



**E-470 & 6TH PARKWAY  
PUBLIC IMPROVEMENT PLAN  
CITY OF AURORA, COLORADO**

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## PROJECT LOCATION AND DESCRIPTION

The purpose of this Public Improvement Plan report is to discuss relevant issues regarding infrastructure planning for the E-470 & 6th Parkway Development. More specifically, this report will discuss with each identified Planning Area and the required roadway, storm drainage, water and sanitary sewer infrastructure necessary to facilitate them as standalone developments.

The proposed E-470 & 6th Parkway Development is approximately 42.2 acres with the land-use designation of mixed-use commercial. The site is located adjacent to E-470, between E-470 and N. Gun Club Road, and bounded by East 6<sup>th</sup> Parkway on the North and the E. Bayaud Place alignment to the South. The property is located in the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 12, and the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 12, Township 4 South, Range 66 west of the Sixth Principal Meridian, in the County of Arapahoe, State of Colorado. Figure 1.1 below shows the general vicinity of the E-470 & 6th Parkway Property.



Figure 1.1

The E-470 & 6th Parkway Property is proposed for development as a mixed-use commercial zone. The predominant land uses within the property will be commercial retail spaces and potential office uses, with the possibility of multi-family residential use.

## **PUBLIC IMPROVEMENTS**

### **FINAL BUILD OUT**

(PIP Exhibit 1 of 8)

#### **General Parameters; Required Off-Site Infrastructure**

The E-470 & 6th Parkway site has been divided into 9 planning areas based on market analysis and development opportunities.

Planning Area 1 (PA-1) is designated as a multi-use easement and open space and will be completed with the initial development of either Planning Area 3, 4, or 5. Due to the proximity of Planning Areas 6, 7, and 8 no development for Planning Area 1 will be associated with these Planning Areas. Landscaping within Planning Area 1 will be installed per City Standards.

Planning Area 2 (PA-2) is designated for a neighborhood park. This planning area shall be built to city standards and will be triggered by the construction of Planning Area 7.

Planning Area 9 (PA-9) is designated for a stormwater channel and will be required to be designed and constructed with the first development that occurs on the E-470 and 6<sup>th</sup> Parkway site.

Each Planning Area described herein was analyzed to determine the required infrastructure necessary to support them independently. The actual sequential development of this project will be determined by market demands.

Utility alignments (water, sanitary sewer, storm drainage) are shown in the exhibits for illustrative purposes to identify required infrastructure but are also subject to revisions as Planning Areas are developed. Final water, sanitary sewer, and storm drainage alignments will be determined in subsequent Site Plan and Construction Document submittals. Each Planning Area shall have two points of access into the E-470 & 6th Parkway property and enough interior roadways to assure dual vehicle access for life safety. The fire protection system shall include enough fire hydrants to provide adequate flows and spacing for fire protection. On-site roadway widths and alignments will be designed for turning radii sufficient to accommodate for emergency vehicle access.

It is anticipated that half roadway sections for E. 6<sup>th</sup> Parkway & Gun Club Road and shall be constructed as necessary to accommodate access locations and traffic movements as well as to satisfy Life Safety and traffic movement requirements. It is also recognized that traffic demands may trigger additional roadway construction ahead of the current Planning Area development. Landscaped areas adjacent to constructed roadways shall be installed concurrently (Season permitting) per City standards. Right of way already exist on those two arterials for the E-470 & 6th Parkway development to provide half of the ultimate improvements per the roadway classifications. Half roadway sections shall include all needed lanes for the adjacent roadway from centerline of the road as approved in the Traffic Impact

Study. Improvements to the east side of Gun Club Road may be required to ensure the eastbound left turn lanes are supported by northbound receiving lanes. If these lanes have not been completed by another development, this development is responsible for the 2 northbound receiving lanes from Main Street/Ellsworth north to 6<sup>th</sup> Parkway. Geometric assessment of the East 6<sup>th</sup> Parkway connection east of Gun Club and the connection to the E-470 bridge to propose the cross-sectional placement of the Regional Arterial in that area. The remaining roadway and utility infrastructure shall be completed as future Planning Areas are developed. However, as development occurs within E-470 & 6th Parkway and the surrounding area, grading unpaved roadway cross sections may be required along with installation of wet utilities prior to development of the adjacent Planning Areas.

Development of any given Planning Area will include construction of adjacent roadway sections that incorporate appropriate pavement transitions beyond the end of the constructed half section, or in some cases, painted edge transitions will route traffic between new and existing pavement sections. Landscaped areas adjacent to constructed roadways shall be installed concurrently (Season permitting) per City standards.

Wet utilities shall be installed after grading is completed and prior to the commencement of paving. Proposed roadway design shall include street lighting, striping and signage.

An existing 30" sewer line flows westerly along north side of the E-470 & 6th Parkway property, then flows southerly along the west side. An 8" sanitary sewer main serving the E-470 & 6th Parkway project will connect to a new manhole on the west side of the site on this existing 30" line.

An existing 42" water main runs under N. Gun Club Road along the east side of the E-470 & 6th Parkway project. Dual connections to the existing 42" line will provide the loop for the E-470 & 6th Parkway project. E-470 & 6th Parkway will be served via installation of an 8" water main loop throughout the site.

The development north of E. 6<sup>th</sup> Parkway & west of North Gun Club Road is expected to outfall storm sewer and sanitary sewer from their site and tie into the existing storm sewer main and sanitary sewer mains on the north part of the E-470 & 6<sup>th</sup> Parkway site. Any landscaping within the area of these tie in locations will be designed for minimum disruption for their future connection. Future easements will be granted through this area to allow for their connection to the existing storm and sanitary sewer mains.

## **SPECIFIC DEVELOPMENT AREA IMPROVEMENTS**

### **PLANNING AREA 3 – (PA-3)**

(PIP Exhibit 3 of 8)

Planning Area 3 contains approximately 1.5 acres and is in the northwesterly portion of the E-470 & 6<sup>th</sup> Parkway site. Land uses are identified as mixed-use commercial.

Proposed Planning Area 3 water, sanitary sewer, and storm drainage infrastructure, and roadway improvements are shown in Exhibit 3. These elements are subject to change in subsequent Site Plan and Construction Document submittals as refining designs are developed.

Planning Area 3 was analyzed to determine the minimum required infrastructure necessary to support it independently. Actual sequential development of this project will likely be determined by market demands.

#### ***Roadway Improvements***

The public roadway requirements necessary for the completion of this planning area include the construction of the southern portion of the E. 6<sup>th</sup> Parkway from the E-470 offramp to the intersection of Gun Club Road. As well as the western half of Gun Club Road from E. 6<sup>th</sup> Parkway, south to Boundary Road as shown in Exhibit 3. Dual access will be provided by E. 6<sup>th</sup> Parkway via an internal Main Street and by Gun Club Road via an internal Boundary Road as shown in Exhibit 3.

There is an existing 200-foot wide right of way between the E-470 Tollway right of way and the Gun Club Road right of way. It is anticipated that a regional arterial section will be constructed in this area in the ultimate condition. The ultimate alignment of E. 6<sup>th</sup> Parkway between E-470 and Gun Club Road will be assessed during the Site Plan design activities. The Site Plan documents will detail which portions of the existing E. 6<sup>th</sup> Parkway & Gun Club Road pavement section will remain, and which will be removed.

Street trees, tree lawns, landscape buffers and other landscape elements required per the City of Aurora's landscape standards shall be included as part of roadway development and construction. In addition, the multi-use easement located along the northern and western edge of the property will be constructed.

#### ***Storm Drainage Improvements***

The required drainage improvements for Planning Area 3 will include a detention pond on the southwest side of the property as well as a channel on the south side of the property (see Exhibit 3). The detention pond and channel construction as well as all site grading necessary to route flows to the pond will be required as an improvement for the first planning area that will be developed on this project.

Runoff will be carried in the streets, storm conduits, and temporary diversion ditches of the development to reach the detention pond. The street conveyance will be augmented with storm sewer systems where street flow capacity is exceeded.

### ***Water Improvements***

There is an existing 42" steel water main running along North Gun Club Road on the east side of the site. An 8" water main will be connected to this existing line in two locations via wet taps to create a loop through the site.

Planning Area 3 requires the construction of this water loop as shown in Exhibit 3 and water service to the planning area will be provided from the 8" water main interior to the planning area per the future planning area layout.

