



CVL Job No. 8.13.0155412

AURORA, COLORADO

**PAINTED PRAIRIE**

**A MASTER PLANNED  
COMMUNITY**

**PUBLIC IMPROVEMENTS PLAN  
AMENDMENT**

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THIS AMENDMENT IS BEING PREPARED TO PRESENT REVISIONS TO THE PAINTED PRAIRIE PLANNING DEVELOPMENT ACREAGES, CONFIGURATIONS, AND THE ASSOCIATED INFRASTRUCTURE. IN ADDITION, THE SOUTH HALF OF 64TH AVENUE FROM HIMALAYA ROAD TO PICADILLY ROAD, THE NORTH HALF OF 56TH AVENUE FROM HIMALAYA ROAD TO PICADILLY ROAD, AND THE WEST HALF OF HIMALAYA ROAD FROM 56TH AVENUE TO 64TH AVENUE, AND PORTIONS OF THE WATER AND SEWER ALONG THESE RIGHTS OF WAYS', WILL BE CONSTRUCTED AND DEFINED WITHIN.

STATEMENT OF ACKNOWLEDGEMENT

THE FOLLOWING DOCUMENT IS AN AMENDMENT TO THE PUBLIC IMPROVEMENTS PLAN (COA: 2006-7003-00) FOR THE PAINTED PRAIRIE PROJECT SITE WRITTEN BY CIVITAS, INC. DATED JANUARY 2007.

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## Introduction

### General Description

The Painted Prairie Development is approximately 624 acres. The project will be a combination of mixed use, commercial, and residential developments. Anticipated uses include single and multi-family homes, retail shops, hotels, restaurants, a school, a church, and several acres of parks and open space. The improved areas will include roadways, utilities, detention ponds, drainage channels, parks, and open spaces located throughout the development. The property is square in shape and has been divided into 10 development areas consisting of 72 planning areas. Development Area A is currently under construction (per COA #218075) and is anticipated to be completed prior to the next development area.

### Scope of Work

The purpose of this Public Improvement Plan Amendment is to revise the previously approved Painted Prairie Public Improvement Plan (FDP) (COA# 2006-7003-00). More specifically, this report will discuss for each identified development area, the required roadway, storm drainage, water, and sanitary sewer infrastructure necessary for each development area to function as a standalone development. All ten development areas will be discussed herein, although Development Area A is currently under construction and is anticipated to be completed prior to the next Development Area.

### Project Location

The Painted Prairie development is located in Section 11, Township 3 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, in the City of Aurora, Colorado. The project is bound on the north by 64<sup>th</sup> Avenue, on the south by 56<sup>th</sup> Avenue, Himalaya Road defines the west boundary, and Picadilly Road defines the eastern boundary.

Currently there are several existing developments bounding the proposed site: to the north is Gaylord of the Rockies and additional filings for Highpoint at DIA, to the west is Highpoint at DIA Filing No. 3 and 4 (north of half section line) and the Singletree at DIA subdivision (south of half section line). Both Highpoint sites are currently being developed. To the south is Green Valley Ranch. The Avelon project is located to the east of the project site and is currently in the planning process. Figure-1 clearly depicts the project in context to the surrounding roadways and known developments.



**Figure-1**  
**Location Map**

## **Development Areas**

The Painted Prairie project site consists of 10 development areas which have been divided into 72 planning areas. Development Area A is centered on the eastern section line of the project section, bordered by Picadilly Road on the east. Development Area F is centered on the northern section line, bordered by 64<sup>th</sup> Avenue to the north and Development Area A to the south. Development Area I is located in the northeastern corner of the section with 64<sup>th</sup> Avenue to the north, Development Area F to the west, Development Area A to the south, and Picadilly Road to the east. Development Area E is located in the western half of the section, bordered by Development Area F to the east, a drainage channel to the south, the existing Regional detention pond to the west, and bordered to the north by Development Area G. Development Area G is centrally located in the north half of the section with 64<sup>th</sup> Avenue to the north, Development Area F to the east, and Development Area E to the south. Development Area H is located along the western section line, bordered by Himalaya Road to the west, Development Area D to the south, and the Regional detention pond to the east. Development Area D is also located along the western section line, bordered by Development Area H to the north and Himalaya Road to the west. Development Area C on the southern section line, and it is bordered on the south by 56<sup>th</sup> Avenue, on the east by Development Area B, and on the west and north by a drainage channel and the Regional detention pond. Development Area B is centrally located along the southern section line, bordered by Development Area A to the north, Development Area C to the west, and 56<sup>th</sup> Avenue to the south. Development Area J is located in the southeastern corner of the section with 56<sup>th</sup> Avenue to the south, Picadilly Road to the east, and Development Area B to the west and north. The site plan and

interior utility and roadway alignments for the identified development areas, excluding Development Area A, is not known. Subsequent Site Plan and construction document submittals shall be prepared and submitted as users are defined. See Planning Area Overlay Exhibit for reference.

## Public Improvements

### Final Build Out (Exhibit 1 of 11)

#### Public Improvement Plan

The Public Improvement Plan exhibit (P1) within the Appendix of this report color codes and shows all proposed development areas at full build out for the project. The Painted Prairie site has been divided into 10 development areas, and they have been analyzed to determine the minimum infrastructure requirements necessary to support them independently. The actual sequential development of this project shall be solely determined by market demands. Furthermore, dependent upon market needs, identified planning areas may be combined or partially skipped as needed.

The utility alignments (water, sanitary sewer, storm drainage) indicated are conceptual and subject to change as the project design is finalized and the development areas are developed. Final interior roadway, water, sanitary sewer, and storm sewer alignments will be determined in future Site Plan and construction drawing submittals. The major road alignments (56<sup>th</sup> Ave, 60<sup>th</sup> Ave, 64<sup>th</sup> Ave, Picadilly Rd, Himalaya Rd, Lisbon Street) are not expected to change. Each Development Area will have a minimum of two points of access to provide for life safety requirements. The watermain layout has been designed to provide adequate fire flows and looped service for each Development Area. All utility and interior road design will be in compliance with the City of Aurora standards and will be subject to review and comment at the time of future Site Plan submittals.

It is anticipated that half roadway sections will be constructed adjacent to each development area unless otherwise defined herein. A traffic study will be completed with each development area to ensure the road capacity is not exceeded. These ADT thresholds may be found in the NEATS study. Initial access to the Painted Prairie project will be from 56<sup>th</sup> Avenue and Picadilly Road. The west half of Picadilly Road will be constructed as part of Development Area A from 56<sup>th</sup> Avenue to 64<sup>th</sup> Avenue per the City of Aurora Standards and Specification for a 6-lane Arterial. The north half of 56<sup>th</sup> Avenue, the eastern half of Himalaya, and the south half of 64<sup>th</sup> Avenue will be constructed per the designated City of Aurora roadway classification with the adjacent development areas as shown in the PIP exhibit located within the Appendix of this report. It is not anticipated that traffic demands will require perimeter roads to be constructed prior to adjacent development. As mentioned, the ADT volumes will be monitored with the detailed traffic study submitted with each subsequent site plan/preliminary plat submittal. Additional interior infrastructure will be constructed incrementally as development progresses throughout the project in a manner to ensure 2 points of access. Multiple traffic signals adjacent to the site are anticipated in the future. This project will follow the Traffic Signal Escrow Ordinance option (c) Large Residential Development Payment Phasing to accommodate these potential traffic signals.

As required by the City of Aurora, planning areas shall adhere to and address, within their respective Site Plan submittals, the following requirements: 1) roadway sections shall terminate with appropriate pavement transitions beyond the end of the constructed section, 2) proposed utility alignments identified within unpaved road sections shall be graded to ensure adequate soil cover and depths, 3) proposed roadway sections, either half or full, will require wet utilities to be installed prior to paving, 4) proposed roadway design shall include street lighting, striping and

signage.

Water will be supplied to the Painted Prairie project by the existing 24” mains located in Picadilly Road and 64<sup>th</sup> Avenue. A new 24” watermain is expected to be constructed within the Himalaya Road ROW and will also service the Painted Prairie project. Connections to all three of these 24” watermain is anticipated as the development areas are constructed. Additional interior waterline construction will be completed incrementally as development progresses throughout the project in a manner to ensure a looped system with adequate pressure and supply for each Development Area.

Per discussions with the City of Aurora, the project will be graded into two sanitary sewer drainage basins which will flow generally from east to the west and connect to existing infrastructure near the Himalaya Road alignment at 64<sup>th</sup> Avenue. Some off-site sanitary sewer construction will be required to complete construction of the Painted Prairie Subdivision. A large portion of the site will be routed off-site to an existing manhole northwest of the project. This proposed sanitary sewer routing will extend northwest of the Painted Prairie site to the intersection of Himalaya Road and 64<sup>th</sup> Avenue. The piping will route north, and it will cross below E. 64<sup>th</sup> Avenue and Second Creek. Finally, the piping will outlet to an existing 60” diameter manhole near the Dunkirk lift station, where it will be routed to the Gateway lift station.

## **Specific Development Area Improvements**

Any designated Development Area can be constructed at any time as long as the following is constructed/provided: two points of access are provided for life safety, a looped water system capable of providing adequate fire flow and domestic service, adequate sanitary sewer, and storm drainage is adequately served with water quality, detention storage, and conveyance to downstream facilities. The intent of this amendment is to discuss each identified development area, the required roadway, storm drainage, water, and sanitary sewer infrastructure necessary to facilitate them as standalone developments.

### **Development Area A**

**PA-10, PA-11, PA-12, PA-16, PA-17, PA-18, PA-41, PA-42, PA-43, PA-44, PA-45, PA-47, PA-48, PA-49 & PA-50**

**Currently in Construction, Assumed to be Completed Before Next Development Area, COA Approval #218075**

### **General**

Proposed Roadways and wet utility alignments are shown on exhibit P1 – Planning Area Overlay. Development Area A contains an area of approximately 114 acres and is centrally located on the east portion of the site along Picadilly Road. Land uses are identified as single and multi-family residential.

