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LEGAL DESCRIPTION:

LOT 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3 LOCATED AT THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH P.M., CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

BENCHMARK

PROJECT: CITY OF AURORA BENCHMARK, 3" DIAMETER BRASS CAP STAMPED "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, SUCCESSORS OR 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 EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY 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 ENTRANCE 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.
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5. THE DEVELOPER, SUCCESSORS OR 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 AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
7. 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 THE CITY ENGINEER.
8. (THIS NOTE IS REQUIRED ONLY WHEN STREETLIGHTS OR PEDESTRIAN LIGHTS REQUIRED WITHIN ROW) 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. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL . THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
9. (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN 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.
10. 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.
11. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126–271 AND 126–278 OF THE AURORA CITY CODE.
12. 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 AND DEVELOPMENT SERVICES MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

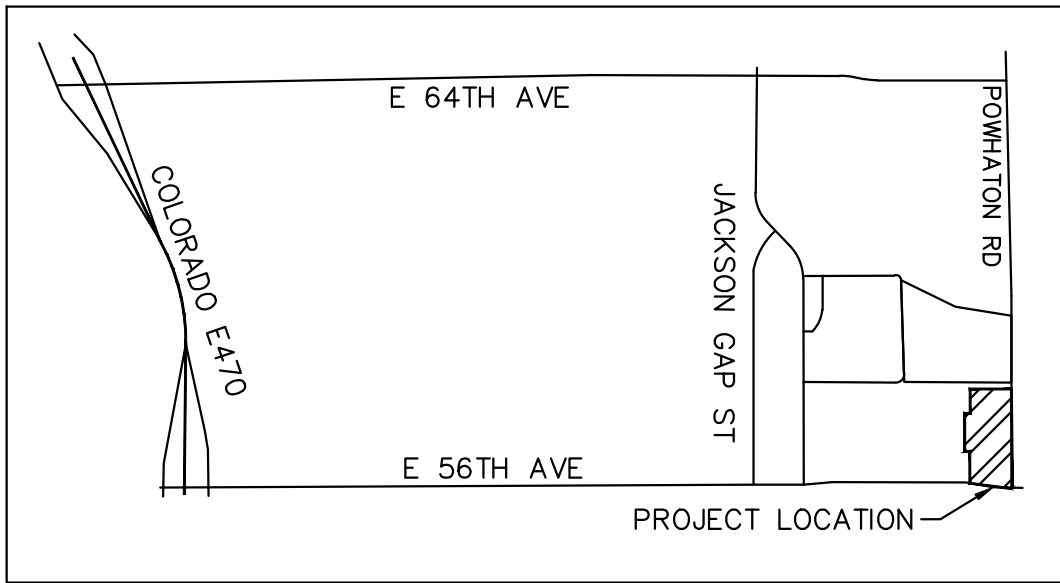
SEE SHEET 2 FOR CONTINUED SITE PLAN NOTES.

PARKS, RECREATION, & OPEN SPACE NOTES:

PARKS, RECREATION IMPROVEMENT, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.

FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

LOCATED IN THE SE 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" = 2500'

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	OVERALL SITE PLAN
4–6	DETAILED SITE PLAN
7	SITE PLAN DETAILS
8	OVERALL GRADING PLAN
9–11	DETAILED GRADING PLAN
12	OVERALL UTILITY PLAN
13–15	DETAILED UTILITY PLAN
16–18	LANDSCAPE PLAN
19	LANDSCAPE SCHEDULE
20	LANDSCAPE NOTES
21–23	BUILDING ELEVATIONS
24	OVERALL PHOTOMETRIC PLAN
25–29	DETAILED PHOTOMETRIC PLANS

PROJECT DATA

LAND AREA WITHIN PROPERTY LINES	14.10 AC (614,269 SF)
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
MAXIMUM HEIGHT OF BUILDINGS	100'
PROPOSED HEIGHT OF BUILDING	44'–8"
TOTAL GROSS FLOOR AREA	190,934 SF
WAREHOUSE GROSS FLOOR AREA	20,000 SF (10.47%)
OFFICE GROSS FLOOR AREA	12,000 SF (6.28%)
DISTRIBUTION GROSS FLOOR AREA	158,934 SF (83.24%)
TOTAL BUILDING COVERAGE	190,934 SF (31.08%)
HARD SURFACE AREA	256,282 SF (41.72%)
LANDSCAPE AREA	167,052 SF (27.20%)
TOTAL # OF PARKING SPACES REQUIRED	195
TOTAL # OF PARKING SPACES PROVIDED	226
TOTAL # OF ADA PARKING	7
PRESENT ZONING CLASSIFICATION	AD (AIRPORT DISTRICT)
PROPOSED USE	INDUSTRIAL WAREHOUSE
NUMBER OF SIGNS PERMITTED	5
PROPOSED NUMBER OF SIGNS	2
MAXIMUM ALLOWED SIGN AREA	600 SF
MAXIMUM MONUMENT SIGN CRITERIA	100 SF
2015 IBC OCCUPANCY CLASS	S–1
2015 IBC CONSTRUCTION TYPE	IBC II–B SPK

SUMMARY OF WAREHOUSE, DISTRIBUTION, AND OFFICE PARKING CALCULATIONS ABOVE:		
	REQUIRED	PROVIDED
STANDARD SPACES:		
OFFICE (3/1000 SF)	36	36
DISTRIBUTION (1/1000 SF)	160	193
TRAILER SPACES:	–	35
ACCESSIBLE SPACES:	6	7
VAN ACCESSIBLE SP:	1	2
BICYCLE SPACES:	10	12

OWNER/DEVELOPER

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

ARCHITECT

WARE MALCOMB
ROB KIESTER, AIA
900 S. BROADWAY, SUITE 320
DENVER, CO 80209 PH#(214) 212–9352

ENGINEER

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

SURVEYOR

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

LANDSCAPE ARCHITECT

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

AMENDMENTS

LOT 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3 LOCATED AT THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH P.M., CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

THIS SITE 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)

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: _____

Kimley»Horn

KIMLEY–HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY
GREENWOOD VILLAGE, Colorado 80111 (303) 228–2300

FINE POINT BUSINESS PARK BLDG 6
SITE PLAN

LOTS 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

COVER SHEET

DATE: 04/22/2024

DESIGNED BY: JMD

DRAWN BY: AGM

CHECKED BY: BJC

FILE NO.
196617001-LV

PROJECT NO.
196617001

SHEET NO.

1

REVISION

BY

DATE

APPR

NO.

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CITY OF AURORA SITE PLAN NOTES (CONTINUED):

13. 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.
14. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
15. 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 AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED 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.
16. 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.
17. 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.
18. 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.
19. 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, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
20. 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.
21. 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.
22. AMBROSE PROPERTY GROUP SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF 56TH AVENUE AND POWHATON ROAD, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 126-38 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.

FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

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

LANDSCAPE NOTE

ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

GENERAL FIRE LANE SIGN NOTES:

- DEAD-END FIRE LANES SIGNS SHALL BE LOCATED ON BOTH SIDES OF THE ENTRANCE.
- END OF FIRE LANE SIGNS SHALL BE LOCATED AT THE END OF THE DEDICATED FIRE LANE EASEMENT.
- FIRE LANE AHEAD CONSTRUCTED OF GRASS-PAVERS SIGNS SHALL BE LOCATED ON BOTH SIDES OF THE ENTRANCE.
- FIRE LANE SIGNS SHALL BE ANGLED BETWEEN 30 DEGREES AND 45 DEGREES TO FACE ONCOMING TRAFFIC.
- SIGNS SHALL BE SPACED AT APPROXIMATELY 50- FEET ON ALTERNATING SIDES OF THE FIRE LANE.
- SIGNS SHALL BE INSTALLED TWO (2) FEET BEHIND CURB OR SIDEWALK.
- FIRE LANE SIGN DETAIL SHALL SHOW L,R,B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON THE PLANS.
- LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

FIRE AND LIFE SAFETY NOTES:

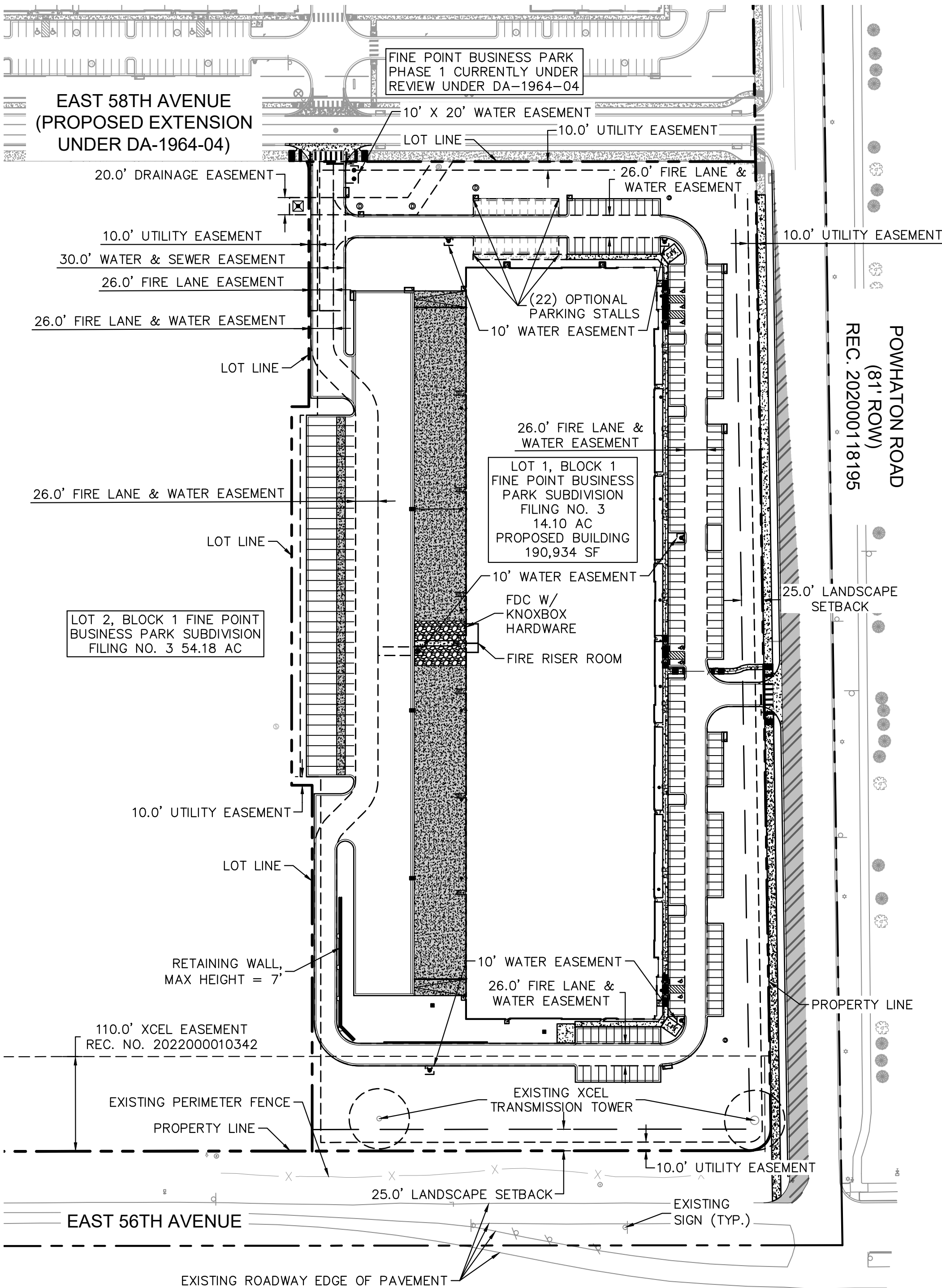
ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING _ UNDER WORSE-CASE NOISE CONDITIONS.

FILE NO. 196617001-LV		DATE: 04/22/2024	FINE POINT BUSINESS PARK BLDG 6 SITE PLAN		NO.		BY		DATE		APPR		
PROJECT NO. 196617001		DESIGNED BY: JMD DRAWN BY: AGM CHECKED BY: BJC	LOTS 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO		REVISION								
SHEET NO. 2		GENERAL NOTES										Kimley»Horn KIMLEY-HORN AND ASSOCIATES, INC. 8200 S. Sage, Colorado 80111 (303) 228-2300	

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FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

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



LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- AR ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- RIGHT-OF-WAY ASPHALT
- EXISTING CONCRETE
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- EXISTING FIRE HYDRANT
- FIRE HYDRANT
- FDC W/ KNOX HARDWARE
- KNOX BOX

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
6205 South Staple
Greenwood Village, Colorado 80111 (303) 228-2300

FINE POINT BUSINESS PARK BLDG 6
SITE PLAN
LOTS 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
OVERALL SITE PLAN

DATE: 6/26/2029
DESIGNED BY: JMD
DRAWN BY: AOS
CHECKED BY: BAC

FILE NO.
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PROJECT NO.
196617001

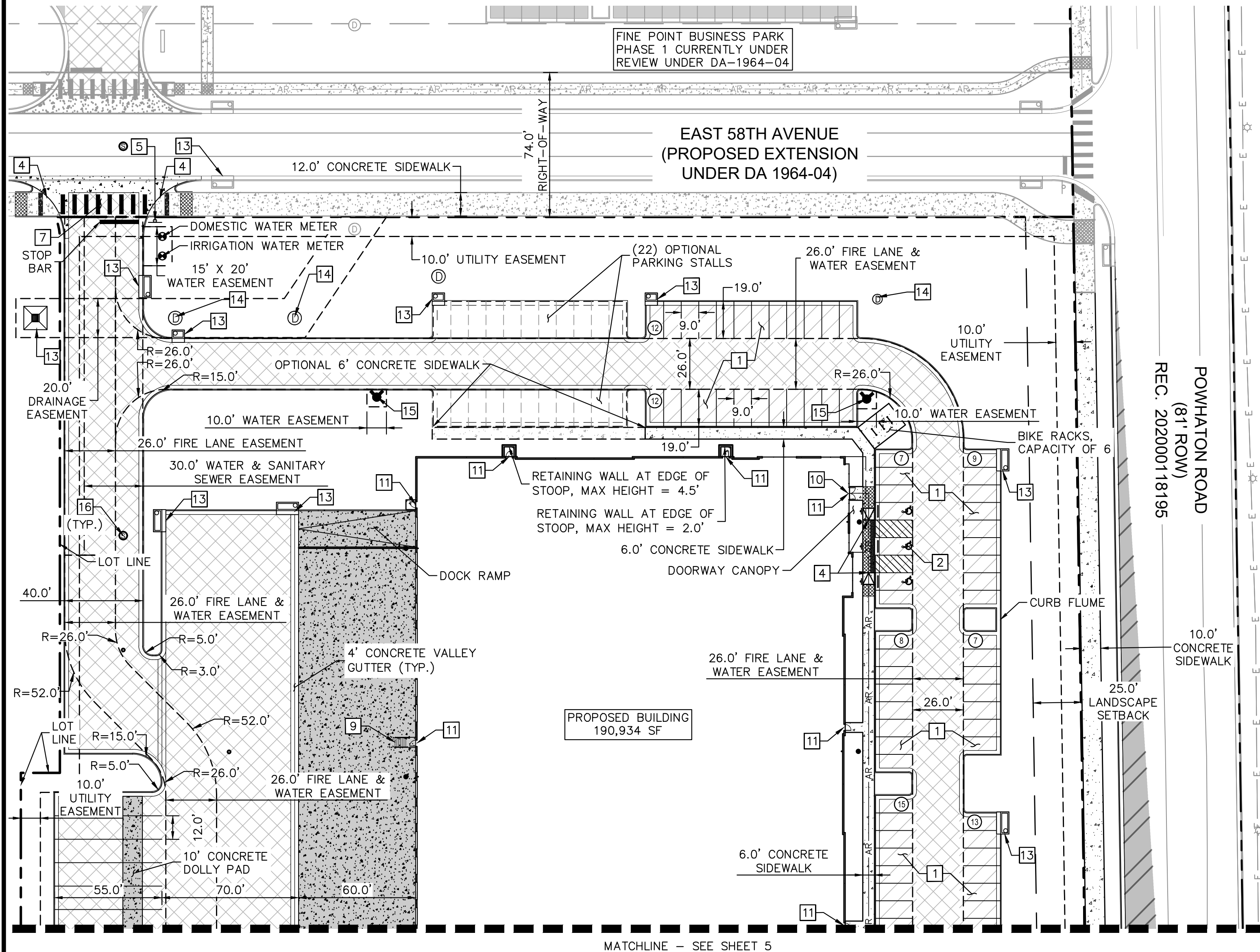
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NO.	REVISION	BY	DATE	APPR

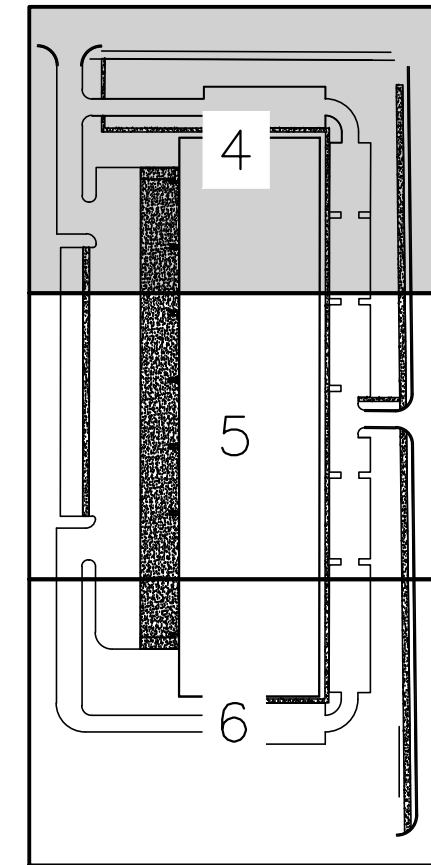
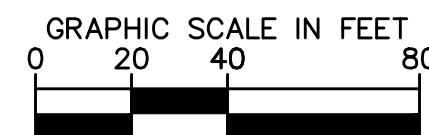
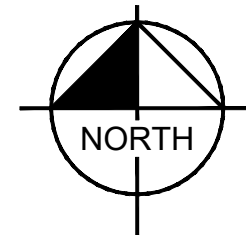
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FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

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



MATCHLINE - SEE SHEET 5



KEYMAP
NTS

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- AR ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- (X) PARKING COUNT
- RIGHT-OF-WAY ASPHALT
- PAINT STRIPING
- EXISTING CONCRETE
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT

SITE PLAN KEYNOTES

- STANDARD PARKING STALL, 9' X 19' (TYP.)
- ACCESSIBLE PARKING STALL W/ ACCESSIBLE PARKING SIGN, 9' X 19' (TYP.)
- VAN ACCESSIBLE PARKING STALL W/ ACCESSIBLE PARKING SIGN, 9' X 19' (TYP.)
- CURB RAMP WITH DETECTABLE WARNING
- STOP SIGN
- "NO PARKING FIRE LANE" SIGN
- PEDESTRIAN CROSSWALK AND STOP BAR
- SITE LIGHTING
- STAIRS
- BUILDING INGRESS
- BUILDING EGRESS
- BOLLARD
- STORM INLET
- STORM MANHOLE
- FIRE HYDRANT, ASSEMBLY PER COA STD. DETAIL 208
- SANITARY SEWER MANHOLE

SITE PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL RADII ARE 2' UNLESS NOTED OTHERWISE.

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
6200 S. W. 10th St., Suite 200
Greenwood Village, Colorado 80111 (303) 228-2300

FINE POINT BUSINESS PARK BLDG 6
SITE PLAN

LOTS 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

DETAILED SITE PLAN

DATE:

DESIGNED BY: JMD

DRAWN BY: AGM

CHECKED BY: BJC

FILE NO.
196617001_SP-DT

PROJECT NO.
196617001

SHEET NO.

