



PUBLIC IMPROVEMENTS PLAN

TAB 13

PUBLIC IMPROVEMENT PLAN

AURORA ONE

Prepared: July 16, 2020

Revised: October 9, 2020

WM: DCS18-4121

Prepared for:

GBB Capital, LLC

2993 S. Peoria Street, Suite 105

Aurora, CO 80014

P: (303)-901-1414

Contact: Geoff Babbitt

Prepared by:

Ware Malcomb

990 South Broadway Suite 230

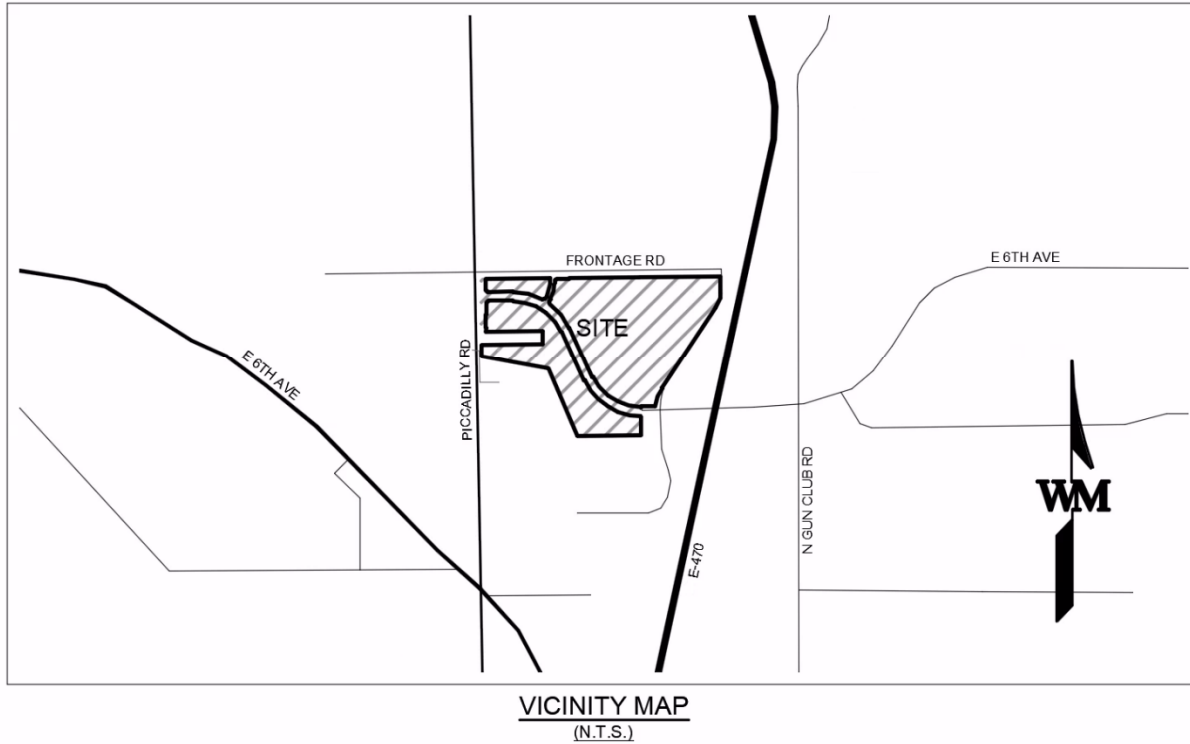
Denver, CO 80209

P: 303.561.3333

F: 303.561.3339

• Introduction

The Aurora One development is proposed at the southeast corner of Picadilly Road and Sixth Avenue in Aurora, CO. The site is bounded by 6th Avenue to the North, existing Picadilly Road to the west, Valdai Street to the East, and unplatted property to the south.



The development consists of 142 acres with a mix of Mixed Use (MU-R) and Airport District (AD) zoning. A Zoning Inquiry has been submitted to the City of Aurora to rezone the Airport District parcel to Mixed Use. The proposed improvements will be constructed to meet the needs of both the present and future developments within the overall Aurora One development. The following describes the general parameters of each planning area and the improvements necessary to service the planning areas independently. Each planning area will be required to meet Fire Life Safety requirements. The roadway network adjacent to and proposed within the development will need to be evaluated when each planning area is developed.

• General Development Parameters:

Land Development

The Aurora One development will be divided into 14 planning areas (PA). PAs 1, 2, 8, 9, and 14 will be Commercial, PAs 5, 10, and 11 will be Mixed-Commercial, PAs 4 and 13 will be Single-Family-Attached Residential, and PAs 3, 6, 7, and 12 will be dedicated as Public Open Space.

A public roadway network will be developed through the site to provide vehicular access to the various planning areas. Utilities will be placed within the public rights of way to provide service to the planning areas throughout the development.

The requirements of development for the various planning areas will be detailed later in this narrative.

Park and Open Space Improvements

A neighborhood park and community park will be provided along with open space located in planning areas PA-3, 6, 7, and 12 that will serve the Aurora One community. Multi-use trails and pedestrian connections will be incorporated throughout the parks and open space.

Parks and open space form (i.e. grading), landscape and trails will be developed concurrently with Drainage Improvements. Park and open space amenities will be installed concurrently with the proposed drainage improvements.

Roadway Improvements

The perimeter public improvements required for the development of the Aurora One development include:

- Perimeter roadway improvements to construct the eastside (ultimate northbound lanes) of Picadilly Road across the western limits of the property and associated acceleration and deceleration lanes at the 6th Avenue and Stephen D. Hogan Parkway intersections. Intersection improvements, when warranted.
- Perimeter roadway improvements to construct the south side (ultimate eastbound lanes) of 6th Avenue across the northern limits of the property and associated acceleration and deceleration lanes at the Picadilly Road and Frontage Road intersections. Intersection improvements at Picadilly Road, Frontage Road, and at local and collector connections, when warranted.
- A full movement public access at the northwest corner of the overall Aurora One development with associated acceleration and deceleration lanes when warranted. This is a secondary point of entry and exiting which is on the west side of planning area #1.
- A full movement public access at the southeast corner of the overall Aurora One development with associated acceleration and deceleration lanes when warranted. This is a primary point of entry and exiting which is on the east side of planning area #9.
- All future traffic signal location funding shall be according to the City's Traffic Signal Escrow Ordinance.

The internal roadway improvements to service the development of the Aurora One project include:

- Two collector streets, 80' ROW will be installed to service the proposed planning areas from 6th Avenue and Stephen D. Hogan Parkway.
- Two Local Type III Streets will be provided to service the neighborhood park, commercial, mixed-commercial, and single-family attached residential areas from 6th Avenue and Valdai Street .
- Four Local Type 1 Streets will be installed to service the single-family attached residential areas from 6th Avenue, Valdai Street, and Stephen D. Hogan Parkway.
- A Local Urban street that functions as a walkable main street will be installed to service commercial and mixed-commercial planning areas from Stephen D. Hogan Parkway.
- A regional trail network will be provided connecting the proposed open space to the future Triple Creek Greenway and High Plains Trail.

Roadways will be constructed to service the planning areas immediately adjacent, however roadways not adjacent to the development may be required to be constructed to meet traffic and life safety needs. The construction of half roadway sections will be reviewed during the development of planning areas on a case by case basis. Stephen D. Hogan Parkway public roadway improvements including intersection improvements, walks, landscaping, and streetlights will be funded and

constructed entirely as a Regional Public Improvement Project. Improvements which will be constructed within the development as a result of the Regional Public Improvement Project include:

- The construction of the ultimate section of Stephen D. Hogan Parkway, including necessary turn lanes, acceleration/deceleration lanes, sidewalks, landscaping and streetlights.
- Intersection improvements, when warranted.
- The potential traffic signals at the intersections of Picadilly Road, Rome Street, Valdai Street, and the proposed Local Urban connection will be funded through the City's Traffic Signal Escrow Ordinance.

The proposed roadway improvements shall be consistent with the approved Traffic Impact Study prepared by Fox Tuttle Transportation Group, LLC prepared for the Aurora One development.

Mobility Improvements

A walkable Main Street will be provided within the overall Aurora One development connecting the commercial planning areas 8 and 9 to Stephen D. Hogan Parkway. A regional multi-use trail, on-street bike lanes, and on-street pedestrian connections will be installed to provide access to the various planning areas within the Aurora One development as well as adjacent trails and land uses.