The infrastructure provided for this Development Area includes the construction of 60<sup>th</sup> Avenue from Picadilly west approximately 2700 LF, the west half of Picadilly Road from 56<sup>th</sup> Avenue to 64<sup>th</sup> Avenue, and interior roadways, watermains, sanitary sewer, storm sewer, drainage channels, and regional detention pond 816. The approved plans have been provided.

### **Open Space**

PA-1G, PA-1H, PA41-45 and PA47-49 are open spaces within or near DA-A. PA-1G will be developed once 50% occupancy is achieved within PA-15, PA-16, and PA-20 within DA-F, DA-A, and DA-B respectively. Planning Areas 41-45 and 47-49 and PA-1H will be developed once 50% occupancy is achieved within several areas of DA-A (PA10, 11, 12, 16, 17, 18, 21, 22).

## **Development Area B (Exhibit 3 of 13)**

**PA-20, PA-21, PA-22, PA-25, PA-26, PA-55, PA-56, PA-59, & PA-60**

### **General**

Roadway and wet utility alignments are shown on exhibit P2 – Development Area B. Development Area B contains an approximate area of 66 acres and is located in the southeast corner of the section near the intersection of 56<sup>th</sup> Avenue and Picadilly Road. Land uses are identified as single and multi-family residential.

The infrastructure necessary for the completion of this phase includes the construction of arterial and connector roadways, watermains, sanitary sewers, storm sewers, and a peak shaving pond.

### **Roadway System**

The north half of 56<sup>th</sup> Avenue will require construction per the City of Aurora 6-lane arterial road section from the western boundary of Lisbon Street to eastern boundary of Development Area B along 56<sup>th</sup> Ave. Additionally, Lisbon Street shall be constructed from the southern boundary of Development Area E to 56<sup>th</sup> Avenue, unless already completed. It is anticipated that a minimum of two access points will be made onto 56<sup>th</sup> Avenue, one will be at Lisbon Street. Internal roadways will be designed and constructed per the previously approved street sections included within the Appendix of this report.

### **Water Distribution System**

If not constructed, a 24” watermain will be constructed within 56<sup>th</sup> Avenue connecting to the existing 24” main in Picadilly and extending west approximately 670 LF. This main will turn and run north through the boundary of Development Area J to connect with an existing 12” watermain constructed in Development Area A. Near the north boundary of DA-J, an additional 12” main will be constructed and run west to the western edge of Lisbon Street and north in Lisbon Street. An 8” watermain will be constructed along the northern boundary of Development Area B to Lisbon Street and south to the proposed east-west 12” main. Interior water lines will be constructed through local streets and looped internally within Development Area B.

### **Sanitary Sewer System**

Sanitary sewer infrastructure must be constructed to provide a 12” service that will flow northwest towards the intersection of 64<sup>th</sup> Avenue and Himalaya Road. This pipe will be 15” diameter at DA-G. The service will cross under Second Creek and 64<sup>th</sup> Avenue, then tie into the existing 60” diameter sanitary manhole north of 64<sup>th</sup> Avenue and ultimately drain to the Gateway lift station. Development Area B consists of Areas PA-20, PA-21, PA-22, PA-25, PA-26, PA-55, PA-56, PA-59, & PA-60 as shown on P1a – Planning Area Overlay Exhibit and P2 – Development Area B Exhibit.

### **Storm Drainage System**

Storm water runoff from Development Areas B and J will be combined with offsite runoff and piped west, from Picadilly Road, to a peak shaving pond. The water will be conveyed through an existing culvert across Picadilly road and then through Development Areas B and J with (2) 29” x 45” elliptical pipes. The pond will be located in the southwest corner, at a low point in Development Area B. If Development Area C is not already constructed, the storm water will flow overland from the pond in a westerly direction to regional pond 816 per Filing No. 1 Construction Plans COA #218075. The pond will release into an open channel that routes the flows to the existing Blue Gramma channel.

## **Parks and Open Space**

PA-1F, PA-1G, PA-55, PA-56, PA-59, & PA-60 are open spaces within or near DA-B. PA-1F will be developed once PA-14 and PA-19 are developed within DA-E and DA-C respectively. PA-1G will be developed once PA-15, PA-16, and PA-20 are developed within DA-C, DA-A, and DA-B respectively. PA-55, PA-56, PA-59, and PA-60 will be developed once 50% occupancy is achieved within PA-24 and PA-25 located within DA-C and DA-B respectively.

## **Development Area C (Exhibit 4 of 13)**

**PA-19, PA-23, PA-24, PA-52, PA-53, PA-54, PA-57, & PA-58**

### **General**

Roadway and wet utility alignments are shown on exhibit P3 – Development Area C Exhibit. Development Area C contains an area of approximately 58 acres and is located near the southwest corner of the site at the intersection of 56<sup>th</sup> Avenue and Himalaya Road. Land uses are identified as single and multi-family residential.

The infrastructure necessary for the completion of this phase includes the construction of arterial and connector roadways, watermains, sanitary sewers, and storm sewers.

### **Roadway System**

The north half of 56<sup>th</sup> Avenue will require construction per the City of Aurora 6-lane arterial road section from Himalaya road to the eastern boundary of Lisbon Street. Lisbon Street shall be constructed from the southern boundary of Development Area E to 56<sup>th</sup> Avenue, unless already completed. A road will be constructed west to Himalaya along the south boundary of DA-D. It is anticipated that a minimum of two access points will be made onto 56<sup>th</sup> Avenue, one will be at Lisbon Street. Internal roadways will be designed and constructed per the previously approved street sections included within the Appendix of this report.

### **Water Distribution System**

A 24” watermain will be connected to the existing main in Himalaya at 56<sup>th</sup> Avenue. This main will run east along the 56<sup>th</sup> Avenue ROW for approximately 670 LF. A 12” diameter watermain will run north along the eastern boundary of the existing Regional detention pond 816 (Filing No. 1 Construction Plans COA #218075) to the northern boundary of Development Area C. An 8” watermain will connect to the main in Himalaya and run east to the eastern boundary of Lisbon Street. A 12” main will be installed within the Lisbon Street and run south to connect these two mains. Interior water lines will be constructed through local streets and looped internally within Development Area C.

### **Sanitary Sewer System**

Sanitary sewer infrastructure must be constructed to provide a 12” service that will flow northwest towards the intersection of 64<sup>th</sup> Avenue and Himalaya Road. This pipe will be 15” diameter at DA-G. The service will cross under Second Creek and 64<sup>th</sup> Avenue, then tie into the existing 60” diameter sanitary manhole north of 64<sup>th</sup> Avenue and ultimately drain to the Gateway lift station. Development Area C consists of Areas PA-19, PA-23, PA-24, PA-52, PA-53, PA-54, PA-57, & PA-58 as shown on P1a – Planning Area Overlay Exhibit and P3 – Development Area C Exhibit.

### **Storm Drainage System**

Storm water runoff from Development Areas C, B, and J will be combined with offsite runoff and routed northwest to the regional pond 816 per Filing No. 1 Construction Plans COA #218075. Runoff from Parcels B, J, and offsite will be directed into a peak attenuating pond within the limits of Development Area B, then to a box culvert and routed to the detention pond. The detention pond will release into an open channel that routes the flows to the existing Blue Gramma channel. However, if Development Area B has not been constructed, the stormwater will be conveyed through an existing

culvert under Picadilly road and then overland to a peak attenuating pond that will be constructed east of Lisbon.

### **Parks and Open Space**

PA-1D, PA-1E, PA-1F, PA-52, PA-53, PA-54, PA-57, and PA-58 are open spaces within or near DA-C. PA-1D will be developed once 50% occupancy is achieved within PA-13, PA-14, and PA-19 located within DA-D, DA-E, and DA-C respectively. PA-1E will be developed once 50% occupancy is achieved within PA-13, PA-23, and PA-24 located within DA-D and DA-C. PA-1F will be developed once 50% occupancy is achieved within PA-14 and PA-19 located within DA-E and DA-C. PA-52 and PA-53 will be developed once PA-19 and PA-20 are developed within DA-C and DA-B. PA-54 will be developed once PA-24 and PA-25 are developed within DA-C and DA-B. PA-57 and PA-58 will be developed when PA-22 and PA-23 have 50% occupancy within DA-B and DA-C.

## **Development Area D (Exhibit 5 of 13)**

### **PA-13 & PA-51**

#### **General**

Roadway and wet utility alignments are shown on exhibit P4 – Development Area D Exhibit. Development Area D contains an area of approximately 30 acres and is located west, along Himalaya Road. Land uses are identified as single and multi-family residential.

The infrastructure necessary for the completion of this phase includes the construction of arterial and connector roadways, watermains, sanitary sewers, and storm sewers.

#### **Roadway System**

The infrastructure necessary for the completion of this phase includes the construction of the east half of Himalaya Road per the City of Aurora 4-lane arterial road section. These improvements will extend from the northern boundary of Development Area D to 56<sup>th</sup> Avenue. The north and south side of 60<sup>th</sup> Avenue from Himalaya Road to the eastern boundary of Development Area D will also require construction if not already completed. Two access points, one being 60<sup>th</sup> Avenue, will be made onto Himalaya Road. Internal roadways will be designed and constructed per the previously approved street sections included within the Appendix of this report.

#### **Water Distribution System**

If not already constructed, a 12” watermain shall be constructed along 60<sup>th</sup> Avenue from the eastern boundary of Development Area D to connect to the existing 24” main in Himalaya. An 8” connection will be made to the existing 24” watermain in Himalaya Road at the southern boundary of Development Area D. This main will run east to the edge of Development Area D and will be connected to the 60<sup>th</sup> Ave watermain by an 8” watermain running north-south along the eastern boundary of Development Area D. Interior water lines will be constructed through local streets and looped internally within Development Area D.

#### **Sanitary Sewer System**

Sanitary sewer infrastructure must be constructed to provide a 12” service that will flow northwest towards the intersection of 64<sup>th</sup> Avenue and Himalaya Road. This pipe will be 15” diameter at DA-G. The service will cross under Second Creek and 64<sup>th</sup> Avenue, then tie into the existing 60” diameter sanitary manhole north of 64<sup>th</sup> Avenue and ultimately drain to the Gateway lift station. Development Area D consists of Area PA-13 and PA-51 as shown on P1a – Planning Area Overlay Exhibit and P4 – Development Area D Exhibit.

