

**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.

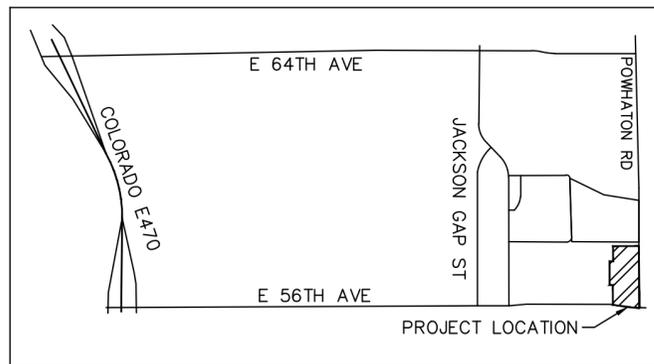
SEE SHEET 2 FOR CONTINUED SITE PLAN NOTES.

**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 KESTER, 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

NO.	REVISION	BY	DATE	APPR

K:\DEN\_Civil\196617001\_Fine Point B6\CADD\PlanSheets\CSP\196617001\_CV.dwg Detmer, Joe 4/24/2024 3:20 PM

**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 ¼ 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.



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  
**GENERAL NOTES**

DATE: 04/22/2024  
DESIGNED BY: JMD  
DRAWN BY: AGM  
CHECKED BY: BJC

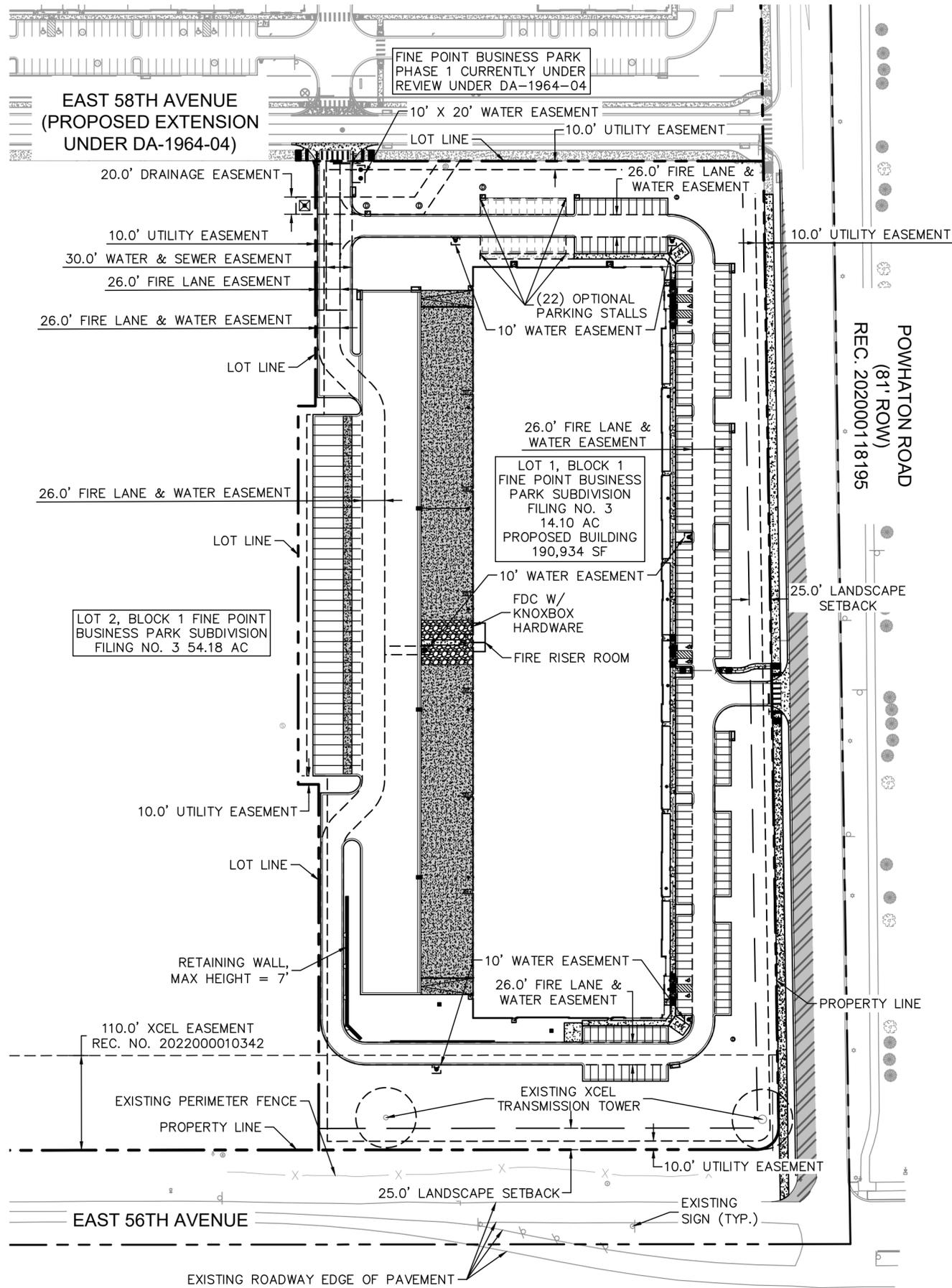
FILE NO.  
196617001\_LV  
PROJECT NO.  
196617001

