

Jamaso Public Improvements Plan Narrative

City of Aurora, Colorado

July 16, 2024



Vicinity Map
NTS

Jamaso Project Location & Description

The purpose of this Public Improvements Plan narrative is to discuss relevant issues regarding infrastructure planning for the Jamaso Development. More specifically this report will discuss each identified Planning Area and the required roadway, storm drainage, water and sanitary sewer infrastructure necessary to facilitate them as standalone developments.

The proposed Jamaso Development is approximately 57 acres of land with the land use designation of Mixed-Use Airport (MU-A). The site is located just south of Interstate 70 & east of E-470, bounded by Foxridge Farms Community / an existing COA Prairie Waters treatment facility to the north, vacant land to the south, vacant land / Sky Ranch Subdivision to the east and N. Powhatan Road / vacant land to the west. The property has an existing oil and gas operation on the southern portion and the remaining portion is undeveloped. The predominant land uses are expected to be indoor & outdoor self-storage facilities and commercial retail spaces.

A Master Traffic Impact Study (TIS) was prepared by LSC Transportation Consultants, Inc. for the proposed Jamaso Development. Future Traffic Signal Escrow responsibility for a future signalized intersection is expected at N. Powhatan Road

(4-lane arterial – painted median) and E. 12th Avenue (2-lane collector), according to the TIS. Additional offsite improvements for planning areas may be required based on traffic or life safety needs. The collector road along the half section line, Road A, extending north of E. 12th Avenue will have to be accommodated with the unincorporated property to the east of the site due to conflicts with the existing COA Prairie Waters treatment facility and Foxridge Farms mobile home community to the north.

Specific Development Improvements

Planning Area #1 – PA-1:

Planning Area #1 is approximately 1.0 acres in size and is located in the northwest portion of the Jamaso site. The land use is identified as open space / landscape buffer. Street trees, tree lawns, landscape buffers and other landscape elements required per the City of Aurora's landscape standards shall be included as part of roadway development and construction. The existing access to the City of Aurora Prairie Waters Treatment Facility and the existing emergency access to Sable Altura Fire Station #1 must be maintained at all times. The storm sewer collection system includes routing to N. Powhatan Road through the proposed water quality and detention pond located in PA-4. PA-1's development will be triggered by the development of PA-2. The portions of PA-1 adjacent to PA-2 shall be installed at this time.

Planning Area #2 – PA-2:

Planning Area #2 is approximately 6.6 acres in size and is located in the northwest portion of the Jamaso site along N. Powhatan Road. The land use is identified as commercial retail and commercial indoor self-storage.

Roadway Improvements

Street improvements along N. Powhatan Road (4-lane arterial) adjacent to PA-2 from E. 12th Avenue to the existing access road will consist of an additional north-bound lane, the eastern half of a painted median, and detached walk/bike path. The required taper back to the existing east side of N. Powhatan Road will begin at the property line (extended) and continues north to match the existing 2-lane road. Completion of the existing access road (a local type 3) and the north half of E. 12th Avenue (2-lane minimum) along PA-2 will be required to access the lot. Transit stop improvements, including enhanced pavement depths, may be required in the future along north-bound N. Powhatan Road adjacent to PA-2 when and if RTD extends service to this area. Coordination efforts with the emergency access to the fire station would provide for a larger turn radius for fire trucks and a combined access to N. Powhatan Road. Street trees, tree lawns, landscape buffers and other landscape elements required per the City of Aurora's landscape standards shall be included as part of roadway development and construction.

Storm Drainage Improvements

Storm sewer collection at E. 12th Avenue to PA-4 will be required for detention. The detention pond required for PA-2 will be constructed within PA-4. The N. Powhatan Road existing roadside swale will be routed for collection into the storm sewer system.