#### **Storm Drainage System**

Storm water runoff will be routed through street flow and piped systems, east to outlet to the existing regional pond 816 per Filing No. 1 Construction Plans COA #218075. This is the low point of the site and is located at the southern end of Development Area H. The pond will release into an open channel that routes the flows to the existing Blue Gramma channel.

## **Parks and Open Space**

PA-1D, PA-1E and PA-51 will be developed as open space within or near DA-D. PA-1D will be developed once 50% occupancy is achieved within PA-13, PA-14, and PA-19 located within DA-D, DA-E, and DA-C respectively. PA-1E will be developed once 50% occupancy is achieved within PA-13, PA-23, and PA-24 located within DA-D and DA-C. PA-51 will be developed once 50% occupancy is achieved within PA-13 located within DA-D.

**Development Area E (Exhibit 6 of 13)**  
**PA-8, PA-14, PA-40, PA-46, & PA-63**

**General**

Roadway and wet utility alignments are shown on exhibit P5 – Development Area E Exhibit. Development Area E contains an approximate area of 57 acres and is centrally located on the west portion of the site. Land uses are identified as single and multi-family residential.

The infrastructure necessary for the completion of this phase includes the construction of arterial and connector roadways, watermains, sanitary sewers, and storm sewers.

**Roadway System**

Both sides of 60<sup>th</sup> Avenue will require construction from the eastern boundary of Development Area A to Himalaya Road. Three 8' x 10' box culverts will be installed under 60<sup>th</sup> Ave where it crosses the existing regional pond. If not already constructed, both sides of Lisbon Street will be constructed from the southern boundary of Development Area E to 64<sup>th</sup> Avenue. In addition, 61<sup>st</sup> Avenue and 59<sup>th</sup> Drive shall be extended from Development Area A to the East boundary of Development Area E. Internal roadways will be designed and constructed per the previously approved street sections included within the Appendix of this report.

**Water Distribution System**

Development Area E will provide three watermains in the east-west direction, from DA-A to the western boundary of Development Area E. The line along the 60<sup>th</sup> Ave ROW shall be 12"; the northern line is 8" and runs along the northern boundary of Development Area E; the southern line will be 8" and will run within the 59<sup>th</sup> Drive ROW. If not constructed, a 12" watermain in Lisbon Street will provide a connection between 61<sup>st</sup> Avenue and 59<sup>th</sup> Drive. In addition, a 12" watermain shall run between the two east-west mains, along the western boundary of Development Area E. Interior water lines will be constructed through local streets looped internally within Development Area E.

**Sanitary Sewer System**

Sanitary sewer infrastructure must be constructed to provide a 12" service that will flow northwest towards the intersection of 64<sup>th</sup> Avenue and Himalaya Road. This pipe will be 15" diameter at DA-G. The service will cross under Second Creek and 64<sup>th</sup> Avenue, then tie into the existing 60" diameter sanitary manhole north of 64<sup>th</sup> Avenue and ultimately drain to the Gateway lift station. Development Area E consists of Areas PA-8, PA-14, PA-40, PA-46 and PA-63 as shown on P1a – Planning Area Overlay Exhibit and P5 – Development Area E Exhibit.

**Storm Drainage System**

Storm water runoff will be routed through street flow and piped systems, west to outlet to the existing regional pond 816 per Filing No. 1 Construction Plans COA #218075. This is the low point of the site and is located at the southern end of Development Area H. The pond will release into an open channel that routes the flows to the existing Blue Gramma channel.

## **Parks and Open Space**

PA-1C, PA-1D, PA-1F, PA-40, PA-46, and PA-63 will be developed into open spaces within or near DA-E. PA-1C will be developed once 50% occupancy is achieved within PA-7 and PA-8 located within DA-H and DA-E respectively. PA-1D will be developed once 50% occupancy is achieved within PA-13, PA-14, and PA-19 located within DA-D, DA-E, and DA-C respectively. PA-1F will be developed once 50% occupancy is achieved within PA-14 and PA-19 located within DA-E and DA-C respectively. PA-40 will be developed once 50% occupancy is achieved within PA-8 and PA-9 located within DA-E and DA-F. PA-46 will be developed once 50% occupancy is achieved within PA-14 and PA-15 located within DA-E and DA-F. PA-63 will be developed once PA-27 has achieved 50% occupancy within PA-J.

## **Development Area F (Exhibit 7 of 13)**

**PA-3, PA-6, PA-9, PA-15, PA-28, PA-29, PA-30, PA-31, PA-32, PA-34, & PA-35**

### **General**

Roadway and wet utility alignments are shown on exhibit P6 – Development Area F Exhibit. Development Area F contains an approximate area of 77 acres and is located near the northeast corner of the site. Land uses are identified as single and multi-family residential.

The infrastructure necessary for the completion of this phase includes the construction of arterial and connector roadways, watermains, sanitary sewers, storm sewers, water quality pond, and a peak shaving pond.

### **Roadway System**

The infrastructure necessary for the completion of this phase includes the construction of both sides of Lisbon Street from the south boundary of Development Area F north to 64<sup>th</sup> Avenue. The south half of E 64<sup>th</sup> Avenue will be developed with DA-G. Internal roadways will be designed and constructed per the previously approved street sections included within the Appendix of this report.

### **Water Distribution System**

If not already constructed, a 12” water main will be constructed running north along Lisbon Street with connections to the existing 24” main in 64<sup>th</sup> Ave and the 8” services in 61<sup>st</sup> Drive and 59<sup>th</sup> Ave. The 12” water main in 60<sup>th</sup> Avenue shall be extended to the western boundary of Development Area F and connected to the new Lisbon Street watermain. If not already constructed, a 12” main shall be constructed along the western boundary of Development Area I with connections to Development Area A and the existing 24” main in 64<sup>th</sup> Avenue. Interior water lines will be constructed through local streets and looped internally within Development Area F.

### **Sanitary Sewer System**

Sanitary sewer infrastructure must be constructed to provide a 12” service that will flow northwest towards the intersection of 64<sup>th</sup> Avenue and Lisbon Street. The service will tie into an existing sanitary manhole within the 64<sup>th</sup> Ave ROW and ultimately run to the Gateway lift station. Development Area F consists of Areas PA-3, PA-6, PA-9, PA-15, PA-28, PA-29, PA-30, PA-31, PA-32, PA-34, & PA-35 as shown on P1a – Planning Area Overlay Exhibit and P6 – Development Area F Exhibit.

### **Storm Drainage System**

A peak attenuating pond will be constructed within DA-I if not already constructed. This pond will capture runoff from DA-I, and it will be piped to combine with the stormwater in DA-F. Storm water runoff will be routed through street flow and piped systems in DA-F, west to a water quality pond near the intersection of Himalaya and 64<sup>th</sup> Ave. This pond will be constructed as a part of this DA. The pond will release into a box structure at 64<sup>th</sup> Ave and Himalaya where it will be routed through existing infrastructure to a downstream detention facility.

## **Parks and Open Space**

The following Planning Areas will be developed as open space and are located within or near DA-F: 1G, 28-32, 34, and 35. PA-1G will be developed once PA-15, PA-16, and PA-20 are developed within DA-F, DA-A, and DA-B respectively. PA-28 – 32 will be developed once 50% occupancy is achieved within PA-3 located within DA-F. PA-34 & PA-35 will be developed once 50% occupancy is achieved within PA-6 located within DA-F.

**Development Area G (Exhibit 8 of 13)**  
**PA-2, PA-64**

**General**

Roadway and wet utility alignments are shown on exhibit P7 – Development Area G Exhibit. Development Area G contains an area of approximately 59 acres and is located centrally along 64<sup>th</sup> Ave within the site. Land uses are identified as multi-family residential and mixed-use.

**Roadway System**

The east half of Himalaya Road per the City of Aurora 4- lane arterial road section will require construction. These improvements will be completed from 64th Avenue to the northern boundary of Development Area H if not already completed. The south half of 64th Avenue will be completed per the City of Aurora 4- lane arterial section, from Himalaya Road to Picadilly Road. In addition, both sides of Lisbon Street will be constructed from 64th Ave to the southern boundary of Development Area G if not already completed. Internal roadways will be designed and constructed per the previously approved street sections included within the Appendix of this report.

**Water Distribution System**

If not constructed, a 12” watermain will be constructed along Lisbon Street to the southern boundary of Development Area G. This watermain will be connected to the existing 24” watermain in 64<sup>th</sup> Avenue and connected to the 8” watermain in Development Area A. In addition, an 8” watermain will be installed along the southern boundary of Development Area G, with a connection to Lisbon Street. A 12” watermain will run along the western boundary of Development Area G with connections to the existing main in 64<sup>th</sup> Avenue and the 8” main at the south boundary of Development Area G. An additional 12” watermain will be installed through DA-G with a connection at Lisbon Street. Interior water lines will be constructed through local streets and looped internally within the Development Area G.

**Sanitary Sewer System**

If not already constructed, sanitary sewer infrastructure must be constructed to provide service that will flow along the south portion of the site, west to Himalaya Rd. The 15” service will flow northwest towards the intersection of 64<sup>th</sup> Avenue and Himalaya Road. The service will cross under Second Creek and 64th Avenue, then tie into the existing 60” diameter sanitary manhole north of 64th Avenue and ultimately drain to the Gateway lift station. Development Area G consists of Areas PA-2 and PA-64 as shown on P1a – Planning Area Overlay Exhibit and P7 – Development Area G Exhibit.

**Storm Drainage System**

Storm water runoff will be routed through street flow and piped systems to the water quality pond near the intersection of 64<sup>th</sup> Ave and Himalaya Rd shown on the PIP exhibit. The water quality pond is located at the low point on the northwestern corner of the project. The pond will release into the existing box structure at the intersection of 64<sup>th</sup> Avenue and Himalaya where it will be routed through existing infrastructure to a downstream detention facility.

## **Parks and Open Space**

PA-1A, PA-1B, and PA-64 will be developed as open space and are located near DA-G. PA-1A and PA-1B will be developed once 50% occupancy is achieved within PA-2 and PA-3 located within DA-G and DA-F. PA-64 will be developed once 50% occupancy is achieved within PA-2.