SHEET NO.  
**2**

NO.	REVISION	BY	DATE	APPR

# 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
- 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

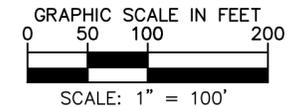
**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
6205 South  
Greenwood Village, Colorado 80111 (303) 228-2300

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: ADE  
CHECKED BY: BAC

FILE NO.  
196617001\_SP\_OV  
PROJECT NO.  
196617001

SHEET NO.  
3



K:\DEN\_Civil\196617001\_Fine Point B6\CADD\PlanSheets\CSP\196617001\_SP\_OV.dwg Detmer, Joe 4/24/2024 3:21 PM

NO.	REVISION	BY	DATE	APPR

# 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

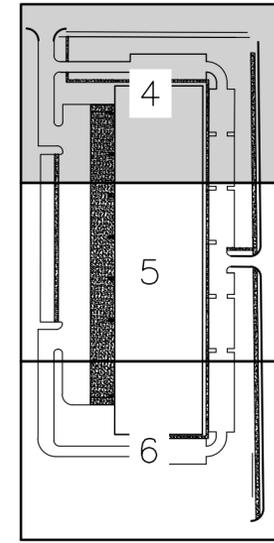
FINE POINT BUSINESS PARK  
PHASE 1 CURRENTLY UNDER  
REVIEW UNDER DA-1964-04

EAST 58TH AVENUE  
(PROPOSED EXTENSION  
UNDER DA 1964-04)

POWHATON ROAD  
(81' ROW)  
REC. 20200118195

PROPOSED BUILDING  
190,934 SF

MATCHLINE - SEE SHEET 5



## LEGEND

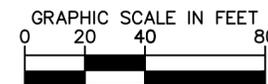
- PROPERTY LINE
- - - LOT LINE
- - - EASEMENT LINE
- AR ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- (X) PARKING COUNT
- [Hatched] RIGHT-OF-WAY ASPHALT
- [Diagonal Lines] PAINT STRIPING
- [Dotted] EXISTING CONCRETE
- [Stippled] STANDARD DUTY CONCRETE
- [Dark Stippled] HEAVY DUTY CONCRETE
- [Diagonal Lines] STANDARD DUTY ASPHALT
- [Cross-hatched] HEAVY DUTY ASPHALT

## SITE PLAN KEYNOTES

- 1 STANDARD PARKING STALL, 9' X 19' (TYP.)
- 2 ACCESSIBLE PARKING STALL W/ ACCESSIBLE PARKING SIGN, 9' X 19' (TYP.)
- 3 VAN ACCESSIBLE PARKING STALL W/ ACCESSIBLE PARKING SIGN, 9' X 19' (TYP.)
- 4 CURB RAMP WITH DETECTABLE WARNING
- 5 STOP SIGN
- 6 "NO PARKING FIRE LANE" SIGN
- 7 PEDESTRIAN CROSSWALK AND STOP BAR
- 8 SITE LIGHTING
- 9 STAIRS
- 10 BUILDING INGRESS
- 11 BUILDING EGRESS
- 12 BOLLARD
- 13 STORM INLET
- 14 STORM MANHOLE
- 15 FIRE HYDRANT, ASSEMBLY PER COA STD. DETAIL 208
- 16 SANITARY SEWER MANHOLE

## SITE PLAN NOTES

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



K:\DEN\_Civil\196617001\_Fine Point B6\CADD\PlanSheets\CSP\196617001\_SP\_DT.dwg Detmer, Joe 4/24/2024 3:22 PM

**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
6200 E. Southgate  
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.