4

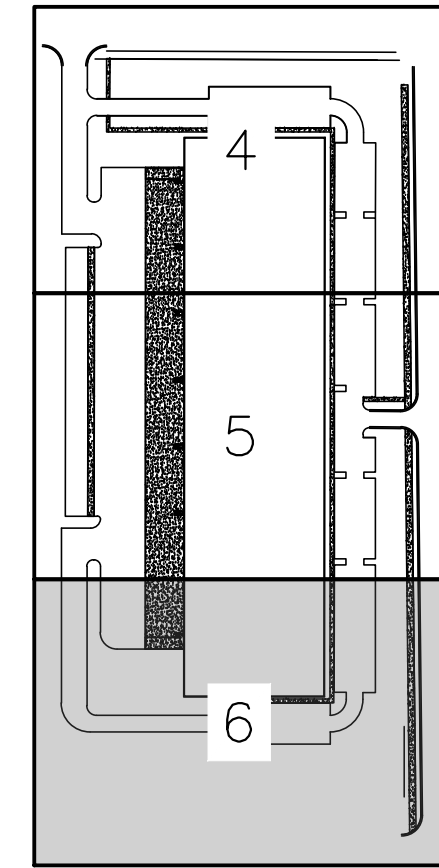
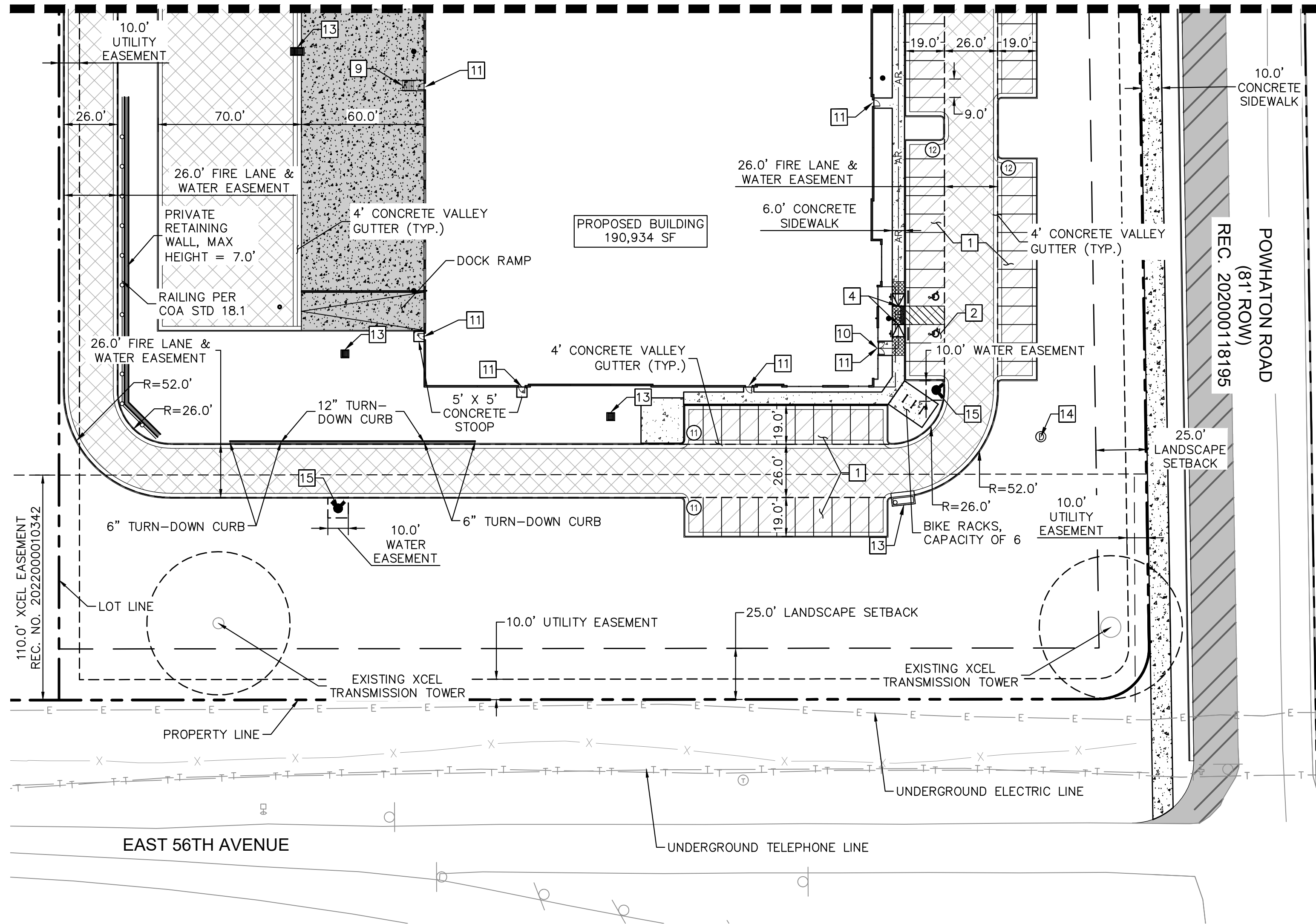
NO.	REVISION	BY	DATE	APPR

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FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

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

MATCHLINE - SEE SHEET 5



KEYMAP
NTS

LEGEND

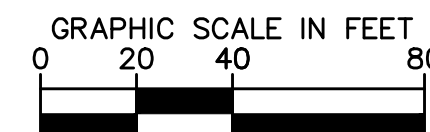
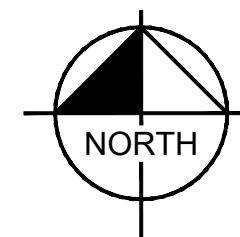
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- AR ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- PARKING COUNT
- RIGHT-OF-WAY ASPHALT
- PAINT STRIPING
- EXISTING CONCRETE
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT

SITE PLAN KEYNOTES

- STANDARD PARKING STALL, 9' X 19' (TYP.)
- ACCESSIBLE PARKING STALL W/ ACCESSIBLE PARKING SIGN, 9' X 19' (TYP.)
- VAN ACCESSIBLE PARKING STALL W/ ACCESSIBLE PARKING SIGN, 9' X 19' (TYP.)
- CURB RAMP WITH DETECTABLE WARNING
- STOP SIGN
- "NO PARKING FIRE LANE" SIGN
- PEDESTRIAN CROSSWALK AND STOP BAR
- SITE LIGHTING
- STAIRS
- BUILDING INGRESS
- BUILDING EGRESS
- BOLLARD
- STORM INLET
- STORM MANHOLE
- FIRE HYDRANT, ASSEMBLY PER COA STD. DETAIL 208
- SANITARY SEWER MANHOLE

SITE PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL RADII ARE 2' UNLESS NOTED OTHERWISE.



Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
6205 S. W. 10th St., Suite 200
Greenwood Village, Colorado 80111 (303) 228-2300

FINE POINT BUSINESS PARK BLDG 6
SITE PLAN

LOTS 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

DETAILED SITE PLAN

DATE:

DESIGNED BY: JMD

DRAWN BY: AGM

CHECKED BY: BJC

FILE NO.
196617001_SP-DT

PROJECT NO.
196617001

SHEET NO.

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BY

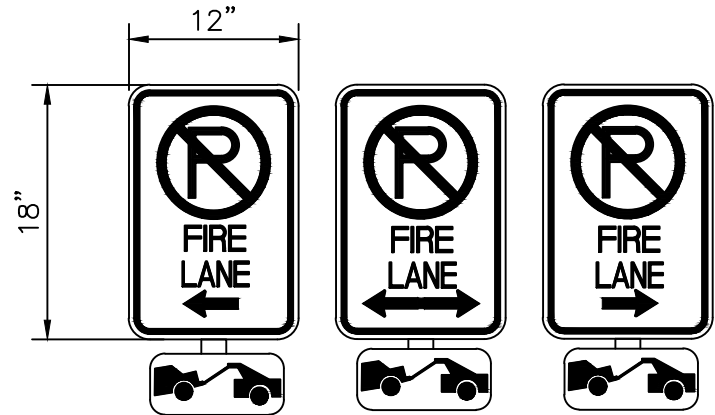
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REVISION

NO.

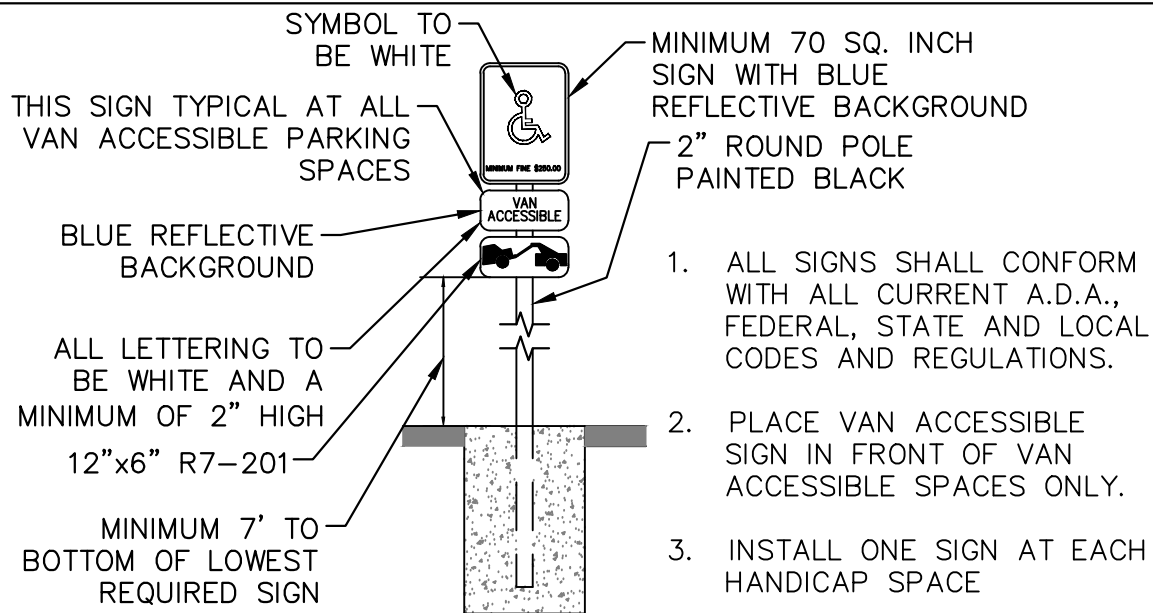
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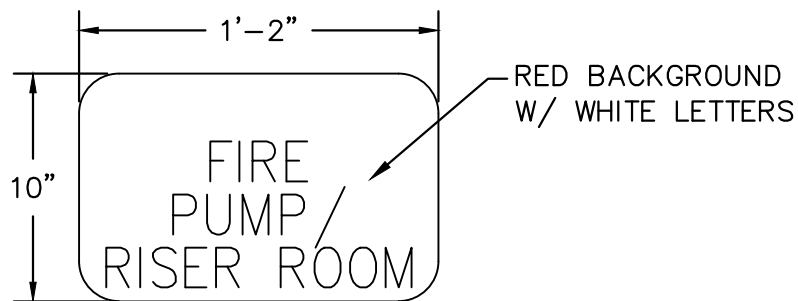


- FIRE LANE NOTES:**
1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
 2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
 3. THE SIGNS SHALL BE SET AT ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
 4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
 5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR POST.
 6. PLACEMENT OF THESE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.
 7. SIGNS SHALL BE PERMANENTLY LABELED AS "NO PARKING - FIRE LANE" COMPLYING WITH IFC FIGURE D103.6.

2 FIRE LANE SIGN
N.T.S.



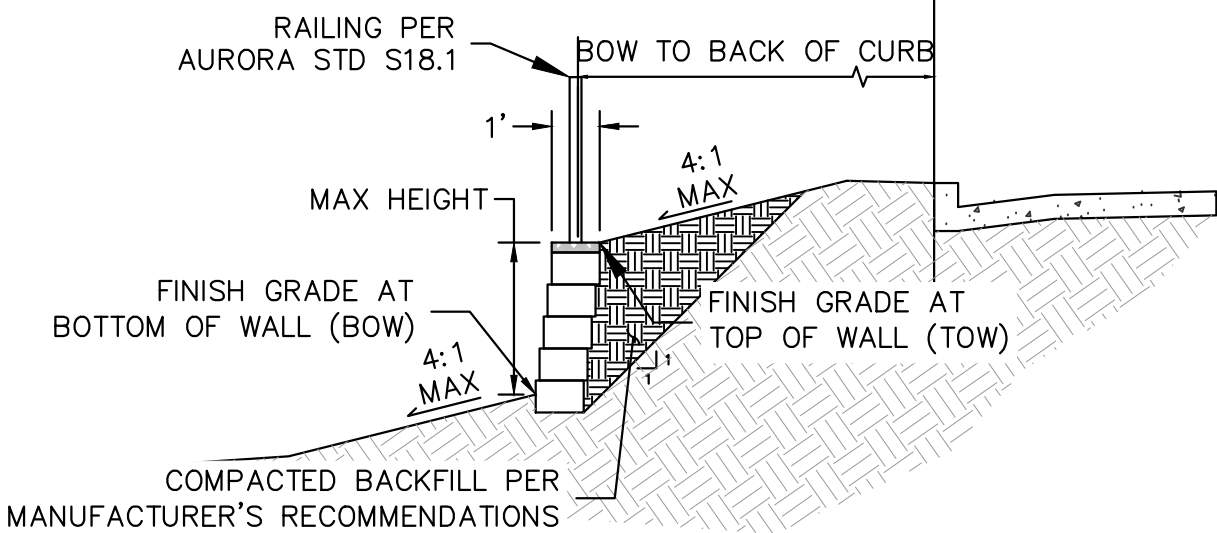
1 HANDICAP PARKING SIGN
N.T.S.



6 FIRE PUMP/RISER ROOM SIGN
N.T.S.

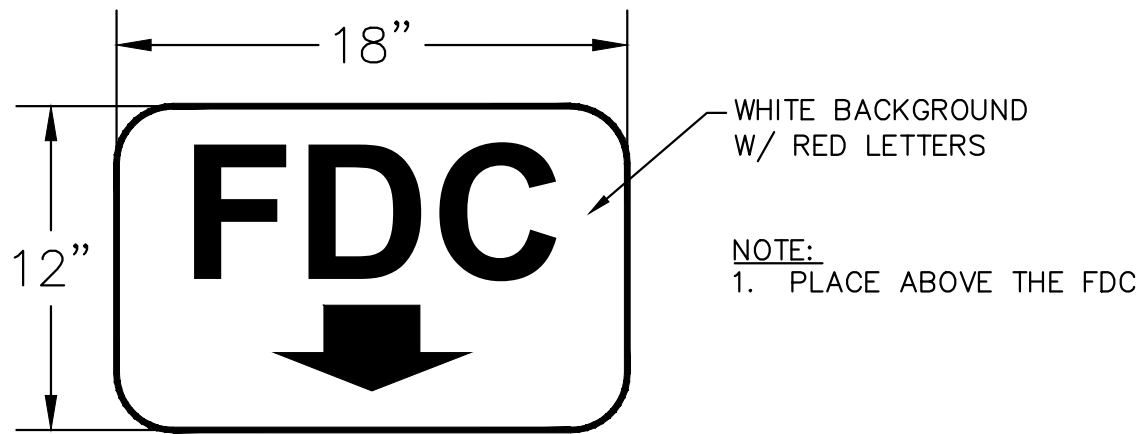
FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

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

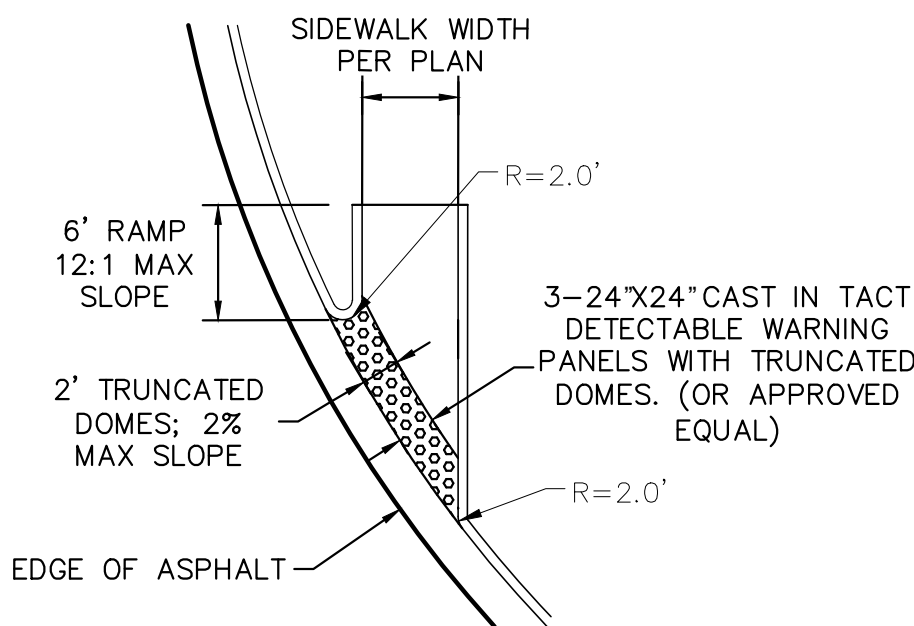


- RETAINING WALL NOTES:**
1. WALL SCHEMATIC PROVIDED FOR REFERENCE ONLY. NOT TO BE USED FOR CONSTRUCTION OF RETAINING WALLS OR PLACEMENT OF SELECT FILL MATERIAL. REFERENCE GEOTECHNICAL REPORT AND SITE SPECIFICATIONS FOR WALL DESIGN AND SELECT FILL PLACEMENT METHODS.
 2. MSE BLOCK RETAINING WALL APPEARANCE IS TO MATCH WITH ARCHITECTURE.

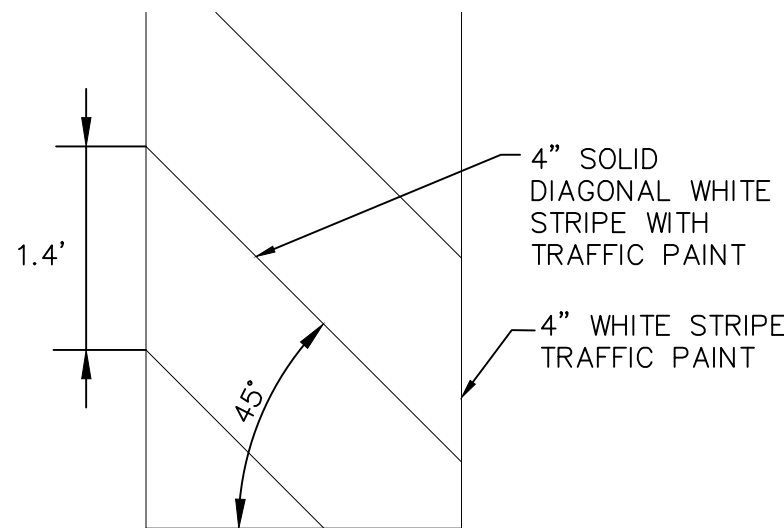
8 PRIVATE RETAINING WALL
N.T.S.



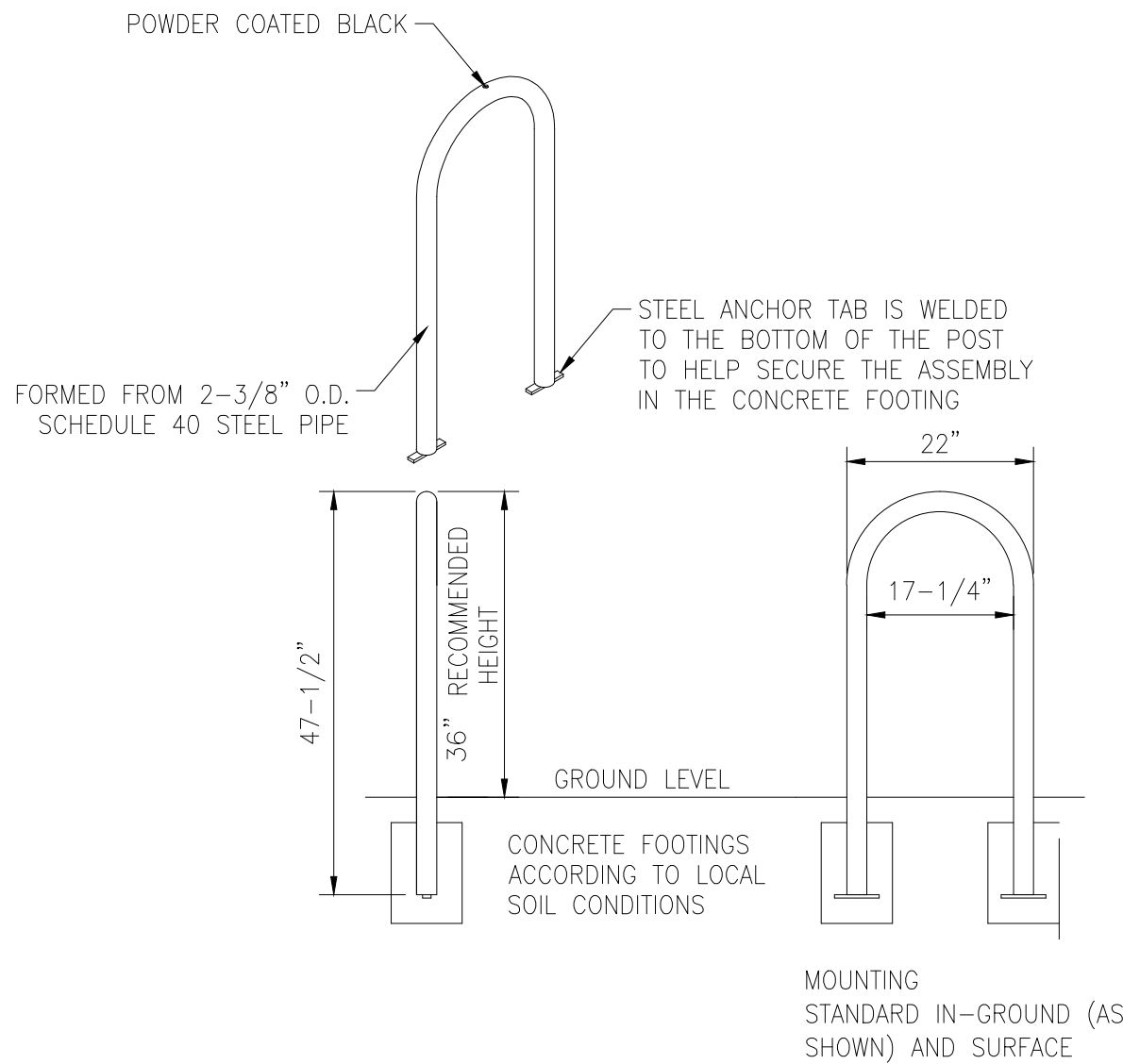
3 FDC SIGN
N.T.S.



