

K:\DEN\_Civil\196617004\_Fine Point Infrastructure\CADD\PlanSheets\Neighborhood Plans\196617004\_CV.dwg Digorno, Bella 4/16/2025 5:37 PM

# FINE INFRASTRUCTURE AT FINE POINT BUSINESS PARK

## NEIGHBORHOOD PLAN

### LEGAL DESCRIPTION:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 110 FEET THEREOF AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF AURORA, COLORADO BY DEED RECORDED NOVEMBER 2, 2017 AT RECEPTION NO. 2017000096931

AND

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EXCEPT THAT PORTION CONVEYED TO THE CITY OF AURORA IN QUIT CLAIM DEED RECORDED FEBRUARY 6, 1991 IN BOOK 3749 AT PAGE 726 AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF AURORA BY SPECIAL WARRANTY DEED RECORDED OCTOBER 14, 2016 AT RECEPTION NO. 2016000087352 AND FILING NO. 1 RECORDED OCTOBER 20, 2016 AT RECEPTION NO. 2016000089501, COUNTY OF ADAMS, STATE OF COLORADO.

### BENCHMARK

PROJECT: CITY OF AURORA BENCHMARK, 3" DIAMETER BRASS CAP MARKED "752" NAVD 88 ELEVATION=5506.79'  
SITE: 2" ALUMINUM CAP STAMPED "OLSON 2019 38567", FLUSH WITH GRADE NAVD 88 ELEVATION=5445.42'

### CITY OF AURORA SITE PLAN NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.

2. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE."

3. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1–2009.

4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.

5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

6. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

7. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAV MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING, AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.

8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126–271 AND 126–278 OF THE AURORA CITY CODE.

10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.

12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.

14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.

16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

17. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.

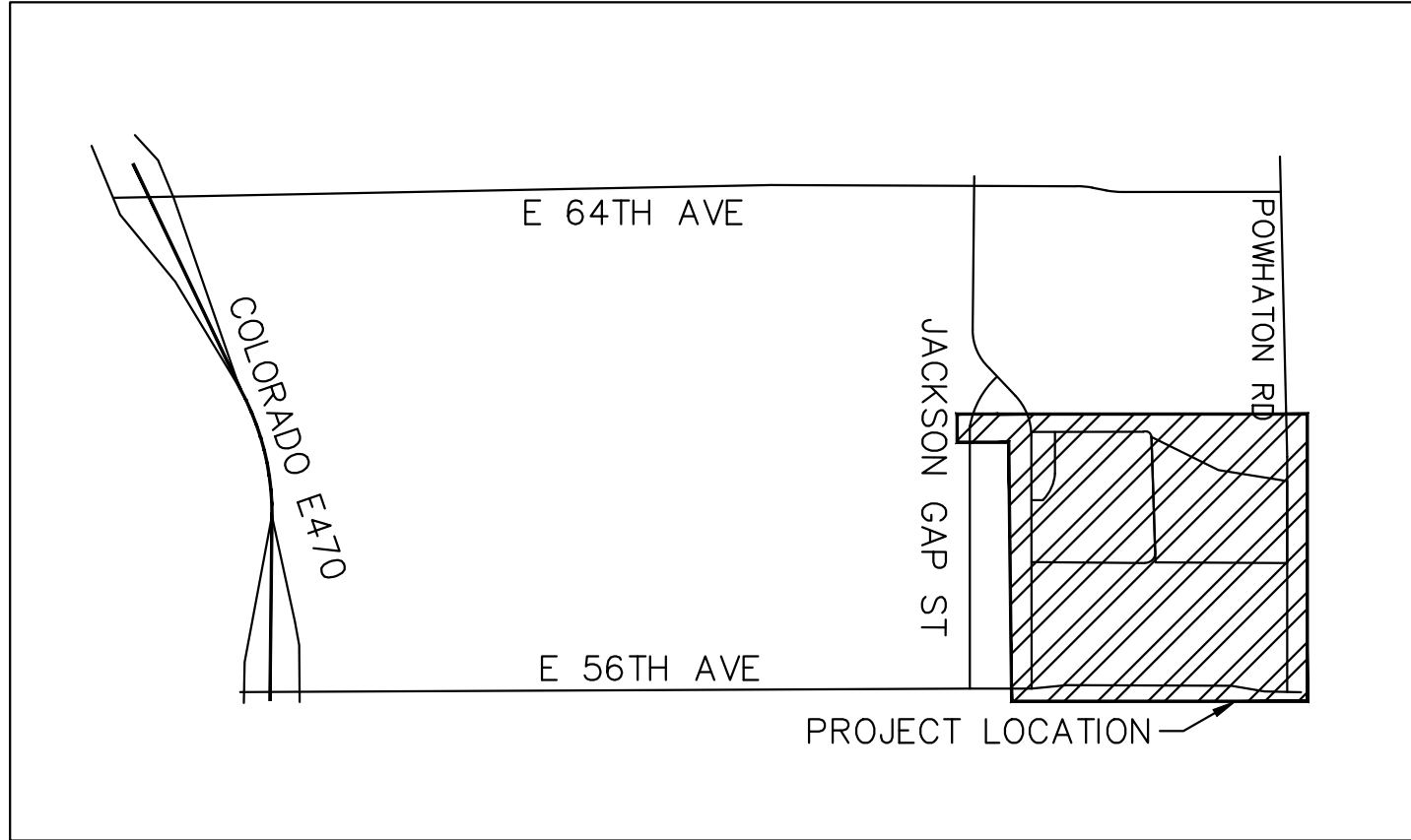
18. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

19. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.

20. THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF; A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

21. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

LOCATED IN THE SE  $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



### VICINITY MAP

1" = 2000'



SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	OVERALL KEY MAP
3	OVERALL LOT MAP
4–15	NEIGHBORHOOD PLANS
16–17	ROADWAY SECTIONS

### PROJECT DATA

GROSS LAND AREA	113.49 AC
R.O.W. DEDICATION	2.12 AC
OPEN SPACE DEDICATION	2.26 AC
NET LAND AREA	109.11 AC
NUMBER OF EXISTING LOTS	1
NUMBER OF PROPOSED LOTS	7
EXISTING ZONING	AIRPORT DISTRICT (AD)
PROPOSED ZONING	AIRPORT DISTRICT (AD)
EXISTING LAND USE	VACANT
PROPOSED LANE USE	INDUSTRIAL; COMMERCIAL/RETAIL

### OWNER/DEVELOPER

AMBROSE FINE POINT JV, LLC  
DAN KMIECIK  
8888 KEYSTONE CROSSING, SUITE 1150  
INDIANAPOLIS, IN 46240  
PH# (317) 691-6697

### SURVEYOR

WARE MALCOMB  
JUSTIN C. SCHEITLER  
900 S. BROADWAY, SUITE 320  
DENVER, CO 80209  
PH# (303) 561-3333

### ENGINEER

KIMLEY-HORN  
BRAD COONEY, P.E.  
6200 SOUTH SYRACUSE WAY, SUITE 300  
GREENWOOD VILLAGE, CO 80111  
PH# (303) 974-3625

### LANDSCAPE ARCHITECT

KIMLEY-HORN  
CHRIS HEPLER, RLA  
6200 SOUTH SYRACUSE WAY, SUITE 300  
GREENWOOD VILLAGE, CO 80111  
PH# (303) 228-2319

### ADDITIONAL NOTES:

- THIS NEIGHBORHOOD PLAN MAY CONTAIN SITE GRADING, LOT LAYOUTS, STORM SEWER AND INLETS, CONNECTIONS TO ADJACENT CONVEYANCE SYSTEMS, PONDS AND OTHER ELEMENTS OF DRAINAGE DESIGN FOR THE SITE THAT CANNOT BE EVALUATED BY THE CITY FOR APPROVAL WITHOUT THE DETAILED ENGINEERING ANALYSIS THAT WILL BE SUBMITTED AT A LATER TIME WITH CIVIL PLANS. APPROVAL OF THIS NEIGHBORHOOD PLAN AND ASSOCIATED DRAINAGE CONFORMANCE LETTER BY THE CITY DOES NOT IMPLY APPROVAL FOR ANY ASPECT OF GRADING OR DRAINAGE DESIGN SHOWN HEREIN OR ANY VARIANCES FROM CITY DRAINAGE CRITERIA.
- AT THE TIME OF CIVIL PLAN SUBMITTAL, FIRE HYDRANTS WILL NEED TO BE PLACED IN CONFORMANCE WITH THE CURRENTLY ADOPTED FIRE CODE.
- BASED ON THE REQUIREMENTS OF THE CURRENTLY ADOPTED FIRE CODE, TWO POINTS OF ACCESS MUST BE ASSESSED WITH EACH PHASE OF THE CIVIL PLANS. THIS REQUIREMENTS MAY INCLUDE ADDITIONAL OFFSITE INFRASTRUCTURE.

### AMENDMENTS

LEGAL DESCRIPTION: SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE SIXTH P.M., ADAMS COUNTRY, STATE OF COLORADO

THIS NEIGHBORHOOD PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN. TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, AMBROSE FINE POINT JV LLC, AS ITS INTEREST MAY APPEAR OF RECORD HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_

BY: \_\_\_\_\_

TITLE: AUTHORIZED SIGNATORY

STATE OF INDIANA

COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA, ON \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ IN HIS/HER CAPACITY AS AUTHORIZED SIGNATORY OF AMBROSE FINE POINT JV LLC, WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
(NOTARY PUBLIC) NOTARY SEAL

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

### CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

FILE: \_\_\_\_\_

PAGE NO.: \_\_\_\_\_

RECEPTION NO.: \_\_\_\_\_

### CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

DATABASE APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

BENCHMARK: CITY OF AURORA BENCHMARK  
NUMBER 356516N001 BEING A 3" DIAMETER  
BRASS CAP MARKED "752"  
NAVD 88 ELEVATION: 5506.79'



Know what's below.  
Call before you dig.

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

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: 3/28/2025

COVER SHEET

PRELIMINARY

FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION

Kimley»Horn  
Kimley-Horn and Associates, Inc.

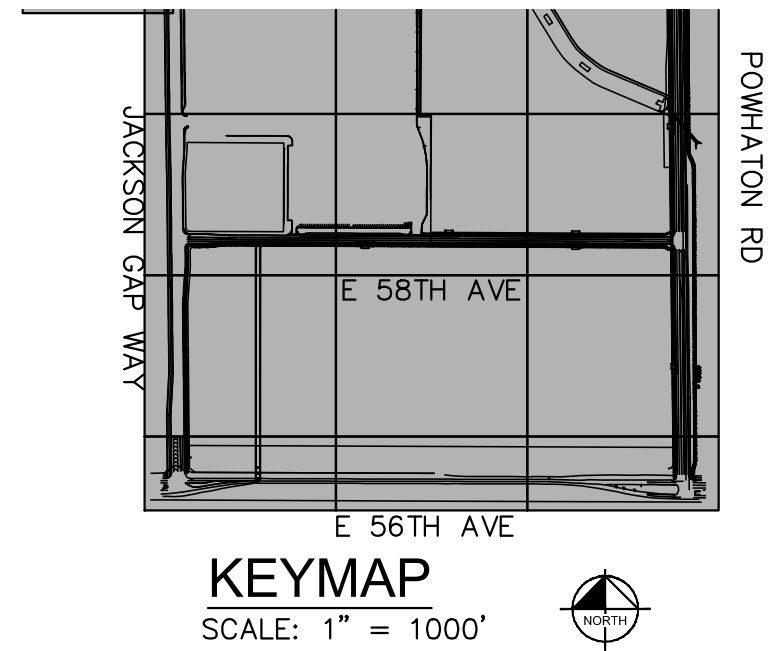
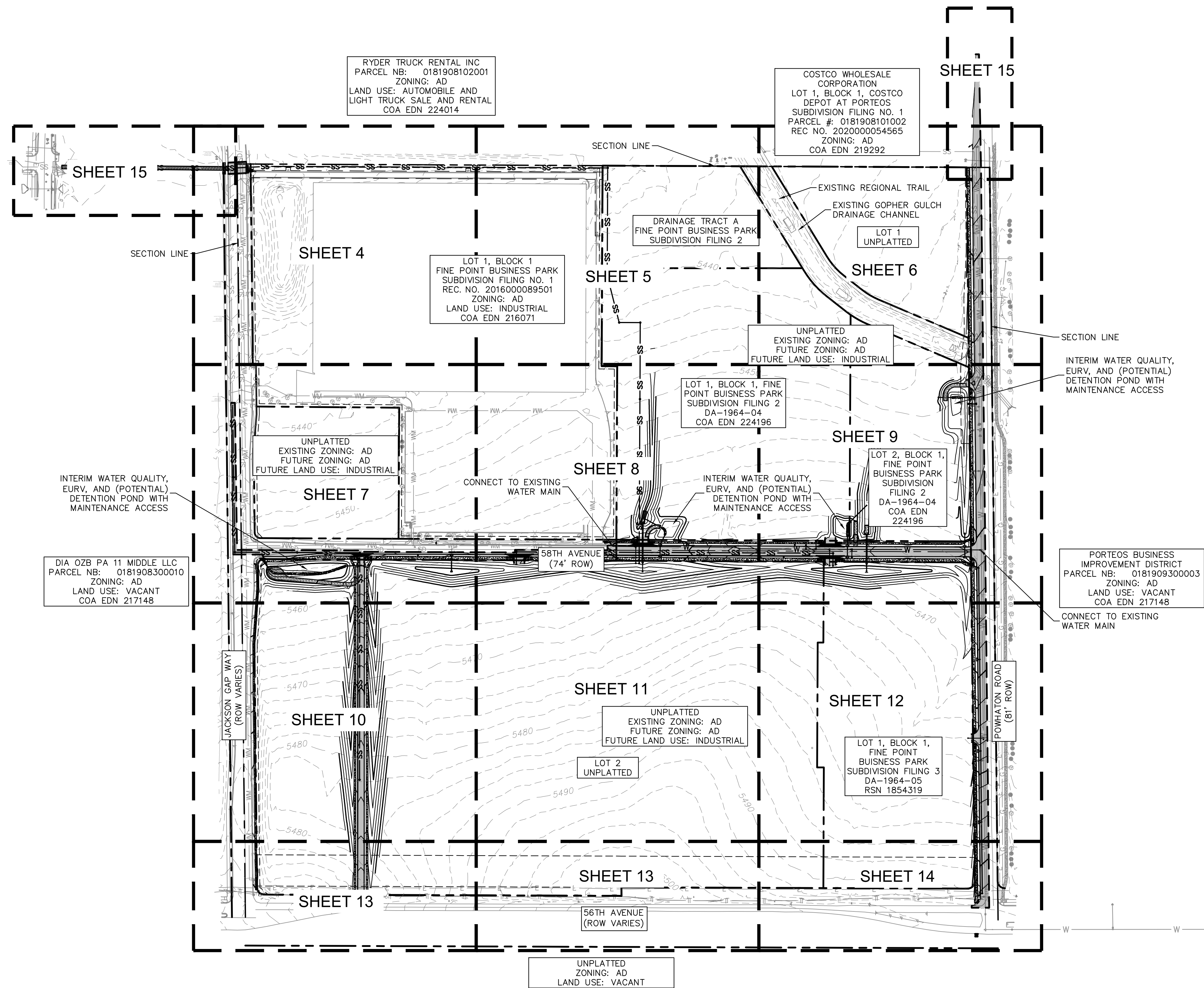
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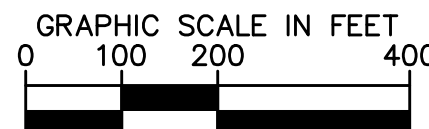
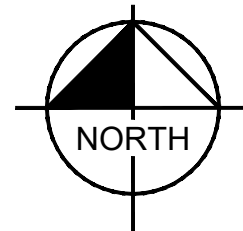
DRAWING NAME



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PER FEMA FLOOD MAP 08005C0066L WITH AN EFFECTIVE DATE OF 02/17/2017, THE SITE IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AND IS THUS OUTSIDE OF THE FLOODPLAIN.