### ***Sanitary Sewer Improvements***

An existing 30" sanitary sewer main runs along the north and west sides of the site flowing from the northeast corner towards the southwest corner. An 8" sanitary main will be constructed through the site to collect flows and direct them to the west side of the site where it will tie into the existing sanitary sewer main with a new manhole.

Planning Area 3 will require the construction of the sanitary sewer as shown in Exhibit 3 and sanitary sewer laterals will be extended from the planning area's proposed buildings and tie into the 8" sanitary sewer main.

## **PLANNING AREA 4 – (PA-4)**

(PIP Exhibit 4 of 8)

Planning Area 4 contains approximately 3.4 acres and is in the northeasterly portion of the E-470 & 6<sup>th</sup> Parkway site. Land uses are identified as mixed-use commercial.

Proposed Planning Area 4 water, sanitary sewer, and storm drainage infrastructure, and roadway improvements are shown in Exhibit 4. These elements are subject to change in subsequent Site Plan and Construction Document submittals as refining designs are developed.

Planning Area 4 was analyzed to determine the minimum required infrastructure necessary to support it independently. Actual sequential development of this project will likely be determined by market demands.

### ***Roadway Improvements***

The public roadway requirements necessary for the completion of this planning area include the construction of the southern portion of the E. 6<sup>th</sup> Parkway from the E-470 offramp to the intersection of Gun Club Road. As well as the western half of Gun Club Road from E. 6<sup>th</sup> Parkway, south to Boundary Road as shown in Exhibit 3. Dual access will be provided by E. 6<sup>th</sup> Parkway via an internal Main Street and by Gun Club Road via an internal Boundary Road as shown in Exhibit 3.

There is an existing 200-foot wide right of way between the E-470 Tollway right of way and the Gun Club Road right of way. It is anticipated that a regional arterial section will be constructed in this area in the ultimate condition. The ultimate alignment of E. 6<sup>th</sup> Parkway between E-470 and Gun Club Road will be assessed during the Site Plan design activities. The Site Plan documents will detail which portions of the existing E. 6th Parkway & Gun Club Road pavement section will remain, and which will be removed.

Street trees, tree lawns, landscape buffers and other landscape elements required per the City of Aurora's landscape standards shall be included as part of roadway development and construction. In addition, the multi-use easement located along the northern and western edge of the property will be constructed.

### ***Storm Drainage Improvements***

The required drainage improvements for Planning Area 4 will include a detention pond on the southwest side of the property as well as a channel on the south side of the property (see Exhibit 4). The detention pond and channel construction as well as all site grading necessary to route flows to the pond will be required as an improvement for the first planning area that will be developed on this project.

Runoff will be carried in the streets, storm conduits, and temporary diversion ditches of the development to reach the detention pond. The street conveyance will be augmented with storm sewer systems where street flow capacity is exceeded.

### ***Water Improvements***

There is an existing 42" steel water main running along North Gun Club Road on the east side of the site. An 8" water main will be connected to this existing line in two locations via wet taps to create a loop through the site.

Planning Area 4 requires the construction of this water loop as shown in Exhibit 4 and water service to the planning area will be provided from the 8" water main interior to the planning area per the future planning area layout.

### ***Sanitary Sewer Improvements***

An existing 30" sanitary sewer main runs along the north and west sides of the site flowing from the northeast corner towards the southwest corner. An 8" sanitary main will be constructed through the site to collect flows and direct them to the west side of the site where it will tie into the existing sanitary sewer main with a new manhole.

Planning Area 4 will require the construction of the sanitary sewer as shown in Exhibit 4 and sanitary sewer laterals will be extended from the planning area's proposed buildings and tie into the 8" sanitary sewer main.

## **PLANNING AREA 5 – (PA-5)**

(PIP Exhibit 5 of 8)

Planning Area 5 contains approximately 13.7 acres and is in the center portion of the E-470 & 6<sup>th</sup> Parkway site. Land uses are identified as mixed-use commercial.

Proposed Planning Area 5 water, sanitary sewer, and storm drainage infrastructure, and roadway improvements are shown in Exhibit 5. These elements are subject to change in subsequent Site Plan and Construction Document submittals as refining designs are developed.

Planning Area 5 was analyzed to determine the minimum required infrastructure necessary to support it independently. Actual sequential development of this project will likely be determined by market demands.

### ***Roadway Improvements***

The public roadway requirements necessary for the completion of this planning area include the construction of the southern portion of the E. 6<sup>th</sup> Parkway from the E-470 offramp to the intersection of Gun Club Road. As well as the western half of Gun Club Road from E. 6<sup>th</sup> Parkway, south to the southernly end of property as shown in Exhibit 3.

Three internal accesses shall be constructed for Planning Area 5. As shown in Exhibit 5 these accesses include access off E. 6<sup>th</sup> Parkway via a main street, access off of Gun Club Road via a Boundary Road, and access off of Gun Club Road via a Main Street in line with existing E. Ellsworth Avenue.

There is an existing 200-foot wide right of way between the E-470 Tollway right of way and the Gun Club Road right of way. It is anticipated that a regional arterial section will be constructed in this area in the ultimate condition. The ultimate alignment of E. 6<sup>th</sup> Parkway between E-470 and Gun Club Road will be assessed during the Site Plan design activities. The Site Plan documents will detail which portions of the existing E. 6<sup>th</sup> Parkway & Gun Club Road pavement section will remain, and which will be removed.

Street trees, tree lawns, landscape buffers and other landscape elements required per the City of Aurora's landscape standards shall be included as part of roadway development and construction. In addition, the multi-use easement located along the northern and western edge of the property will be constructed.

### ***Storm Drainage Improvements***

The required drainage improvements for Planning Area 5 will include a detention pond on the southwest side of the property as well as a channel on the south side of the property (see Exhibit 5). The detention pond and channel construction as well as all site grading necessary to route flows to the pond will be required as an improvement for the first planning area that will be developed on this project.

Runoff will be carried in the streets, storm conduits, and temporary diversion ditches of the development to reach the detention pond. The street conveyance will be augmented with storm sewer systems where street flow capacity is exceeded.

### ***Water Improvements***

There is an existing 42" steel water main running along North Gun Club Road on the east side of the site. An 8" water main will be connected to this existing line in two locations via wet taps to create a loop through the site.

Planning Area 5 requires the construction of this water loop as shown in Exhibit 5 and water service to the planning area will be provided from the 8" water main interior to the planning area per the future planning area layout.

### ***Sanitary Sewer Improvements***

An existing 30" sanitary sewer main runs along the north and west sides of the site flowing from the northeast corner towards the southwest corner. An 8" sanitary main will be constructed through the site to collect flows and direct them to the west side of the site where it will tie into the existing sanitary sewer main with a new manhole.

Planning Area 5 will require the construction of the sanitary sewer as shown in Exhibit 5 and sanitary sewer laterals will be extended from the planning area's proposed buildings and tie into the 8" sanitary sewer main.

## **PLANNING AREA 6 – (PA-6)**

(PIP Exhibit 6 of 8)

Planning Area 6 contains approximately 3.8 acres and is in the easterly portion of the E-470 & 6<sup>th</sup> Parkway site. Land uses are identified as mixed-use commercial.

Proposed Planning Area 6 water, sanitary sewer, and storm drainage infrastructure, and roadway improvements are shown in Exhibit 6. These elements are subject to change in subsequent Site Plan and Construction Document submittals as refining designs are developed.

Planning Area 6 was analyzed to determine the minimum required infrastructure necessary to support it independently. Actual sequential development of this project will likely be determined by market demands.

### ***Roadway Improvements***

The public roadway requirements necessary for the completion of this planning area include the construction of the southern portion of the E. 6<sup>th</sup> Parkway from the E-470 offramp to the intersection of Gun Club Road. As well as the western half of Gun Club Road from E. 6<sup>th</sup> Parkway, south to southern property line as shown in Exhibit 3. Dual access will be provided by Gun Club Road via an internal Boundary Road as well as by an internal Main Street in line with existing E. Ellsworth Avenue as shown in Exhibit 3.

The Site Plan documents will detail which portions of the existing Gun Club Road pavement section will remain, and which will be removed.

Street trees, tree lawns, landscape buffers and other landscape elements required per the City of Aurora's landscape standards shall be included as part of roadway development and construction. In addition, the multi-use easement located along the northern and western edge of the property will be constructed.

