

PUBLIC IMPROVEMENTS PLAN NARRATIVE

FOR

POMEROY

May 14, 2018
Revised: August 2, 2018

Prepared by:



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Public Improvements Plan

A. INTRODUCTION

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

I. Project Location and Description

The Pomeroy 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 bounded 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.

B. PUBLIC IMPROVEMENTS

The Site has been divided into 16 planning areas; seven 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 seven planning areas on the West Parcel, three planning areas are open space, one planning area is floodplain, and the remaining three planning areas are development parcels with various land uses. The sequence of the three development planning areas is unknown, as it is contingent on user 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 triggered by development of the first planning area to be developed (either Planning Area 2, 5A or 5B).

C. PLANNING AREA IMPROVEMENTS

I. Planning Area 1 (A and B) – Open Space

Planning Area 1 encompasses a total of approximately 1.3 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 Area 2. The utility and roadway infrastructure required to develop Planning Area 2 is outlined below.

II. Planning Area 2 – Multi-Family Medium Density

Planning Area 2 encompasses approximately 16.3 acres of multi-family, medium density land use, bisected by a private roadway with an associated public access easement. The infrastructure required to develop Planning Area 2 includes overlot grading, roadway, water, sanitary sewer, and storm sewer.

A pedestrian bridge is proposed to span E. Tollgate Creek, providing pedestrian and bicycle access between Planning Areas 2 and 4. Construction of this pedestrian bridge will be triggered by development of either Planning Area 2 or Planning Area 5A, whichever occurs second.

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 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.

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 southern boundary of the Site. This water main will closely follow the alignment of the proposed roadway.

Sanitary Sewer 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 2 and East Tollgate Creek. The downstream connection point for this main is a manhole proposed as a part of the platted and 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 main will be required at the north end of the proposed roadway to capture runoff before it crosses into public right-of-way at E. Alexander Drive. Storm sewer main will need to be constructed to convey these flows on to Planning Area 2, where a regional water quality 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.

With the improvements to Southlands Parkway, any modifications required to the existing pond will need to be constructed at the time of the roadway improvements. The emergency overflow path of this pond crosses over the southern boundary of Planning Area 2 and then flows east overland to E Tollgate Creek. Appropriate drainage improvements necessary to convey this flow will be designed as a part of the development of Planning Area 2.

III. Planning Area 3 – Floodplain

Planning Area 3 encompasses approximately 1.5 acres. The boundary of Planning Area 3 is defined by the E Tollgate Creek 100-year floodplain as established by FEMA FIRM Panel 08005C0502L (Effective February 17, 2017). Within Planning Area 3 there are existing wetlands which have been delineated on the Public Improvements Plan. Per meetings with Urban Drainage Flood Control District, the floodplain is stable and no improvements will be required. As previously mentioned, a pedestrian bridge is intended to span E Tollgate 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.

IV. Planning Area 4 – Open Space

Planning Area 4 encompasses approximately 0.9 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.

V. Planning Area 5A – Mixed-Use Commercial

Planning Area 5A encompasses approximately 7.0 acres of mixed-use commercial land use. The infrastructure required to develop Planning Area 5A includes overlot grading, roadway, water, sanitary sewer, and storm sewer. Some sanitary sewer infrastructure which is described above as a part of the Planning Area 2 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. These improvements will be triggered by development of either Planning Area 5A or Planning Area 5B, whichever occurs first.

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 in City of Aurora Water pressure zone 7. One connection will be made to an existing 12" water main within S. Aurora Parkway and the other connection will be made to an existing 24" water main along the southern boundary of the Site. This water main will closely follow the alignment of the proposed public roadway.

Sanitary Sewer 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, the sanitary sewer main which connects to the approved Sorrel Ranch Filing No. 3 development, 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.

VI. Planning Area 5B – Commercial

Planning Area 5B encompasses approximately 5.6 acres of commercial land use. The infrastructure required to develop Planning Area 5B includes overlot grading, roadway, water, sanitary sewer, and storm sewer. Some sanitary sewer infrastructure which is described above as a part of the Planning Area 5A section will be required in order to develop Planning Area 5B.

Roadway Improvements

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

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.