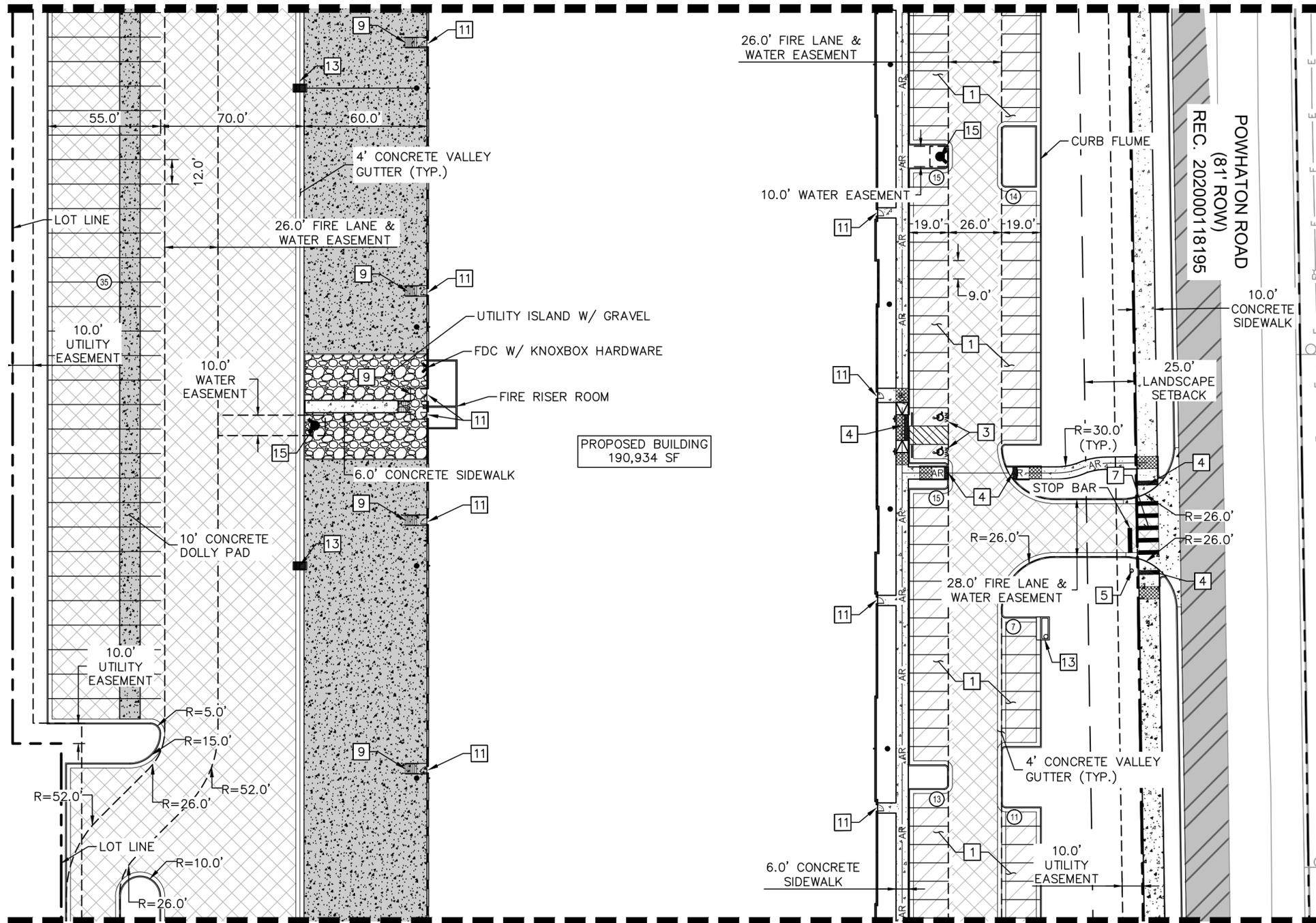
4

NO.	REVISION	BY	DATE	APPR

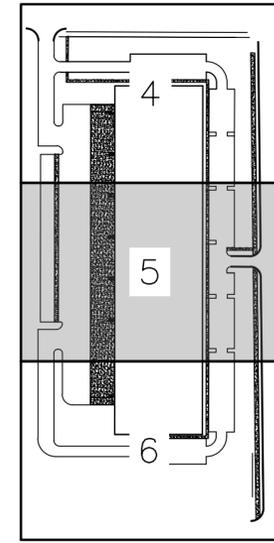
# FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

