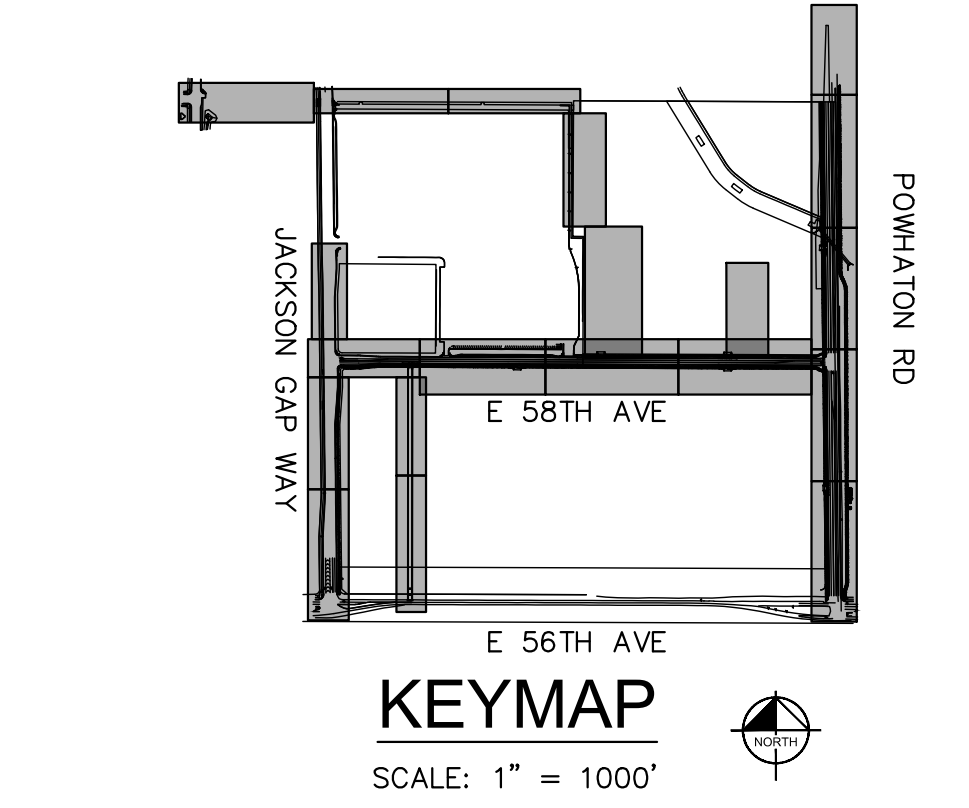
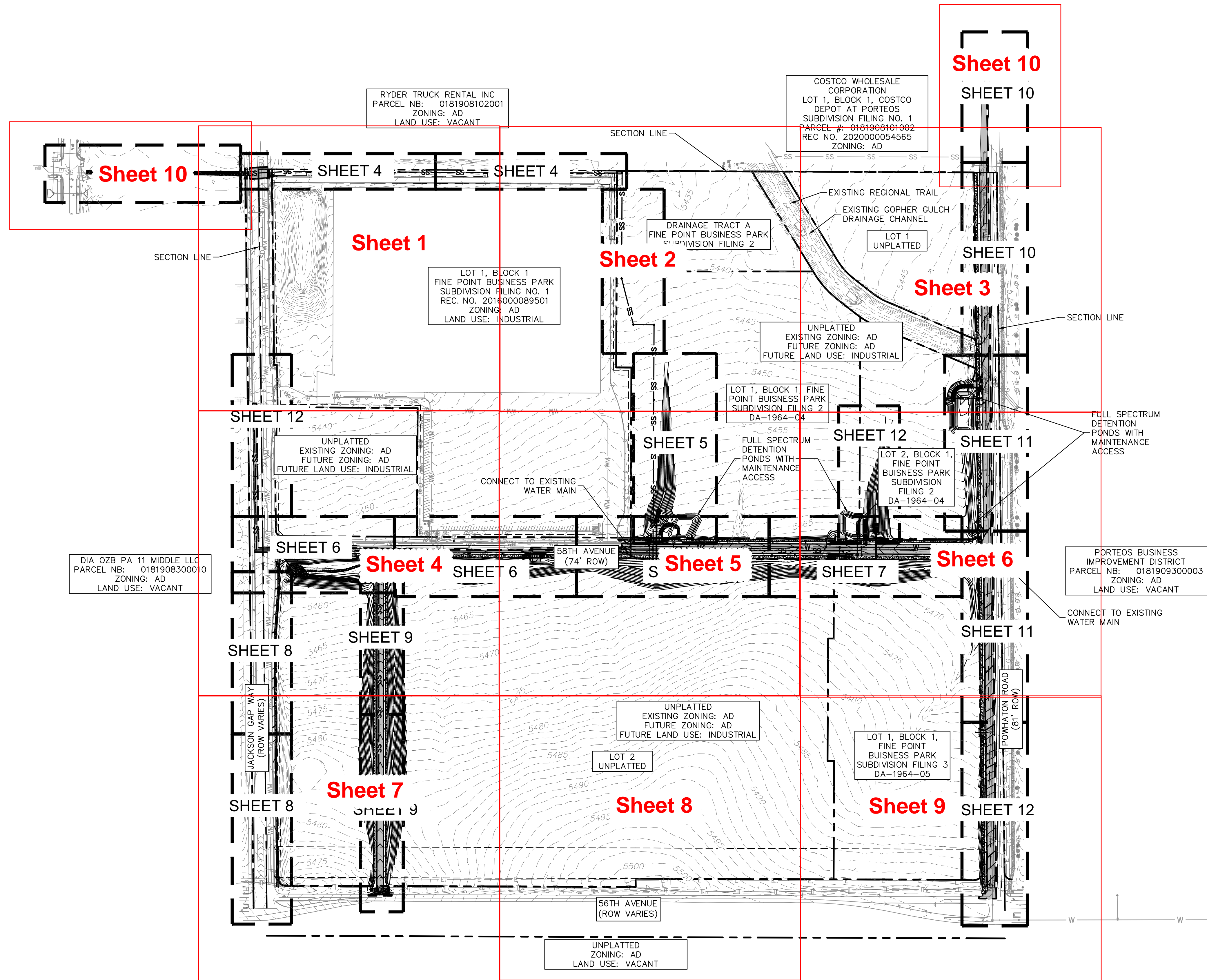


CASE NUMBER: 2024-6049-00

K:\DEN\_Civil\196617004\_Fine Point Infrastructure\CADD\PlanSheets\Neighborhood Plans\196617004\_CV.dwg DiGiorno, Bella 2/14/2025 12:51 PM



K:\DEN\_Civil\196617004\_Fine Point Infrastructure\CADD\PlanSheets\Neighborhood Plans\196617004\_OV KEYW.dwg DiGiorno, Bella 2/14/2025 12:53 PM



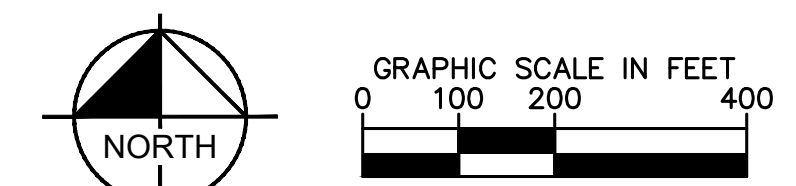
Revise plan set to cover the entire project area rather than only the infrastructure. Neighborhood plans should show how the proposed infrastructure, overlot grading and developable lots intersect. Plan sheet sets should be 1" = 40'

Following approval of the neighborhood plan - civil plans for infrastructure may proceed. Site plans for buildings/lot development can also be submitted on lot by lot basis. Previously approved plans as shown here, can be also shown on the plan sheets.

-grading should be shown at 2-ft intervals not 1-ft.

KH: The plan set sheet have been updated to cover the entire project area. They are scaled at 1" = 40'.

Grading has been updated to be displayed at 2 ft intervals.



BENCHMARK: CITY OF AURORA BENCHMARK NUMBER 3S6516NW001 BEING A 3" DIAMETER BRASS CAP MARKED "752" NAVD 88 ELEVATION: 5506.79'



**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
6200 South Syracuse, Suite 300  
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: JMD  
DRAWN BY: BMD  
CHECKED BY: BJC  
DATE: 2/14/2025

FINE POINT BUSINESS PARK  
NEIGHBORHOOD PLAN  
CITY OF AURORA, STATE OF COLORADO

OVERALL KEY MAP

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

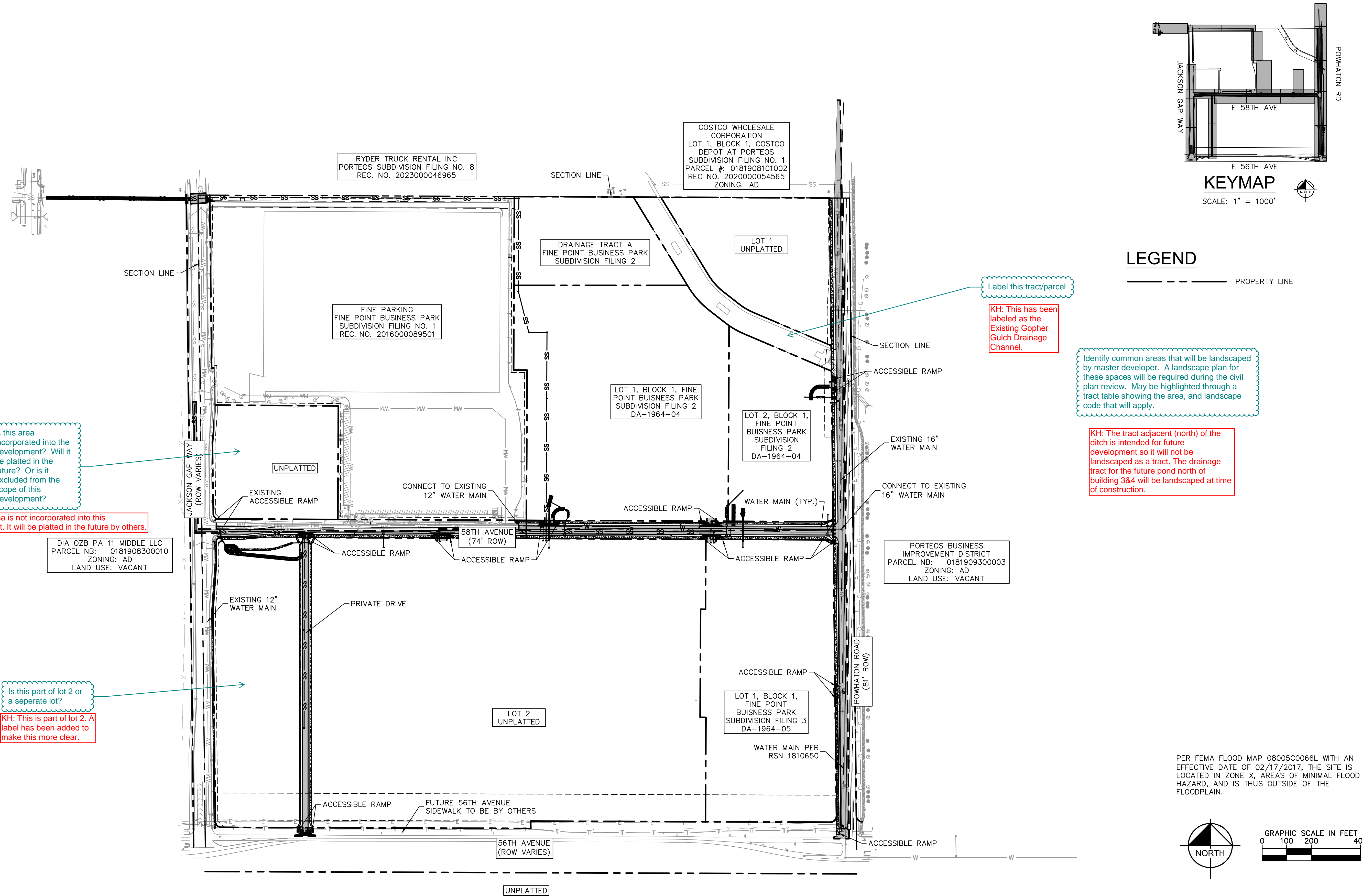
PROJECT NO.  
196617004

DRAWING NAME

2



K:\DEN\_Civil\196617004\_Fine Point Infrastructure\CADD\PlanSheets\Neighborhood Plans\196617004\_OV LOTS.dwg DiGiorno, Bela 2/14/2025 12:54 PM



**Kimley»Horn**

KIMLEY-HORN AND ASSOCIATES, INC.  
6200 South Syracuse, Suite 300  
Greenwood Village, Colorado 80111 (303) 228-2300

FINE POINT BUSINESS PARK  
NEIGHBORHOOD PLAN  
CITY OF AURORA, STATE OF COLORADO

OVERALL LOT MAPS

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
196617004  
DRAWING NAME

3



- revise sheet scopes as redlined on overall key map
- grading should be at 2-ft intervals.
- street striping for lanes is not required.
- review neighborhood plan checklist to ensure additional engineering details are removed. Check things like infrastructure details, monuments, meters, materials and labels.

KH: The sheet scopes have been revised to as close to the redlines on the overall key map as possible. It was necessary to add an additional row of half sheets on the south side to fit the whole site at 40 scale.

Street striping has been removed.

Plans have been revised to as close to the all key map as possible. It was necessary to w of half sheets on the south side to fit the le.

layed at 2-ft intervals.

een removed.

n, it has been discussed what additional to remove from the plans to ensure this does et.