### ***Storm Drainage Improvements***

The required drainage improvements for Planning Area 6 will include a detention pond on the southwest side of the property as well as a channel on the south side of the property (see Exhibit 6). The detention pond and channel construction as well as all site grading necessary to route flows to the pond will be required as an improvement for the first planning area that will be developed on this project.

Runoff will be carried in the streets, storm conduits, and temporary diversion ditches of the development to reach the detention pond. The street conveyance will be augmented with storm sewer systems where street flow capacity is exceeded.

### ***Water Improvements***

There is an existing 42" steel water main running along North Gun Club Road on the east side of the site. An 8" water main will be connected to this existing line in two locations via wet taps to create a loop through the site.

Planning Area 6 requires the construction of this water loop as shown in Exhibit 6 and water service to the planning area will be provided from the 8" water main interior to the planning area per the future planning area layout.

### ***Sanitary Sewer Improvements***

An existing 30" sanitary sewer main runs along the north and west sides of the site flowing from the northeast corner towards the southwest corner. An 8" sanitary main will be constructed through the site to collect flows and direct them to the west side of the site where it will tie into the existing sanitary sewer main with a new manhole.

Planning Area 6 will require the construction of the sanitary sewer as shown in Exhibit 6 and sanitary sewer laterals will be extended from the planning area's proposed buildings and tie into the 8" sanitary sewer main.

### **PLANNING AREA 7 – (PA-7)**

(PIP Exhibit 7 of 8)

Planning Area 8 contains approximately 8.8 acres and is in the southernly portion of the E-470 & 6<sup>th</sup> Parkway site. Land uses are identified as attached single-family.

Proposed Planning Area 7 water, sanitary sewer, and storm drainage infrastructure, and roadway improvements are shown in Exhibit 7. These elements are subject to change in subsequent Site Plan and Construction Document submittals as refining designs are developed.

Planning Area 7 was analyzed to determine the minimum required infrastructure necessary to support it independently. Actual sequential development of this project will likely be determined by market demands.

Development of Planning Area 7 also triggers the development of Planning Area 2 (Neighborhood Park).

### ***Roadway Improvements***

The public roadway requirements necessary for the completion of this planning area include the construction of the western half of Gun Club Road from E. 6<sup>th</sup> Parkway, south to southernly property line as shown in Exhibit 7. Dual access will be provided by Gun Club Road via an internal Main Street in line with existing E. Ellsworth Avenue and by Gun Club Road via a temporary emergency vehicle access road as shown in Exhibit 7. This emergency vehicle access road will be removed as other access points are added with the development of additional planning areas.

The Site Plan documents will detail which portions of the existing Gun Club Road pavement section will remain, and which will be removed.

Street trees, tree lawns, landscape buffers and other landscape elements required per the City of Aurora's landscape standards shall be included as part of roadway development and construction. In addition, the multi-use easement located along the northern and western edge of the property will be constructed.

### ***Storm Drainage Improvements***

The required drainage improvements for Planning Area 7 will include a detention pond on the southwest side of the property as well as a channel on the south side of the property (see Exhibit 7). The detention pond and channel construction as well as all site grading necessary to route flows to the pond will be required as an improvement for the first planning area that will be developed on this project.

Runoff will be carried in the streets, storm conduits, and temporary diversion ditches of the development to reach the detention pond. The street conveyance will be augmented with storm sewer systems where street flow capacity is exceeded.

### ***Water Improvements***

There is an existing 42" steel water main running along North Gun Club Road on the east side of the site. An 8" water main will be connected to this existing line in two locations via wet taps to create a loop through the site.

Planning Area 7 requires the construction of this water loop as shown in Exhibit 7 and water service to the planning area will be provided from the 8" water main interior to the planning area per the future planning area layout.

### ***Sanitary Sewer Improvements***

An existing 30" sanitary sewer main runs along the north and west sides of the site flowing from the northeast corner towards the southwest corner. An 8" sanitary main will be constructed through the site to collect flows and direct them to the west side of the site where it will tie into the existing sanitary sewer main with a new manhole.

Planning Area 7 will require the construction of the sanitary sewer as shown in Exhibit 7 and sanitary sewer laterals will be extended from the planning area's proposed buildings and tie into the 8" sanitary sewer main.

### **PLANNING AREA 8 – (PA-8)**

(PIP Exhibit 8 of 8)

Planning Area 8 contains approximately 3.4 acres and is in the southeasterly portion of the E-470 & 6<sup>th</sup> Parkway site. Land uses are identified as mixed-use commercial.

Proposed Planning Area 8 water, sanitary sewer, and storm drainage infrastructure, and roadway improvements are shown in Exhibit 8. These elements are subject to change in subsequent Site Plan and Construction Document submittals as refining designs are developed.

Planning Area 8 was analyzed to determine the minimum required infrastructure necessary to support it independently. Actual sequential development of this project will likely be determined by market demands.

### ***Roadway Improvements***

The public roadway requirements necessary for the completion of this planning area include the construction of the western half of Gun Club Road from E. 6<sup>th</sup> Parkway, south to southernly property line as shown in Exhibit 8. Dual access will be provided by Gun Club Road via an internal Main Street in line with existing E. Ellsworth Avenue and by Gun Club Road via an emergency vehicle access road as shown in Exhibit 8. This emergency vehicle access road will be removed as other access points are added with the development of additional planning areas.

The Site Plan documents will detail which portions of the existing Gun Club Road pavement section will remain, and which will be removed.

Street trees, tree lawns, landscape buffers and other landscape elements required per the City of Aurora's landscape standards shall be included as part of roadway development and construction. In addition, the multi-use easement located along the northern and western edge of the property will be constructed.

### ***Storm Drainage Improvements***

The required drainage improvements for Planning Area 8 will include a detention pond on the southwest side of the property as well as a channel on the south side of the property (see Exhibit 8). The detention pond and channel construction as well as all site grading necessary to route flows to the pond will be required as an improvement for the first planning area that will be developed on this project.

Runoff will be carried in the streets, storm conduits, and temporary diversion ditches of the development to reach the detention pond. The street conveyance will be augmented with storm sewer systems where street flow capacity is exceeded.

### ***Water Improvements***

There is an existing 42" steel water main running along North Gun Club Road on the east side of the site. An 8" water main will be connected to this existing line in two locations via wet taps to create a loop through the site.

Planning Area 8 requires the construction of this water loop as shown in Exhibit 4 and water service to the planning area will be provided from the 8" water main interior to the planning area per the future planning area layout.

