

## Public Improvements Plan

### Aurora Metro Center

Aurora, Colorado

Project No. 1064-01

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## I. Project Data

### A. Introduction

This report details the improvements required to support the proposed Aurora Metro Center development. Included in the discussion are the required roadway, storm drainage, water, and sanitary sewer infrastructure needed for development of the site. This report outlines the requirements necessary for the infrastructure improvements and discusses pertinent issues regarding the infrastructure planning for the Aurora Metro Center development.

### B. Location

The Aurora Metro Center is within the northeast quadrant of Section 18, Township 4 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, in Aurora, county of Arapahoe, State of Colorado. The site is located south of E. Alameda Parkway, west of S. Chambers Road, east of S. Sable Boulevard, and north of E. Walsh Drive and E. Centre Avenue in the city of Aurora, Colorado. See the Vicinity Map below for reference.



Figure 1: Vicinity Map

## II. General Parameters

At a minimum, each of the planning areas shall have:

- Two possible points of access
- Roadways that are sufficient for increased traffic demands
- Roadways that provide emergency vehicle access

- Water flow and fire hydrants sufficient to provide service and fire flows within the parameters as defined by Aurora Water
- Sufficient sanitary sewer outfall capacity
- Drainage infrastructure and outfall structures sufficient to prevent negative impacts to downstream infrastructure and streams
- Enhanced streetscapes as shown by the Urban Amenity Zones in every street section
- Artwork to fulfill TOD requirements
- Traffic signal escrow contribution as identified in the Master Plan
- Any interim roadway network conditions will be evaluated by a future Traffic Impact Study for situations not considered in the approved Aurora Metro Center Master Traffic Impact Study.

Improvements outside of the described planning areas may be required to meet these minimum parameters. Project work shall be in accordance with the approved Aurora Metro Center Master Traffic Impact Study, dated November 2020. Coordination with Aurora Parks, Recreation, and Open Space will be done as necessary for the development of each planning area.

### III. S. Dawson Street

S. Dawson St. is located between existing S. Sable Blvd. and E. Alameda Pkwy, adjacent to the existing trail corridor/drainageway. Because of its central location within the development, a portion of the street and supporting infrastructure may be developed independently of the individual planning areas. The necessary infrastructure elements required for S. Dawson St. are detailed below.

#### A. Roadway Improvements

The following roadways will need to be constructed to support the development of S. Dawson St.:

- S. Dawson St. (Section #6) from E. Alameda Pkwy to E. Centrepont Dr.
- Curbside landscaping, irrigation, and all related infrastructure associated with the roadway improvements
- An elevated bike facility with necessary bike facility transitions

#### B. Drainage Development

The following drainage improvements will need to be constructed to support the development of S. Dawson St.:

- Water quality treatment will be provided via WQ #5, an underground flow treatment manhole.
- Construction of Storm Line #3 (STM #3) to convey flows from WQ #5

- WQ #5 temporarily outfalls to the existing water quality pond located within PA-A2 with an existing outfall that ultimately discharges to West Toll Gate Creek.
- Temporary EURV treatment may be provided via a temporary surface pond, including possible alterations to the existing water quality pond located on PA-A2 in lieu of the permanent EURV treatment.
- Permanent EURV will be provided via EURV #2, a system of underground pipes for detention. System location and configuration is conceptual only and may be revised with the Site Plan.
- Construction of STM #2 as the outfall for EURV #2.
- Existing inlets will be removed and replaced as needed due to the narrower street section.
- EURV #2 has an existing outfall that ultimately discharges to West Toll Gate Creek.

### C. Water Improvements

The following roadways will need to be constructed to support the development of S. Dawson St.:

- Construction of Water Line #3 (WL #3) and WL #5 along with all required fire hydrants will create a looped water system that is adequate for the fire hydrants.

### D. Sanitary Sewer Improvements

The following sanitary sewer improvements will need to be constructed to support the development of S. Dawson St.:

- No sanitary improvements are required to support the development.

### E. Park and Trail Improvements

The following park and trail improvements are necessary for the development of S. Dawson St.:

- Construction of the trail/open space corridor east of PA-A1.
  - Note that the trail corridor is property of Aurora Parks, Recreation, and Open Space and all work within it shall be in coordination with them. Improvements will be done in accordance with an approved landscape plan. All work shall be covered under a license agreement. Trail improvements shall meet ADA compliance per TIP grant requirements.
- Construction of a small urban park/plaza within PA-A1.
- Construction of the trail that connects the RTD station to the trail/open space corridor.

## IV. E. Centrepont Drive

E. Centrepont Dr. is an existing street located through the proposed development. Because of its central location within the development, a portion of the street and supporting infrastructure may be developed independently of the individual planning areas. The necessary infrastructure elements required for E. Centrepont Dr. are detailed below.

### A. Roadway Improvements

The following roadways will need to be constructed to support the development of E. Centrepont Dr.:

- E. Centrepont Dr. from S. Sable Blvd. to E. Center Ave.
  - Existing E. Centrepont will be re-stripped (Section #1) between Sable and Dawson
  - It will be removed and replaced (Section #3) between S. Dawson St. and E. Alameda Dr. and between S. Fraser Ct. and E. Center Ave. with a more compact street section.
  - It will be removed and replaced (Section #2) between E. Alameda Dr. and S. Fraser Ct. with a more compact street section.
- Curbside landscaping, irrigation, and all related infrastructure associated with the roadway improvements
- An elevated bike facility with necessary bike facility transitions

### B. Drainage Development

The following drainage improvements will need to be constructed to support the development of E. Centrepont Dr.:

- Water quality treatment will be provided by WQ #6, an underground flow treatment manhole.
- Temporary EURV treatment may be provided via a temporary surface pond, including possible alterations to the existing water quality pond located on PA-A2 in lieu of the permanent EURV treatment.
- Permanent EURV treatment will be provided by EURV #2, a system of underground pipes for detention. System location and configuration is conceptual only and may be revised with the Site Plan.
- Construction of STM #2 as the outfall for EURV #2 and STM #8 which conveys runoff to EURV #2.
- Existing inlets will be removed and replaced as needed due to the narrower street section.
- EURV #2 has an existing outfall that ultimately discharges to West Toll Gate Creek.