JACKSON GAP ST

EXISTING SANITARY SEWER MANHOLE (PUBLIC)

42.0' SANITARY SEWER EASEMENT

273 LF OF PVC SEWER (PUBLIC)

CONNECT TO EXISTING SANITARY SEWER STUB

PROPOSED SANITARY SEWER MANHOLE (PUBLIC)

283 LF OF PVC SEWER (PUBLIC)

12' GRAVEL MAINTENANCE PATH

DIA 02B PA 11 MIDDLE LLC  
PARCEL NB: 0181908300010  
ZONING: AD  
LAND USE: VACANT

RYDER TRUCK RENTAL INC  
LOT 1, BLOCK 1  
PORTEOS SUBDIVISION FILING NO. 8  
REC. NO. 2023000046965  
LAND USE: AUTOMOBILE AND LIGHT TRUCK SALE AND RENTAL

PROPOSED SANITARY SEWER MANHOLE (PUBLIC)

396 LF OF PVC SEWER (PUBLIC)

EXISTING FIRE HYDRANT

141 LF OF PVC SEWER (PUBLIC)

ASPHALT PAVEMENT PATCH FOR UTILITY INSTALLATION

12' GRAVEL MAINTENANCE PATH

JACKSON GAP WAY ROW VARIES

95.0' ROW

EXISTING POND WQ-PA1 (EDN 216071)

22.6' SANITARY SEWER EASEMENT

LOT 1, BLOCK 1  
FINE POINT BUSINESS PARK  
SUBDIVISION FILING NO. 1  
REC. NO. 2016000089501  
ZONING: AD  
LAND USE: INDUSTRIAL

26.0' UTILITY EASEMENT  
REC. NO 2016000089501

RYDER TRUCK RENTAL INC  
LOT 1, BLOCK 1  
PORTEOS SUBDIVISION FILING NO. 8  
REC. NO. 2023000046965  
LAND USE: AUTOMOBILE AND LIGHT TRUCK SALE AND RENTAL

EXISTING FIRE HYDRANT

PROPOSED SANITARY SEWER MANHOLE (PUBLIC)

396 LF OF PVC SEWER (PUBLIC)

22.6' SANITARY SEWER EASEMENT

LOT 1, BLOCK 1  
FINE POINT BUSINESS PARK  
SUBDIVISION FILING NO. 1  
REC. NO. 2016000089501  
ZONING: AD  
LAND USE: INDUSTRIAL

26.0' UTILITY EASEMENT  
REC. NO 2016000089501

PROPOSED SANITARY SEWER MANHOLE (PUBLIC)

396 LF OF PVC SEWER (PUBLIC)

24.8'

MATCHLINE SEE THIS SHEET

MATCHLINE SEE THIS SHEET

MATCHLINE SEE SHEET 5

GRAPHIC 0 15



- ## NOTES

- BENCHMARK: CITY OF AURORA BENCHMARK  
NUMBER 3S6516NW001 BEING A 3" DIAMETER  
BRASS CAP MARKED "752"  
NAVD 88 ELEVATION: 5506.79'

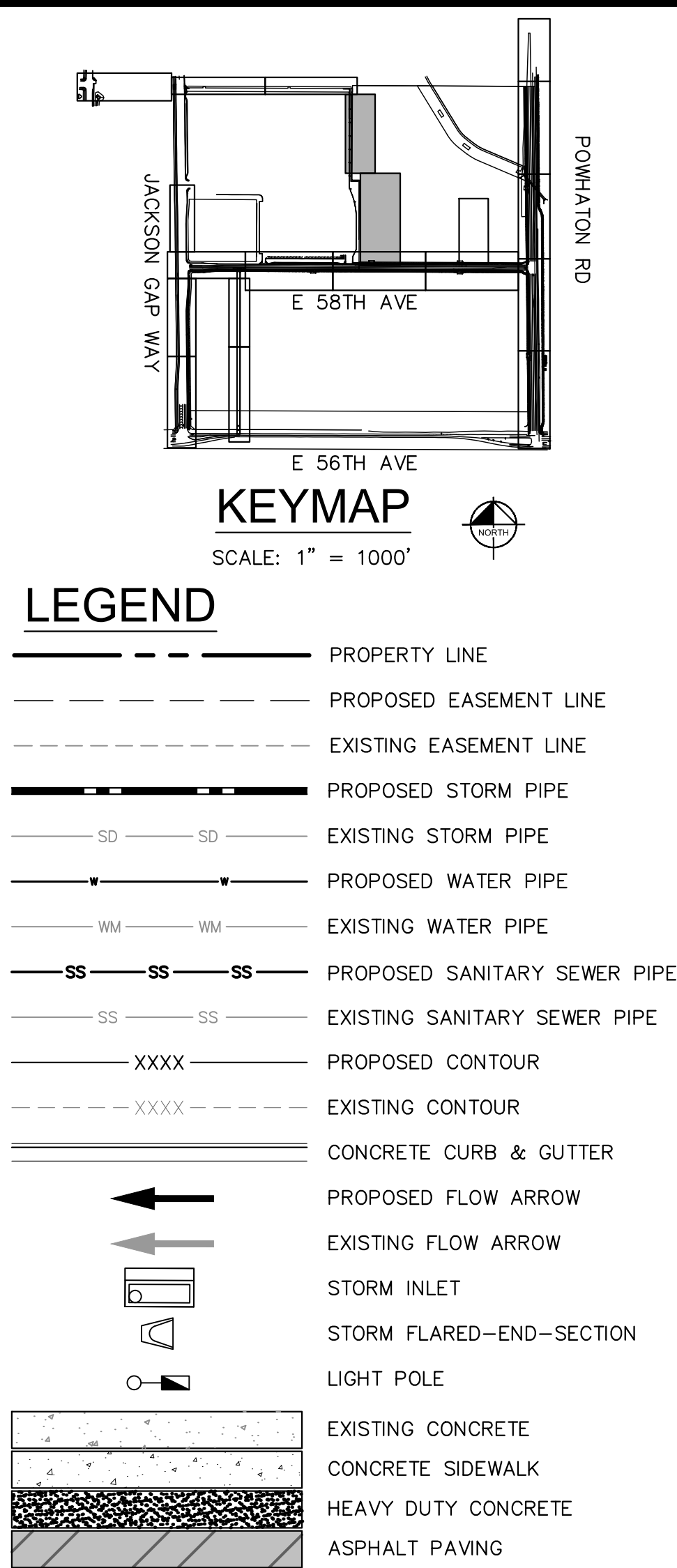
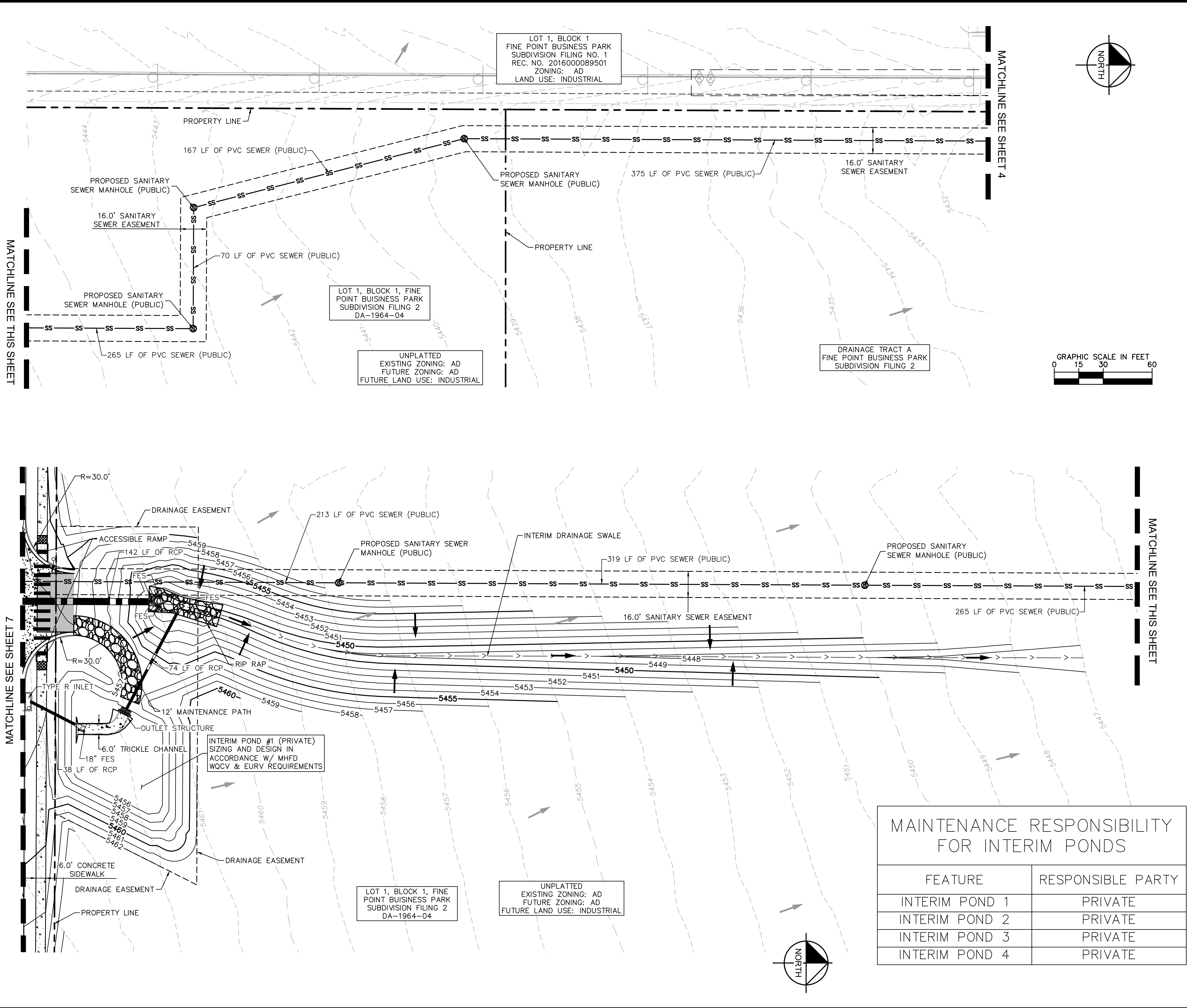
**811** Know what's below.  
Call before you dig.

**PRELIMINARY**  
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.	196617004
DRAWING NAME	



K:\DEN\_Civil\196617004\_Fine Point Infrastructure\Neighborhood Plans\CADD\PlanSheets\Neighborhood Plans\196617004\_plan\_set\_pages.dwg Mavis, August 2/14/2025 1:00 PM



**Kimley»Horn**

KIMLEY-HORN AND ASSOCIATES, INC.  
6200 South Syracuse, Suite 300  
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: JMD  
DRAWN BY: BMD  
CHECKED BY: BJC  
DATE: 2/14/2025

