

Fine Point Business Park Master Plan Amendment

Public Improvement Plan Narrative

The purpose of this Master Plan narrative is to outline the required infrastructure for the Fine Point Business Park Master Plan Development. This narrative will discuss the identified planning areas and the necessary roadway and utility infrastructure that shall be provided to serve each area.

The Fine Point Business Park Master Plan has been divided into six (6) distinct planning areas. The overall developer of the site shall be responsible for the design and construction of all on- and off-site improvements and infrastructure needed to serve the overall planned area and each individual planning area as identified in this narrative. These improvements may include, but are not limited to, frontage improvements, providing a minimum of two points for emergency access, wet utility extensions/loops, and stormwater detention.

RIGHTS-OF-WAY

In compliance with the City standards and specifications, all adjacent right-of-way improvements shall be installed with the development of PA-1B through PA-5.

E 56th Avenue:

The proposed ultimate roadway section is a 6-lane arterial with 144' of ROW. This development will be responsible for build out of the north half of this ultimate section along the planning area frontages for PA-2 and PA-4 when each planning area is developed. Required ROW has already been dedicated for this roadway improvement.

E 58th Avenue:

The proposed sections are three lane collectors with 74' of ROW. This development will be responsible for the extension/improvements of E 58th Avenue from N Jackson Gap Way to Powhatan Road on the East. E 58th Ave is divided into three roadway sections with the first being the far west side. This section has an existing road with proposed improvements to include the 6' sidewalk to the north and a roadway extension and 12' sidewalk to the south. The second section of 58th Ave is directly south of the Fine Airport Parking lot. This section will only involve improvements to the south which includes a roadway extension and 12' sidewalk. Finally, the third section is the extension of E 58th Avenue from the edge of existing pavement east to Powhatan Road. This section will include a 6' sidewalk to the north, three 12' lanes, and a 12' sidewalk to the south. Construction of these improvements will be associated with PA-1A/B, PA-2, PA-4, and PA-5. ROW will be dedicated for these sections where required.

Powhatan Road:

The proposed section is a modified four lane arterial section with 81' of ROW per Porteos No. 2 (EDN 217148). This development will be responsible for the build out of the west half of this ultimate section along the planning area frontages for PA-1B, PA-2 and PA-3 when each planning area is developed. If PA-1B is developed prior to PA-3, Powhatan Road improvements will be required along both PA-1B and PA-3 frontages. Required ROW has already been dedicated for this roadway improvement.

Jackson Gap Way:

The proposed section is a four lane collector section with 84' of ROW. Based on discussions with the City of Aurora and Aerotropolis Regional Transit Authority (ARTA), the expansion of Jackson Gap Way will only be to the west and that the current eastern curb line is in the ultimate location, therefore no roadway improvements will be required of this development. A sidewalk on the east side of the roadway will be constructed along the planning area frontages for PA-4 and PA-5 when each planning area is developed. Required ROW has already been dedicated for this roadway improvement.

All roadway section improvements shall include curb and gutter, detached sidewalks, streetlights, landscaping, curb inlets, signing and striping per City of Aurora Design and Construction Standards and Specifications. Interim or additional off-site roadway improvements that may be identified within site specific traffic impact studies shall be the responsibility of the developer of the respective planning area and may be required to meet traffic and life safety needs. Refer to the *Master Traffic Impact Study (MTIS)* prepared by Kimley-Horn & Associates dated February 2023 for additional information. Additional offsite improvements may be required to meet traffic and life safety needs.

INTERNAL DRIVES

Internal drives shown in the attached exhibits are for illustrative purposes to demonstrate the roadway network needed to serve the development and are subject to revisions as the planning areas are developed. The final design of the internal private drives shown hereon will be further defined with the site-specific developments. On-Site roadway sections shall include curb and gutter, detached sidewalks, streetlights, landscaping, curb inlets, signing and striping per City of Aurora Design and Construction Standards and Specifications. All on-site roadways, including unpaved sections, shall allow for emergency vehicular access. It is the responsibility of the developer to provide the full roadway sections for drives adjacent to and serving each planning area. It is understood that as development progresses and utility mains are installed, unpaved roadway sections may be required. 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 crossings improvements, looped water supply and fire hydrants as required by the adopted fire code and city ordinances.

UTILITIES

Utility alignments shown in the attached exhibits are for illustrative purposes to demonstrate the infrastructure needed to serve the development and are subject to revisions as the planning areas are developed. The final design of the utilities shown hereon will be defined with the site-specific developments. The sanitary sewer main, storm sewer main and water main within the local roads will be required for development of PA-1A through PA-5. Sanitary sewer and water stubs shall be provided to serve each planning area at the time the mains are installed.

Off-site water improvements are anticipated to be needed to serve the overall planning area.

E 56th Avenue:

Utility improvements within E 56th Avenue will be limited to the extension of a 24" water main from Jackson Gap Way to Powhaton Road. This extension will be required with the development of PA-2.

E 58th Avenue:

Utility improvements within E 58th Avenue will be limited to a 12" water main and 8" sanitary sewer main. The extensions will be required with the development of PA-1A/B and PA-2. Utility stubs will be provided in order to serve PA-2.

Powhaton Road:

Utility improvements within Powhaton Road will be limited to the extension of a 24" water main from the southside of the Gopher Gulch crossing to E 56th Avenue. This extension will be required with the development of PA-2 and PA-1A/B. Utility stubs are provided for water and sewer services to PA-3.

Jackson Gap Way:

Utility improvements within Jackson Gap Way will be limited to sanitary sewer stubs to serve PA-4 and PA-5.

Internal water main loops will be provided for each Planning Area.

Stubs to each planning area shall be installed with the main to provide connections for future development. Consistent with the City of Aurora requirements, any wet utilities installed within unpaved roadway sections shall be graded to the final subgrade to ensure adequate cover and depth is provided.

STORMWATER

The water quality ponds and detention pond shown in the attached exhibits are for illustrative purposes to demonstrate the infrastructure needed to serve the development and are subject to revisions as the planning areas are developed. The final design of the ponds shown hereon will be defined with the site-specific developments. The detention facility in PA-4 shall provide full spectrum detention for PA-4. Water Quality Pond 1 will provide water quality for PA-1B, PA-2 and northern portion of PA-4. Detention for these planning areas are provided downstream in the Porteos Master Plan. Water Quality Pond 2 will provide water quality for PA-3. Detention for this planning area will be provided downstream in the Porteos Master Plan. The storm sewer mains within the local roads shall be installed with the development of PA-1 to convey stormwater to the associated detention facility. Refer to the *Fine Point Parking Master Drainage Study* prepared by Kimley-Horn & Associates dated February 2023 for additional information.