Drainage Improvements

The Aurora One Development is entirely within the Sand Creek drainage basin. The proposed development will comply to the 2016 Sand Creek (I-225 – E-470) Right Bank Tributaries Outfall Systems Plan (OSP).

A regional stormwater basin to provide stormwater detention volume will be constructed to service the eastern area of the Aurora One development, including PAs 3 – 7 and 10 and portions of Pas 2, 8, and 9. A stormwater channel will also be installed to convey stormwater flows from the upstream tributary properties east of E-470 to the regional stormwater basin within planning area 3. Additionally, a regional stormwater basin to provide stormwater detention volume for the remaining planning areas as well as water quality and EURV treatment for the entire Aurora One development and upstream tributary areas will be constructed at the southwestern corner of the proposed development. The drainage channel will also serve to connect the two regional basins prior to discharging to Coal Creek. The regional basins and channel will be designed to be maintenance eligible per MHFD standards.

The regional basins will be fully constructed with the first planning areas to be constructed. The stormwater channel will be constructed concurrently with the first development to be constructed and the entirety of the channel will be constructed in a single phase.

Planning Areas 2, 8, and 9 straddle a local drainage divide. The eastern limits of the planning areas will drain to the regional pond within PA-3 and the western extents of the planning areas will drain directly to the regional stormwater and EURV basin within PA-12 at the southwestern corner of the site.

Water Main Improvements

The Aurora One development will be serviced by the existing 30" water main within 6th Avenue, the existing 12" water main within Valdai Street, a proposed 16" water main along Picadilly Road, and proposed 12" and 16" water main extensions along Stephen D. Hogan Parkway.

Multiple 8" and 12" mains will be extended internal to the development to provide the necessary looped water main around the proposed planning areas within the Aurora One development to provide fire protection and domestic service for all buildings per the Master Utility Study.

Sanitary Sewer Improvements

The Aurora One development will be serviced by the 18" PVC sanitary sewer main within Picadilly Road that will be installed as part of the adjacent Horizon Uptown development.

A series of 8", 10", and 12" sanitary sewer mains will be extended throughout the development to service each planning area. There are no known off-site improvements that will impact the proposed tie-in location.

Specific Planning Area Improvement Descriptions

The initial work in the development will include the stormwater drainage channel, detention basin improvements, and overlot grading before the following planning areas are developed:

Planning Area 1 (11.84 Acres) Commercial:

Prior to the development of PA 1 the following public improvements shall be designed and approved for construction:

- The intersection of 6th Avenue and Picadilly Road will be improved, when warrants are met.
- The intersection of Stephen D. Hogan Parkway and Picadilly Road will be improved when warrants are met.
- The intersection of Stephen D. Hogan Parkway and Rome Street will be improved when warrants are met.
- Signals at the intersections at Stephen D. Hogan Parkway will be funded according to the City's Traffic Signal Escrow Ordinance.
- Picadilly Road Public Roadway improvements along the property frontage.
- 6th Avenue Public Roadway improvements along the property frontage.
- PA-1 and public utilities within Rome Street connecting 6th Avenue and Stephen D. Hogan Parkway.
- Domestic water connection will be provided from the existing 30-inch watermain within the 6th Avenue ROW to service PA-1.
- Sanitary sewer extension within PA-1 to the 18" main within Picadilly Road.
- The regional detention ponds and drainage channel will be constructed with this planning area if not previously constructed.
- Storm sewer to provide conveyance from the planning area to the regional stormwater basin at the southwestern corner of the overall Aurora One development.

Planning Area 2 (6.79 Acres) Commercial:

Prior to the development of PA 2 the following public improvements shall be designed and approved for construction:

- 6th Avenue Public Roadway improvements along the property frontage to Picadilly Road.
- Local Type III roadway improvements along the eastern limits of the planning area.
- The intersection of Stephen D. Hogan Parkway and Rome Street will be improved, when warrants are met.
- The signal at the intersection of Stephen D. Hogan Parkway and Rome Street will be funded according to the City's Traffic Signal Escrow Ordinance.

- Watermain to service this planning area from Stephen D. Hogan Parkway and the proposed watermain extension along Rome Street.
- Sanitary sewer to service this planning area.
- The regional detention ponds and drainage channel will be constructed with this planning area if not previously constructed.
- Storm sewer to provide conveyance from the planning area to the regional channel to the southwest.

Planning Area 3 (6.18 Acres) Neighborhood Park:

Prior to the development of PA 3 the following public improvements shall be designed and approved for construction:

- Watermain to service this planning area.
- Sanitary sewer to service this planning area.
- Regional trail system.
- The regional detention ponds and drainage channel will be constructed with this planning area if not previously constructed.

Planning Area 4 (22.69 Acres) Single Family Attached Residential:

Prior to the development of PA 4 the following public improvements shall be designed and approved for construction:

- Valdai Street three-lane collector improvements along the eastern extent of PA 4 and public utilities will also be installed within this right of way.
- Public two-lane collector improvements along the southern extent of PA4 and public utilities will also be installed within this right of way.
- 6th Avenue improvements between the proposed 3-lane collector to Picadilly Road.
- Local Type III street improvements along the western limits of the planning area connecting 6th Avenue to the proposed west to east two-lane collector street.
- Local Type I street improvements adjacent to the proposed development.
- Watermain to service this planning area.
- Sanitary sewer to service this planning area.
- The regional detention ponds and drainage channel will be constructed with this planning area if not previously constructed.
- Storm sewer to provide conveyance from the planning area to the stormwater detention pond.

Planning Area 5 (12.98 Acres) Mixed-Commercial:

Prior to the development of PA 5 the following public improvements shall be designed and approved for construction:

- 6th Avenue improvements along the planning area frontage.
- Valdai Street three lane collector improvements along the western extent of Planning Area 5 connecting 6th Avenue to Stephen D. Hogan Parkway.
- Two lane collector improvements connecting the planning area to Stephen D. Hogan Parkway.
- Local Type I street improvements along the eastern extents of Planning Area 5.
- The inclusion of enhanced pedestrian crossings within this planning area will be determined at the time of construction documents.
- Watermain to service this planning area.
- Sanitary sewer to service this planning area.

- The regional detention ponds and drainage channel will be constructed with this planning area if not previously constructed.
- Storm sewer to provide conveyance from the planning area to the stormwater drainage channel.

Planning Area 6 (4.17 Acres) Open Space:

Prior to the development of PA 6 the following public improvements shall be designed and approved for construction:

- Regional trail improvements.
- Watermain to service this planning area.
- Sanitary sewer to service this planning area.
- The regional detention ponds and drainage channel will be constructed with this planning area if not previously constructed.

Planning Area 7 (9.56 Acres) Neighborhood Park:

Prior to the development of PA 7 the following public improvements shall be designed and approved for construction:

- Regional trail improvements.
- Watermain to service this planning area.
- Sanitary sewer to service this planning area.
- The regional detention ponds and drainage channel will be constructed with this planning area if not previously constructed.

Planning Area 8 (8.89 Acres) Commercial:

Prior to the development of PA 8 the following public improvements shall be designed and approved for construction:

- Local Urban walkable main street improvements to service the planning area.
- Local Type III street improvements to service the planning area.
- Intersection improvements at the intersection of Stephen D. Hogan Parkway and the proposed Local Type Urban street, when warrants are met.
- The signal at the intersection of Stephen D. Hogan Parkway and the Local Urban street will be funded according to the City's Traffic Signal Escrow Ordinance.
- Watermain to service this planning area.
- Sanitary sewer to service this planning area.
- Two-lane collector improvements at the northern extents of PA-8 connecting the proposed three-lane collector street with Stephen D. Hogan Parkway.
- Valdai Street three-lane collector improvements connecting the proposed two-lane collector and Local Type III streets to Stephen D. Hogan Parkway.
- The regional detention ponds and drainage channel will be constructed with this planning area if not previously constructed.
- Storm sewer to provide conveyance from the planning area to the stormwater drainage channel.

Planning Area 9 (12.27 Acres) Commercial:

Prior to the development of PA 9 the following public improvements shall be designed and approved for construction:

- Local Urban walkable main street improvements to service the planning area.
- Local Type III street improvements to service the planning area.