FINE POINT BUSINESS PARK  
NEIGHBORHOOD PLAN  
CITY OF AURORA, STATE OF COLORADO  
NEIGHBORHOOD PLANS

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION

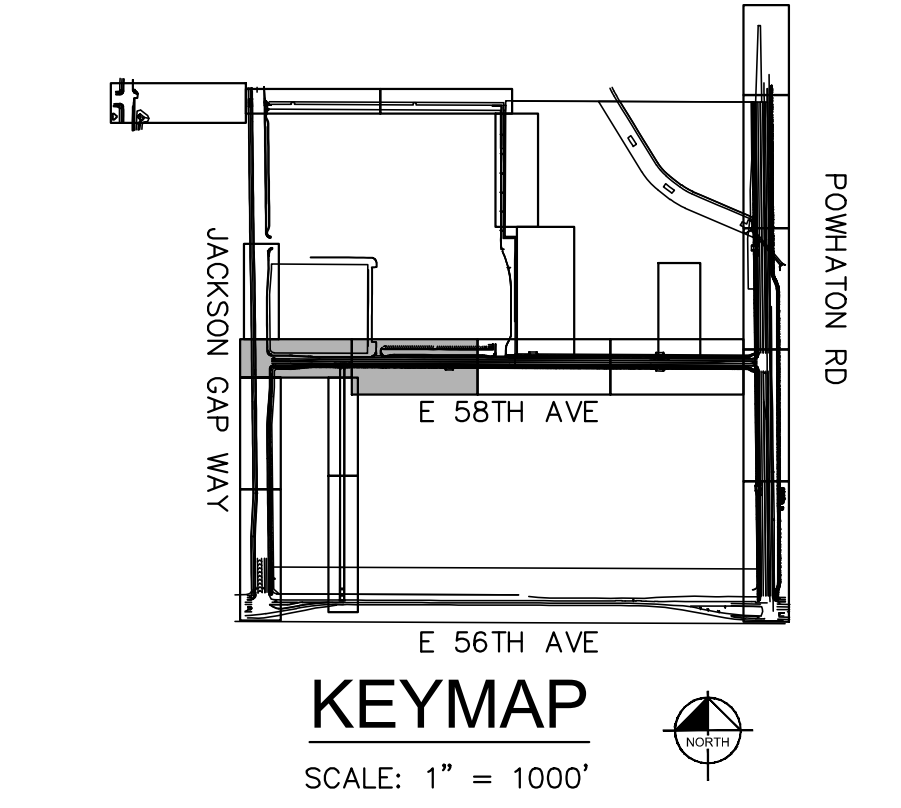
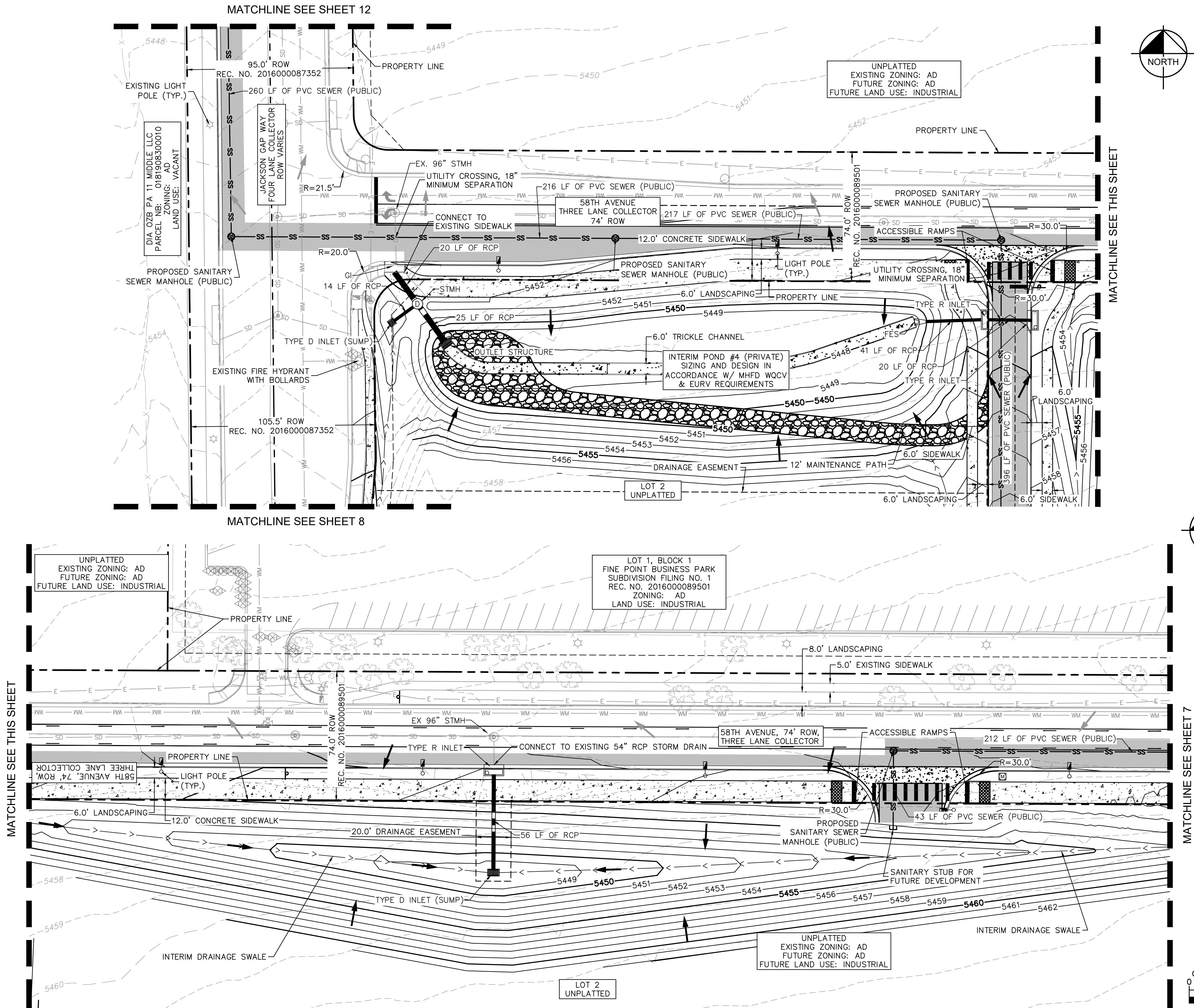
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
196617004

DRAWING NAME



K:\DEN\_Civil\196617004\_Fine Point Infrastructure\CADD\PlanSheets\Neighborhood Plans\196617004\_plan\_set\_pages.dwg Cooney, Brad 2/14/2025 5:14 PM



- LEGEND**
- PROPERTY LINE
  - PROPOSED EASEMENT LINE
  - EXISTING EASEMENT LINE
  - PROPOSED STORM PIPE
  - EXISTING STORM PIPE
  - PROPOSED WATER PIPE
  - EXISTING WATER PIPE
  - PROPOSED SANITARY SEWER PIPE
  - EXISTING SANITARY SEWER PIPE
  - PROPOSED CONTOUR
  - EXISTING CONTOUR
  - CONCRETE CURB & GUTTER
  - PROPOSED FLOW ARROW
  - EXISTING FLOW ARROW
  - STORM INLET
  - STORM FLARED-END-SECTION
  - LIGHT POLE
  - EXISTING CONCRETE
  - CONCRETE SIDEWALK
  - HEAVY DUTY CONCRETE
  - ASPHALT PAVING

- NOTES**
1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
  2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
  3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
  4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
  5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
  6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
  7. THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD
  8. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
  9. INTERNAL FIRE LINE LOOPS WILL BE PROVIDED WITHIN EACH PRIVATE DEVELOPMENT AND WILL BE SHOWN ON THE RESPECTIVE PLANS AT THE TIME OF SUBMITTAL.

BENCHMARK: CITY OF AURORA BENCHMARK NUMBER 3S6516NW001 BEING A 3" DIAMETER BRASS CAP MARKED "752" NAVD 88 ELEVATION: 5506.79'

**811** Know what's below. Call before you dig.

**Kimley»Horn**

KIMLEY-HORN AND ASSOCIATES, INC.  
6200 South Syracuse, Suite 300  
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: JMD  
DRAWN BY: BMD  
CHECKED BY: BJC  
DATE: 2/13/2025

FINE POINT BUSINESS PARK  
NEIGHBORHOOD PLAN  
CITY OF AURORA, STATE OF COLORADO

NEIGHBORHOOD PLANS

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

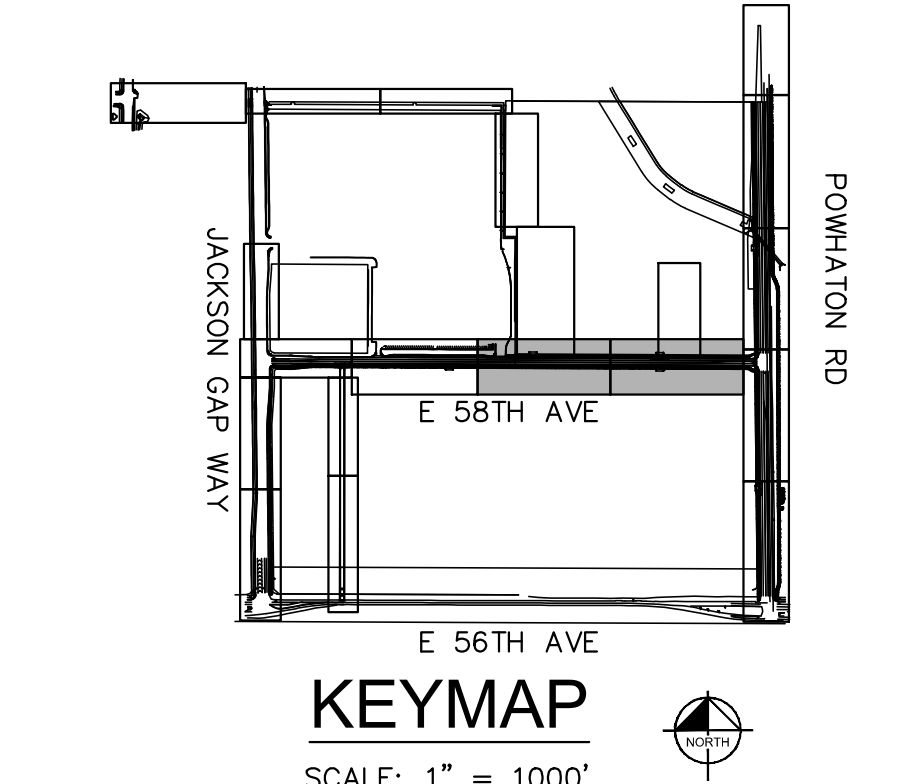
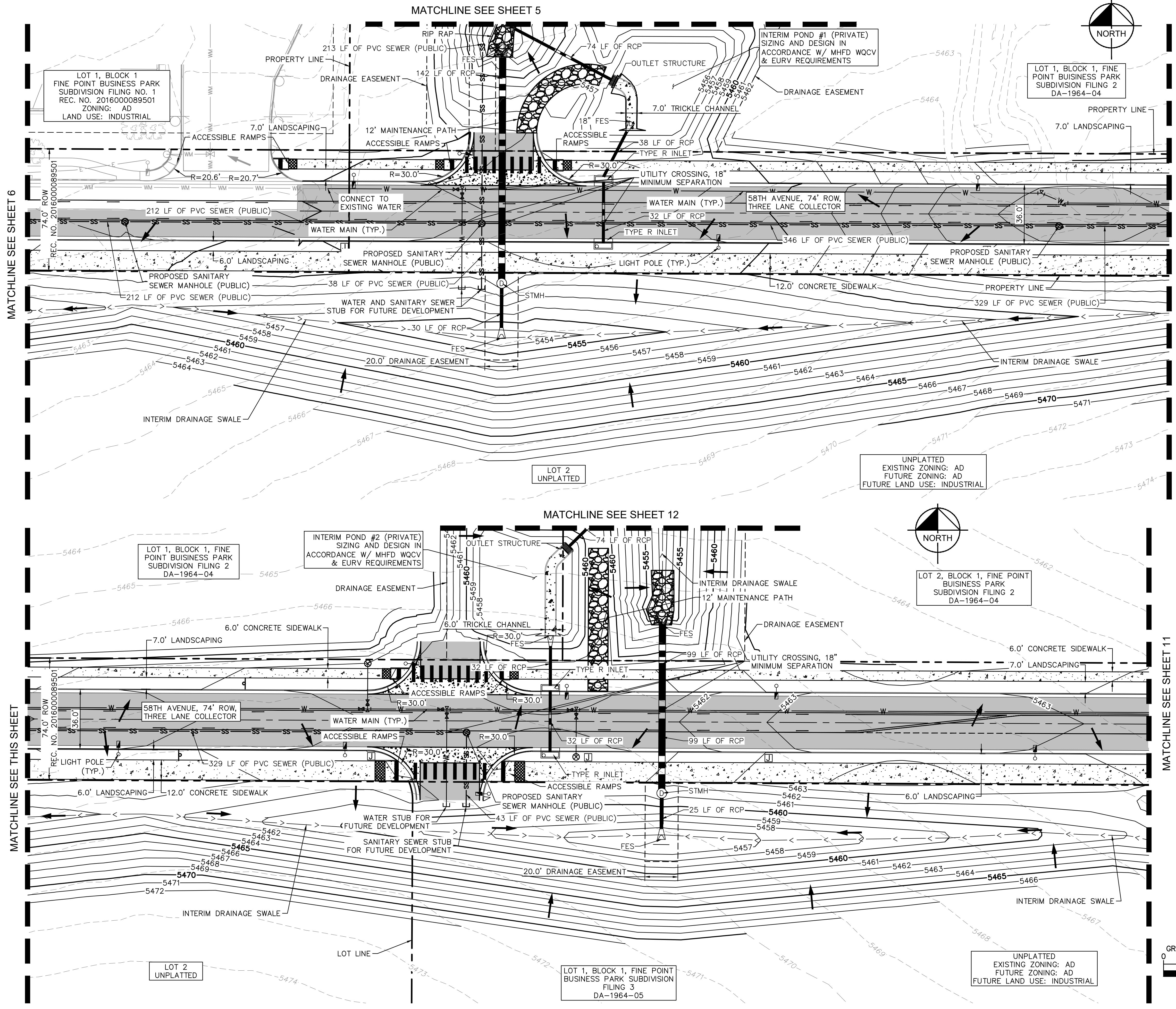
PROJECT NO.  
196617004

DRAWING NAME

6



K:\DEN\_Civil\196617004\_Fine Point Infrastructure\CADD\PlanSheets\Neighborhood Plans\196617004\_plan\_set\_pages.dwg Mavis, August 2/14/2025 1:29 PM



- LEGEND**
- PROPERTY LINE
  - PROPOSED EASEMENT LINE
  - EXISTING EASEMENT LINE
  - PROPOSED STORM PIPE
  - EXISTING STORM PIPE
  - PROPOSED WATER PIPE
  - EXISTING WATER PIPE
  - PROPOSED SANITARY SEWER PIPE
  - EXISTING SANITARY SEWER PIPE
  - PROPOSED CONTOUR
  - EXISTING CONTOUR
  - CONCRETE CURB & GUTTER
  - PROPOSED FLOW ARROW
  - EXISTING FLOW ARROW
  - STORM INLET
  - STORM FLARED-END-SECTION
  - LIGHT POLE
  - EXISTING CONCRETE
  - CONCRETE SIDEWALK
  - HEAVY DUTY CONCRETE
  - ASPHALT PAVING

- NOTES**
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
  - THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
  - THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
  - THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
  - THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
  - THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
  - THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.
  - PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
  - INTERNAL FIRE LINE LOOPS WILL BE PROVIDED WITHIN EACH PRIVATE DEVELOPMENT AND WILL BE SHOWN ON THE RESPECTIVE PLANS AT THE TIME OF SUBMITTAL.