SPECIFIC PLANNING AREAS

The table below provides a general summary for the six planning areas including the proposed use, access points and the anticipated utility points of connection. Additionally, any special features or development triggers that are required are noted. More detail on specific planning areas is provided below as applicable.

Table 1: Planning Area Summary				
Planning Area	Use	ROW Access Points (refer to MTIS Figure 6)	Utility Stub Location	Development Trigger
PA-1B	Industrial	Access B,E,F,4	E. 58 th Avenue	N/A
PA-2	Industrial	Access D,E,F,J,K,L,M,4	E. 56 th Avenue, E. 58 th Avenue, Powhaton Road	PA-1
PA-3	Industrial	Access A	Powhaton Road	N/A
PA-4	Mixed Commercial	Access 1, C, G, H, I, K	E. 56 th Avenue, E. 58 th Avenue, Jackson Gap Way	N/A
PA-5	Mixed Commercial	Access 1, C	E. 58 th Avenue, Jackson Gap Way	N/A

PA-1A / 1B

Planning Area 1 (PA-1A) is made up of ±4.96 acres of Regional Water Quality Pond 1 and Planning Area 1B (PA-1B) is made up of ±24.90 acres of Industrial development. The infrastructure required to serve this area is:

- 24" Water main in Powhaton Road
- Water main loop around PA-1B
- Sanitary Main to Jackson Gap Way
- Regional Water Quality Pond 1 PA-1B Detention Pond
- Stormwater collection within public roadway and local roads.
- West half expansion of Powhaton Road from 58th Ave to northern overall property line.
- Extension of 58th Ave from Powhaton Road to existing terminus.
- Water Quality Pond 1

PA-2

Planning Area 2 (PA-2) is anticipated to be made up of ±55.8 acres of industrial land use. The infrastructure required to serve this area is:

- West half expansion of Powhaton Road from 58th Avenue to E 56th Avenue.
- North half expansion of E 56th Avenue from Powhaton Road to western boundary of PA-2.
- Eastbound left turn lanes at proposed access points.
- Extension of 58th Ave from Powhaton Road to existing terminus.
- 24" water line extension in E 56th Avenue.
- 24" water line extension in Powhaton Road from 56th Ave to 58th Ave.
- 12" water line extension in 58th Ave from Powhaton Road to existing water stub.
- Stormwater collection within public roadways and local roads.
- Water main loop around PA-2.
- Sanitary sewer extensions to E 60th Avenue.
- Water Quality Pond 1.

PA-3

Planning Area 3 (PA-3) is made up of ±6.2 acres of industrial land use. The infrastructure required to serve this area is:

- West half expansion of Powhaton Road from north boundary to Gopher Gulch crossing.

- Stormwater collection in public roadways.
- Water main loop around PA-3.
- Water Quality Pond 2.

PA-4

Planning Area 4 (PA-4) is anticipated to be made up of ±8.8 acres of Mixed Commercial land use. The additional infrastructure required to serve this development includes the following:

- North half expansion of 56th Avenue from Jackson Gap Way to eastern boundary of PA-4.
- 12" Water main offsite improvements with local road
- Water main loop around PA-4
- Sanitary Main extensions from northern frontage with 58th Avenue to the existing sanitary sewer system within Jackson Gap Way.
- Stormwater mains in PA-4
- Full Spectrum Detention Pond
- Water Quality Pond 1
- South half expansion of 58th Avenue from Jackson Gap Way to eastern boundary of PA-4.
- Jackson Gap Way sidewalk from 56th Ave to 58th Ave

PA-5

Planning Area 5 (PA-5) is anticipated to be made up of ±5.9 acres of mixed commercial land use. The additional infrastructure required to serve this development includes the following:

- Water main loop around PA-5
- Stormwater mains in PA-5
- Expansion of 58th Ave from Jackson Gap Way to eastern boundary of PA-5.
- Jackson Gap Way sidewalk from 58th Ave to 60th Ave.
- No water quality pond additions necessary since detention was provided under EDN 216071.

