

Traffic Impact Study

2023-09-11 (DJK) Minor comments, figure sheet removal, intersection C movements missing (See comments in report)

Thank you for the review of the traffic study. Please see individual responses throughout this document.

Fine Point Business Park

Aurora, Colorado

Prepared for:

Ambrose Property Group

Kimley»Horn

T R A F F I C I M P A C T S T U D Y

Fine Point Business Park

Aurora, Colorado

Prepared for
Ambrose Property Group
8888 Keystone Crossing
Suite 150
Indianapolis, Indiana 46240

Prepared by
Kimley-Horn and Associates, Inc.
4582 South Ulster Street
Suite 1500
Denver, Colorado 80237
(303) 228-2300



July 2023

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Figure 1 – Vicinity Map

seems like a placeholder
that wasn't removed

Remove this page,
map is on next
page

This was an error
as you referenced
and updated
appropriately.

LEGEND

X

Study Area Key Intersection

X

Project Access Intersection

XXX(XXX)

Weekday AM(PM)
Peak Hour Traffic Volumes

XX,X00

Estimated Daily Traffic Volume

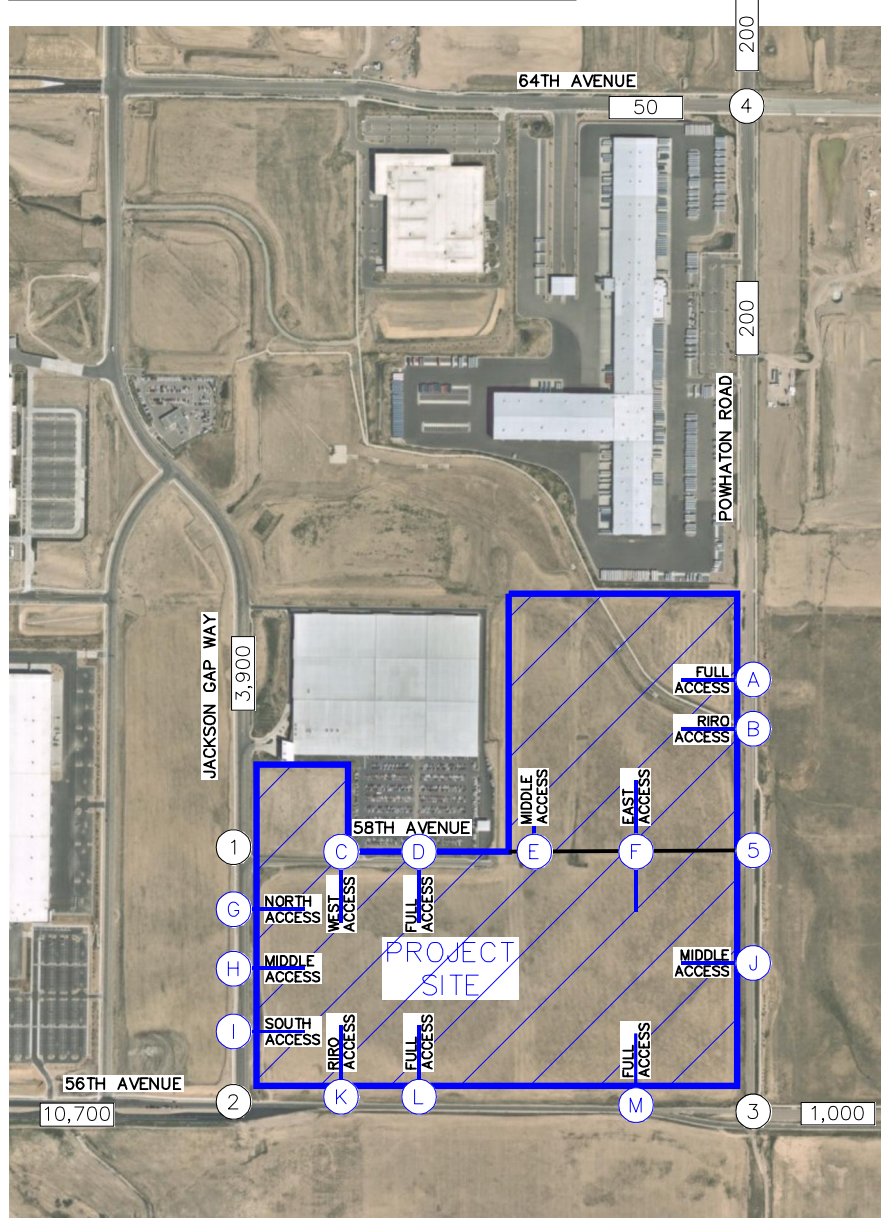
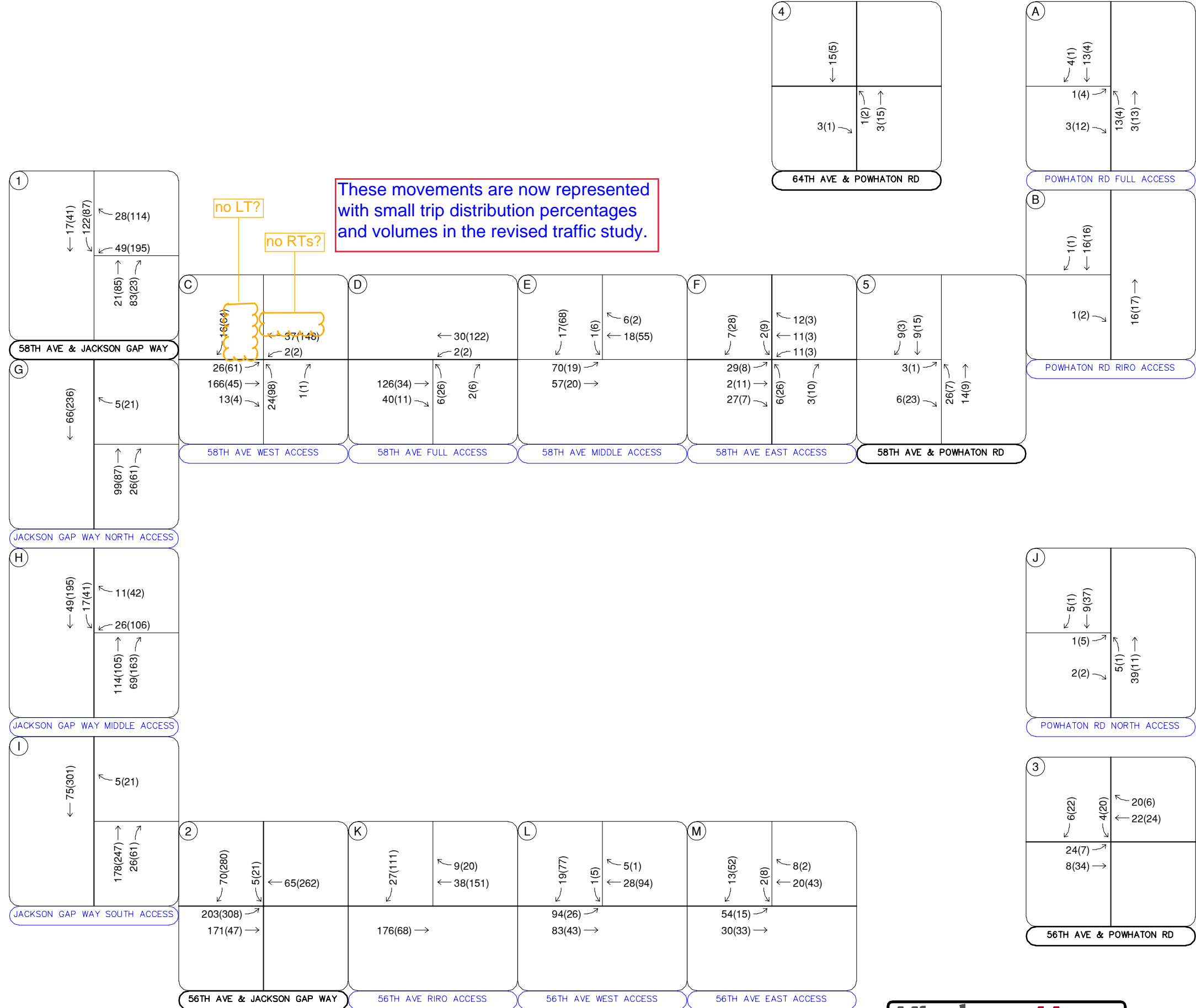