BENCHMARK: CITY OF AURORA BENCHMARK NUMBER 3S6516NW001 BEING A 3" DIAMETER BRASS CAP MARKED "752" NAVD 88 ELEVATION: 5506.79'

**811** Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET  
0 15 30 60

**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
6200 South Syracuse, Suite 300  
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: JMD  
DRAWN BY: BMD  
CHECKED BY: BJC  
DATE: 2/14/2025

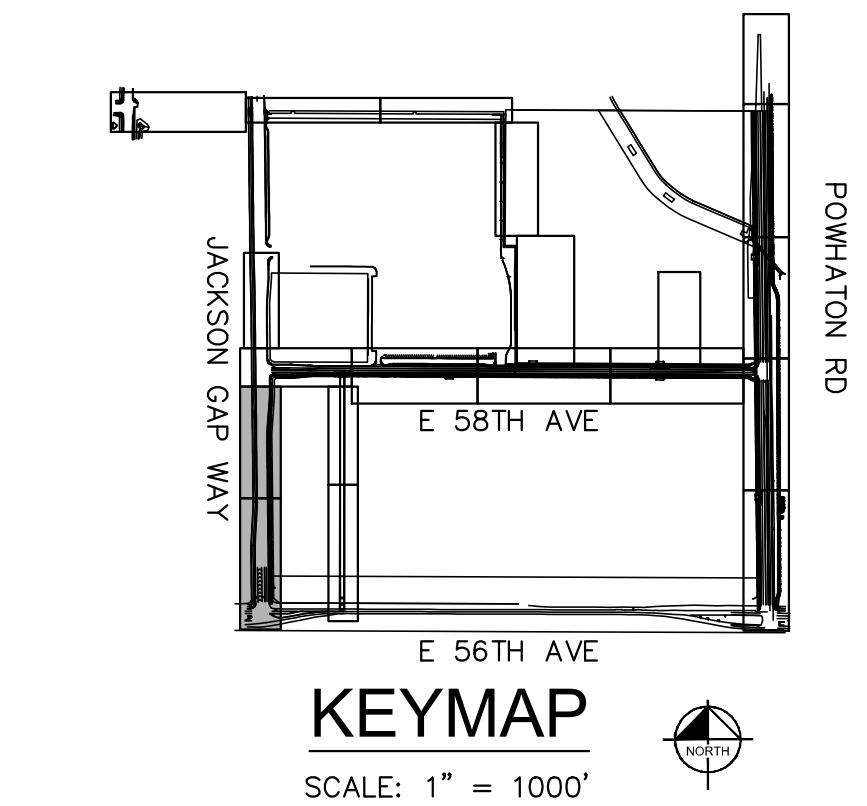
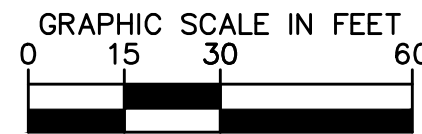
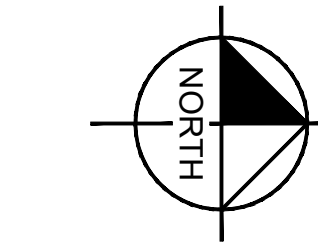
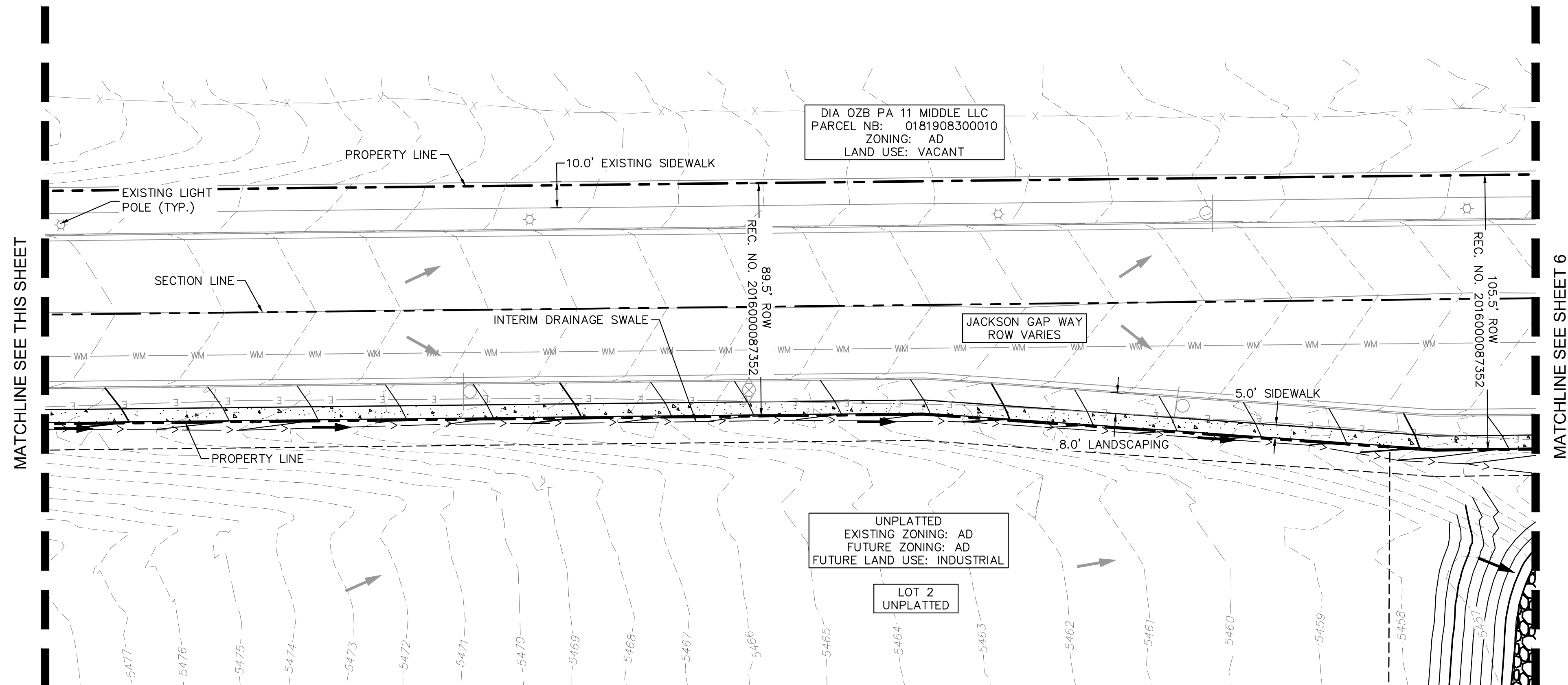
**FINE POINT BUSINESS PARK  
NEIGHBORHOOD PLAN  
CITY OF AURORA, STATE OF COLORADO  
NEIGHBORHOOD PLANS**

**PRELIMINARY**  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
196617004  
DRAWING NAME

7





### LEGEND

	PROPERTY LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	PROPOSED STORM PIPE
	EXISTING STORM PIPE
	PROPOSED WATER PIPE
	EXISTING WATER PIPE
	PROPOSED SANITARY SEWER PIPE
	EXISTING SANITARY SEWER PIPE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	CONCRETE CURB & GUTTER
	PROPOSED FLOW ARROW
	EXISTING FLOW ARROW
	STORM INLET
	STORM FLARED-END-SECTION
	LIGHT POLE
	EXISTING CONCRETE
	CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE
	ASPHALT PAVING

### NOTES

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
7. THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD
8. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
9. INTERNAL FIRE LINE LOOPS WILL BE PROVIDED WITHIN EACH PRIVATE DEVELOPMENT AND WILL BE SHOWN ON THE RESPECTIVE PLANS AT THE TIME OF SUBMITTAL.

BENCHMARK: CITY OF AURORA BENCHMARK NUMBER 3S6516NW001 BEING A 3" DIAMETER BRASS CAP MARKED "752" NAVD 88 ELEVATION: 5506.79'



**Kimley»Horn**

KIMLEY-HORN AND ASSOCIATES, INC.  
6200 South Syracuse, Suite 300  
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: JMD  
DRAWN BY: BMD  
CHECKED BY: BJC  
DATE: 2/13/2025

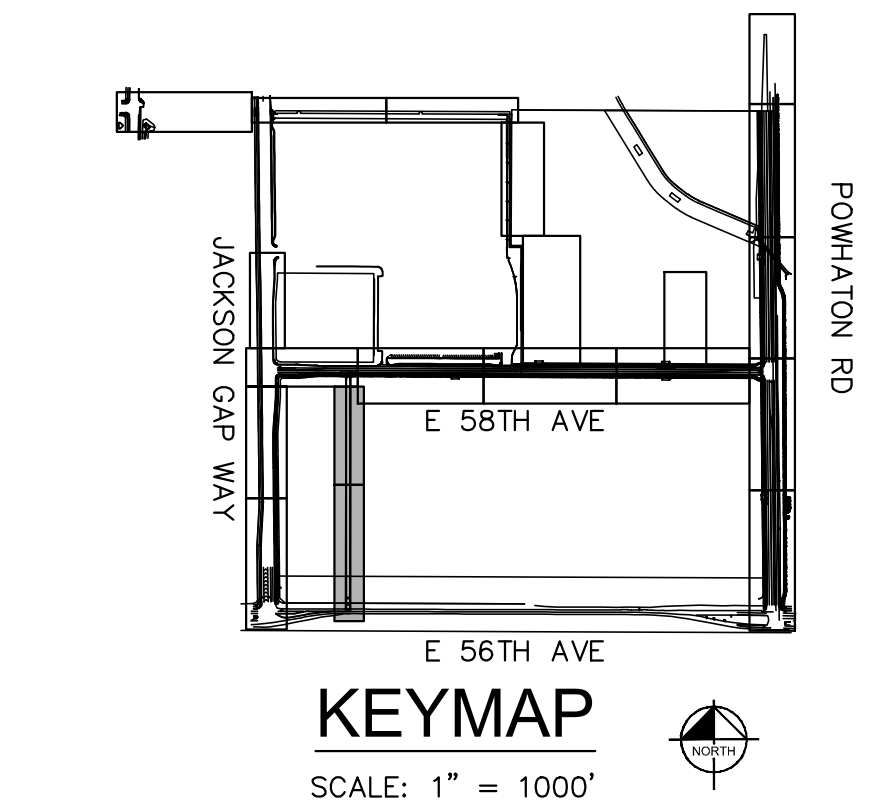
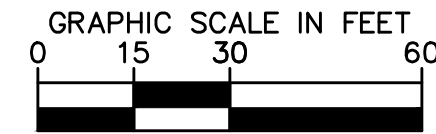
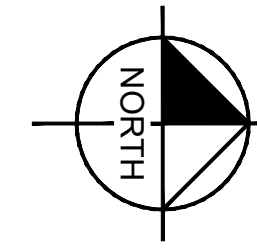
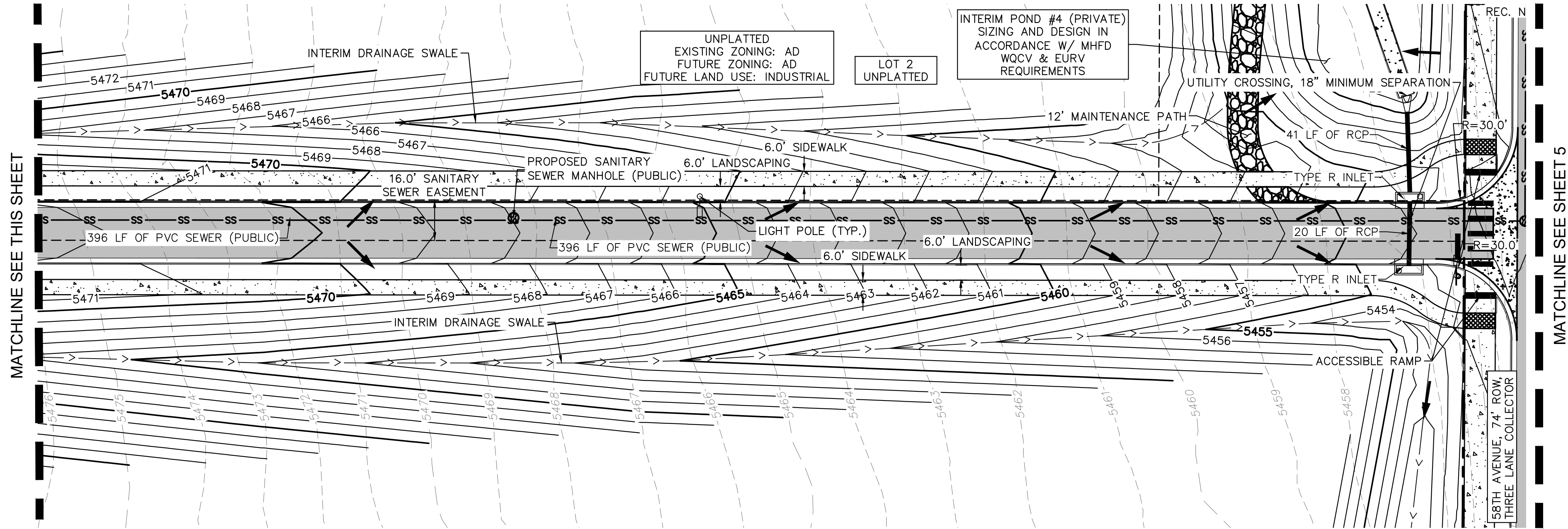
FINE POINT BUSINESS PARK  
NEIGHBORHOOD PLAN  
CITY OF AURORA, STATE OF COLORADO  
NEIGHBORHOOD PLANS

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
196617004  
DRAWING NAME



K:\DEN\_Civil\196617004\_Fine Point Infrastructure\CADD\PlanSheets\Neighborhood Plans\196617004\_plan\_set\_pages.dwg Cooney, Brad 2/14/2025 5:19 PM