Water Improvements

Waterline connection to the existing 16-in waterline within N. Powhatan Road will be extended between PA-2 and PA-3 along E. 12th Avenue. Waterline required for PA-2 is planned to be a 16-in waterline along E. 12th Avenue between PA-2 and PA-3. Fire hydrants adjacent to E. 12th Avenue will be provided for the nearby fire station to access in emergency situations.

Sanitary Improvements

Until such time as future sanitary sewer will be provided in E. 12th Avenue, a septic system may include a sanitary vault or septic tank with an associated leach bed, as a temporary measure under direction of the health department. Future sanitary sewer is expected to support onsite commercial areas and is planned to be 8-in sanitary sewer internal to the site. Future 12-in sanitary sewer is expected along E. 12th Avenue within the site extents to provide an eastern connection.

Planning Area #3 – PA-3:

Planning Area #3 is approximately 4.6 acres in size and is located in the west portion of the Jamaso site. The land use is identified as commercial retail.

Roadway Improvements

Street improvements along N. Powhaton Road (4-lane arterial) adjacent to PA-3 include an additional north-bound travel lane, the eastern half of a painted median, detached walk/bike path, and turn lane at E. 12th Avenue. Completion of the south half of E. 12th Avenue (2-lane collector) along PA-3 will be required to access the lot. Street trees, tree lawns, landscape buffers and other landscape elements required per the City of Aurora’s landscape standards shall be included as part of roadway development and construction.

Storm Drainage Improvements

Storm sewer collection for PA-3 will be required for detention. The detention pond required for PA-3 will be constructed within PA-4. Storm sewer collection along E. 12th Avenue to PA-4 will be required for detention.

Water Improvements

Waterline connection to the existing 16-in waterline within N. Powhaton Road will be extended as a 16-in water loop between PA-2 and PA-3 along E. 12th Avenue, between PA-3 and PA-5, around PA-4 and the existing discovery gas line easement that is just north of PA-7, and between PA-3 and PA-4 along the existing oil & gas access. Fire hydrants adjacent to E. 12th Avenue will be provided for the nearby fire station to access in emergency situations.

Sanitary Improvements

Until such time as future sanitary sewer will be provided in E. 12th Avenue, a septic system may include a sanitary vault or septic tank with an associated leach bed, as a temporary measure under direction of the health department.

Planning Area #4 – PA-4:

Planning Area #4 is approximately 2.5 acres in size and is located in the western portion of the Jamaso site and is surrounded by PA-3, PA-5, and PA-7. The land use is identified as detention.

Roadway Improvements

Circulation around PA-4 will be provided by interior roadways. Maintenance access for the full-spectrum detention pond will be provided from the interior roadways. Street trees, tree lawns, landscape buffers and other landscape elements required per the City of Aurora’s landscape standards shall be included as part of roadway development and construction.

Storm Drainage Improvements

Storm sewer collection for PA-4 to the full-spectrum detention pond will be required for detention. The detention pond required for PA-4 will be constructed. The following planning areas require the pond within PA-4 to be constructed: PA-2, PA-3, PA-4, and PA-5 (west of the other proposed detention pond).

Planning Area #5 – PA-5:

Planning Area #5 is approximately 23.4 acres in size and is located in the central portion of the Jamaso site along proposed E. 12th Avenue. The land use is identified as commercial outdoor self-storage and detention.

Roadway Improvements

Street improvements include E. 12th Avenue (2-lane collector) within the site extents, and from N. Powhaton Road to the eastern site boundary, and Road A (Local Type 3) extending from E. 12th Avenue to the southeast corner of the site. Street trees, tree lawns, landscape buffers and other landscape elements required per the City of Aurora’s landscape standards shall be included as part of roadway development and construction.