### C. Water Improvements

The following roadways will need to be constructed to support the development of E. Centrepont Dr.:

- No water improvements are required for the development.

### D. Sanitary Sewer Improvements

The following sanitary sewer improvements will need to be constructed to support the development of E. Centrepont Dr.:

- No sanitary improvements are required to support the development.

### E. Park and Trail Improvements

The following park and trail improvements are necessary for the development of E. Centrepont Dr.:

- No park or trail improvements are required to support the development.

## V. Planning Area A1

Planning Area A1 (PA-A1) is located in the northwest corner of the project site. This area is zoned as Mixed-Use Transit-Oriented Developmental District. PA-A1 is located south of E. Alameda Pkwy, east of S. Sable Blvd, and west of the proposed S. Dawson St. The minimum infrastructure requirements to support the planning area will be summarized below.

The infrastructure requirements needed to complete PA-A1 include the construction of roadways, drainage improvements, sanitary sewer, and water main improvements. Unless noted otherwise, full street sections will be constructed. These elements are discussed in detail in the following sections.

### A. Roadway Improvements

The following roadways will need to be constructed to support the development of PA-A1:

- S. Dawson St. (Section #6) from E. Alameda Pkwy to E. Dakota Ave. Street improvements include an elevated bike facility with necessary bike facility transitions.
- E. Dakota Ave. (Section #9) west of S. Dawson St.
- Curbside landscaping, irrigation, streets, and all related infrastructure will be constructed with the roadway improvements.



- Detached 10' walk along E. Alameda Pkwy with curbside landscaping. Typical walk and landscaping 6-lane arterial section may require revision due to existing field conditions to be determined at the time of the Site Plan.
- A minimum of two access points for life safety.
  - The second access from S. Dawson St., whether it be at-grade, emergency-only, or full vehicular, shall be determined at the time of the plat or site plan.
  - If Aurora allows an at-grade street connection through the trail corridor, the Right-of-Way area will be reduced from the overall land dedication.

## B. Drainage Development

The following drainage improvements will need to be constructed to support the development of PA-A1:

- Water quality treatment will be provided via WQ #12, an underground flow treatment manhole.
- Construction of Storm Line #1 (STM #1) to convey flows from WQ #12
- WQ #12 has an existing outfall that ultimately discharges to West Toll Gate Creek.

## C. Water Improvements

The following roadways will need to be constructed to support the development of PA-A1:

- Construction of Water Line #1 and WL #2 along with all required fire hydrants will create a looped water system that is adequate to serve the planning area.

## D. Sanitary Sewer Improvements

The following sanitary sewer improvements will need to be constructed to support the development of PA-A1:

- Construction of Sanitary Line #1 (SL #1) and all associated service connections for the planning area will be needed to support this development.

## E. Park and Trail Improvements

The following park and trail improvements are necessary for the development of PA-A1:

- Construction of a small urban park/plaza within PA-A1.
- Construction of the trail that connects the RTD station to the intersection of S. Sable Blvd. and E. Alameda Ave.

- Note that the trail corridor is property of Aurora, Parks, Recreation, and Open Space and all work within it shall be in coordination with them. Improvements will be done in accordance with an approved landscape plan. All work shall be covered under a license agreement. Trail improvements shall meet ADA compliance per TIP grant requirements.

## VI. Planning Area A2

PA-A2 is located within the northwest section of the project site. This area is zoned as Mixed-Use Transit-Oriented Developmental District. PA-A2 is located north of proposed E. Dakota Ave., west of E. Alameda Dr., south of E. Alameda Pkwy., and east of the proposed S. Dawson St. The minimum infrastructure requirements to support PA-A2 are summarized below.

The infrastructure requirements needed to complete PA-A2 include the construction of roadways, drainage improvements, sanitary sewer, and water main improvements.

### A. Roadway Improvements

The following roadways will need to be constructed to support the development of PA-A2:

- S. Dawson St. (Section #6) from E. Alameda Pkwy to E. Dakota Ave. Street improvements include an elevated bike facility with necessary bike facility transitions.
- E. Dakota Ave. (Section #9) from S. Dawson St. to E. Alameda Dr.
- E. Alameda Dr. (Section #5) from E. Alameda Pkwy to E. Dakota Ave. Existing E. Alameda Dr. will be removed and replaced with a more compact street section.
- Curbside landscaping, irrigation, streets, and all related infrastructure will be constructed with the roadway improvements.
- Detached 10' walk along E. Alameda Pkwy with curbside landscaping. Typical walk and landscaping 6-lane arterial section may require revision due to existing field conditions to be determined at the time of the Site Plan.
- A minimum of two access points for life safety

### B. Drainage Improvements

The following drainage improvements will need to be constructed to support the development of PA-A2:

- Water quality treatment will be provided by units WQ #5 and WQ #6, both underground flow treatment manholes.

- EURV treatment will be provided by EURV #2, a system of underground pipes for detention. System location and configuration is conceptual only and may be revised with the Site Plan.
- Construction of STM #2 as the outfall for EURV #2 and STM #8 and STM #3 which conveys runoff to EURV #2.
- Existing inlets will be removed and replaced as needed due to the narrower street section.
- EURV #2 has an existing outfall that ultimately discharges to West Toll Gate Creek.

### C. Water Improvements

The following water distribution system improvements will need to be constructed to support the development of PA-A2:

- Construction of WL #3 and WL #4 along with all required fire hydrants will create a looped water system that is adequate to serve the planning area.