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



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

PRELIMINARY  
FOR REVIEW ONLY  
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CONSTRUCTION  
Kimley»Horn  
Kimley-Horn and Associates, Inc.

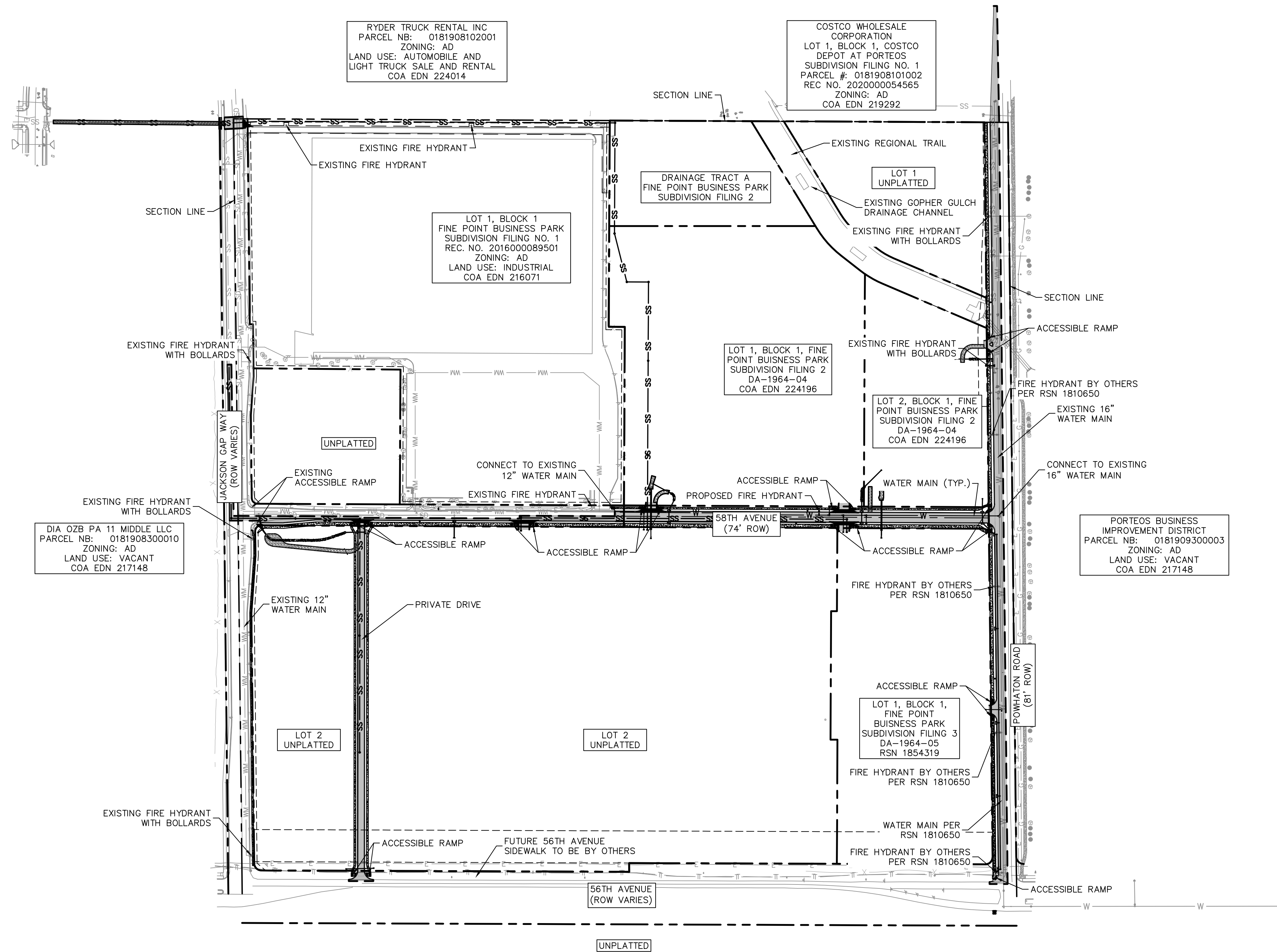
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KIMLEY-HORN AND ASSOCIATES, INC.  
6200 South Syracuse, Suite 300  
Greenwood Village, Colorado 80111 (303) 228-2300

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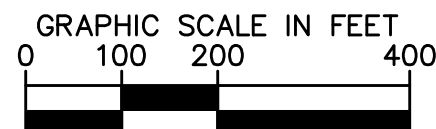
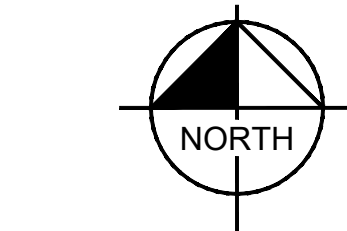


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## LEGEND

--- PROPERTY LINE



PER FEMA FLOOD MAP 08005C0066L WITH AN EFFECTIVE DATE OF 02/17/2017, THE SITE IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AND IS THUS OUTSIDE OF THE FLOODPLAIN.



Know what's below.  
Call before you dig.

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



KEYMAP  
SCALE: 1" = 1000'

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

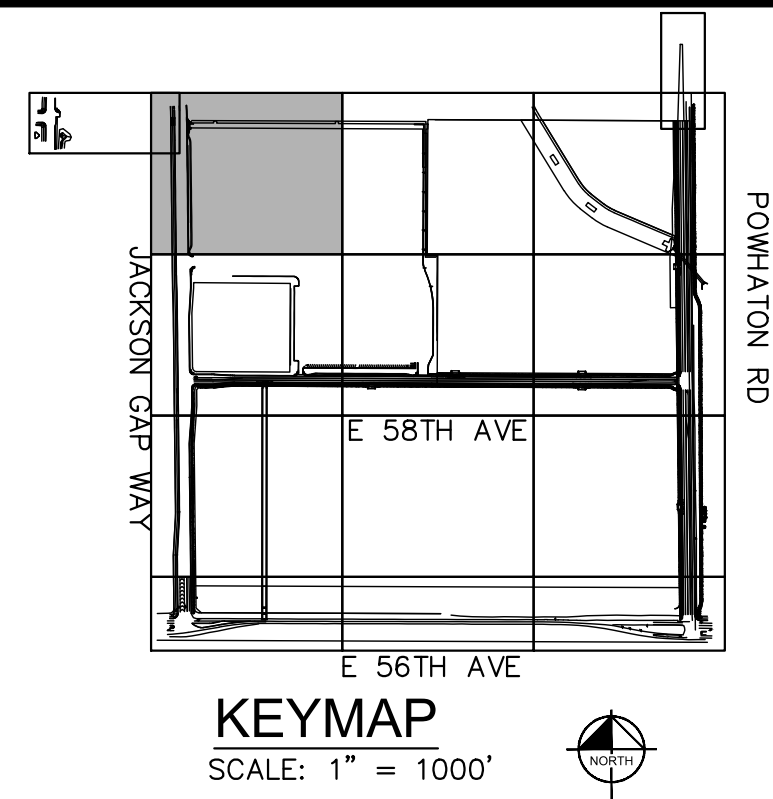
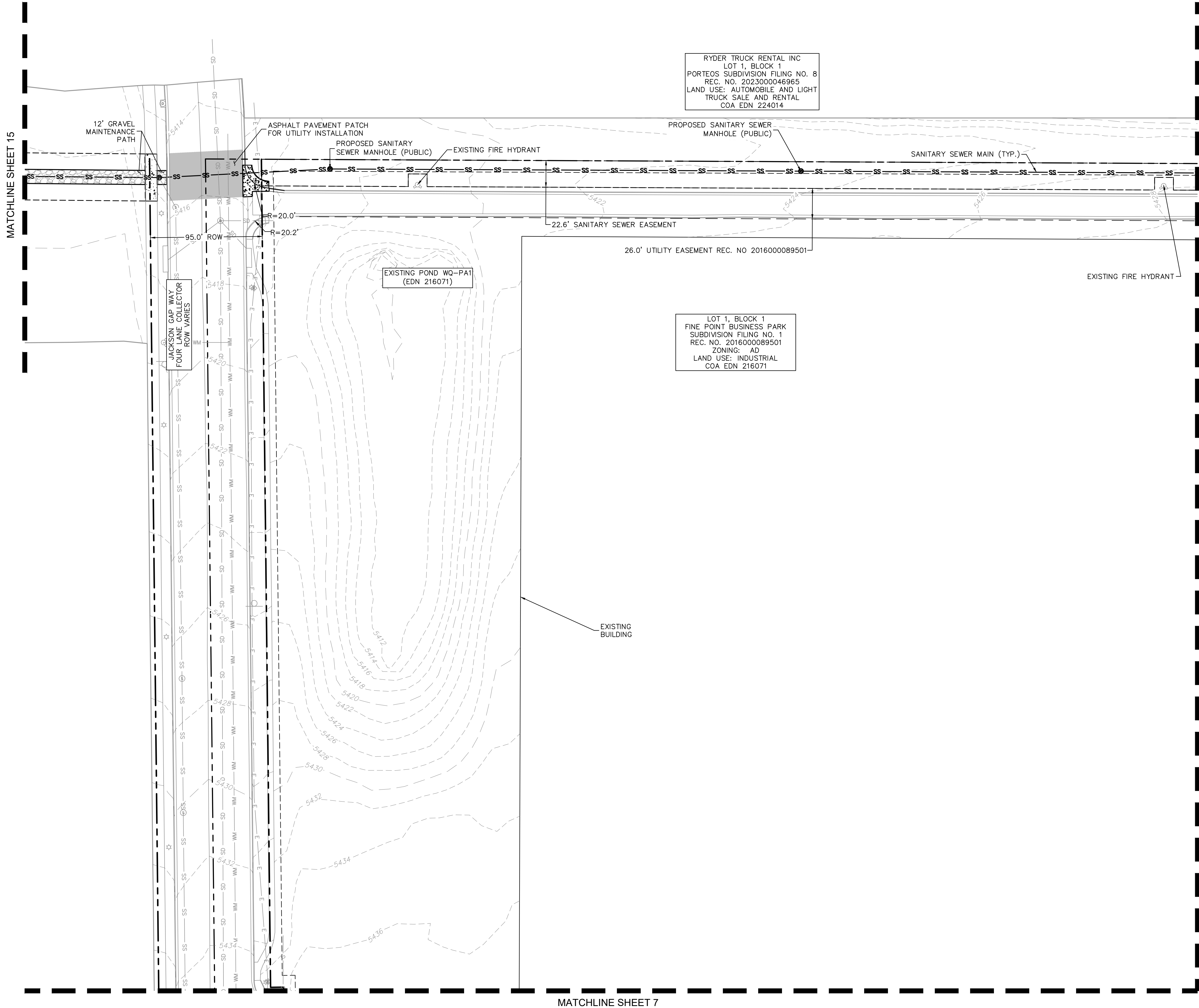
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PROJECT NO.  
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DRAWING NAME

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Greenwood Village, Colorado 80111 (303) 228-2300  
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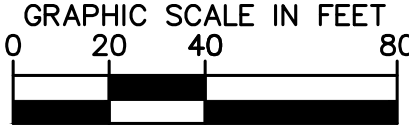
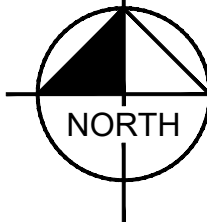


### LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- 100 YR WSEL
- 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
- EMERGENCY OVERFLOW ARROW
- STORM INLET
- STORM FLARED-END-SECTION
- LIGHT POLE
- EXISTING CONCRETE
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE

### 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 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.
- EROSION CONTROL FOR INTERIM SWALES TO BE EVALUATED WITH CDS/FDR.
- THIS NEIGHBORHOOD PLAN MAY CONTAIN SITE GRADING, LOT LAYOUTS, STORM SEWER AND INLETS, CONNECTIONS TO ADJACENT CONVEYANCE SYSTEMS, PONDS AND OTHER ELEMENTS OF DRAINAGE DESIGN FOR THE SITE THAT CANNOT BE EVALUATED BY THE CITY FOR APPROVAL WITHOUT THE DETAILED ENGINEERING ANALYSIS THAT WILL BE SUBMITTED AT A LATER TIME WITH CIVIL PLANS. APPROVAL OF THIS NEIGHBORHOOD PLAN AND ASSOCIATED DRAINAGE CONFORMANCE LETTER BY THE CITY DOES NOT IMPLY APPROVAL FOR ANY ASPECT OF GRADING OR DRAINAGE DESIGN SHOWN HEREIN OR ANY VARIANCES FROM CITY DRAINAGE CRITERIA.
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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: 3/28/2025

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

PRELIMINARY  
FOR REVIEW ONLY  
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PROJECT NO.  
196617004  
DRAWING NAME



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MATCHLINE SHEET 4

MATCHLINE SHEET 6

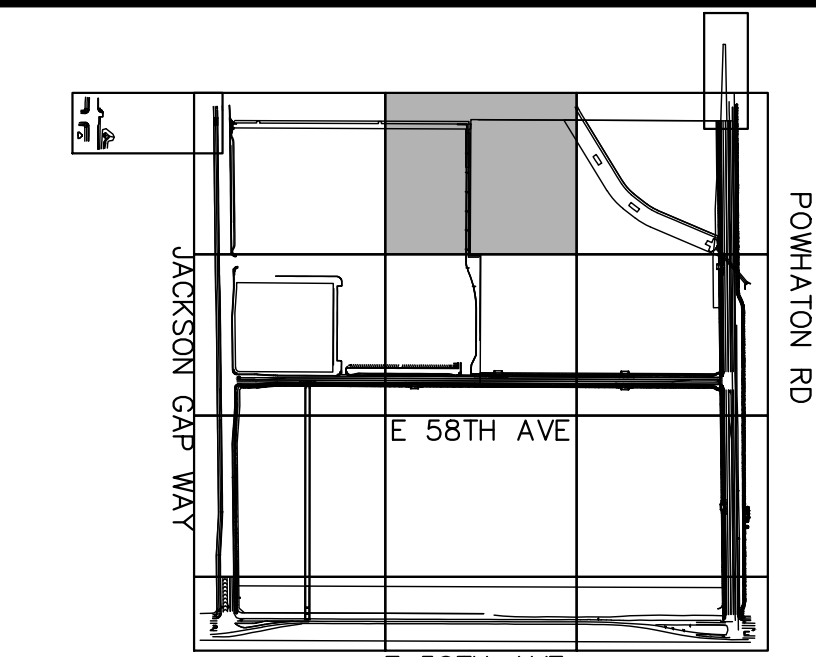
RYDER TRUCK RENTAL INC  
LOT 1, BLOCK 1  
PORTEOS SUBDIVISION FILING NO. 8  
REC. NO. 2023000046965  
LAND USE: AUTOMOBILE AND LIGHT  
TRUCK SALE AND RENTAL  
COA EDN 224014

LOT 1, BLOCK 1  
FINE POINT BUSINESS PARK  
SUBDIVISION FILING NO. 1  
REC. NO. 2016000089501  
ZONING: AD  
LAND USE: INDUSTRIAL  
COA EDN 216071

DRAINAGE TRACT A  
FINE POINT BUSINESS PARK  
SUBDIVISION FILING 2

LOT 1, BLOCK 1, FINE  
POINT BUSINESS PARK  
SUBDIVISION FILING 2  
DA-1964-04  
COA EDN 224196

UNPLATTED  
EXISTING ZONING: AD  
FUTURE ZONING: AD  
FUTURE LAND USE: INDUSTRIAL



### KEYMAP

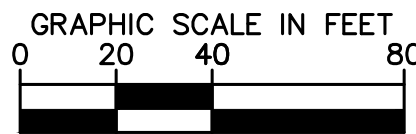
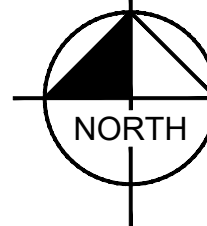
SCALE: 1" = 1000'

### LEGEND

- |  |                              |
|--|------------------------------|
|  | PROPERTY LINE                |
|  | PROPOSED EASEMENT LINE       |
|  | EXISTING EASEMENT LINE       |
|  | 100 YR WSEL                  |
|  | 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          |
|  | EMERGENCY OVERFLOW ARROW     |
|  | STORM INLET                  |
|  | STORM FLARED-END-SECTION     |
|  | LIGHT POLE                   |
|  | EXISTING CONCRETE            |
|  | CONCRETE SIDEWALK            |
|  | HEAVY DUTY CONCRETE          |

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Know what's below.  
Call before you dig.