- Intersection improvements, including auxiliary lanes at the intersection of Stephen D. Hogan Parkway and Valdai Street, when warrants are met.
- The signals at the intersections at Stephen D. Hogan Parkway will be funded according to the City's Traffic Signal Escrow Ordinance.
- Watermain to service this planning area.
- Sanitary sewer to service this planning area from the proposed sanitary extension within PA8.
- Valdai Street three-lane collector improvements along the eastern extents of the planning area to provide connection from the proposed Local Type III street back to Stephen D. Hogan Parkway.
- The regional detention ponds and drainage channel will be constructed with this planning area if not previously constructed.
- Storm sewer to provide conveyance from the planning area to the stormwater drainage channel.

Planning Area 10 (9.38 Acres) Mixed-Commercial:

Prior to the development of PA 10 the following public improvements shall be designed and approved for construction:

- Local Type III street improvements to service the planning area.
- Intersection improvements, including potential auxiliary lanes at the realigned Local Type III and Valdai Street intersection.
- Sanitary sewer to service the planning area.
- Watermain to service this planning area.
- Valdai Street three-lane collector street improvements from Stephen D. Hogan Parkway to the proposed two-lane collector street within the development.
- Two-lane collector improvements between the proposed Valdai Street three-lane collector and Stephen D. Hogan Parkway.
- The regional detention ponds and drainage channel will be constructed with this planning area if not previously constructed.
- Storm sewer to provide conveyance from the planning area to the stormwater drainage channel.

Planning Area 11 (1.93 Acres) Mixed-Commercial:

Prior to the development of PA 11 the following public improvements shall be designed and approved for construction:

- Picadilly Road improvements adjacent to the Planning Area, including the intersection with Stephen D. Hogan Parkway.
- The intersection improvements at Picadilly Road and Stephen D. Hogan Parkway, when warranted.
- The traffic signal at the intersection of Picadilly Road and Stephen D. Hogan Parkway will be funded according to the City's Traffic Signal Escrow ordinance.
- Sanitary sewer service to the proposed planning area from the 18" sanitary main within Picadilly Road.
- Watermain service to this planning area.
- The regional detention ponds and drainage channel will be constructed with this planning area if not previously constructed.
- Storm sewer to provide conveyance from the planning area to the regional detention pond at the southwestern corner of the overall Aurora One development.

Planning Area 12 (7.40 Acres) Open Space:

Prior to the development of PA 12 the following public improvements shall be designed and approved for construction:

- The regional detention ponds and drainage channel will be constructed with this planning area if not previously constructed.
- Sanitary sewer connection to the existing main within Picadilly Road.
- Watermain to service the planning area.

Planning Area 13 (22.04 Acres) Single Family Attached Residential:

Prior to the development of PA 13 the following public improvements shall be designed and approved for construction:

- Picadilly Road improvements adjacent to the Planning Area, including the intersection with Stephen D. Hogan Parkway.
- The intersection improvements at Picadilly Road and Stephen D. Hogan Parkway, when warranted.
- The traffic signal at the intersection of Picadilly Road and Stephen D. Hogan Parkway will be funded according to the City's Traffic Signal Escrow ordinance.
- The proposed Local Type I connection within the planning area to Stephen D. Hogan parkway, including intersection improvements, when warranted.
- The regional detention ponds and drainage channel will be constructed with this planning area if not previously constructed.
- Proposed storm sewer to connect the regional drainage channel.
- Sanitary sewer service to the proposed planning area.
- Watermain service to the planning area by the proposed 12" main extension within Stephen D. Hogan Parkway.

Planning Area 14 (12.87 Acres) Commercial:

Prior to the development of PA 14 the following public improvements shall be designed and approved for construction:

- The regional detention ponds and drainage channel will be constructed with this planning area if not previously constructed.
- Proposed storm sewer to connect the regional drainage channel.
- Sanitary sewer service to the proposed planning area.
- Watermain service to the planning area by the proposed 12" main extension within Stephen D. Hogan Parkway.

OVERALL DEVELOPMENT AND PLANNING AREA EXHIBITS

LOCAL TYPE 1

64' ROW

34' TRAVEL LANE

7' SHOULDER

0.5' CURB

MOUNTABLE CURB & GUTTER SEE STD. 371

COMPOSITE PAVEMENT SECTION, EXTEND BASE COURSE TO THE BOTTOM BACK OF CURB, TRENCH DRAIN MAY BE REQUIRED TO DRAIN BASE COURSE DEPENDING ON GEOTECHNICAL FINDINGS

VERTICAL CURB & GUTTER SEE STD. 371

LOCAL TYPE 3

68' ROW

40' TRAVEL LANE

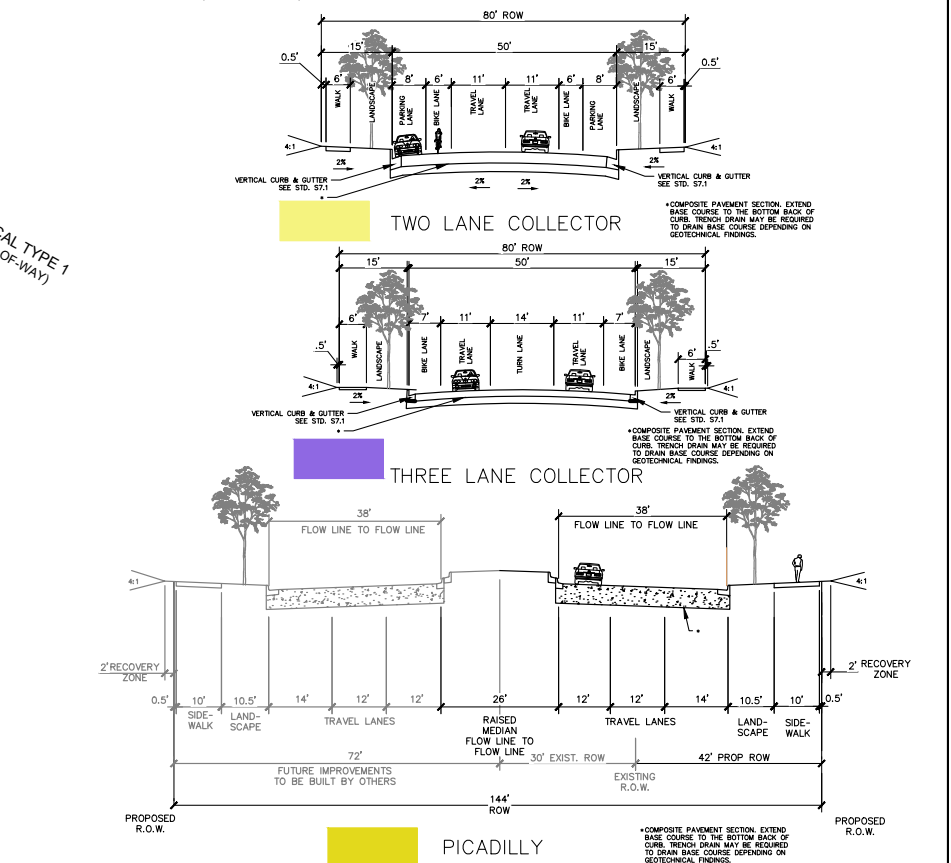
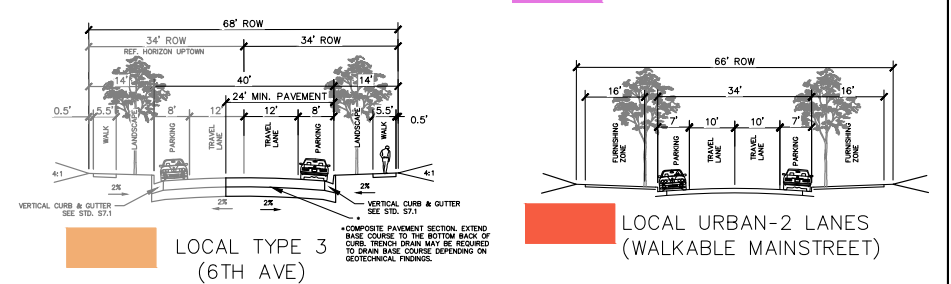
8' SHOULDER

0.5' CURB

MOUNTABLE CURB & GUTTER SEE STD. 371

COMPOSITE PAVEMENT SECTION, EXTEND BASE COURSE TO THE BOTTOM BACK OF CURB, TRENCH DRAIN MAY BE REQUIRED TO DRAIN BASE COURSE DEPENDING ON GEOTECHNICAL FINDINGS