### D. Sanitary Sewer Improvements

The following sanitary sewer improvements will need to be constructed to support the development PA-A2:

- Construction of SL #2, SL #3, SL #5, and all associated service connections for the planning area will need to support this development.

### E. Park and Trail Improvements

The following park and trail improvements are necessary for the development of each planning area:

- Construction of a small urban park/plaza within PA-A2

## VII. Planning Area A3

PA-A3 is zoned as Mixed-Use Transit-Oriented Developmental District. PA-A3 is located within the northwest section of the project site and is north of E. Centrepont Dr., west of E. Alameda Dr., and south of S. Dawson St. The minimum infrastructure requirements to support the planning area are summarized below.

The infrastructure requirements needed to complete PA-A3 include the construction of roadways, drainage improvements, sanitary sewer, and water main improvements.

## A. Roadway Improvements

The following roadways will need to be constructed to support the development of PA-A3:

- S. Dawson St. (Section #6) from E. Centrepont Dr. to E. Dakota Ave. Street improvements include an elevated bike facility with necessary bike facility transitions.
- E. Dakota Ave. (Section #9) from S. Dawson St. to E. Alameda Dr.
- E. Alameda Dr. (Section #5) from E. Alameda Pkwy to E. Centrepont Dr. Existing E. Alameda Dr. will be removed and replaced with a more compact street section.
- E. Centrepont Dr. from S. Sable Blvd. to E. Alameda Dr. Existing E. Centrepont will be re-striped (Section #1) between Sable and Dawson but will be removed and replaced (Section #3) east of S. Dawson St. with a more compact street section. Street improvements include an elevated bike facility with necessary bike facility transitions.
- Curbside landscaping, irrigation, streets, and all related infrastructure will be constructed with the roadway improvements.
- A minimum of two access points for life safety

## B. Drainage Improvements

The following drainage improvements will need to be constructed to support the development of PA-A3:

- Water quality will be provided via WQ #5, an underground flow treatment manhole.
- Construction of STM #4 as the outfall for WQ #5.
- Existing inlets will be removed and replaced as needed due to the narrower street section.
- WQ #5 has an existing outfall that ultimately discharges to West Toll Gate Creek.

## C. Water Improvements

The following water distribution system improvements will need to be constructed to support the development of PA-A3:

- Construction of WL #4 and WL #5 along with all required fire hydrants will create a looped water system that is adequate to serve the planning area.

## D. Sanitary Sewer Improvements

The following sanitary sewer improvements will need to be constructed to support the development of PA-A3:

- Construction of SL #2, SL #4, SL #5, and all associated service connections for the planning area will be needed to support this development.

#### E. Park and Trail Improvements

The following park and trail improvements are necessary for the development of PA-A3:

- Construction of a small urban park/plaza within PA-A3.

### VIII. Planning Area B1

PA-B1 is zoned as Mixed-Use Transit-Oriented Developmental District. PA-B1 is located in the northeast section of the project site and is east of S. Fraser Ct., south of E. Alameda Pkwy., and west of the S. Granby St. The minimum infrastructure requirements to support PA-B1 will be summarized below.

The infrastructure requirements needed to complete PA-B1 include the construction of roadways, drainage improvements, sanitary sewer, and water main improvements.

#### A. Roadway Improvements

The following roadways will need to be constructed to support the development of PA-B1:

- E. Dakota Ave. (Section #9) from S. Fraser Ct. to S. Granby St.
- S. Granby St. (Section #9) from E. Alameda Pkwy to the E. Dakota Ave.
- S. Fraser Ct. (Section #4) from E. Alameda Pkwy to the E. Dakota Ave. Existing S. Fraser Ct. will be removed and replaced with a more compact street section.
- Curbside landscaping, irrigation, streets, and all related infrastructure will be constructed with the roadway improvements.
- Detached 10' walk along E. Alameda Pkwy with curbside landscaping. Typical walk and landscaping 6-lane arterial section may require revision due to existing field conditions to be determined at the time of the Site Plan.
- A minimum of two access points for life safety

#### B. Drainage Development

The following drainage improvements will need to be constructed to support the development of PA-B1:

- Water quality for the east half of the planning area will be provided via WQ #8, an underground flow treatment manhole.

- Water quality for the west half of the planning area will be provided via WQ #6
- EURV treatment will be provided by EURV #2, a system of underground pipes for detention. System location and configuration is conceptual only and may be revised with the Site Plan.
- Construction of STM #10 to convey flows to the existing storm sewer near the intersection of S. Fraser Ct. and E. Alameda Pkwy.
- Construction of STM #8 and STM #2 to provide EURV treatment and convey to the existing storm sewer system.
- Construction of STM #11 and STM #12 to convey flows to WQ #8.
- Construction of STM #14 and STM #18 to convey flows from WQ #8 to the outfall near the intersection of S. Chambers Rd. and E. Virginia Ave which ultimately discharges to West Toll Gate Creek.
- Existing inlets will be removed and replaced as needed due to the narrower street section.

### C. Water Improvements

The following water distribution system improvements will need to be constructed to support the development of PA-B1:

- Construction of WL #14 along with all required fire hydrants will create a looped water system that is adequate to serve the planning area.

### D. Sanitary Sewer Improvements

The following sanitary sewer improvements will need to be constructed to support the development of PA-B1:

- Construction of SL #10 and SL #11, and all associated service connections for the planning area will need to be constructed to support this development.

### E. Park and Trail Improvements

The following park and trail improvements are necessary for the development of PA-B1:

- No park or trail areas are proposed.

## IX. Planning Area B2

PA-B2 is zoned as Mixed-Use Transit-Oriented Developmental District. PA-B2 is located in the northeast section of the project site and is south of E. Alameda Pkwy., west of S. Chambers Rd, and east of S. Granby St. The minimum infrastructure requirements to support PA-B2 will be summarized below.

