



Please combine the narrative and the exhibits in the next submittal. The narrative can be in a report format with a cover sheet. Information from the phasing notes on the plan should also be incorporated into the narrative.

May 14
City of
15151 E
Aurora, CO 80012

Narrative and exhibits combined. Narrative placed in report format with cover sheet. Information from phasing notes on the plan have been incorporated into the narrative.

There are only two logical planning areas for the PIP- the multi-family west of Tollgate Creek and the commercial/mixed-use east of Tollgate Creek. Tollgate Creek improvements, including the pedestrian bridge must be tied to a CO- this needs to be described in the narrative.

Improvements must be outlined in greater detail regarding open space and trails, street landscaping, monumentation, public art, and the soundwall and associated landscaping.

Urban Drainage and Public Works must determine improvements (if any) needed for Tollgate Creek.

Planning areas altered per discussions between City and Kephart.

RE: Pronghorn Public Improvement Plan

Urban Drainage and Public Works have determined that no improvements are required for Tollgate Creek.

The purpose of this letter is to outline infrastructure phasing as it relates to the various planning areas proposed as a part of the Pronghorn Development. The infrastructure required to develop each planning area individually will be described in this report.

Project Location and Description

The Pronghorn Development (hereinafter referred to as “Site”) lies within the City of Aurora and consists of two parcels separated by S. Aurora Parkway. The parcel west of S. Aurora Parkway (hereinafter referred to as “West Parcel”) contains approximately 32.6 acres. The parcel east of S. Aurora Parkway (hereinafter referred to as “East Parcel”) contains approximately 27.3 acres. The parcels combine for a Site total of approximately 59.9 acres. The Site is located in the South half of Section 18, Township 5 South, Range 65 West of the 6th Principal Meridian, City of Aurora, County of Adams, State of Colorado. The property is bound by Southlands Mall to the south, E470 to the west, the Sorrell Ranch residential development to the north, and Murphy Creek to the east. A vicinity map has been included in the Appendices for reference.

Public Improvements

The Site has been divided into 17 planning areas; eight planning areas on the West Parcel and nine planning areas on the East Parcel. No revisions to the planning areas on the East Parcel are proposed as a part of this FDP amendment and these planning areas have been excluded from the remainder of this report.

Of the eight planning areas on the West Parcel, three planning areas are open space, one planning area is floodplain, and the remaining four planning areas are developments with various land uses. The sequence of the four development planning areas is unknown, as it is contingent on developer interest. The sequence of the required improvements to the three open space planning areas will be determined by the sequence of development of the aforementioned development parcels. The utility and roadway infrastructure required to develop and adequately access each of the planning areas individually is outlined below.

Improvements to S. Aurora Parkway are proposed for the entire length of the Site’s frontage with the roadway, including the installation of a Signalized intersection. These improvements will be

The improvements need to be shown on the PIP, including a section

These improvements are now shown on the PIP, including a section.

triggered by development of whichever development parcel (Planning Areas 2, 5A, 5B) occurs first.

Planning Area Improvements

Planning Area 1 (A and B) – Open Space

Planning Area 1 encompasses approximately 2.7 acres of open space. Improvements to both Planning Areas 1A and 1B must be completed prior to issuance of certification of occupancy of any development on Planning Areas 2A and 2B. The utility and roadway infrastructure required to develop Planning Area 2 is outlined below.

A pedestrian bridge is proposed to span E. Tollgate Creek, providing pedestrian access between Planning Areas 1 and 4. This pedestrian bridge is only required to be constructed once the improvements to both Planning Areas 1 and 4 have been triggered. As is described below in the Planning Area 4 section, the development of Planning Area 5A will trigger the construction of improvements to Planning Area 4.

Planning Area 2 (A and B) – Multi-Family Medium Density

Planning Area 2 encompasses approximately 13.0 acres of multi-family land use, divided into two sub-areas by a private roadway with an easement. Planning areas 2A and 2B will be constructed simultaneously, as Planning area 2A is intended to provide additional development. The infrastructure required to develop Planning Area 2 includes a sanitary sewer, water main, and roadway.

the multi-family land area must be a single planning area

Multi-family land area is now a single planning area.

given the new layout and roadway configuration, a T intersection should be fine

Mini-roundabout replaced with T intersection.