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MATCHLINE SHEET 5

MATCHLINE SHEET 9

MATCHLINE SHEET 15

COSTCO WHOLESALE CORPORATION  
LOT 1, BLOCK 1, COSTCO DEPOT AT PORTEOS  
SUBDIVISION FILING NO. 1  
PARCEL # 0181908101002  
REC NO. 202000054565  
COA EDN 219292

WATER MH  
RIM: 5445.37

95.0' DRAINAGE EASEMENT  
REC. NO. 2017000096932

EXISTING GOPHER GULCH  
DRAINAGE CHANNEL

UNPLATTED  
EXISTING ZONING: AD  
FUTURE ZONING: AD  
FUTURE LAND USE: INDUSTRIAL

EXISTING FIRE HYDRANT  
WITH BOLLARDS  
LOT 1  
UNPLATTED

10.0' CONCRETE SIDEWALK

8.0' LANDSCAPING

WQ WILL BE PROVIDED FOR  
INTERIM CONDITION BY  
SHEETFLOW OVER ADJACENT  
SITE UTILIZING TEMPORARY  
UNDERDRAINS BENEATH WALK.  
DETENTION IS PROVIDED  
DOWNSTREAM ON POND GG2.

CURB AND GUTTER NORTH OF  
GOPHER GULCH TO BE INSTALLED  
WITH DEVELOPMENT OF LOT 1.  
CURB AND GUTTER TO BE  
OMITTED IN INTERIM CONDITION.

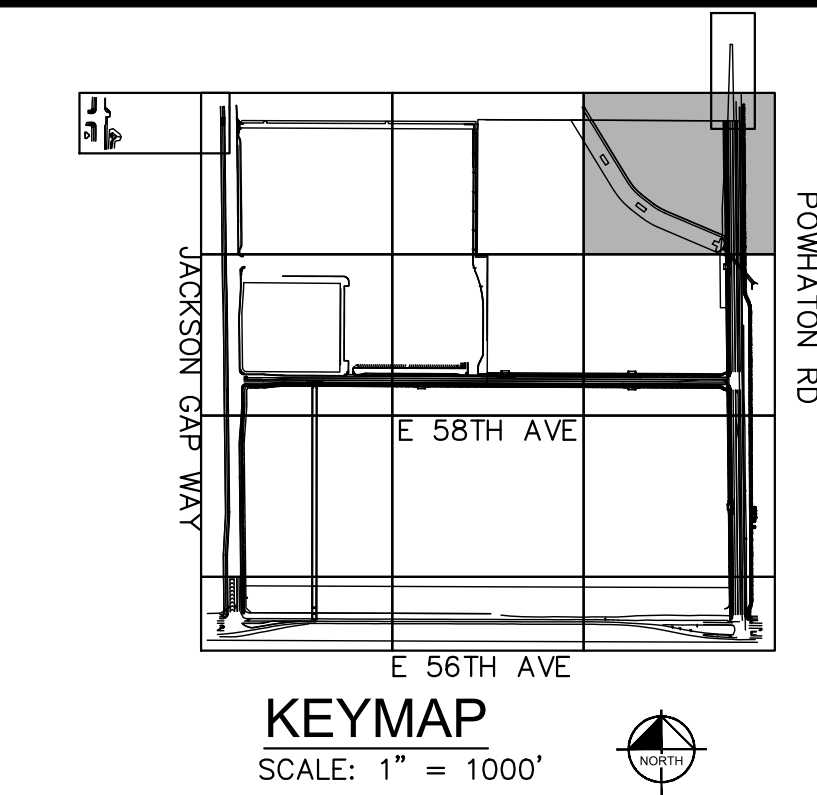
100-YEAR WSEL

PROPERTY LINE

LIGHT POLE (TYP.)

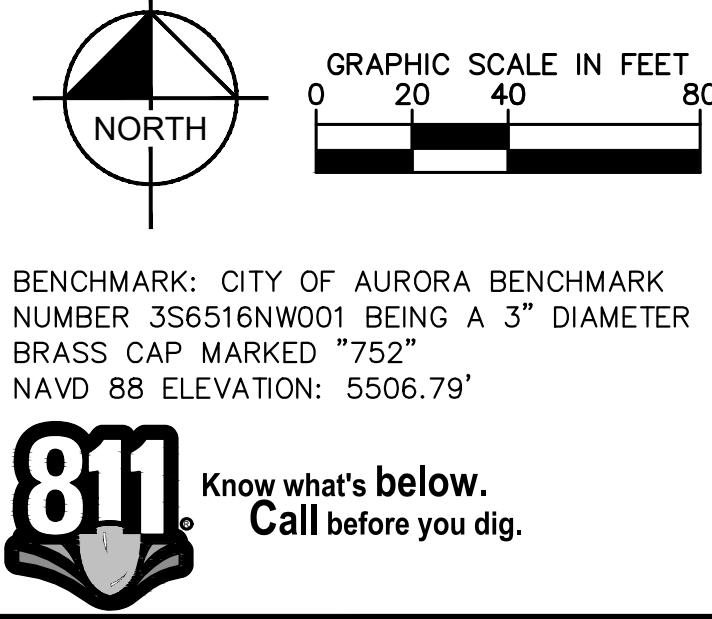
PROPERTY LINE

POWHATON ROAD, 81' ROW,  
MODIFIED FOUR LANE ARTERIAL



- LEGEND**
- PROPERTY LINE
  - PROPOSED EASEMENT LINE
  - EXISTING EASEMENT LINE
  - 100 YR WSEL
  - PROPOSED STORM PIPE
  - EXISTING STORM PIPE
  - PROPOSED WATER PIPE
  - EXISTING WATER PIPE
  - PROPOSED SANITARY SEWER PIPE
  - EXISTING SANITARY SEWER PIPE
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  - EXISTING CONTOUR
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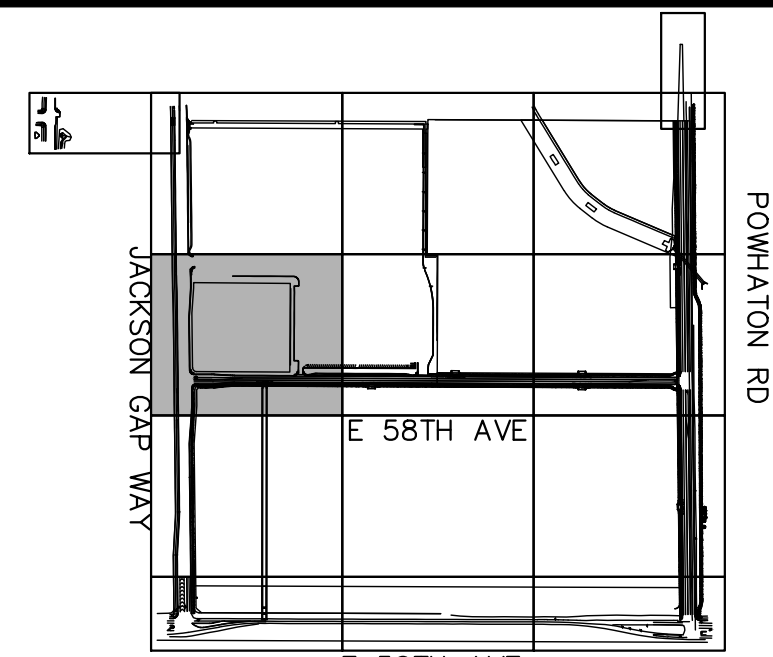
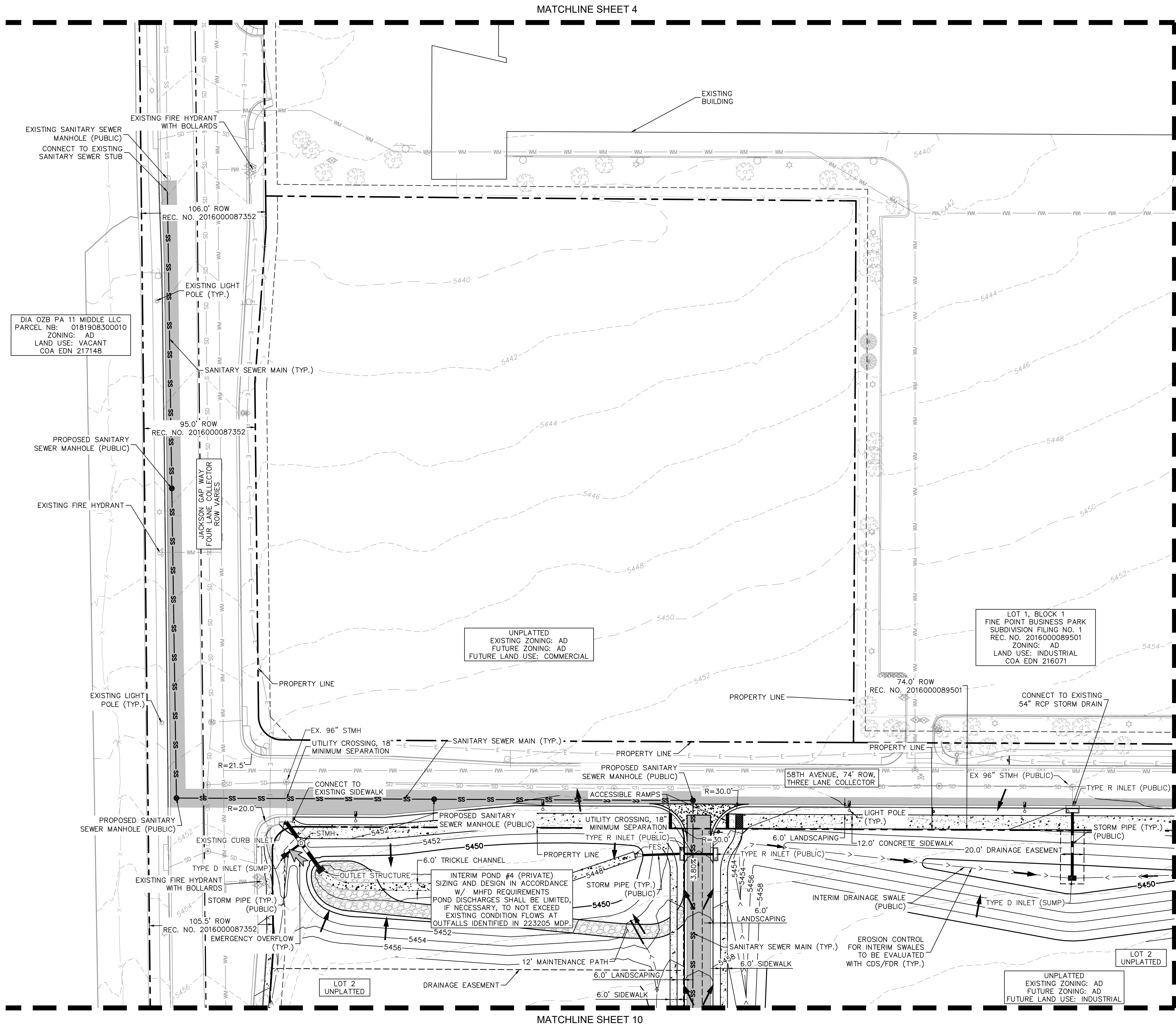
PROJECT NO.  
196617004

DRAWING NAME

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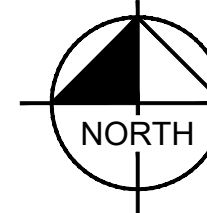
KEYMAP  
SCALE: 1" = 1000'

## LEGEND

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	EXISTING EASEMENT LINE
	100 YR WSEL
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	EXISTING STORM PIPE
	PROPOSED WATER PIPE
	EXISTING WATER PIPE
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GRAPHIC SCALE IN FEET  
0 20 40 80



BENCHMARK: CITY OF AURORA BENCHMARK NUMBER 356516N001 BEING A 3" DIAMETER BRASS CAP MARKED "752" NAVD 88 ELEVATION: 5506.79'