The infrastructure requirements needed to complete PA-B2 include the construction of roadways, drainage improvements, sanitary sewer, and water main improvements.

#### A. Roadway Improvements

The following roadways will need to be constructed to support the development of PA-B2:

- E. Dakota Ave. (Section #9) from S. Fraser Ct. to S. Chambers Rd.
- S. Granby St. (Section #9) from E. Alameda Pkwy to E. Dakota Ave.
- Curbside landscaping, irrigation, streets, and all related infrastructure will be constructed with the roadway improvements.
- Detached 10' walk along E. Alameda Pkwy with curbside landscaping. Typical walk and landscaping 6-lane arterial section may require revision due to existing field conditions to be determined at the time of the Site Plan.
- Detached 10' walk along S. Chambers Rd. with curbside landscaping. Typical walk and landscaping 6-lane arterial section may require revision due to existing field conditions and easements to be determined at the time of the Site Plan.
- A minimum of two access points for life safety

#### B. Drainage Development

The following drainage improvements will need to be constructed to support the development of PA-B2:

- Water quality for the planning area will be provided via WQ #8, an underground flow treatment manhole.
- Construction of STM #14 and STM #18 to convey flows from WQ #8 to the outfall near the intersection of S. Chambers Rd. and E. Virginia Ave which ultimately discharges to West Toll Gate Creek.

#### C. Water Improvements

The following water distribution system improvements will need to be constructed to support the development of PA-B2:

- Construction of WL #14 along with all required fire hydrants will create a looped water system that is adequate to serve the planning area.

#### D. Sanitary Sewer Improvements

The following sanitary sewer improvements will need to be constructed to support the development of PA-B2:

- Construction of service connections to the existing sanitary sewer to the north within the planning area will be needed to support this development.

#### E. Park and Trail Improvements

The following park and trail improvements are necessary for the development of PA-B2:

- No park or trail areas are proposed.

### X. Planning Area B3

PA-B3 is zoned as Mixed-Use Transit-Oriented Developmental District. PA-B3 is located in the east half of the project site and is west of S. Granby St., north of the E. Virginia Ave., east of S. Fraser Ct., and south of E. Dakota Ave. The minimum infrastructure requirements to support each planning area will be summarized below.

The infrastructure requirements needed to complete PA-B3 include the construction of roadways, drainage improvements, sanitary sewer, and water main improvements.

#### A. Roadway Improvements

The following roadways will need to be constructed to support the development of PA-B3:

- E. Dakota Ave. (Section #9) from S. Fraser Ct. to S. Chambers Rd.
- S. Fraser Ct. (Section #4) from E. Alameda Pkwy to E. Virginia Ave. Existing S. Fraser Ct. will be removed and replaced with a more compact street section.
- E. Virginia Ave. (Section #9) from S. Fraser Ct. to S. Granby St.
- S. Granby St. (Section #9) from E. Dakota Ave. to E. Virginia Ave.
- Curbside landscaping, irrigation, streets, and all related infrastructure will be constructed with the roadway improvements.
- A minimum of two access points for life safety

#### B. Drainage Development

The following drainage improvements will need to be constructed to support the development of PA-B3:

- Water quality for the east half of the planning area will be provided via WQ #10, an underground flow treatment manhole.
- Water quality for the west half of the planning area will be provided via WQ #6



- EURV treatment will be provided by EURV #2, a system of underground pipes for detention. System location and configuration is conceptual only and may be revised with the Site Plan.
- Construction of STM #9 and STM #10 to convey flows to the existing storm sewer near the intersection of S. Fraser Ct. and E. Alameda Pkwy.
- Construction of STM #8 and STM #2 to provide EURV treatment and convey to the existing storm sewer system.
- Construction of STM #13, STM #14, and STM #18 to convey flows from WQ #10 to the outfall near the intersection of S. Chambers Rd. and E. Virginia Ave which ultimately discharges to West Toll Gate Creek.
- Existing inlets will be removed and replaced as needed due to the narrower street section.

### C. Water Improvements

The following water distribution system improvements will need to be constructed to support the development of PA-B3:

- Construction of WL #10, WL # 12, WL #13, and WL #14 along with all required fire hydrants will create a looped water system that is adequate to serve the planning area.

### D. Sanitary Sewer Improvements

The following sanitary sewer improvements will need to be constructed to support the development of PA-B3:

- Construction of SL #9, SL #10, SL #11, SL #12, SL #13, and all associated service connections for the planning area will be needed to support this development.

### E. Park and Trail Improvements

The following park and trail improvements are necessary for the development of PA-B3:

- Construction of a small urban park/plaza within PA-B3

## XI. Planning Area B4

PA-B4 is zoned as Mixed-Use Transit-Oriented Developmental District. PA-B4 is located east within the project site and is located west of S. Chambers Rd., north of E. Virginia Ave., east of S. Granby St., and south of E. Dakota Ave. The minimum infrastructure requirements to support each planning area will be summarized below.

The infrastructure requirements needed to complete PA-B4 include the construction of roadways, drainage improvements, sanitary sewer, and water main improvements.