FIGURE 8

FINE POINT BUSINESS PARK
AURORA, COLORADO
2025 PROJECT TRAFFIC ASSIGNMENT



LEGEND

X

Study Area Key Intersection

X

Project Access Intersection

XXX(XXX)

Weekday AM(PM)

Peak Hour Traffic Volumes

XX,X00

Estimated Daily Traffic Volume

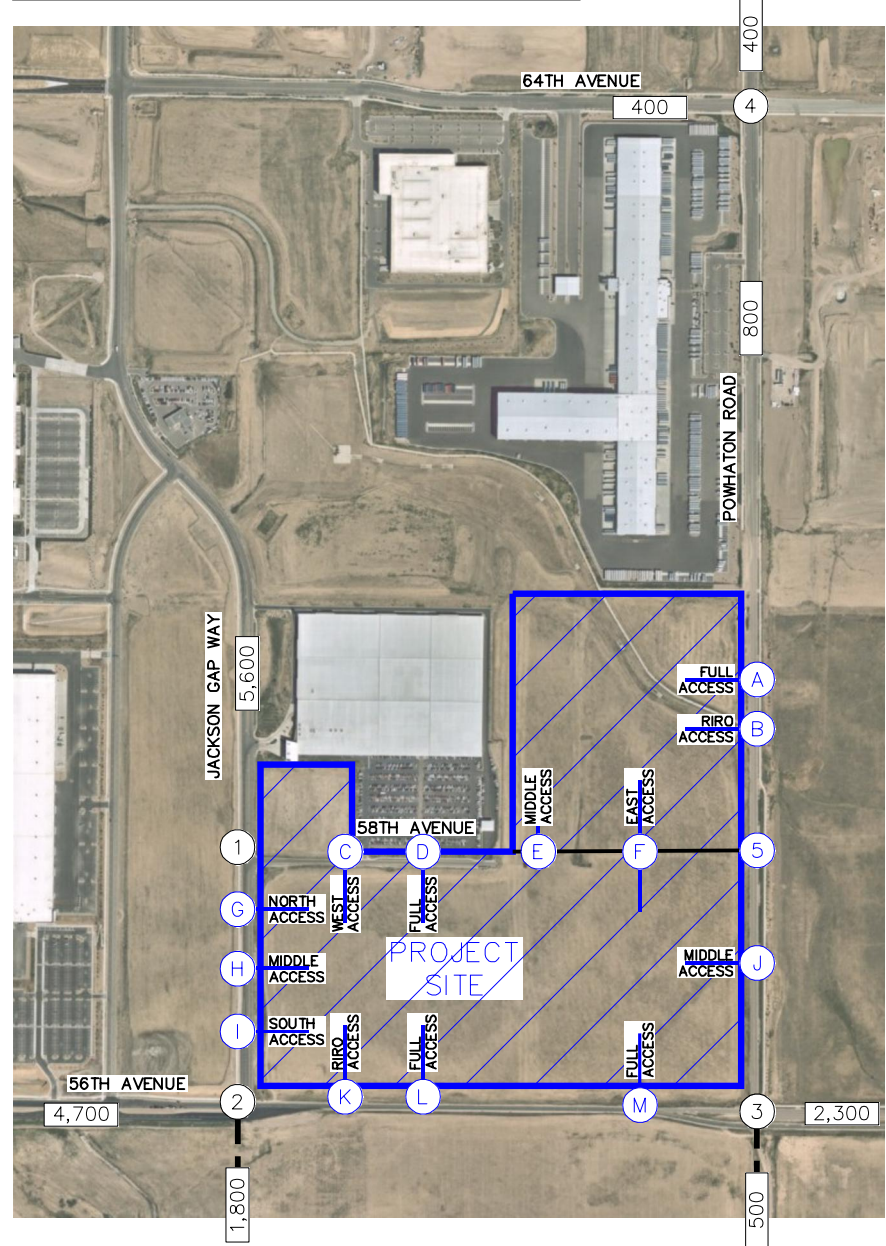
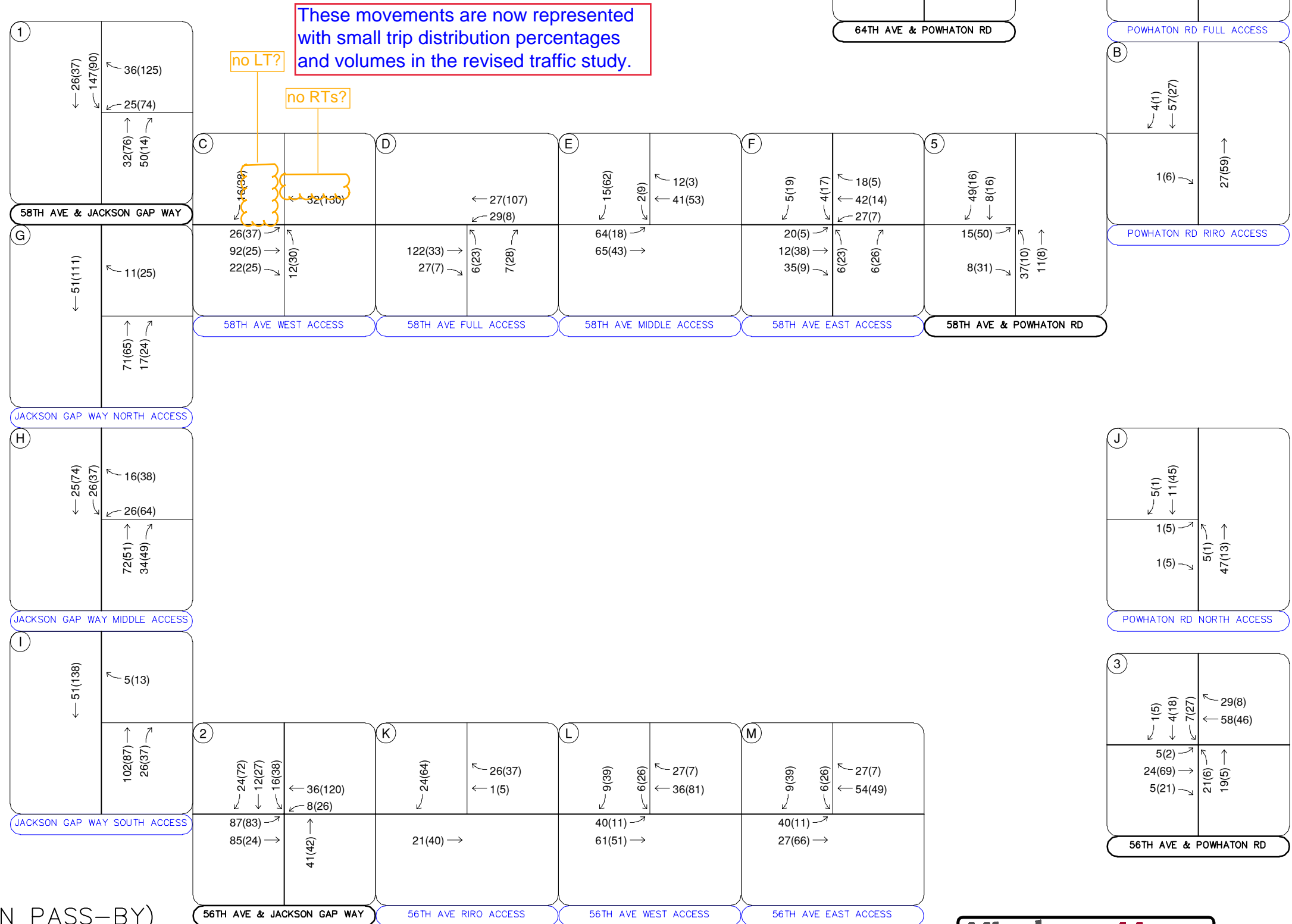