### ***Sanitary Sewer Improvements***

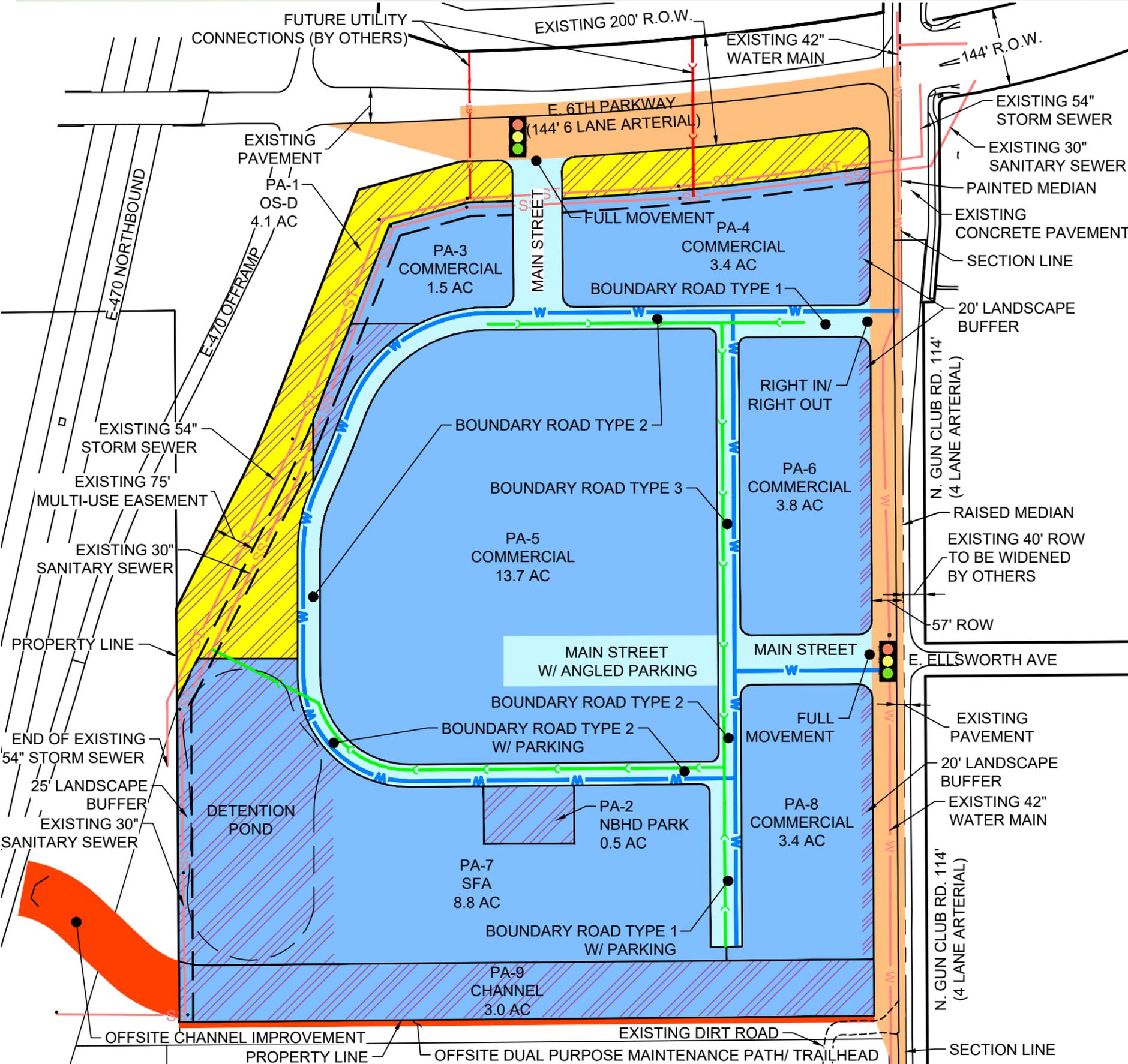
An existing 30" sanitary sewer main runs along the north and west sides of the site flowing from the northeast corner towards the southwest corner. An 8" sanitary main will be constructed through the site to collect flows and direct them to the west side of the site where it will tie into the existing sanitary sewer main with a new manhole.

Planning Area 8 will require the construction of the sanitary sewer as shown in Exhibit 8 and sanitary sewer laterals will be extended from the planning area's proposed buildings and tie into the 8" sanitary sewer main.

### **CONCLUSIONS**

The Public Improvement Plan report was prepared to discuss the relevant issues regarding infrastructure planning for the E-470 & 6th Parkway Development. As detailed in the above report the E-470 & 6th Parkway Development is anticipated to be completed within 10 identified planning areas split into 6 Development Areas. Planning areas were analyzed to determine the minimum infrastructure necessary to support each of them independently while at the same time providing a methodical extension/expansion of the areas to complete the development as a whole.

# Appendix A



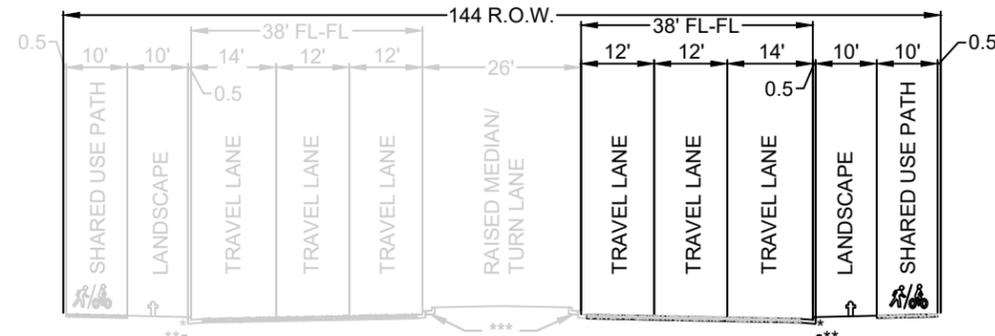
**LEGEND**

- PLANNING AREA █
- EXISTING STORM SEWER MAIN —ST—
- EXISTING SEWER MAINS —SS—
- EXISTING WATER MAINS —W—
- PROPOSED SANITARY SEWER MAINS —S—
- PROPOSED WATER MAINS —W—
- PUBLIC ROADWAY IMPROVEMENTS █
- MULTI-USE EASEMENT █
- LANDSCAPE (DETENTION POND, E470 EASEMENT, TREE LAWN, CHANNEL) █
- INTERNAL ROADWAY █
- ANTICIPATED TO BE SIGNALIZED INTERSECTION IN THE FUTURE

200 100 0 200 400

- SCALE: 1" = 200'
- NOTES:**
1. PROPERTY LINE AND EXISTING ROADS & UTILITIES OBTAINED FROM 2016 ALTA BY CVL CONSULTANTS OF COLORADO, INC.
  2. TOTAL SITE IS APPROXIMATELY 42.2 ACRES.
  3. SEE SHEET 2 FOR ROADWAY SECTIONS.

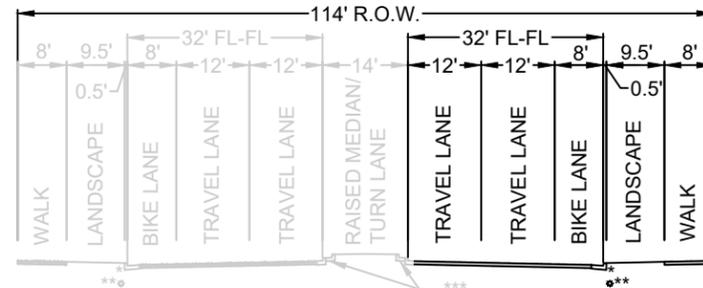
PIP (1 OF 8): FINAL BUILD OUT



**SIX LANE MAJOR ARTERIAL (S1.4) -  
HALF STREET IMPROVEMENT**

- \* VERT. CURB & GUTTER (STD. S7.1)
- \*\* EDGE DRAIN (STD. S1.19)
- \*\*\* MEDIAN CURB & SPLASH BLOCK (STD. S7.2 & S8.5)

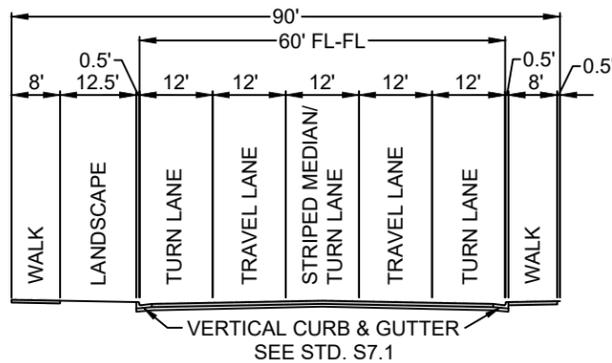
(E. 6TH PARKWAY)



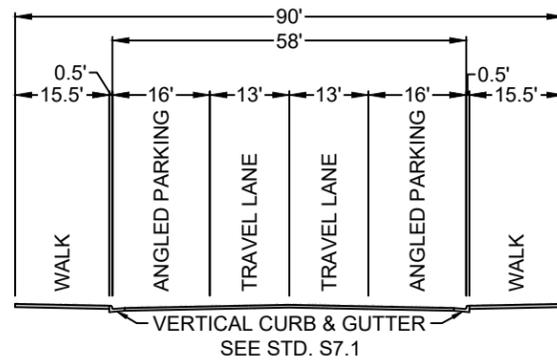
**FOUR LANE MAJOR ARTERIAL (S1.5) -  
HALF STREET IMPROVEMENT**

- \* VERT. CURB & GUTTER (STD. S7.1)
- \*\* EDGE DRAIN (STD. S1.19)
- \*\*\* MEDIAN CURB & SPLASH BLOCK (STD. S7.2 & S8.5)

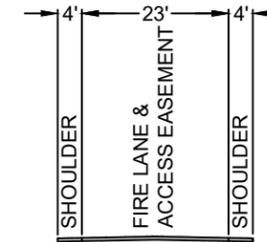
(N. GUN CLUB RD)