## LEGEND

	PROPERTY LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	PROPOSED STORM PIPE
	EXISTING STORM PIPE
	PROPOSED WATER PIPE
	EXISTING WATER PIPE
	PROPOSED SANITARY SEWER PIPE
	EXISTING SANITARY SEWER PIPE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	CONCRETE CURB & GUTTER
	PROPOSED FLOW ARROW
	EXISTING FLOW ARROW
	STORM INLET
	STORM FLARED-END-SECTION
	LIGHT POLE
	EXISTING CONCRETE
	CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE
	ASPHALT PAVING

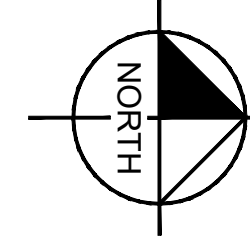
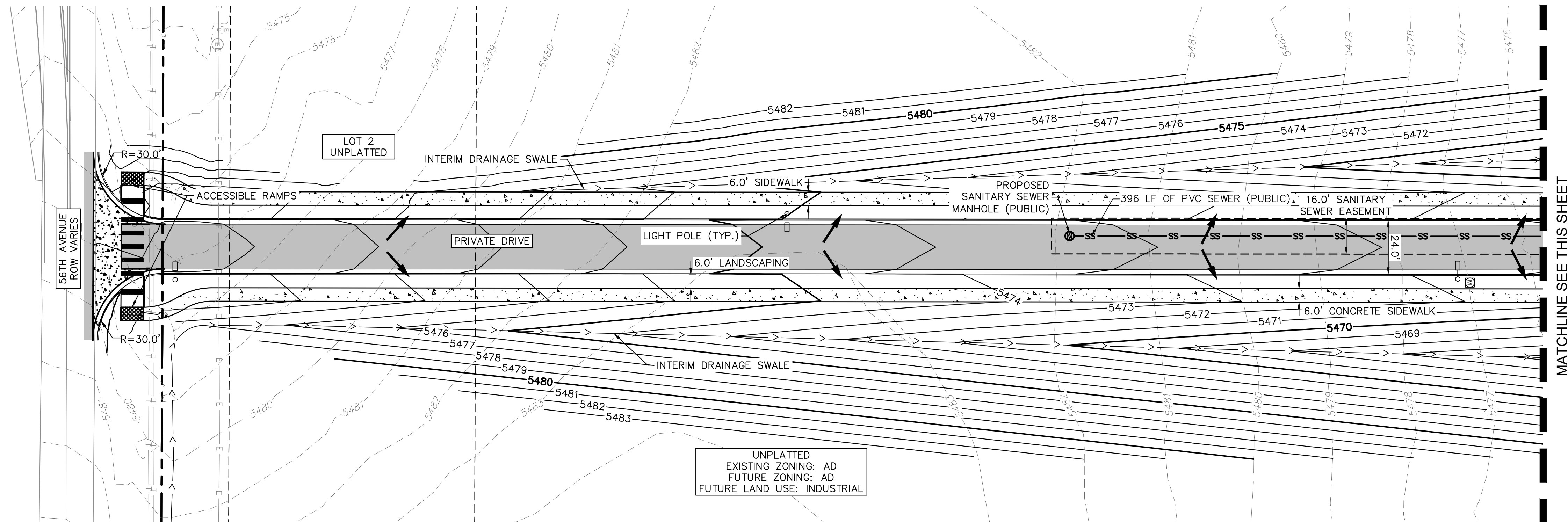
## NOTES

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
7. THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD
8. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
9. INTERNAL FIRE LINE LOOPS WILL BE PROVIDED WITHIN EACH PRIVATE DEVELOPMENT AND WILL BE SHOWN ON THE RESPECTIVE PLANS AT THE TIME OF SUBMITTAL.

BENCHMARK: CITY OF AURORA BENCHMARK NUMBER 3S6516NW001 BEING A 3" DIAMETER BRASS CAP MARKED "752" NAVD 88 ELEVATION: 5506.79'



Know what's below.  
Call before you dig.



**Kimley»Horn**

KIMLEY-HORN AND ASSOCIATES, INC.  
6200 South Syracuse, Suite 300  
Greenwood Village, Colorado 80111 (303) 228-2300

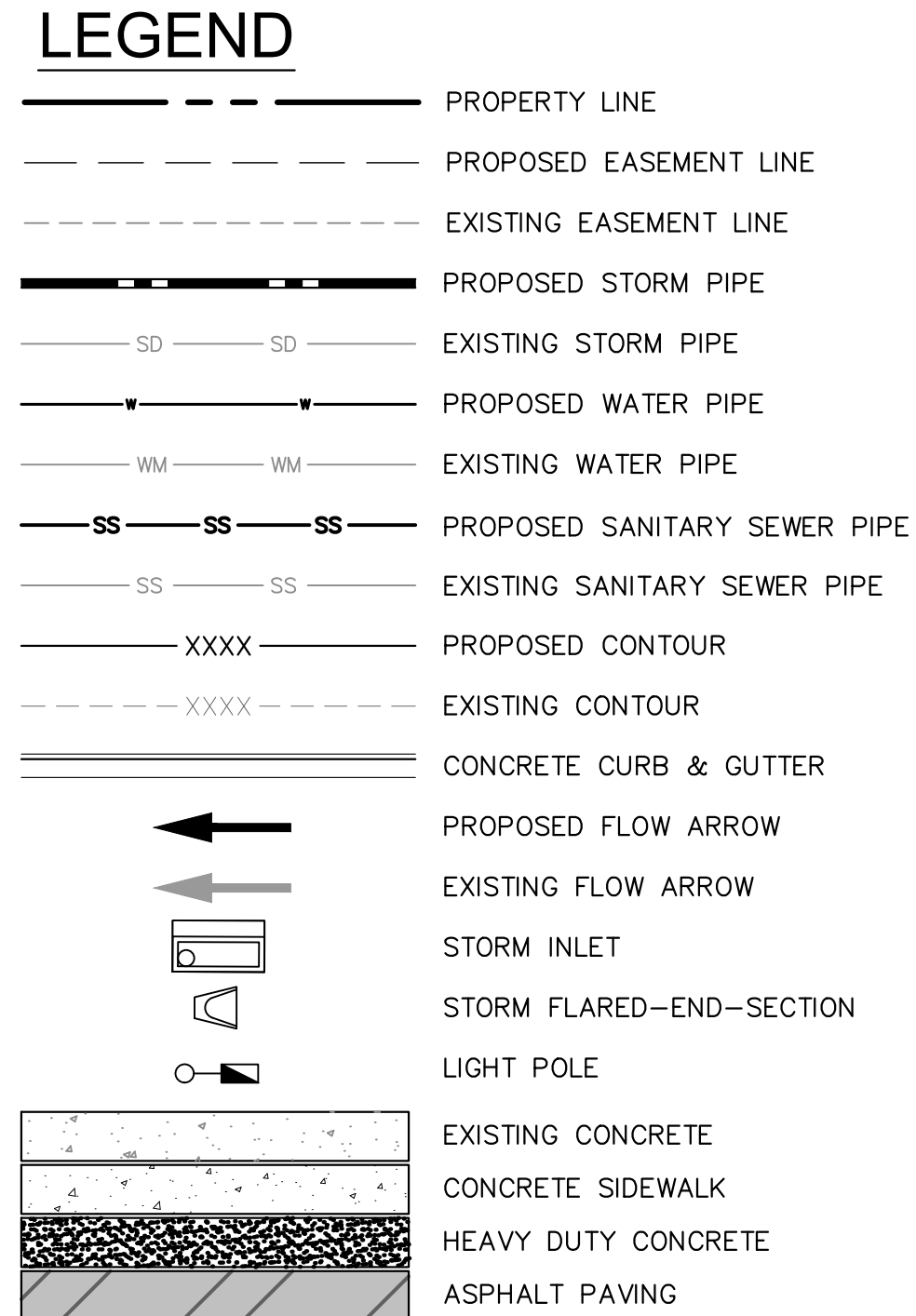
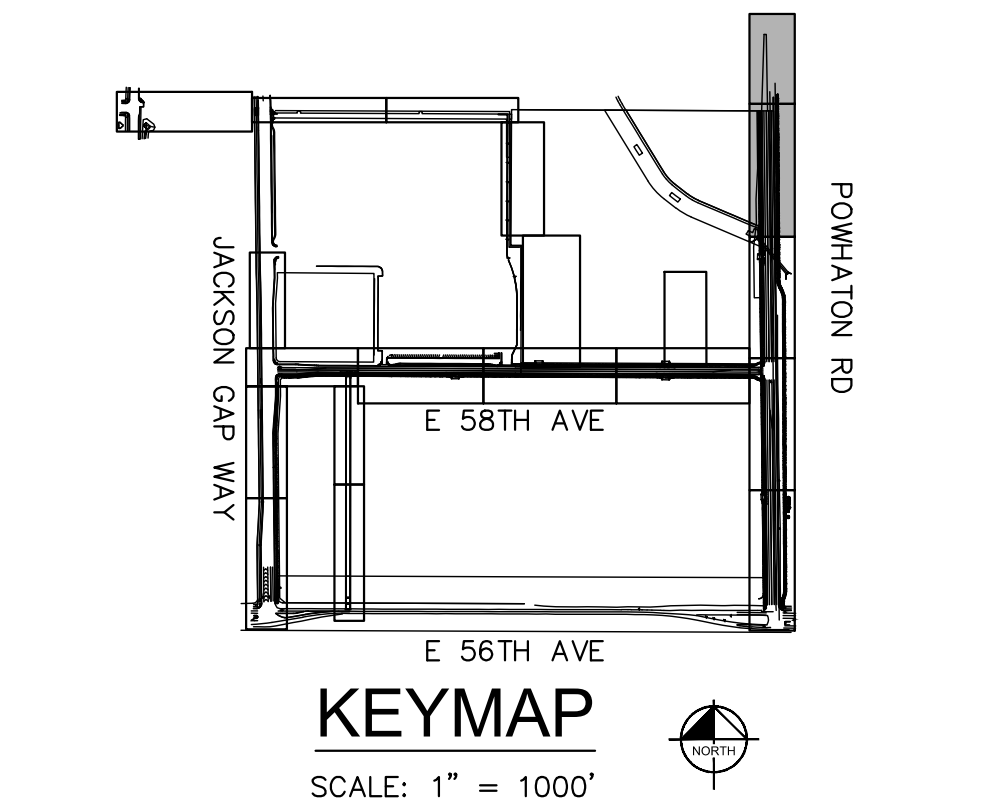
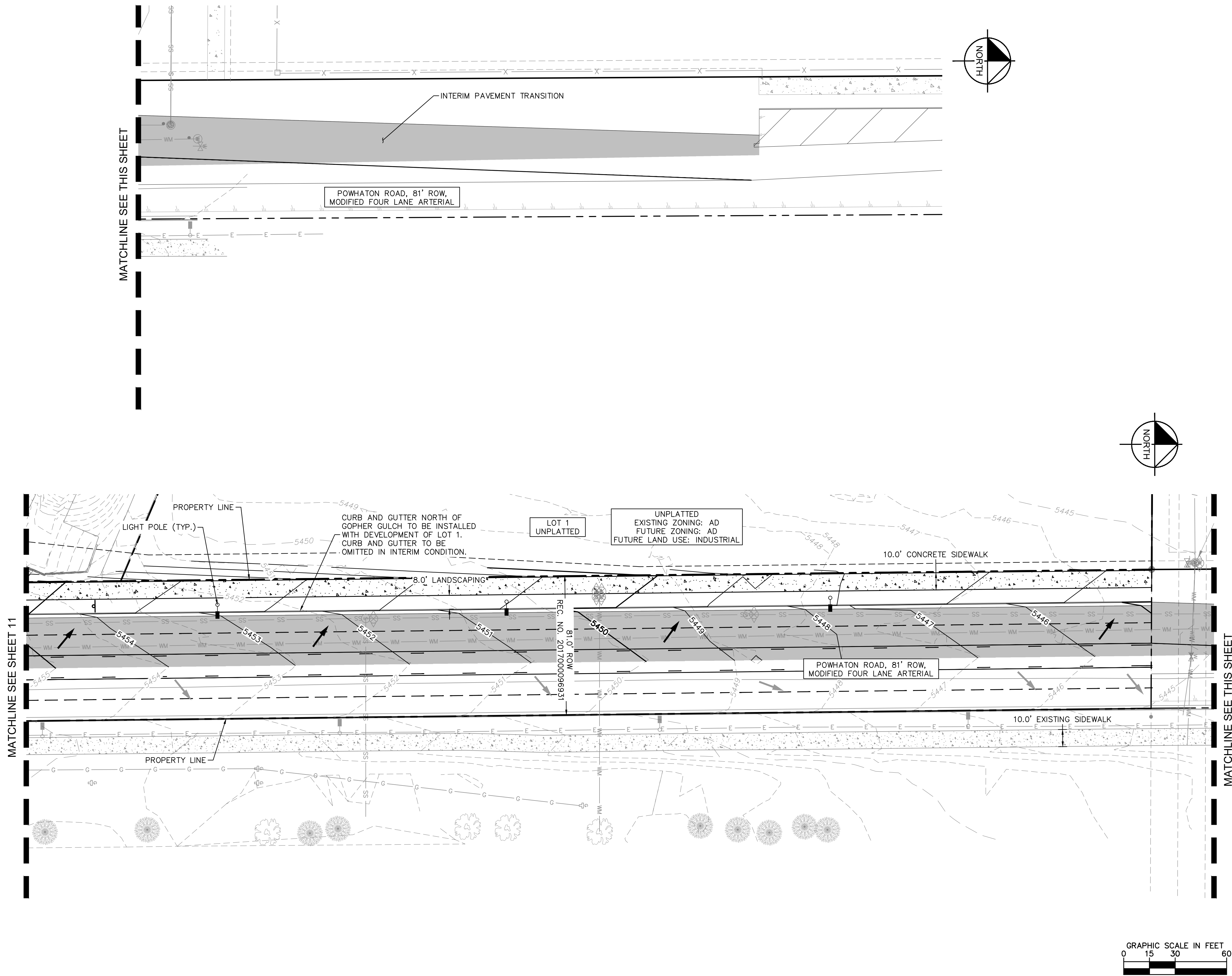
DESIGNED BY: JMD  
DRAWN BY: BMD  
CHECKED BY: BJC  
DATE: 2/13/2025

FINE POINT BUSINESS PARK  
NEIGHBORHOOD PLAN  
CITY OF AURORA, STATE OF COLORADO  
NEIGHBORHOOD PLANS

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
196617004  
DRAWING NAME





- NOTES**
1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
  2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
  3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
  4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
  5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
  6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
  7. THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD
  8. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
  9. INTERNAL FIRE LINE LOOPS WILL BE PROVIDED WITHIN EACH PRIVATE DEVELOPMENT AND WILL BE SHOWN ON THE RESPECTIVE PLANS AT THE TIME OF SUBMITTAL.