## A. Roadway Improvements

The following roadways will need to be constructed to support the development of PA-B4:

- E. Dakota Ave. (Section #9) from S. Fraser Ct. to S. Chambers Rd.
- S Fraser Ct. (Section #4) from E. Alameda Pkwy to E. Dakota Ave. Existing S. Fraser Ct. will be removed and replaced with a more compact street section.
- E. Virginia Ave. (Section #9) from S. Granby St. to S. Chambers Rd.
- S. Granby St. (Section #9) from E. Dakota Ave. to E. Virginia Ave.
- Curbside landscaping, irrigation, streets, and all related infrastructure will be constructed with the roadway improvements.
- Detached 10' walk along S. Chambers Rd. with curbside landscaping. Typical walk and landscaping 6-lane arterial section may require revision due to existing field conditions and easements to be determined at the time of the Site Plan.
- A minimum of two access points for life safety

## B. Drainage Development

The following drainage improvements will need to be constructed to support the development of PA-B4:

- Water quality for the planning area will be provided via WQ #11, an underground flow treatment manhole.
- Construction of STM #18 and STM #19 to convey flows from WQ #11 to the existing 60" storm line outfall near the intersection of S. Chambers Rd. and E. Virginia Ave.
- Existing inlets will be removed and replaced as needed due to the narrower street sections.

## C. Water Improvements

The following water distribution system improvements will need to be constructed to support the development of PA-B4:

- Construction of WL #10, WL # 12, WL #13, and WL #14 along with all required fire hydrants will create a looped water system that is adequate to serve the planning area.

## D. Sanitary Sewer Improvements

The following sanitary sewer improvements will need to be constructed to support the development of PA-B4:

- Construction of service connections for the planning area will be needed to support this development.

## E. Park and Trail Improvements

The following park and trail improvements are necessary for the development of PA-B4:

- Construction of a small urban park/plaza within PA-B4

# XII. Planning Area B5

PA-B5 is zoned as Mixed-Use Transit-Oriented Developmental District. PA-B5 is located in the southeast section of the project and is located east of E. Centrepont Dr., north of E. Center Ave., west of S. Granby St., and south of E. Virginia Ave. The minimum infrastructure requirements to support each planning area will be summarized below.

The infrastructure requirements needed to complete PA-B5 include the construction of roadways, drainage improvements, sanitary sewer, and water main improvements.

## A. Roadway Improvements

The following roadways will need to be constructed to support the development of PA-B5:

- S. Fraser Ct. (Section #4) from E. Centrepont Dr. to E. Virginia Ave. Existing S. Fraser Ct. will be removed and replaced with a more compact street section.
- E. Virginia Ave. (Section #9) from S. Chambers Rd. to S. Fraser Ct.
- S. Granby St. (Section #8) from E. Center Ave. to E. Virginia Ave.
- E. Center Ave. (Section #7) from E. Centrepont Dr. to S. Chambers Rd. Existing E. Center Ave. will be removed and replaced with a more compact street section. Street improvements include an elevated bike facility with necessary bike facility transitions.
- Curbside landscaping, irrigation, streets, and all related infrastructure will be constructed with the roadway improvements.
- A minimum of two access points for life safety

## B. Drainage Development

The following drainage improvements will need to be constructed to support the development of PA-B5:

- Water quality for the east half of the planning area will be provided via WQ #5, an underground flow treatment manhole.
- Water quality for the west half of the planning area will be provided via WQ #6
- EURV treatment will be provided by EURV #2, a system of underground pipes for detention. System location and configuration is conceptual only and may be revised with the Site Plan.
- Construction of STM #9 and STM #10 to convey flows to the existing storm sewer near the intersection of S. Fraser Ct. and E. Alameda Pkwy.
- Construction of STM #8 and STM #2 to provide EURV treatment and convey to the existing storm sewer system.
- Construction of STM #16 and STM #18 to convey flows from WQ #5 to the outfall near the intersection of S. Chambers Rd. and E. Virginia Ave which ultimately discharges to West Toll Gate Creek.
- Existing inlets will be removed and replaced as needed due to the narrower street section.

## C. Water Improvements

The following water distribution system improvements will need to be constructed to support the development of PA-B5:

- Construction of WL #9, WL #10, WL # 11, WL #12, and WL #13 along with all required fire hydrants will create a looped water system that is adequate to serve the planning area.

## D. Sanitary Sewer Improvements

The following sanitary sewer improvements will need to be constructed to support the development of PA-B5:

- Construction of SL #8, SL #9, SL #10, SL #12, SL #13, SL #14, and all associated service connections will be needed to support this development.

## E. Park and Trail Improvements

The following park and trail improvements are necessary for the development of PA-B5:

- Construction of a small urban park/plaza within PA-B5.

### XIII. Planning Area B6

PA-B6 is zoned as Mixed-Use Transit-Oriented Developmental District. PA-B6 is located in the southeast section of the project and is located west of S. Chambers Rd., north of E. Center Ave., east of the proposed S. Granby St., and south of the proposed E. Virginia Ave. The minimum infrastructure requirements to support PA-B6 will be summarized below.

The infrastructure requirements needed to complete PA-B6 include the construction of roadways, drainage improvements, sanitary sewer, and water main improvements.

#### A. Roadway Improvements

The following roadways will need to be constructed to support the development of PA-B6:

- E. Virginia Ave. (Section #9) from S. Chambers Rd. to S. Granby St.
- S. Granby St. (Section #8) from E. Center Ave. to E. Virginia Ave.
- E. Center Ave. (Section #7) from S. Granby St. to S. Chambers Rd. Existing E. Center Ave. will be removed and replaced with a more compact street section. Street improvements include an elevated bike facility with necessary bike facility transitions.
- Curbside landscaping, irrigation, streets, and all related infrastructure will be constructed with the roadway improvements.
- Detached 10' walk along S. Chambers Rd. with curbside landscaping. Typical walk and landscaping 6-lane arterial section may require revision due to existing field conditions and easements to be determined at the time of the Site Plan.
- A minimum of two access points for life safety

#### B. Drainage Development

The following drainage improvements will need to be constructed to support the development of PA-B6:

- Water quality for the planning area will be provided via WQ #7
- Construction of STM #16, STM #17, and STM #18 to convey flows from WQ #7 to the outfall near the intersection of S. Chambers Rd. and E. Virginia Ave which ultimately discharges to West Toll Gate Creek.
- Existing inlets will be removed and replaced as needed due to the narrower street section.
- 

#### C. Water Improvements

The following water distribution system improvements will need to be constructed to support the development of PA-B6:

- Construction of WL #10, WL #11, and WL #12 along with all required fire hydrants will create a looped water system that is adequate to serve the planning area.