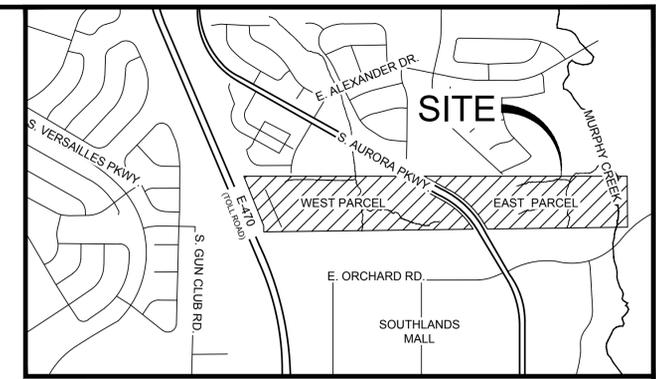
Sanitary Sewer Improvements

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.

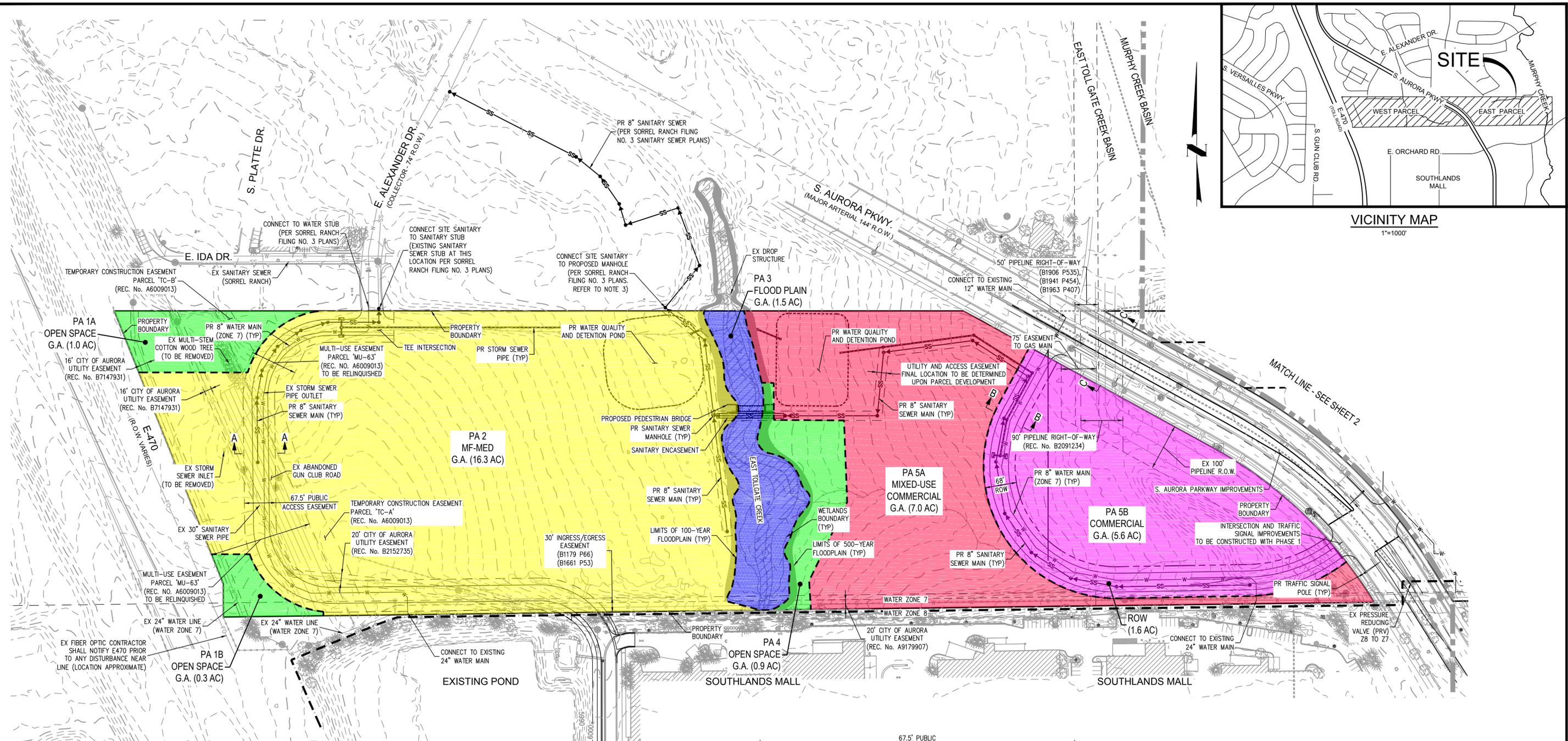
Storm and Drainage Improvements

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.