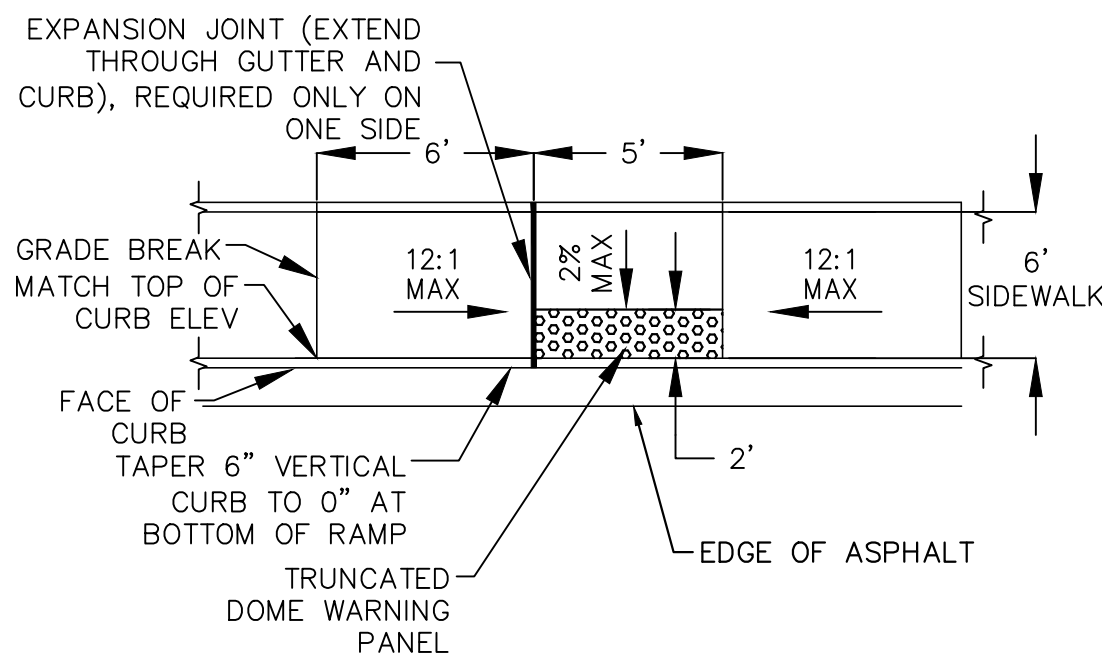
5 PRIVATE CURB/STRUCTURE DETAIL
N.T.S.



3 DIAGONAL STRIPING DETAIL
N.T.S.



4 PRIVATE BIKE RACK DETAIL
N.T.S.



2 PARALLEL CURB RAMP DETAIL
N.T.S.

NOTE: CATCH GUTTER SLOPE SHALL BE MODIFIED AT CURB RAMP LOCATIONS TO BE MAX 2% CROSS SLOPE AND MAX 5% IN DIRECTION OF TRAVEL

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FINE POINT BUSINESS PARK BLDG 6
SITE PLAN
LOTS 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SITE PLAN DETAILS

DATE: DESIGNED BY: JMD
DRAWN BY: AGM
CHECKED BY: BJC

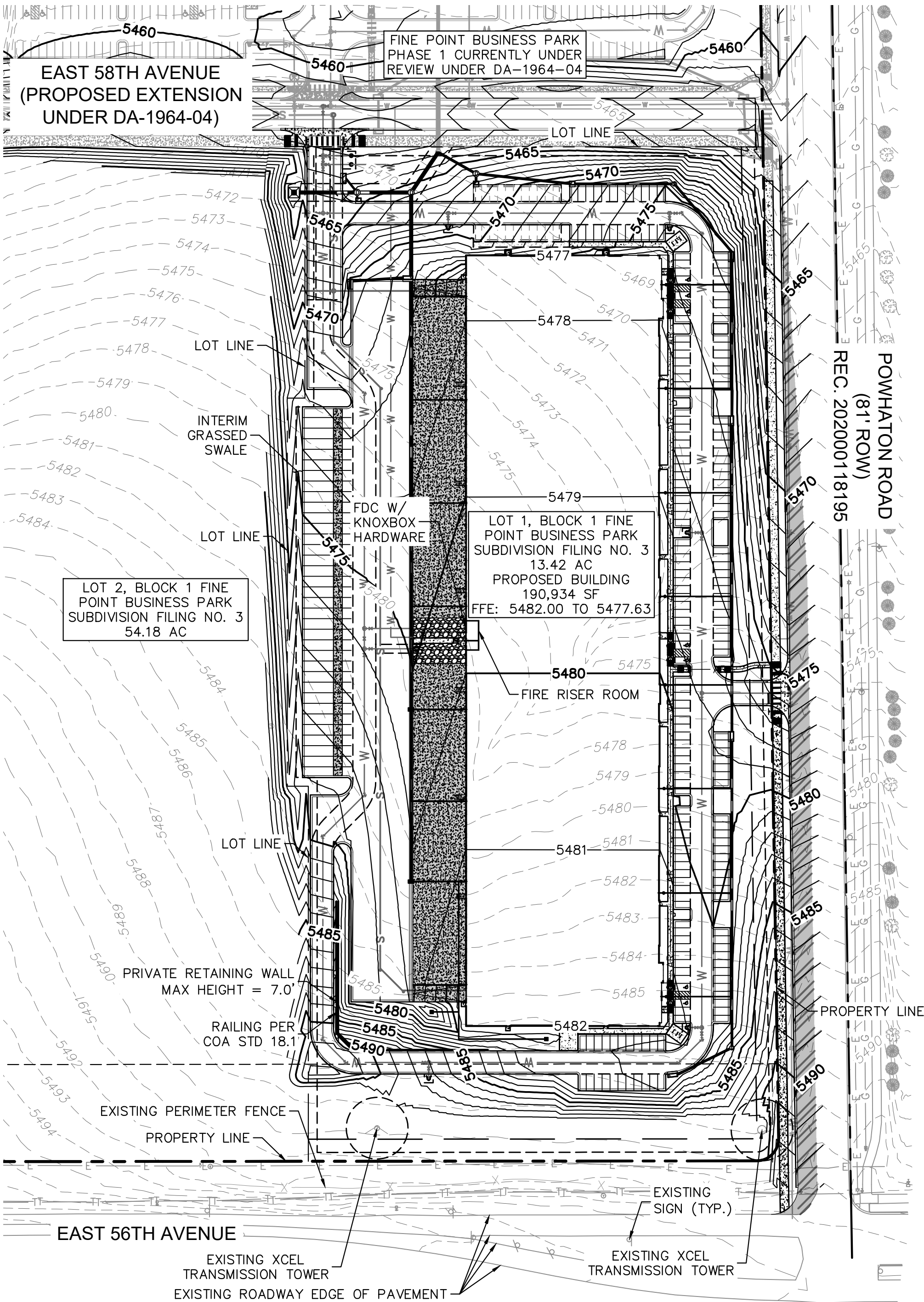
FILE NO.
196617001_SP_DT_DTLS
PROJECT NO.
196617001

SHEET NO.

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FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

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



LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 5280 - - - - - EXISTING CONTOURS
- 5280 - - - - - PROPOSED CONTOURS
- AR - - - - - ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- SLOPE ARROW

GRADING PLAN NOTES

- GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM SLOPE OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREA, AND A MINIMUM OF 5% FOR PERVIOUS AREA PER COA CRITERIA. UNLESS OTHERWISE NOTED.
- STORMWATER INFRASTRUCTURE OWNERSHIP SHALL BE DESIGNATED BY THE CONSTRUCTION DOCUMENTS.
- THE MAXIMUM SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES IS 2%.
- THE MAXIMUM LONGITUDINAL SLOPE WITHIN A FIRE LANE EASEMENT SHALL NOT EXCEED 10%. THE TRANSVERSE SLOPE SHALL GENERALLY HAVE A 2% SLOPE BUT NOT EXCEED 4%. THE RESULTANT SLOPE SHALL NOT EXCEED 10%.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1, AND OUTSIDE THE ROW IS 3:1.
- MINIMUM SLOPE OF UNPAVED AREA IS 2%, MINIMUM SLOPE OF ASPHALT IS 1%, AND MINIMUM SLOPE OF CONCRETE IS 0.5%.
- THE MAXIMUM TRANSVERSE SLOPE IN AN ACCESSIBLE ROUTE IS 2%, AND THE MAXIMUM LONGITUDINAL SLOPE IS 5%.

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Greenwood Village, Colorado 80111 (303) 228-2300

FINE POINT BUSINESS PARK BLDG 6
SITE PLAN
LOTS 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
OVERALL GRADING PLAN

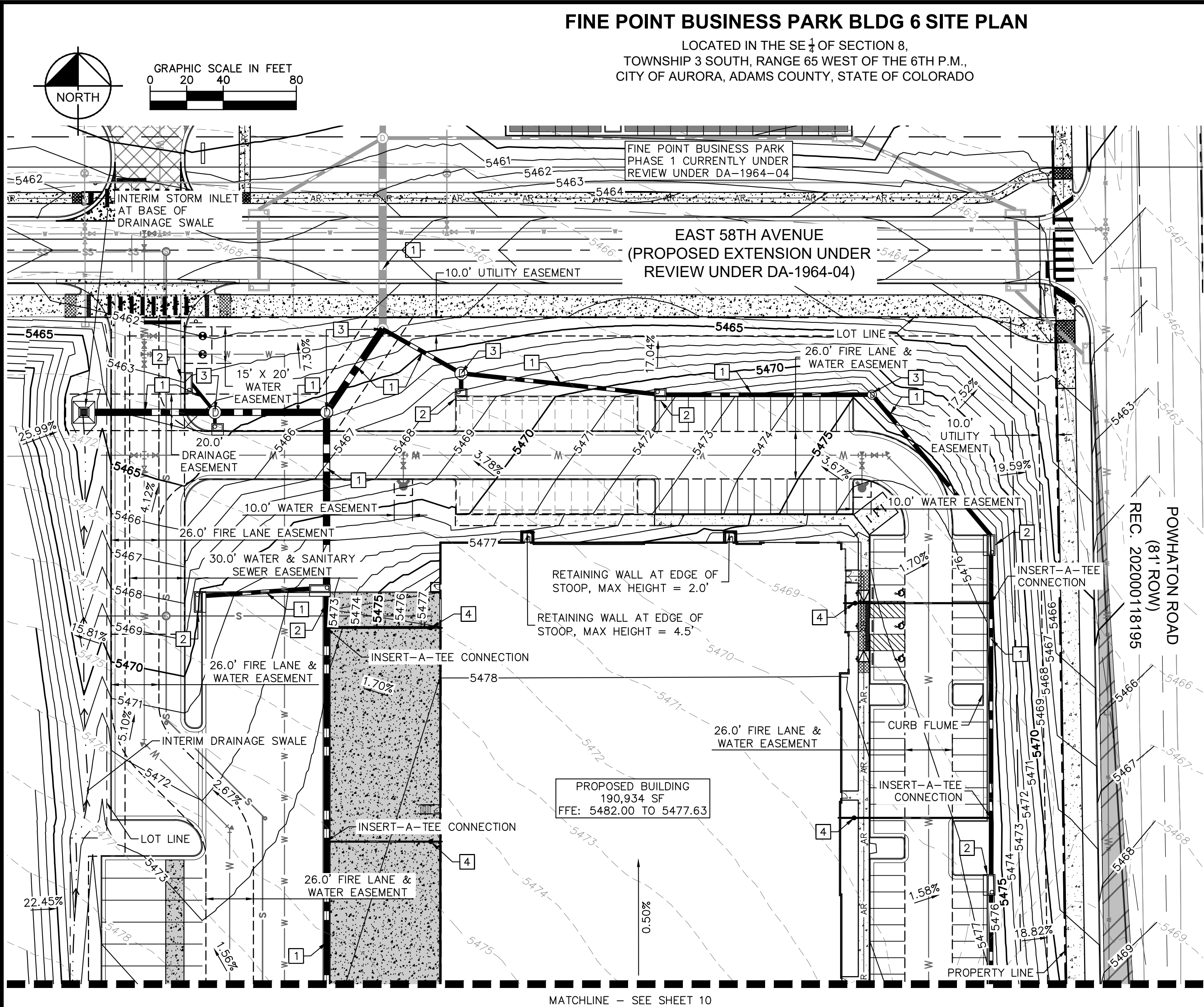
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DESIGNED BY: JMD
DRAWN BY: AGM
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FILE NO.
196617001_GD_OV
PROJECT NO.
196617001

SHEET NO.
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NO.	REVISION	BY	DATE	APPR

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LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- - - 5280 - - - EXISTING CONTOURS
- 5280 — PROPOSED CONTOURS
- AR — ACCESSIBLE ROUTE
- === CONCRETE CURB & GUTTER
- X.XX%— SLOPE ARROW

GRADING PLAN KEYNOTES

- 1 STORM SEWER
- 2 STORM INLET
- 3 STORM MANHOLE
- 4 PVC ROOF DRAIN CONNECTION TO STORM SEWER

GRADING PLAN NOTES

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FINE POINT BUSINESS PARK BLDG 6 SITE PLAN				REVISION			
LOT 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO				NO.			
DESIGNED BY: JMD				BY			
DRAWN BY: AGM				DATE			
CHECKED BY: BJC				APPR			
FILE NO. 196617001_GD_DT				PROJECT NO. 196617001			
SHEET NO. 9							

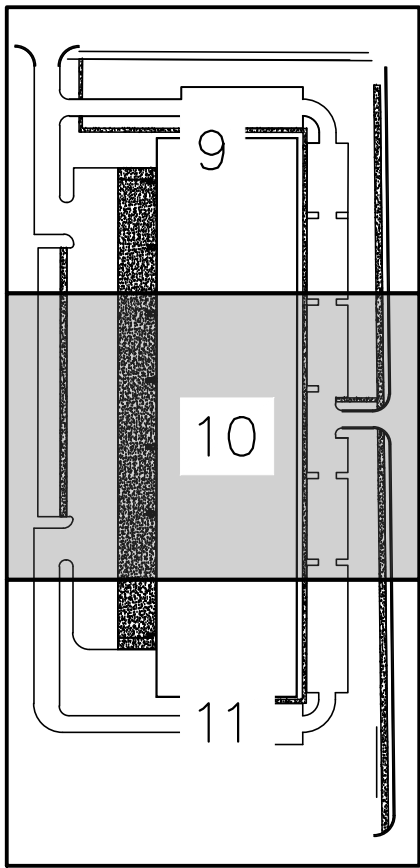
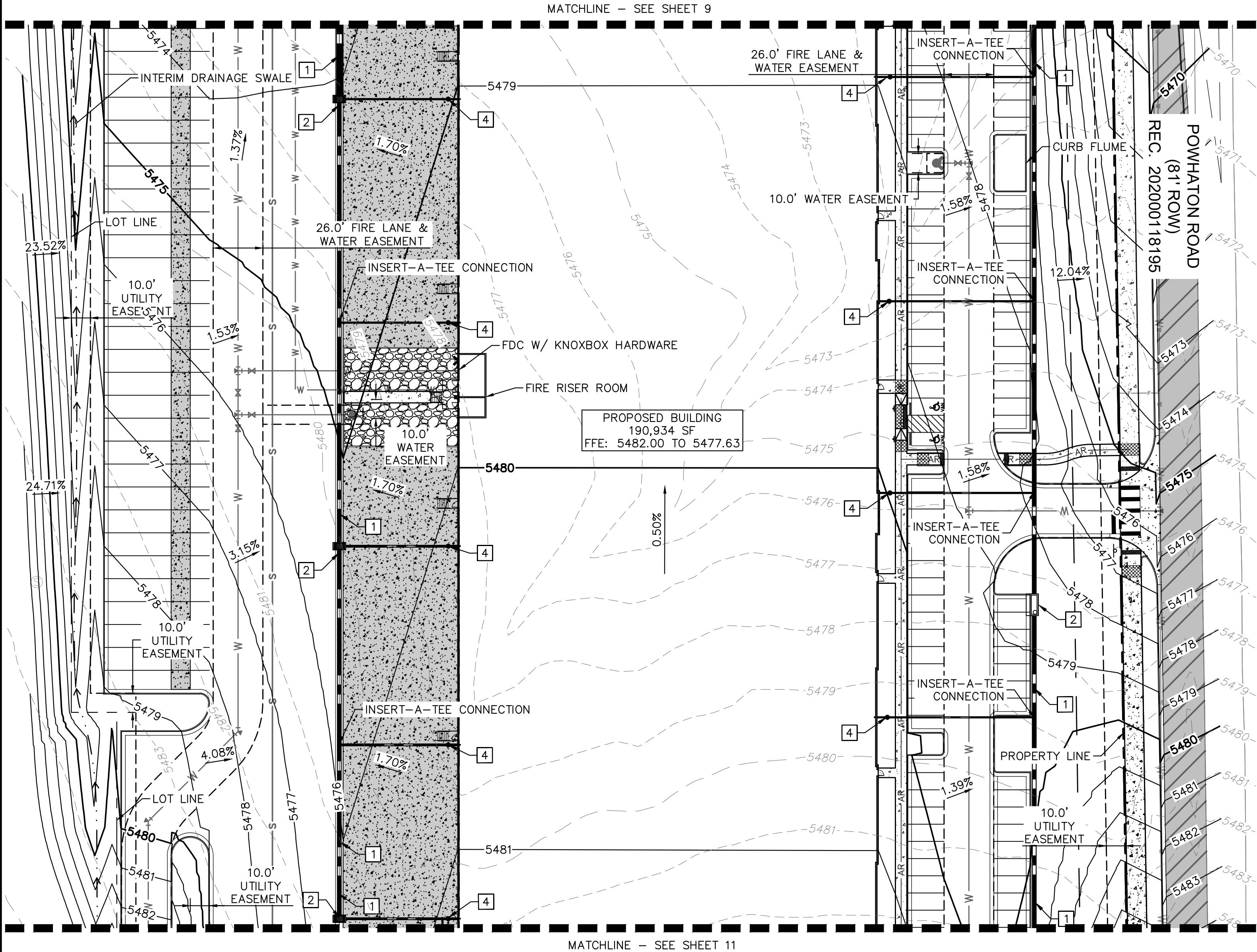
Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
8205 South Greenwood Avenue, Suite 200
Greenwood Village, Colorado 80111 (303) 228-2300

DETAILED GRADING PLAN

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FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

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



KEYMAP
NTS

LEGEND

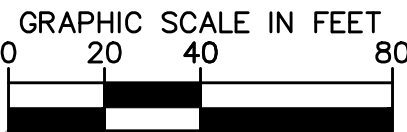
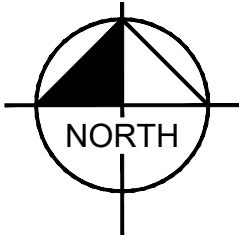
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 5280 - - - EXISTING CONTOURS
- 5280 - - - PROPOSED CONTOURS
- AR - - - ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- X.XX% SLOPE ARROW

GRADING PLAN KEYNOTES

- 1 STORM SEWER
- 2 STORM INLET
- 3 STORM MANHOLE
- 4 PVC ROOF DRAIN CONNECTION TO STORM SEWER

GRADING PLAN NOTES

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Greenwood Village, Colorado 80111 (303) 228-2300

FINE POINT BUSINESS PARK BLDG 6
SITE PLAN
LOTS 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
DETAILED GRADING PLAN

DATE: JMD
DESIGNED BY: JMD
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617001_GD_DT
PROJECT NO. 196617001