#### D. Sanitary Sewer Improvements

The following sanitary sewer improvements will need to be constructed to support the development of PA-B6:

- Construction of SL #12, SL #13, SL #14, and all associated service connections for the planning area will be needed to support this development.

#### E. Park and Trail Improvements

The following park and trail improvements are necessary for the development of PA-B6:

- No park or trail areas are proposed.

### XIV. Planning Area C1

PA-C1 is zoned as Mixed-Use Transit-Oriented Developmental District. PA-C1 is located within the southwest section of the project, south of E. Centrepont Dr., east of S. Sable Blvd., north of E. Walsh Drive, and west of the proposed S. Dawson St. The minimum infrastructure requirements to support PA-C1 are summarized below.

The infrastructure requirements needed to complete PA-C1 include the construction of roadways, drainage improvements, sanitary sewer, and water main improvements.

#### A. Roadway Improvements

The following roadways will need to be constructed to support the development of PA-C1:

- S. Dawson St. (Section #9) from E. Centrepont Dr. to S. Fraser Ct.
  - A temporary turnaround will be provided at the south end of S. Dawson St.
- E. Centrepont Dr. (Section #1) will be re-stripped between S. Sable Blvd. and S. Dawson St., but no hardscape changes are proposed.
- Curbside landscaping, irrigation, streets, and all related infrastructure will be constructed with the roadway improvements.
- A minimum of two access points for life safety.
  - The secondary access may consist of an emergency-only access.

## B. Drainage Improvements

The following drainage improvements will need to be constructed to support the development of PA-C1:

- Water quality and detention will be provided via Pond #3. Details regarding the exact location and size of Ponds #3 will be determined during the CSP process.
- Construction of Storm Line #6 to convey flows from Centrepont Subdivision Filing No. 2 to Pond #3.
- Construction of Storm Line #5 to provide an outfall from Pond #3; Pond #3 will ultimately outfall to West Toll Gate Creek.
- Water quality for the planning area will be provided via WQ #2 and WQ #3
- Water quality for the Kaiser site south of the PA-C1 will be provided via WQ #1.
- EURV for the Kaiser site south of PA-C1 will be provided via EURV #1.
- Construction of STM #5, STM #6, and STM #15 to convey flows from PA-C1 to the existing 108" storm sewer adjacent to the site which ultimately discharges to West Toll Gate Creek.

## C. Water Improvements

The following water distribution system improvements will need to be constructed to support the development of PA-C1:

- Construction of WL #6 and WL #7 with all required fire hydrants creates a looped water system that is adequate to serve the planning area.

## D. Sanitary Sewer Improvements

The following sanitary sewer improvements will need to be constructed to support the development of for PA-C1:

- Construction of SL #6, SL #7, and all associated service connections will need to be constructed to support this development.

## E. Park and Trail Improvements

The following park and trail improvements are necessary for the development of PA-C1:

- Construction of a small urban park/plaza within PA-C1
- Construction of 1.5 ac. park within PA-C1

## XV. Planning Area C2

PA-C2 is zoned as Mixed-Use Transit-Oriented Developmental District. PA-C2 is located southwest in the project site and is located south and west of E. Centrepont Dr., east of the proposed S. Dawson St., and north of the proposed S. Fraser Ct. The minimum infrastructure requirements to support PA-C2 will be summarized below.

The infrastructure requirements needed to complete PA-C2 include the construction of roadways, drainage improvements, sanitary sewer, and water main improvements.

### A. Roadway Improvements

The following roadways will need to be constructed to support the development of PA-C2:

- S. Dawson St. (Section #9) from E. Centrepont Dr. to S. Fraser Ct.
- S. Fraser Ct. (Section #10) from E. Centrepont Dr. to S. Dawson St.
- E. Centrepont Dr. from S. Sable Blvd. to E. Alameda Dr. Existing E. Centrepont will be re-striped (Section #1) between Sable and Dawson but will be removed and replaced (Section #3) east of S. Dawson St. with a more compact street section. Street improvements include an elevated bike facility with necessary bike facility transitions.
- E. Centrepont Dr. (Section #2) from E. Alameda Dr. to S. Fraser Ct. will be removed and replaced with a more compact street section. Street improvements include an elevated bike facility with necessary bike facility transitions.
- Curbside landscaping, irrigation, streets, and all related infrastructure will be constructed with the roadway improvements.
- A minimum of two access points for life safety

### B. Drainage Development

The following drainage improvements will need to be constructed to support the development of PA-C2:

- Water quality for the majority of the planning area will be provided via WQ #6, an underground flow treatment manhole.
- Water quality for the northwest third of the planning area will be provided via WQ #9
- EURV treatment will be provided by EURV #2, a system of underground pipes for detention. System location and configuration is conceptual only and may be revised with the Site Plan.
- Construction of STM #7 to convey flows to the existing storm sewer in E. Centrepont Dr.
- Construction of STM #8 and STM #2 to provide EURV treatment and convey to the existing storm sewer system.



- Construction of STM #4 and STM #20 to convey flows from WQ #9 to the outfall near the intersection of S. Dawson St. and E. Alameda Pkwy which ultimately discharges to West Toll Gate Creek.
- Existing inlets will be removed and replaced as needed due to the narrower street section.

### C. Water Improvements

The following water distribution system improvements will need to be constructed to support the development of PA-C2:

- Construction of WL #7 and WL #8 along with all required fire hydrants will create a looped water system that is adequate to serve the planning area.

