



Fine Point Business Park Master Plan Amendment

E.56th Avenue & N. Jackson Gap Way

Tab #8: Standard Master Plan Notes

1st Submittal: February 24, 2023

1. Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of signal costs for interior intersections. The cost of signals at perimeter intersections will be prorated per City Code, Section 126-38. Signal locations and cost sharing will be determined at Contextual Site Plan.

2. Street Lights. Streetlights must be constructed along all public streets as required by City Code Section 126-236 and shall meet City Of Aurora standards.

3. Archaeological finds. The owner, developer and/or contractors will notify the City if archaeological artifacts are uncovered during construction.

4. Parks. Neighborhood Park sites shall not exceed 3 percent maximum finished grades.

5. Residential Density Reductions. The developer has the right to build at a lower residential density in any map area provided the City has determined that the use is permitted and compatible with surrounding land uses. A finding of compatibility will be determined at the time of CSP review. This reduction shall be considered an administrative Master Plan amendment.

6. Master Drainage Plan. No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any plan conflicts with the Master Plan amendment, including, but not limited to, the size, location, and regional detention ponds and/or drainage way locations, cross sections and widths, the Master Drainage Plan, as approved by the City, shall govern. Drainage ponds drop structures and other facilities are subject to CSP review.

7. 404 Permit. The developer is responsible to comply with any requirements of the Army Corps of Engineers (if any) with regards to 404 permitting and wetlands mitigation.

8. Emergency Access. The developer shall provide two points of paved emergency access and a looped water supply to each phase of the development as

approved by the City. The developer shall provide emergency crossings that meet all city standards. The developer/applicant is required to provide all offsite roadways necessary to provide the two distinct points of access to the overall site.

9. The Master Utility Study, Master Drainage Study and Master Transportation Study are incorporated as a part of the Master Plan Amendment. Final approval of these documents is required before acceptance of an application for the first CSP within the project.

10. Landscaping Standards. Unless otherwise noted herein in a waiver, the landscaping standards outlined in the current Code apply to this Master Plan Amendment. Where the standards outlined in the current code conflict with standards within this Master Plan Amendment, the more restrictive shall apply.

11. Future Amendments. Any future amendments to architecture, landscape architecture and other urban design standards and related drawings must demonstrate an equal or better quality than the approved Master Plan Amendment standards.