BENCHMARK: CITY OF AURORA BENCHMARK NUMBER 3S6516NW001 BEING A 3" DIAMETER BRASS CAP MARKED "752" NAVD 88 ELEVATION: 5506.79'



**Kimley»Horn**

DESIGNED BY: JMD  
DRAWN BY: BMD  
CHECKED BY: BJC  
DATE: 2/14/2025

FINE POINT BUSINESS PARK  
NEIGHBORHOOD PLAN  
CITY OF AURORA, STATE OF COLORADO  
NEIGHBORHOOD PLANS

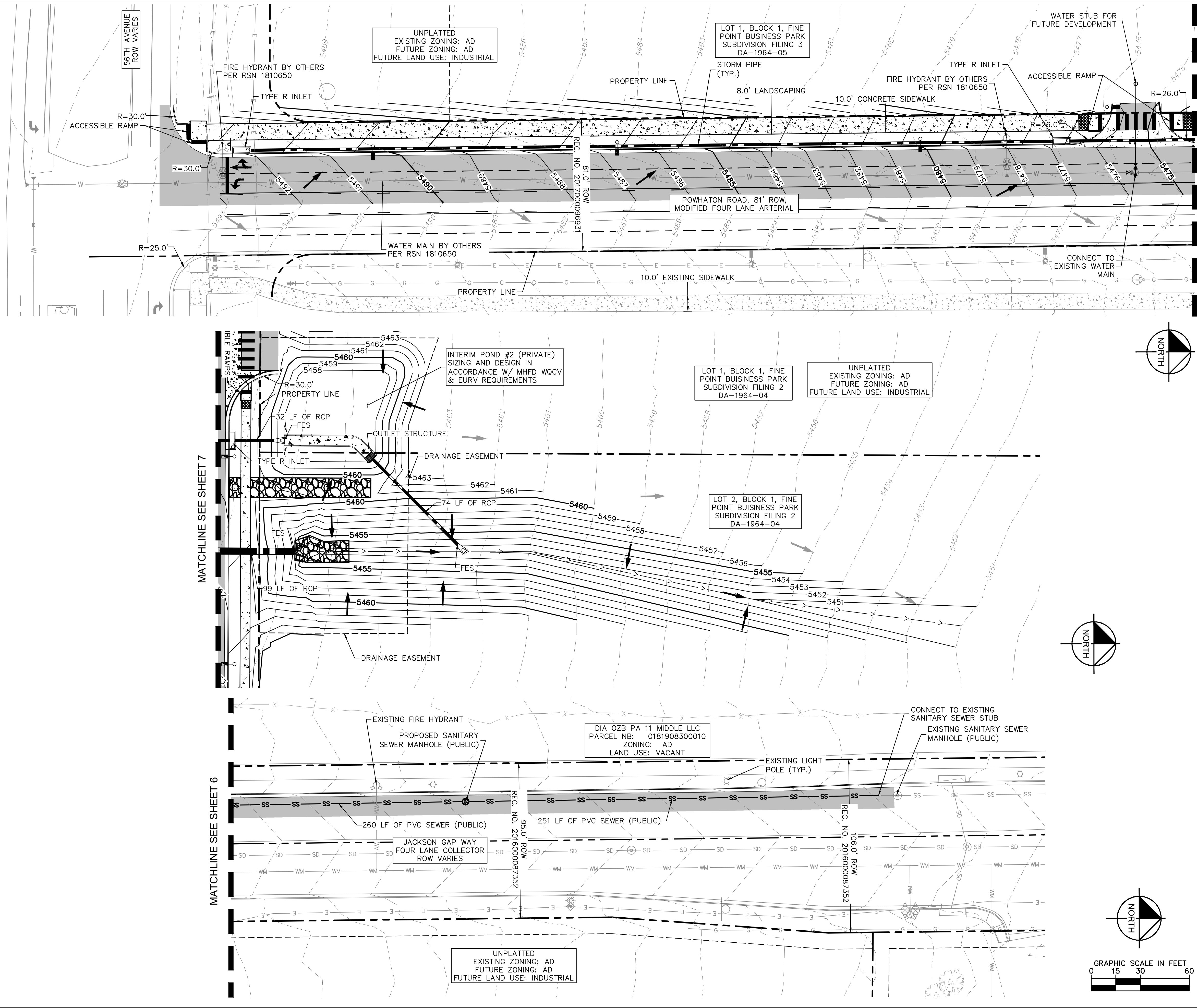
PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
196617004  
DRAWING NAME









KEYMAP

SCALE: 1" = 1000'

LEGEND

---	PROPERTY LINE
- - - -	PROPOSED EASEMENT LINE
- - - -	EXISTING EASEMENT LINE
---	PROPOSED STORM PIPE
SD SD	EXISTING STORM PIPE
---	PROPOSED WATER PIPE
WM WM	EXISTING WATER PIPE
SS SS	PROPOSED SANITARY SEWER PIPE
SS SS	EXISTING SANITARY SEWER PIPE
XXXX	PROPOSED CONTOUR
XXXX	EXISTING CONTOUR
---	CONCRETE CURB & GUTTER
---	PROPOSED FLOW ARROW
---	EXISTING FLOW ARROW
---	STORM INLET
---	STORM FLARED-END-SECTION
---	LIGHT POLE
---	EXISTING CONCRETE
---	CONCRETE SIDEWALK
---	HEAVY DUTY CONCRETE
---	ASPHALT PAVING

- NOTES
1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
  2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
  3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
  4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
  5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
  6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
  7. THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.
  8. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
  9. INTERNAL FIRE LINE LOOPS WILL BE PROVIDED WITHIN EACH PRIVATE DEVELOPMENT AND WILL BE SHOWN ON THE RESPECTIVE PLANS AT THE TIME OF SUBMITTAL.

BENCHMARK: CITY OF AURORA BENCHMARK NUMBER 3S6516NW001 BEING A 3" DIAMETER BRASS CAP MARKED "752" NAVD 88 ELEVATION: 5506.79'



**Kimley»Horn**

KIMLEY-HORN AND ASSOCIATES, INC.  
6200 South Syracuse, Suite 300  
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: JMD  
DRAWN BY: BMD  
CHECKED BY: BJC  
DATE: 2/13/2025

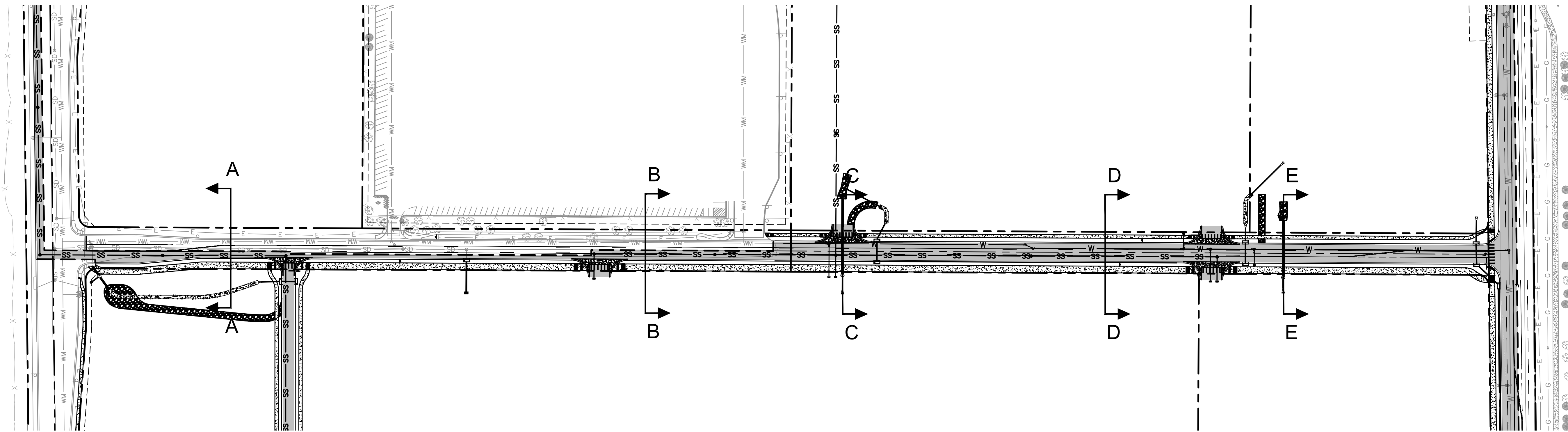
FINE POINT BUSINESS PARK  
NEIGHBORHOOD PLAN  
CITY OF AURORA, STATE OF COLORADO  
NEIGHBORHOOD PLANS

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
196617004  
DRAWING NAME

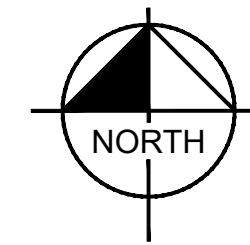


K:\DEN\_Civil\196617004\_Fine Point Infrastructure\CADD\PlanSheets\Neighborhood Plans\196617004\_RDWY SEC.dwg DiGiorno, Bella 2/14/2025 12:54 PM



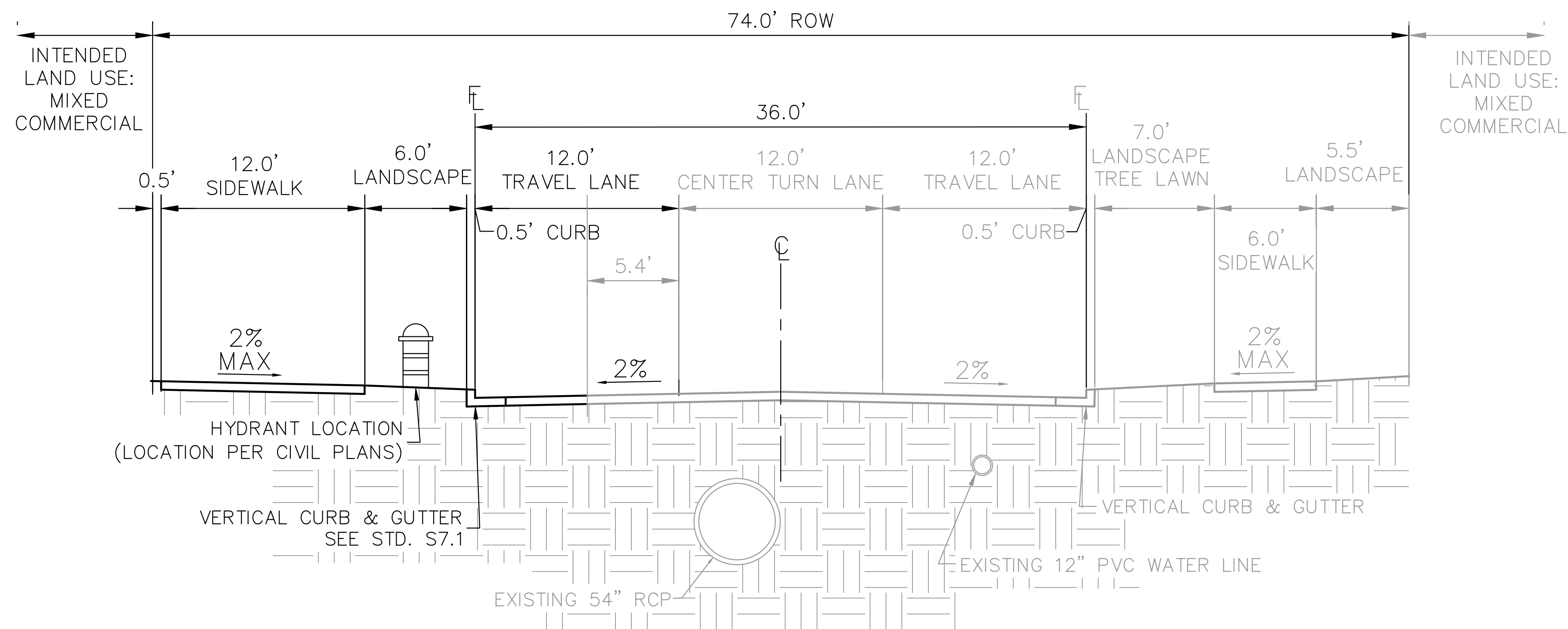
## EAST 58TH AVENUE KEYMAP

SCALE: 1" = 100'



Combine sections onto 1-2 pages.

KH: Roadway sections have been combined onto 2 pages.