## **Development Area H (Exhibit 9 of 13)**

### **PA-5, PA-7, PA-36, PA-37, PA-38, & PA-39**

#### **General**

Roadway and wet utility alignments are shown on exhibit P8 – Development Area H Exhibit. Development Area H contains an area of approximately 23 acres and is located along Himalaya Road in the center of the site. Land uses are identified as single and multi-family residential.

The infrastructure necessary for the completion of this phase includes the construction of arterial and collector roadways, watermains, sanitary sewers, and storm sewers.

#### **Roadway System**

The infrastructure necessary for the completion of this phase includes the construction of the east half of Himalaya Road per the City of Aurora 4-lane arterial road section. These improvements will extend from the southern boundary of Development Area H to 64<sup>th</sup> Avenue. The north and south side of 60<sup>th</sup> Avenue from Himalaya Road east to the eastern boundary of Development Area H will require construction if not already completed. Two access points, one being 60<sup>th</sup> Avenue, will be made onto Himalaya Road. Internal roadways will be designed and constructed per the previously approved street sections included within the Appendix of this report.

#### **Water Distribution System**

If not already constructed, a 12” watermain shall be constructed along 60<sup>th</sup> Avenue from the eastern boundary of Development Area H to connect to the existing 24” main in Himalaya. An 8” connection will be made to the existing 24” watermain in Himalaya Road at the northern boundary of Development Area H. This main will run west to the edge of Development Area H and will be connected to the 60<sup>th</sup> Ave watermain by an 8” watermain running north-south along the western boundary of Development Area H. Interior water lines will be constructed through local streets and looped internally within Development Area H.

#### **Sanitary Sewer System**

Sanitary sewer infrastructure must be constructed to provide a 15” service that will flow northwest towards the intersection of 64<sup>th</sup> Avenue and Himalaya Road. The service will cross under Second Creek and 64<sup>th</sup> Avenue, then tie into the existing 60” diameter sanitary manhole north of 64<sup>th</sup> Avenue and ultimately drain to the Gateway lift station. Development Area H consists of Areas PA-5, PA-7, and PA-36-39 as shown on P1a – Planning Area Overlay Exhibit and P8 – Development Area H Exhibit.

#### **Storm Drainage System**

Storm water runoff will be routed through street flow and piped systems, east to outlet to the existing regional pond 816 per Filing No. 1 Construction Plans COA #218075. This is the low point of the site and is located at the southern end of Development Area H. The pond will release into the existing Blue Gramma channel. However, stormwater from PA-5 will be routed north to a water quality pond near the intersection of 64<sup>th</sup> Ave and Himalaya Road. The pond will release into the existing box structure at the intersection of 64<sup>th</sup> Avenue and Himalaya where it will be routed through existing infrastructure to a downstream detention facility.

## **Parks and Open Space**

PA-1A, PA-1B, PA-1C, PA-36, PA-37, and PA-39 will be developed as open space within or near DA-H. PA-1A and PA-1B will be developed once PA-2 and PA-5 are developed within DA-G and DA-H. PA-1C will be developed once 50% occupancy is achieved within PA-7 and PA-8 located within DA-H and DA-E respectively. PA-36, PA-37, and PA39 will be developed once 50% occupancy is achieved within PA-5 and PA-7 located within DA-H.

**Development Area I (Exhibit 10 of 13)**  
**PA-4, PA-33, PA-65, & PA-66**

**General**

Roadway and wet utility alignments are shown on exhibit P9 – Development Area I Exhibit. Development Area I contains an area of approximately 44 acres that is located at the northeast corner of the site. Land use is identified as mixed-use.

The infrastructure necessary for the completion of this phase includes the construction of neighborhood and connector roadways, watermains, sanitary sewers, storm sewers, and a peak shaving pond.

**Roadway System**

It is anticipated that 64<sup>th</sup> Avenue will be fully constructed before DA-I. Two connections will be provided to roads within Development Area A to the south. Internal roadways will be designed and submitted with the Development Area Site Plan.

**Water Distribution System**

It is assumed that the exterior infrastructure surrounding DA-I will be fully developed prior to DA-I construction. Interior water lines will be constructed through local streets and looped internally within Development Area I.

**Sanitary Sewer System**

Sanitary sewer flows will be routed through local and connector streets west to an existing sewer located within Development Area F, that flows northwesterly towards an existing manhole in 64<sup>th</sup> Avenue. The service will ultimately drain to the Gateway lift station. Development Area I consists of Area PA-4, PA-33, PA-65, & PA-66 as shown on P1a – Planning Area Overlay Exhibit and P9 – Development Area I Exhibit.

**Storm Drainage System**

Storm water runoff will be routed through street flow and piped systems to the peak attenuating pond shown on the PIP exhibit within Development Area I. The water will then be routed to the water quality pond located at the low point on the northwest corner of the site as shown on the PIP exhibit. The pond will release into the existing box structure at the intersection of 64<sup>th</sup> Avenue and Himalaya where it will be routed through existing infrastructure to a downstream detention facility.

**Parks and Open Space**

Development Area I will provide a community park as indicated within the Land Use Plan and FDP documents.

**Development Area J (Exhibit 11 of 13)**  
**PA-27, PA-61, & PA-62**

**General**

Roadway and wet utility alignments are shown on exhibit P10 – Development Area J Exhibit. Development Area J contains an approximate area of 28 acres and is located at the southeast corner of the site. Land use is identified as commercial and multi-family residential.

The infrastructure necessary for the completion of this phase includes the construction of arterial and connector roadways, watermains, sanitary sewers, and storm sewers.

**Roadway System**

If not already completed, the north half of 56<sup>th</sup> Avenue will require construction per the City of Aurora 6- lane arterial road section from the western boundary of Development Area J to Picadilly. Two access points will be provided, one to each Picadilly Road and 56<sup>th</sup> Avenue. Internal roadways will be designed and constructed per the previously approved street sections included within the Appendix of this report.

**Water Distribution System**

If not constructed, a 24” watermain will be constructed within 56<sup>th</sup> Avenue connecting to the existing 24” main in Picadilly and extending west. This main will turn and run north through Development Area J to connect with an existing 12” watermain constructed in Development Area A. From this proposed 12” main, an additional 12” main will be connected and run west to the western edge of Development Area J. Interior water lines will be constructed through local streets and looped internally within Development Area J.

**Sanitary Sewer System**

Sanitary sewer infrastructure must be constructed to provide a 12” service that will flow northwest towards the intersection of 64<sup>th</sup> Avenue and Himalaya Road. Ultimately this will be a 15” service that will cross under Second Creek and 64<sup>th</sup> Avenue, then tie into the existing 60” diameter sanitary manhole north of 64<sup>th</sup> Avenue and ultimately drain to the Gateway lift station. Development Area J consists of Area PA-27, PA-61, & PA-62 as shown on P1a – Planning Area Overlay Exhibit and P10 – Development Area J Exhibit.

**Storm Drainage System**

Storm water runoff will be routed through street flow and piped systems to combine with offsite runoff from the east. The water will be directed west to a water quality pond within Development Area B. To convey the storm runoff, (2) 29” x 45” elliptical pipes will be installed to direct runoff from an existing culvert under Picadilly Road to the eastern boundary of Development Area J. A temporary peak attenuating pond will be constructed if Development Area B has not been constructed. Then the stormwater will be routed west overland.

**Parks and Open Space**

PA-61 and PA-62 will be developed as open space within DA-J. PA-61 and PA-62 will be developed once 50% occupancy is achieved within PA-26 and PA-27 located within DA-C and DA-J.

## Life Safety

The developer is responsible for construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site and each internal phase of construction. This requirement includes, but is not limited to, the construction of any emergency crossing improvements, looped water supply, and fire hydrants as required by the adopted fire code and city ordinances. At the time of the Site Plan, any Phases that are equal to or greater than 30 residential units require a looped water system and 2 points of access to on-site improvements.

Where the interior of the site will be constructed in multiple phases, provide an interior phasing plan showing two points of access with a looped water supply to each phase of the development.

In the event that a permanent fire station is not operational, the Aurora Fire Department may require a temporary fire station be opened when, as a result of the department's risk analysis, such temporary station is deemed necessary by any one of the following benchmark criteria:

- The number of alarms in the first due area, for the projected fire station, exceeds an annual rate of 100 per year.
- The total response time of the first due company exceeds 8 minutes, 90% of the time.
- The number of family dwelling units exceeds 100 or the amount of commercial/industrial square footage exceeds 2 million square feet.

If and when a temporary station is deemed necessary, the developer shall provide 1 ¼ acre site for a temporary fire station within close proximity to the proposed development. This site would be separate from the site designated for the permanent station. The temporary fire station will be available for use by the Aurora Fire Department for 10 years, or as otherwise determined by an agreement between the Aurora Fire Department and the developer.

A Whelen Warning System may be required for this site. Site selection can be determined by several different methods. In the past, the population density of the core of Aurora dictated site selection to insure overlapping or edge to edge coverage. New development in the city, and future annexations into the city, will require a different method of determining siren sites due to overlapping coverage, open spaces between developing areas, recreational sites, and population densities.

Sound propagation from the WPS-2800-5 omni-directional siren is 70 dB at 3000 feet with the standard 50-foot towers per OSHA requirements. This does not take into account topography or obstructions such as buildings. Some overlap or at least edge-to-edge coverage is desirable, resulting in new sirens being placed 6000 feet or approximately 1.14 miles apart on flat ground.

In newly annexed/developing areas of the city, sirens should be sited on every ½ section of the ground (320 acres) or 6000 feet apart to provide edge-on-edge coverage. The placement of two sirens have been determined by the City of Aurora’s Office of Emergency Preparedness to insure coverage is in line with their current outdoor warning system and has been shown on the attached FDP Final Buildout and phased plan sheets. Contact the Office of Emergency Management at 303- 739-7636 (phone), 303-326-8986 (fax), or email to [afd\\_oem@aurora.gov](mailto:afd_oem@aurora.gov) with any questions.