VERTICAL CURB & GUTTER SEE STD. 371



- 1) WHELEN WARNING SYSTEM REQUIREMENTS: THE FEMA REQUIREMENT FOR OUTDOOR EMERGENCY WARNING SYSTEMS IS A 60-70 FOOT MONOPOLE TOWER USING AN ALERT SIREN. THE CITY OF AURORA USES THE WHELEN SIREN SYSTEM. THE LAND REQUIREMENT FOR THE TOWER IS A 10 X 10 FOOTING. EACH SIREN COVERS APPROXIMATELY 3,000 RADIAL FEET AT 70 DB AND IS TYPICALLY SITED ONE SIREN PER SQUARE MILE. IN NEWLY ANNEXED/DEVELOPING AREAS OF THE CITY, SIRENS SHOULD BE SITED ON EVERY ½ SECTION OF GROUND (320 ACRES) OR 6000 FEET APART TO PROVIDE EDGE TO EDGE COVERAGE. THE EXACT PLACEMENT OF SIRENS WILL BE DETERMINED BY THE CITY OF AURORA'S OFFICE OF EMERGENCY MANAGEMENT TO INSURE THAT COORDINATED COVERAGE IS PROVIDED ON A SYSTEM-WIDE BASIS. FOR SPECIFIC QUESTIONS, THE OFFICE OF EMERGENCY MANAGEMENT CAN BE REACHED AT 303-739-7636 (PHONE), 303-326-8986 (FAX), OR (EMAIL) AFD_OEM@AURORAGOV.ORG.
- 2) PER FIRE LIFE SAFETY, EACH PLANNING AREA IS REQUIRED TO HAVE (2) POINTS OF ACCESS AND A LOOPED WATER SUPPLY. FURTHERMORE, PER THE 2015 IFC, SECTION D104.3 IT STATES THAT WHERE (2) FIRE APPARATUS ACCESS ROADS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE LOT BEING SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES.
- 3) AS EACH SUB-SITE OR PLANNING AREA IS DEVELOPED, THE SITES WILL MAINTAIN THE HISTORIC FLOW PATTERN VIA OVERLAND FLOW OR PRIVATE STORM SEWER INFRASTRUCTURE INTO THE PROPOSED DRAINAGE CHANNEL. STORMWATER DETENTION AND WATER QUALITY WILL BE PROVIDED FOR EACH PLANNING AREA WITHIN THE REGIONAL STORMWATER FACILITIES TO BE INSTALLED PRIOR TO THE FIRST PHASE OF DEVELOPMENT.
- 4) ALL FUTURE TRAFFIC SIGNAL LOCATION FUNDING SHALL BE ACCORDING TO THE CITY OF AURORA'S TRAFFIC SIGNAL ESCROW ORDINANCE.
- 5) THE PIP HAS BEEN PREPARED IN COORDINATION WITH THE TRAFFIC IMPACT STUDY PREPARED BY FOX TUTTLE TRANSPORTATION GROUP PREPARED FOR THE AURORA ONE DEVELOPMENT.

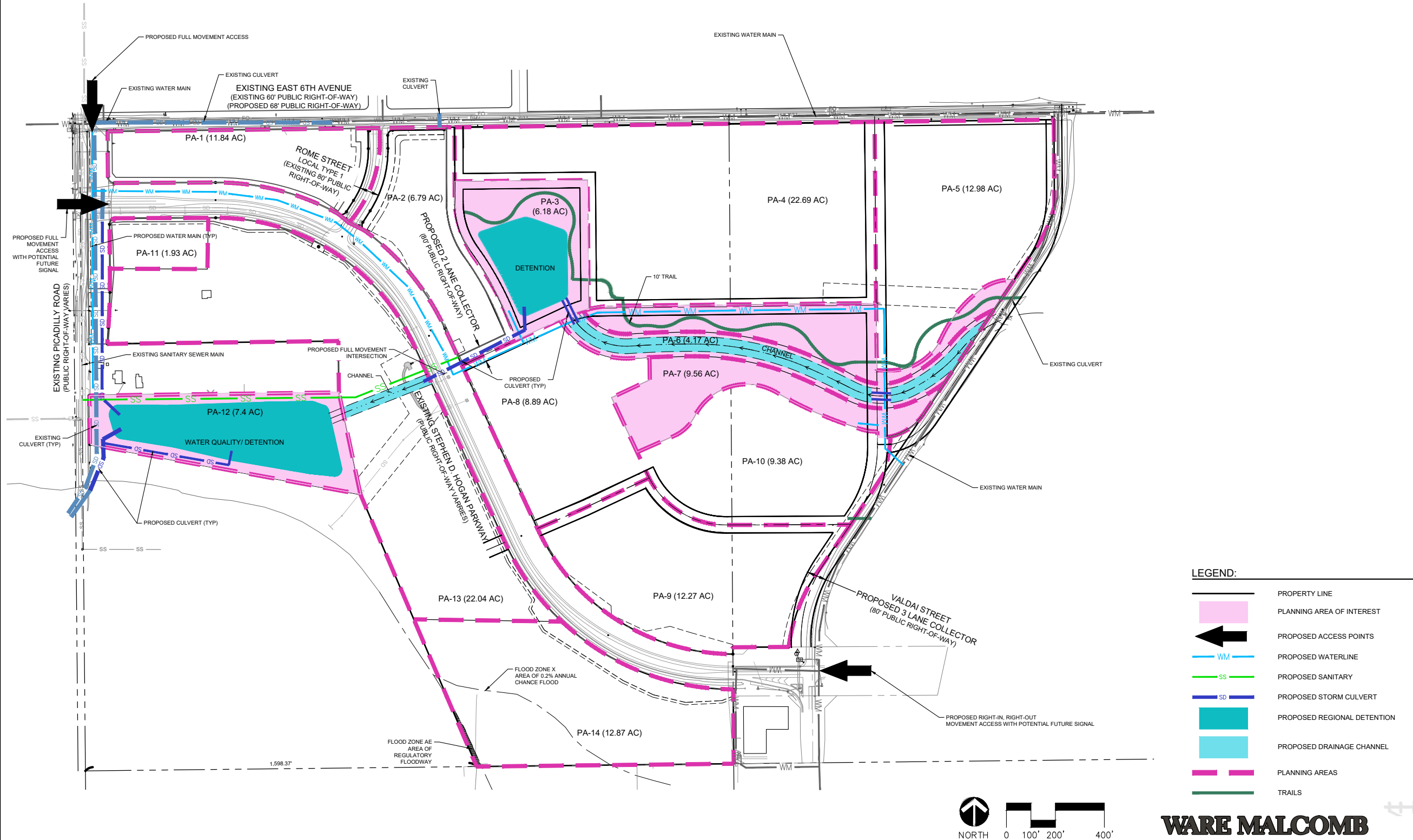
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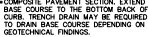
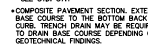
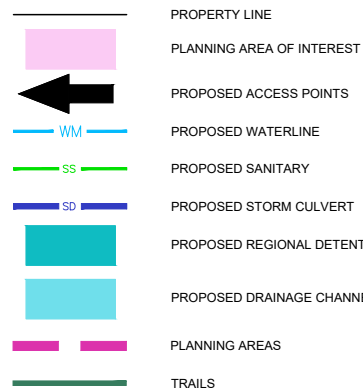
associates inc.
2953 South Peoria Street, Ste 101
Aurora, Colorado 80014
303-770-7201 FAX 770-7132
Planning, Landscape Architecture, Market Research