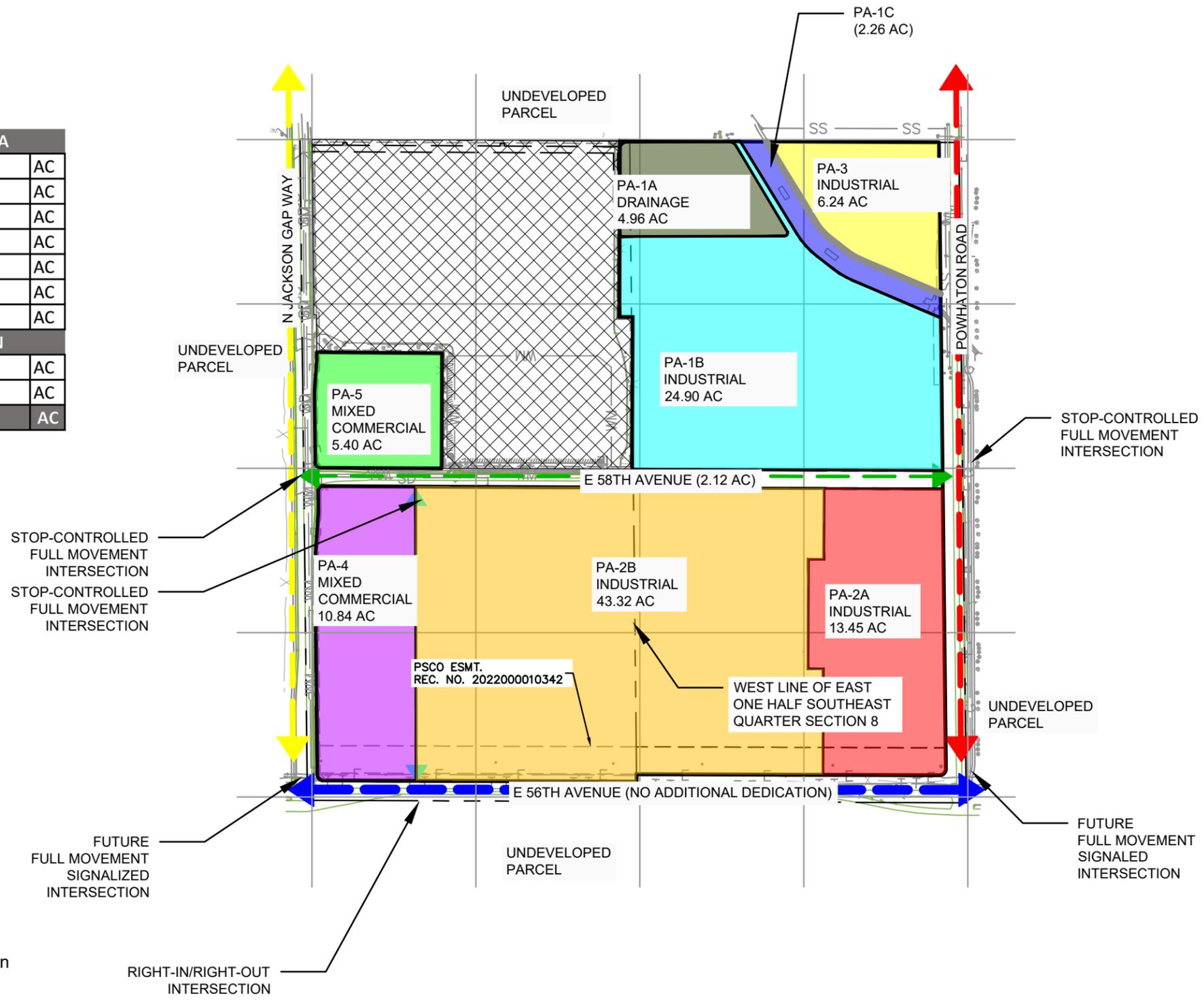
12. MP Adjustments. Except for the waivers listed below, this FDP will be interpreted to mean that all standards contained in the Master Plan Amendment will meet or exceed all city code requirements.

13. Design Standards. A Master Plan amendment as per the requirements of Sections 3.9, 3.12, 3.13 and 3.14 of the Master Plan Manual will be required to be submitted either with the application for the Master Plan or as an amendment to the Master Plan to be submitted with the application for the first CSP in the development.

14. Major arterial medians to be publicly maintained shall be designed and constructed in accordance with PROS Public Median Standards. (These policies are pending completion.)

15. Major arterial medians to be privately maintained shall be designed and constructed in accordance with PROS Private Median Standards. (These policies are pending completion.)

PLANNING AREA	AREA	
PA-1A	4.96	AC
PA-1B	24.90	AC
PA-2A	13.45	AC
PA-2B	43.32	AC
PA-3	6.24	AC
PA-4	10.84	AC
PA-5	5.40	AC
PUBLIC LAND DEDICATION		
E 58th Avenue ROW	2.12	AC
PA-1C	2.26	AC
TOTAL SITE	113.49	AC



LEGEND:

- PA-1A DRAINAGE
- PA-1B INDUSTRIAL
- PA-1C DRAINAGE
- PA-2A INDUSTRIAL
- PA-2B INDUSTRIAL
- PA-3 INDUSTRIAL
- PA-4 MIXED COMMERCIAL
- PA-5 MIXED COMMERCIAL
- AIRPORT PARKING
- PROPOSED LOCAL ROADWAY (PRIVATE)
- 2 LANE COLLECTOR ROADWAY EXTENSION (PUBLIC)
- 4 LANE COLLECTOR ROADWAY EXTENSION (PUBLIC)
- 4 LANE ARTERIAL ROADWAY EXTENSION (PUBLIC)
- 6 LANE ARTERIAL ROADWAY EXTENSION (PUBLIC)
- EASEMENT
- 10-ACRE REFERENCE GRID

NORTH

GRAPHIC SCALE IN FEET

0 250 500 1000

- NOTES:**
- PROPERTY IS LOCATED WITHIN THE AIRPORT INFLUENCE ZONE.
 - PROPERTY IS WITHIN THE 60+ Ldn DIA AIRCRAFT NOISE CONTOUR.

Fine Parking

E. 56th Avenue & Powhatan Road
Form D: Land Use Map Matrix



A. Land Use Item	B. Planning Area Map Number	C. Map Area Code	D. Gross Land Area in Acres	E. Land Use Formula	F. Maximum Potential Density by Code (in Dus or SF)	G. Actual Proposed Maximum Density (in Dus or SF)	H. Phasing, Details and Comments (Include phase number or triggering event)
1. Flood Plain Areas							
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries	ROW	E 58th Avenue	2.12	N/A	N/A	N/A	See PIP Narrative for Details
	PA-1C	Gopher Gulch	2.26	2% of Nonresidential Acreage	N/A	N/A	See PIP Narrative for Details
3. Development Areas Subzone: Light Industrial	PA-1A	Drainage	4.96	N/A	N/A	N/A	See PIP Narrative for Details
	PA-1B	Industrial	24.90	N/A	N/A	N/A	See PIP Narrative for Details
	PA-2A	Industrial	13.45	N/A	N/A	N/A	See PIP Narrative for Details
	PA-2B	Industrial	43.32	N/A	N/A	N/A	See PIP Narrative for Details
	PA-3	Industrial	6.24	N/A	N/A	N/A	See PIP Narrative for Details
	PA-4	Mixed Commercial	10.84	N/A	N/A	N/A	See PIP Narrative for Details
	PA-5	Mixed Commercial	5.40	N/A	N/A	N/A	See PIP Narrative for Details
4. Total Map Acreage (Total figures above)			113.49				
5. Less 1/2 of Perimeter Streets Not Owned by Applicant			N/A				
6. Applicant's Acreage Listed in Application (Line 4 minus line 5)			113.49				
7. Total Flood Plain Acreage			N/A				
8. Total Adjusted Gross MP Acreage (Line 4 minus line 7)			113.49				

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FINE POINT BUSINESS PARK
MASTER PLAN AMENDMENT
LAND USE MATRIX

DATE: 11/24/2023
DESIGNED BY: BJC
DRAWN BY: CTM
CHECKED BY: BJC

PROJECT NO.
196617000

TAB 8

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A. Land Use Item	D. Gross Land Area in Acres	E. Land Use Formula	F. Maximum Potential Density by Code	G. Actual Proposed Maximum Density	H. Phasing, Details and Comments (Include phase number or triggering event)
9. Total SFD planning areas	N/A				
10. Total SFA planning areas	N/A				
11. Total MF Planning Areas	N/A				
12. Total Residential	N/A				
13. Check for average residential density in each subzone	N/A				
14. Small lot Total	N/A				
15. Check for maximum allowable number of multifamily units in each subzone	N/A				
16. Total retail planning areas	N/A				
17. Total office planning areas	N/A				
18. Total industrial planning areas	24.7				
19. Total mixed commercial areas	16.24				
20. Total commercial	40.9				
21. Total Small Urban park land	N/A				
21. Total neighborhood park land	N/A				
22. Total community park land	N/A				
23. Total open space land	2.26	2% of nonresidential acreage per annexation agreement			PA-1C to be privately owned and maintained
24. Total park and open space land	2.26				