## Conclusion

This Amendment to the Public Improvement Plan report was prepared in order to outline the infrastructure improvements required for the remaining development areas at the Painted Prairie development. As detailed in the above report, the Painted Prairie development is anticipated to be completed in 10 Development Areas. The Development Areas have been analyzed to determine the minimum infrastructure requirements necessary to support them independently. However, the actual sequential development of this project shall more than likely be solely determined by market demands. Furthermore, dependent upon market needs, identified planning areas may be combined or partially skipped as needed.

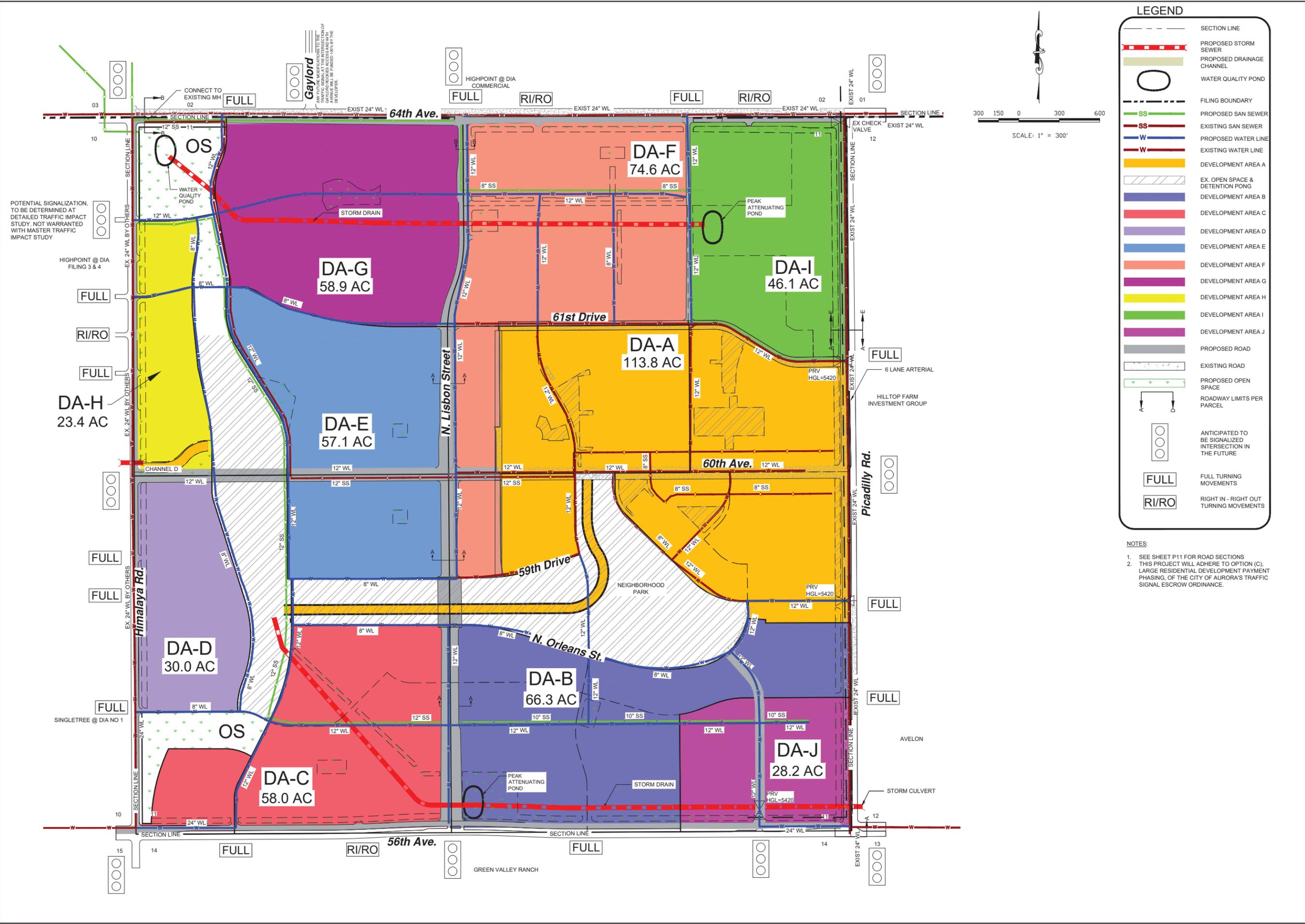
## References

As part of this Public Improvement Plan Amendment, CVL Consultants of Colorado has prepared Amendments to the Master Drainage Report, as well as the referenced Master Utility Report. Please refer to these documents for specific information regarding storm drainage, and water and sanitary sewer design analysis.

1. **Painted Prairie Master Utilities Report**, Stantec Consulting Inc. revised January 16, 2007 (COA# 207016)
2. **Painted Prairie Amendment to the Master Utility Report for Development Area A**, CVL Consultants of Colorado, Inc., November 2017
3. **Painted Prairie Master Drainage Report**, CVL Consultants of Colorado Inc., December 2016
4. **Painted Prairie Master Drainage Report Amendment No. 1**, CVL Consultants of Colorado, Inc., August 2017
5. **Painted Prairie Framework Development Plan**, Stantec Consulting Inc. (COA# 2006-7003-00)
6. **Public Improvement Plan, Public Improvement Matrix & Roadway Section Exhibit**, Civitas, Inc. (COA#2006-7003-00)
7. **Painted Prairie Traffic Impact Analysis**, Felsburg Holt & Ullevig, February 2006

## APPENDIX

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### LEGEND

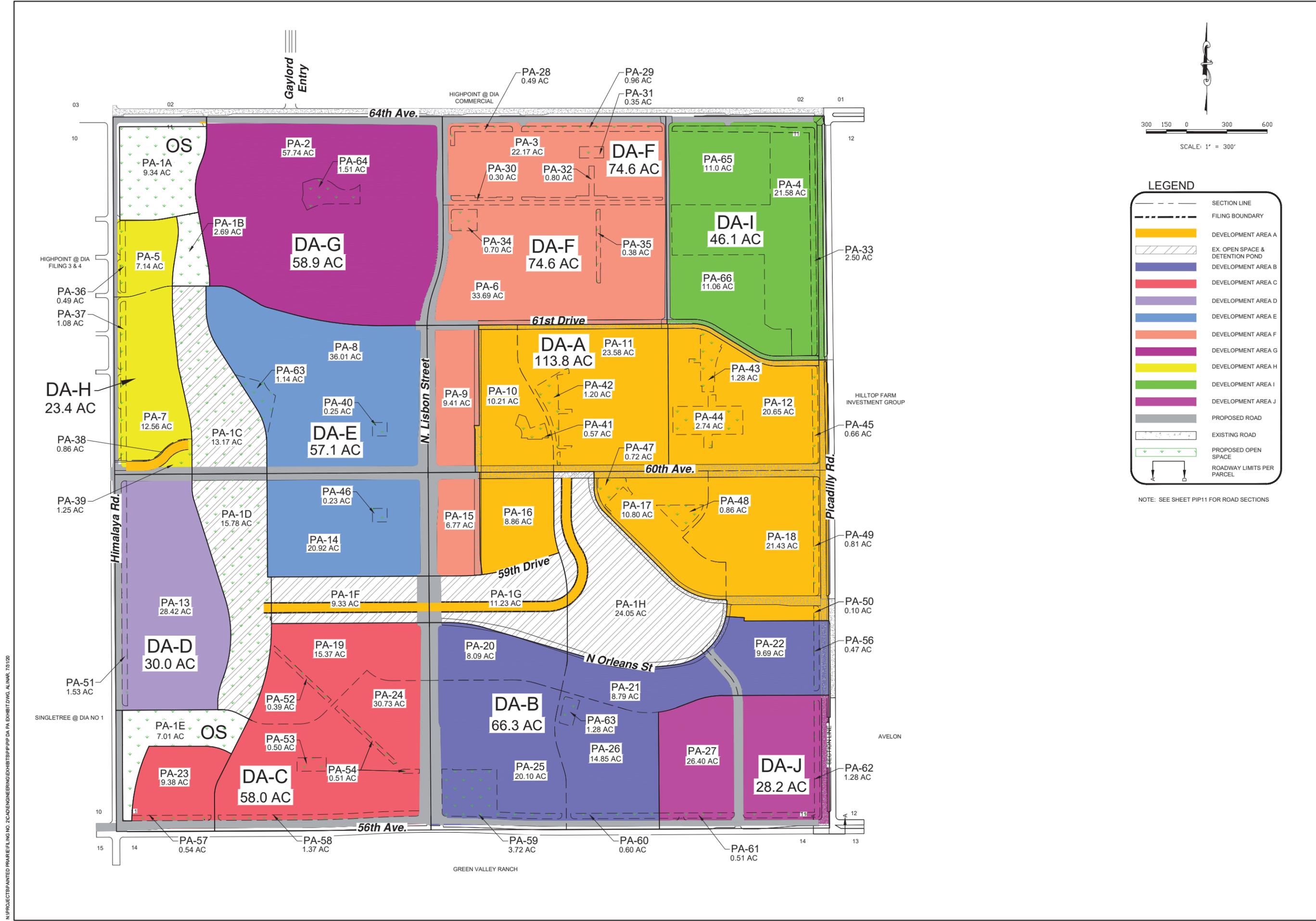
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- FILING BOUNDARY
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- EXISTING SAN SEWER
- PROPOSED WATER LINE
- EXISTING WATER LINE
- DEVELOPMENT AREA A
- EX. OPEN SPACE & DETENTION POND
- DEVELOPMENT AREA B
- DEVELOPMENT AREA C
- DEVELOPMENT AREA D
- DEVELOPMENT AREA E
- DEVELOPMENT AREA F
- DEVELOPMENT AREA G
- DEVELOPMENT AREA H
- DEVELOPMENT AREA I
- DEVELOPMENT AREA J
- PROPOSED ROAD
- EXISTING ROAD
- PROPOSED OPEN SPACE
- ROADWAY LIMITS PER PARCEL
- ANTICIPATED TO BE SIGNALIZED INTERSECTION IN THE FUTURE
- FULL TURNING MOVEMENTS
- RIGHT IN - RIGHT OUT TURNING MOVEMENTS

**NOTES:**

- SEE SHEET P11 FOR ROAD SECTIONS
- THIS PROJECT WILL ADHERE TO OPTION (C), LARGE RESIDENTIAL DEVELOPMENT PAYMENT PHASING, OF THE CITY OF AURORA'S TRAFFIC SIGNAL ESCROW ORDINANCE.