## EAST 58TH AVENUE - SECTION A

NOTES: THREE LANE COLLECTOR, PEDESTRIAN ACTIVITY CLASSIFICATION MEDIUM, PAVEMENT TYPE R3  
NOT TO SCALE

BENCHMARK: CITY OF AURORA BENCHMARK  
NUMBER 3S6516NW001 BEING A 3" DIAMETER  
BRASS CAP MARKED "752"  
NAVD 88 ELEVATION: 5506.79'



**Kimley»Horn**

KIMLEY-HORN AND ASSOCIATES, INC.  
6200 South Syracuse, Suite 300  
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: JMD  
DRAWN BY: BMD  
CHECKED BY: BJC  
DATE: 2/14/2025

FINE POINT BUSINESS PARK  
NEIGHBORHOOD PLAN  
CITY OF AURORA, STATE OF COLORADO  
ROADWAY SECTIONS

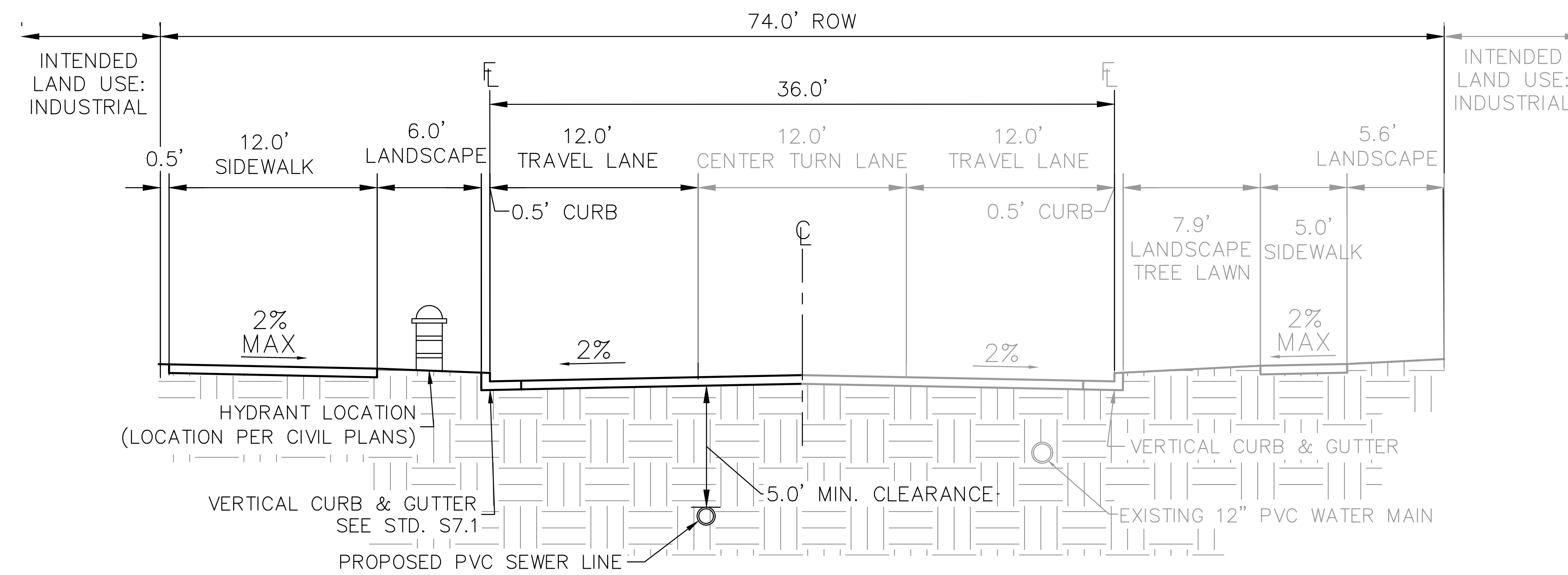
PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
196617004

DRAWING NAME

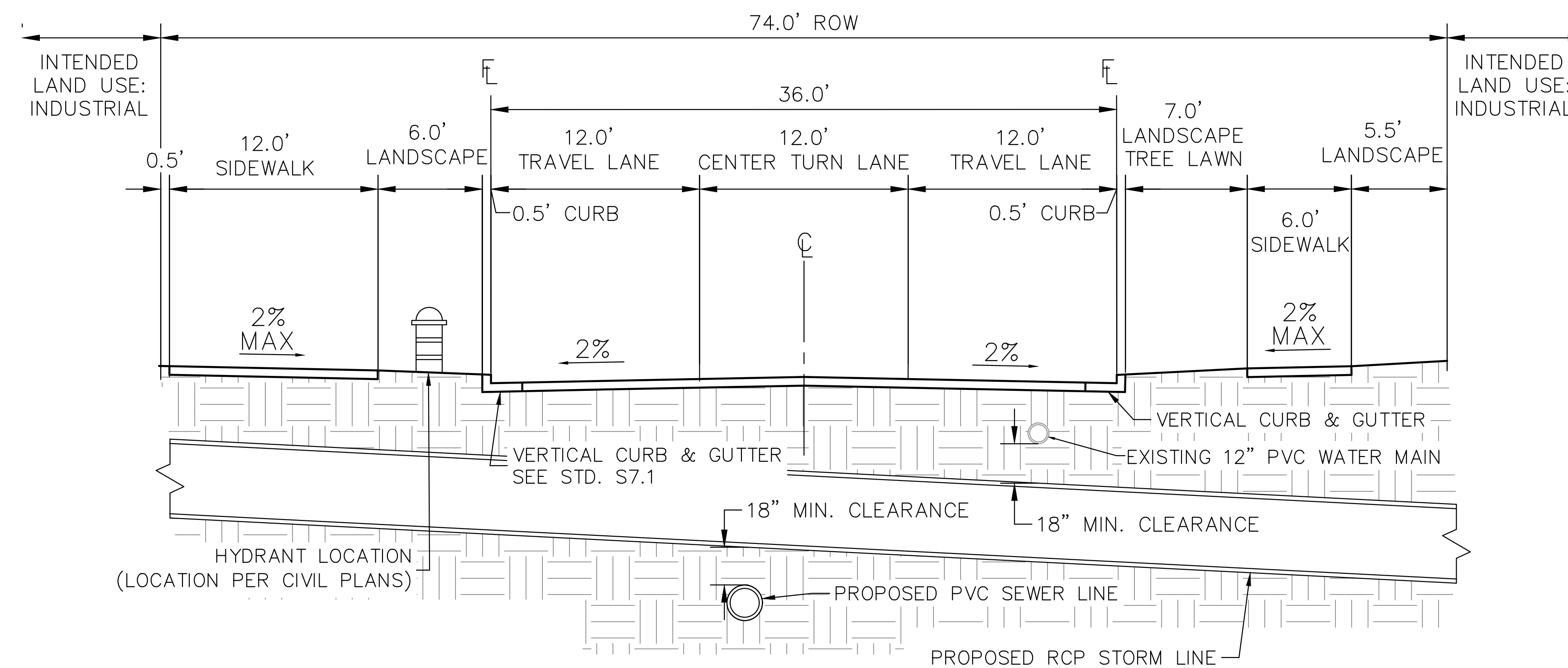


K:\DEN\_Civil\196617004\_Fine Point Infrastructure\CADD\PlanSheets\Neighborhood Plans\196617004\_RDWY SEC.dwg Cooney, Brad 2/14/2025 5:23 PM



### EAST 58TH AVENUE - SECTION B

NOTES: THREE LANE COLLECTOR, PEDESTRIAN ACTIVITY CLASSIFICATION MEDIUM, PAVEMENT TYPE R3  
NOT TO SCALE



### EAST 58TH AVENUE - SECTION C

NOTES: THREE LANE COLLECTOR, PEDESTRIAN ACTIVITY CLASSIFICATION MEDIUM, PAVEMENT TYPE R3  
NOT TO SCALE

BENCHMARK: CITY OF AURORA BENCHMARK  
NUMBER 3S6516NW001 BEING A 3" DIAMETER  
BRASS CAP MARKED "752"  
NAVD 88 ELEVATION: 5506.79'



**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
6200 South Syracuse, Suite 300  
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: JMD  
DRAWN BY: BMD  
CHECKED BY: BJC  
DATE: 2/13/2025

FINE POINT BUSINESS PARK  
NEIGHBORHOOD PLAN  
CITY OF AURORA, STATE OF COLORADO  
ROADWAY SECTIONS

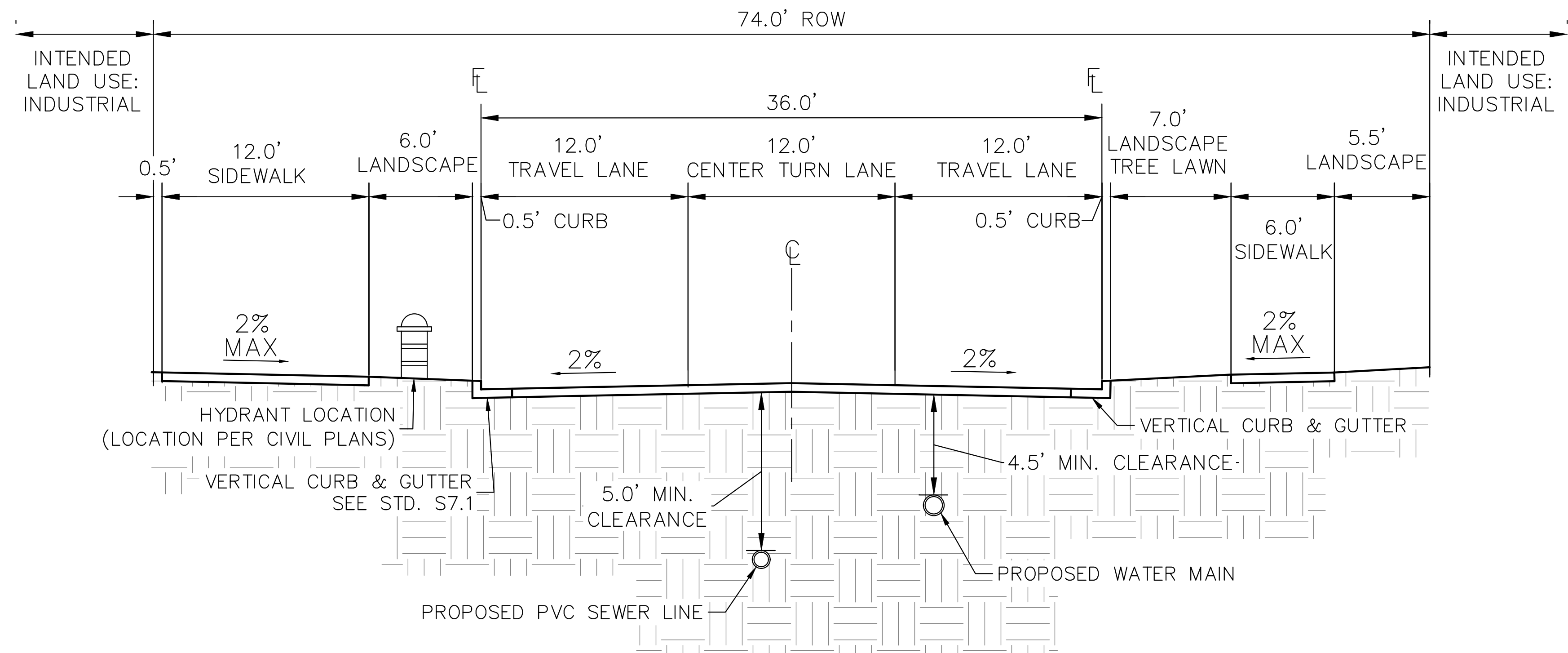
PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
196617004

DRAWING NAME

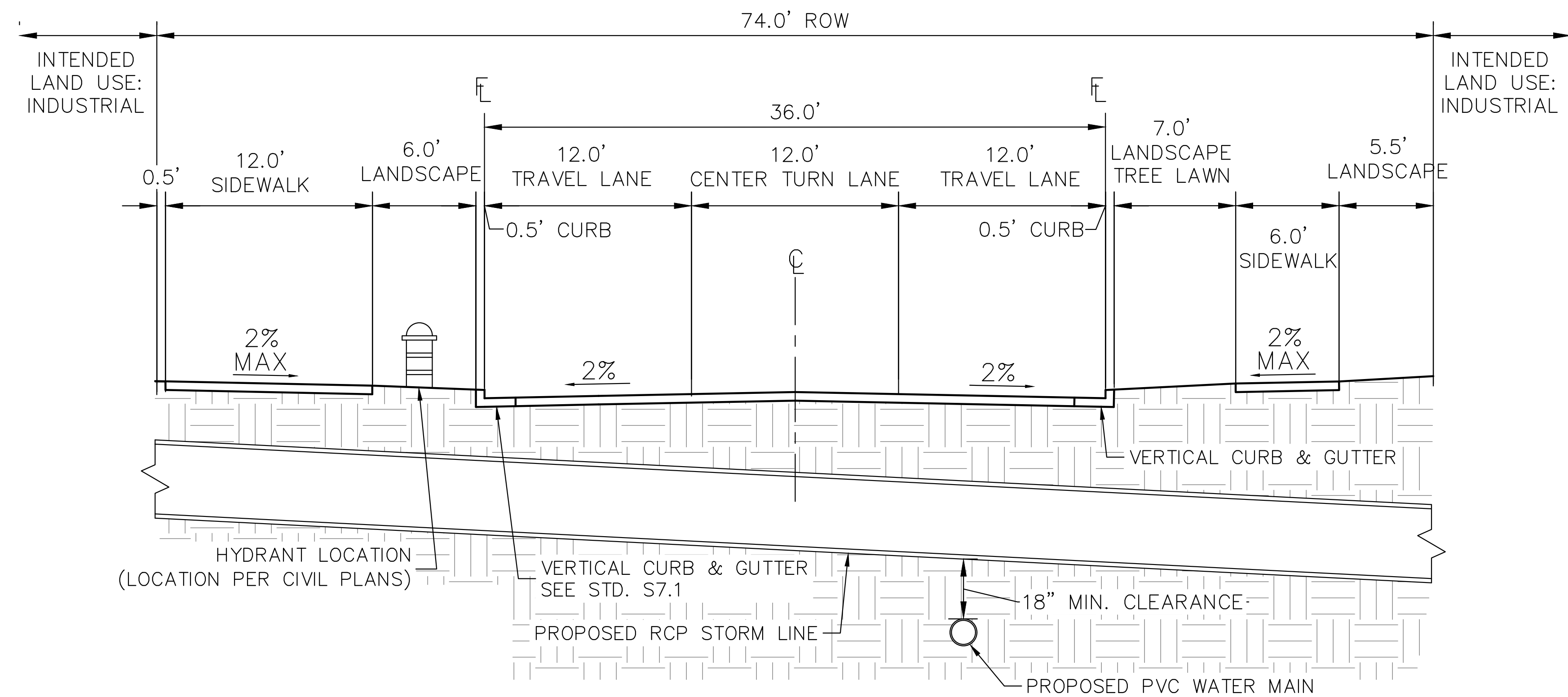


K:\DEN\_Civil\196617004\_Fine Point Infrastructure\CADD\PlanSheets\Neighborhood Plans\196617004\_RDWY\_SEC.dwg DiGiorno, Bella 2/14/2025 12:54 PM