### D. Sanitary Sewer Improvements

The following sanitary sewer improvements will need to be constructed to support the development of PA-C2:

- Construction of SL #7 and all associated service connections for the planning area will need to be constructed to support this development.

### E. Park and Trail Improvements

The following park and trail improvements are necessary for the development of PA-C2:

- Construction of a small urban park/plaza within PA-C2.

## XVI. Planning Area C3

PA-C3 is zoned as Mixed-Use Transit-Oriented Developmental District. PA-C3 is located southwest in the project site and is south and west of E. Centrepont Dr., east of the proposed S. Dawson St., south of the proposed S. Fraser Ct., and north of E. Walsh Dr. The minimum infrastructure requirements to support PA-C3 will be summarized below.

The infrastructure requirements needed to complete PA-C3 include the construction of roadways, drainage improvements, sanitary sewer, and water main improvements.

### A. Roadway Improvements

The following roadways will need to be constructed to support the development of PA-C3:

- S. Fraser Ct. (Section #10) from E. Centrepont Dr. to S. Dawson St.

- S. Dawson St. (Section #9) from E. Centrepont Dr. to S. Fraser Ct.
- E. Centrepont Dr. (Section #1) from S. Sable Blvd. to S. Dawson St. Existing E. Centrepont will be re-striped.
- E. Centrepont Dr. (Section #3) from S. Fraser Ct. to E. Center Ave. will be removed and replaced with a more compact street section. Street improvements include an elevated bike facility with necessary bike facility transitions.
- Curbside landscaping, irrigation, streets, and all related infrastructure will be constructed with the roadway improvements.
- A minimum of two access points for life safety

## B. Drainage Development

The following drainage improvements will need to be constructed to support the development of PA-C3:

- Water quality will be provided via WQ #6, an underground flow treatment manhole.
- EURV treatment will be provided by EURV #2, a system of underground pipes for detention. System location and configuration is conceptual only and may be revised with the Site Plan.
- Construction of STM #7 and STM #21 to convey flows to the existing storm sewer in E. Centrepont Dr.
- Construction of STM #8 and STM #2 to provide EURV treatment and convey to the existing storm sewer system.
- Existing inlets will be removed and replaced as needed due to the narrower street section.

## C. Water Improvements

The following water distribution system improvements will need to be constructed to support the development of PA-C3:

- Construction of WL #7 and WL #8 along with all required fire hydrants will create a looped water system that is adequate to serve the planning area.

## D. Sanitary Sewer Improvements

The following sanitary sewer improvements will need to be constructed to support the development of PA-C3:

- Construction of service connections to the existing sanitary sewer in E. Centrepont Dr. will be needed to support this development.

## E. Park and Trail Improvements

The following park and trail improvements are necessary for the development of PA-C3:

- Construction of a small urban park/plaza within PA-C3.

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Sheet List Table	
Sheet Number	Sheet Title
1	Overall Map
2	Typical Sections & Notes
3	Planning Area A1, A2, & A3
4	Planning Areas B1, B2, B3, B4, B5, & B6
5	Planning Areas C1, C2, & C3

LEGEND	
	Property Line
	Right of Way Line
	Pond Limits
	Easement Line
	Limits of Project
	Storm Sewer Line
	Water Line
	Sanitary Sewer Line
	STM
	W
	SS
	Ex. Storm FES
	Ex. Storm Manhole
	Ex. Fire Hydrant
	Ex. Sanitary Manhole
	Detached Walk & ROW LS
	Possible Access Point *
	Connect to Ex. Util. System *
	Pedestrian Connection *
	Small Urban Park *
	Proposed Roadway/ Roadway Improvements
	Area is Not a Part of this Public Improvements Plan
	Street Sections

\*ON SUBSEQUENT PLANS FOR EXPECTED PLANNING AREAS OF THESE PUBLIC IMPROVEMENT PLANS

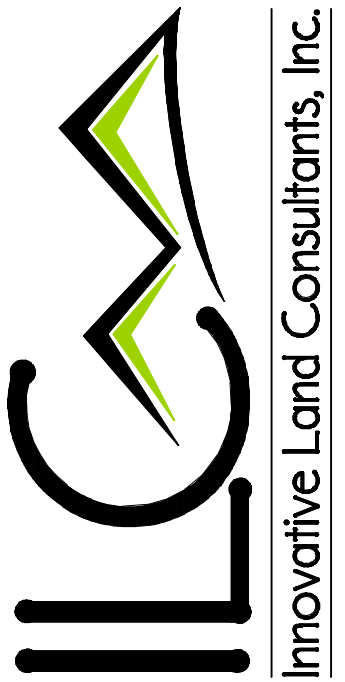
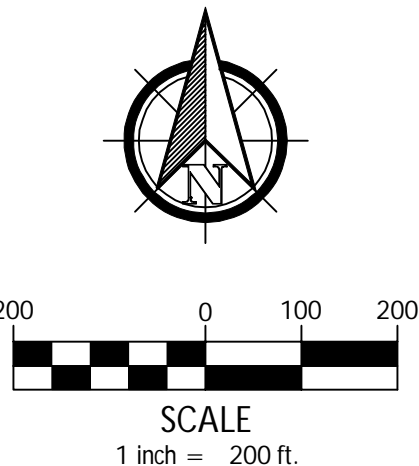
**SITE PLAN NOTES:**

- EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
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**NOTES:**

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STREET CLASSIFICATION	
ARTERIALS	E. ALAMEDA PKWY. S. CHAMBERS RD. S. SABLE BLVD.
COLLECTORS	E. CENTREPOINT DR.
URBAN LOCAL	E. CENTRE AVE. S. GRANBY ST. E. ALAMEDA DR. S. DAWSON ST. E. VIRGINIA AVE. E. DAKOTA AVE. S. FRASER COURT