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		DRAWN BY:	SSB	CHECKED BY:	S.KOZ
SUBDIVISION FILING NO. 1		PAINTED PRAIRIE OWNER, LLC		10333 E. Dry Creek Rd., Suite 240, Greenwood Village, CO 80111	
PUBLIC IMPROVEMENT PLAN - FINAL BUILD OUT		C/O CHRIS FELLOWS		Tel: (303) 785-9600	
Revisions		No.	Date	Appr.	Date





**LEGEND**

- SECTION LINE
- - - FILING BOUNDARY
- Development Area A (Yellow)
- Development Area B (Blue)
- Development Area C (Red)
- Development Area D (Purple)
- Development Area E (Light Blue)
- Development Area F (Orange)
- Development Area G (Magenta)
- Development Area H (Light Yellow)
- Development Area I (Green)
- Development Area J (Dark Purple)
- Proposed Road (Grey)
- Existing Road (White with hatching)
- Proposed Open Space (Green with hatching)
- Roadway Limits Per Parcel (Green arrows)

NOTE: SEE SHEET PIP11 FOR ROAD SECTIONS

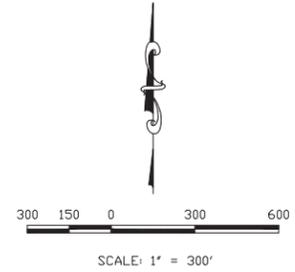
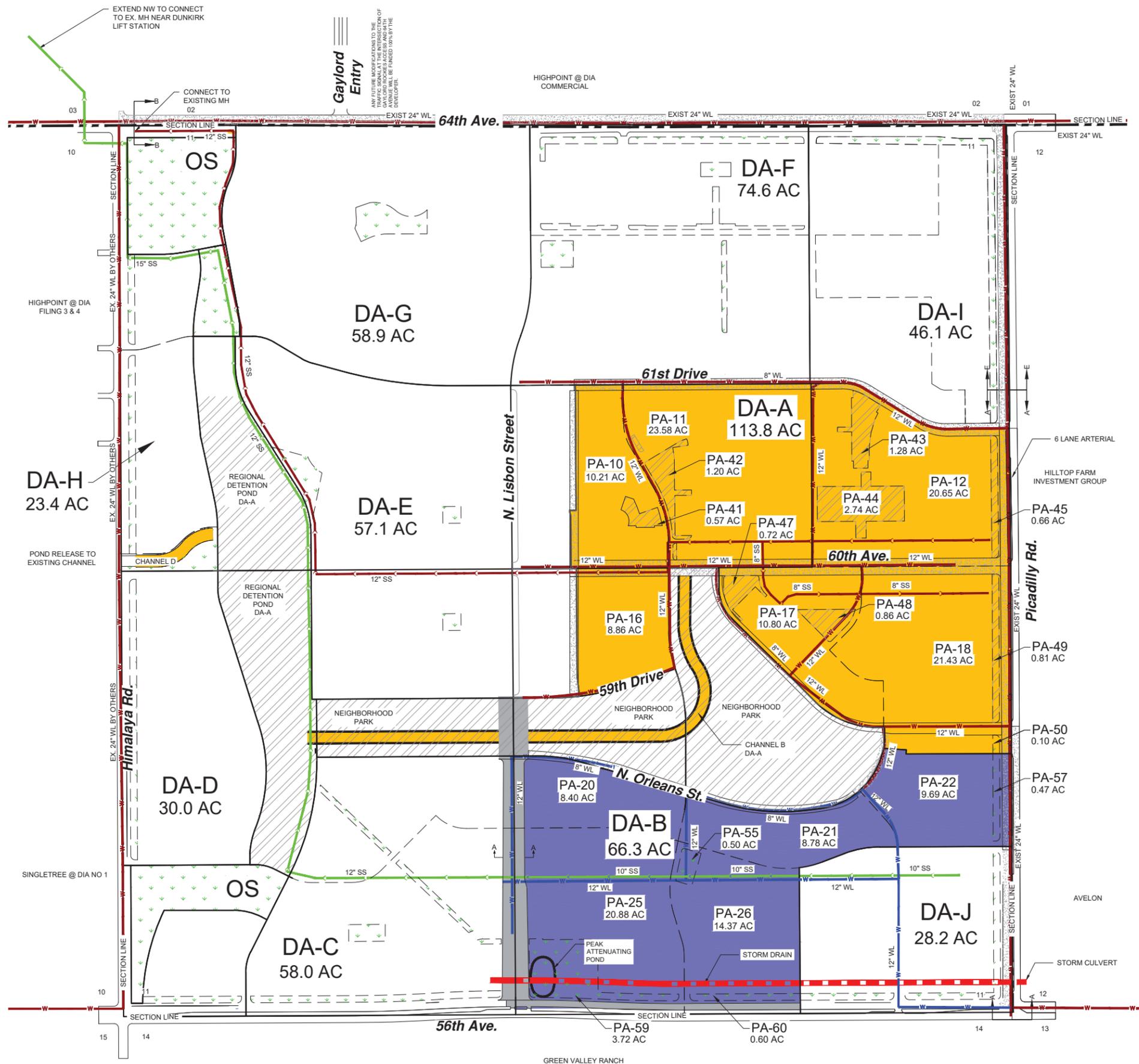
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	DATE:	DEC 2019						

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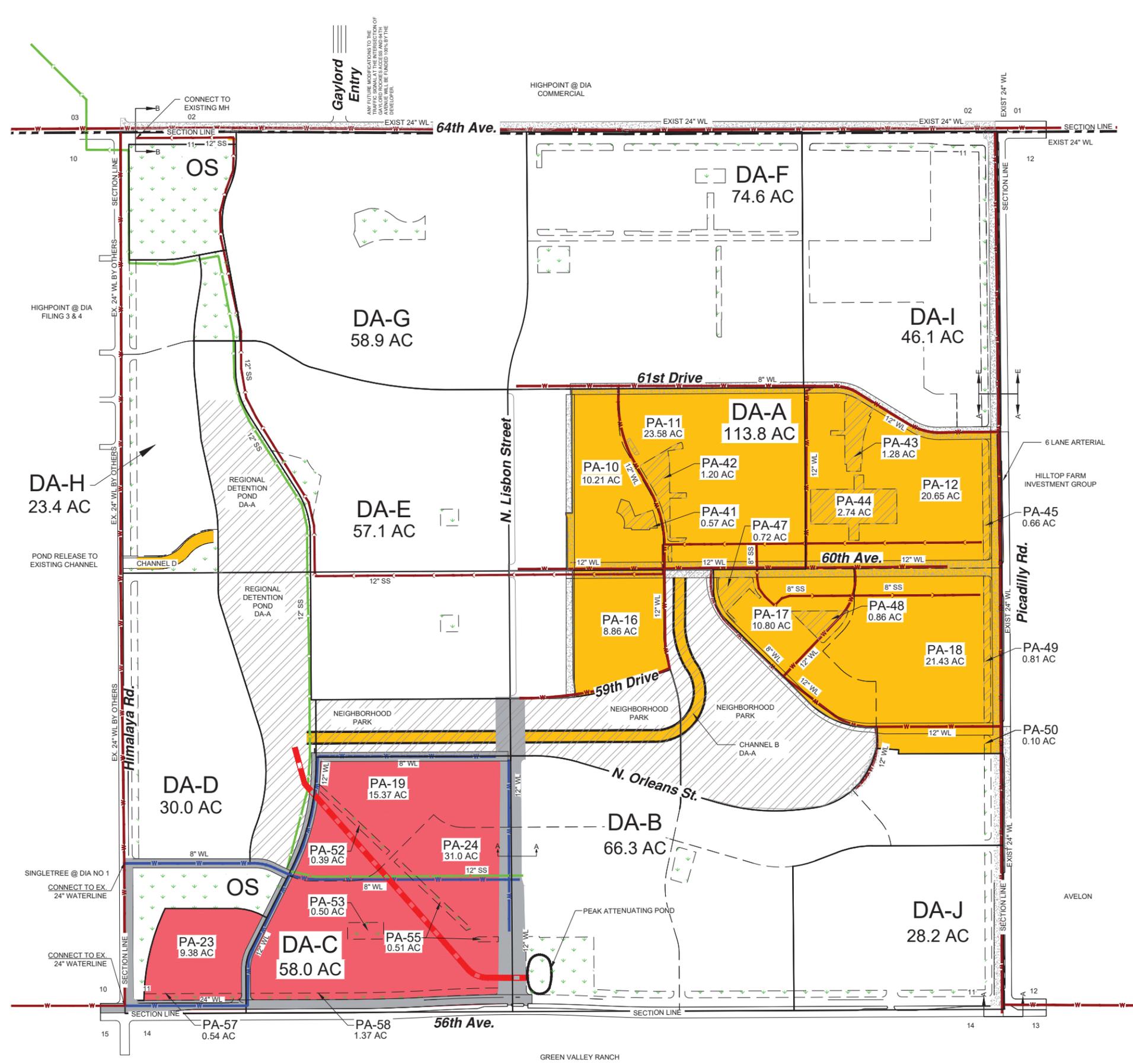
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- DEVELOPMENT AREA J
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- PROPOSED OPEN SPACE
- ROADWAY LIMITS PER PARCEL

