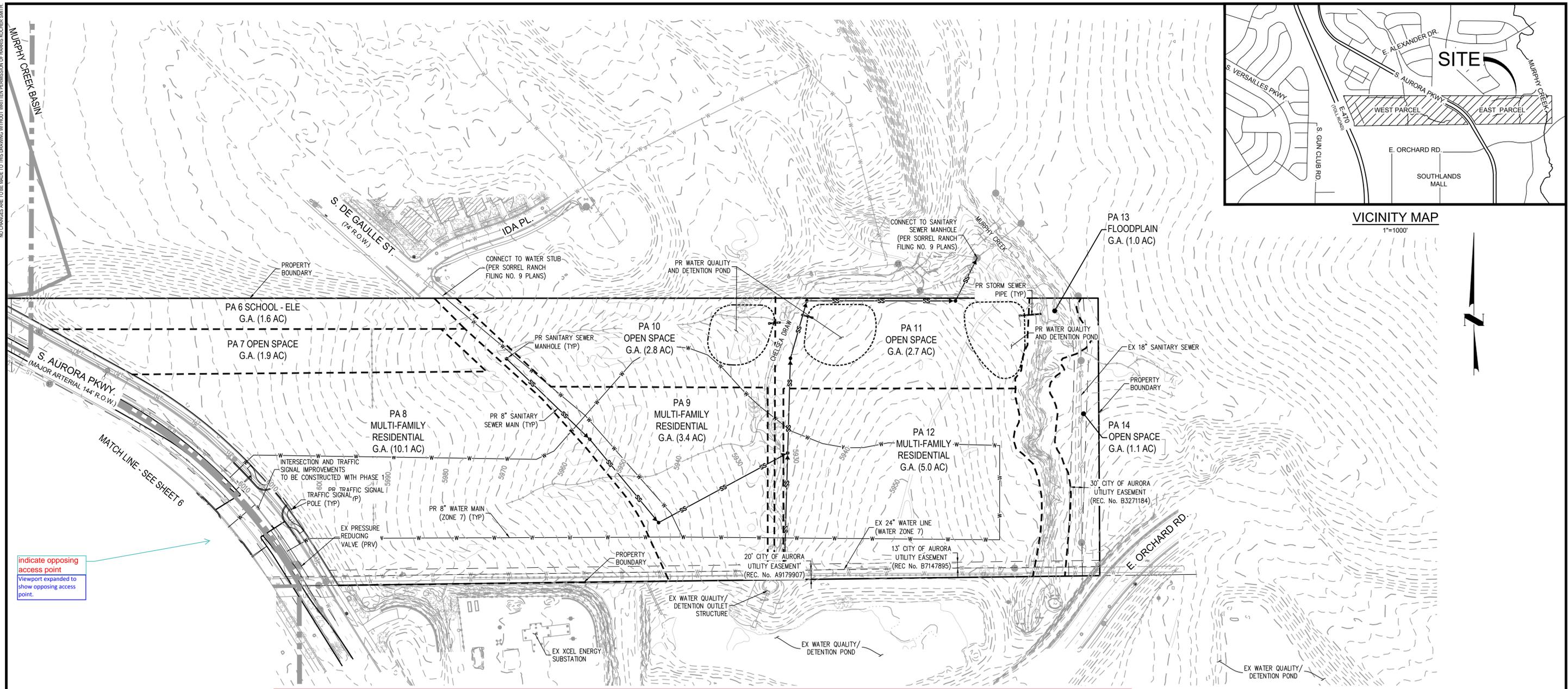
revise sheet count- there are only two sheets in this set. Corrected.

FILE PATH: P:\170220\ENGINEERING\PUBLIC IMPROVEMENT PLANS\PUBLIC IMPROVEMENT PLAN.DWG LAYOUT: WEST
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PLOT DATE: 8/18/2018 10:22:32 AM
PLOTTER: HP DesignJet 2460
PLOT SCALE: 1" = 100'
DRAWN BY: KPK

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



VICINITY MAP
1"=1000'



indicate opposing access point
Viewpoint expanded to show opposing access point.

these notes are repeating
Phasing notes have been removed from this plan and incorporated into the narrative.