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



VICINITY MAP
1"=1000'

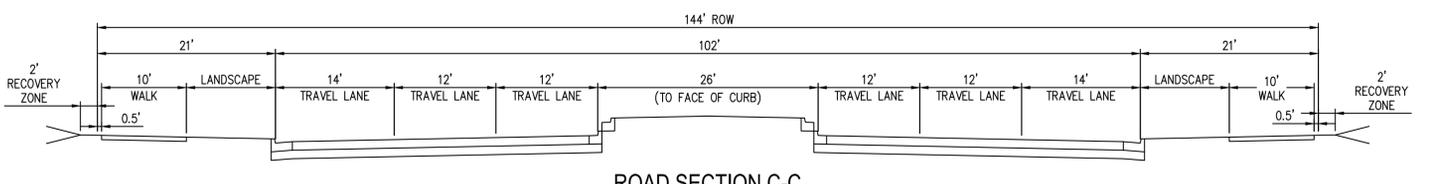
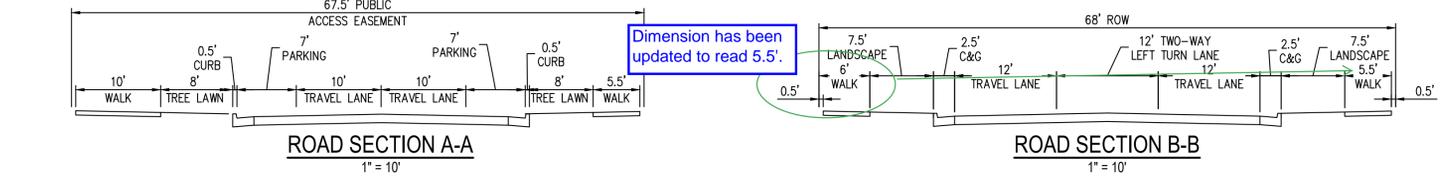


LEGEND:

- 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
- WATER PRESSURE ZONE BOUNDARY

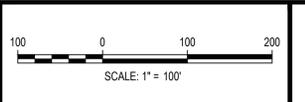
NOTES:

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.
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 HARVEST ROAD (FORMERLY POWHATON ROAD) IMPROVEMENTS.



Dimension has been updated to read 5.5'.
The portions of existing pavement expected to remain have been shown as shaded linework and called out as "Existing".
Please identify what portions of the roadway are existing and what will be constructed with this development.

FILE PATH: P:\170220\ENGINEERING\PUBLIC IMPROVEMENT PLANS\PUBLIC IMPROVEMENT PLAN.DWG LAYOUT - WEST
DATE PLOTTED: 8/18/2017 1:26:23P BY: TOMAS NICHOLS



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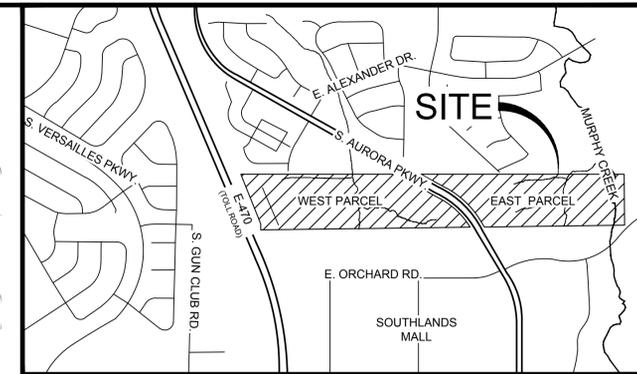
SOUTH AURORA PROPERTY INVESTORS, LLC.