Storm Drainage Improvements

Planning area #5 is spilt by a ridgeline will drain to two different detention ponds. Storm water runoff east of the ridgeline will be conveyed to the proposed detention pond in PA-5. Storm water runoff west of the ridgeline will be conveyed to the proposed full spectrum detention pond in PA-4. Storm sewer collection along E. 12th Avenue to Planning Areas #4 and #5 will be required for detention. Storm sewer collection along Road A and along the southern boundary to the full-spectrum detention pond will be required for detention. The existing COA Prairie Waters treatment facility developed conveyance along

the east edge of that facility will be conveyed under E. 12th Avenue in storm sewer to the existing swale through PA-5. The existing swale onsite will be conveyed to the south boundary.

Water Improvements

Waterline looping for the collector roads required fire hydrants will occur within E. 12th Avenue and the collector road along the half section line. The 30-in waterline within the collector road along the half section line is being completed by others. A waterline will be required along the southern boundary within PA-8 as a 12-in waterline, between PA-5 and PA-7 as a 12-in waterline, between PA-3 and PA-5 as a 16-in waterline, between PA-4 and PA-5 as a 12-in waterline, and within E. 12th Avenue as a 12-in waterline to provide waterline looping.

Sanitary Improvements

Until such time as future sanitary sewer will be provided in E. 12th Avenue, a septic system may include a sanitary vault or septic tank with an associated leach bed, as a temporary measure under direction of the health department. Future sanitary sewer is expected along E. 12th Avenue within the site extents.

Planning Area #6 – PA-6:

Planning Area #6 is approximately 2.7 acres in size and is located in the northeast portion of the Jamaso site along E. 12th Avenue. The land use is identified as commercial retail.

Roadway Improvements

Street improvements include E. 12th Avenue (2-lane collector) within the site extents of PA-6 to the eastern site boundary and west to N. Powhaton Road. Street trees, tree lawns, landscape buffers and other landscape elements required per the City of Aurora’s landscape standards shall be included as part of roadway development and construction.

Storm Drainage Improvements

Storm sewer collection from PA-6, crossing E. 12th Avenue to the full-spectrum detention pond in PA-5 will be required for detention.

Water Improvements

Waterline connection to the existing 16-in waterline within N. Powhaton Road will be extended between Planning Areas #5 and #6 as a 12-in waterline to the 30-in waterline by others along the east side of PA-6.

Sanitary Improvements

Until such time as future sanitary sewer will be provided in E. 12th Avenue, a septic system may include a sanitary vault or septic tank with an associated leach bed, as a temporary measure under direction of the health department.

Planning Area #7 – PA-7:

Planning Area #7 is approximately 10.1 acres in size and is located in the southwest portion of the Jamaso site. This portion of the property is currently being used as an operational oil & gas site. The existing access shall be maintained at all times.

Planning Area #8 – PA-8:

Planning Area #8 is approximately 1.8 acres in size and is located along the southern boundary of the Jamaso site. The land use is identified as open space / landscape buffer. Specifically, this buffer will be developed with landscape and berming to screen views of outdoor self-storage in PA-5 from adjacent Sky Ranch Subdivision to the south. PA-8’s development will be triggered by the development of PA-5.

Storm Drainage Improvements

Storm sewer collection for the buffer area in PA-8 will be routed to the full-spectrum detention pond in PA-5. The existing swale through PA-5 will be conveyed to the south and combine with the full-spectrum detention pond outfall which outlets prior to the south boundary of the site.

Roadway Improvements

No major roadway improvements are proposed parallel to the southern property line. Landscape buffers and other landscape elements required per the City of Aurora’s landscape standards shall be included as part of the open space development and construction.

Water Improvements

Waterline from Road A is anticipated to be looped to PA-5 and extended along the southern boundary.

Planning Area #9 – PA-9:

Planning Area #9 is approximately 1.8 acres in size and is located along the northern boundary of the Jamaso site. The land use is identified as open space / landscape buffer. Street trees, tree lawns, landscape buffers and other landscape elements required per the City of Aurora’s landscape standards shall be included. PA-9’s development will be triggered by the development of PA-5.