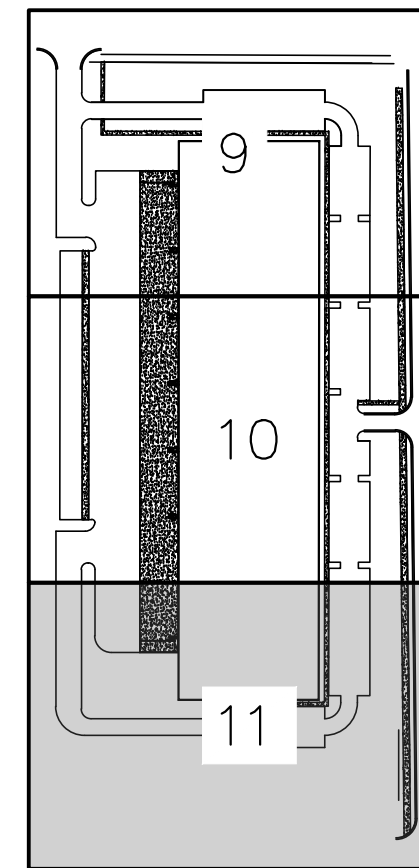
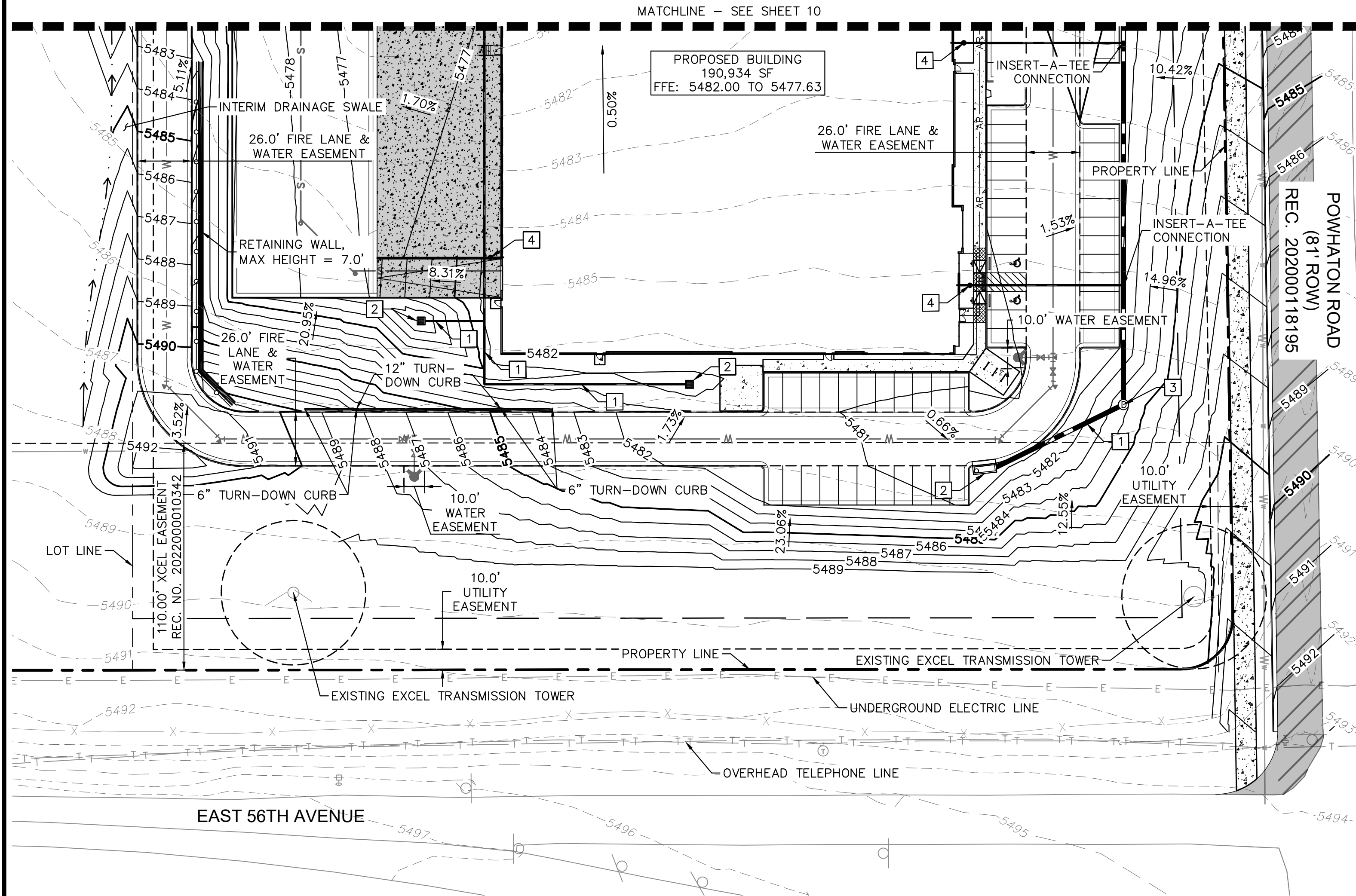
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NO.	REVISION	BY	DATE	APPR

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FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

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



KEYMAP
NTS

LEGEND

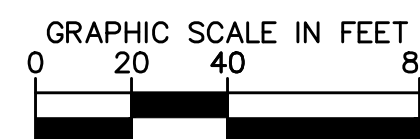
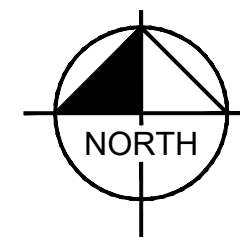
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- SLOPE ARROW

GRADING PLAN KEYNOTES

- 1 STORM SEWER
- 2 STORM INLET
- 3 STORM MANHOLE
- 4 PVC ROOF DRAIN CONNECTION TO STORM SEWER

GRADING PLAN NOTES

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8200 South Staple
Greenwood Village, Colorado 80111 (303) 228-2300

FINE POINT BUSINESS PARK BLDG 6
SITE PLAN
LOT 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
DETAILED GRADING PLAN

DATE: JMD
DESIGNED BY: AGM
DRAWN BY: BJC
CHECKED BY:

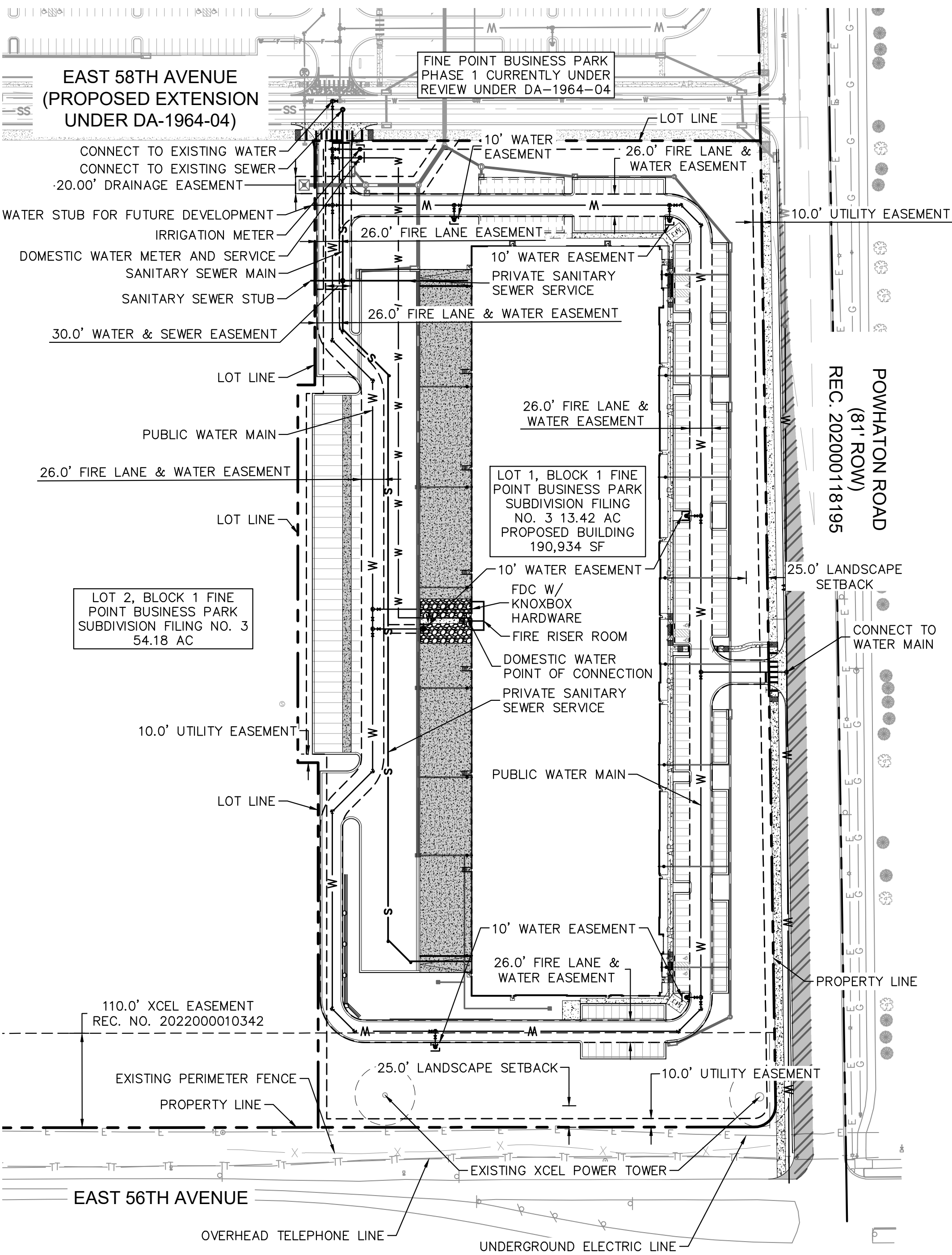
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PROJECT NO. 196617001

SHEET NO.

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FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

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

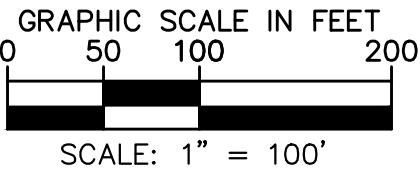
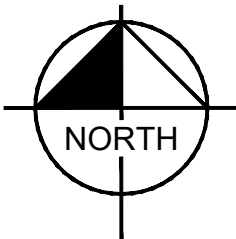


LEGEND

- PROPERTY LINE
- LOT LINE
- - - EXISTING EASEMENT LINE
- - - EASEMENT LINE
- EXISTING STORM SEWER
- STORM SEWER
- W --- EXISTING WATER LINE
- W --- WATER LINE
- S --- EXISTING SANITARY SEWER
- S --- SANITARY SEWER
- [W] WATER METER
- [H] EXISTING FIRE HYDRANT
- [H] FIRE HYDRANT
- [X] GATE VALVE
- [T] TEE W/ THRUST BLOCKS
- [B] BEND W/ THRUST BLOCKS
- [FDC] FDC W/ KNOX HARDWARE

UTILITY PLAN NOTES

1. STORMWATER INFRASTRUCTURE OWNERSHIP SHALL
BE DESIGNATED BY THE CONSTRUCTION DOCUMENTS.



Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
6205 South
Greenwood Village, Colorado 80111 (303) 228-2300

FINE POINT BUSINESS PARK BLDG 6

SITE PLAN

LOTS 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

OVERALL UTILITY PLAN

DATE:

DESIGNED BY: JMD

DRAWN BY: AGM

CHECKED BY: BJC

FILE NO.
196617001_UT_OV

PROJECT NO.
196617001

SHEET NO.

12

BY

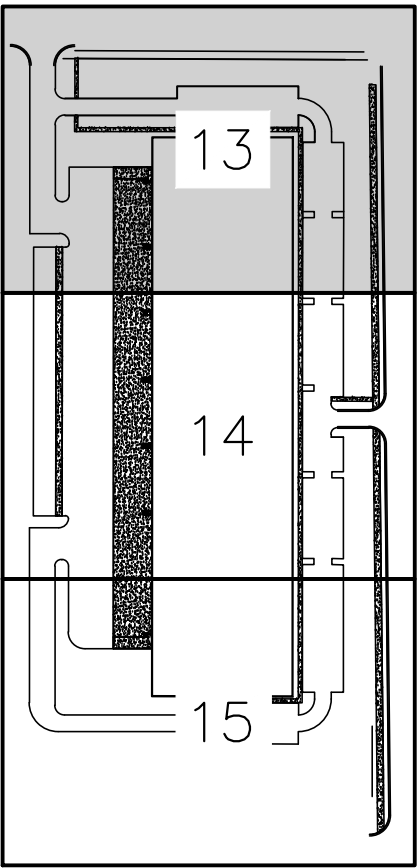
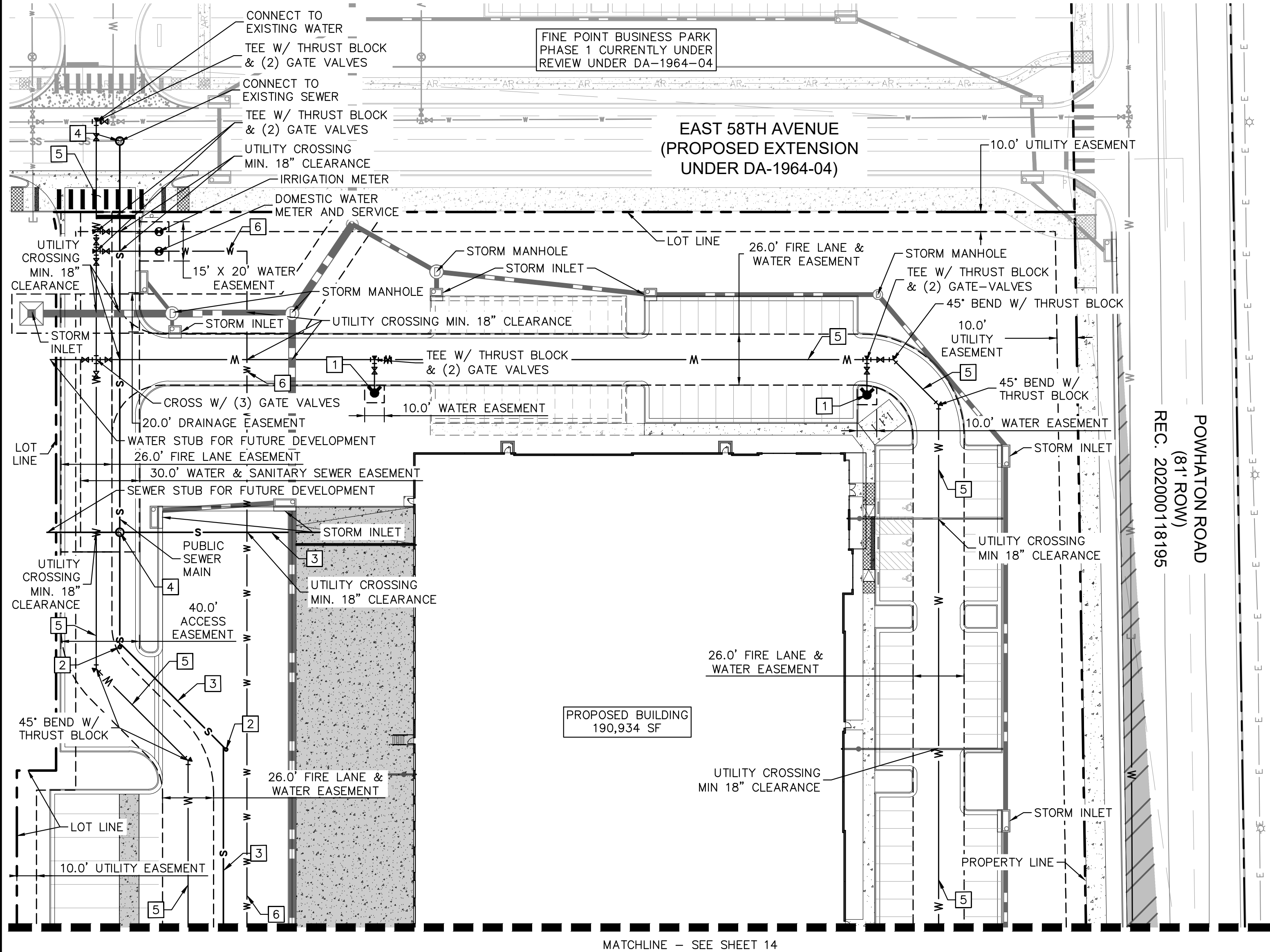
DATE

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FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

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



KEYMAP
NTS

LEGEND

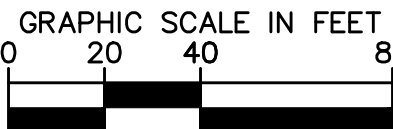
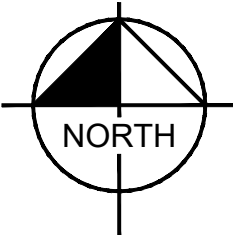
- PROPERTY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- EASEMENT LINE
- EXISTING STORM SEWER
- STORM SEWER
- EXISTING WATER LINE
- WATER LINE
- EXISTING SANITARY SEWER
- SANITARY SEWER
- WATER METER
- EXISTING FIRE HYDRANT
- FIRE HYDRANT
- GATE VALVE
- TEE W/ THRUST BLOCKS
- BEND W/ THRUST BLOCKS
- FDC W/ KNOX HARDWARE
- STORM MANHOLE
- STORM INLET

SITE KEYNOTES

- FIRE HYDRANT, ASSEMBLY PER COA STD. DETAIL 208
- SANITARY SEWER CLEANOUT
- PRIVATE SANITARY SEWER SERVICE LINE
- SANITARY SEWER MANHOLE
- PUBLIC WATER MAIN
- PRIVATE DOMESTIC WATER SERVICE LINE
- PRIVATE FIRE SERVICE LINE

UTILITY PLAN NOTES

1. STORMWATER INFRASTRUCTURE OWNERSHIP SHALL BE DESIGNATED BY THE CONSTRUCTION DOCUMENTS.



Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
8200 South Staple
Greenwood Village, Colorado 80111 (303) 228-2300

FINE POINT BUSINESS PARK BLDG 6

SITE PLAN

LOTS 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

DETAILED UTILITY PLAN

DATE:

DESIGNED BY: JMD

DRAWN BY: AGM

CHECKED BY: BJC

FILE NO.
196617001-UT-DT

PROJECT NO.
196617001

SHEET NO.