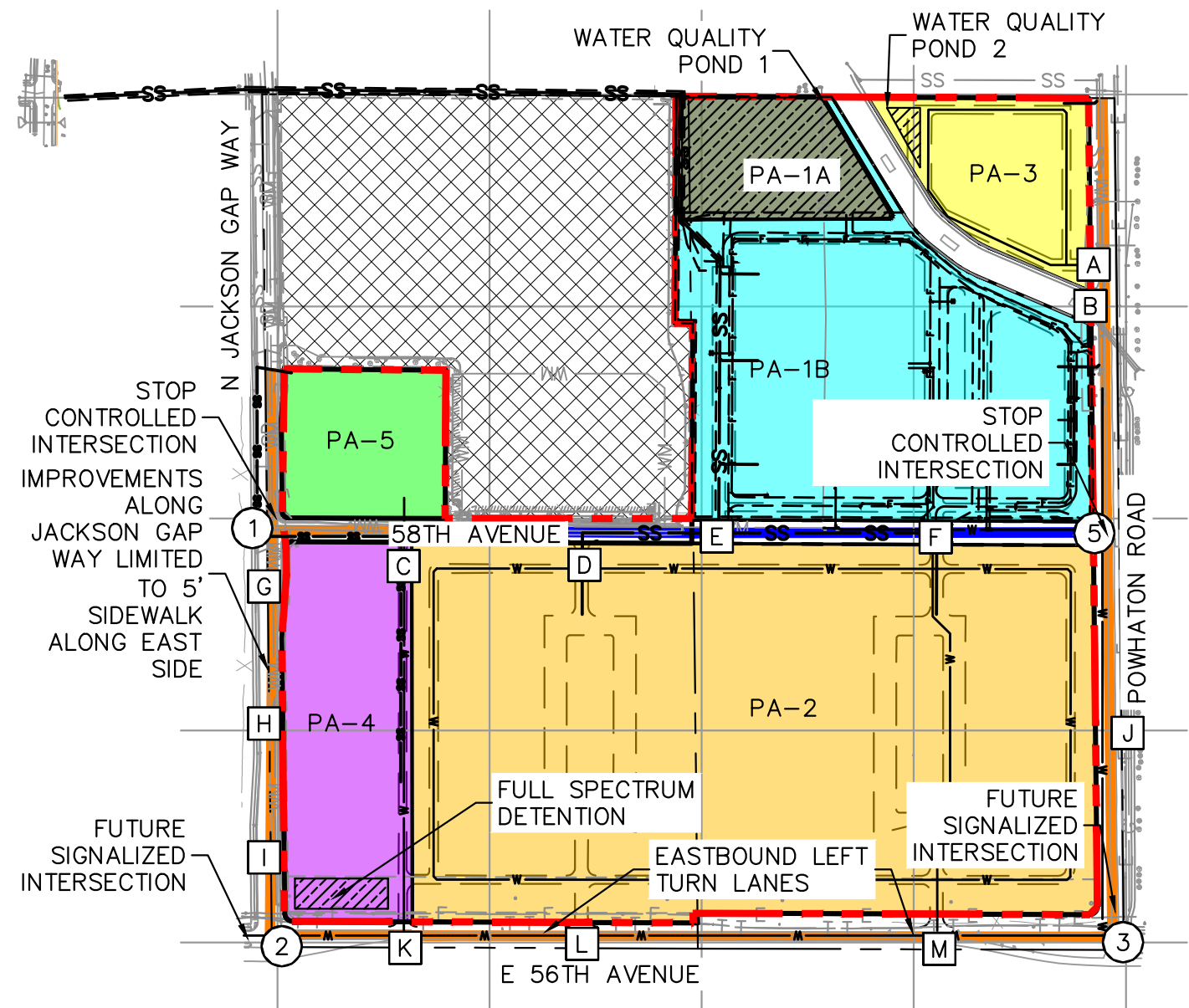
CONCLUSION

As noted previously, the Fine Point Business Park development is anticipated to consist of six planning areas. The planning areas were evaluated to identify the infrastructure needed to support each of them while also providing a methodical approach to best serve the development.

PUBLIC IMPROVEMENT EXHIBITS

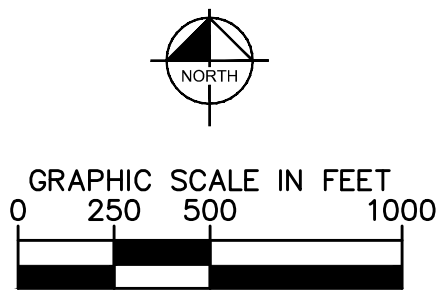
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- NOTES:
- 1. PROPERTY LINES AND EXISTING INFRASTRUCTURE OBTAINED FROM SURVEY COMPLETED BY WARE MALCOMB, FEBRUARY 2023.
 - 2. THE TOTAL SITE AREA IS 113.49 ACRES.
 - 3. ALL ROADWAY CURB AND GUTTER SHALL BE PER COA STD DWG S7.1
 - 4. THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF ALL ON-SITE AND OFF-SITE INFRASTRUCTURE NEEDED TO INCLUDE ALL FIRE HYDRANTS. ADEQUATE FIRE HYDRANT COVERAGE SHALL CONSIST OF FIRE HYDRANTS PLACED ON AVERAGE 500' ON EACH SIDE OF THE STREET AND BE ARRANGED ON AN ALTERNATING BASIS.
 - 5. PRIVATE STREETS THAT DO NOT MEET A CITY OF AURORA APPROVED ROADWAY STANDARD MAY REQUIRE A FIRE LANE EASEMENT OF A MINIMUM WIDTH OF 23' (OR 26' WHEN REQUIRED BY APPENDIX D OF THE 2015 IFC.)



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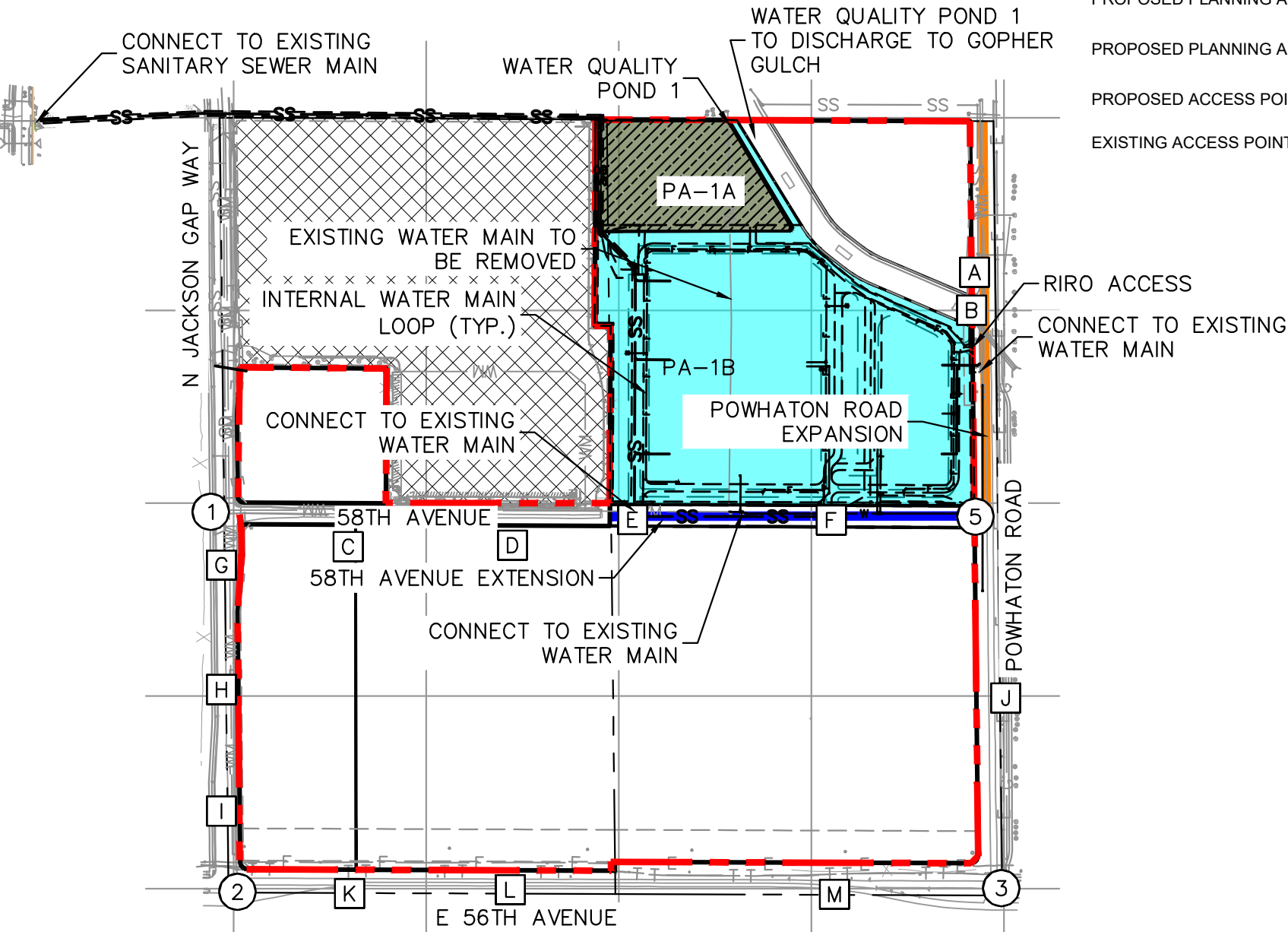
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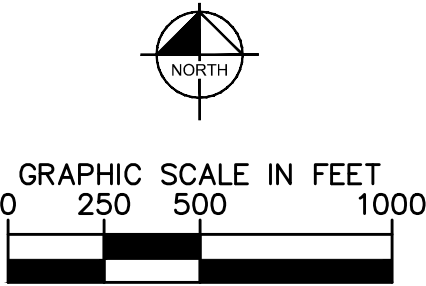
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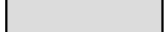



