



November 27, 2024

Rachid Rabbaa
City of Aurora
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

**Re: *Public Improvement Plan (PIP) Conformance Letter
 Fine Point Business Park Neighborhood Plan***

Dear Mr. Rabbaa:

This letter intends to demonstrate the proposed Fine Point Business Park Neighborhood Plan is in conformance with the Fine Point Business Park Public Improvement Plan (PIP), as part of the Fine Point Business Park FDP Amendment (Master Plan Amendment), currently under City review as DA-1964-03.

The Fine Point Business Park PIP details the Right of Way, utility, and stormwater improvements to be installed with the development of Planning Areas PA-1B through PA-5. The Neighborhood Plan shows the buildout of the following improvements, all of which are detailed in the PIP:

- Full buildout of ultimate roadway section for E 58th Avenue (three lane collector with 74' or ROW) from N Jackson Gap Way to Powhaton Road.
- 12" water main and 8" sanitary sewer main within E 58th Avenue.
- Extension of 8" sanitary sewer main to ultimate downstream connection point in Jackson Gap St and E 60th Avenue.
- Proposed culvert crossings of E 58th Avenue have been coordinated with the individual site plans for the tributary planning areas, so that the pipe crossings can be utilized in the ultimate buildout condition.
- Full buildout of west half of ultimate roadway section for Powhaton Road (modified four-lane arterial with 81' of ROW) along planning area frontages for PA-1B, PA-2A, and PA-3.
- Extension of 24" water main in Powhaton Road to E 56th Avenue.
- Construction of sidewalk along the east side of Jackson Gap Way, along planning area frontages for PA-4 and PA-5.
- Internal drives and curb cuts, as shown on the Neighborhood Plan sheets.

We appreciate your attention to this project and look forward to meeting with you and working with your staff to fully entitle and build this project in the City of Aurora. Should you have any questions please contact me at (303) 974-3625.

Best Regards,

A handwritten signature in blue ink, appearing to read 'Brad Cooney'.

Brad Cooney, P.E.

Kimley-Horn and Associates, Inc.