13

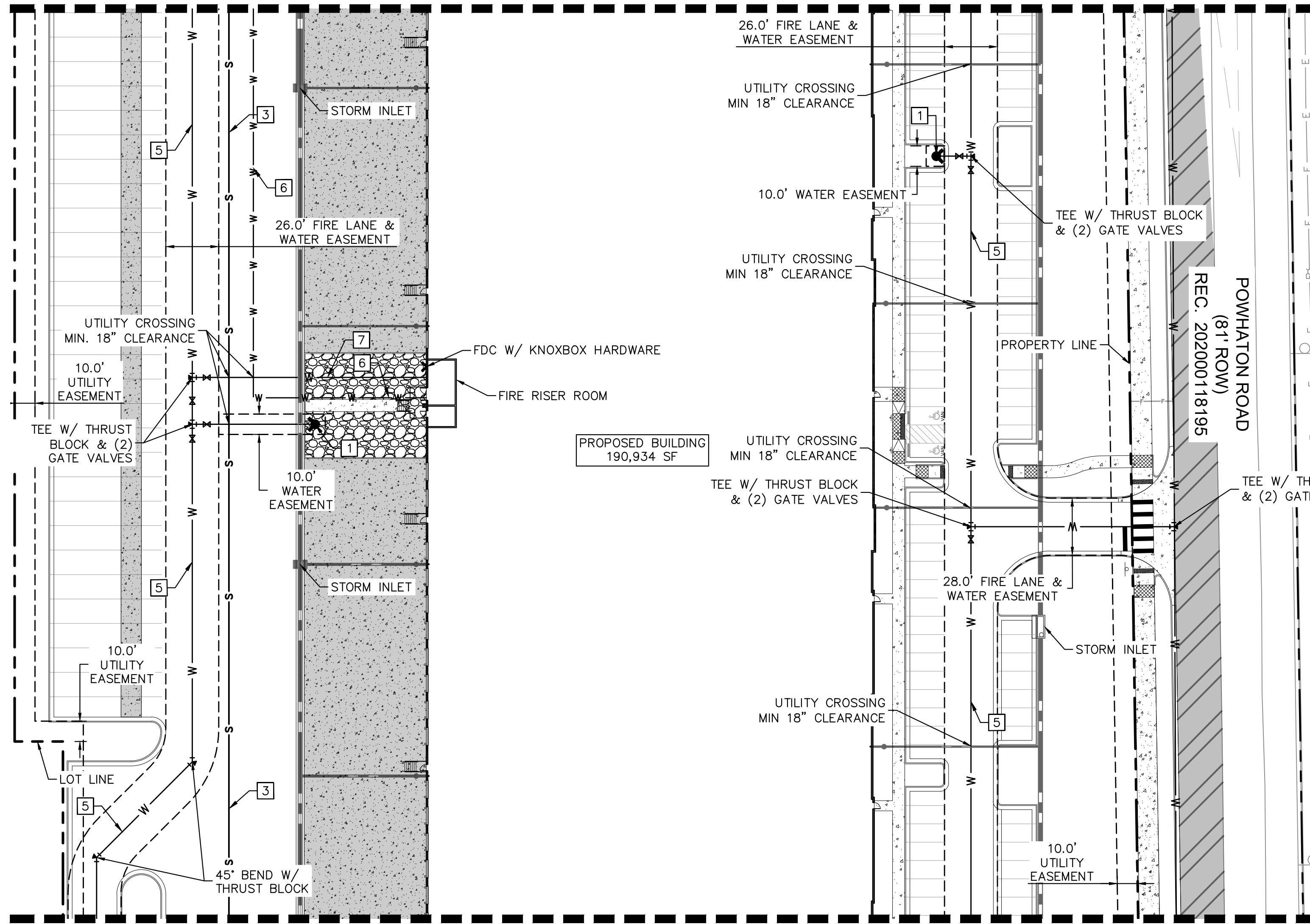
NO.	REVISION	BY	DATE	APPR

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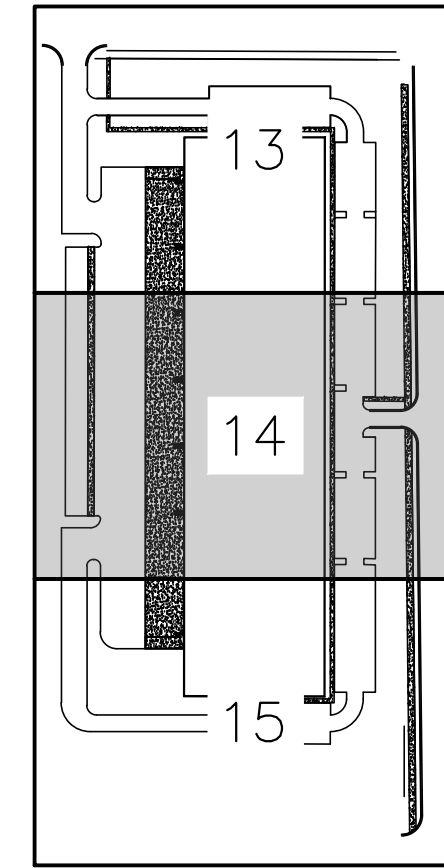
FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

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

MATCHLINE - SEE SHEET 13



MATCHLINE - SEE SHEET 15



LEGEND

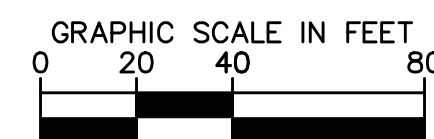
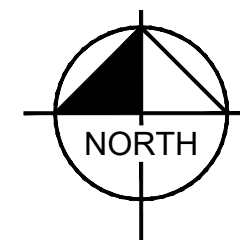
- PROPERTY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- EASEMENT LINE
- EXISTING STORM SEWER
- STORM SEWER
- EXISTING WATER LINE
- WATER LINE
- EXISTING SANITARY SEWER
- SANITARY SEWER
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- FIRE HYDRANT
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- FDC W/ KNOX HARDWARE
- STORM MANHOLE
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UTILITY PLAN NOTES

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Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
8200 South Quebec Street
Greenwood Village, Colorado 80111 (303) 228-2300

FINE POINT BUSINESS PARK BLDG 6
SITE PLAN
LOTS 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
DETAILED UTILITY PLAN

DATE: DESIGNED BY: JMD
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617001-UT-DT
PROJECT NO. 196617001

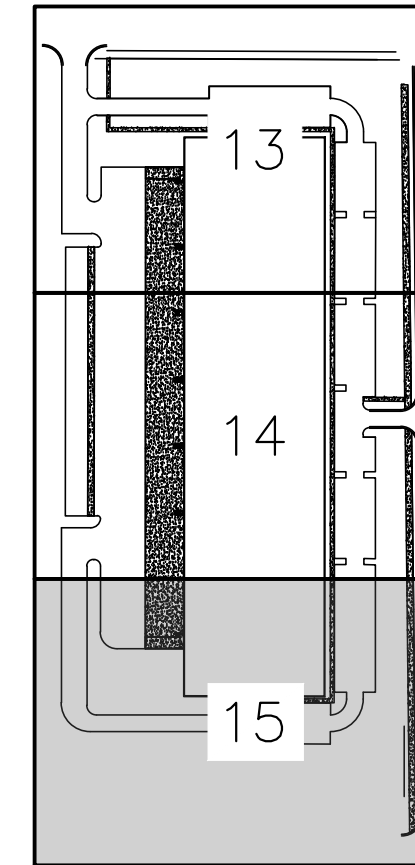
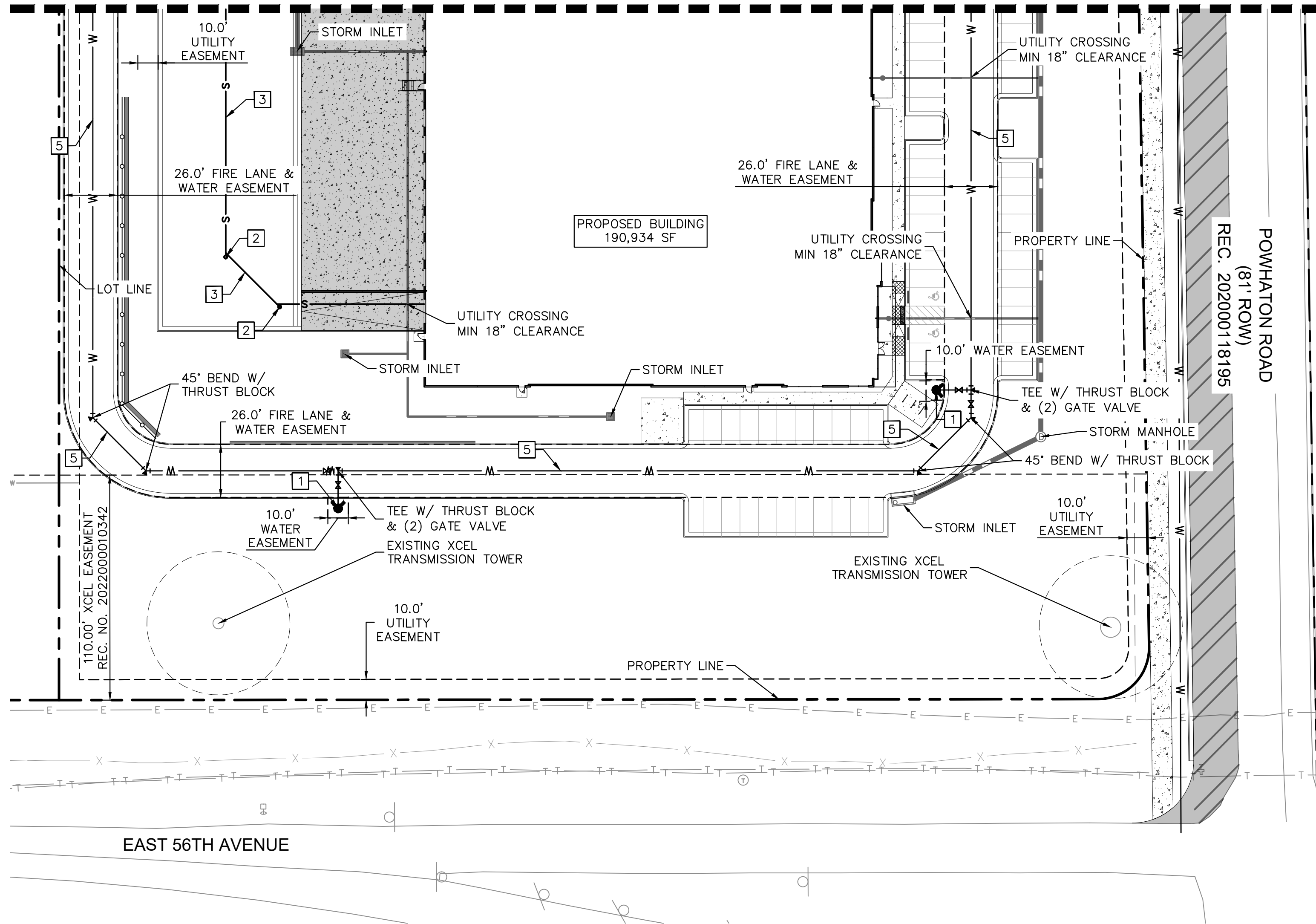
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FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

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

MATCHLINE - SEE SHEET 14



KEYMAP
NTS

LEGEND

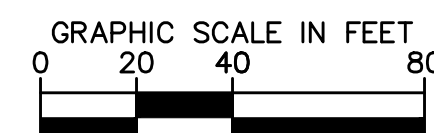
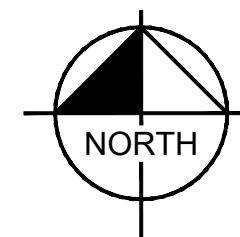
- PROPERTY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- EASEMENT LINE
- EXISTING STORM SEWER
- STORM SEWER
- EXISTING WATER LINE
- WATER LINE
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UTILITY PLAN NOTES

1. STORMWATER INFRASTRUCTURE OWNERSHIP SHALL BE DESIGNATED BY THE CONSTRUCTION DOCUMENTS.



Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
8205 E. South Street
Greenwood Village, Colorado 80111 (303) 228-2300

FINE POINT BUSINESS PARK BLDG 6

SITE PLAN

LOTS 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

DETAILED UTILITY PLAN

DATE:

DESIGNED BY: JMD

DRAWN BY: AGM

CHECKED BY: BUC

FILE NO.
196617001-UT-DT

PROJECT NO.
196617001

SHEET NO.

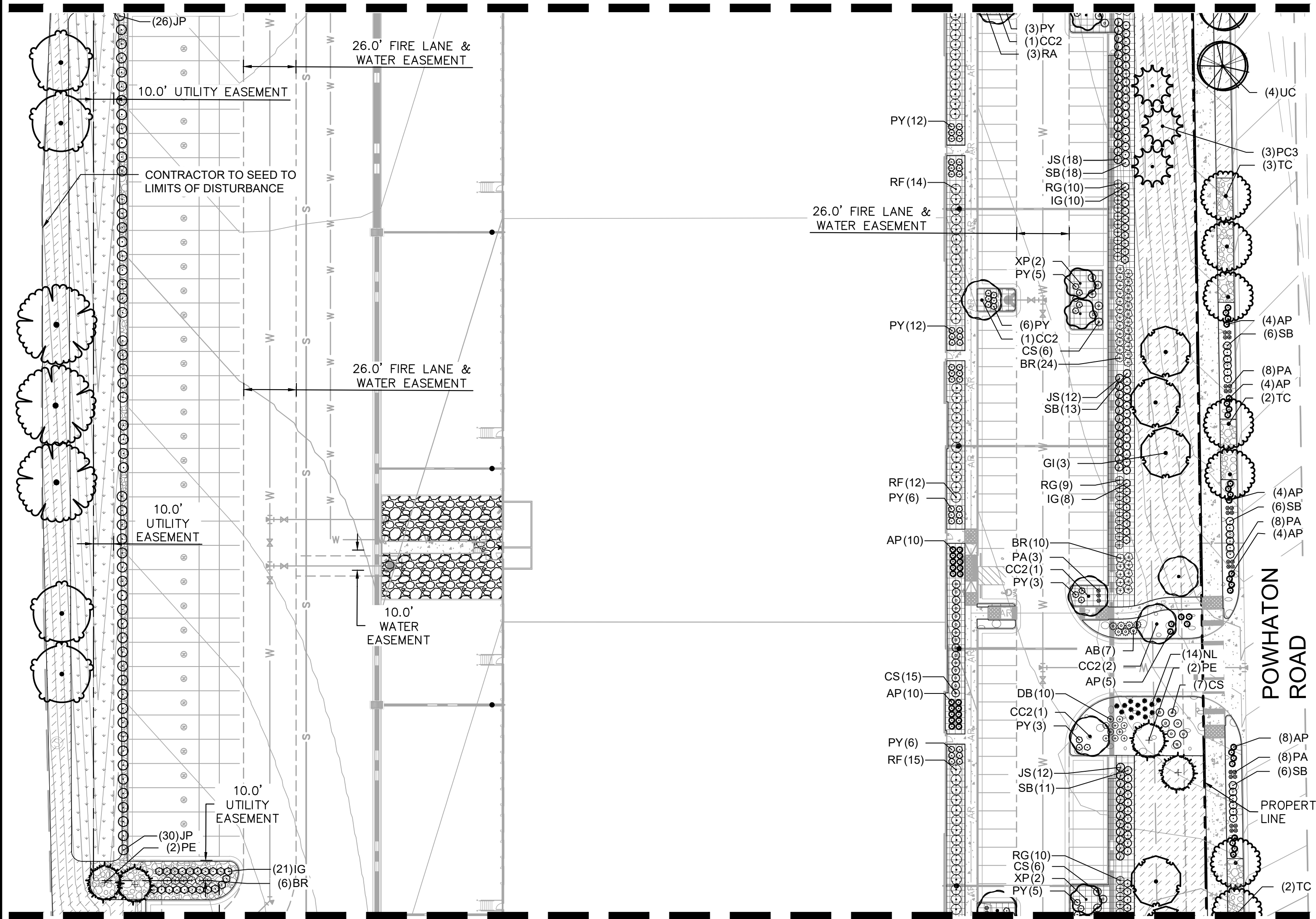
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NO.	REVISION	BY	DATE	APPR

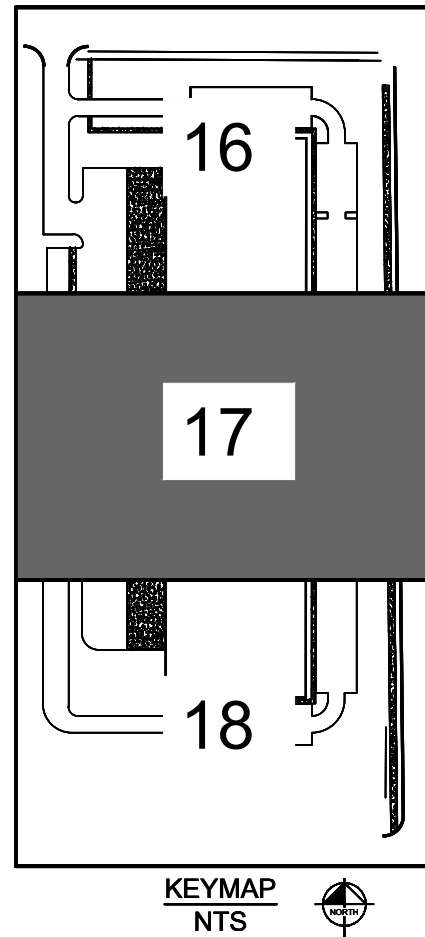
FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

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





MATCHLINE — SEE SHEET 16




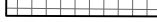



MATCHLINE — SEE SHEET 18

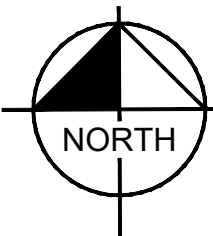
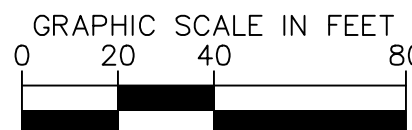


LEGEND

- PROPERTY LINE
    LOT LINE
 EASEMENT LINE

PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>
<u>GROUND COVERS</u>		
	X6	1-2" MTN. GRANITE ROCK
	XX	2-4" TAN RIVER ROCK
	RC	2"-4" GRAY RIVER ROCK COBBLE
	NS	AURORA SHORTGRASS PRARIE NATIVE SEED
	DM	DETENTION BASIN SEED MIX



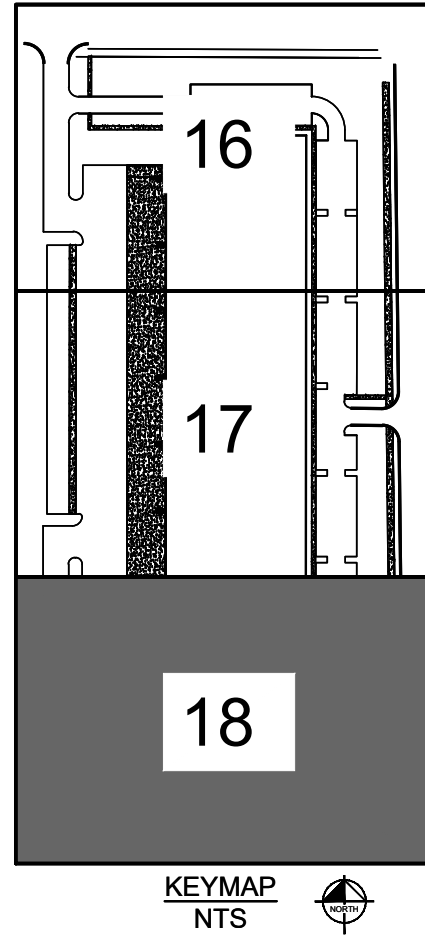
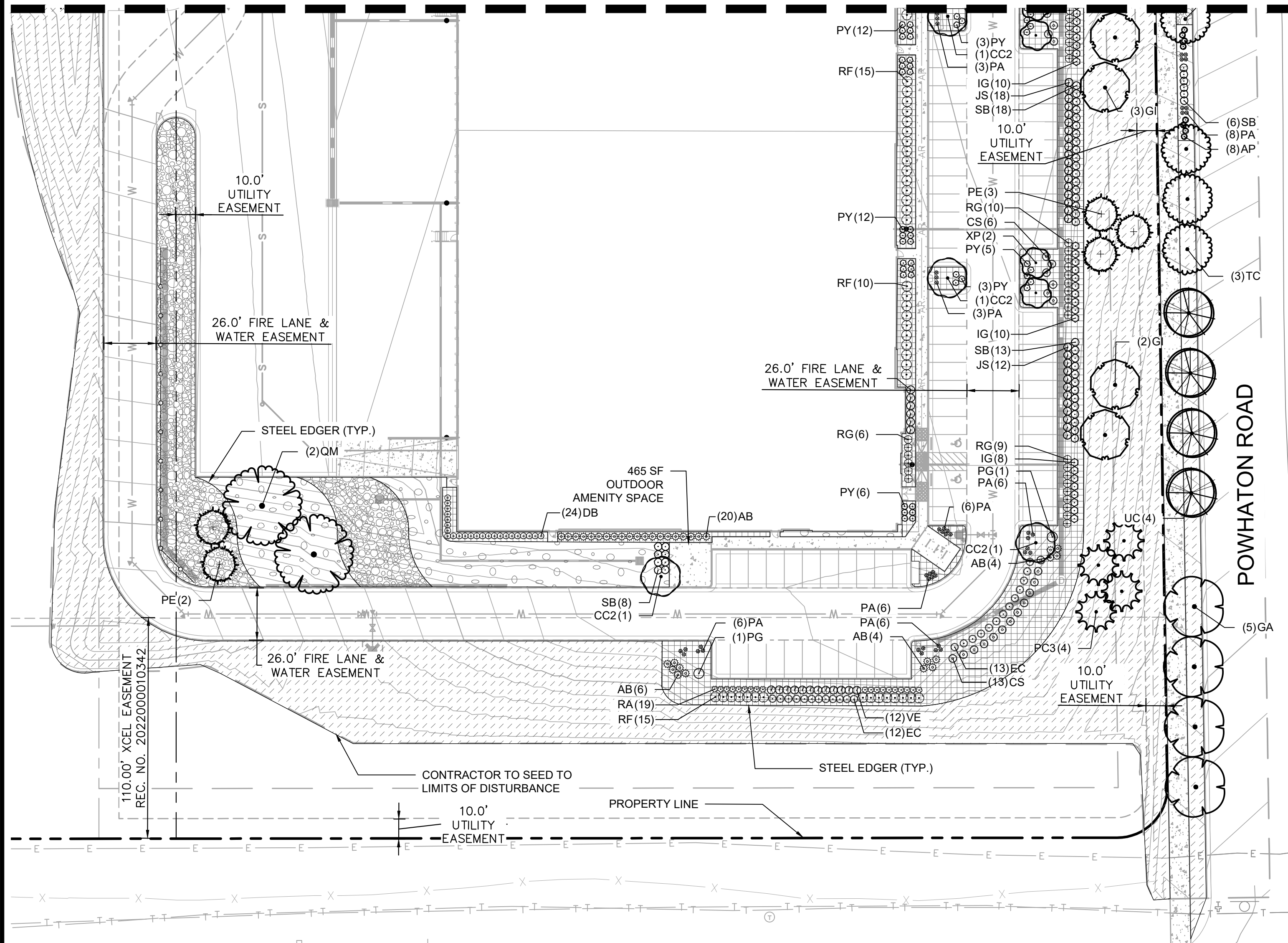
NOT FOR
CONSTRUCTION