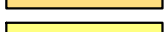





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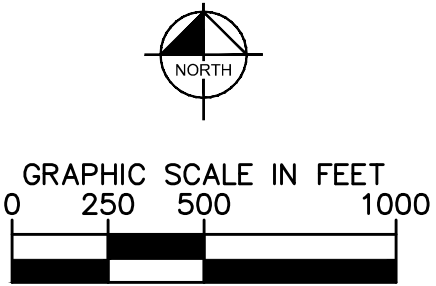
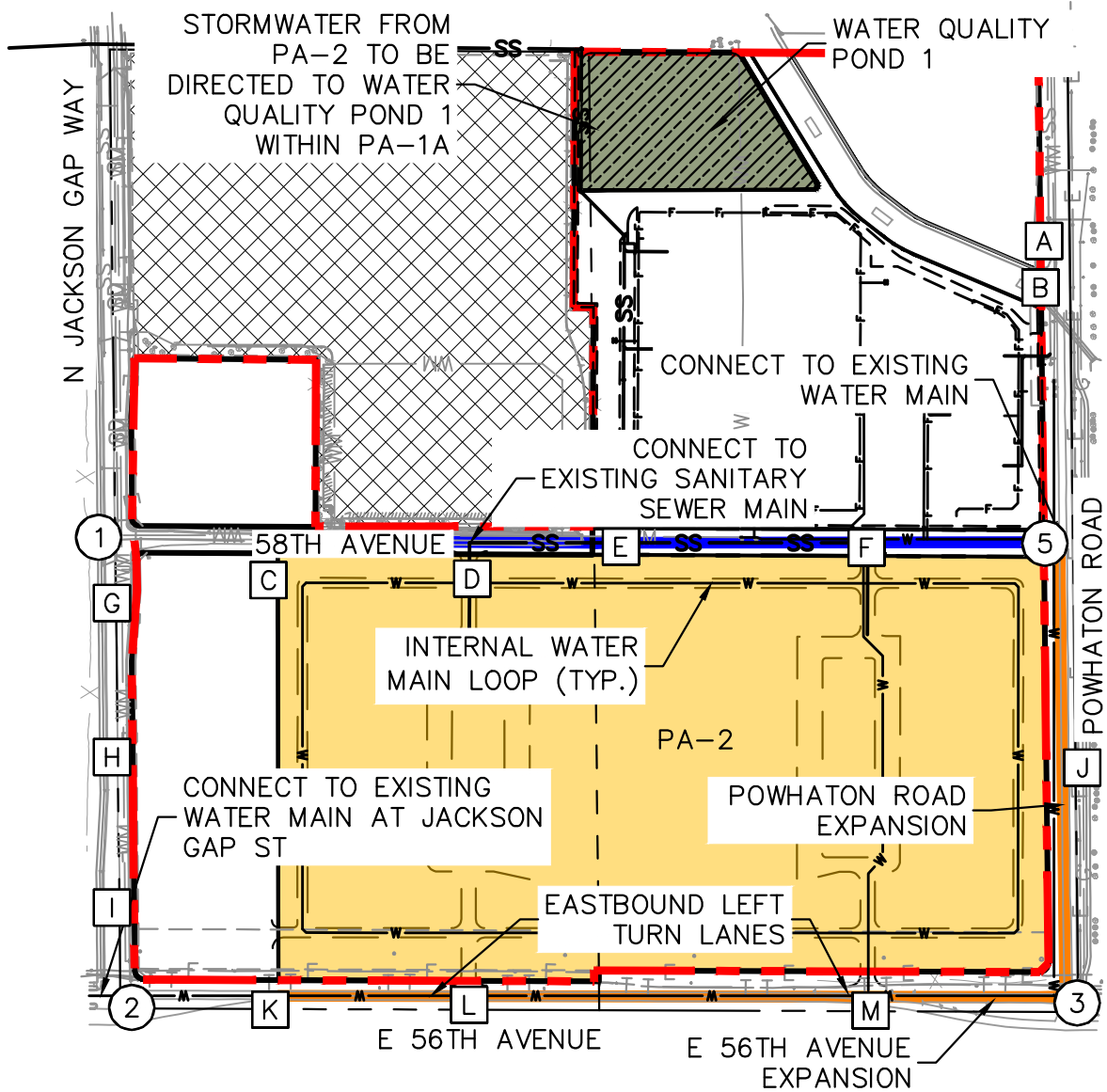