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 4



MATCHLINE - SEE SHEET 6



KEYMAP  
NTS

## LEGEND

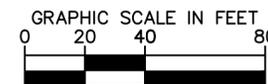
- PROPERTY LINE
- - - LOT LINE
- - - EASEMENT LINE
- AR ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- (X) PARKING COUNT
- RIGHT-OF-WAY ASPHALT
- PAINT STRIPING
- EXISTING CONCRETE
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT

## SITE PLAN KEYNOTES

- 1 STANDARD PARKING STALL, 9' X 19' (TYP.)
- 2 ACCESSIBLE PARKING STALL W/ ACCESSIBLE PARKING SIGN, 9' X 19' (TYP.)
- 3 VAN ACCESSIBLE PARKING STALL W/ ACCESSIBLE PARKING SIGN, 9' X 19' (TYP.)
- 4 CURB RAMP WITH DETECTABLE WARNING
- 5 STOP SIGN
- 6 "NO PARKING FIRE LANE" SIGN
- 7 PEDESTRIAN CROSSWALK AND STOP BAR
- 8 SITE LIGHTING
- 9 STAIRS
- 10 BUILDING INGRESS
- 11 BUILDING EGRESS
- 12 BOLLARD
- 13 STORM INLET
- 14 STORM MANHOLE
- 15 FIRE HYDRANT, ASSEMBLY PER COA STD. DETAIL 208
- 16 SANITARY SEWER MANHOLE

## SITE PLAN NOTES

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



K:\DEN\_Civil\196617001\_Fine Point B6\CADD\PlanSheets\CSP\196617001\_SP\_DT.dwg Detmer, Joe 4/24/2024 3:22 PM

**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  
DETAILED SITE PLAN

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

FILE NO.  
196617001\_SP\_DT  
PROJECT NO.  
196617001

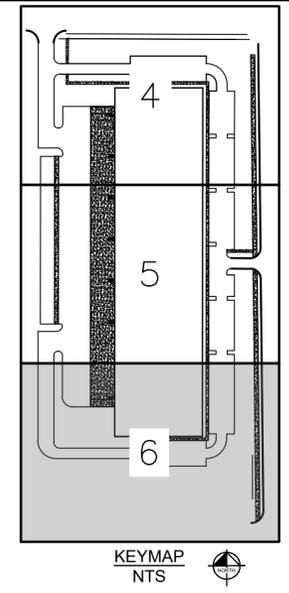
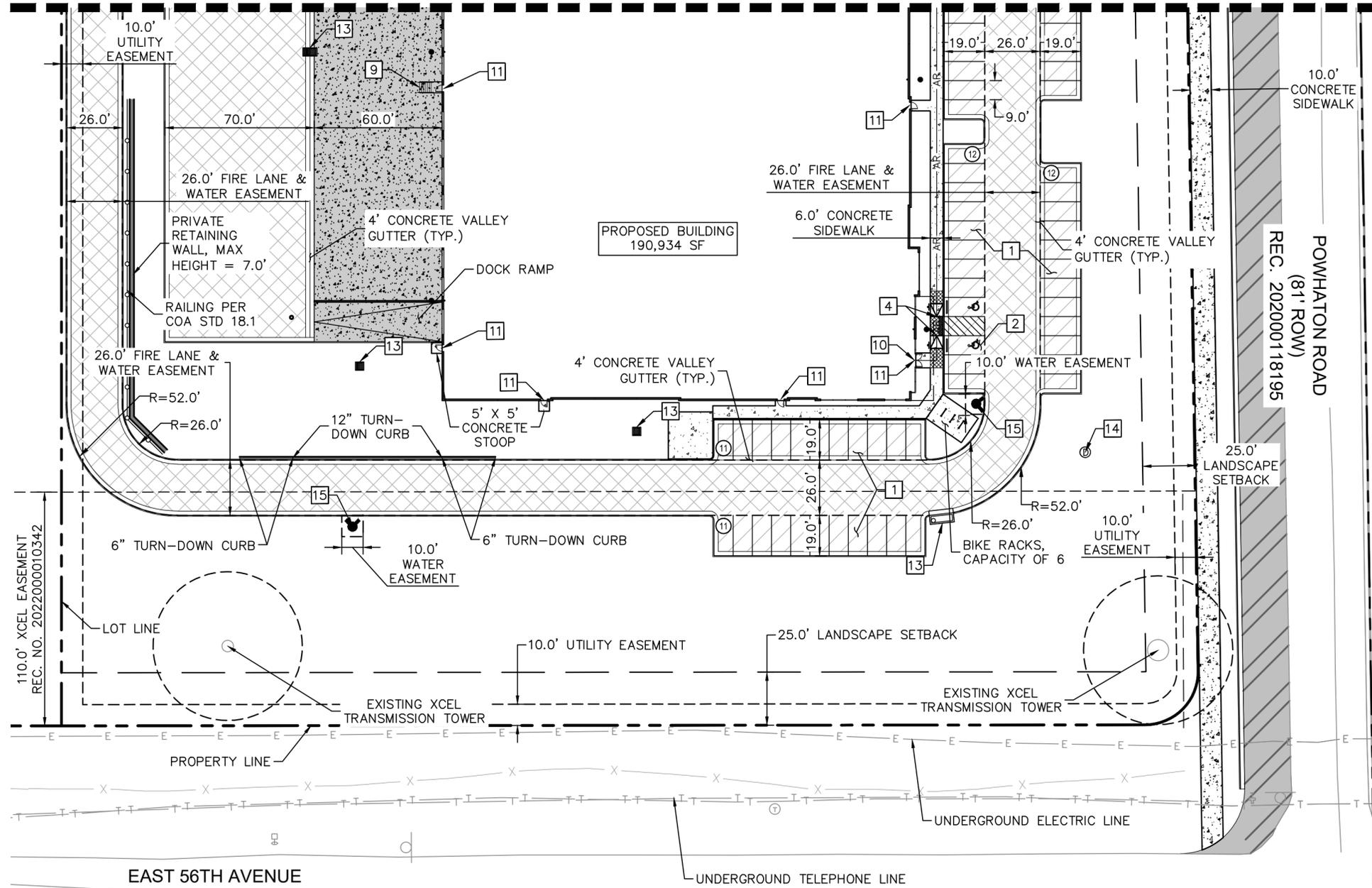
SHEET NO.  
**5**