SHEET NO.	FILE NO. 196617001_SP_LA	DATE:	<div><div><div>Kimley»Horn</div><div>KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, Colorado 80111 (303) 228-2300</div></div><div>FINE POINT BUSINESS PARK BLDG 6 SITE PLAN LOTS 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO LANDSCAPE PLAN</div></div>												
		DESIGNED BY: JMD													
	PROJECT NO. 196617001	DRAWN BY: AGM													
		CHECKED BY: BJC													

FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

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

MATCHLINE - SEE SHEET 17



LEGEND


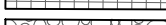

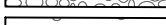

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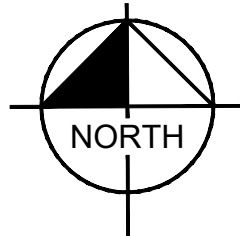
 PROPERTY LINE

 LOT LINE

 EASEMENT LINE

PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>
<u>GROUND COVERS</u>		
	X6	1-2" MTN. GRANITE ROCK
	XX	2-4" TAN RIVER ROCK
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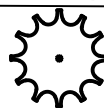












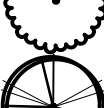





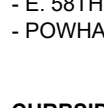
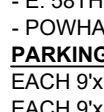
NOT FOR
CONSTRUCTION

SHEET NO. 18	FILE NO. 196617001_SP-1A	DATE:	FINE POINT BUSINESS PARK BLDG 6 SITE PLAN				<div>Kimley»»Horn <small>KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, Colorado 80111 (303) 226-2300</small></div>				
	PROJECT NO. 196617001	DESIGNED BY: JMD	LOTS 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO LANDSCAPE PLAN								
		DRAWN BY: AGM									
		CHECKED BY: BJC									
				NO.	REVISION	BY	DATE	APPR			

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

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

PLANT SCHEDULE

PLANT SCHEDULE										SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
										DECIDUOUS SHRUBS							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE										
EVERGREEN TREES																	
	PC3	12	PICEA PUNGENS MODERATE WATER USE	COLORADO SPRUCE	B & B		6' HT MIN		AP	65		ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' LOW WATER USE	PANCHITO MANZANITA	5 GAL	SEE PLAN	12" HT MIN	
	PE	11	PINUS EDULIS LOW WATER USE	PINYON PINE	B & B		6' HT MIN		BR	83		BERBERIS THUNBERGII 'ROSE GLOW' LOW WATER USE	ROSY GLOW BARBERRY	5 GAL	SEE PLAN	24" HT MIN	
									CS	79		CYTISUS PURGANS 'SPANISH GOLD' VERY LOW WATER USE	SPANISH GOLD BROOM	5 GAL	SEE PLAN	24" HT MIN	
									DB	65		DAPHNE X BURKWOODII MODERATE WATER USE	BURKWOOD DAPHNE	5 GAL	SEE PLAN	24" HT MIN	
									EC	62		EUONYMUS ALATUS 'COMPACTUS' MODERATE WATER USE	COMPACT BURNING BUSH	5 GAL	SEE PLAN	24" HT MIN	
									PA	89		PEROVSKIA X 'LITTLE SPIRE' LOW WATER USE	LITTLE SPIRE RUSSIAN SAGE	5 GAL	SEE PLAN	18" HT MIN	
									PY	131		PRUNUS PUMILA BESSEYI 'P011S' LOW WATER USE	PAWNEE BUTTES® SAND CHERRY	5 GAL	SEE PLAN	12" HT MIN	
									RG	77		RHUS AROMATICA 'GRO-LOW' VERY LOW WATER USE	GRO-LOW FRAGRANT SUMAC	5 GAL	SEE PLAN	18" HT MIN	
									RA	88		RIBES ALPINUM 'GREEN MOUND' LOW WATER USE	GREEN MOUND ALPINE CURRANT	5 GAL	SEE PLAN	18" HT MIN	
									SB	116		SIBIRAEA LAEVIGATA LOW WATER USE	SIBERIAN SPIREA	5 GAL	SEE PLAN	24" HT MIN	
									VE	72		VIBURNUM BUREJAETICUM 'P017S' VERY LOW WATER USE	MINI MAN™ DWARF MANCHURIAN VIBURNUM	5 GAL	SEE PLAN	24" HT MIN	
CANOPY TREE																	
	AG2	9	ACER GLABRUM LOW WATER USE	ROCKY MOUNTAIN MAPLE	B & B	2.5" CAL MIN											
	GA	14	GINKGO BILOBA 'AUTUMN GOLD' MODERATE WATER USE	AUTUMN GOLD MAIDENHAIR TREE	B & B	2.5" CAL MIN											
	GI	11	GLEDITSIA TRIACANTHOS 'SKYLINE' LOW WATER USE	SKYLINE HONEYLOCUST	B & B	2.5" CAL MIN											
	QM	11	QUERCUS MUEHLENBERGII LOW WATER USE	CHINKAPIN OAK	B & B	2.5" CAL MIN											
	TC	10	TILIA CORDATA XX	LITTLELEAF LINDEN	B & B	2.5" CAL MIN											
	UC	14	ULMUS X 'FRONTIER' LOW WATER USE	AMERICAN ELM	B & B	2.5" CAL MIN											
	XP	10	XANTHOCERAS SORBIFOLIUM 'PSGAN'	CLEAR CREEK GOLDEN YELLOWHORN	B & B	2.5" CAL MIN											
ORNAMENTAL TREE																	
	CC2	16	CERCIS CANADENSIS	EASTERN REDBUD	B & B	2.5" CAL MIN											
LANDSCAPE CODE REQUIREMENTS																	
			AMOUNT	REQUIRED	PROVIDED												
STREET FRONTAGE BUFFER -146-4.7.5 (D)																	
1 TREE AND 10 SHRUBS PER 40 LF																	
- E. 58TH AVE			431 LF	11 TREES / 110 SHRUBS	11 TREES / 110 SHRUBS												
- POWHATON RD			1,088 LF	28 TREES / 280 SHRUBS	28 TREES / 353 SHRUBS												
CURBSIDE LANDSCAPING 146-4.7.5 (C)																	
1 TREE PER 40 LF / 1 SHRUB PER 40 SF																	
- E. 58TH AVE			431 LF / 959 SF	11 TREES / 24 SHRUBS	11 TREES / 24 SHRUBS												
- POWHATON RD			1,088 LF / 2,334 SF	28 TREES / 59 SHRUBS	28 TREES / 59 SHRUBS												
PARKING LOT - 146-4.7.5																	
EACH 9'x19' PARKING ISLAND HAS 1 TREE & 6 SHRUBS			18 ISLANDS	18 TREES / 108 SHRUBS	18 TREES / 108 SHRUBS												
EACH 9'x38' PARKING ISLAND HAS 2 TREES & 12 SHRUBS			6 ISLANDS	12 TREES / 72 SHRUBS	12 TREES* / 72 SHRUBS												
50% SHRUB GROUNDCOVER			N/A	50% SHRUB COVERAGE	>50% SHRUB COVERAGE												
SCREENING			N/A	CON'D DBL ROW OF SHRUBS	CON'D DBL ROW OF SHRUBS												
*DUE TO UTILITY CONSTRAINTS, SOME TREE REQUIREMENTS HAVE BEEN PROVIDED ELSEWHERE ON SITE.																	
SERVICE, STORAGE, AND TRASH SCREENING -146-4.7.8																	
1 TREE AND 10 SHRUBS PER 40 LF																	
- TRACTOR TRAILER STORAGE			421 LF	11 TREES / 110 SHRUBS	11 TREES / 110 SHRUBS												
BUILDING PERIMETER - 146-4.7.5.J																	
1 TREE OR TREE EQUIVALENT PER 40 LF OF ELEVATION																	
-NORTH			222 LF	5.55 T.E.s	5.66 T.E.s												
- EAST			874 LF	21.85 T.E.s	22.4 T.E.s												
- SOUTH			222 LF	5.55 T.E.s	5.66 T.E.s												
WATER USAGE TABLE																	
WATER USAGE		SQUARE FOOTAGE	% OF TOTAL LA AREA														
HIGH		0 SF	0%														
MEDIUM		103,584 SF	55%														
LOW		83,411 SF	44%														
TOTAL		186,995 SF	100%														

NOT FOR
CONSTRUCTION

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FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

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

LANDSCAPE NOTES

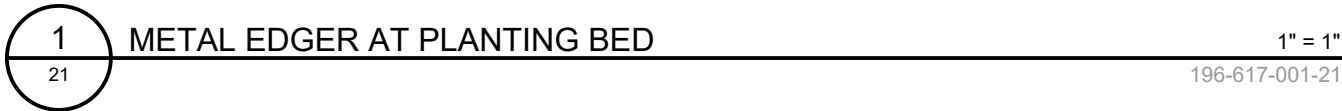
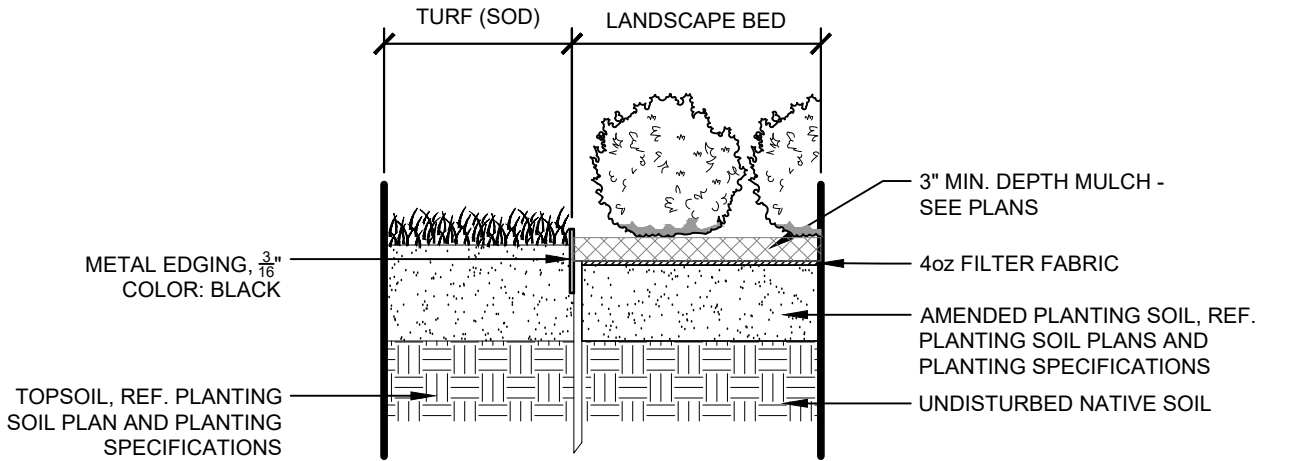
1. ALL SHRUB BEDS TO BE MULCHED WITH THE SPECIFIED ROCK MULCH TO A MINIMUM DEPTH OF 3 INCHES.
2. ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
3. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF LANDSCAPE AREA IS REQUIRED FOR SOIL AMENDMENT.
4. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
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 AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. THE PROPOSED FREE STANDING LIGHTS ARE THE EVOLVE-LED SCALABLE AREA LIGHT (EASC SERIES). THE EVOLVE-EASC IS AN LED SQUARE FIXTURE MOUNTED TO A SQUARE POLE AT 25'. TYPE 4 LIGHTING DISTRIBUTION IS PROPOSED THROUGHOUT THE PROPERTY AREA, WHILE TYPE 3 LIGHTING DISTRIBUTION IS PROPOSED AT THE PERIMETER OF THE PROPERTY. LIGHTING DISTRIBUTION SHIELDS ARE USED AT SPECIFIC POLE LOCATIONS TO INHIBIT LIGHTING SPILL-OVER TO ADJACENT PROPERTIES.
8. IF FENCING SHOULD BE DESIRED BY THE PROSPECTIVE TENANT, THEN A SITE PLAN AMENDMENT WILL BE REQUIRED. THE SITE PLAN AMENDMENT PROCESS WILL REQUIRE AN ADDITIONAL APPLICATION, FEE AND REVIEW BY MULTIPLE DEPARTMENTS. FENCING SHALL COMPLY WITH THE UNIFIED DEVELOPMENT CODE OR THE CODE IN EFFECT AT THE TIME. IT SHALL MEET ALL SETBACK REQUIREMENTS, MATERIAL AND HEIGHT RESTRICTIONS. LANDSCAPING IS REQUIRED TO BE LOCATED ON THE EXTERIOR SIDE OF ANY PROPOSED FENCING OR WALLS. CHAIN LINK FENCING IS NOT PERMITTED TO SCREEN OUTDOOR LOADING AREAS. THIS WOULD BE APPLICABLE IN MANY LOCATIONS ASSOCIATED WITH THIS APPLICATION.

FIRE SAFETY LANDSCAPE NOTES

1. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
3. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

CONSTRUCTION BID NOTES:

1. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
2. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
3. ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION. PLANS TAKE PRECEDENT OVER PLANT SCHEDULE FOR PLANT QUANTITY COUNT.



SHORT GRASS MIX BY APPLEWOOD SEED COMPANY OR EQUAL
SEEDING RATE: 6 LBS/ACRE

SCIENTIFIC NAME	COMMON NAME
BOUTELOUA GRACILIS	BLUE GRAMA
BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA
SPOROBOLUS CRYPTANDRUS	SAND DROPSEED
KOELERIA MACRANTHA	PRARIE
JUNEGRASS	

DETENTION BASIN MIX BY APPLEWOOD SEED COMPANY OR EQUAL
SEEDING RATE: 35 LBS/ACRE

SCIENTIFIC NAME	COMMON NAME
ALISMA SUBCORDATUM	WATER PLANTAIN
ASCLEPIAS INCARNATA	SWAMP MILKWEED
BIDENS ARISTOSA	TICKSEED SUNFLOWER
MIMULUS RINGENS	ALLEGHENY MONKEYFLOWER
PENTHORUM SEDOIDES	DITCH STONECROP
RUDBECKIA LACINIATA	CUTLEAF CONEFLOWER
SAGITTARIA LATIFOLIA	COMMON ARROWHEAD
VERBENA HASTATA	BLUE VERVAIN
CAREX STIPATA	AWL-FRUITED SEDGE
CAREX VULPINOIDEA	FOX SEDGE
ELYMUS VIRGINICUS	VIRGINIA WILDRYE
ELEOCHARIS SPECIES	SPIKE RUSH
GLYCERIA STRIATA	FOWL MANNA GRASS
JUNCUS EFFUSUS	SOFT RUSH
JUNCUS TENUIS	PATH RUSH
LEERSIA ORYZOIDES	RICE CUT GRASS
PANICUM VIRGATUM	SWITCHGRASS
SCIRPUS VALIDUS	SOFTSTEM BULRUSH
SPARTINA PECTINATA	PRAIRIE CORDGRASS

NOT FOR
CONSTRUCTION

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1020 South Main Street
Greenwood Village, Colorado 80111 (303) 228-2300

FINE POINT BUSINESS PARK BLDG 6
SITE PLAN
LOTS 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LANDSCAPE NOTES

DATE:
DESIGNED BY: JMD
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO.
196617001_SP_LA
PROJECT NO.
196617001

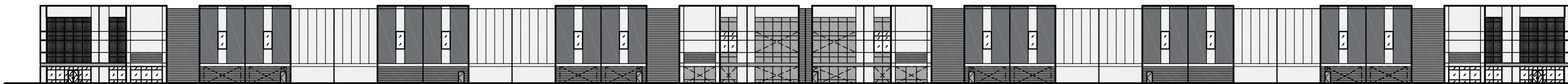
SHEET NO.
20

NO. REVISION BY DATE APPR

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FINE POINT BUSINESS PARK BLDG 6

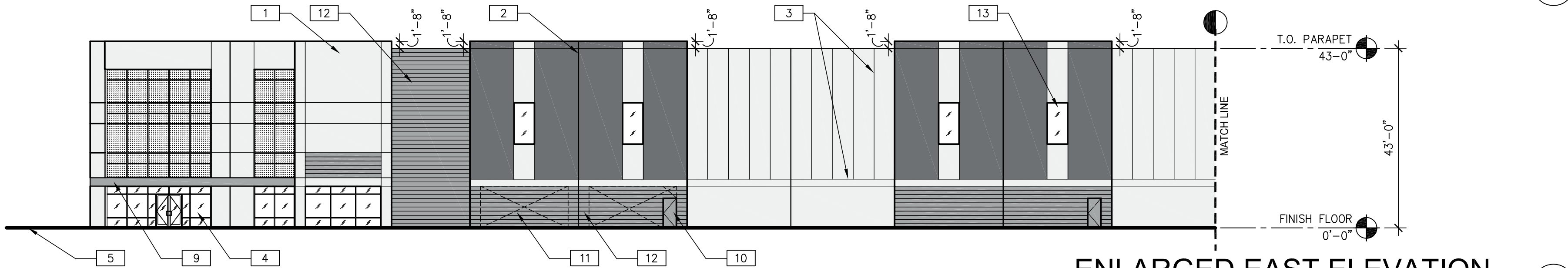
LOCATED IN THE SE $\frac{1}{4}$ OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



OVERALL EAST ELEVATION

SCALE: 1" = 50'-0"

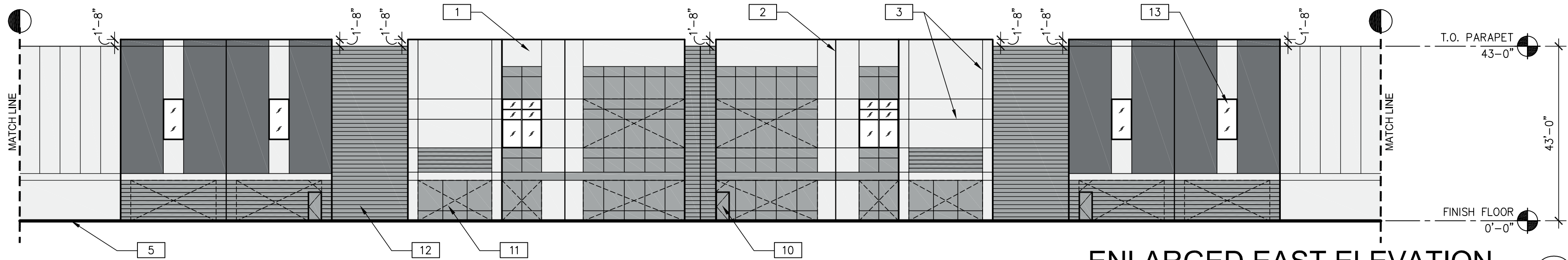
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ENLARGED EAST ELEVATION

SCALE: 1" = 20'-0"

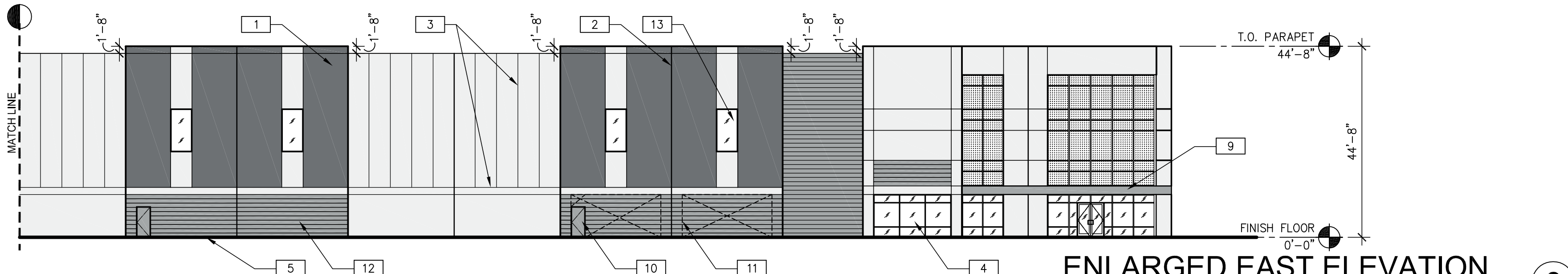
1



ENLARGED EAST ELEVATION

SCALE: 1" = 20'-0"

2



ENLARGED EAST ELEVATION

SCALE: 1" = 20'-0"

3

ELEVATION NOTES

- | | |
|---|--|
| 1 CONCRETE TILT-UP, PAINTED | 8 12'X14' DRIVE IN DOOR - PRE-FINISHED WHITE |
| 2 CONCRETE TILT-UP JOINT | 9 ENTRY CANOPY, PAINTED |
| 3 3/4" V-REVEAL | 10 3'X7' HOLLOW METAL MAN DOOR |
| 4 ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLASS | 11 KNOCK-OUT FOR FUTURE OPENING |
| 5 FINISH GRADE, VARIES | 12 'S' DECK FORM LINER |
| 6 EXTERIOR STEEL STAIRS | 13 5'X10' CLERESTORY WINDOW |
| 7 9'X10' DOCK DOOR - PRE-FINISHED WHITE | 15 DOCK DOOR PACKAGE TO INCLUDE BUMPERS, LEVELER AND DOCK SEAL |

COLOR LEGEND

- | | |
|--|--|
| | A MAIN COLOR: SHERWIN WILLIAMS #7005 PURE WHITE |
| | B SECONDARY COLOR: SHERWIN WILLIAMS #6254 GRAY MATTERS |
| | C ACCENT COLOR: SHERWIN WILLIAMS #7665 CITYSCAPE |

LEGEND

- | | |
|--|----------------------------|
| | KNOX BOX |
| | FIRE DEPARTMENT CONNECTION |
| | VISION GLASS |
| | SPANDREL GLASS |

WARE MALCOMB

900 S. Broadway, Suite #320
Denver, CO, 80209
P. 720.488.2626

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
6200 East South Parkway
Greenwood Village, Colorado 80111 (303) 228-2300

FINE POINT BUSINESS PARK BLDG 6

LOTS 1 AND 2, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 2
CITY OF AURORA, STATE OF COLORADO

DATE: DESIGNED BY: SAS
DRAWN BY: CAD
CHECKED BY: SAS

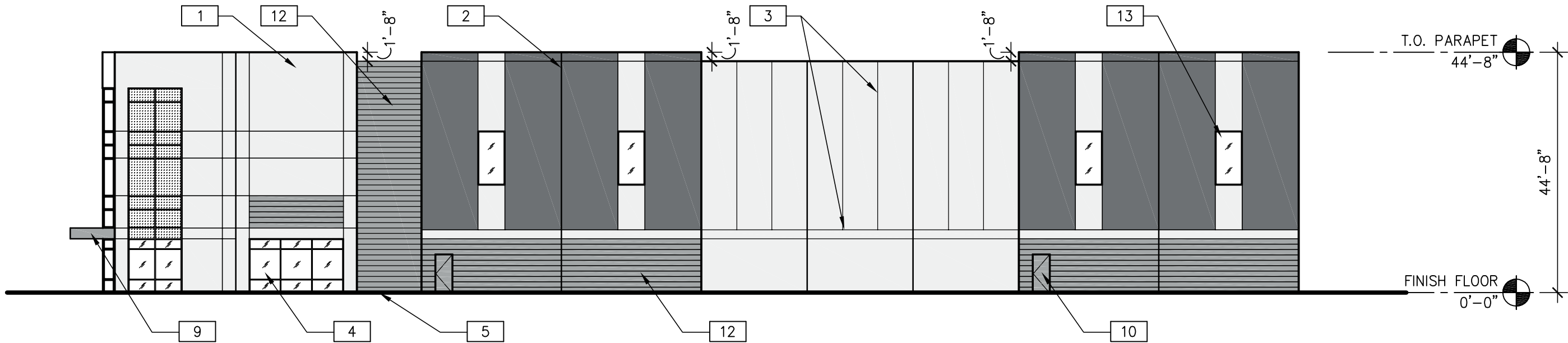
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PROJECT NO. 196617001

SHEET NO.