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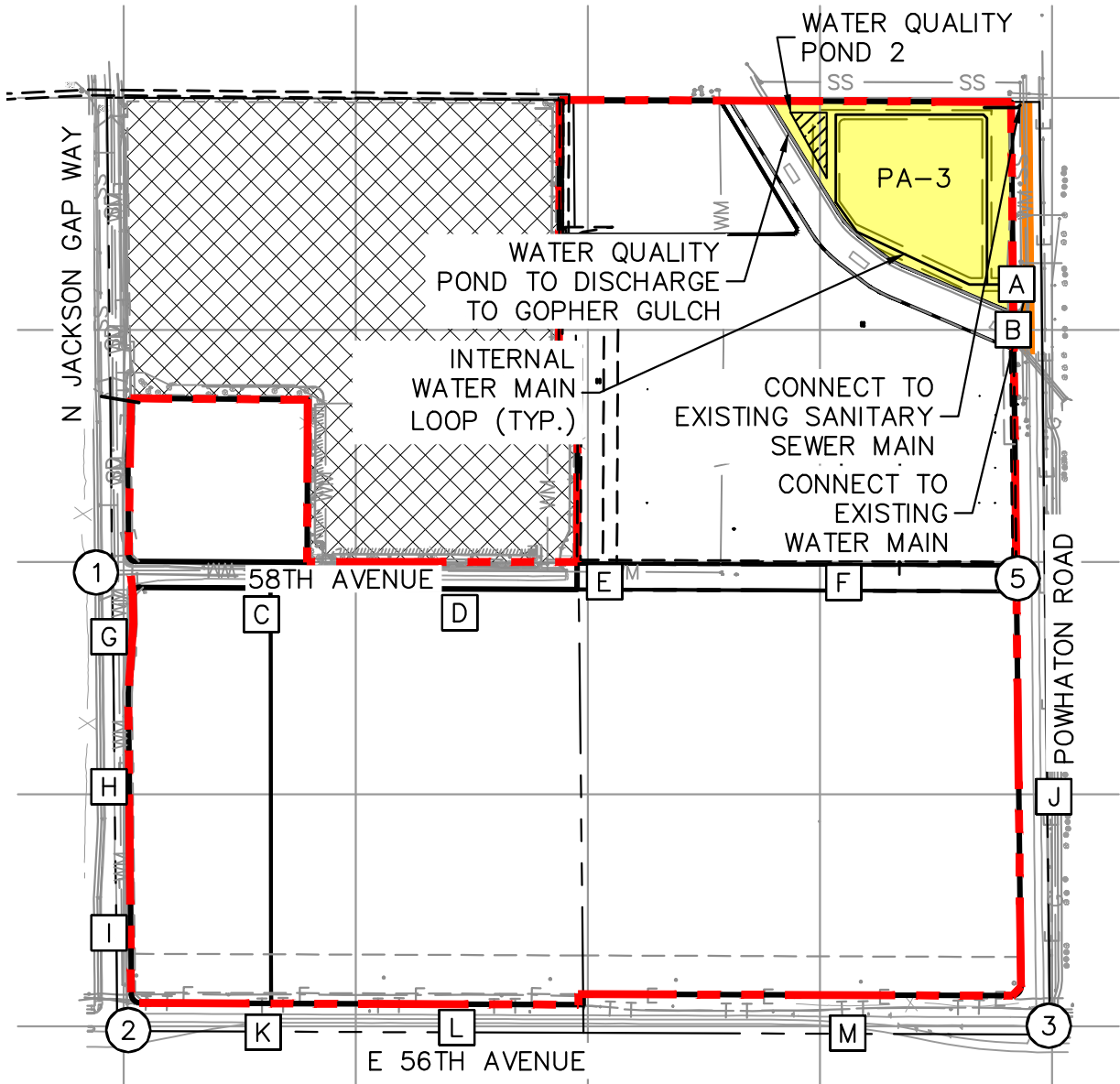
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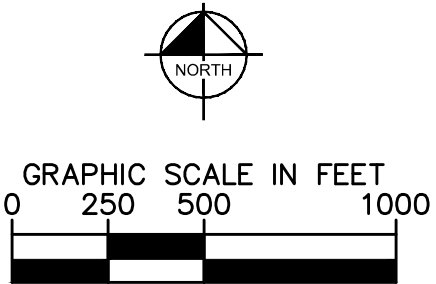
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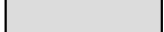



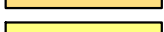





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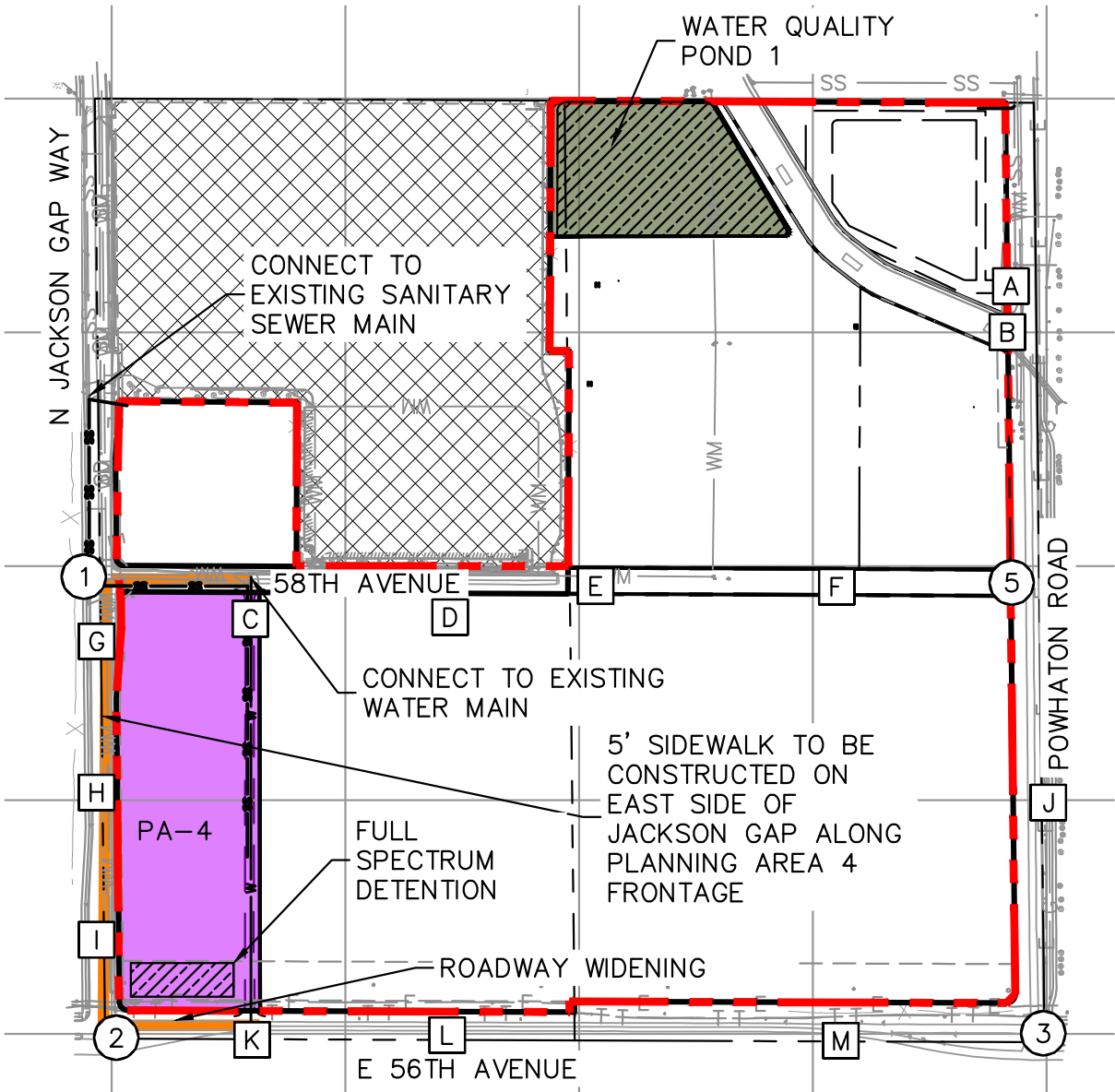