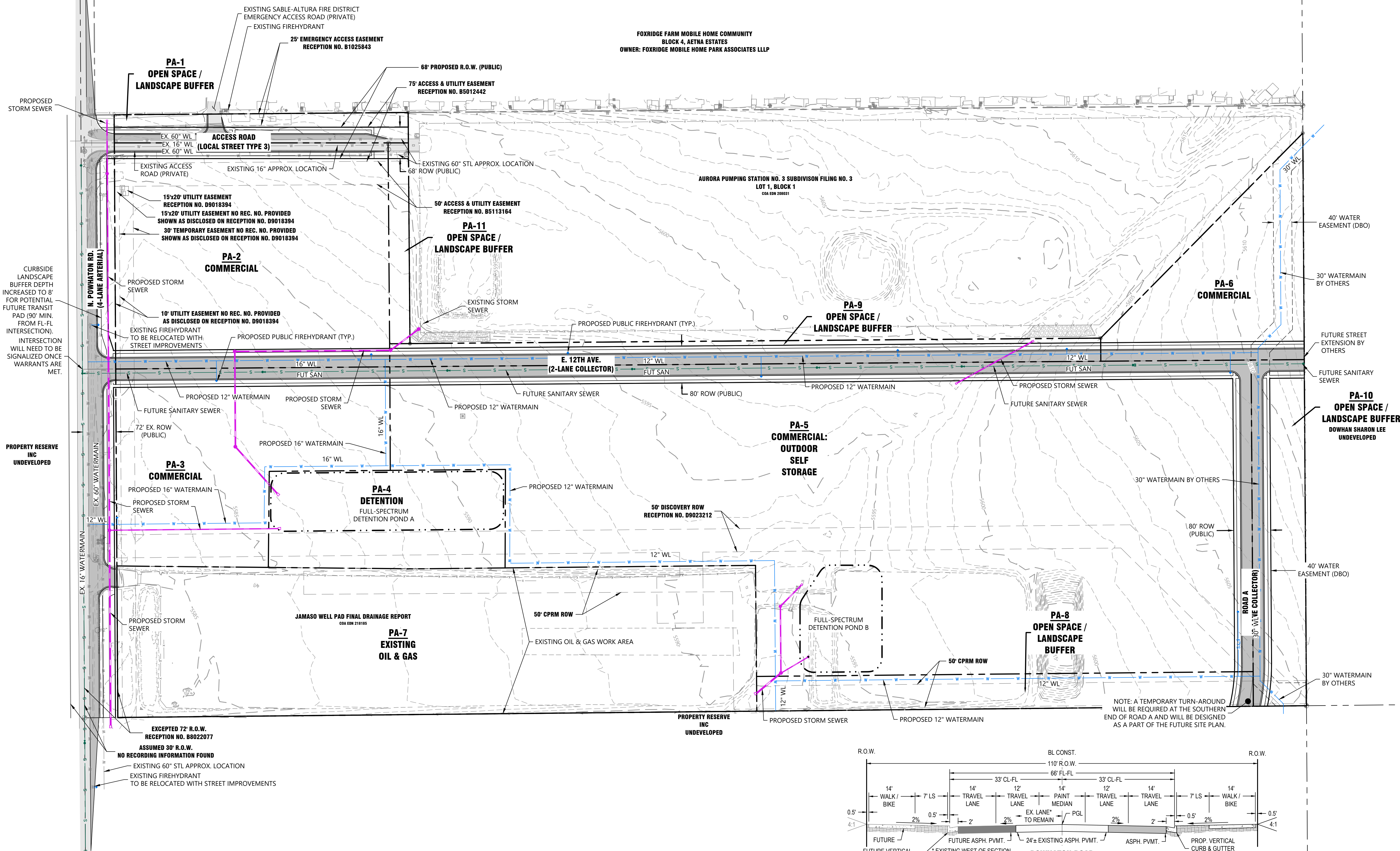
Planning Area #10 – PA-10:

Planning Area #10 is approximately 2.0 acres in size and is located along the eastern boundary of the Jamaso site. The land use is identified as open space / landscape buffer. Street trees, tree lawns, landscape buffers and other landscape elements required per the City of Aurora’s landscape standards shall be included. PA-10’s development will be triggered by the development of PA-5.