AURORA ONE PUBLIC IMPROVEMENT PLAN (PIP) PLANNING AREA EXHIBITS

PLANNING AREAS PA-3, PA-6, PA-7, & PA-12 EXHIBIT DRAINAGE, PARKS, AND OPEN SPACE IMPROVEMENTS



PLANNING AREA PA-1 EXHIBIT

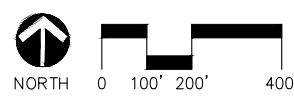
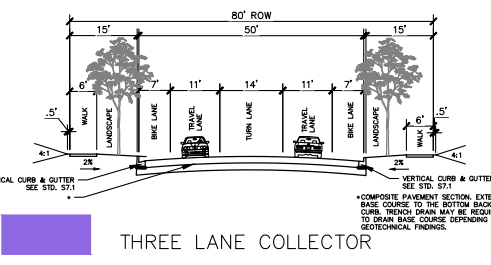
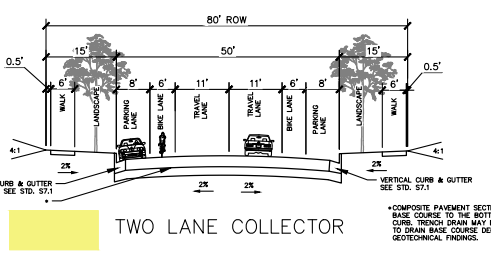
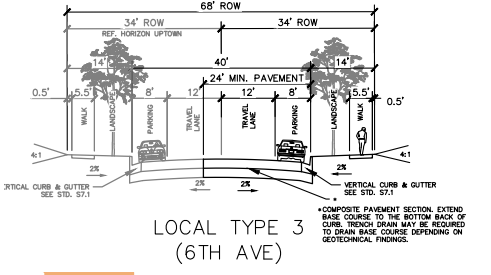
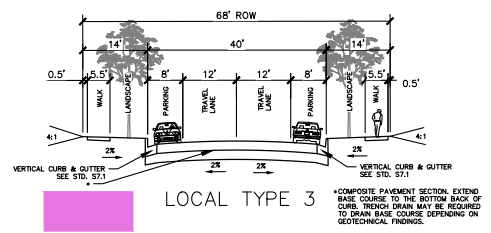
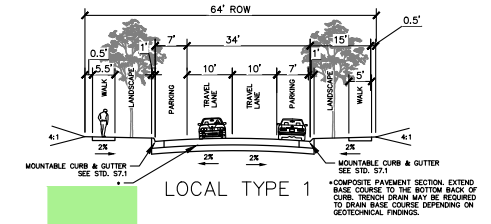
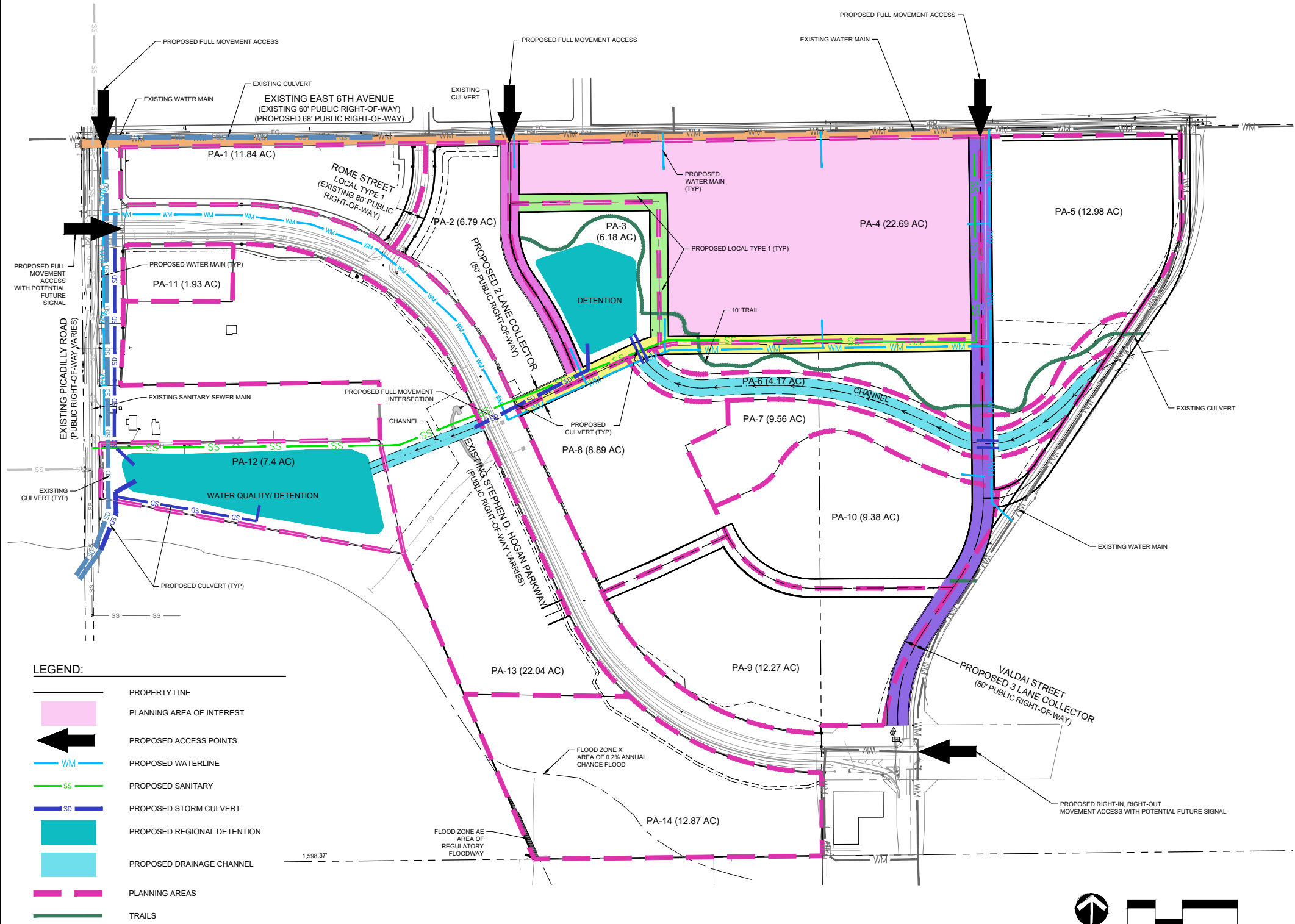