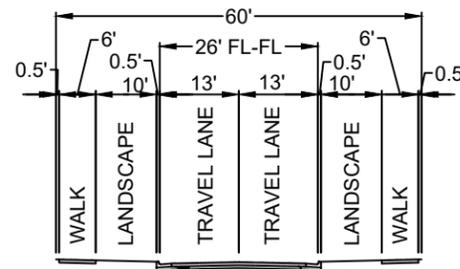
**MAIN STREET -  
90' WIDE PRIVATE DRIVE**



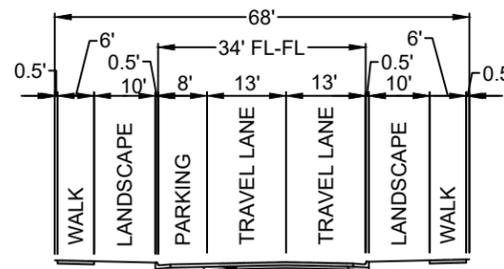
**MAIN STREET - ANGLED PARKING (S1.13)  
90' WIDE PRIVATE DRIVE**



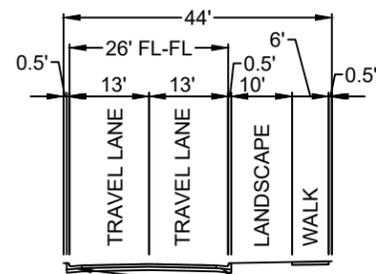
**23' EMERGENCY VEHICLE ACCESS (EVA)**



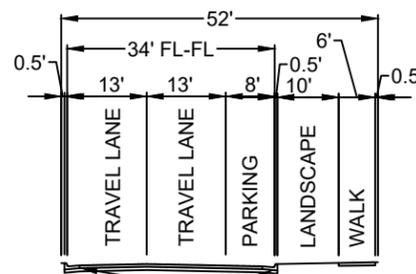
**BOUNDARY ROAD TYPE 1 -  
60' WIDE PRIVATE DRIVE**



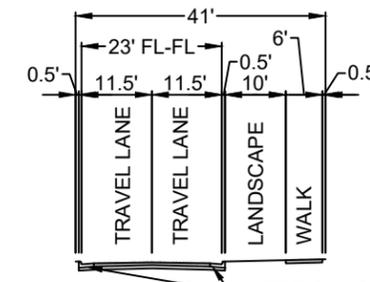
**BOUNDARY ROAD TYPE 1 W/ PARKING -  
68' WIDE PRIVATE DRIVE**



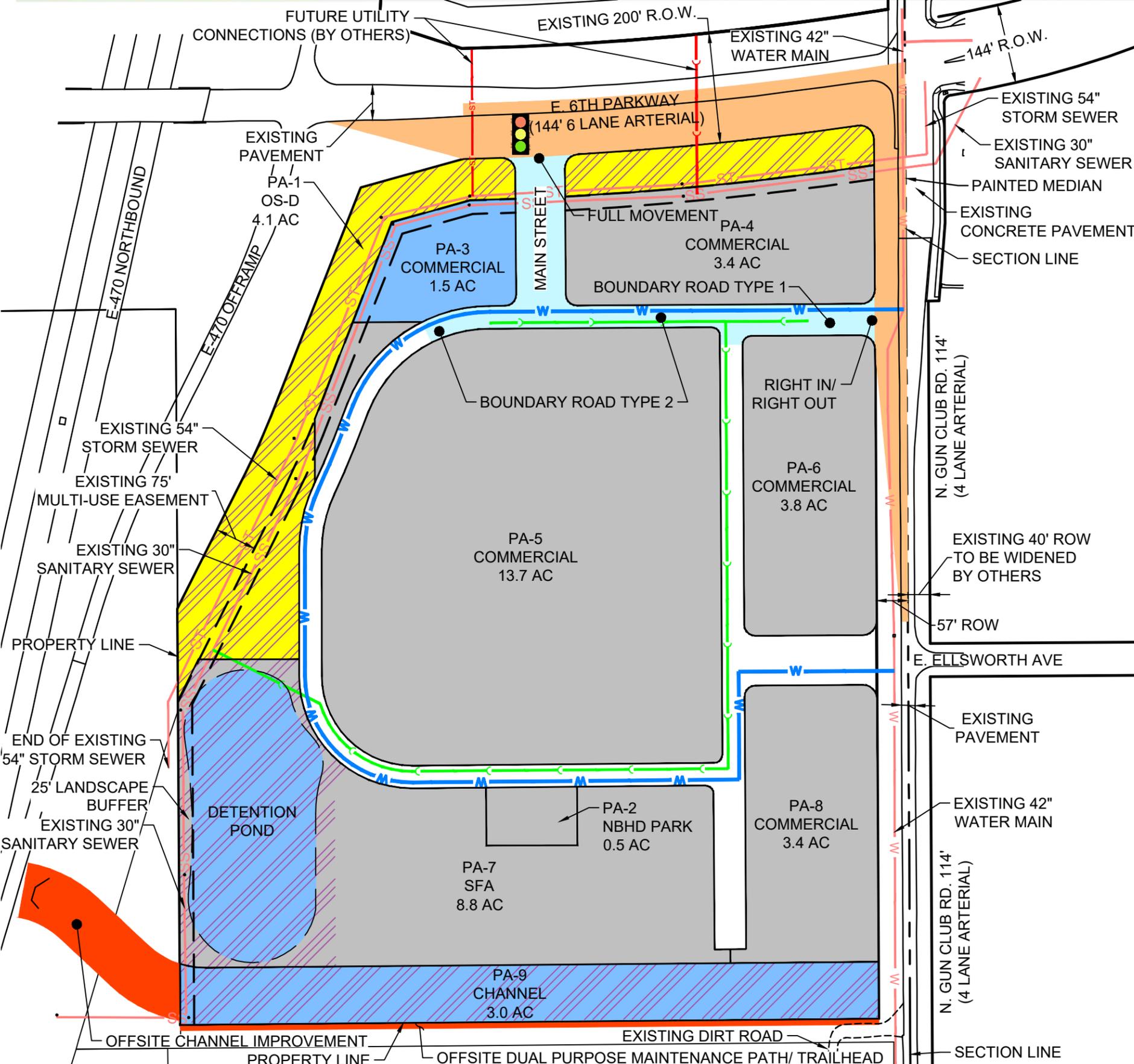
**BOUNDARY ROAD TYPE 2 -  
44' WIDE PRIVATE DRIVE**



**BOUNDARY ROAD TYPE 2 W/ PARKING -  
52' WIDE PRIVATE DRIVE**



**BOUNDARY ROAD TYPE 3 -  
41' WIDE PRIVATE DRIVE**



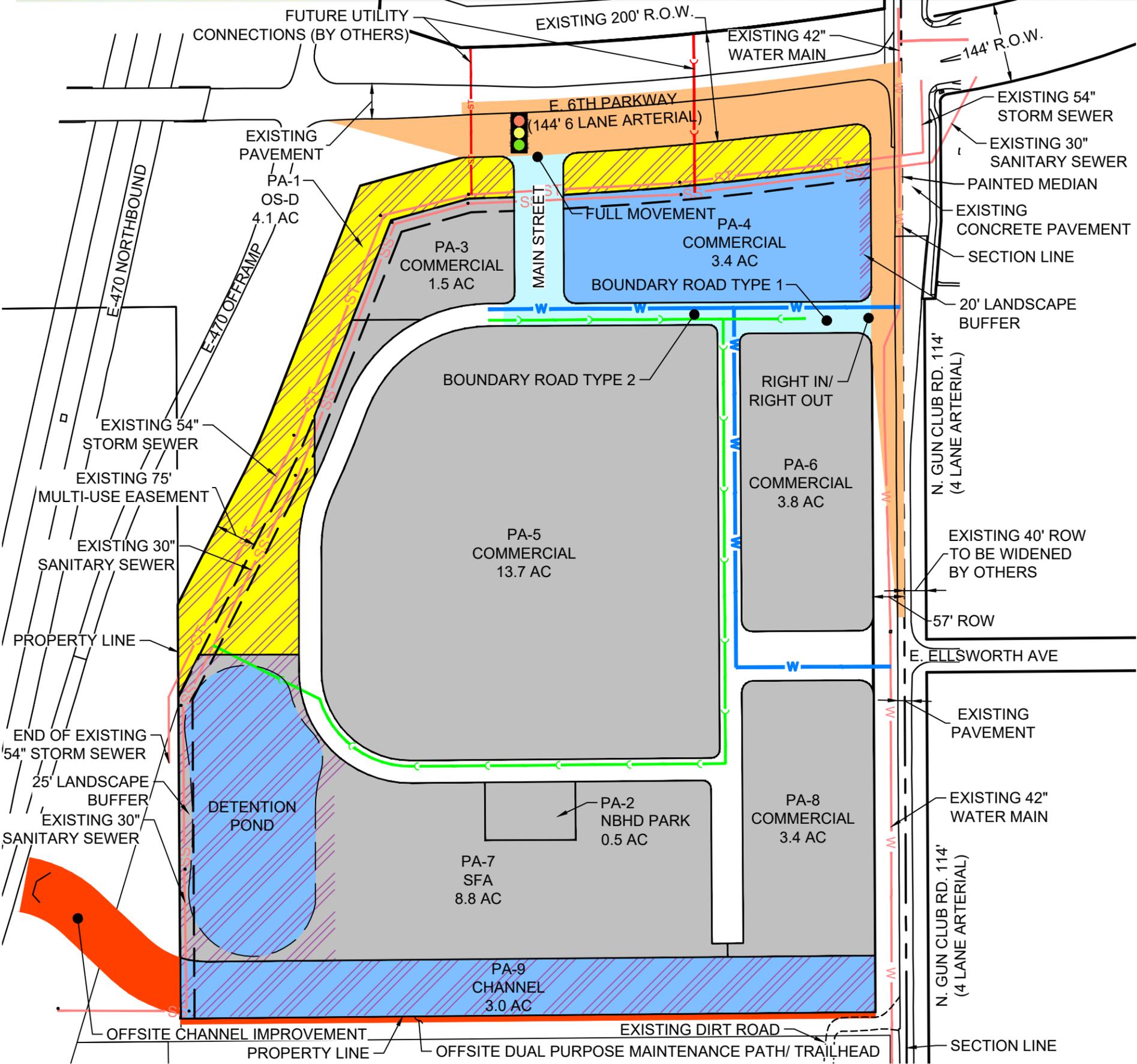
**LEGEND**

- PLANNING AREA (Blue shaded area)
- EXISTING STORM SEWER MAIN (Red line with 'ST')
- EXISTING SEWER MAINS (Red line with 'SS')
- EXISTING WATER MAINS (Red line with 'W')
- PROPOSED SANITARY SEWER MAINS (Green line with 'S')
- PROPOSED WATER MAINS (Blue line with 'W')
- PUBLIC ROADWAY IMPROVEMENTS (Orange shaded area)
- MULTI-USE EASEMENT (Yellow shaded area)
- LANDSCAPE (DETENTION POND, E470 EASEMENT, TREE LAWN, CHANNEL) (Hatched area)
- INTERNAL ROADWAY (Light blue shaded area)