NO.	REVISION	BY	DATE	APPR

# 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



## LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 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

- 1 STANDARD PARKING STALL, 9' X 19' (TYP.)
- 2 ACCESSIBLE PARKING STALL W/ ACCESSIBLE PARKING SIGN, 9' X 19' (TYP.)
- 3 VAN ACCESSIBLE PARKING STALL W/ ACCESSIBLE PARKING SIGN, 9' X 19' (TYP.)
- 4 CURB RAMP WITH DETECTABLE WARNING
- 5 STOP SIGN
- 6 "NO PARKING FIRE LANE" SIGN
- 7 PEDESTRIAN CROSSWALK AND STOP BAR
- 8 SITE LIGHTING
- 9 STAIRS
- 10 BUILDING INGRESS
- 11 BUILDING EGRESS
- 12 BOLLARD
- 13 STORM INLET
- 14 STORM MANHOLE
- 15 FIRE HYDRANT, ASSEMBLY PER COA STD. DETAIL 208
- 16 SANITARY SEWER MANHOLE

## SITE PLAN NOTES

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



K:\DEN\_Civil\196617001\_Fine Point B6\CADD\PlanSheets\CSP\196617001\_SP\_DT.dwg Detmer, Joe 4/24/2024 3:23 PM

**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
8200 S. W. 11th 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