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FINE POINT BUSINESS PARK BLDG 6

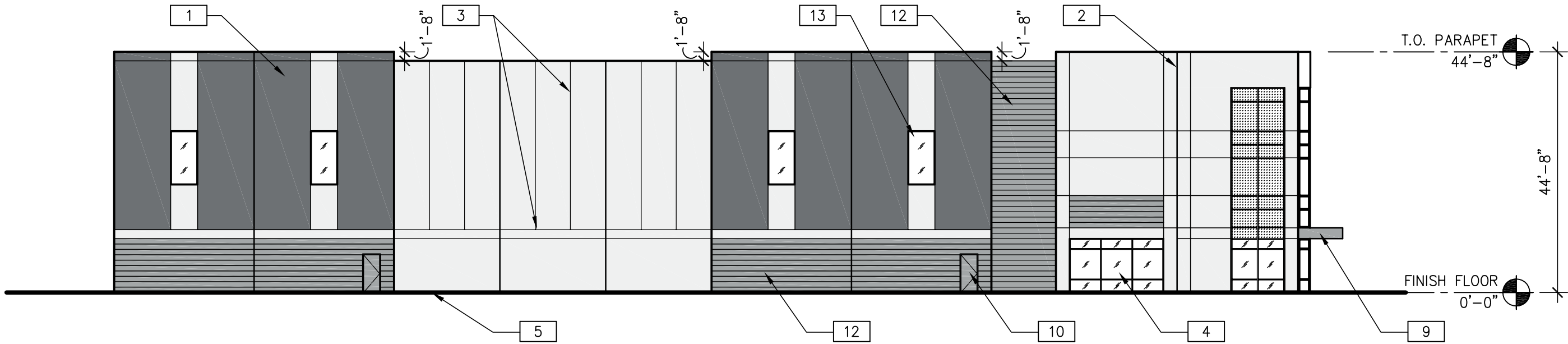
LOCATED IN THE SE ¼ OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



ENLARGED NORTH ELEVATION

SCALE: 1" = 20'-0"

1



ENLARGED SOUTH ELEVATION

SCALE: 1" = 20'-0"

2

ELEVATION NOTES

- | | | | |
|---|---|----|---|
| 1 | CONCRETE TILT-UP, PAINTED | 8 | 12'X14' DRIVE IN DOOR - PRE-FINISHED WHITE |
| 2 | CONCRETE TILT-UP JOINT | 9 | ENTRY CANOPY, PAINTED |
| 3 | 3/4" V-REVEAL | 10 | 3'X7' HOLLOW METAL MAN DOOR |
| 4 | ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLASS | 11 | KNOCK-OUT FOR FUTURE OPENING |
| 5 | FINISH GRADE, VARIES | 12 | 'S' DECK FORM LINER |
| 6 | EXTERIOR STEEL STAIRS | 13 | 5'X10' CLERESTORY WINDOW |
| 7 | 9'X10' DOCK DOOR - PRE-FINISHED WHITE | 14 | DOCK DOOR PACKAGE TO INCLUDE BUMPERS, LEVELER AND DOCK SEAL |

COLOR LEGEND

- | | |
|---|--|
| A | MAIN COLOR: SHERWIN WILLIAMS #7005 PURE WHITE |
| B | SECONDARY COLOR: SHERWIN WILLIAMS #6254 GRAY MATTERS |
| C | ACCENT COLOR: SHERWIN WILLIAMS #7665 CITYSCAPE |

LEGEND

- | | |
|----------------|----------------------------|
| X | KNOX BOX |
| Y | FIRE DEPARTMENT CONNECTION |
| VISION GLASS | VISION GLASS |
| SPANDREL GLASS | SPANDREL GLASS |

WARE MALCOMB

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Greenwood Village, Colorado 80111 (303) 228-2300

FINE POINT BUSINESS PARK BLDG 6
SITE PLAN
LOTS 1 AND 2, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 2
CITY OF AURORA, STATE OF COLORADO

DATE:
DESIGNED BY: SAS
DRAWN BY: CAD
CHECKED BY: SAS

FILE NO.
X0017.EE06
PROJECT NO.
196617001

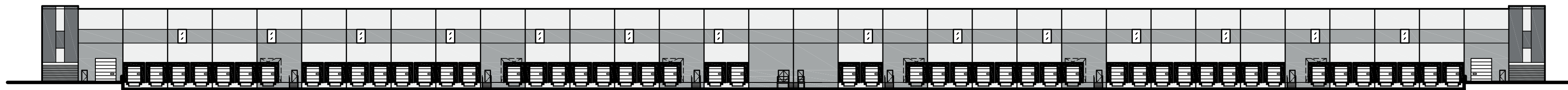
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FINE POINT BUSINESS PARK BLDG 6

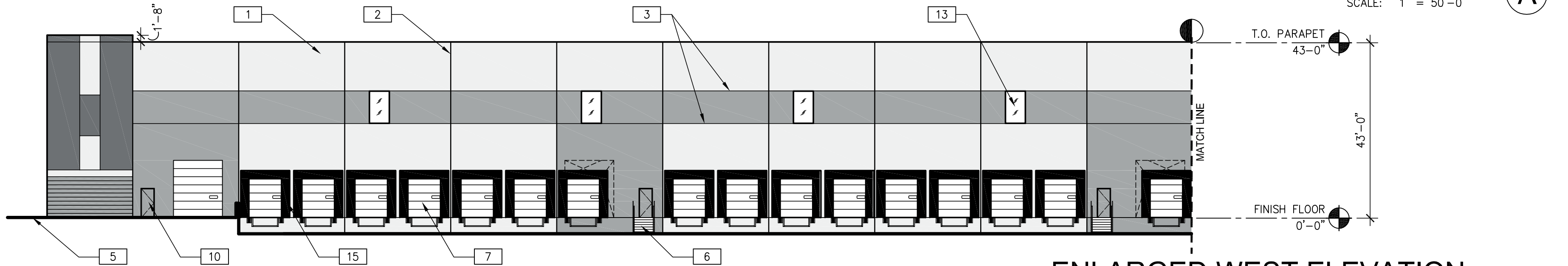
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TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



OVERALL WEST ELEVATION

SCALE: 1" = 50'-0"

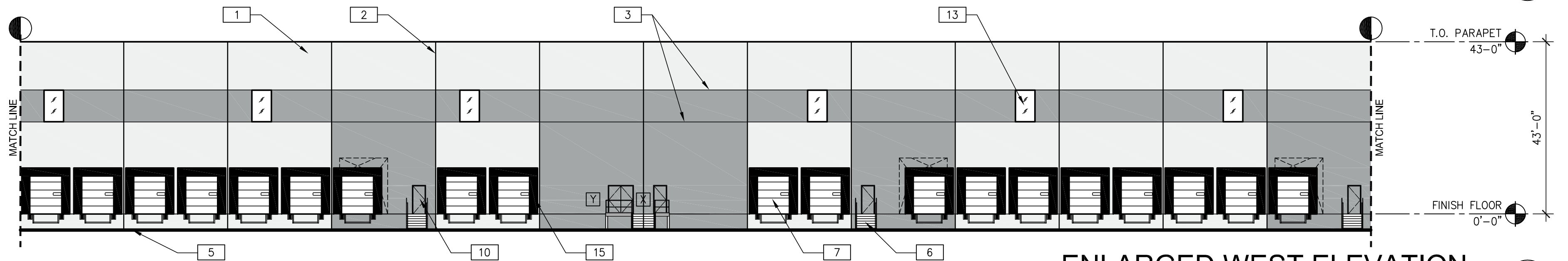
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ENLARGED WEST ELEVATION

SCALE: 1" = 20'-0"

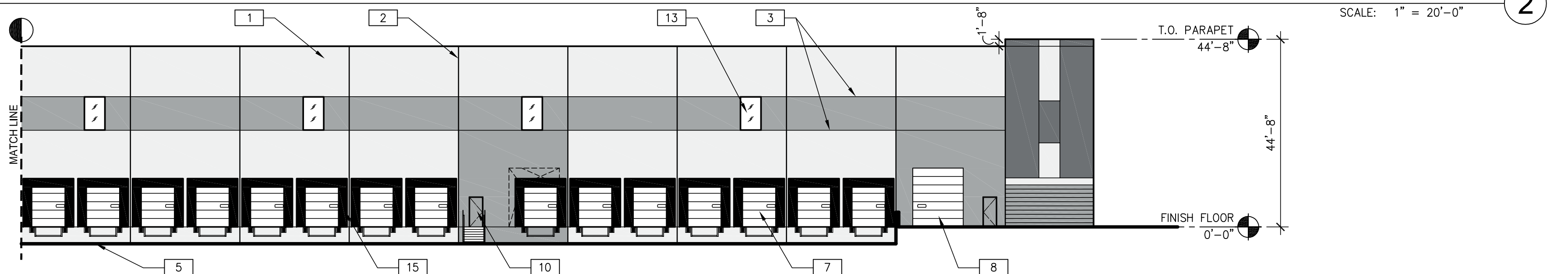
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ENLARGED WEST ELEVATION

SCALE: 1" = 20'-0"

2



ENLARGED WEST ELEVATION

SCALE: 1" = 20'-0"

3

ELEVATION NOTES

- | | | | |
|---|---|----|---|
| 1 | CONCRETE TILT-UP, PAINTED | 8 | 12'X14' DRIVE IN DOOR - PRE-FINISHED WHITE |
| 2 | CONCRETE TILT-UP JOINT | 9 | ENTRY CANOPY, PAINTED |
| 3 | 3/4" V-REVEAL | 10 | 3'X7' HOLLOW METAL MAN DOOR |
| 4 | ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLASS | 11 | KNOCK-OUT FOR FUTURE OPENING |
| 5 | FINISH GRADE, VARIES | 12 | 'S' DECK FORM LINER |
| 6 | EXTERIOR STEEL STAIRS | 13 | 5'X10' CLERESTORY WINDOW |
| 7 | 9'X10' DOCK DOOR - PRE-FINISHED WHITE | 15 | DOCK DOOR PACKAGE TO INCLUDE BUMPERS, LEVELER AND DOCK SEAL |

COLOR LEGEND

- | | | |
|--|---|--|
| | A | MAIN COLOR: SHERWIN WILLIAMS #7005 PURE WHITE |
| | B | SECONDARY COLOR: SHERWIN WILLIAMS #6254 GRAY MATTERS |
| | C | ACCENT COLOR: SHERWIN WILLIAMS #7665 CITYSCAPE |

LEGEND

- | | |
|--|----------------------------|
| | KNOX BOX |
| | FIRE DEPARTMENT CONNECTION |
| | VISION GLASS |
| | SPANDREL GLASS |

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Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
4200 East South Parkway, Suite 320
Greenwood Village, Colorado 80111 (303) 228-2300

FINE POINT BUSINESS PARK BLDG 6
SITE PLAN
LOTS 1 AND 2, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 2
CITY OF AURORA, STATE OF COLORADO

DATE: DESIGNED BY: SAS
DRAWN BY: CAD
CHECKED BY: SAS

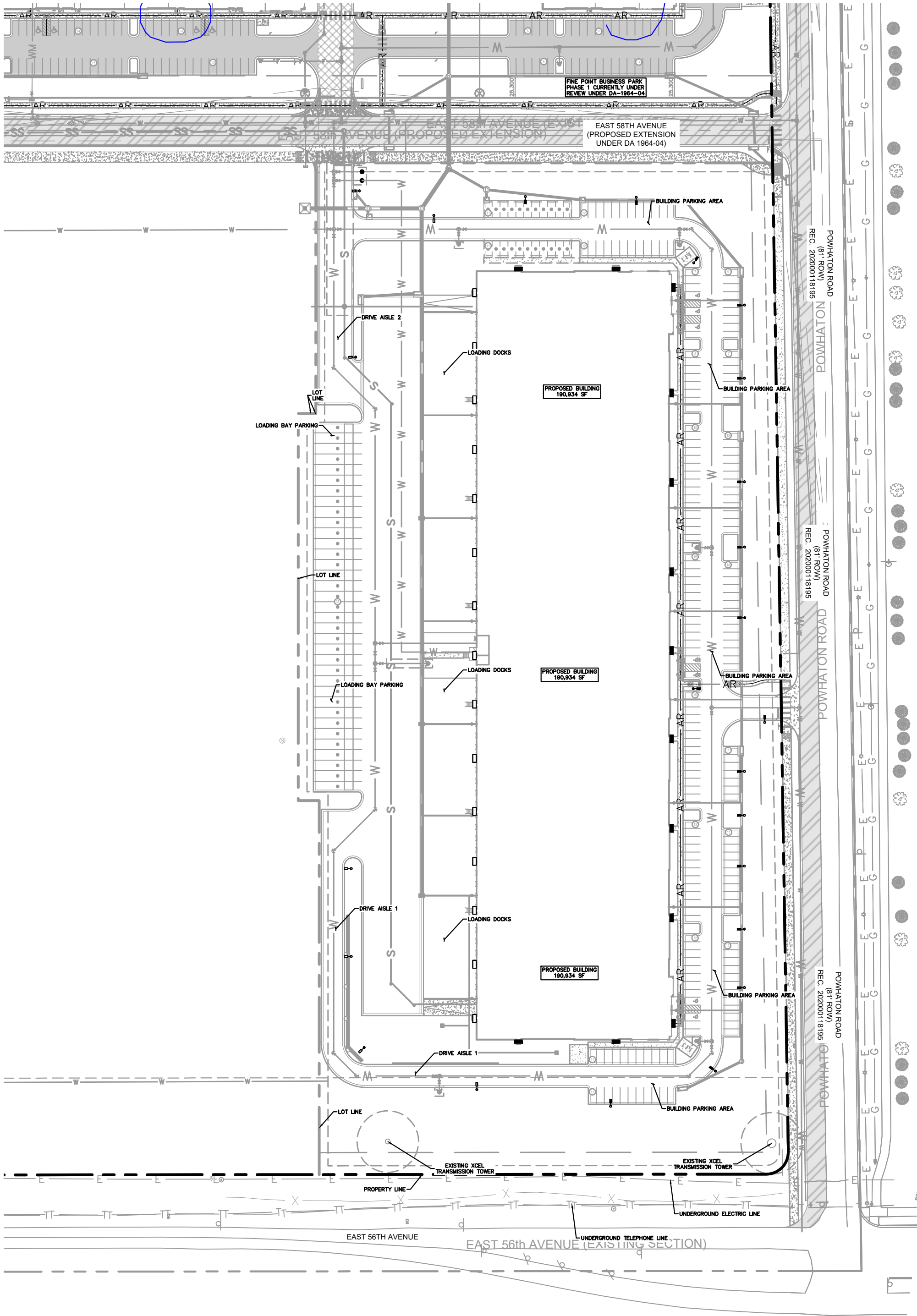
FILE NO.
X0017.EE06
PROJECT NO.
196617001

SHEET NO.

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FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

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



BUILDING VI
FOOTPRINT 195,000 SF +/-
CLR.HGT: 32'
FFE: 5482.00 - 5477.64
38 DOCK HIGH
2 GRADE LEVEL

BUILDING VI
FOOTPRINT 195,000 SF +/-
CLR.HGT: 32'
FFE: 5482.00 - 5477.64
38 DOCK HIGH
2 GRADE LEVEL

BUILDING VI
FOOTPRINT 195,000 SF +/-
CLR.HGT: 32'
FFE: 5482.00 - 5477.64
38 DOCK HIGH
2 GRADE LEVEL

LEGEND

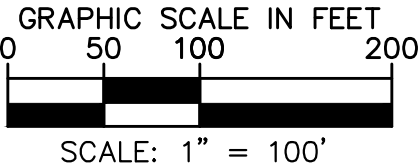
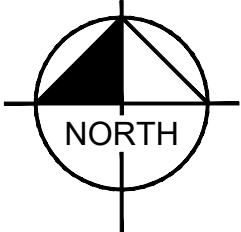
- PROPERTY LINE
- - - LOT LINE
- AR ACCESSIBLE ROUTE
- XTOR WALL PACK
- TYPE 4 WALL PACK
- □ TYPE 3 LIGHT POLE
- ■ TYPE 4 LIGHT POLE

LIGHTING SUMMARY TABLE		
AREA CLASSIFICATION	AVG. ILLUMINANCE (FC)	MAX/MIN
LOADING DOCKS	4.01	3.63:1
DRIVE AISLE 1	2.70	8.67:1
DRIVE AISLE 2	2.31	10.60:1
LOADING BAY PARKING	2.25	3.42:1
BUILDING PARKING	2.87	8.40:1
ACCESSIBLE ROUTE	4.17	
PROPERTY LINE	0.05	

LIGHTING DESIGN CRITERIA		
AREA CLASSIFICATION	AVG. ILLUMINANCE (FC)	MAX/MIN
LOADING DOCKS	4.00	20:1
PARKING	2.00	20:1
DRIVE AISLES	2.00	20:1
ACCESSIBLE ROUTE	1.00	N/A

*CRITERIA BASED ON IES RP-8-21 ADDENDUM 1
RECOMMENDATIONS FOR PARKING LOT LIGHTING

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".



Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
6205 South Staple
Greenwood Village, Colorado 80111 (303) 228-2300

FINE POINT BUSINESS PARK BLDG 6

SITE PLAN

LOTS 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

OVERALL PHOTOMETRIC PLAN

DATE: 4/24/24

DESIGNED BY: WRP

DRAWN BY: WRP

CHECKED BY: DJC

FILE NO.
196617001_PH

PROJECT NO.
196617001

SHEET NO.