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CHECKED BY: BJC  
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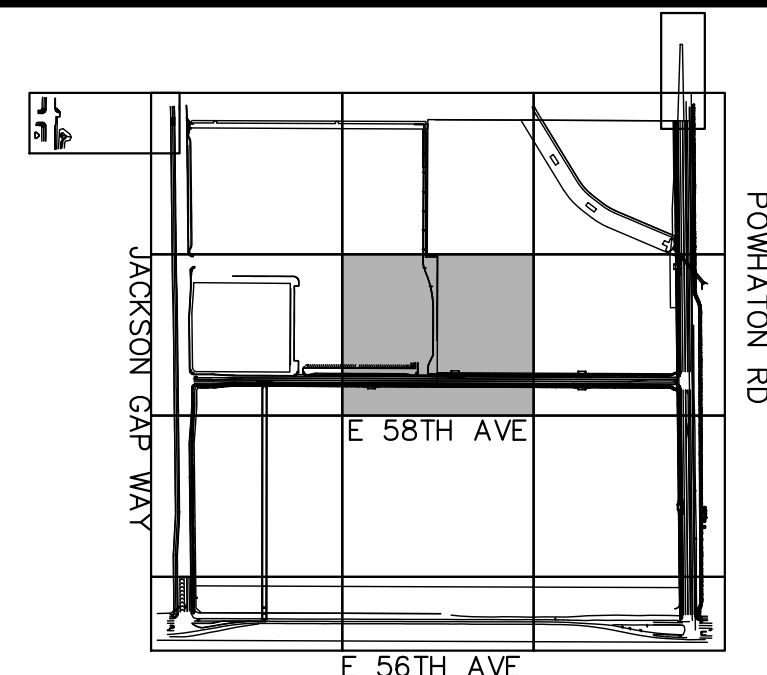
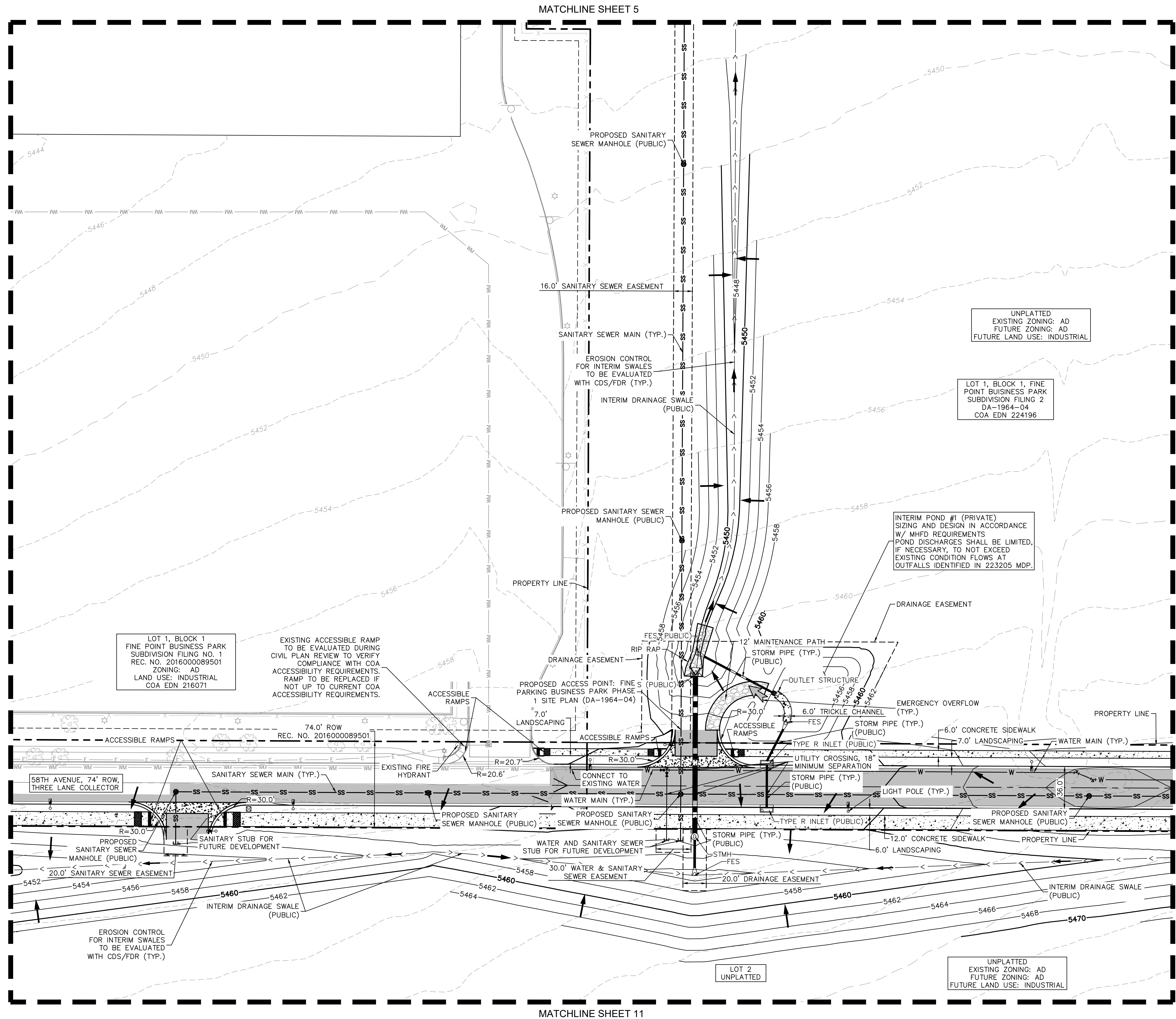
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MATCHLINE SHEET 7



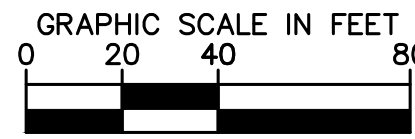
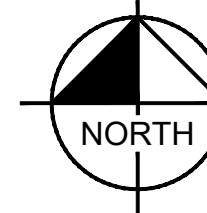
KEYMAP  
SCALE: 1" = 1000'

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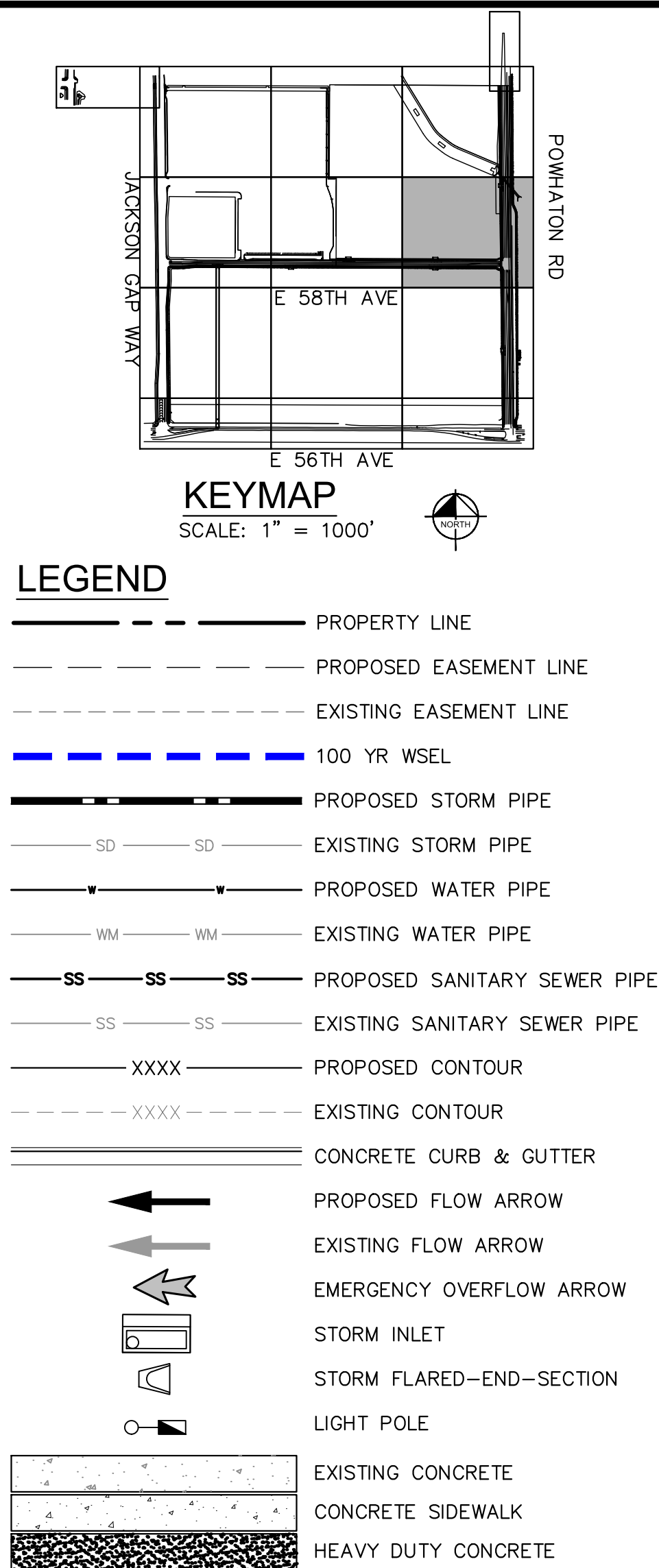
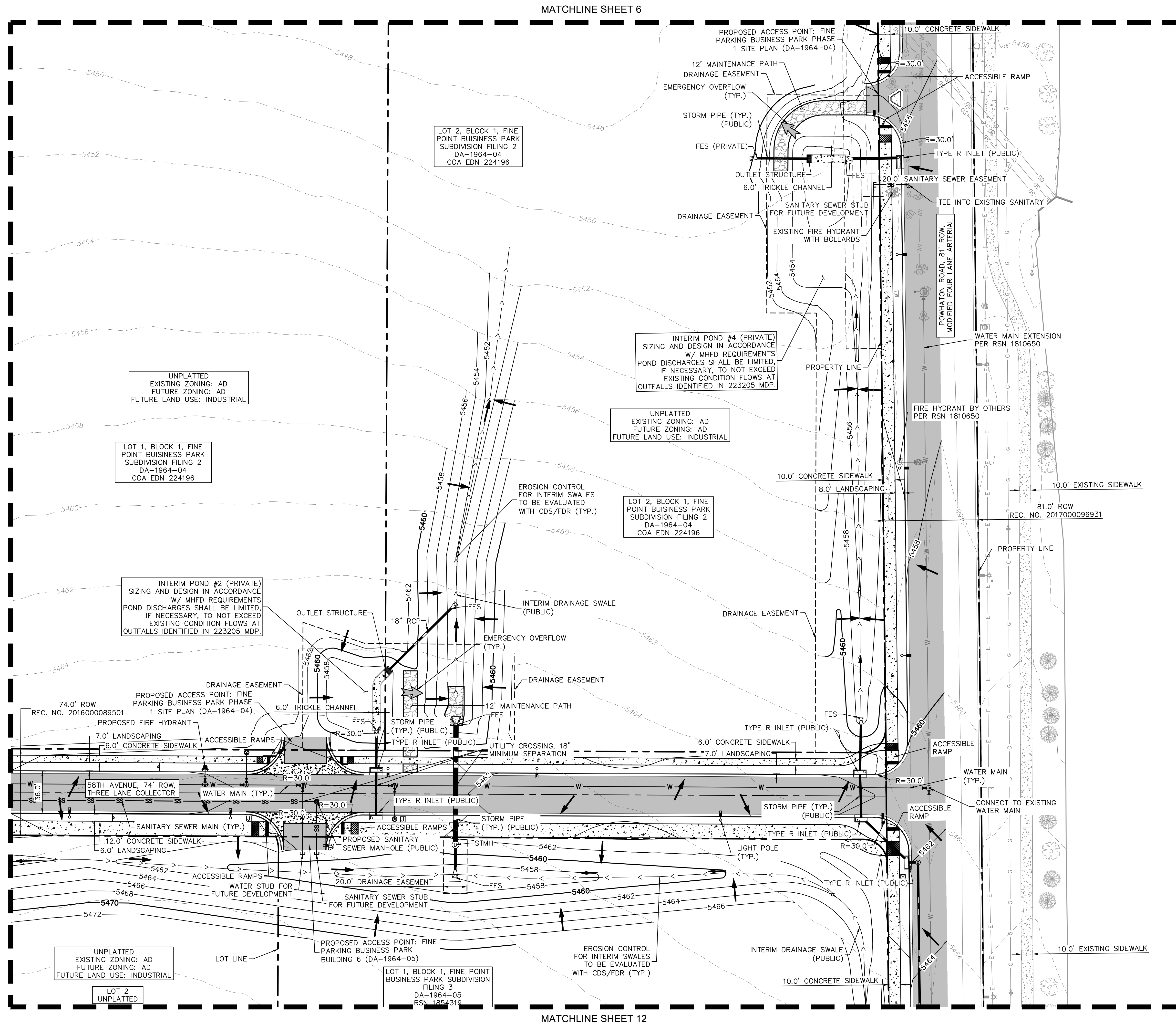
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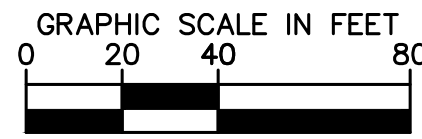
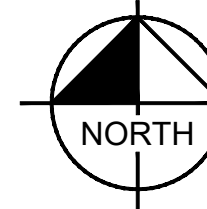
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MATCHLINE SHEET 8



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- THIS NEIGHBORHOOD PLAN MAY CONTAIN SITE GRADING, LOT LAYOUTS, STORM SEWER AND INLETS, CONNECTIONS TO ADJACENT CONVEYANCE SYSTEMS, PONDS AND OTHER ELEMENTS OF DRAINAGE DESIGN FOR THE SITE THAT CANNOT BE EVALUATED BY THE CITY FOR APPROVAL WITHOUT THE DETAILED ENGINEERING ANALYSIS THAT WILL BE SUBMITTED AT A LATER TIME WITH CIVIL PLANS. APPROVAL OF THIS NEIGHBORHOOD PLAN AND ASSOCIATED DRAINAGE CONFORMANCE LETTER BY THE CITY DOES NOT IMPLY APPROVAL FOR ANY ASPECT OF GRADING OR DRAINAGE DESIGN SHOWN HEREIN OR ANY VARIANCES FROM CITY DRAINAGE CRITERIA.
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BENCHMARK: CITY OF AURORA BENCHMARK  
NUMBER 356516N001 BEING A 3" DIAMETER  
BRASS CAP MARKED "752"  
NAVD 88 ELEVATION: 5506.79'



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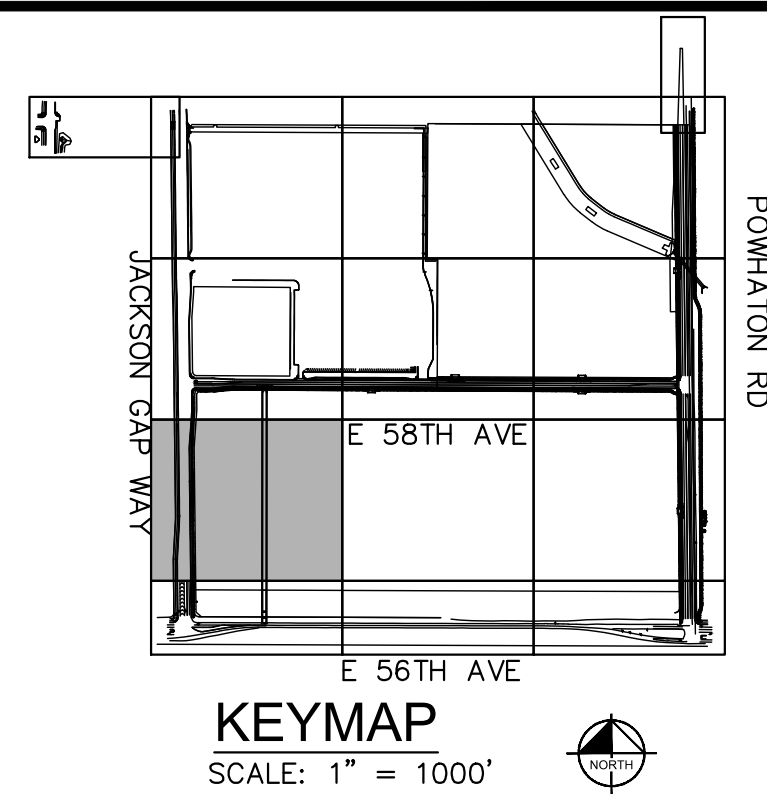
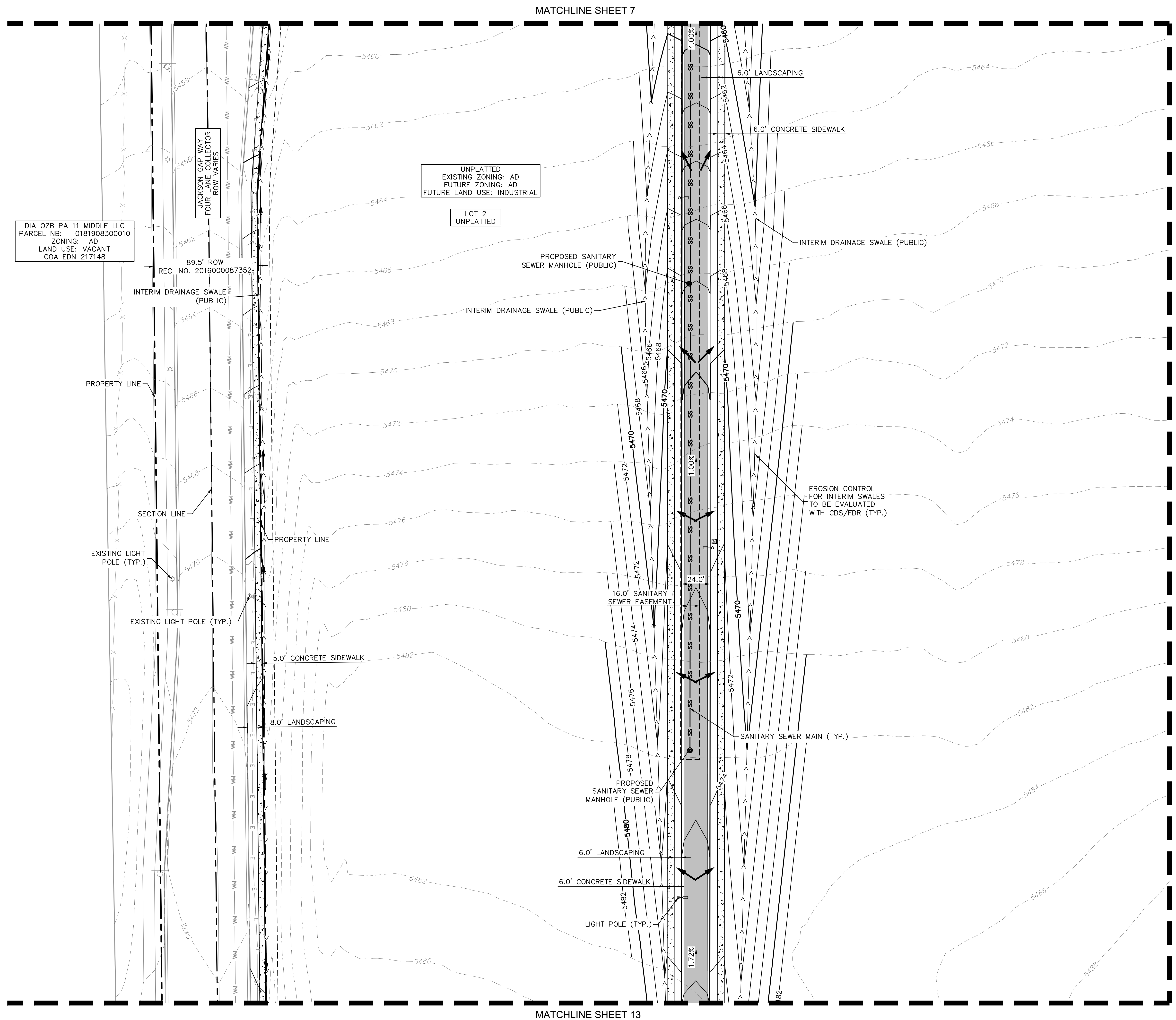
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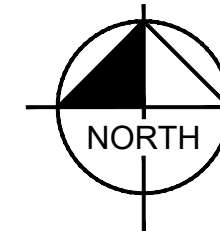