Roadway Improvements

A private roadway designed to City of Aurora public roadway standards will be constructed between Southlands Parkway and E. Alexander Drive. In order to transition from the public right-of-way associated with E. Alexander Drive, a mini-roundabout will be constructed on site with a point of access for the aforementioned private roadway. In order to provide the desired alignment of the private roadway, some off-site improvements will be required to Southlands Parkway, south of the site. With these off-site improvements, the existing roadway width will be increased to match the proposed on-site private roadway and a reconfiguration of the existing water quality and detention pond which serves a portion of the Southlands Mall site will be required.

Water Improvements

The installation of a looped 8” water main will be required to develop Planning Area 2. There will be two proposed points of connection for this water main, both of which are in City of Aurora Water pressure zone 7. One connection will be made to an existing 8” water main stub in E. Alexander Drive and the other connection will be made to an existing 24” water main along the western boundary of the Site. This water main will closely follow the alignment of the proposed roadway.

Sanitary Improvements

The installation of two 8" sanitary sewer mains will be required to develop Planning Area 2. One sanitary sewer main will closely follow the alignment of the proposed roadway, with a downstream connection point in E. Alexander Drive. The second sanitary sewer main is proposed to follow the boundary between Planning Area 2B and Planning Area 3. The downstream connection point for this main is a manhole proposed as a part of the approved Sorrel Ranch Filing No. 3 development which has not yet been constructed. In the event that this connection point is not constructed by the time of development of Planning Area 2, this sanitary sewer main may require off-site construction of the sanitary sewer main as proposed by the Sorrel Ranch Filing No. 3 development. The off-site sanitary sewer has a downstream connection point in E. Alexander Drive near S. Aurora Parkway and closely follows the alignment of the roadways proposed as a part of the Sorrel Ranch Filing No. 3 development.

Storm and Drainage Improvements

Storm sewer inlets and associated storm sewer lines will be installed along the proposed roadway to capture runoff from the roadway and adjacent areas. Storm sewer main will be installed from the roadway to Planning Area 2, where a regional water quantity treatment and detention facilities will be required as a part of the development of Planning Area 2. The storm sewer main alignment shown on the public improvements plan is illustrative only, and the final alignment will be designed as a part of the development of Planning Area 2 to accommodate the needs of the development.

Planning Area 3 – Floodplain

Planning Area 3 encompasses approximately 100 acres, as defined by the East Toll Gate Creek 100-year floodplain as delineated by FEMA Panel 08005C0502L (Effective February 17, 2017). Within Planning Area 3 there are existing wetlands which have been delineated on the Public Improvements Plan. No improvements are proposed to this parcel. As previously mentioned, a pedestrian bridge is intended to span East Toll Gate Creek, connecting Planning Areas 1 and 4. This bridge is intended to completely span Planning Area 3 and will not trigger any improvements within Planning Area 3.

Planning Area 4 – Open Space

Planning Area 4 encompasses approximately 1.2 acres of open space. Improvements to Planning Area 4 must be completed prior to issuance of certification of occupancy of any development on Planning Area 5A. The utility and roadway infrastructure required to develop Planning Area 5 is outlined below.

As previously mentioned, a pedestrian bridge is proposed to span E. Tollgate Creek, providing pedestrian access between Planning Areas 1 and 4. This pedestrian bridge is only required to be constructed once the improvements to both Planning Areas 1 and 4 have been triggered.

This site needs to address the emergency overflow path of the existing detention pond to ensure residential structures are not impacted

Language added to the PIP Narrative specifying that the design of the multi-family planning area must account for this emergency overflow.

The master drainage report will discuss necessary improvements to the creek based on COA and UDFCD criteria and detention pond outfalls

Urban drainage must confirm if improvements or stabilization will be required

be specific as to what these improvements are

Language altered to clarify construction responsibility.