- ANTICIPATED TO BE SIGNALIZED INTERSECTION IN THE FUTURE (Traffic light symbol)

Scale bar: 200 100 0 200 400

- SCALE: 1" = 200'
- NOTES:**
- PROPERTY LINE AND EXISTING ROADS & UTILITIES OBTAINED FROM 2016 ALTA BY CVL CONSULTANTS OF COLORADO, INC.
  - TOTAL SITE IS APPROXIMATELY 42.2 ACRES.
  - SEE SHEET 2 FOR ROADWAY SECTIONS.

PIP (3 OF 8): PLANNING AREA 3 (PA-3)



**LEGEND**

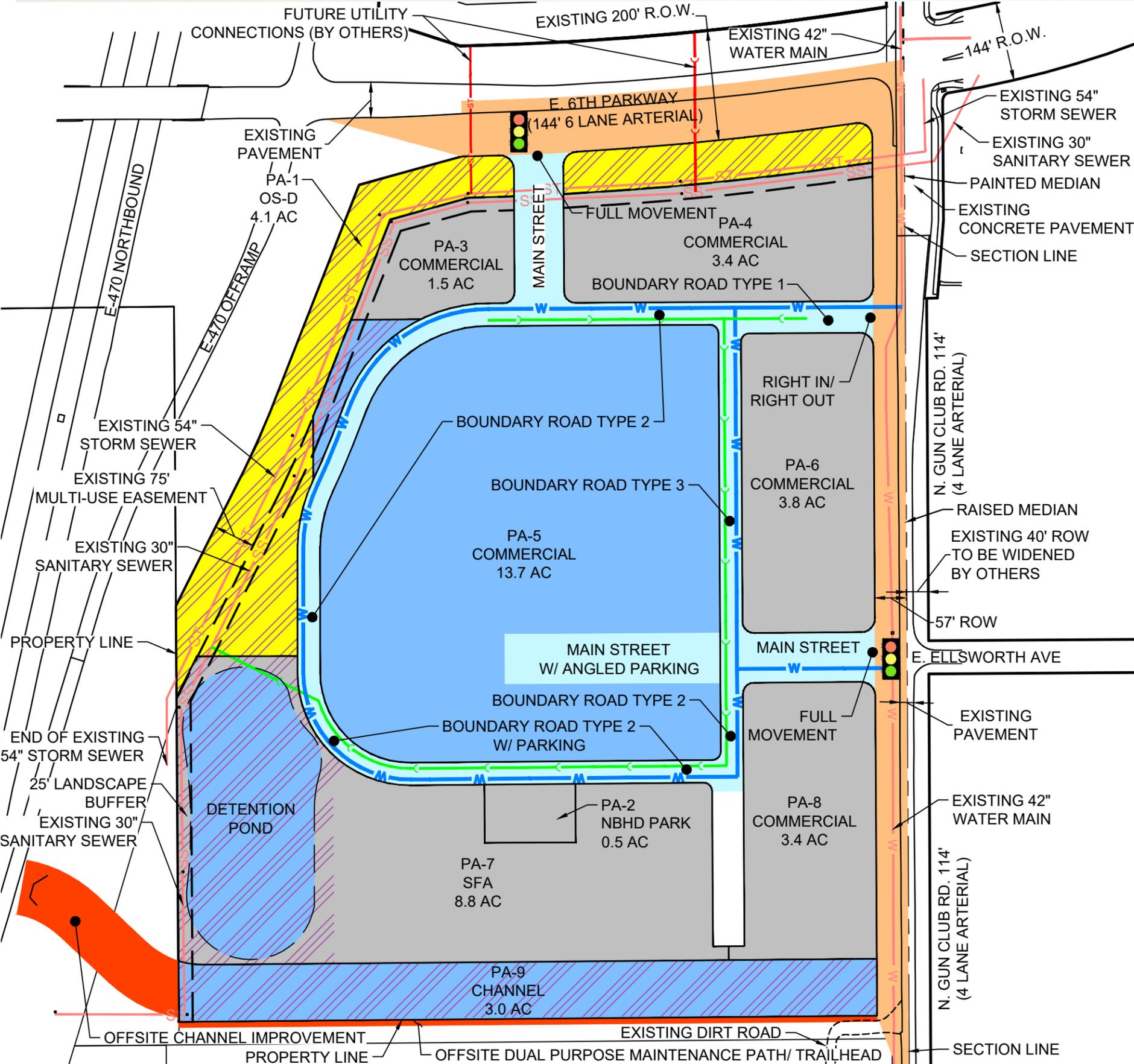
- PLANNING AREA (Blue shaded area)
- EXISTING STORM SEWER MAIN (Red line with 'ST')
- EXISTING SEWER MAINS (Red line with 'SS')
- EXISTING WATER MAINS (Red line with 'W')
- PROPOSED SANITARY SEWER MAINS (Green line with 'S')
- PROPOSED WATER MAINS (Blue line with 'W')
- PUBLIC ROADWAY IMPROVEMENTS (Orange shaded area)
- MULTI-USE EASEMENT (Yellow shaded area)
- LANDSCAPE (DETENTION POND, E470 EASEMENT, TREE LAWN, CHANNEL) (Blue hatched area)
- INTERNAL ROADWAY (Light blue shaded area)
- ANTICIPATED TO BE SIGNALIZED INTERSECTION IN THE FUTURE (Traffic light symbol)

SCALE: 1" = 200'

200 100 0 200 400

- NOTES:**
- PROPERTY LINE AND EXISTING ROADS & UTILITIES OBTAINED FROM 2016 ALTA BY CVL CONSULTANTS OF COLORADO, INC.
  - TOTAL SITE IS APPROXIMATELY 42.2 ACRES.
  - SEE SHEET 2 FOR ROADWAY SECTIONS.