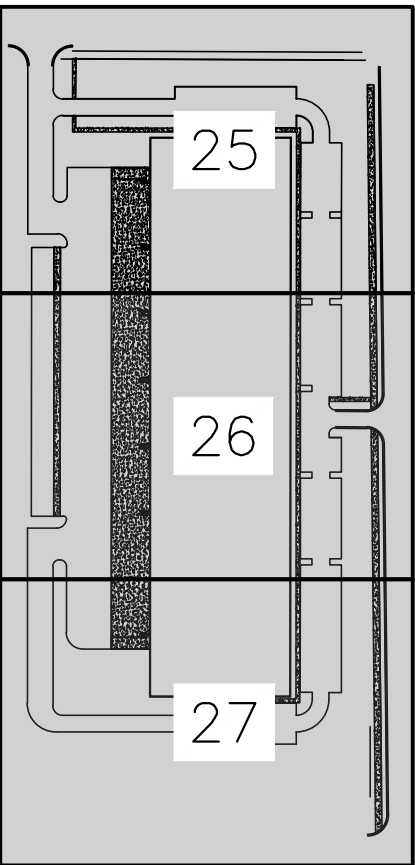
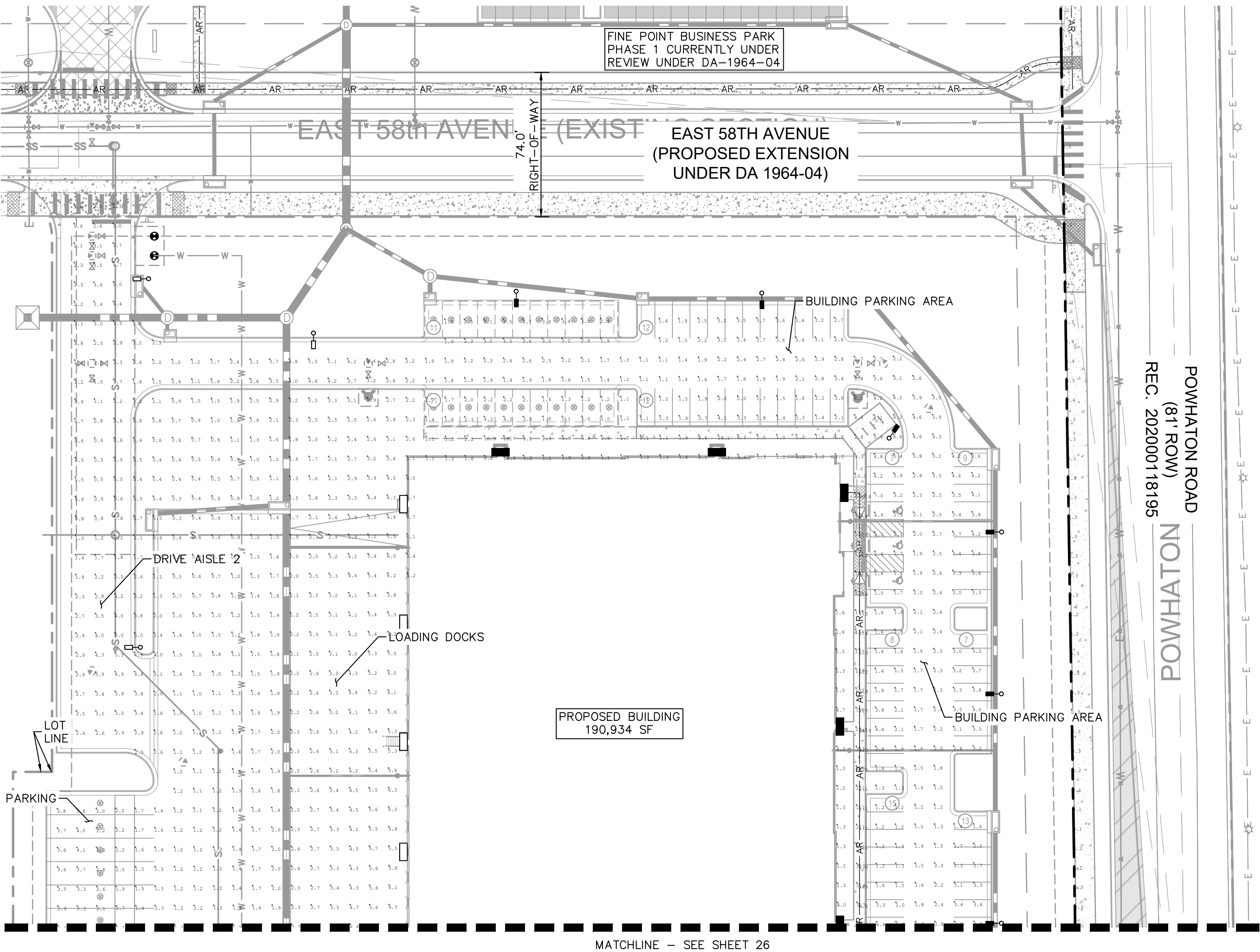
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NO. BY DATE APPR

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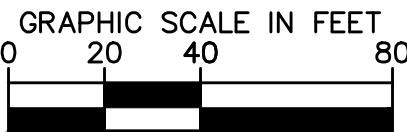
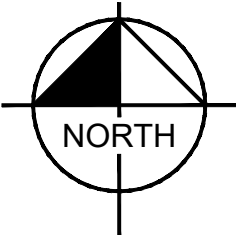
FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

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



LEGEND

- PROPERTY LINE
- - - LOT LINE
- AR ACCESSIBLE ROUTE
- XTOR WALL PACK
- TYPE 4 WALL PACK
- □ TYPE 3 LIGHT POLE
- ■ TYPE 4 LIGHT POLE



Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
8200 South Greenwood Village, Colorado 80111 (303) 228-2300

FINE POINT BUSINESS PARK BLDG 6

SITE PLAN

LOTS 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

PHOTOMETRIC PLAN

DATE: 4/24/24

DESIGNED BY: WRP

DRAWN BY: WRP

CHECKED BY: DJC

FILE NO.
196617001-FH

PROJECT NO.
196617001

SHEET NO.

25

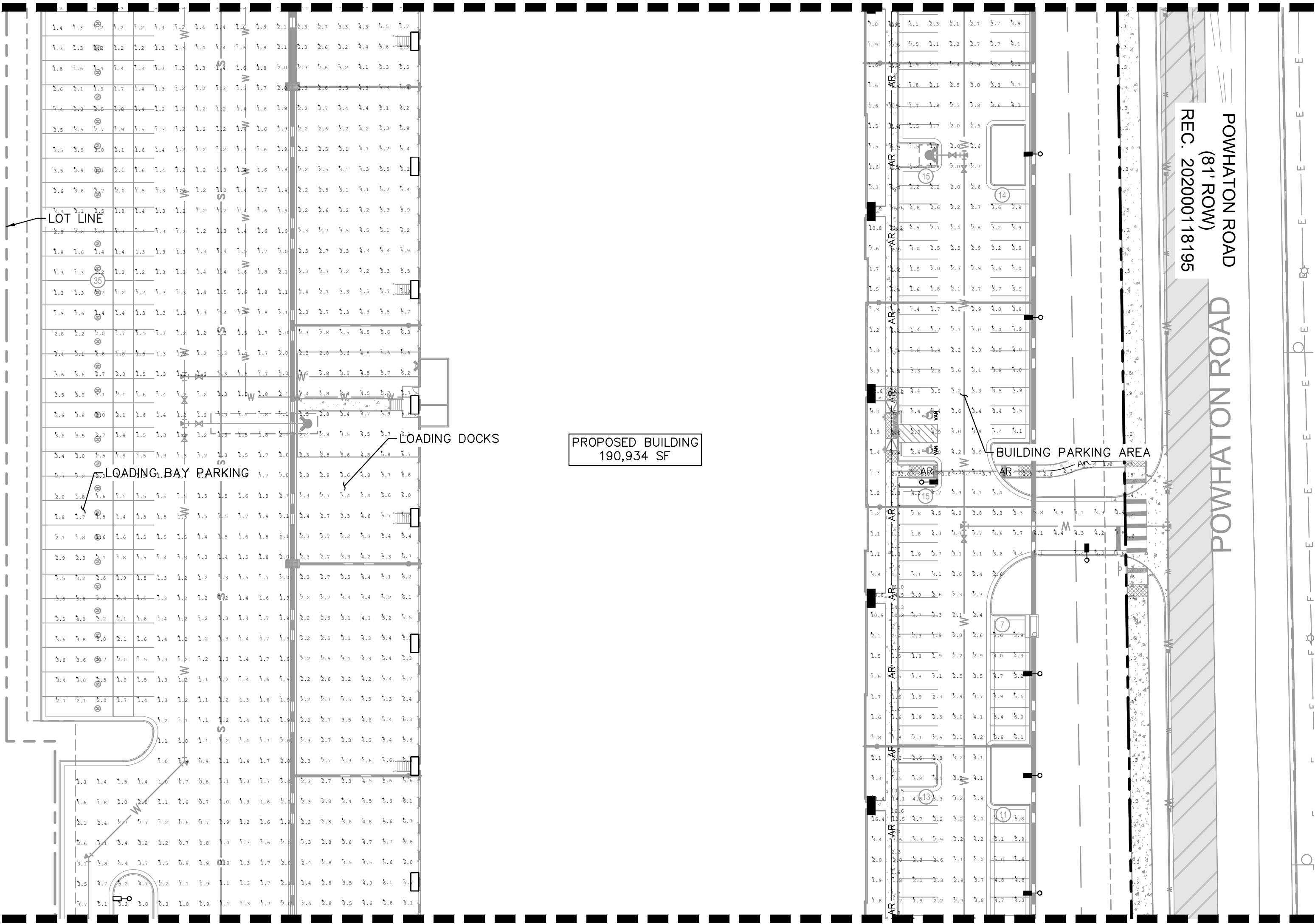
NO.	REVISION	BY	DATE	APPR

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FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

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

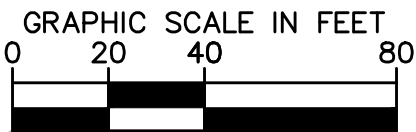
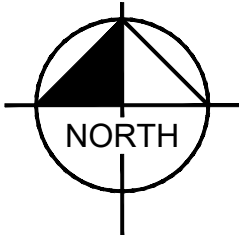
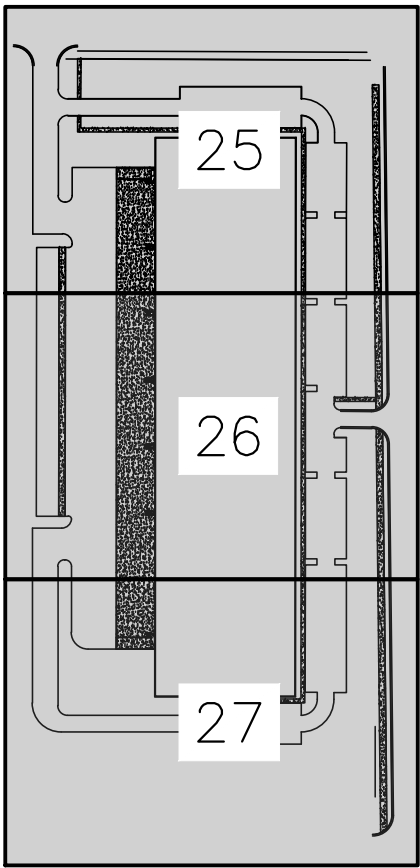
MATCHLINE — SEE SHEET 25



PROPOSED BUILDING
190,934 SF

LEGEND

- PROPERTY LINE
- - - LOT LINE
- AR ACCESSIBLE ROUTE
- XTOR WALL PACK
- TYPE 4 WALL PACK
- □ TYPE 3 LIGHT POLE
- ■ TYPE 4 LIGHT POLE



Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
8200 South Greenwood Village, Colorado 80111 (303) 228-2300

FINE POINT BUSINESS PARK BLDG 6
SITE PLAN

LOTS 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

PHOTOMETRIC PLAN

DATE: 4/24/24

DESIGNED BY: WRP

DRAWN BY: WRP

CHECKED BY: DJC

FILE NO.
196617001-FH

PROJECT NO.
196617001

SHEET NO.

26

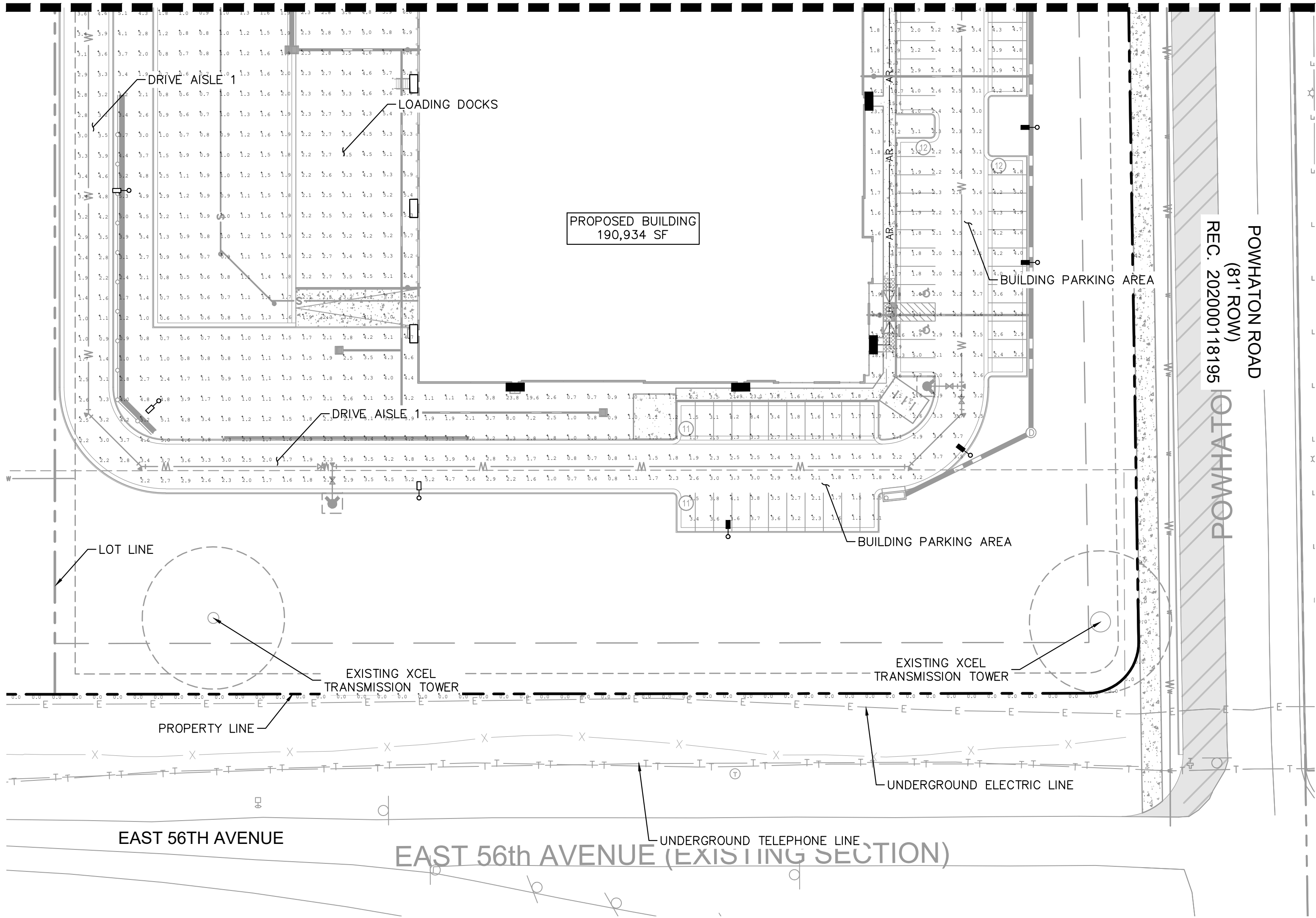
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FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

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

MATCHLINE — SEE SHEET 26



LEGEND

- PROPERTY LINE
- LOT LINE
- AR ACCESSIBLE ROUTE
- XTOR WALL PACK
- TYPE 4 WALL PACK
- TYPE 3 LIGHT POLE
- TYPE 4 LIGHT POLE

KEYMAP
NTS



Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
8200 East South Street
Greenwood Village, Colorado 80111 (303) 228-2300

FINE POINT BUSINESS PARK BLDG 6
SITE PLAN
LOTS 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
PHOTOMETRIC PLAN

DATE: 4/24/24

DESIGNED BY: WRP

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CHECKED BY: DJC

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196617001-FH

PROJECT NO.
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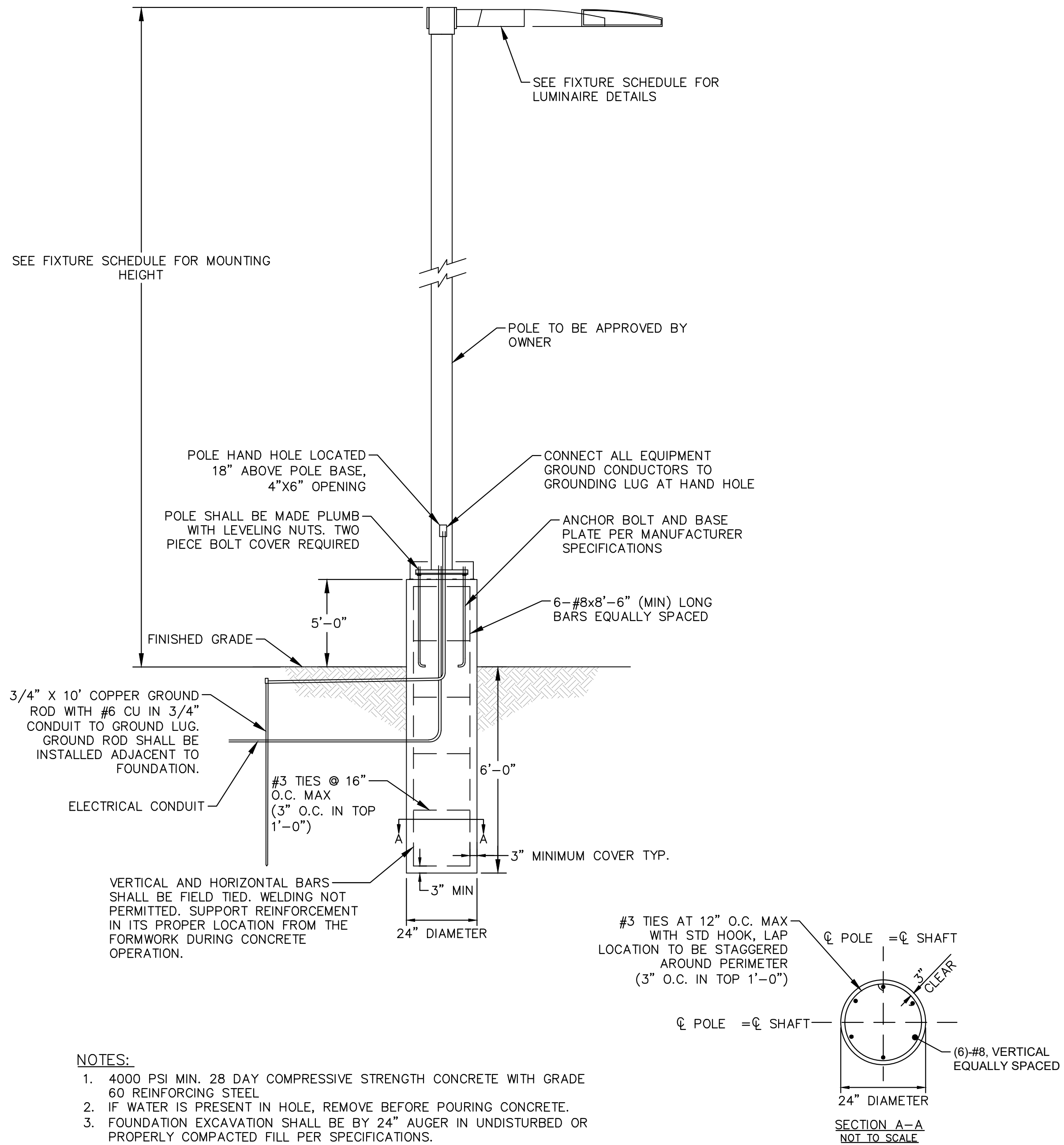
SHEET NO.

27

NO.	REVISION	BY	DATE	APPR

FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

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



- NOTES:
1. 4000 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL
 2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
 3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
 4. FOUNDATION HAS BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 1500 PSF.
 5. FOUNDATION HAS BEEN DESIGNED FOR A MINIMUM ALLOWABLE LATERAL SOIL PRESSURE OF 100 PCF.

1 POLE FOUNDATION DETAIL
N.T.S.

SHEET NO.		29	
FILE NO.	DATE:	4/24/24	
PROJECT NO.	DESIGNED BY:	WRP	
196617001	DRAWN BY:	WRP	
	CHECKED BY:	DJC	
FINE POINT BUSINESS PARK BLDG 6		KIMLEY»»Horn	
SITE PLAN		KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, Colorado 80111 (303) 228-2300	
LOTS 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3			
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO			
PHOTOMETRIC DETAILS			
		NO.	REVISION
		BY	DATE
			APPR