NOTE: SEE SHEET P11 FOR ROAD SECTIONS

SHEET NUMBER	<b>P2</b>	SCALE:	AS SHOWN	FILE NO.:	8130155402
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CONSULTANTS		No.		Revisions	
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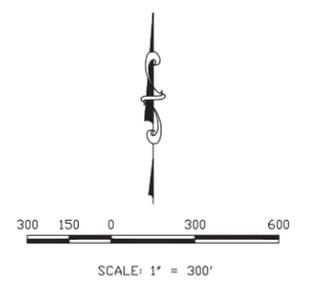
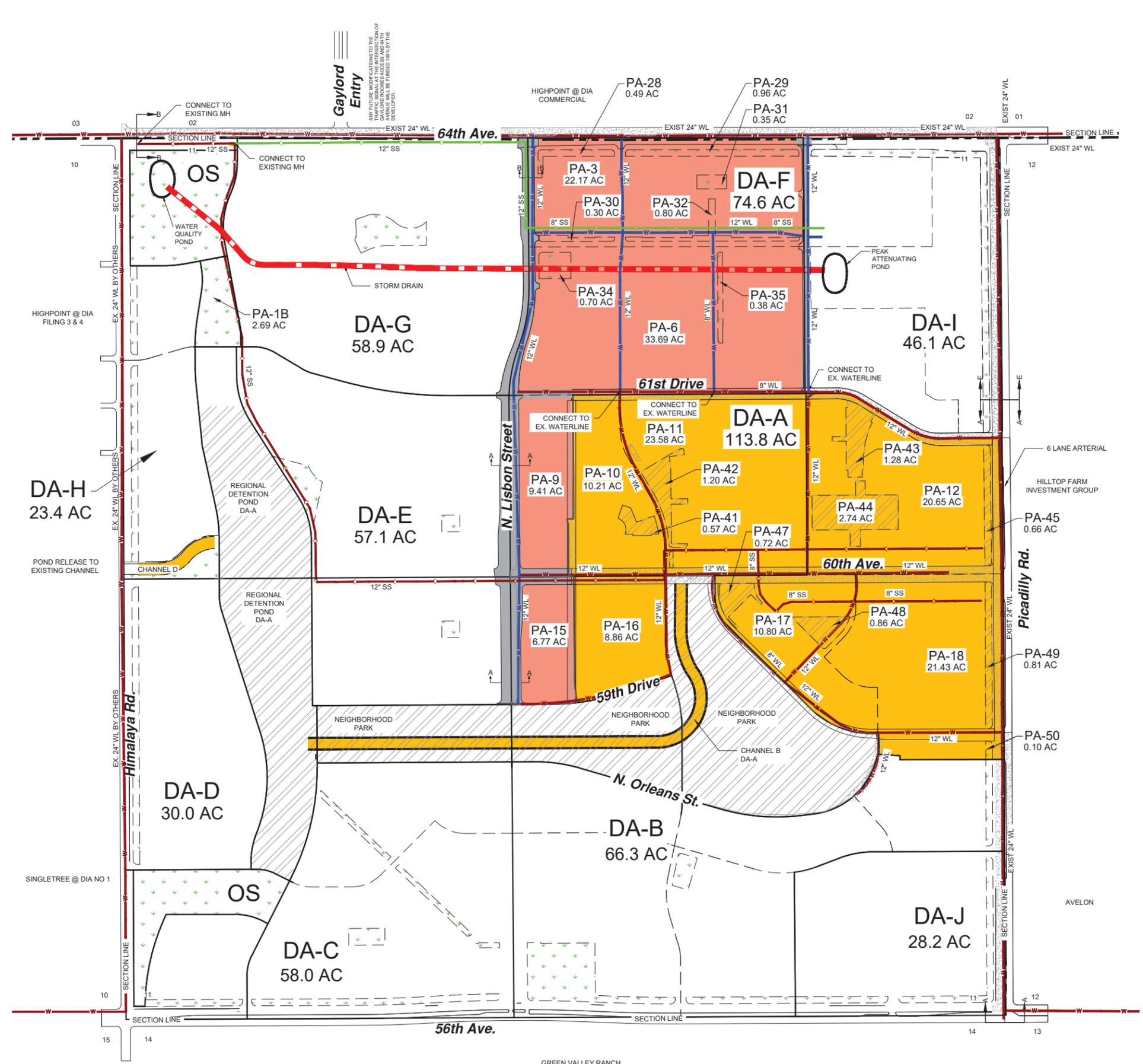
NOTE: SEE SHEET P11 FOR ROAD SECTIONS

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OWNER: PAINTED PRAIRIE OWNER, LLC		C/O CHRIS FELLOWS		5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 Tel: (303) 785-9900	
CONSULTANTS: <b>CML</b>		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9548		Revisions	
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- PROPOSED OPEN SPACE
- ROADWAY LIMITS PER PARCEL

NOTE: SEE SHEET P11 FOR ROAD SECTIONS

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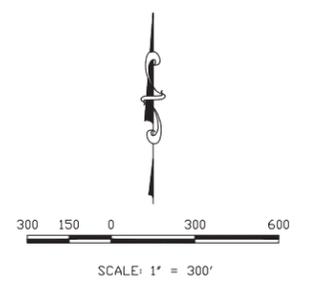
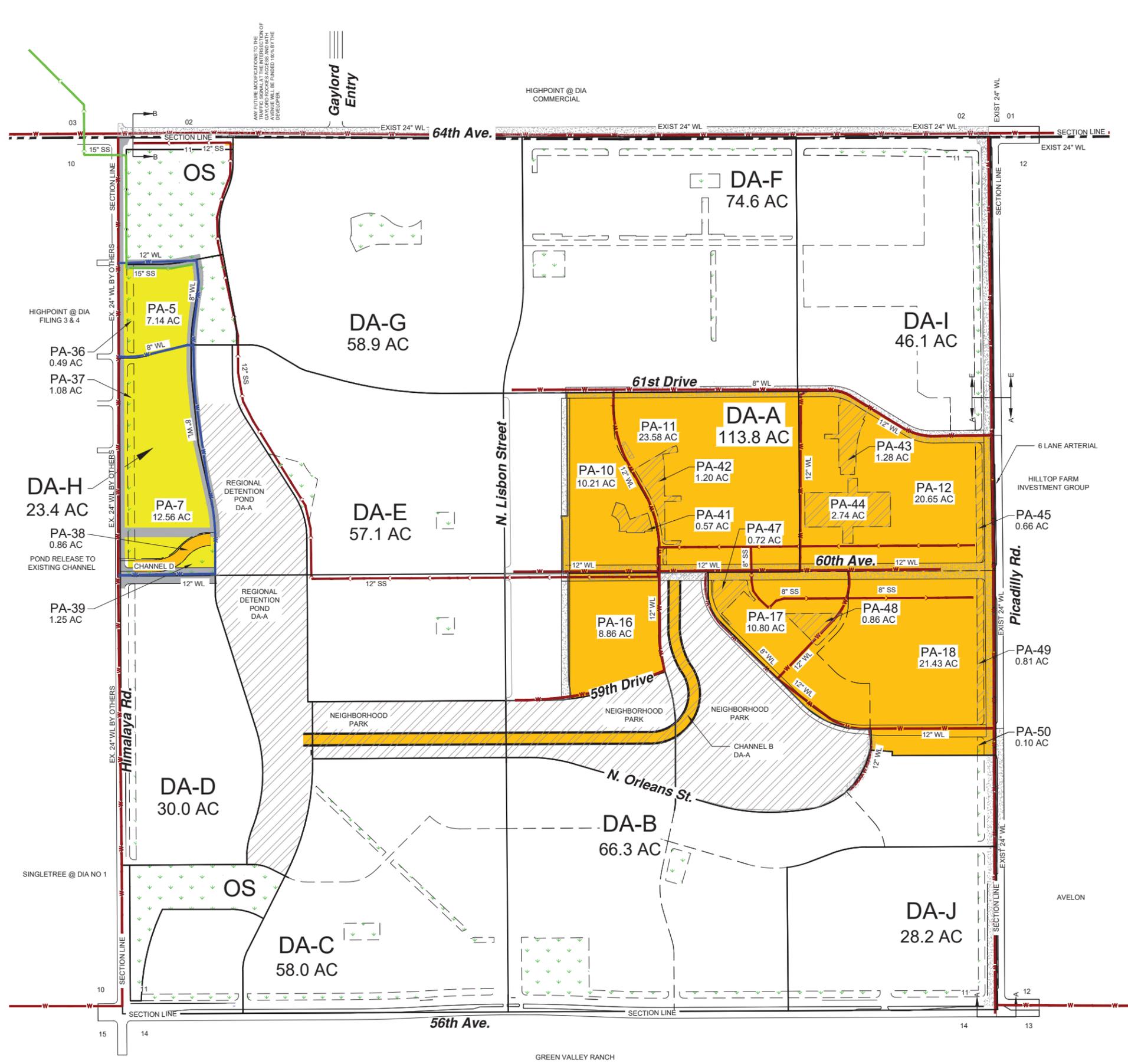
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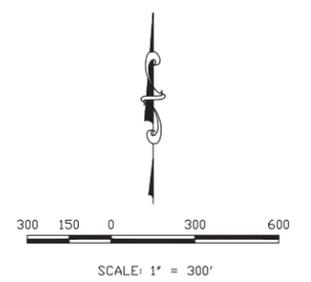
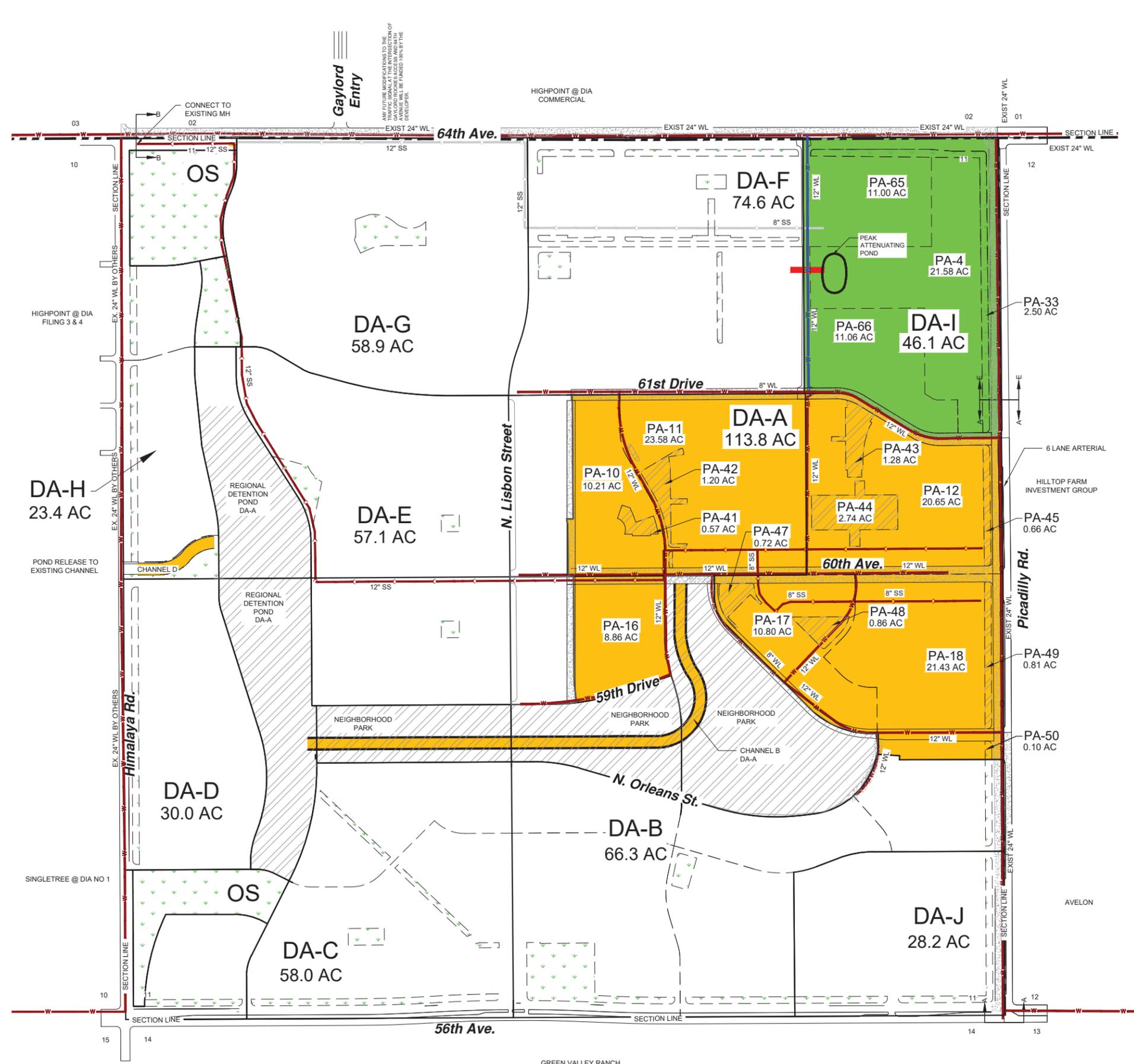
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- DEVELOPMENT AREA H
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- DEVELOPMENT AREA J
- PROPOSED ROAD
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- PROPOSED OPEN SPACE
- ROADWAY LIMITS PER PARCEL