Planning Area 5A – Mixed-Use Commercial

the commercial area must be a single planning area- development within these areas are dependent on the completion of the street

Planning Area 5A encompasses approximately 6.6 ac. The infrastructure required to develop Planning Area 5A includes sewer, water main, and roadway. Some sanitary sewer infrastructure which is described above as a part of the Planning Area 2 (A and B) section will be required in order to develop Parcel 5A.

Planning areas altered per discussions between City and Kephart.

Roadway Improvements

A public roadway loop will be constructed along Aurora Parkway. The northernmost section of Aurora Parkway will be restricted to a right-in, right-out traffic movement. The southernmost intersection with S. Aurora Parkway will be a full-movement, signalized intersection which will be installed with whichever development planning area (Planning Areas 2, 5A, and 5B) occurs first.

The section shown does not meet public street standards. Please refer to Standard Detail S1.1 and S1.2 for standard local street sections or keep the proposed section as a private street

Road sections have been redesigned.

Water Improvements

The installation of a looped 8" water main will be required to develop Planning Area 5A. There will be two proposed points of connection for this water main, both of which are to existing water main within S. Aurora Parkway. This looped water main will be in City of Aurora Water pressure zone 7. This water main will closely follow the alignment of the proposed public roadway.

Sanitary Improvements

The installation of an 8" sanitary sewer main will be required to develop Planning Area 5A. This sanitary sewer main has a downstream connection point on the sanitary sewer main described as a requirement for the development of Planning Area 2. In the event that Planning Area 5A precedes the development of Planning Area 2, all sanitary sewer main described above in the Planning Area 2 section of this report will be required prior to the installation of sanitary sewer main in Planning Area 5A. The sanitary sewer main alignment shown on the public improvements plan within Planning Area 5A is illustrative only, and the final alignment will be designed as a part of the development of Planning Area 5A to accommodate the needs of the development.

Storm and Drainage Improvements

Storm sewer inlets and associated storm sewer main will be required within the proposed roadway to capture runoff. Storm sewer main will need to be constructed to convey these flows on to Planning Area 5A, where regional water quality treatment and detention facilities will be installed. The storm sewer main alignment shown on the public improvements plan is illustrative only, and the final alignment will be designed as a part of the development of Planning Area 5A to accommodate the needs of the development.

Planning Area 5B – Commercial

Planning Area 5B encompasses approximately 4.0 acres of commercial land use. The infrastructure required to develop Planning Area 5B includes storm sewer, sanitary sewer, water main, and roadway. Some sanitary sewer infrastructure which is described above as a part of the Planning Area 5A section will be required in order to develop Parcel 5A.

Roadway Improvements

A public roadway loop will be constructed with both ends connecting to S. Aurora Parkway. The northernmost intersection with S. Aurora Parkway will be restricted to a right-in, right-out traffic movement, as S. Aurora Parkway has a median at this location. The southernmost intersection with S. Aurora Parkway will be a full-movement, signalized intersection which will be installed with whichever development planning area (Planning Areas 2, 5A, and 5B) occurs first.

Water Improvements

In the event that development of Planning Area 5B precedes the development of Planning Area 5A, the installation of the water main described above in the Planning Area 5A section will be required for the development of Planning Area 5B.

Sanitary Improvements

The installation of an 8” sanitary sewer main will be required to develop Planning Area 5B. This sanitary sewer main has a downstream connection point on the sanitary sewer main described as a requirement for the development of Planning Area 5A. In the event that Planning Area 5B precedes the development of Planning Area 5A, all sanitary sewer main described above in the Planning Area 5A section of this report will be required prior to the installation of sanitary sewer main in Planning Area 5B. The sanitary sewer main alignment for Planning Area 5B closely follows the alignment of the proposed public roadway.

Storm and Drainage Improvements

In the event that development of Planning Area 5B precedes the development of Planning Area 5A, a temporary storm sewer alignment may be required to convey flows to the regional water quality and treatment facility on Planning Area 5A.