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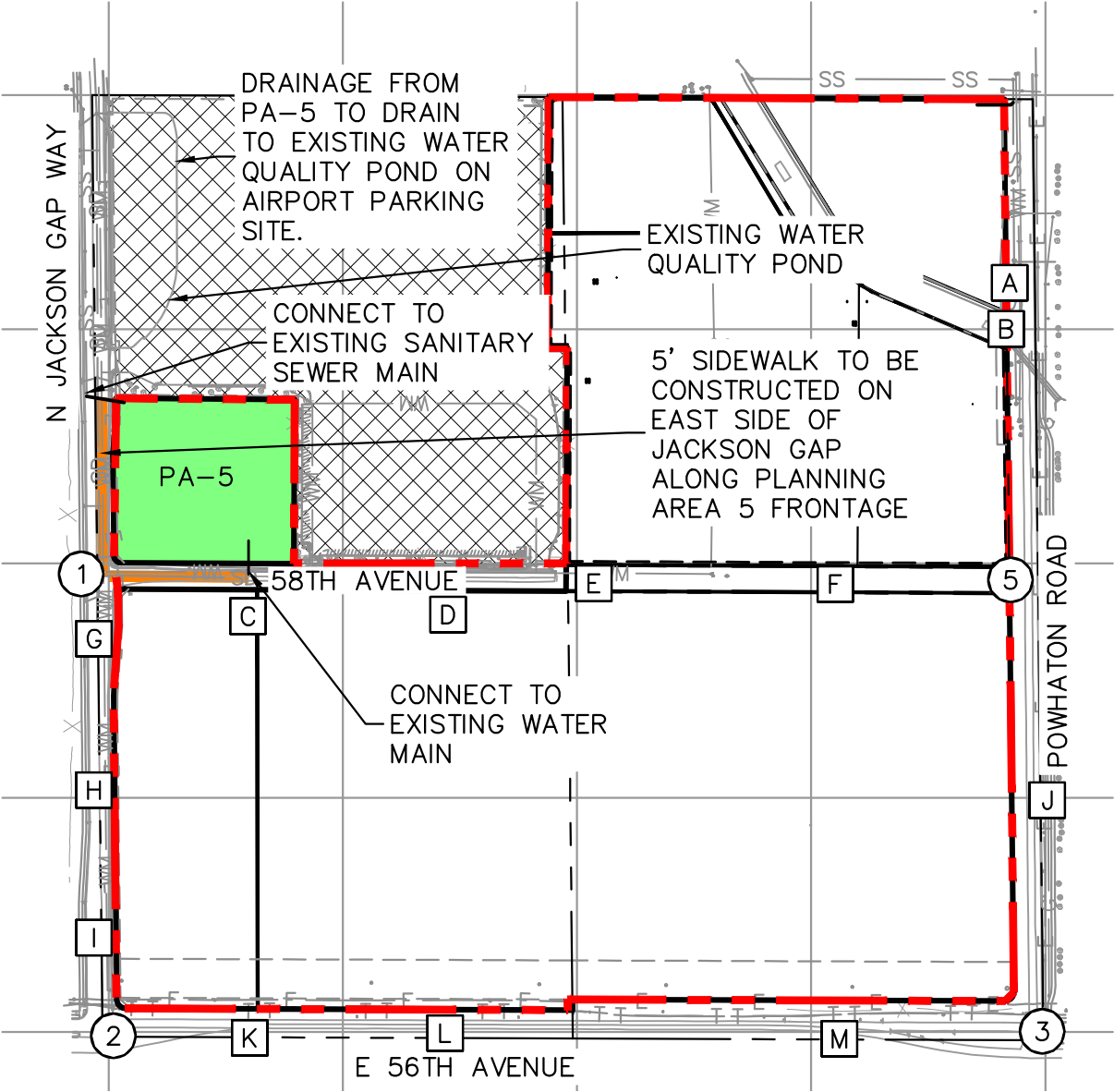
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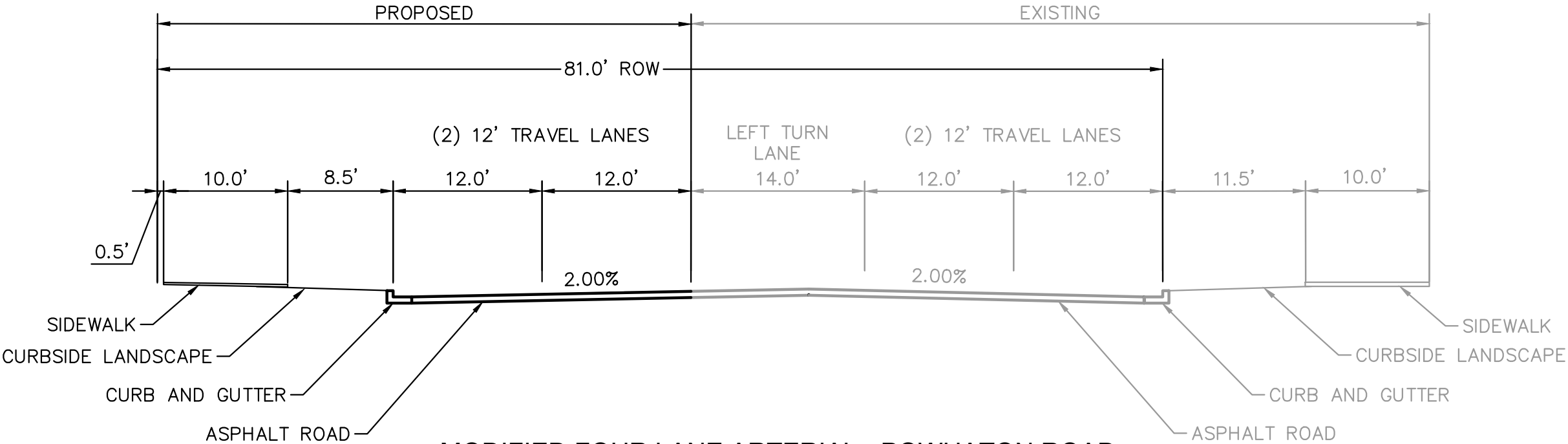