## LEGEND


- |  |                              |
|--|------------------------------|
|  | PROPERTY LINE                |
|  | PROPOSED EASEMENT LINE       |
|  | EXISTING EASEMENT LINE       |
|  | 100 YR WSEL                  |
|  | 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          |
|  | EMERGENCY OVERFLOW ARROW     |
|  | STORM INLET                  |
|  | STORM FLARED-END-SECTION     |
|  | LIGHT POLE                   |
|  | EXISTING CONCRETE            |
|  | CONCRETE SIDEWALK            |
|  | HEAVY DUTY CONCRETE          |

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GRAPHIC SCALE IN FEET



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DESIGNED BY: JMD  
DRAWN BY: BMD  
CHECKED BY: BJC  
DATE: 3/28/2025

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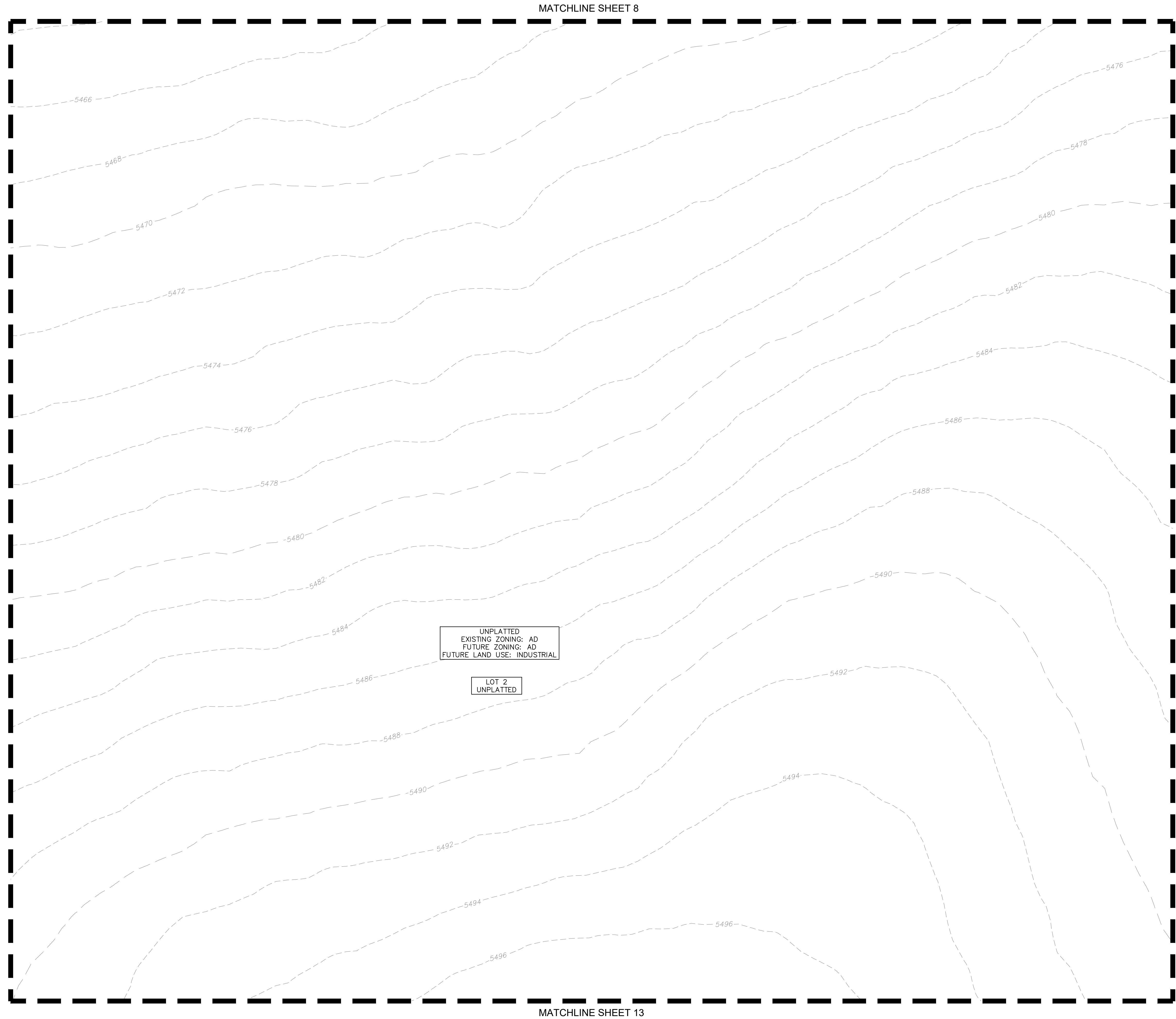
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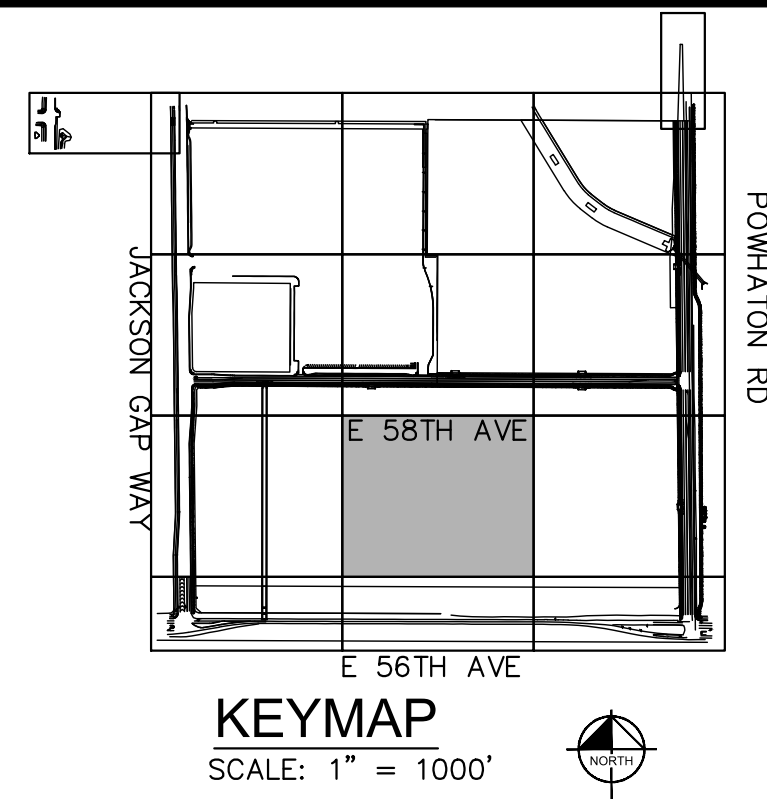
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MATCHLINE SHEET 10



MATCHLINE SHEET 8

MATCHLINE SHEET 13

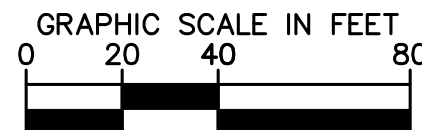
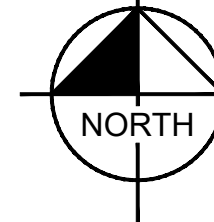


LEGEND

- |  |                              |
|--|------------------------------|
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|  | EXISTING EASEMENT LINE       |
|  | 100 YR WSEL                  |
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|  | 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          |
|  | EMERGENCY OVERFLOW ARROW     |
|  | STORM INLET                  |
|  | STORM FLARED-END-SECTION     |
|  | LIGHT POLE                   |
|  | EXISTING CONCRETE            |
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CHECKED BY: BJC  
DATE: 3/28/2025

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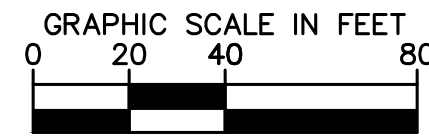
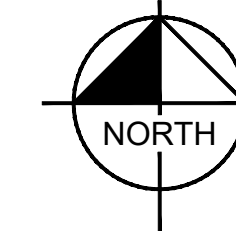
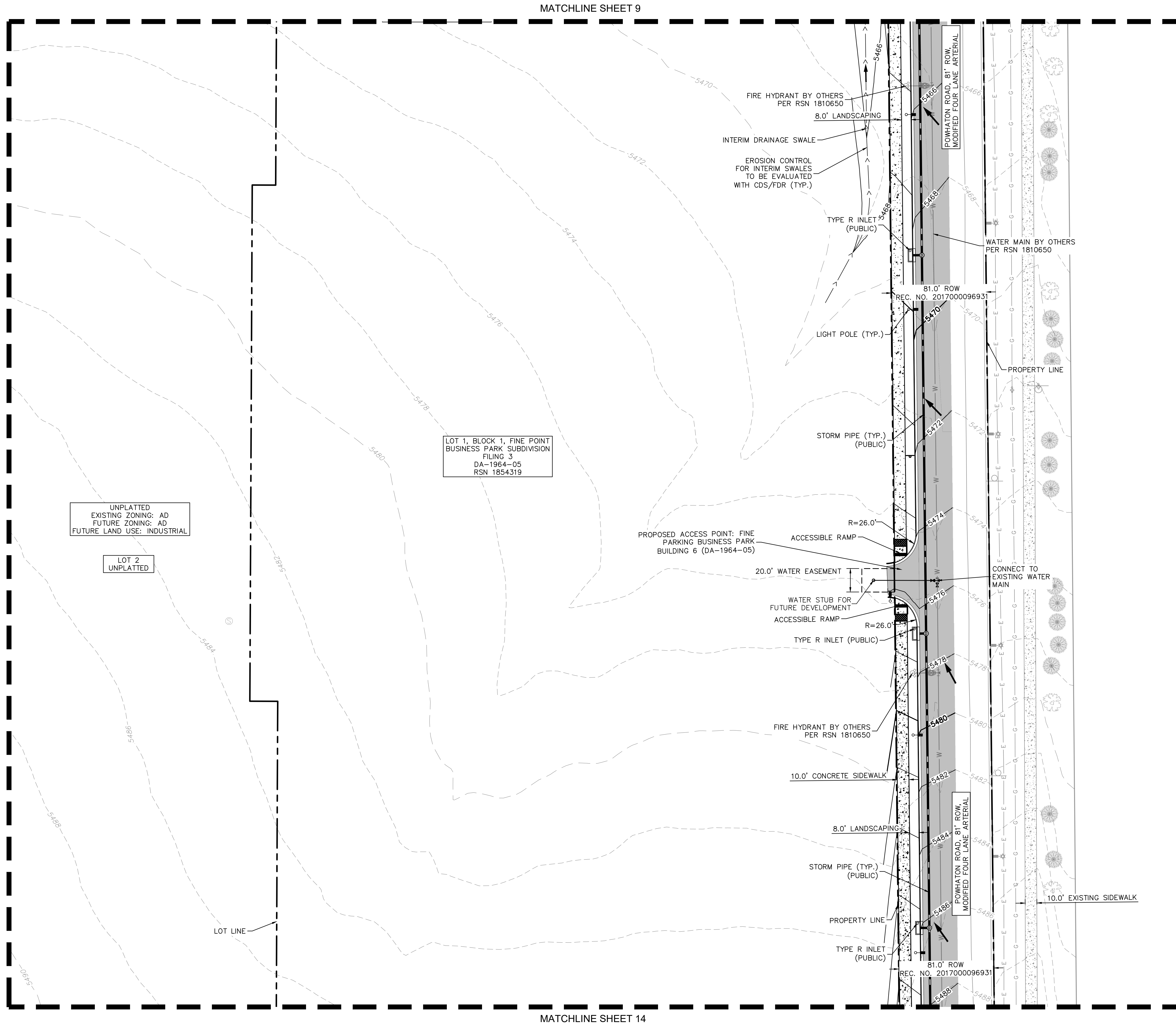
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MATCHLINE SHEET 11



BENCHMARK: CITY OF AURORA BENCHMARK NUMBER 356516NW001 BEING A 3" DIAMETER BRASS CAP MARKED "752" NAVD 88 ELEVATION: 5506.79'