FIGURE 9
FINE POINT BUSINESS PARK
AURORA, COLORADO
2040 PROJECT TRAFFIC ASSIGNMENT (NON PASS-BY)



LEGEND

X

Study Area Key Intersection

X

Project Access Intersection

XXX(XXX)

Weekday AM(PM)

Peak Hour Traffic Volumes

XX,X00

Estimated Daily Traffic Volume

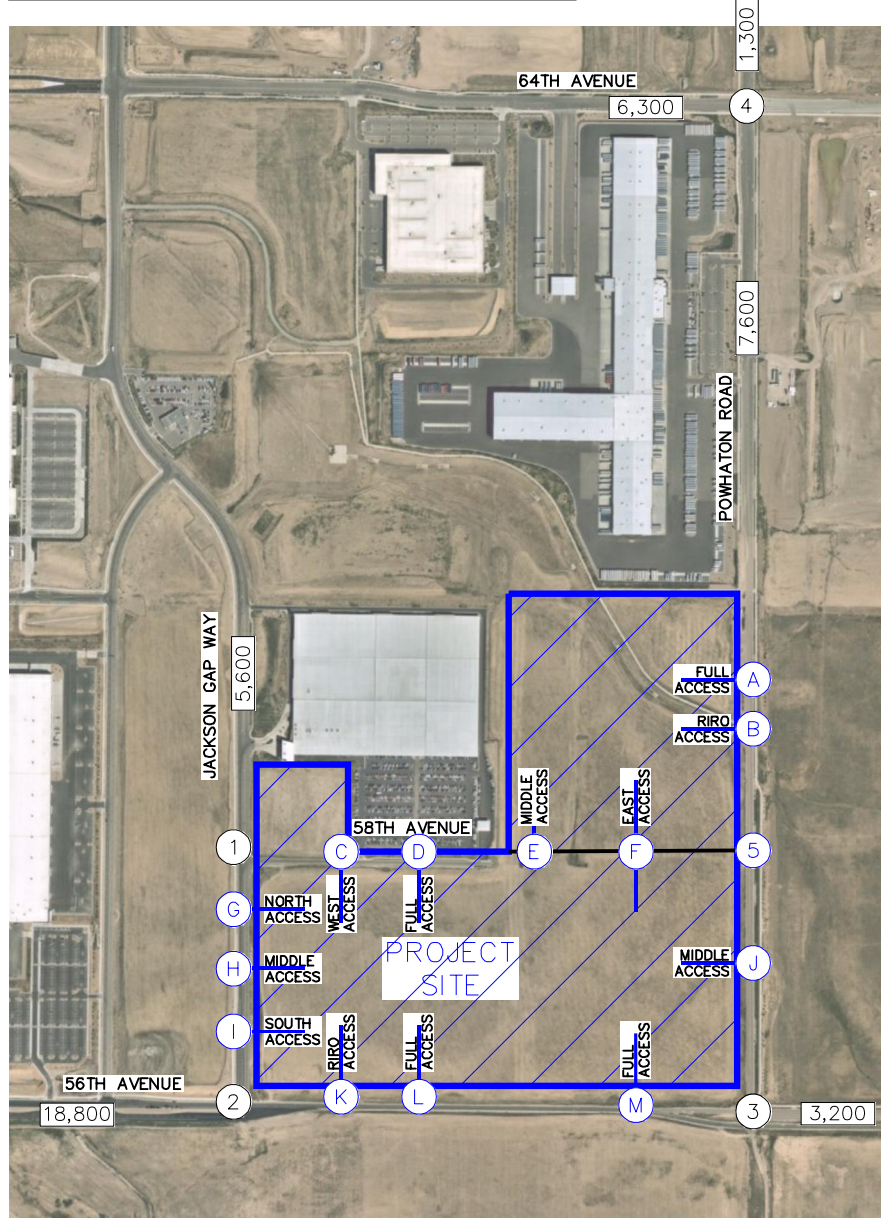
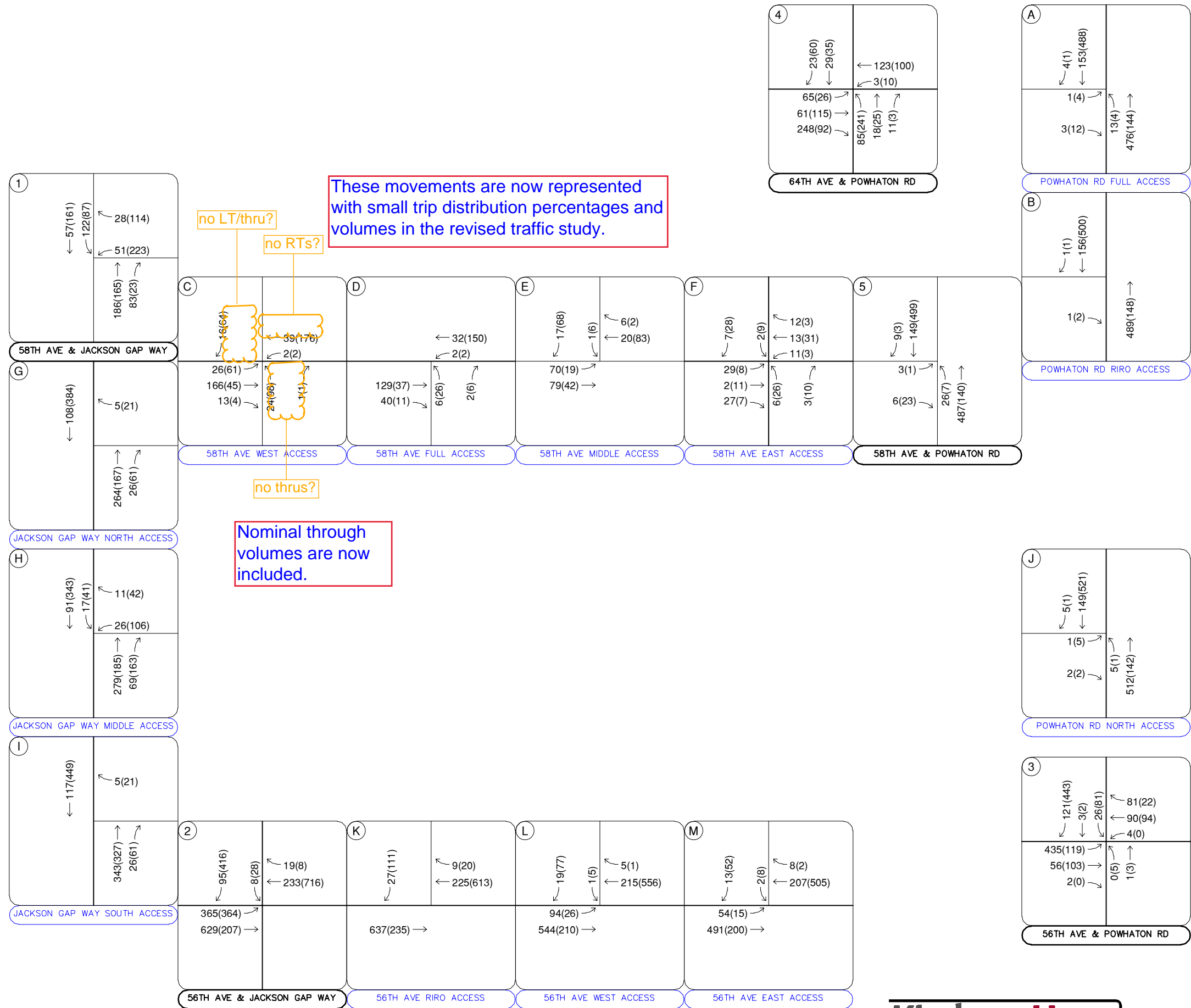