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REVISIONS	DATE					DESIGNED BY: XWL PREPARED BY: TRP DATE: June 9, 2021 HORIZ. SCALE: 1" = 200' VERT. SCALE: 1" = 200'	SHEET: 1 of 5 JOB NO.: 1064-01
	1						
	2						
	3						
	4						
	5						

Aurora Metro Center

Aurora, Colorado

Public Improvement Plan

Overall Map

Proj. Name:

Location:

Plan Set:

Sheet Name:

Client:

Parkhill Development

Address:

631 High St.  
Denver, CO 80218

Contact:  
Bill Parkhill  
(303) 829-8811



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Sheet:

1



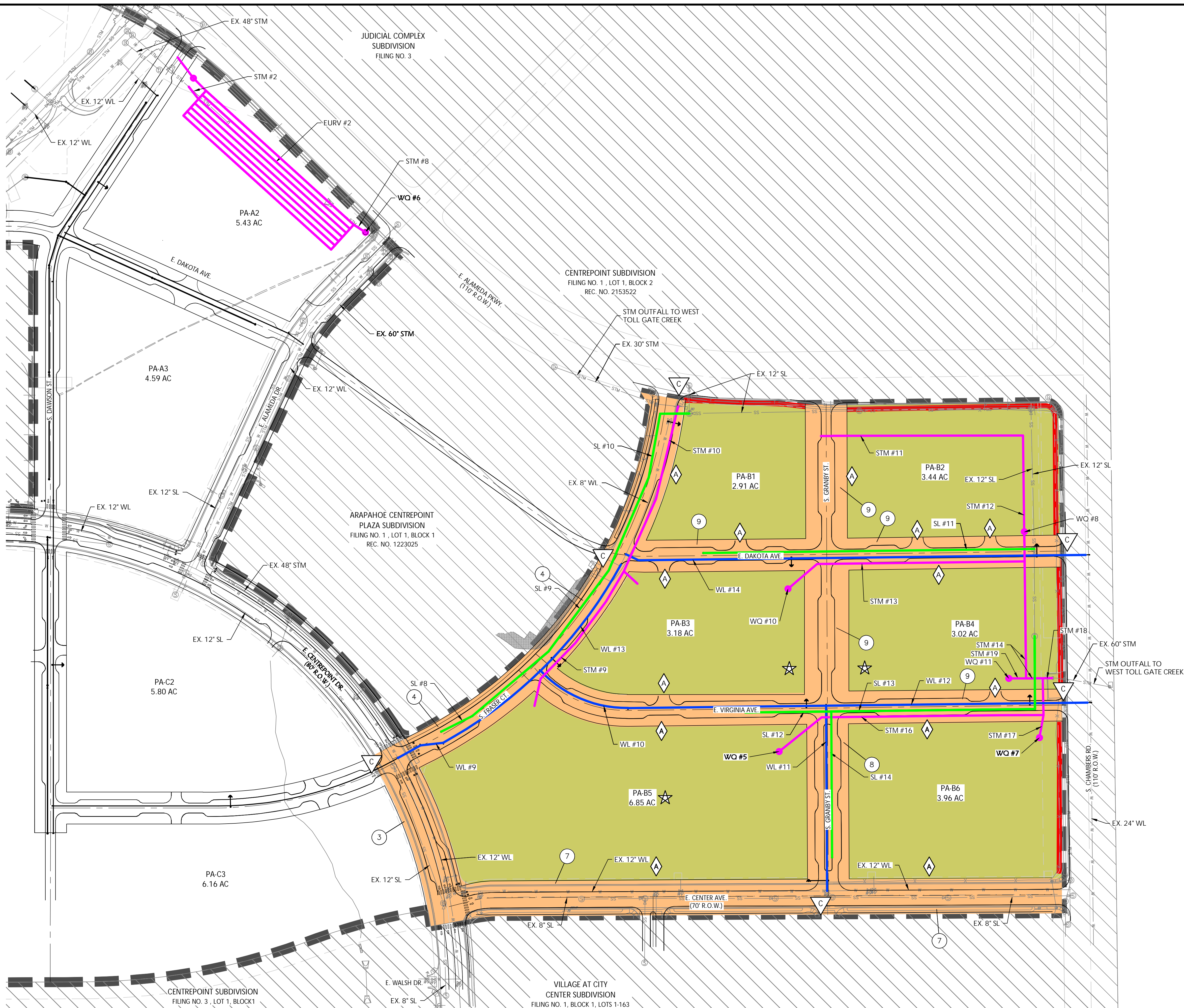








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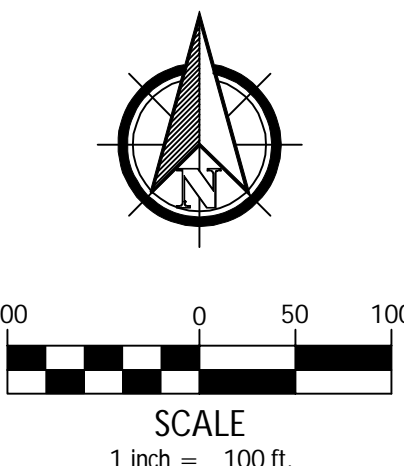


**LEGEND**

	Property Line
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Revision Type:	No.	Rev.	Date:	1	2	3	4	5	6	Designed By: XWL	Prepared By: TRP	Approved By: TRH
										Date: June 9, 2021	Sheet: 4 of 5	Job No.: 1064-01
										Horiz. Scale: 1" = 100'	Vert. Scale: N/A	

Proj. Name: Aurora Metro Center

Location: Aurora, Colorado

Plan Set: Public Improvement Plan

Sheet Name: Planning Areas B1, B2, B3, B4, B5, & B6

Client: Parkhill Development

Address: 431 High St  
Denver, CO 80218

Contact: Bill Parkhill  
(303) 829-8811

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