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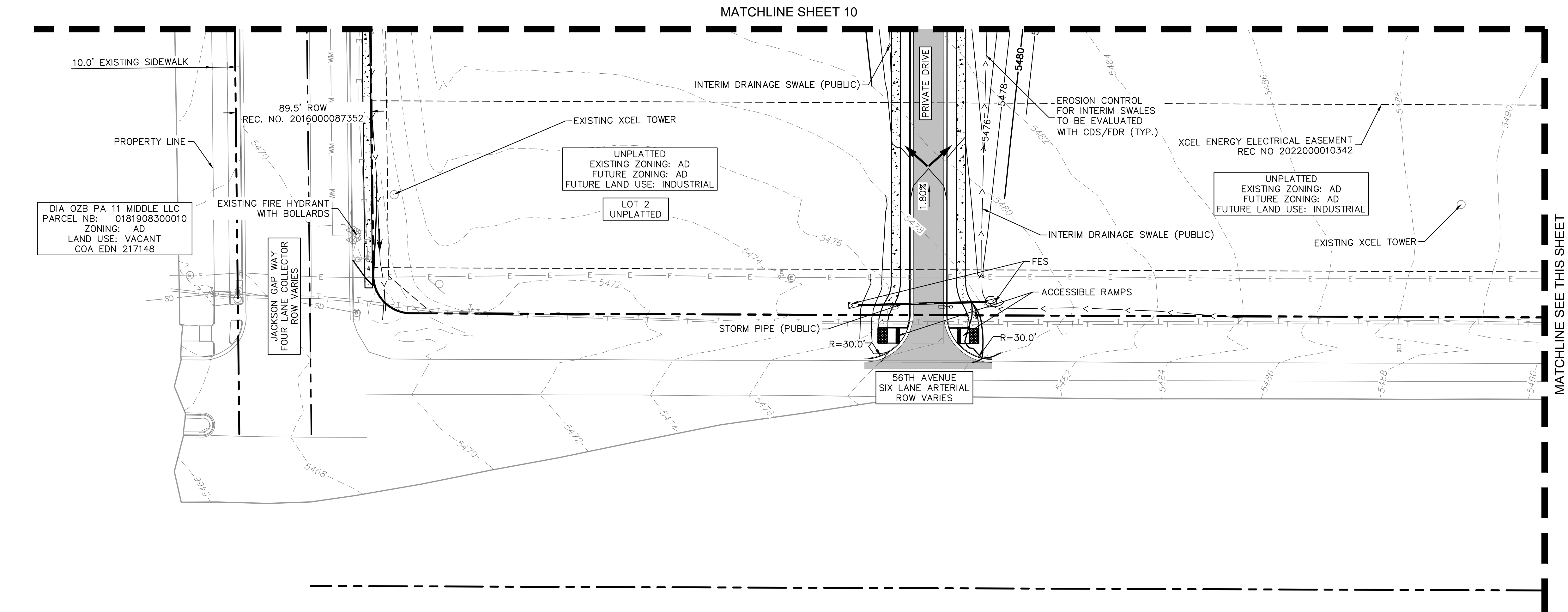
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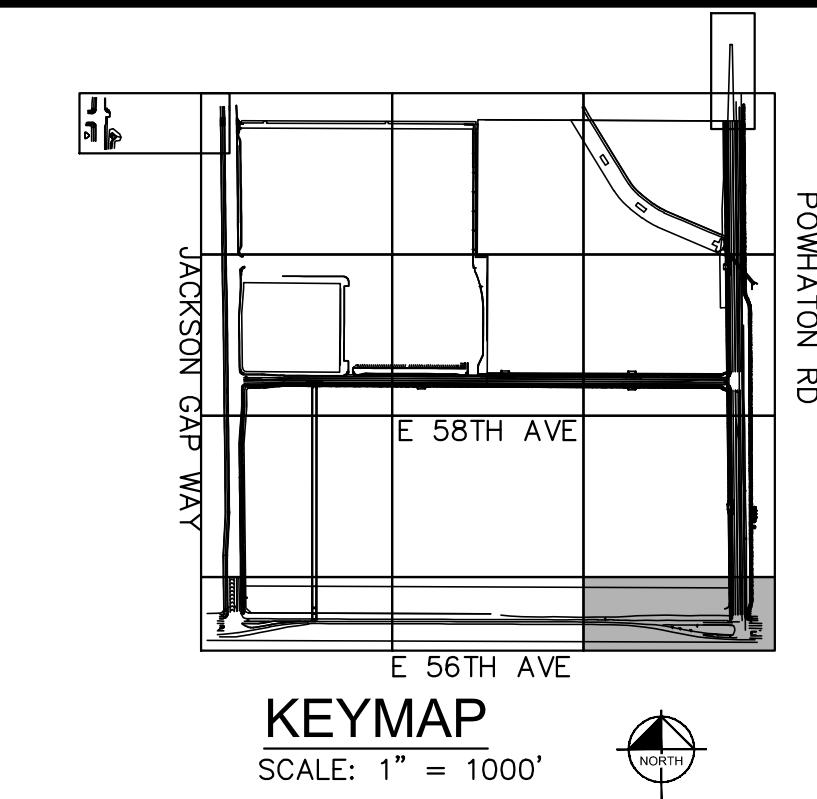
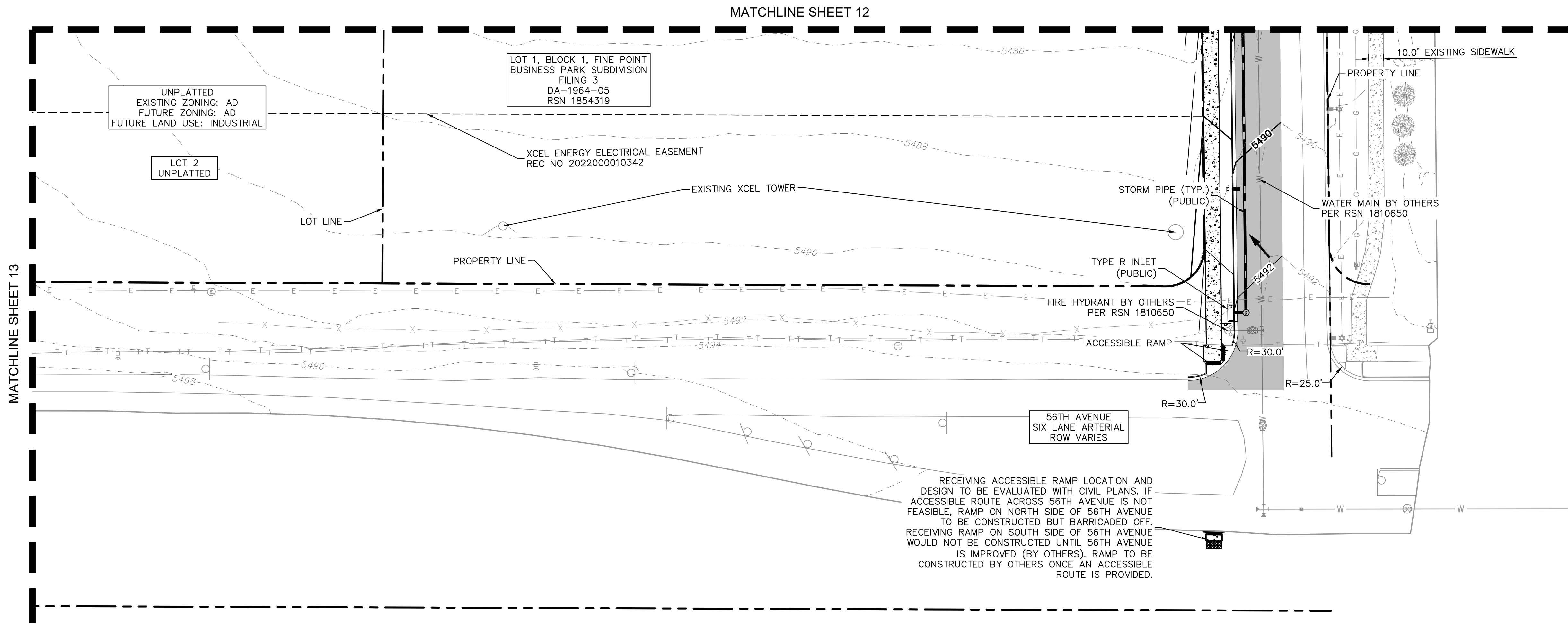


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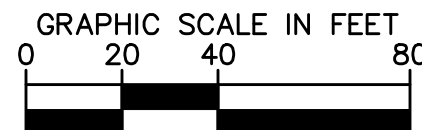
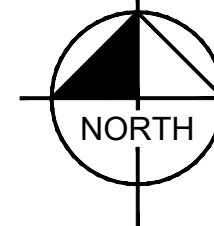


#### LEGEND

	PROPERTY LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	100 YR WSEL
	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
	EMERGENCY OVERFLOW ARROW
	STORM INLET
	STORM FLARED-END-SECTION
	LIGHT POLE
	EXISTING CONCRETE
	CONCRETE SIDEWALK
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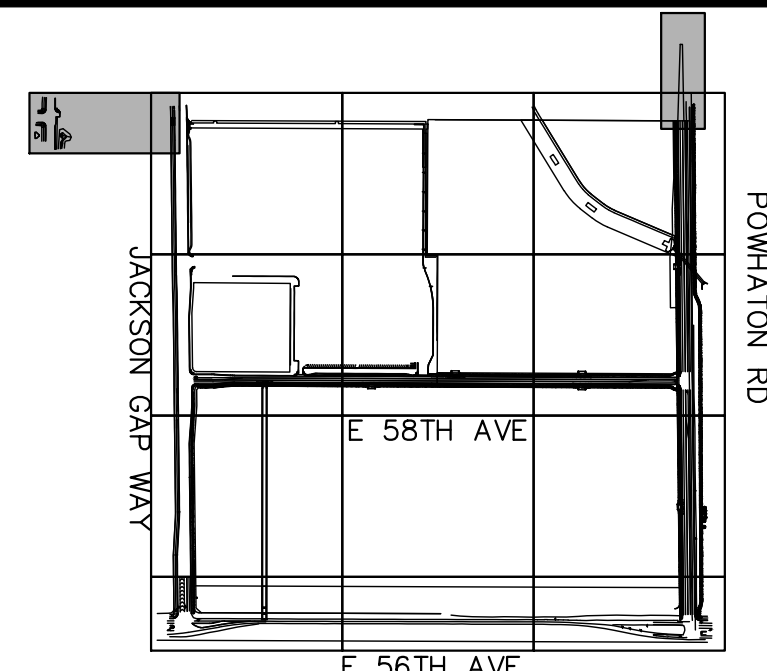
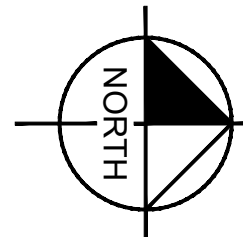
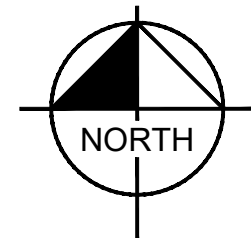
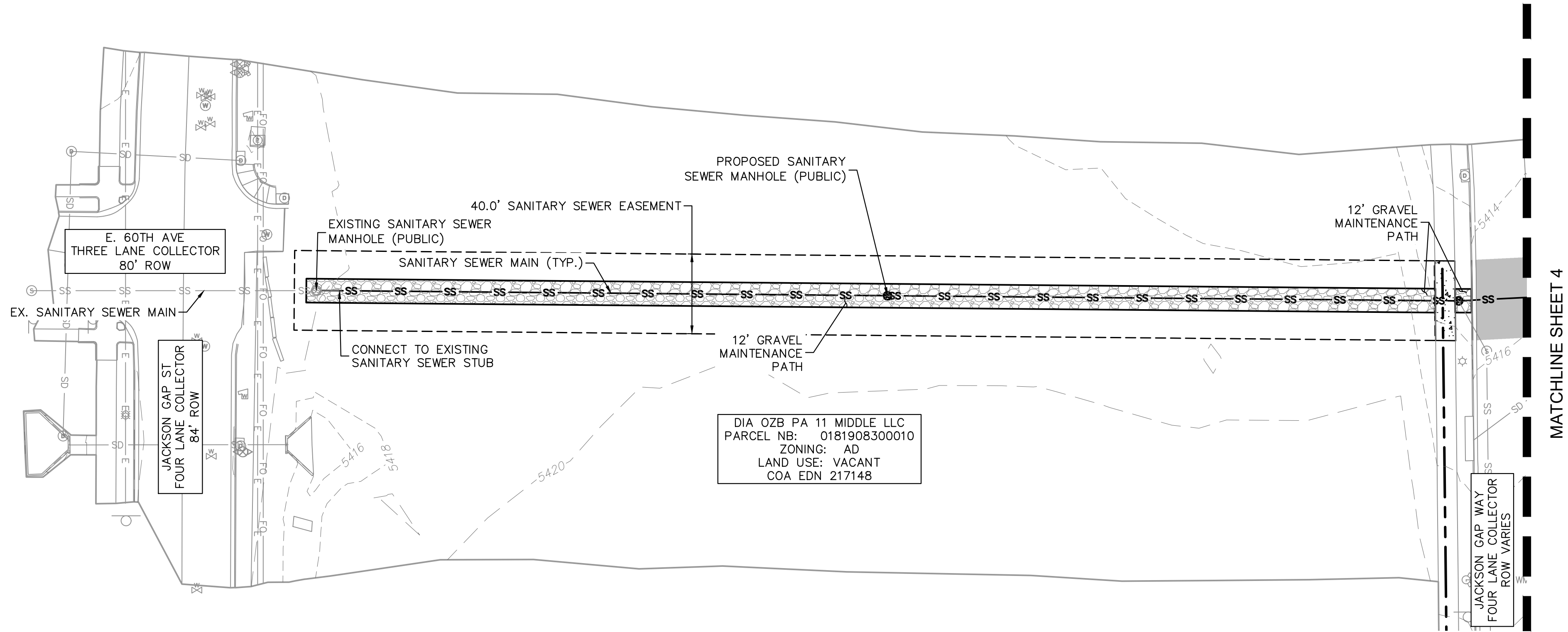
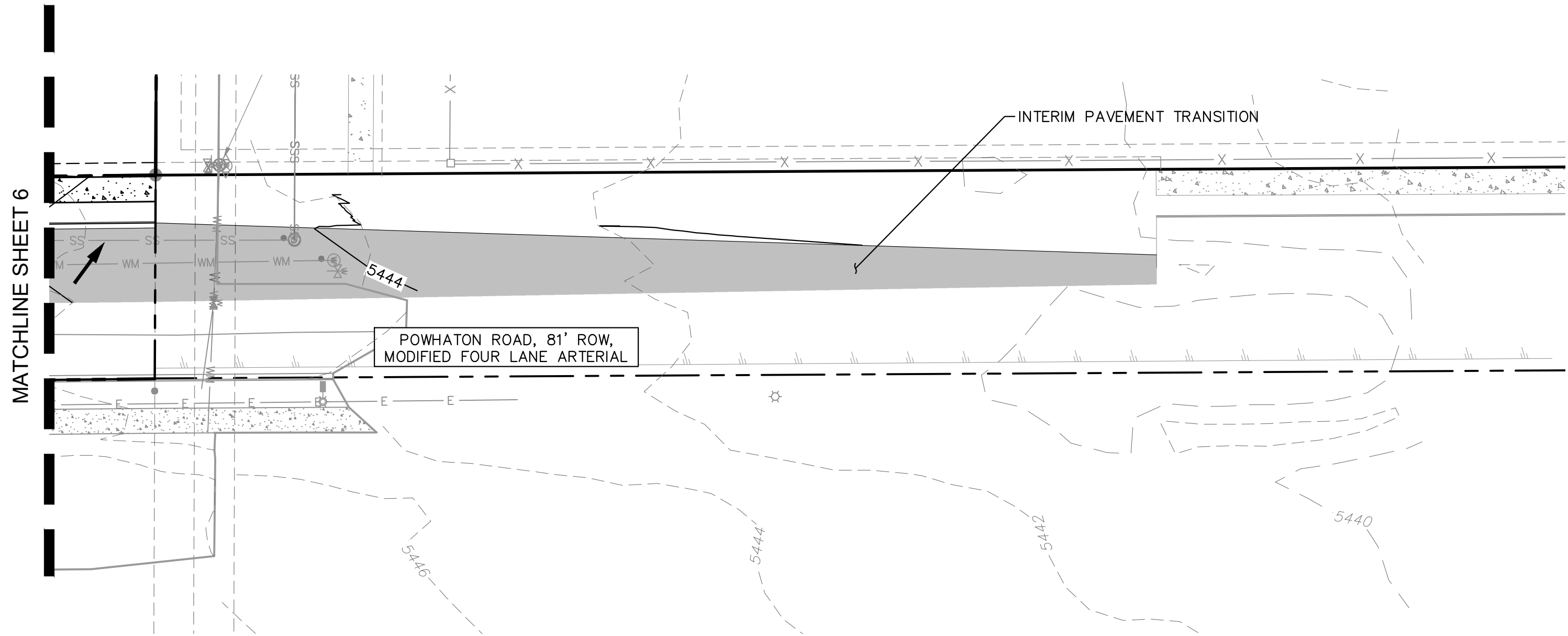
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#### KEYMAP