FIGURE 11

FINE POINT BUSINESS PARK

AURORA, COLORADO

2025 TOTAL TRAFFIC VOLUMES



LEGEND

X

Study Area Key Intersection

X

Project Access Intersection

XXX(XXX)

Weekday AM(PM)

Peak Hour Traffic Volumes

XX,X00

Estimated Daily Traffic Volume

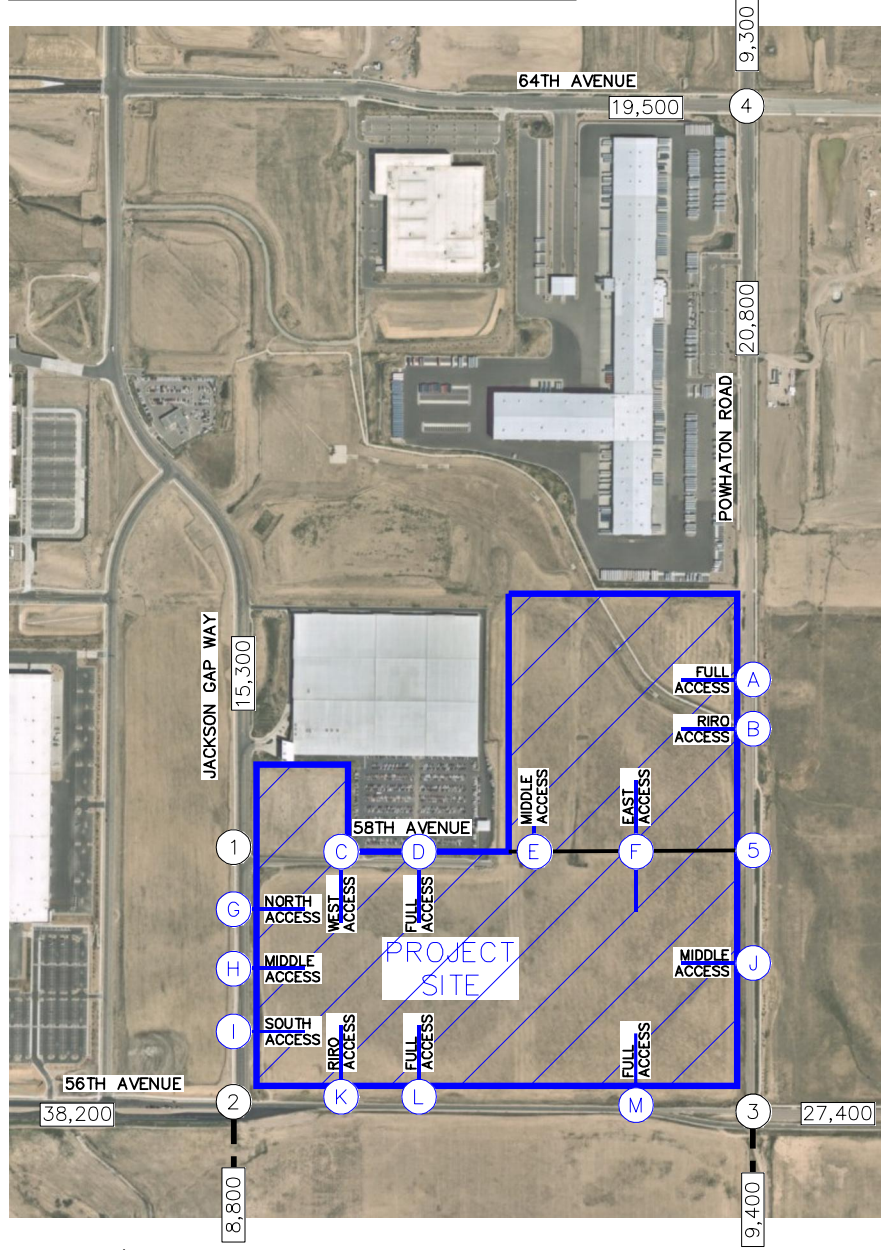


FIGURE 12
FINE POINT BUSINESS PARK
AURORA, COLORADO
2040 TOTAL TRAFFIC VOLUMES

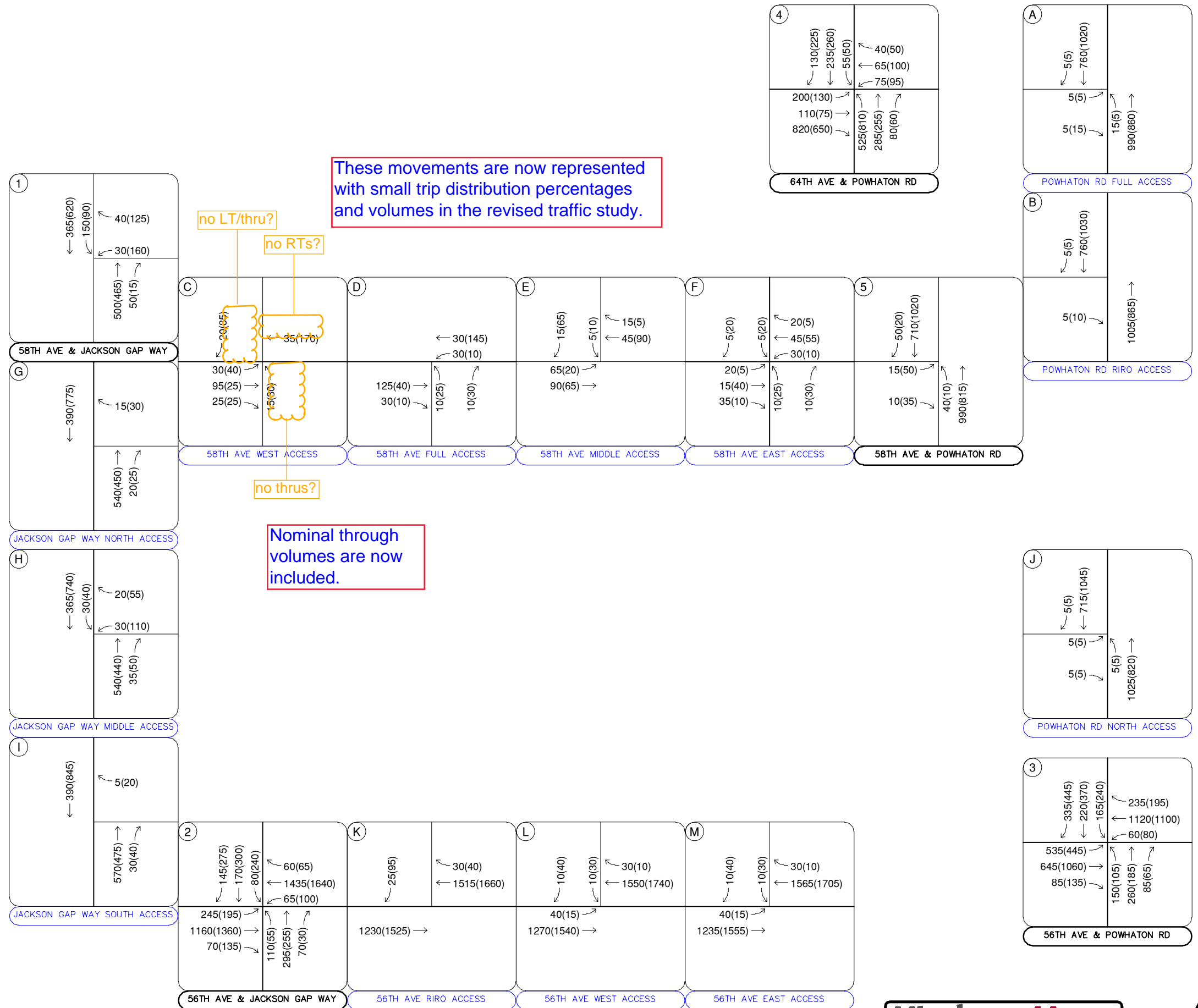




FIGURE 13
FINE POINT BUSINESS PARK
AURORA, COLORADO
ROADWAY CLASSIFICATION