NOTE: SEE SHEET P11 FOR ROAD SECTIONS

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		PAINTED PRAIRIE OWNER, LLC C/O CHRIS FELLOWS 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 Tel: (303) 798-9900		PAINTED PRAIRIE SUBDIVISION FILING NO. 1 PUBLIC IMPROVEMENT PLAN - DEV. AREA H	
		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80152 Tel: (720) 482-9526 Fax: (720) 482-9546		CONSULTANTS	
		No.	Revisions	Date	Appr.

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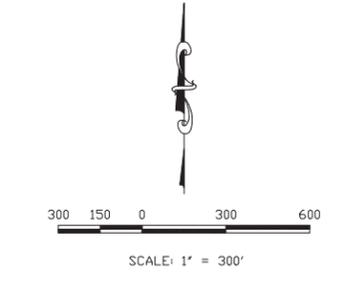
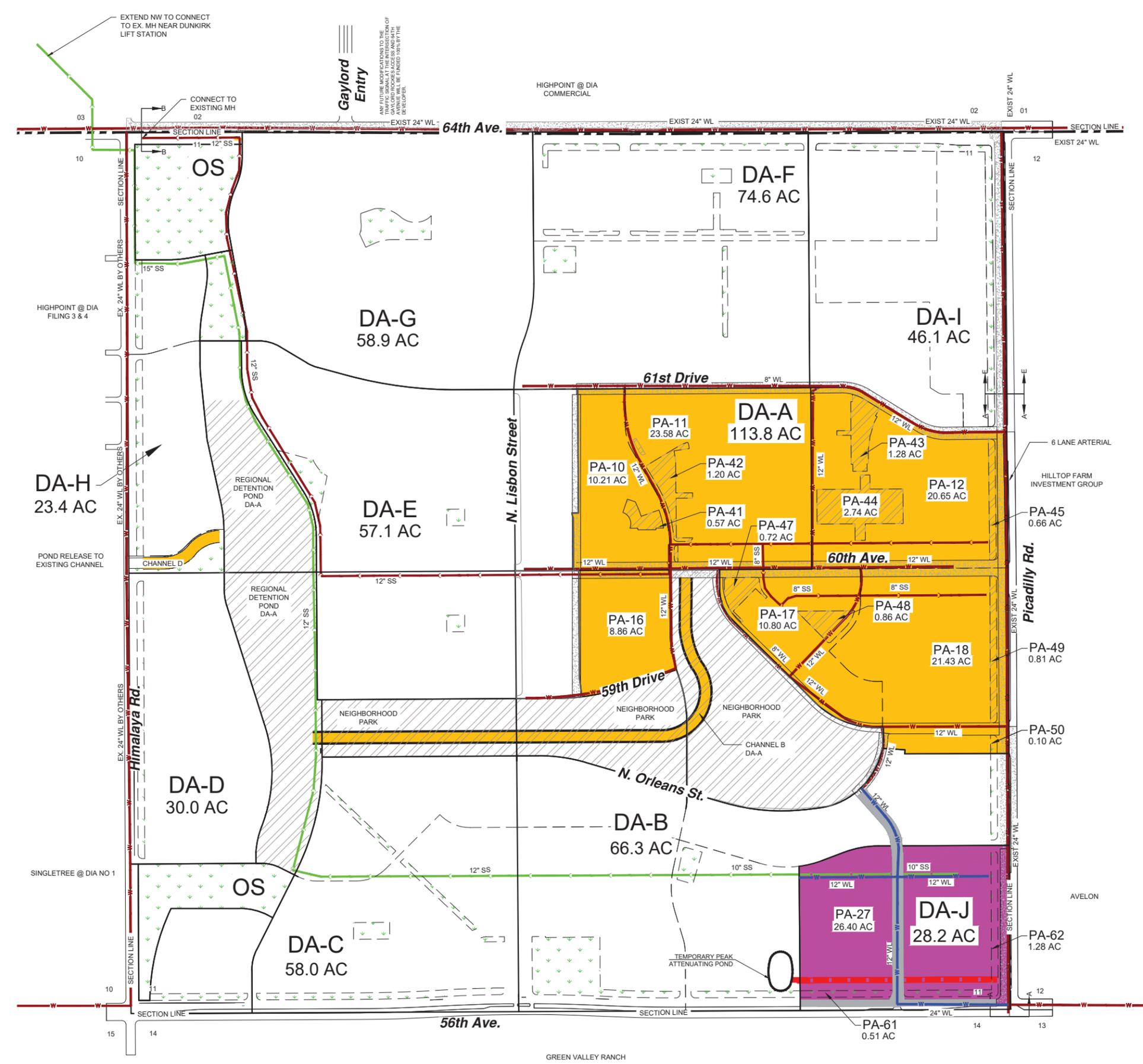
**LEGEND**

- SECTION LINE
- PROPOSED STORM SEWER
- PROPOSED DRAINAGE CHANNEL
- WATER QUALITY POND
- FILING BOUNDARY
- PROPOSED SAN SEWER
- EXISTING SAN SEWER
- PROPOSED WATER LINE
- EXISTING WATER LINE
- DEVELOPMENT AREA A
- EX. OPEN SPACE & DETENTION POND
- DEVELOPMENT AREA B
- DEVELOPMENT AREA C
- DEVELOPMENT AREA D
- DEVELOPMENT AREA E
- DEVELOPMENT AREA F
- DEVELOPMENT AREA G
- DEVELOPMENT AREA H
- DEVELOPMENT AREA I
- DEVELOPMENT AREA J
- PROPOSED ROAD
- EXISTING ROAD
- PROPOSED OPEN SPACE
- ROADWAY LIMITS PER PARCEL

NOTE: SEE SHEET P11 FOR ROAD SECTIONS

SHEET NUMBER	P9	SCALE:	AS SHOWN	FILE NO.:	8130155402
		DRAWN BY:	SSS	CHECKED BY:	S.KOZ
PAINTED PRAIRIE SUBDIVISION FILING NO. 1 PUBLIC IMPROVEMENT PLAN - DEV. AREA I		PAINTED PRAIRIE OWNER, LLC C/O CHRIS FELLOWS 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 Tel: (303) 786-9900		10333 E. Dry Creek Rd. Suite 240 Greenwood Village, CO 80111 Englewood, CO Tel: (720) 482-9536 Fax: (720) 482-9546	
CONSULTANTS		Revisions		No.	Date
				Date	Appr.
				Date	Appr.
				Date	Appr.

N:\PROJECTS\PAINTED PRAIRIE\FILING NO. 2\CAD\ENGINEERING\EXHIBITS\PP\PP.DWG. SAMANTHA.B. 7/31/20



**LEGEND**

- SECTION LINE
- PROPOSED STORM SEWER
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NOTE: SEE SHEET P11 FOR ROAD SECTIONS

SHEET NUMBER	DRAWN BY:	SCALE:	SUBDIVISION FILING NO. 1		DATE:
			AS SHOWN	FILE NO.:	
<b>P10</b>	SSS	AS SHOWN	PUBLIC IMPROVEMENT PLAN - DEV. AREA J		DEC 2019
	S.KOZ	8130155402			
PAINTED PRAIRIE OWNER, LLC C/O CHRIS FELLOWS 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 Tel: (303) 798-9900			10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80152 Tel: (720) 482-9526 Fax: (720) 482-9546		
CONSULTANTS			Revisions		
			No.	Date	Appr.