SCALE: 1" = 1000'

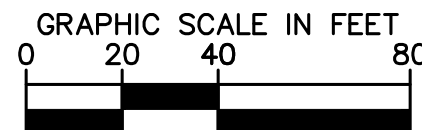


#### LEGEND

- |         |                              |
|---------|------------------------------|
| ---     | PROPERTY LINE                |
| - - - - | PROPOSED EASEMENT LINE       |
| - - - - | EXISTING EASEMENT LINE       |
| ---     | 100 YR WSEL                  |
| ---     | 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          |
| ---     | EMERGENCY OVERFLOW ARROW     |
| ---     | STORM INLET                  |
| ---     | STORM FLARED-END-SECTION     |
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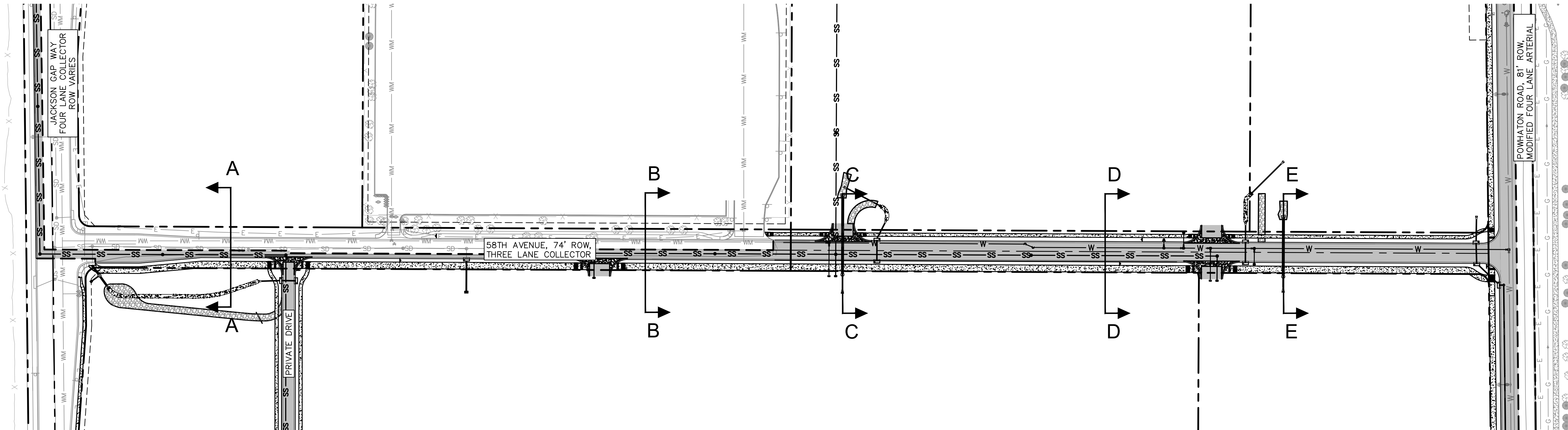
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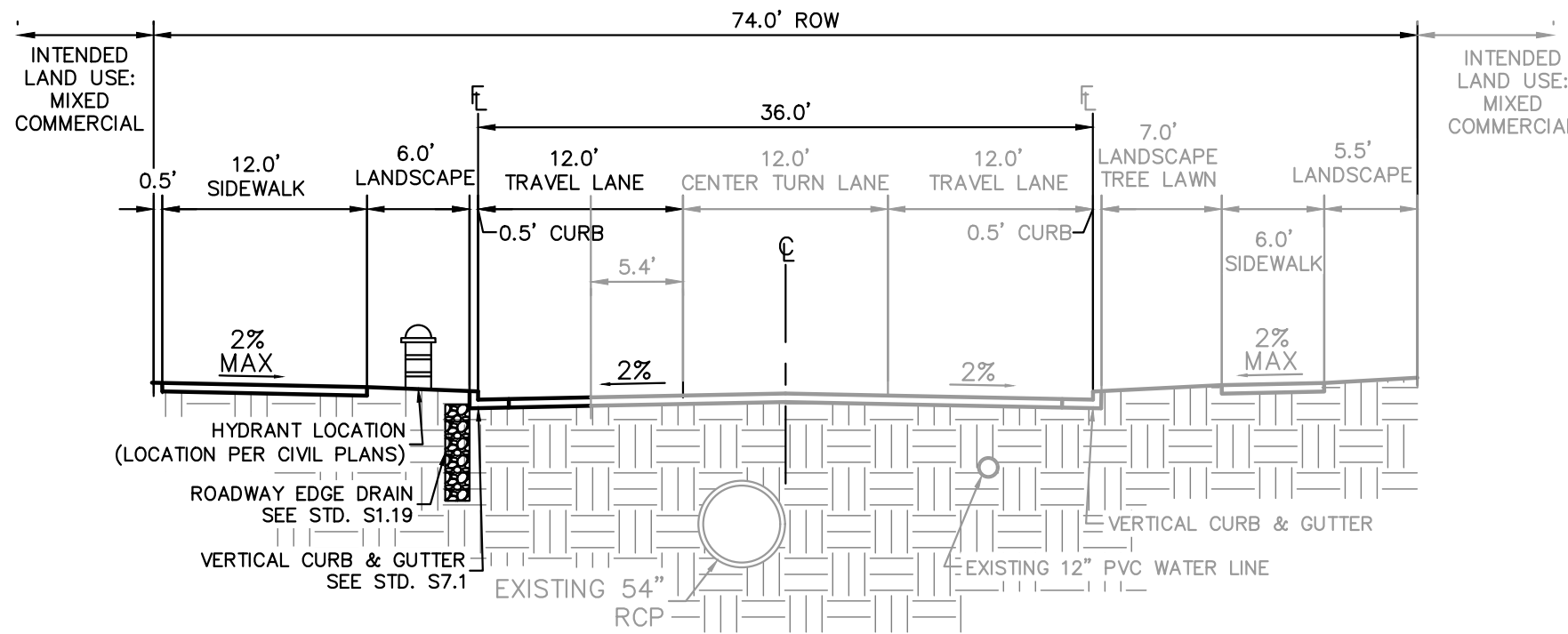
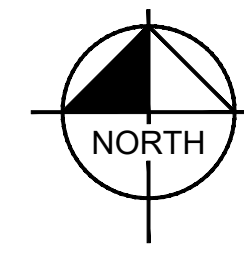
PROJECT NO.  
196617004  
DRAWING NAME



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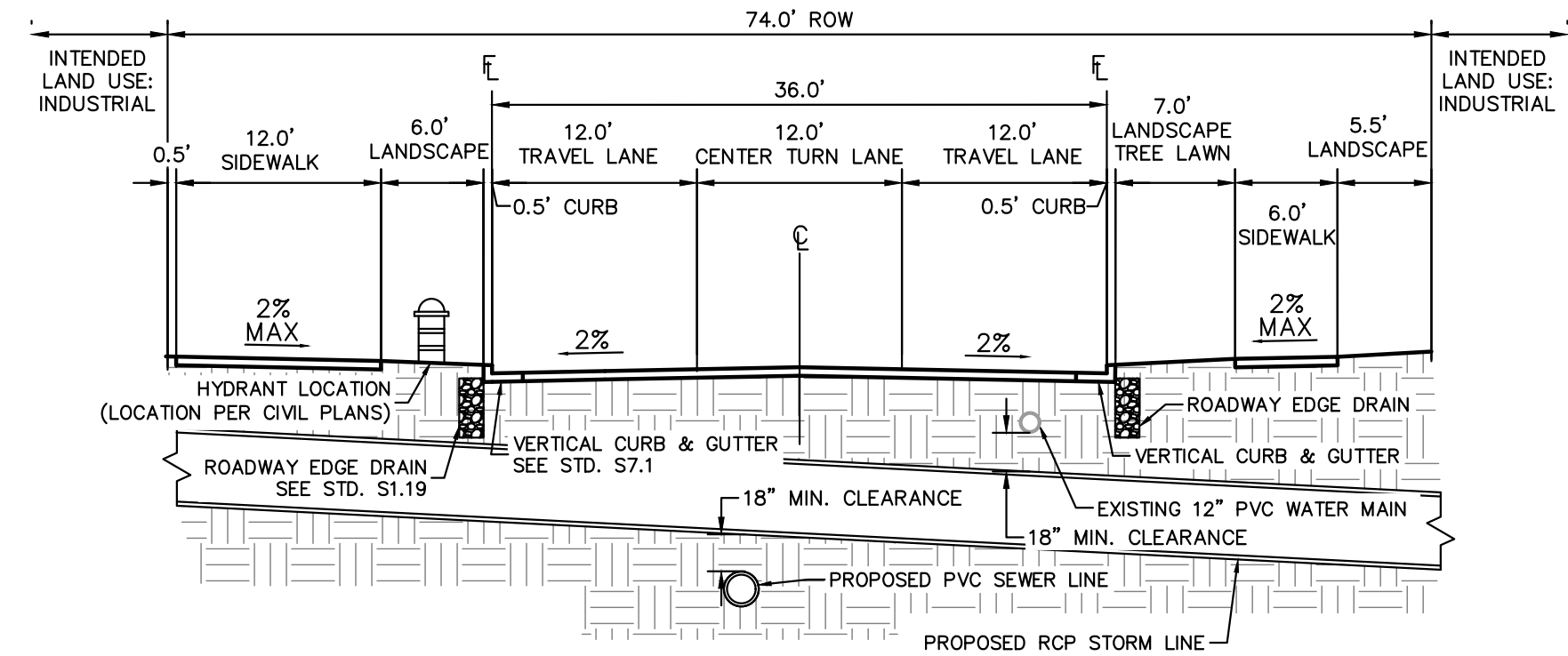


EAST 58TH AVENUE KEYMAP  
SCALE: 1" = 100'



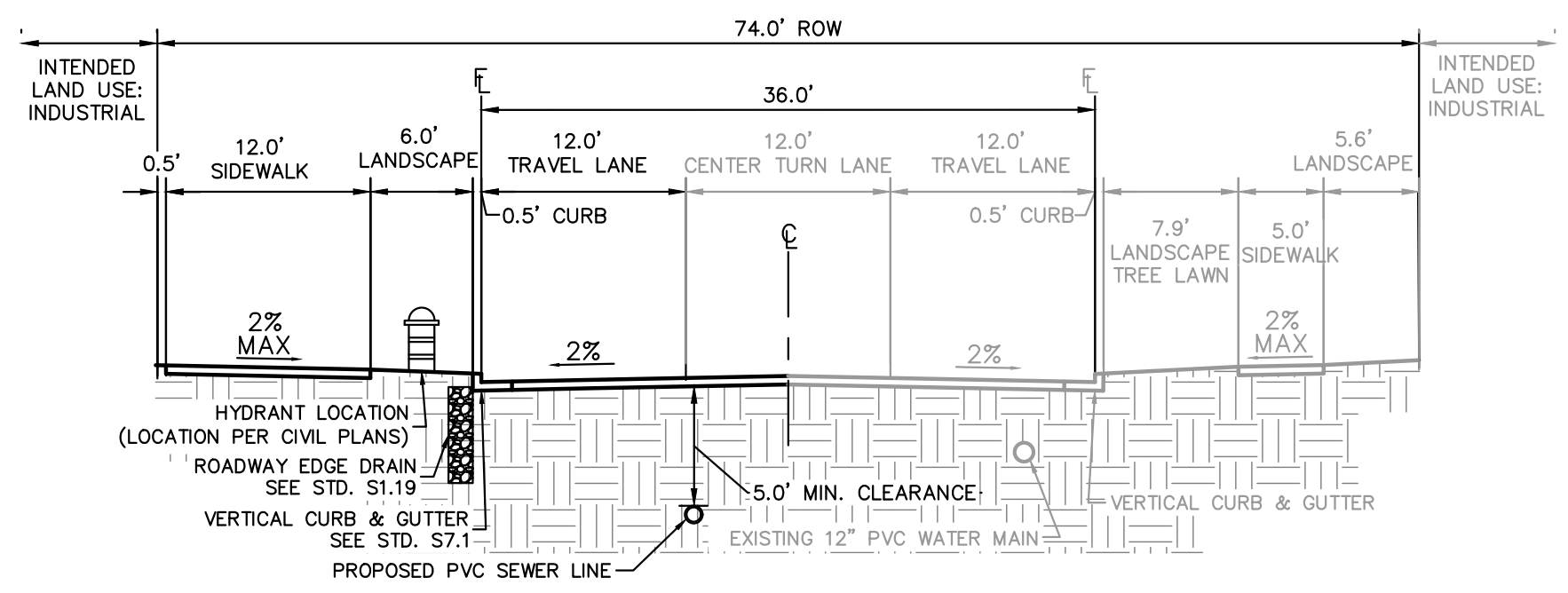
EAST 58TH AVENUE - SECTION A

NOTES: THREE LANE COLLECTOR, PEDESTRIAN ACTIVITY CLASSIFICATION MEDIUM, PAVEMENT TYPE R3  
2,700 VPD ADT SL = 40 MPH CZ = 14'  
NOT TO SCALE



EAST 58TH AVENUE - SECTION C

NOTES: THREE LANE COLLECTOR, PEDESTRIAN ACTIVITY CLASSIFICATION MEDIUM, PAVEMENT TYPE R3  
2,350 VPD ADT SL = 40 MPH CZ = 14'  
NOT TO SCALE



EAST 58TH AVENUE - SECTION B

NOTES: THREE LANE COLLECTOR, PEDESTRIAN ACTIVITY CLASSIFICATION MEDIUM, PAVEMENT TYPE R3  
1,950 VPD ADT SL = 40 MPH CZ = 14'  
NOT TO SCALE

BENCHMARK: CITY OF AURORA BENCHMARK  
NUMBER 356516NW001 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	16
DRAWING NAME	