POMEROY
PUBLIC IMPROVEMENT PLAN - WEST PARCEL

DATE	REVISION COMMENTS
4/6/2018	PER CITY COMMENTS
8/2/2018	PER CITY COMMENTS

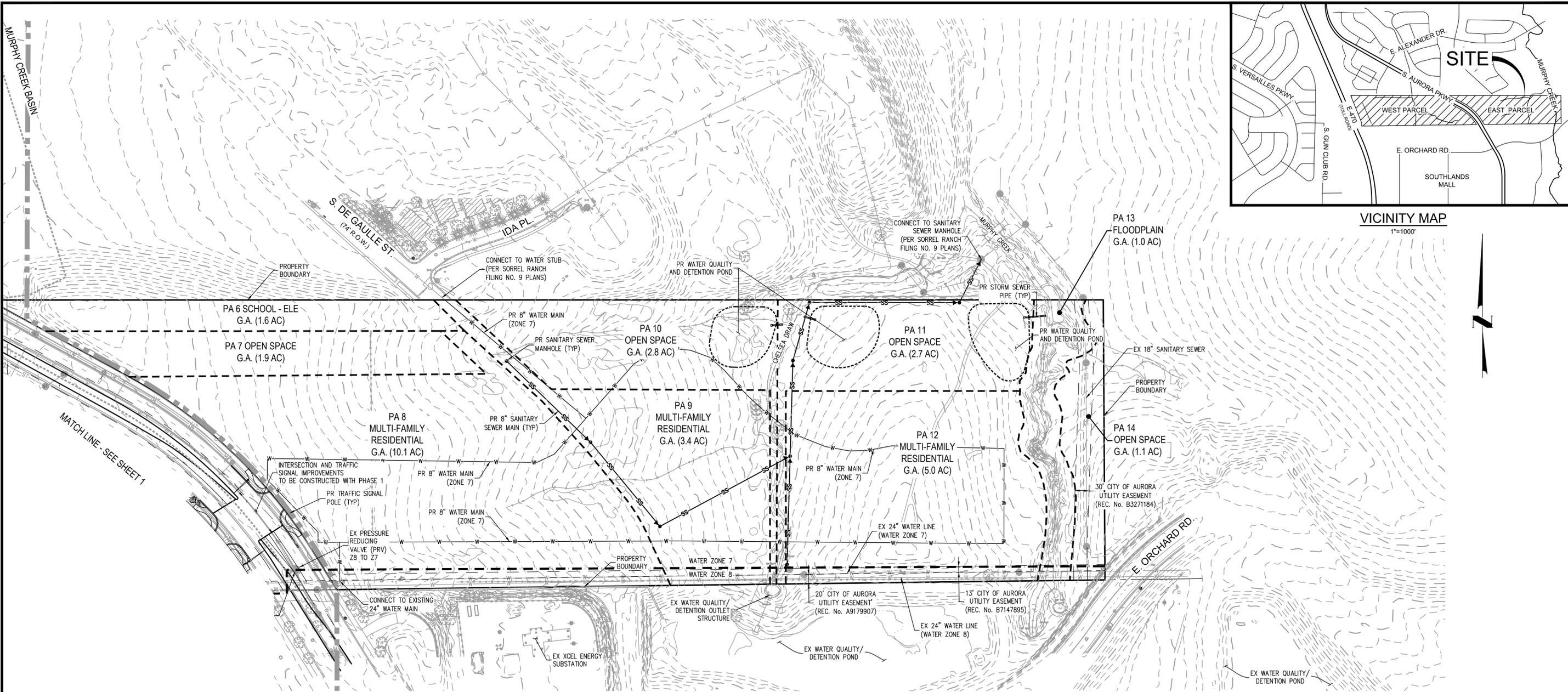
ISSUE DATE: 8/18/2017 PROJECT #: 170220
SHEET NO. 1 OF 2

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



VICINITY MAP

1"=1000'



LEGEND:

- EXISTING 2' AND 10' CONTOURS
- PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED WATER
- EXISTING WATER
- PROPOSED SANITARY
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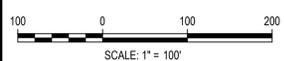
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 DATE PLOTTED: 8/18/2017 12:26:55 PM BY: TOMAS NICHOLS



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



SOUTH AURORA PROPERTY INVESTORS, LLC.

POMEROY
 PUBLIC IMPROVEMENT PLAN - EAST PARCEL

DATE	REVISION COMMENTS
8/18/2017	ISSUE DATE
4/6/2018	PER CITY COMMENTS
8/2/2018	PER CITY COMMENTS

SHEET NO.

2

2 OF 2