LEGEND:

- EXISTING 2' AND 10' CONTOURS
- PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED WATER
- EXISTING WATER
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED STORM
- EXISTING STORM
- EXISTING DRAINAGE CHANNEL
- MATCH LINE
- MAJOR DRAINAGE BASIN BOUNDARY
- WATER QUALITY AND DETENTION POND
- PLANNING AREA BOUNDARY
- EASEMENT AREA TO BE RELINQUISHED

NOTES:

1. REFER TO MASTER DRAINAGE REPORT FOR STORM SEWER INFORMATION.
2. PROPOSED UTILITY LOCATIONS SHOWN ON THIS MAP ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT FINAL PLATTING.
3. THE TRIGGERS FOR CONSTRUCTION OF PARKS AND OPEN SPACES MAY BE ADJUSTED DURING SUBSEQUENT PIP SUBMITTALS.
4. PHASE 1 = WEST PARCEL WEST OF TOLLGATE CREEK
PHASE 2 = WEST PARCEL EAST OF TOLLGATE CREEK
PHASE 3 = EAST PARCEL
(REFER TO PHASING NOTES FOR ADDITIONAL DETAIL.)
SEQUENCE OF PHASES 1 AND 2 ARE SUBJECT TO CHANGE.
5. THE FOLLOWING PERTAINS TO THE PRONGHORN EAST PARCEL ONLY:
 - A. THE EAST SIDE GRAPHIC IS AN INVENTORY ONLY AND REPRESENTS THE APPROVED 2003 FDP.
 - B. A REDUCTION IN DENSITY IS BEING REQUESTED FROM 18 DU/AC TO 8 DU/AC FOR ALL MULTI-FAMILY PLANNING AREAS. NO CHANGE IN LAND USE DESIGNATION HAS BEEN APPLIED.
 - C. THE SUBMITTAL HAS BEEN UPDATED TO FOLLOW CURRENT CITY STANDARDS / CRITERIA. NO REVISED ENGINEERING HAS BEEN APPLIED.
 - D. THIS FDP AMENDMENT REMOVES THE DEVELOPER'S OBLIGATION TO CONSTRUCT WEST HALF OF THE POWHATON ROAD IMPROVEMENTS.

PHASING NOTES:

- NOTE: CONSTRUCTION OF PHASE 2 MAY PRECEDE PHASE 1. CONSTRUCTION OF S. AURORA PARKWAY IMPROVEMENTS, OFF-SITE SANITARY, AND SANITARY SEWER CROSSING EAST TOLLGATE CREEK SHALL BE COMPLETED WITH WHICHEVER PHASE HAPPENS FIRST.
- PHASE 1**
THE FOLLOWING WILL BE CONSTRUCTED AS A PART OF PHASE 1 (WEST PARCEL, WEST OF TOLLGATE CREEK) AND MUST BE CONSTRUCTED PRIOR TO THE FIRST CERTIFICATION OF OCCUPANCY:
- ALL OVERLOT GRADING WILL BE COMPLETED PRIOR TO THE INSTALLATION OF ANY PUBLIC IMPROVEMENTS. EXPORT FROM PHASE 1 WHICH RESULTS FROM OVERLOT GRADING WILL BE MOVED TO PHASE 2 FOR STOCKPILE OR OVERLOT GRADING.
 - AN 8" WATER MAIN WILL BE INSTALLED FROM AN EXISTING STUB WITHIN E. ALEXANDER DRIVE THROUGH THE SITE TO THE EXISTING 24" WATER MAIN ALONG THE WESTERN PROPERTY BOUNDARY AS SHOWN ON THE PIP.
 - AN EXISTING SANITARY SEWER STUB TO THE NORTH OF THE SITE WITHIN E. ALEXANDER DRIVE WAS CONSTRUCTED AS A PART OF THE SORREL RANCH DEVELOPMENT. THE PRONGHORN DEVELOPMENT WILL UTILIZE THIS STUB AS THE CONNECTION POINT FOR A PORTION OF THE PHASE 1 DEVELOPMENT. A SANITARY SEWER STUB WILL BE CONSTRUCTED ACROSS EAST TOLLGATE CREEK TO ACCOMMODATE THE FUTURE CONNECTION OF SANITARY SEWER IN PHASE 2 AS SHOWN ON THE PIP.
 - A FUTURE SANITARY SEWER MAIN TO THE NORTH WITHIN THE SORREL RANCH FILING NO. 3 IS DESIGNED TO SERVICE THE SITE. IN THE EVENT THIS MAIN IS NOT CONSTRUCTED BY THE SORREL RANCH DEVELOPMENT, THE PRONGHORN DEVELOPMENT WILL BE RESPONSIBLE FOR CONSTRUCTING THE SANITARY MAIN TO THE SITE. FROM THE SORREL RANCH FILING NO. 3, THE 8" SANITARY MAIN WILL EXTEND SOUTH ALONGS TOLL GATE CREEK AND THROUGHOUT THE SITE AS SHOWN ON THE PIP.
 - THE PROPOSED DRAINAGE FACILITIES INCLUDING THE WATER QUALITY/DETENTION POND AND STORM SEWER WEST OF TOLLGATE CREEK (WITHIN PA2) AS SHOWN ON THE PIP.
 - THE PROPOSED PUBLIC ROADWAYS AND AURORA PARKWAY IMPROVEMENTS WITH TRAFFIC SIGNAL AS SHOWN ON THE PIP.
 - REFER TO LANDSCAPE PLANS FOR PROPOSED PHASE 1 LANDSCAPING.
 - ALL NEIGHBORHOOD AND COMMUNITY PARK REQUIREMENTS WILL BE SATISFIED WITH CASH IN LIEU.
 - ALL OPEN SPACE IMPROVEMENTS (PA 1 AND PA 2) WILL BE CONSTRUCTED WITH PHASE 1.
- PHASE 2**
THE FOLLOWING WILL BE CONSTRUCTED AS A PART OF PHASE 2 (WEST PARCEL, EAST OF TOLLGATE CREEK) AND MUST BE CONSTRUCTED PRIOR TO THE FIRST CERTIFICATION OF OCCUPANCY:
- ALL OVERLOT GRADING OF PHASE 2 WHICH WAS NOT COMPLETED AS A PART OF PHASE 1 WILL BE COMPLETED DURING PHASE 2. IN THE EVENT PHASE 2 OCCURS PRIOR TO PHASE 1, OVERLOT GRADING OF PHASE 1 MAY OCCUR TO CREATE IMPORT FOR PHASE 2.
 - AN 8" WATER MAIN LOOP WILL BE INSTALLED FROM THE EXISTING WATER MAIN WITHIN S. AURORA PARKWAY, FOLLOWING THE PROPOSED PUBLIC ROADWAY AND CONNECTING WITH THE SAME EXISTING WATER MAIN WITHIN S. AURORA PARKWAY AS SHOWN ON THE PIP.
 - SANITARY SEWER MAIN CONSTRUCTED AS A PART OF PHASE 1 WILL SERVE AS THE CONNECTION POINT FOR THE SANITARY SEWER REQUIRED FOR PHASE 2 AS SHOWN ON THE PIP.
 - THE PROPOSED DRAINAGE FACILITIES INCLUDING THE WATER QUALITY/DETENTION POND AND STORM SEWER EAST OF TOLLGATE CREEK (WITHIN PA 5A) AS SHOWN ON THE PIP.
 - THE PROPOSED PUBLIC ROADWAYS AND AURORA PARKWAY IMPROVEMENTS WITH TRAFFIC SIGNAL AS SHOWN ON THE PIP.
 - REFER TO LANDSCAPE PLANS FOR PROPOSED PHASE 2 LANDSCAPING.
 - THE PROPOSED PEDESTRIAN BRIDGE CROSSING TOLLGATE CREEK WILL BE CONSTRUCTED AS A PART OF PHASE 2.
- PHASE 3**
- ALL INFRASTRUCTURE SHOWN ON SHEET 7 (EAST PARCEL) MUST BE CONSTRUCTED PRIOR TO THE FIRST CERTIFICATION OF OCCUPANCY FOR ANY DEVELOPMENT WITHIN THE EAST PARCEL.
 - DEVELOPER OF THIS PROPERTY IS NOT RESPONSIBLE FOR ANY HARVEST ROAD (FORMERLY KNOWN AS POWHATON ROAD) IMPROVEMENTS INCLUDING FROM NORTH PROPERTY LINE EXTENDED TO SOUTH PROPERTY LINE EXTENDED.

FILE PATH: P:\170220\ENGINEERING\PUBLIC IMPROVEMENT PLANS\PUBLIC IMPROVEMENT PLANNING LAYOUT-EAST SHEET 7.dwg
DATE: 4/8/2018 5:02:30P
PLOTTER: HP DesignJet 2460, P-Works, P-Works, P-Works
PLOTTED: WED 05/02/18 5:02:30P BY: KEVIN KENNEDY

811 Know what's below.
Call before you dig.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DESIGNED BY: KPK
CHECKED BY: JRS
DRAWN BY: KPK

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

SOUTH AURORA PROPERTY INVESTORS, LLC.

PRONGHORN
PUBLIC IMPROVEMENT PLAN - EAST PARCEL

DATE	REVISION COMMENTS
4/8/2018	PER CITY COMMENTS

ISSUE DATE: 8/18/2017 PROJECT #: 170220

SHEET NO. **7**

7 OF 16