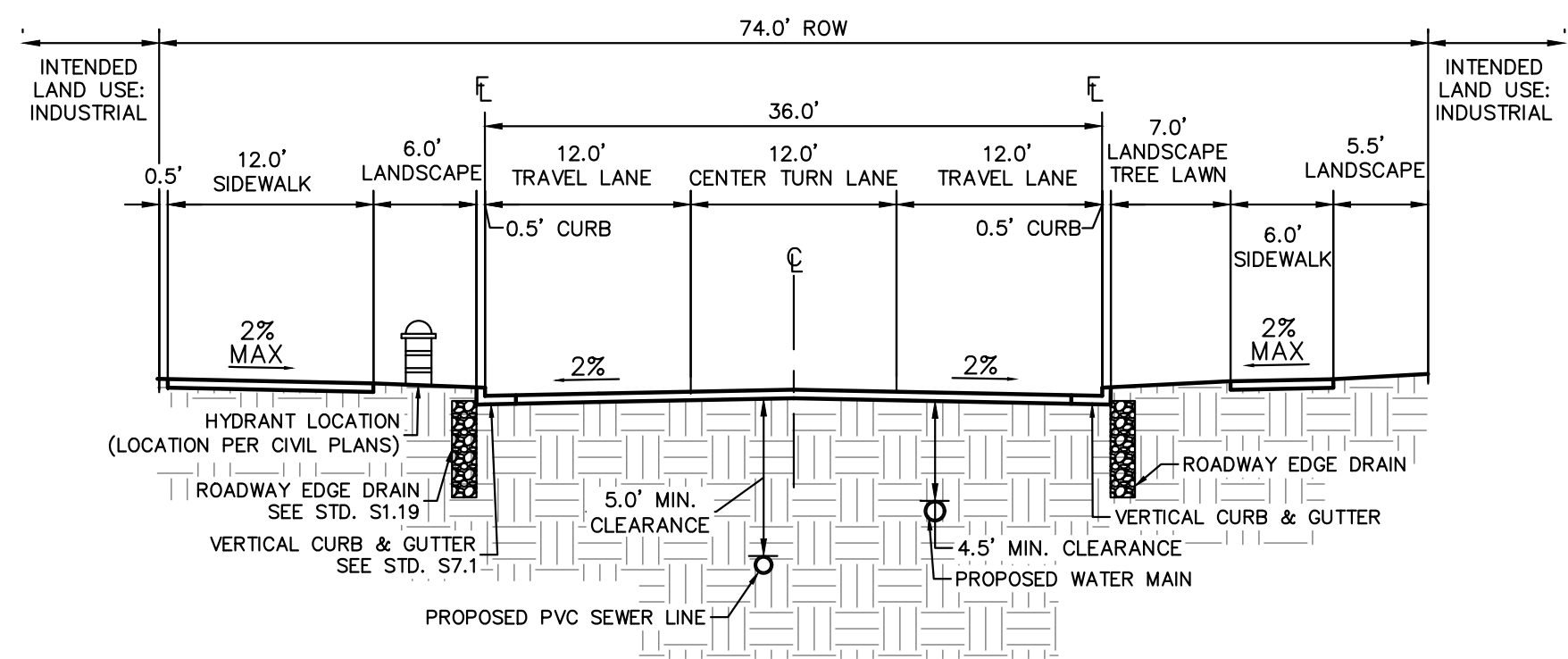
**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
6200 South Syracuse, Suite 300  
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: JMD  
DRAWN BY: BMD  
CHECKED BY: BJC  
DATE: 3/28/2025

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

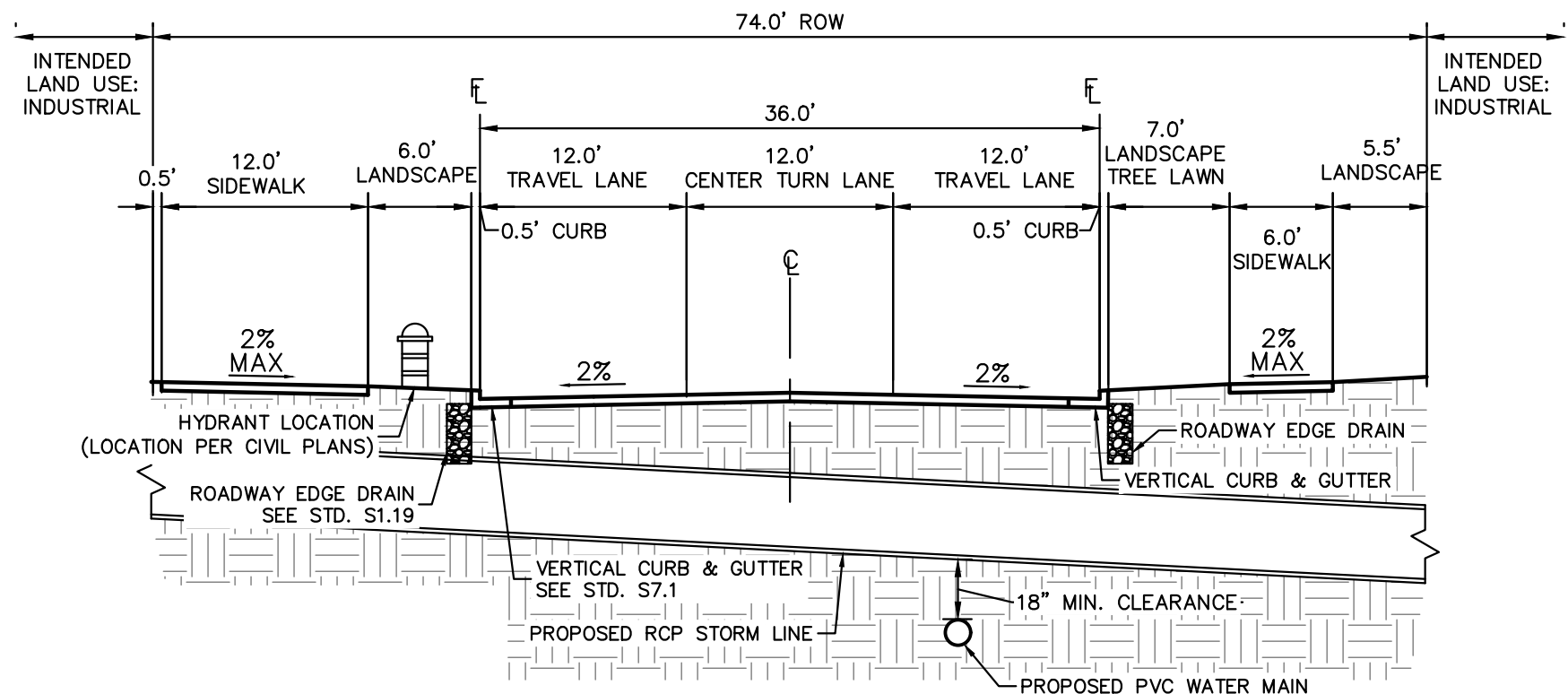
ROADWAY SECTIONS





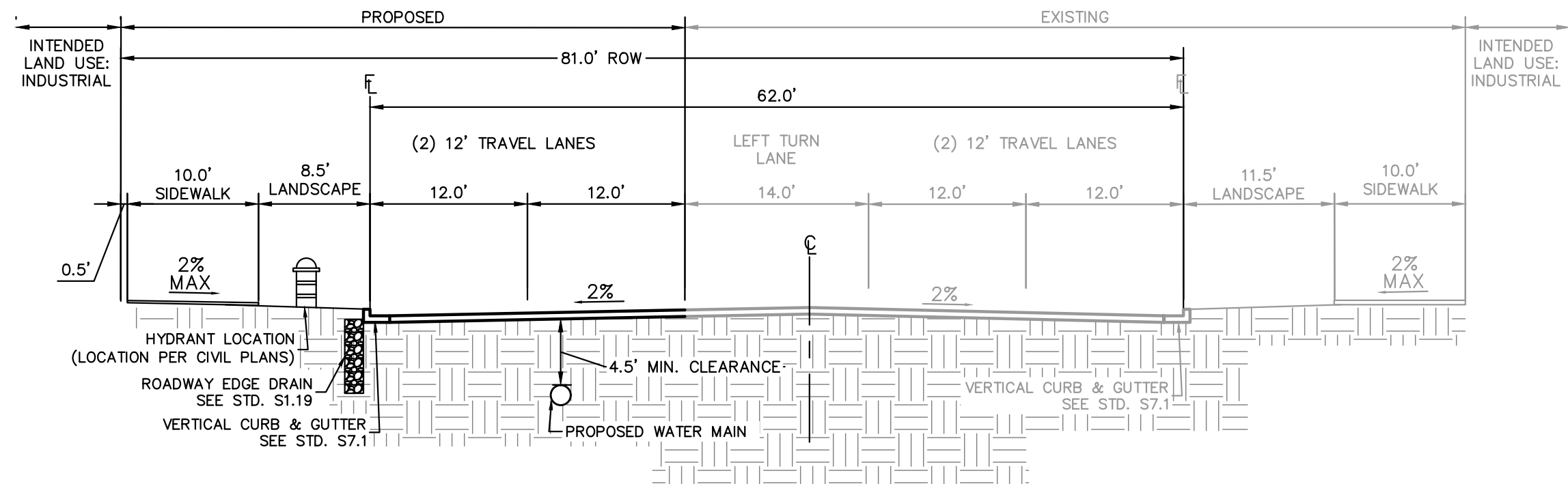
### EAST 58TH AVENUE - SECTION D

NOTES: THREE LANE COLLECTOR, PEDESTRIAN ACTIVITY CLASSIFICATION MEDIUM, PAVEMENT TYPE R3  
1,550 VPD ADT SL = 40 MPH CZ = 14'  
NOT TO SCALE



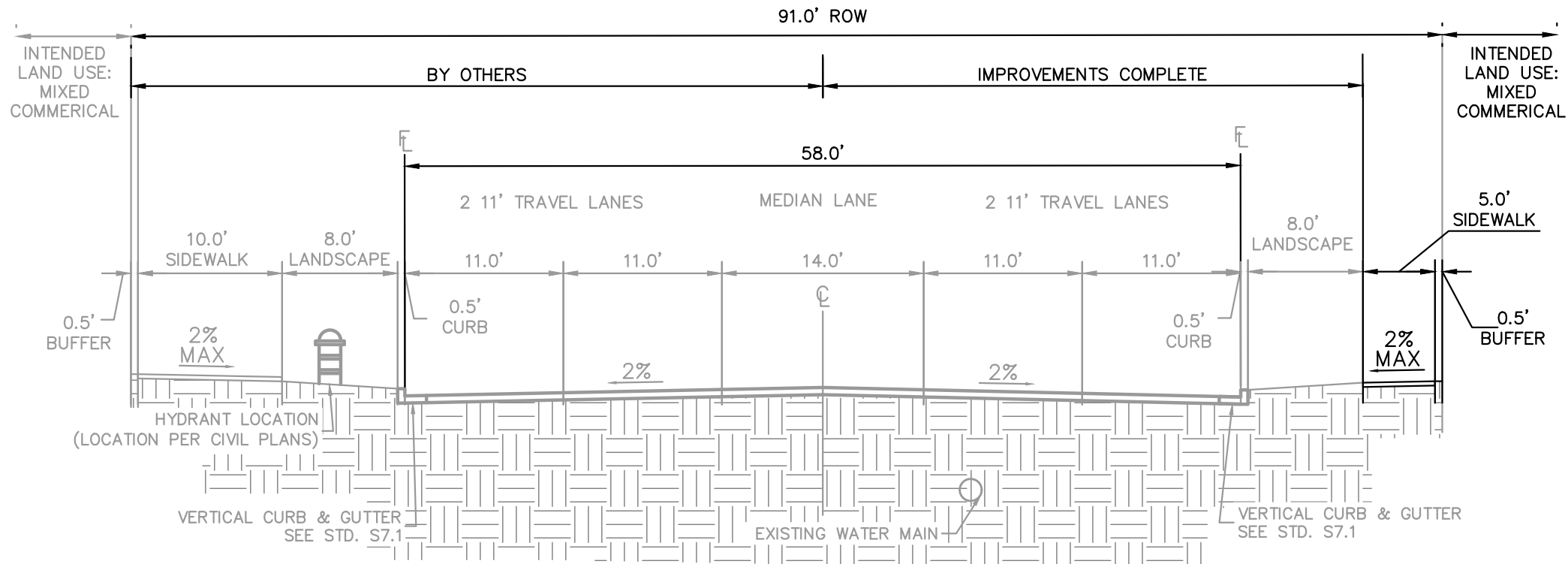
### EAST 58TH AVENUE - SECTION E

NOTES: THREE LANE COLLECTOR, PEDESTRIAN ACTIVITY CLASSIFICATION MEDIUM, PAVEMENT TYPE R3  
2,700 VPD ADT SL = 40 MPH CZ = 14'  
NOT TO SCALE



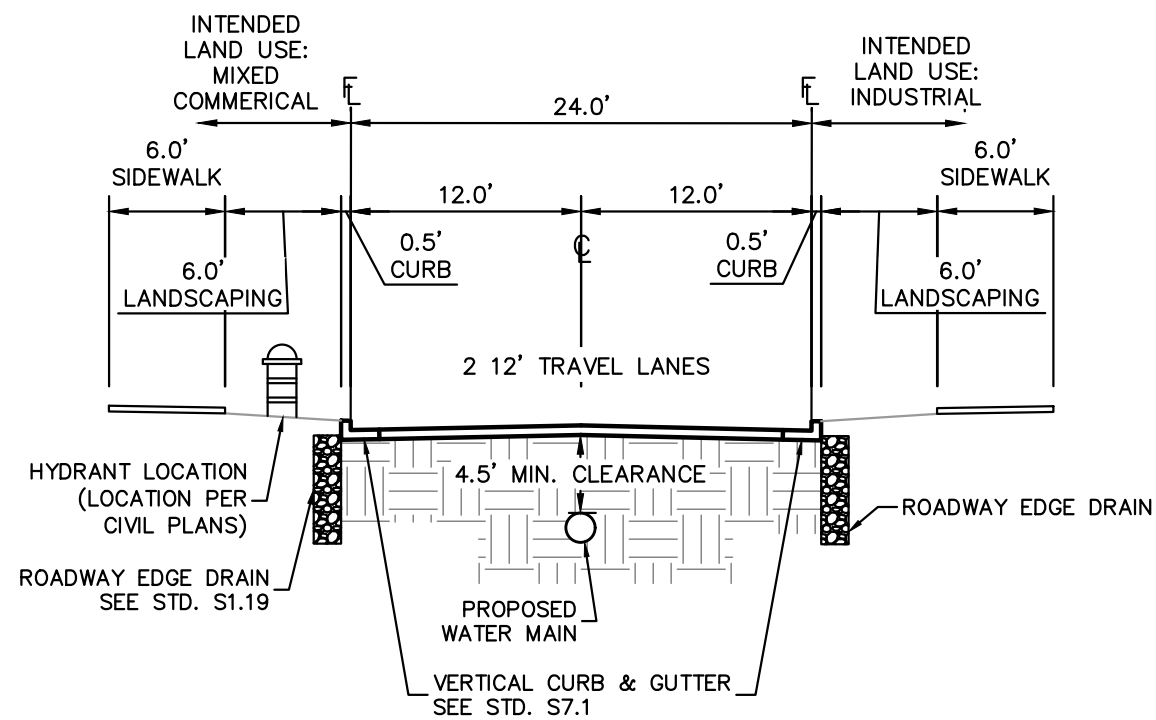
### POWHATON ROAD - TYPICAL SECTION

NOTES: MODIFIED FOUR LANE ARTERIAL, PEDESTRIAN ACTIVITY CLASSIFICATION MEDIUM, PAVEMENT TYPE R3  
20,800 VPD ADT SL = 35 MPH CZ = 16'  
NOT TO SCALE



### JACKSON GAP WAY - TYPICAL SECTION

NOTES: FOUR LANE COLLECTOR, PEDESTRIAN ACTIVITY CLASSIFICATION MEDIUM, PAVEMENT TYPE R3  
15,300 VPD ADT SL = 40 MPH CZ = 16'  
NOT TO SCALE



### 24' PRIVATE DRIVE - TYPICAL SECTION

NOTES: TWO LANE PRIVATE DRIVE, PEDESTRIAN ACTIVITY CLASSIFICATION MEDIUM, PAVEMENT TYPE R3  
600 VPD ADT SL = 15 MPH CZ = 10'  
NOT TO SCALE

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

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FINE POINT BUSINESS PARK  
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