PIP (4 OF 8): PLANNING AREA 4 (PA-4)



**LEGEND**

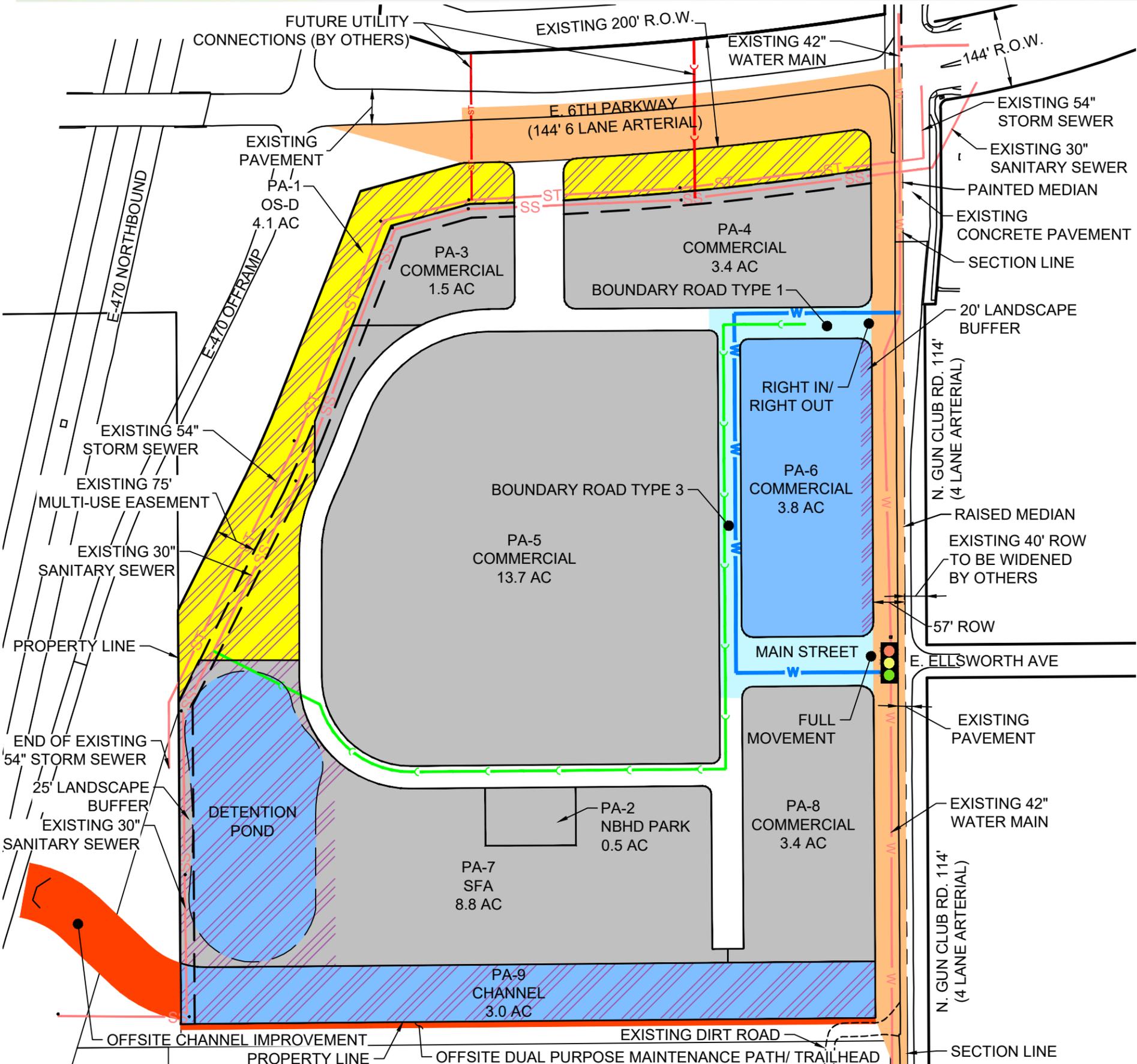
- PLANNING AREA █
- EXISTING STORM SEWER MAIN —ST—
- EXISTING SEWER MAINS —SS—
- EXISTING WATER MAINS —W—
- PROPOSED SANITARY SEWER MAINS —S—
- PROPOSED WATER MAINS —W—
- PUBLIC ROADWAY IMPROVEMENTS █
- MULTI-USE EASEMENT █
- LANDSCAPE (DETENTION POND, E470 EASEMENT, TREE LAWN, CHANNEL) █
- INTERNAL ROADWAY █
- ANTICIPATED TO BE SIGNALIZED INTERSECTION IN THE FUTURE ●  
●  
●

200 100 0 200 400

SCALE: 1" = 200'

- NOTES:**
1. PROPERTY LINE AND EXISTING ROADS & UTILITIES OBTAINED FROM 2016 ALTA BY CVL CONSULTANTS OF COLORADO, INC.
  2. TOTAL SITE IS APPROXIMATELY 42.2 ACRES.
  3. SEE SHEET 2 FOR ROADWAY SECTIONS.

PIP (5 OF 8): PLANNING AREA 5 (PA-5)



**LEGEND**

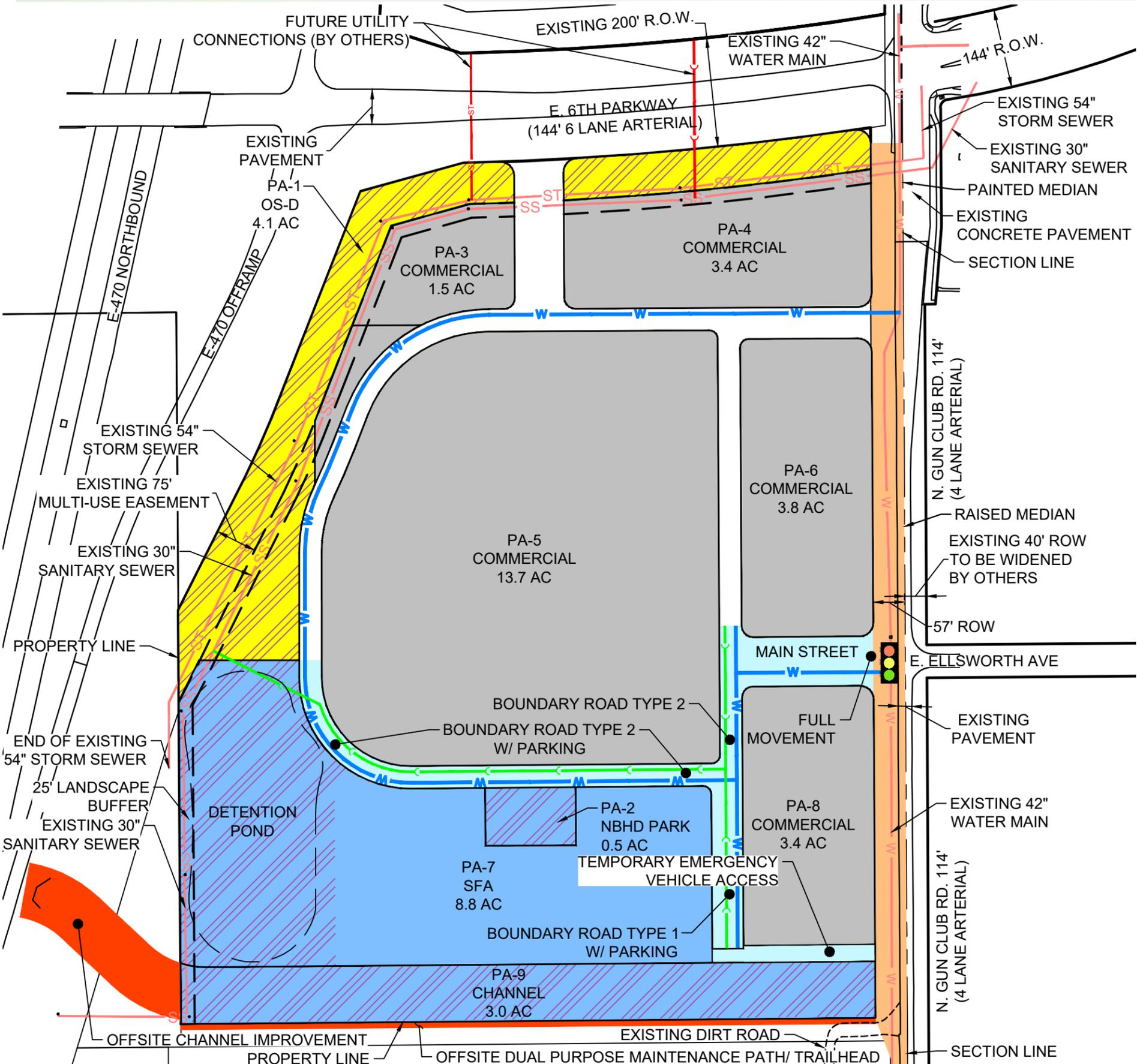
- PLANNING AREA █
- EXISTING STORM SEWER MAIN —ST—
- EXISTING SEWER MAINS —SS—
- EXISTING WATER MAINS —W—
- PROPOSED SANITARY SEWER MAINS —S—
- PROPOSED WATER MAINS —W—
- PUBLIC ROADWAY IMPROVEMENTS
- MULTI-USE EASEMENT
- LANDSCAPE (DETENTION POND, E470 EASEMENT, TREE LAWN, CHANNEL)
- INTERNAL ROADWAY
- ANTICIPATED TO BE SIGNALIZED INTERSECTION IN THE FUTURE