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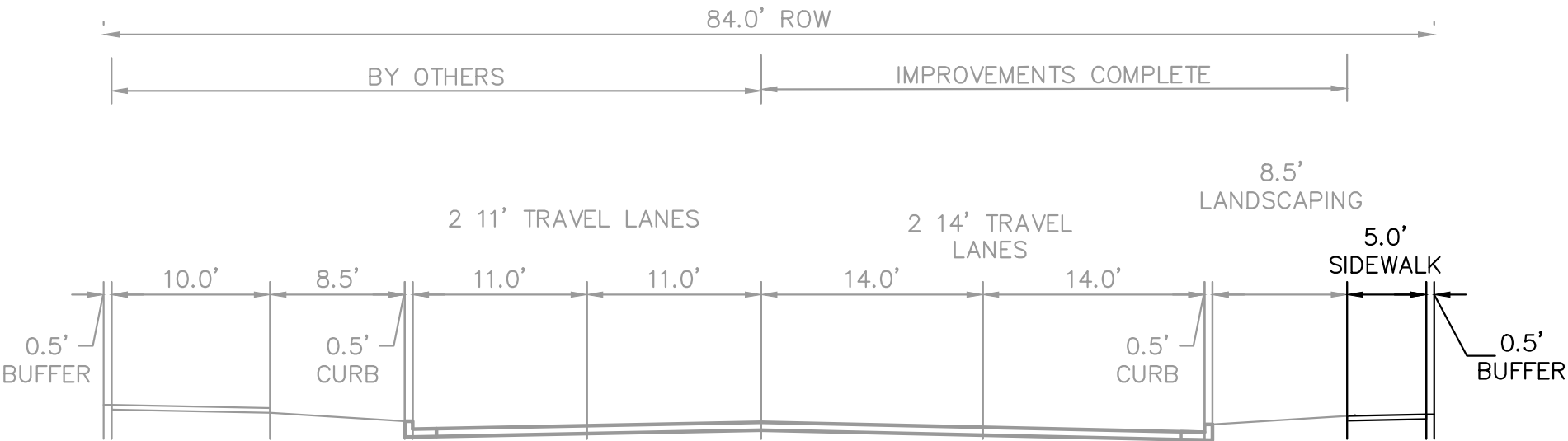
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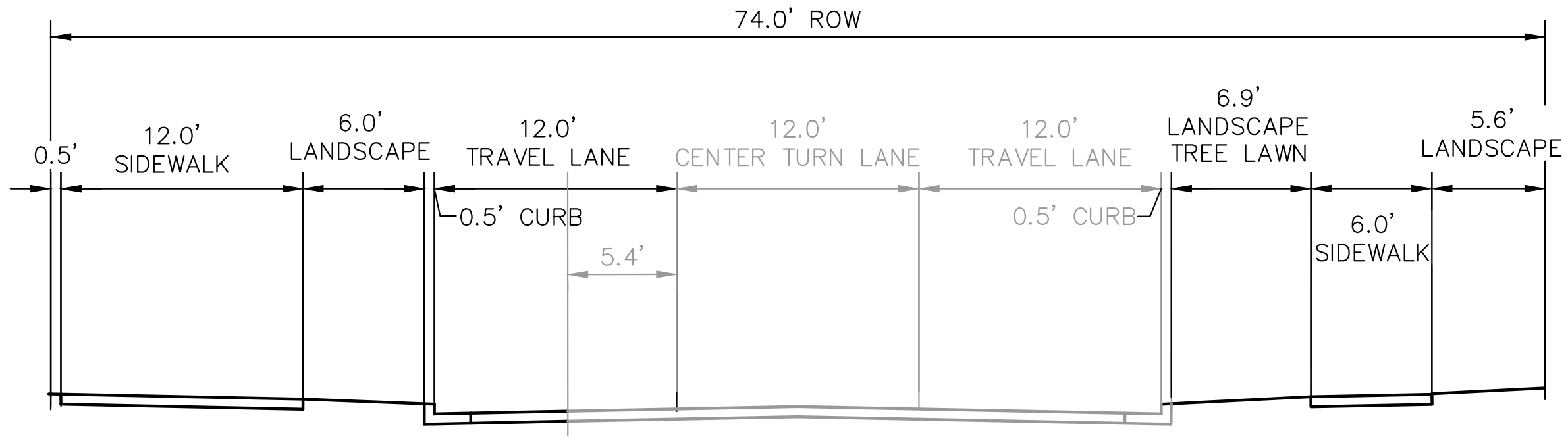