### EAST 58TH AVENUE - SECTION D

NOTES: THREE LANE COLLECTOR, PEDESTRIAN ACTIVITY CLASSIFICATION MEDIUM, PAVEMENT TYPE R3  
NOT TO SCALE



### EAST 58TH AVENUE - SECTION E

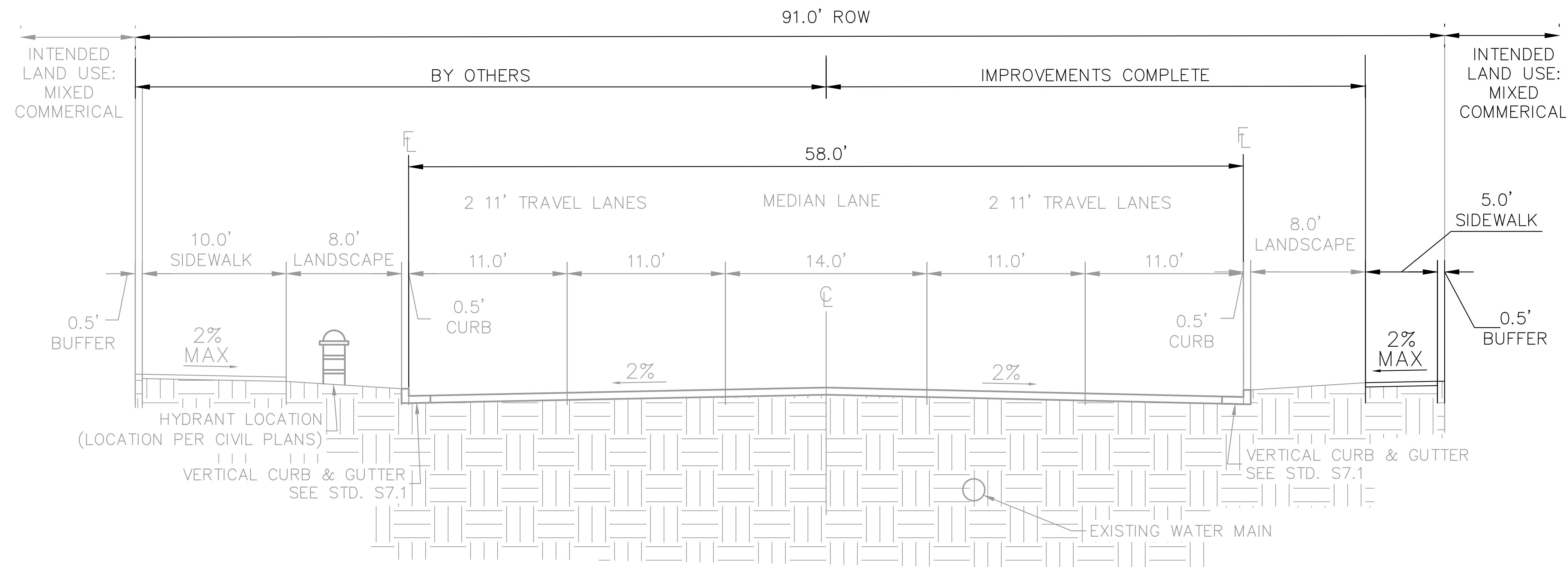
NOTES: THREE LANE COLLECTOR, PEDESTRIAN ACTIVITY CLASSIFICATION MEDIUM, PAVEMENT TYPE R3  
NOT TO SCALE

BENCHMARK: CITY OF AURORA BENCHMARK  
NUMBER 3S6516NW001 BEING A 3" DIAMETER  
BRASS CAP MARKED "752"  
NAVD 88 ELEVATION: 5506.79'



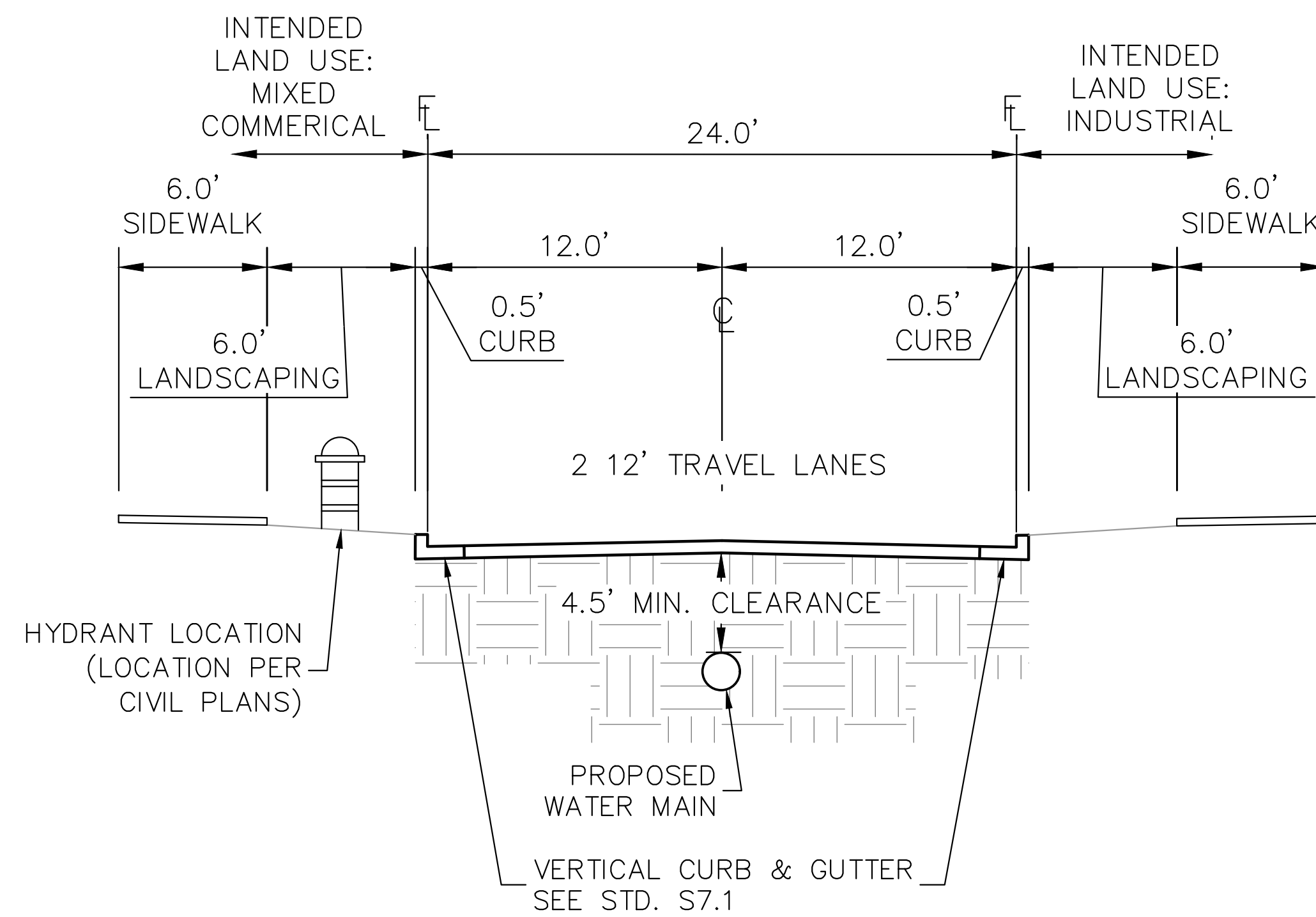


K:\DEN\_Civil\196617004\_Fine Point Infrastructure\CADD\PlanSheets\Neighborhood Plans\196617004\_RDWY SEC.dwg DiGiorno, Bella 2/14/2025 12:54 PM



### JACKSON GAP WAY - TYPICAL SECTION

NOTES: FOUR LANE COLLECTOR, PEDESTRIAN ACTIVITY CLASSIFICATION MEDIUM, PAVEMENT TYPE R3  
NOT TO SCALE



### 24' PRIVATE DRIVE - TYPICAL SECTION

NOTES: TWO LANE PRIVATE DRIVE, PEDESTRIAN ACTIVITY CLASSIFICATION MEDIUM, PAVEMENT TYPE R3  
NOT TO SCALE

BENCHMARK: CITY OF AURORA BENCHMARK  
NUMBER 3S6516NW001 BEING A 3" DIAMETER  
BRASS CAP MARKED "752"  
NAVD 88 ELEVATION: 5506.79'



**Kimley»Horn**

KIMLEY-HORN AND ASSOCIATES, INC.  
6200 South Syracuse, Suite 300  
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: JMD  
DRAWN BY: BMD  
CHECKED BY: BJC  
DATE: 2/14/2025

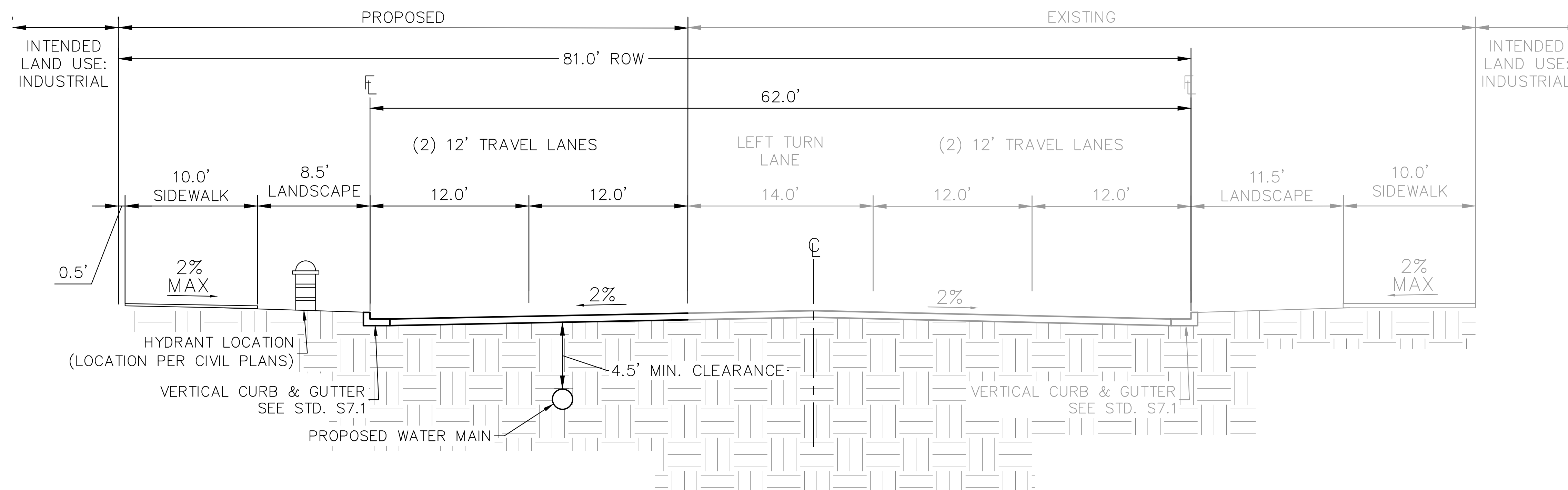
FINE POINT BUSINESS PARK  
NEIGHBORHOOD PLAN  
CITY OF AURORA, STATE OF COLORADO  
ROADWAY SECTIONS

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
196617004  
DRAWING NAME



K:\DEN\_Civil\196617004\_Fine Point Infrastructure\CADD\PlanSheets\Neighborhood Plans\196617004\_RDWY SEC.dwg DiGiorno, Bella 2/14/2025 12:54 PM



### POWHATON ROAD - TYPICAL SECTION

NOTES: MODIFIED FOUR LANE ARTERIAL, PEDESTRIAN ACTIVITY CLASSIFICATION MEDIUM, PAVEMENT TYPE R3  
NOT TO SCALE

BENCHMARK: CITY OF AURORA BENCHMARK  
NUMBER 3S6516NW001 BEING A 3" DIAMETER  
BRASS CAP MARKED "752"  
NAVD 88 ELEVATION: 5506.79'