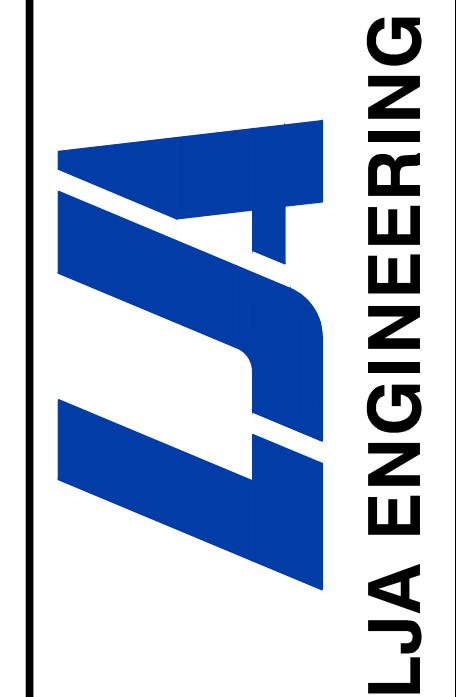
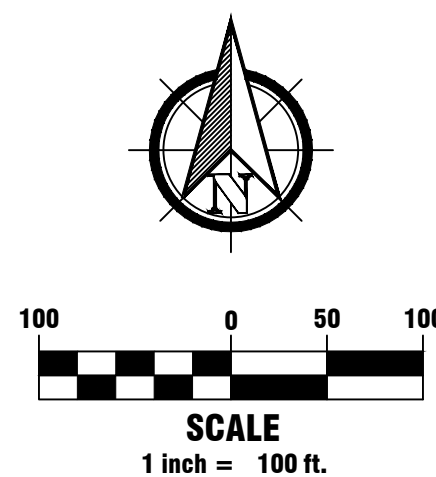
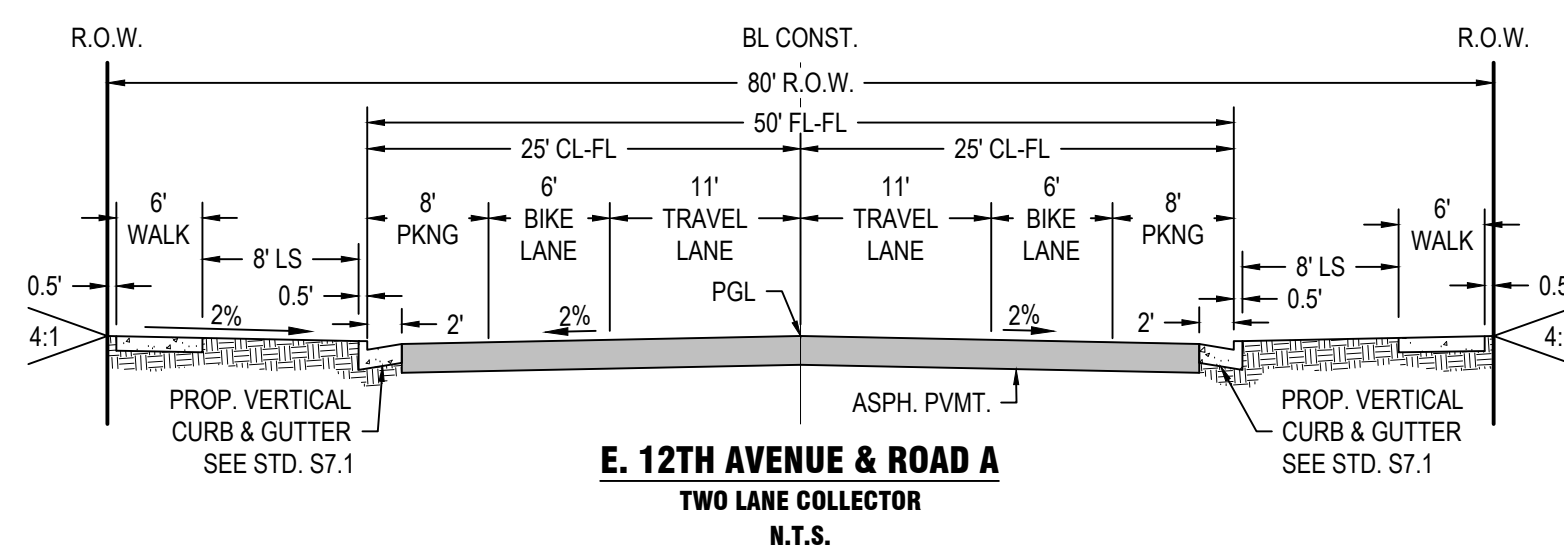