MODIFIED FOUR LANE ARTERIAL - POWHATON ROAD

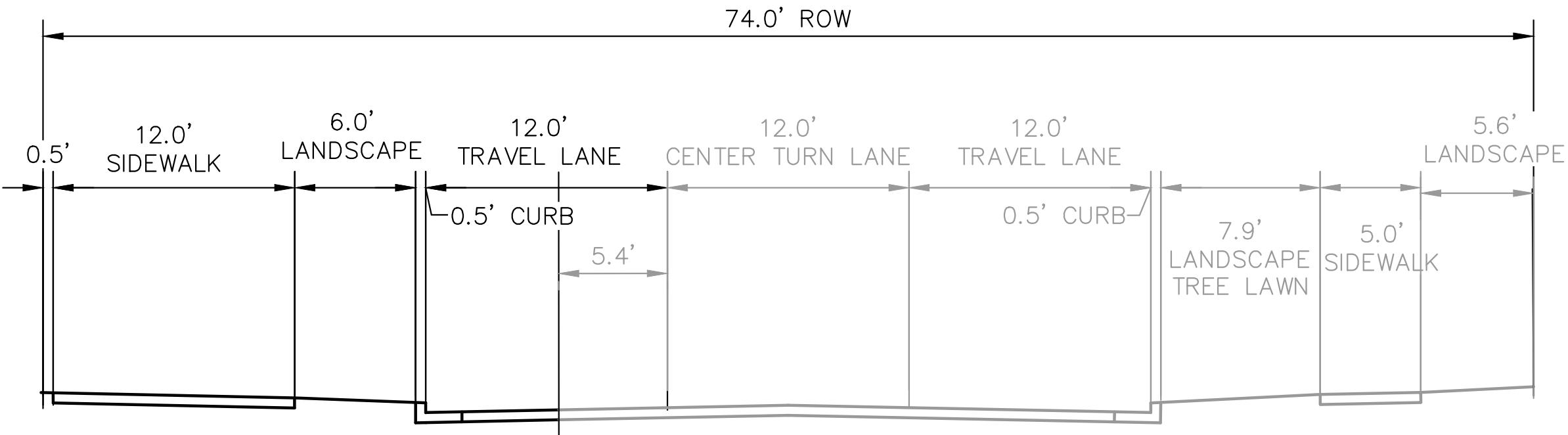


FOUR LANE COLLECTOR - JACKSON GAP WAY

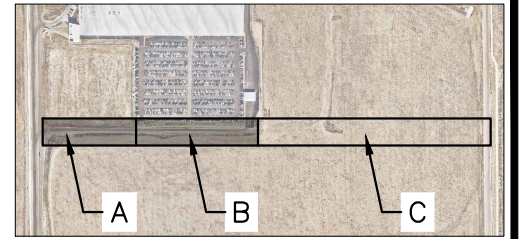
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A: THREE LANE COLLECTOR - PROPOSED E 58TH AVENUE

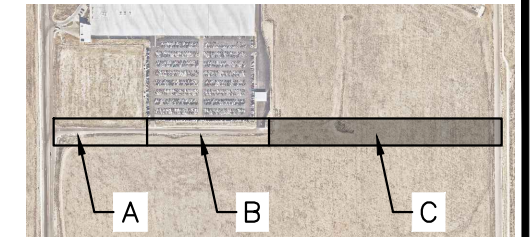
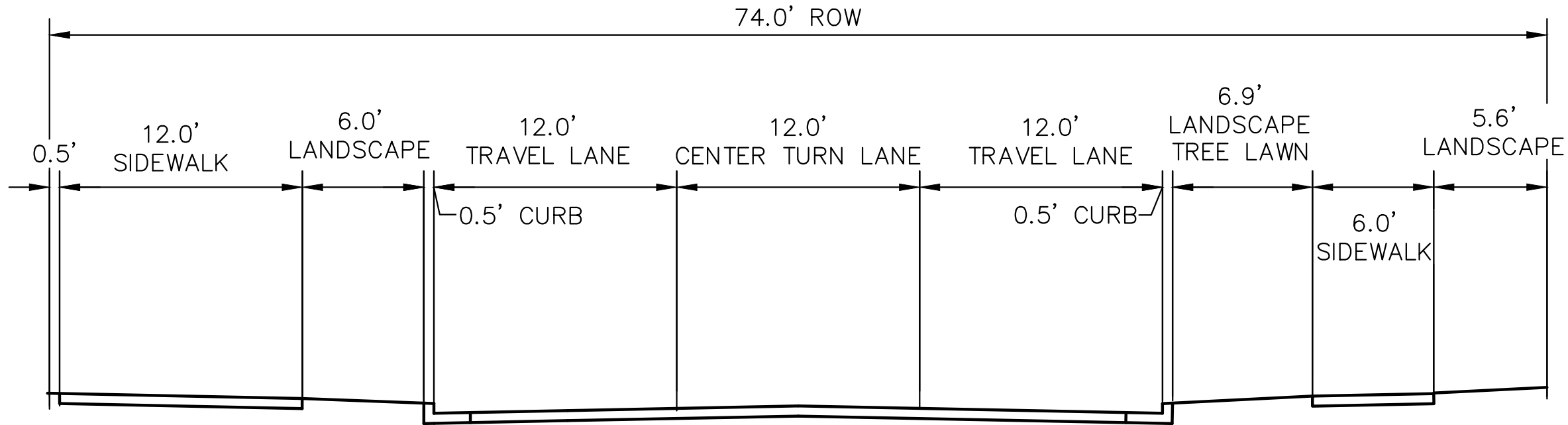


B: THREE LANE COLLECTOR - PROPOSED E 58TH AVENUE



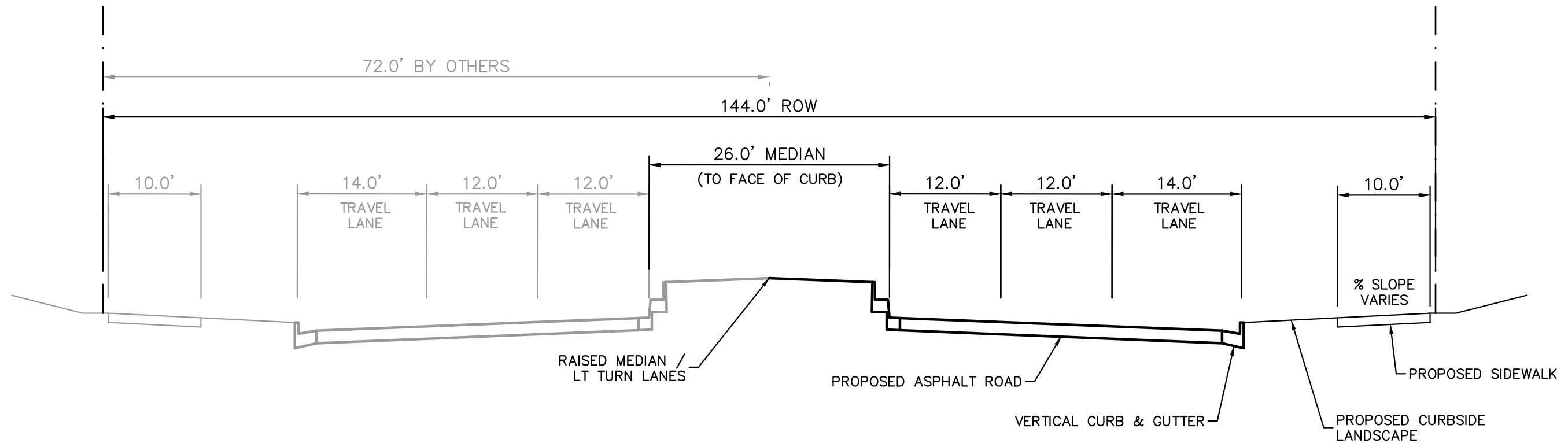
KEY MAP N.T.S.

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KEY MAP N.T.S.

C: THREE LANE ARTERIAL - PROPOSED E 58TH AVENUE



SIX LANE ARTERIAL - E 56TH AVENUE