AURORA ONE
PIP PLANNING
AREA EXHIBITS
Sheet 3 OF 12

PLANNING AREA PA-2 EXHIBIT



AURORA ONE PUBLIC IMPROVEMENT PLAN (PIP) PLANNING AREA EXHIBITS PLANNING AREA PA-4 EXHIBIT

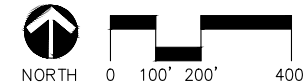
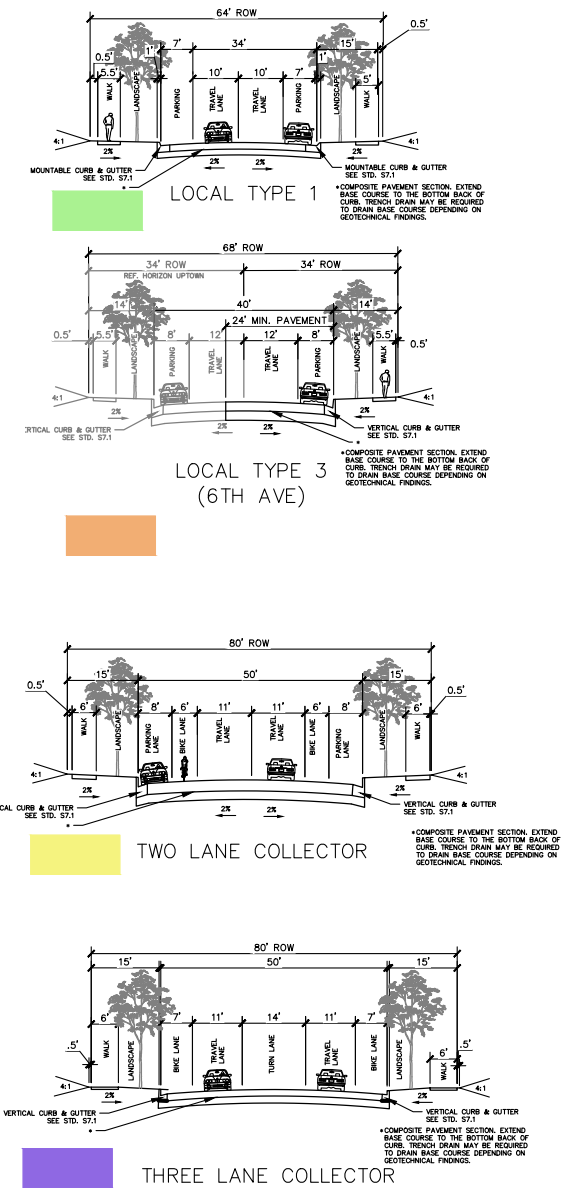
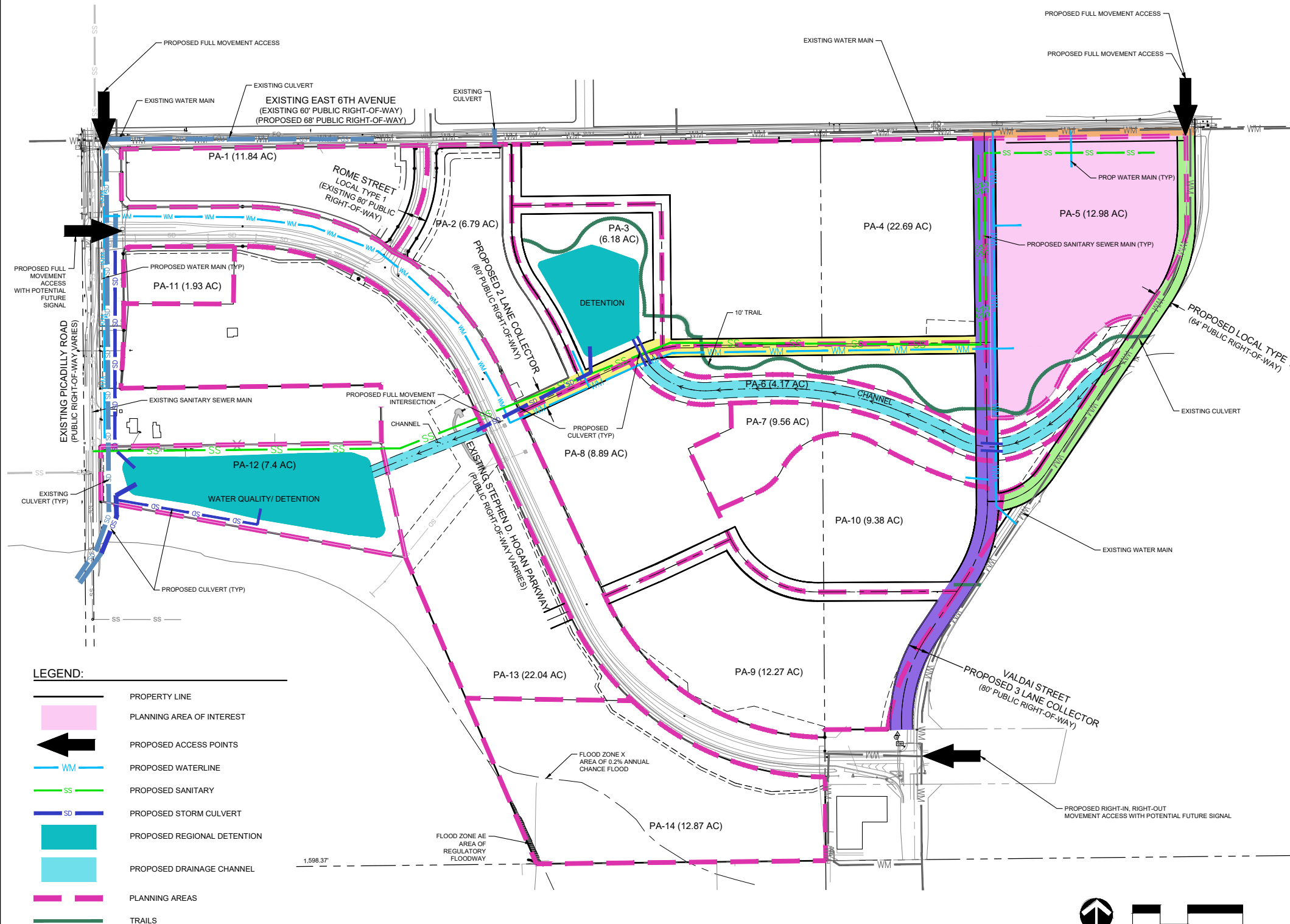


WARE MALCOMB

associates inc.
2953 South Peoria Street, Ste 101
Aurora, Colorado 80014
303-770-7201 FAX 770-7132
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**AURORA ONE
PIP PLANNING
AREA EXHIBITS
Sheet 5 OF 12**

AURORA ONE PUBLIC IMPROVEMENT PLAN (PIP) PLANNING AREA EXHIBITS PLANNING AREA PA-5 EXHIBIT

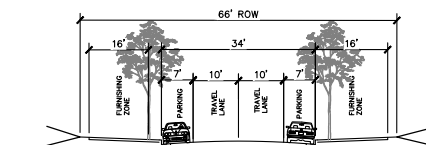
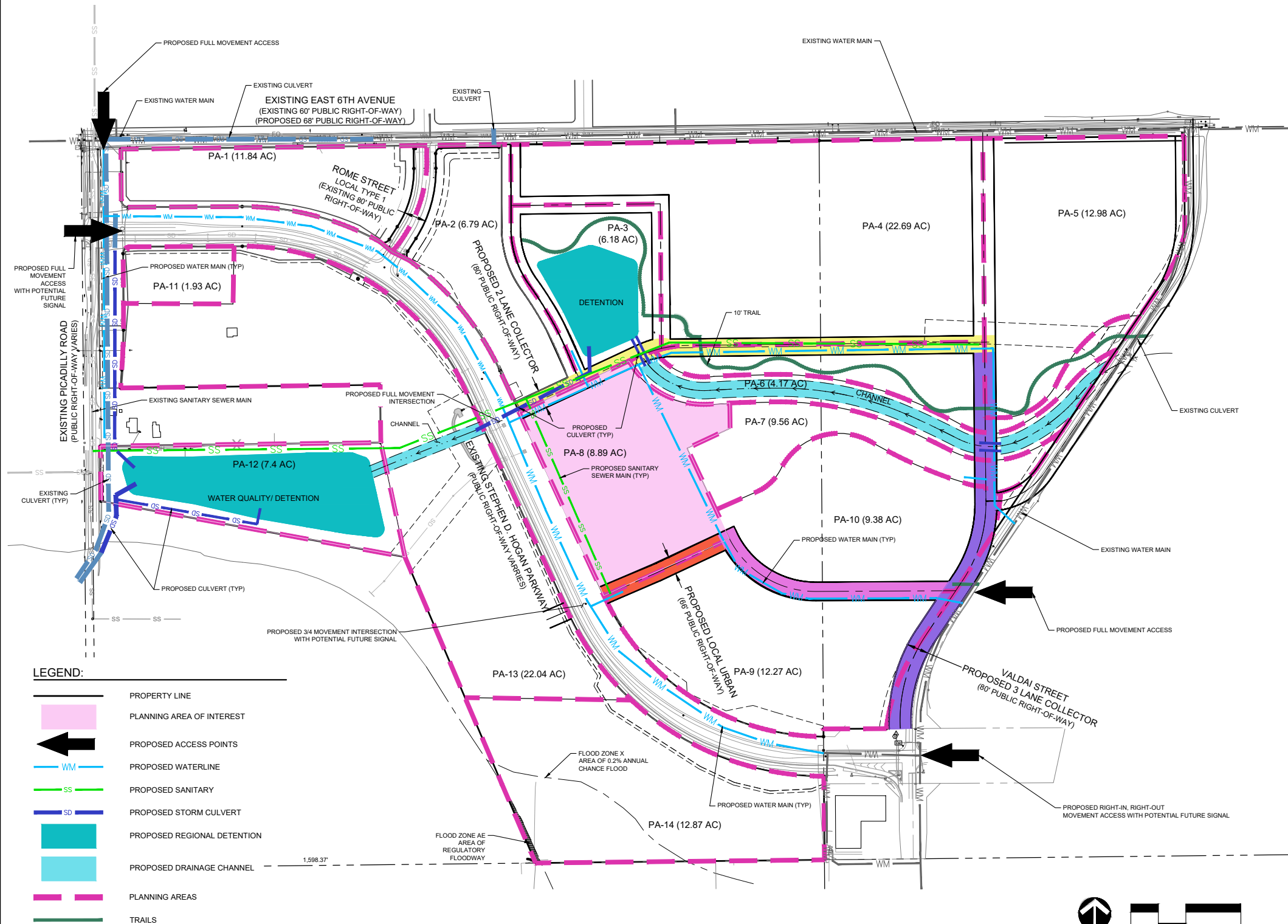


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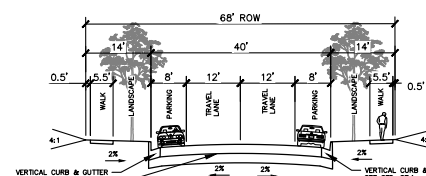
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2953 South Peoria Street, Ste 101
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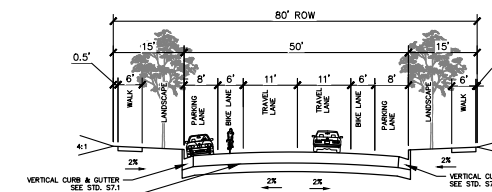
AURORA ONE PUBLIC IMPROVEMENT PLAN (PIP) PLANNING AREA EXHIBITS PLANNING AREA PA-8 EXHIBIT