200 100 0 200 400

SCALE: 1" = 200'

- NOTES:**
1. PROPERTY LINE AND EXISTING ROADS & UTILITIES OBTAINED FROM 2016 ALTA BY CVL CONSULTANTS OF COLORADO, INC.
  2. TOTAL SITE IS APPROXIMATELY 42.2 ACRES.
  3. SEE SHEET 2 FOR ROADWAY SECTIONS.

PIP (6 OF 8): PLANNING AREA 6 (PA-6)



**LEGEND**

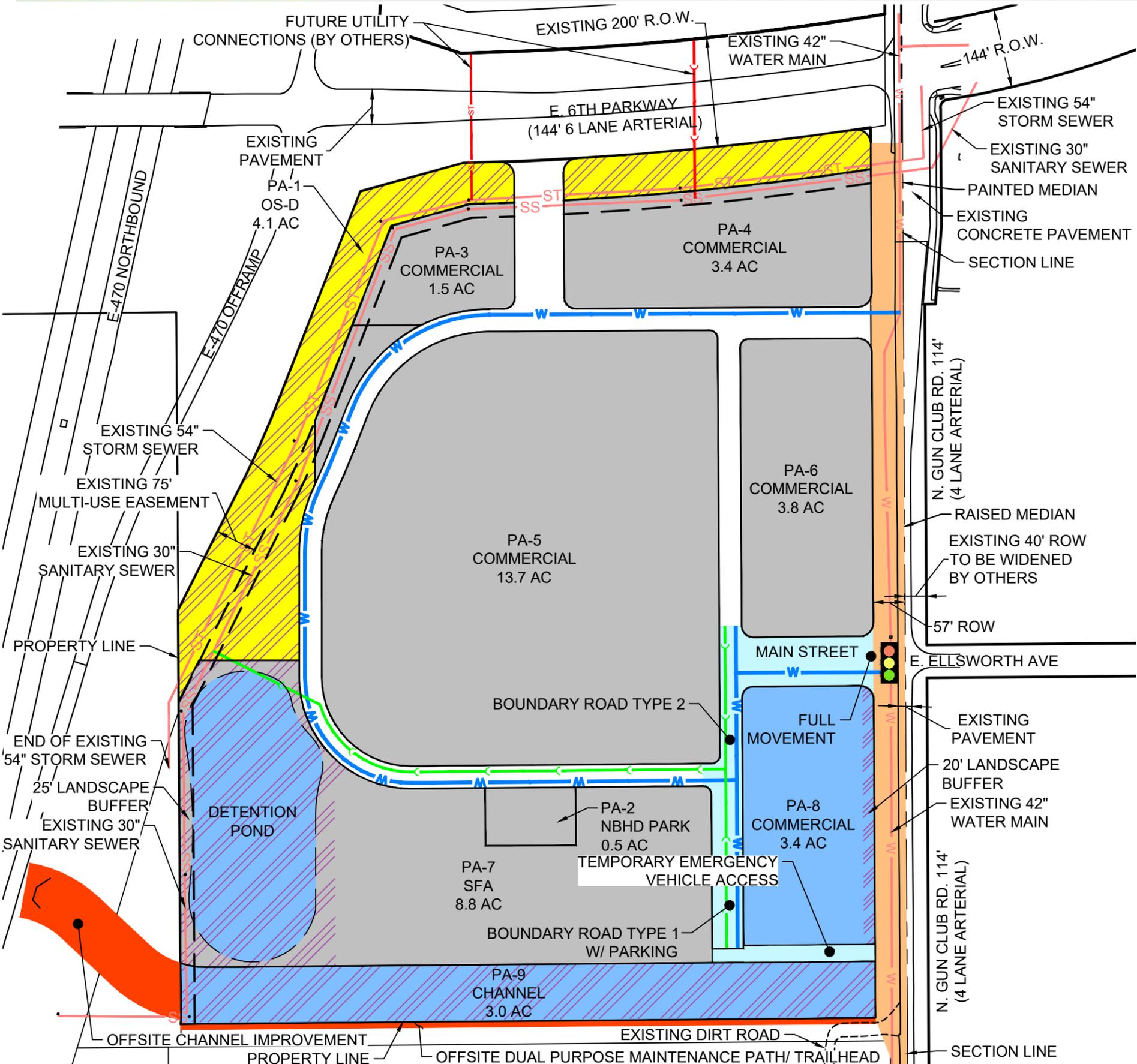
- PLANNING AREA (Blue shaded area)
- EXISTING STORM SEWER MAIN (Red line with 'ST')
- EXISTING SEWER MAINS (Red line with 'SS')
- EXISTING WATER MAINS (Red line with 'W')
- PROPOSED SANITARY SEWER MAINS (Green line with 'S')
- PROPOSED WATER MAINS (Blue line with 'W')
- PUBLIC ROADWAY IMPROVEMENTS (Orange shaded area)
- MULTI-USE EASEMENT (Yellow shaded area)
- LANDSCAPE (DETENTION POND, E470 EASEMENT, TREE LAWN, CHANNEL) (Blue hatched area)
- INTERNAL ROADWAY (Light blue shaded area)
- ANTICIPATED TO BE SIGNALIZED INTERSECTION IN THE FUTURE (Traffic light symbol)

Scale: 1" = 200'

Scale bar: 200 100 0 200 400

- NOTES:**
- PROPERTY LINE AND EXISTING ROADS & UTILITIES OBTAINED FROM 2016 ALTA BY CVL CONSULTANTS OF COLORADO, INC.
  - TOTAL SITE IS APPROXIMATELY 42.2 ACRES.
  - SEE SHEET 2 FOR ROADWAY SECTIONS.

PIP (7 OF 8): PLANNING AREA 7 (PA-7)



**LEGEND**

- PLANNING AREA (Blue box)
- EXISTING STORM SEWER MAIN (Red line with 'ST')
- EXISTING SEWER MAINS (Red line with 'SS')
- EXISTING WATER MAINS (Red line with 'W')
- PROPOSED SANITARY SEWER MAINS (Green line with 'S')
- PROPOSED WATER MAINS (Blue line with 'W')
- PUBLIC ROADWAY IMPROVEMENTS (Orange box)
- MULTI-USE EASEMENT (Yellow box)
- LANDSCAPE (DETENTION POND, E470 EASEMENT, TREE LAWN, CHANNEL) (Hatched box)
- INTERNAL ROADWAY (Light blue box)
- ANTICIPATED TO BE SIGNALIZED INTERSECTION IN THE FUTURE (Traffic light symbol)

200 100 0 200 400

SCALE: 1" = 200'

- NOTES:**
- PROPERTY LINE AND EXISTING ROADS & UTILITIES OBTAINED FROM 2016 ALTA BY CVL CONSULTANTS OF COLORADO, INC.
  - TOTAL SITE IS APPROXIMATELY 42.2 ACRES.
  - SEE SHEET 2 FOR ROADWAY SECTIONS.

PIP (8 OF 8): PLANNING AREA 8 (PA-8)