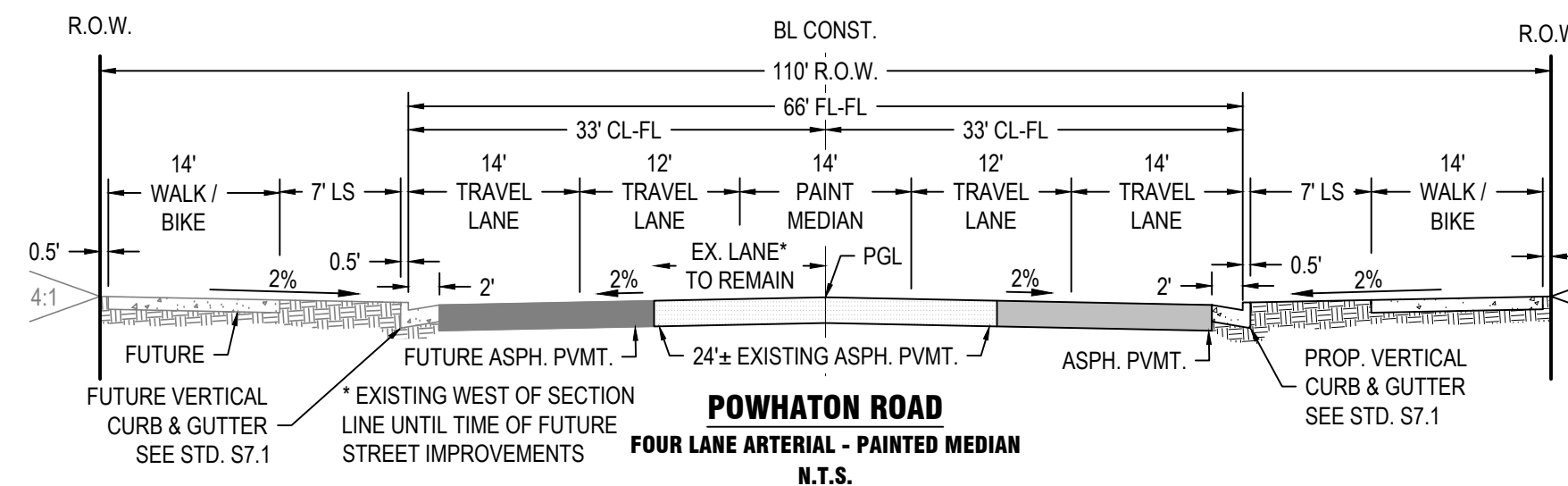
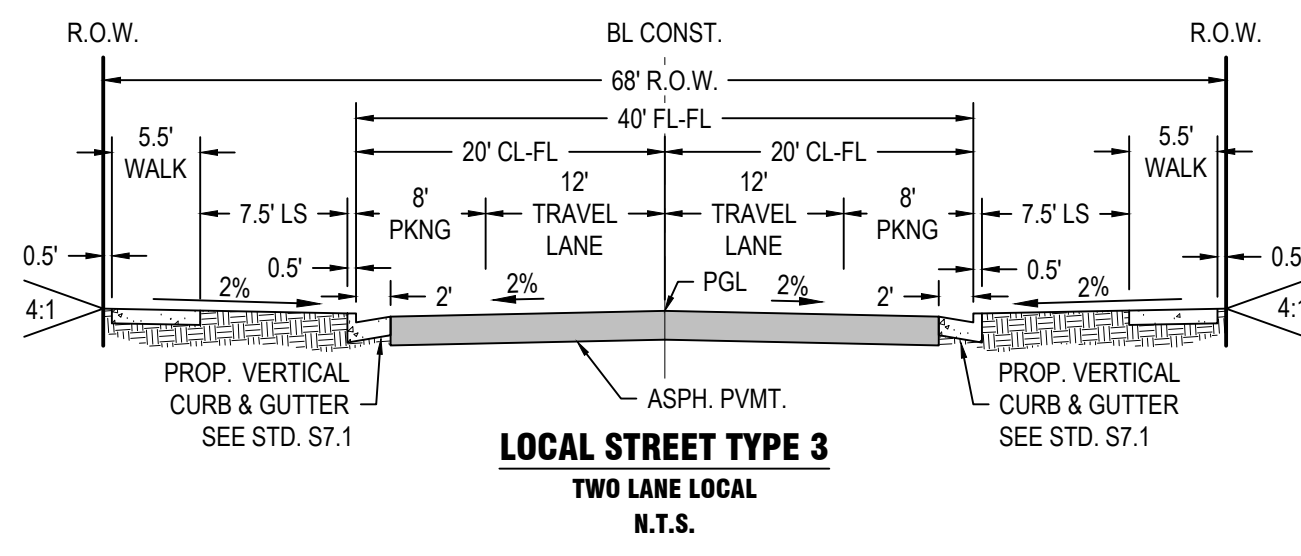
Planning Area #11 – PA-11:

Planning Area #11 is approximately 0.4 acres in size and is located in the northwest portion of the Jamaso site. The land use is identified as open space / landscape buffer. Street trees, tree lawns, landscape buffers and other landscape elements required per the City of Aurora’s landscape standards shall be included as part of roadway development and construction. The existing access to the City of Aurora Prairie Waters Treatment Facility must be maintained at all times. The storm sewer collection system includes the outfall for the City of Aurora Prairie Waters Treatment Facility existing pond routing to N. Powhaton Road. PA-11’s development will be triggered by the development of PA-2. The portions of PA-11 adjacent to PA-2 shall be installed at this time.

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LEGEND			
---	Planning Area Boundary	W	Ex. Water Line
---	Right of Way Line	Ø	Ex. Storm Sewer Line
---	Centerline	G	Ex. Gas
---	Lot Line	UE	Ex. Underground Electric
---	Easement Line	OH-E	Ex. Overhead Electric
---	Swale Line	X	Ex. Fence
●	Storm Manhole	---	Existing Major Contour
■	Storm Outlet Structure	---	Existing Minor Contour
●	Sanitary Sewer Manhole	---	Ex. Asphalt Pavement
●	Fire Hydrant	---	Prop. Asphalt Pavement
---	Storm Sewer Line		
---	Water Line		
---	Sanitary Sewer Line		



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Revision Type		Revision		Date	
No.	Rev. Date	No.	Rev. Date	No.	Rev. Date
1		2		3	
4		5		6	
Designed: CWS		Job No.: 1022-02		Sheet: 1 of 1	
Prepared: CWS		Scale Horiz: 1" = 100'		Date: July 16, 2024	
Approved: AKM		Scale Vert: N/A			

Proj. Name: Jamaso
Location: Aurora, Colorado
Plan Set: PIP
Sheet Name: Public Improvement Plan

NOT FOR
CONSTRUCTION



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No. 1