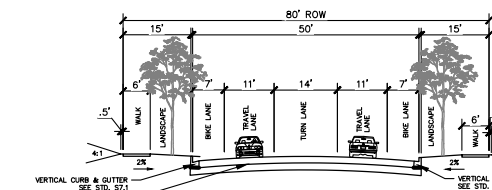
LOCAL URBAN-2 LANES
(WALKABLE MAINSTREET)



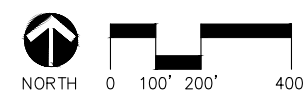
LOCAL TYPE 3



TWO LANE COLLECTOR



THREE LANE COLLECTOR

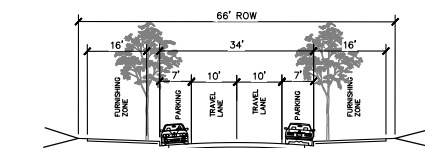
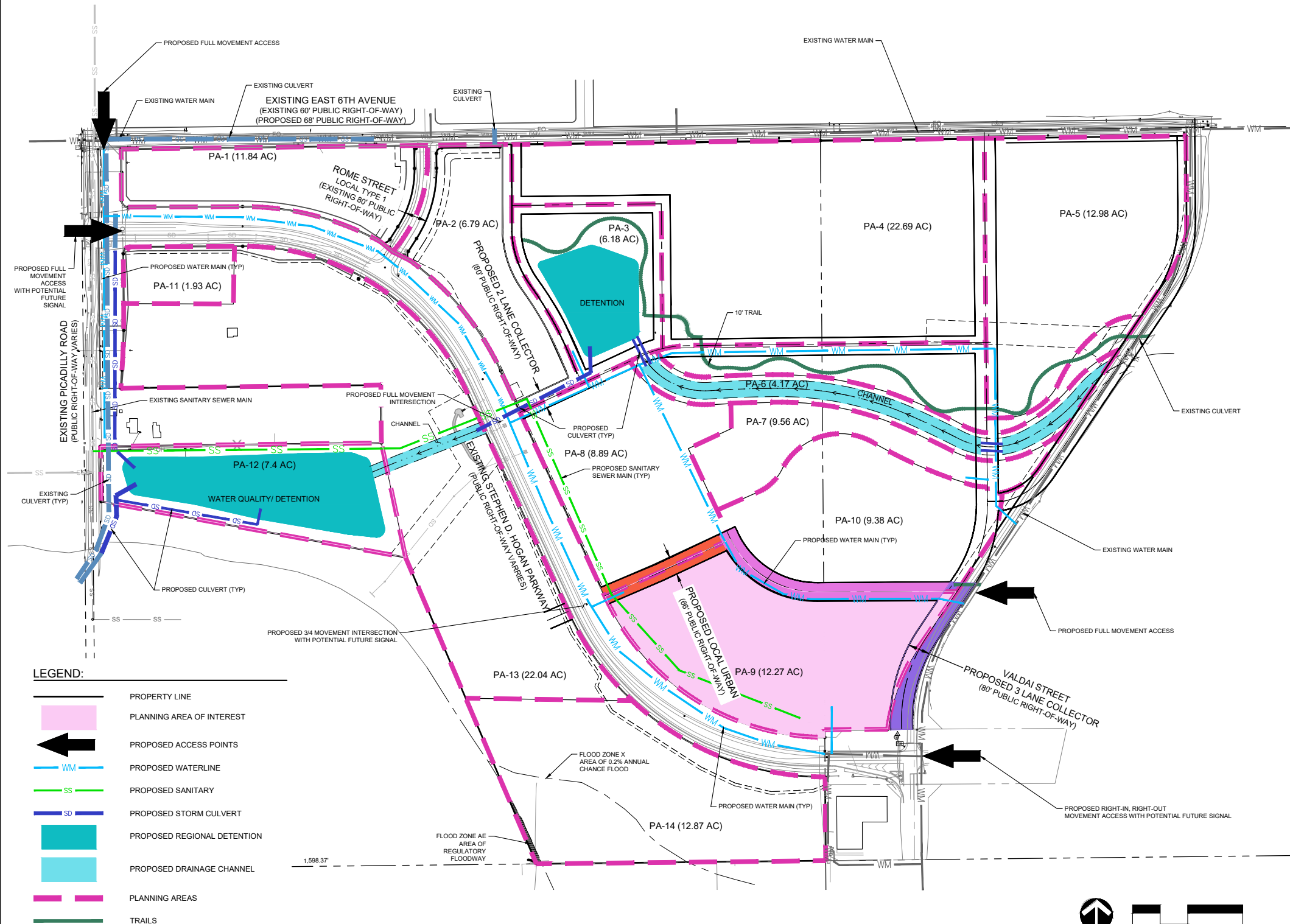


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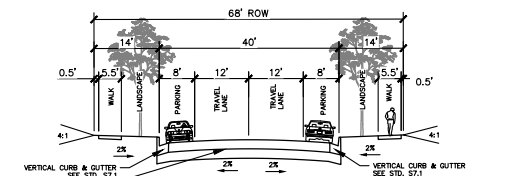
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Aurora, Colorado 80014
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**AURORA ONE
PIP PLANNING
AREA EXHIBITS
Sheet 7 OF 12**

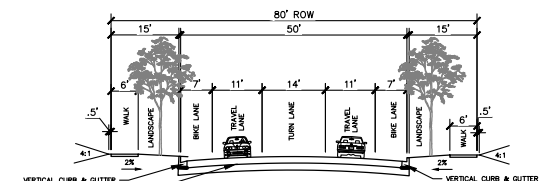
AURORA ONE PUBLIC IMPROVEMENT PLAN (PIP) PLANNING AREA EXHIBITS PLANNING AREA PA-9 EXHIBIT



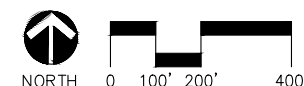
LOCAL URBAN-2 LANES
(WALKABLE MAINSTREET)



LOCAL TYPE 3



THREE LANE COLLECTOR

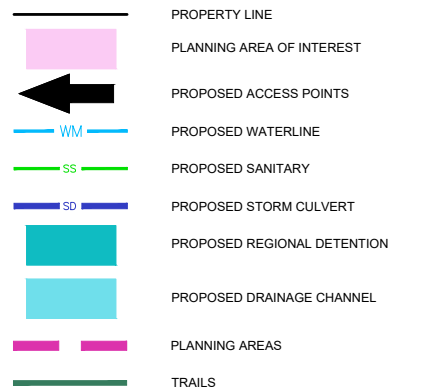


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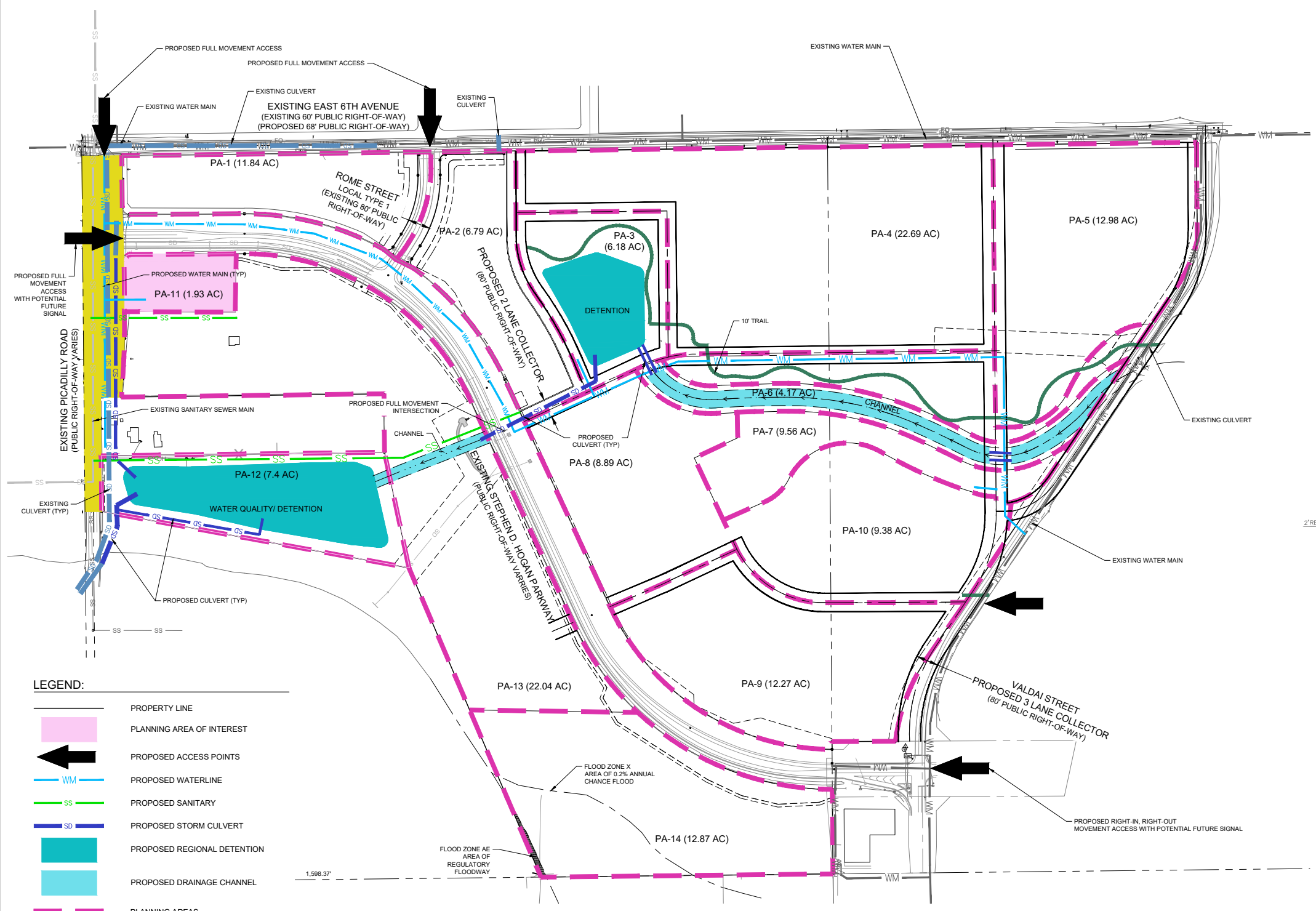
**AURORA ONE
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Sheet 8 OF 12**

PLANNING AREA PA-10 EXHIBIT

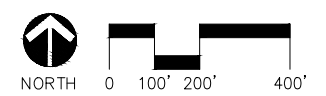
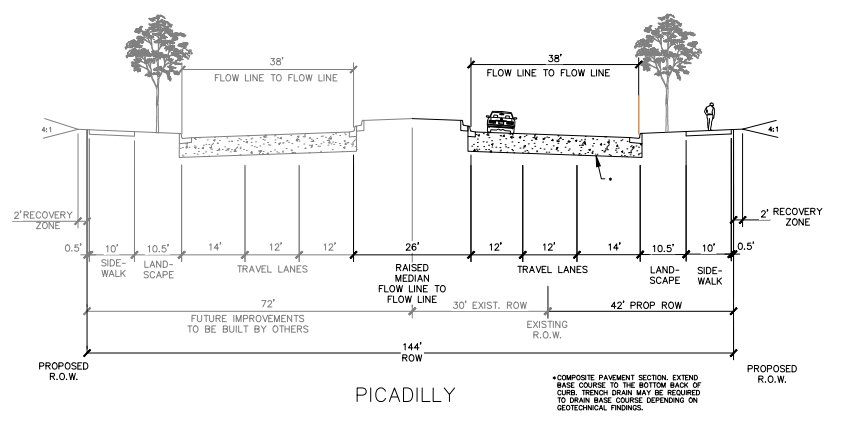


Sheet 9 OF 12

AURORA ONE PUBLIC IMPROVEMENT PLAN (PIP) PLANNING AREA EXHIBITS PLANNING AREA PA-11 EXHIBIT



- LEGEND:**
- PROPERTY LINE
 - PLANNING AREA OF INTEREST
 - PROPOSED ACCESS POINTS
 - WM PROPOSED WATERLINE
 - SS PROPOSED SANITARY
 - SD PROPOSED STORM CULVERT
 - PROPOSED REGIONAL DETENTION
 - PROPOSED DRAINAGE CHANNEL
 - PLANNING AREAS
 - TRAILS

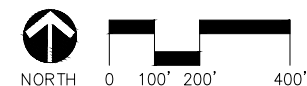
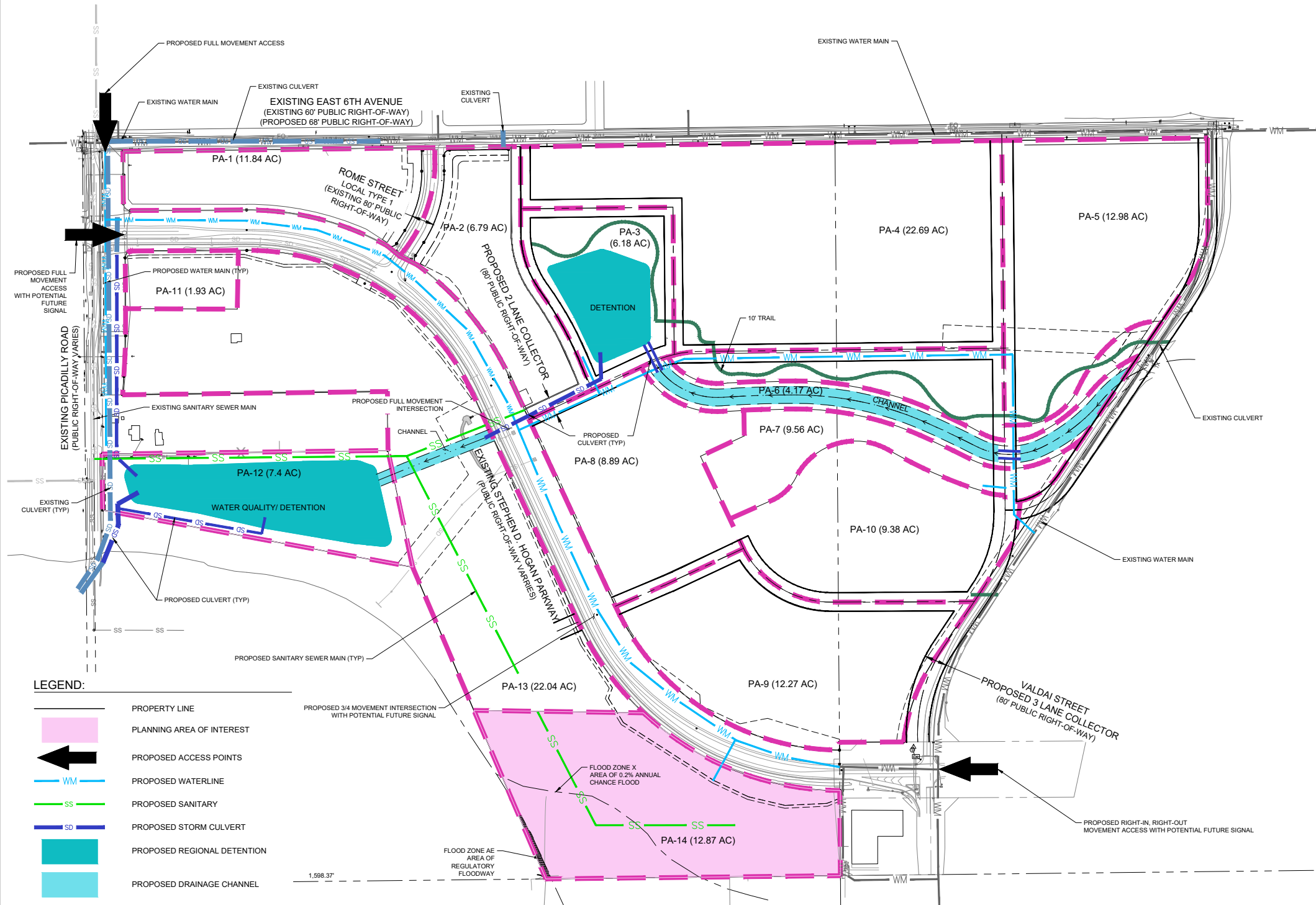


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AURORA ONE PUBLIC IMPROVEMENT PLAN (PIP) PLANNING AREA EXHIBITS PLANNING AREA PA-14 EXHIBIT



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Sheet 12 OF 12