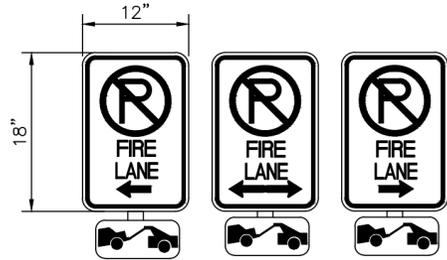
DATE: \_\_\_\_\_  
DESIGNED BY: JMD  
DRAWN BY: AGM  
CHECKED BY: BJC

FILE NO. 196617001\_SP\_DT  
PROJECT NO. 196617001

SHEET NO. **6**

NO.	REVISION	BY	DATE	APPR

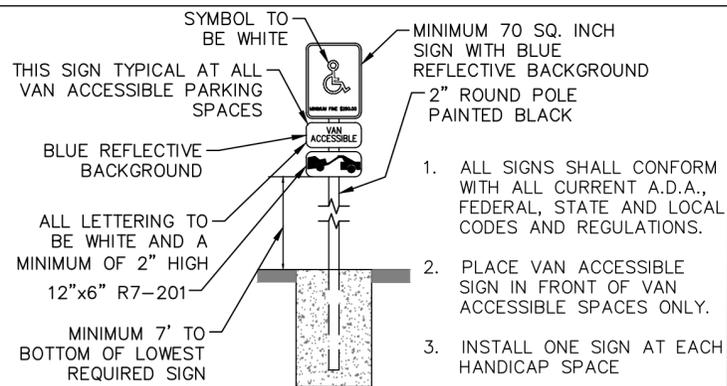
K:\DEN\_Civil\196617001\_Fine Point B6\CADD\PlanSheets\CSP\196617001\_SP\_DT\_DTL.S.dwg Detmer, Joe 4/24/2024 3:23 PM



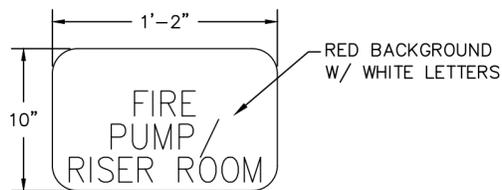
**FIRE LANE NOTES:**

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.



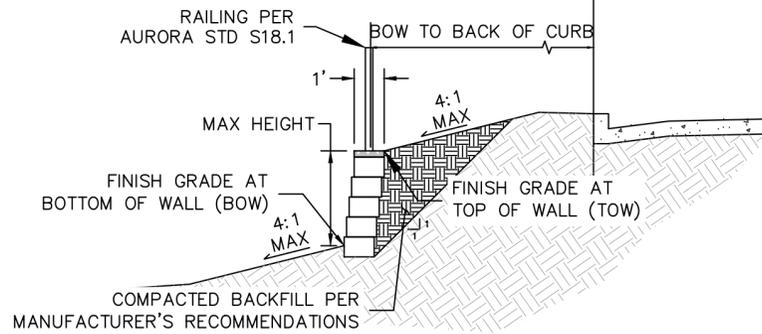
**1 HANDICAP PARKING SIGN**  
N.T.S.



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

**FINE POINT BUSINESS PARK BLDG 6 SITE PLAN**

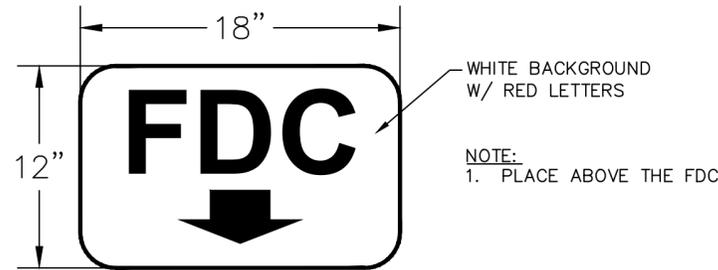
LOCATED IN THE SE 1/4 OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



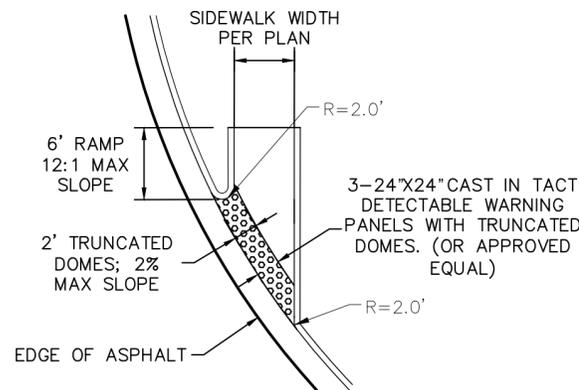
**RETAINING WALL NOTES:**

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.

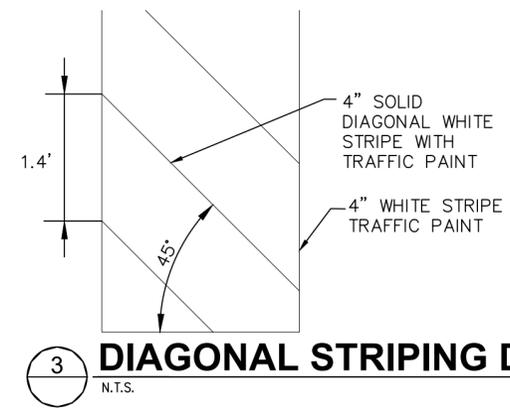
**8 PRIVATE RETAINING WALL**  
N.T.S.



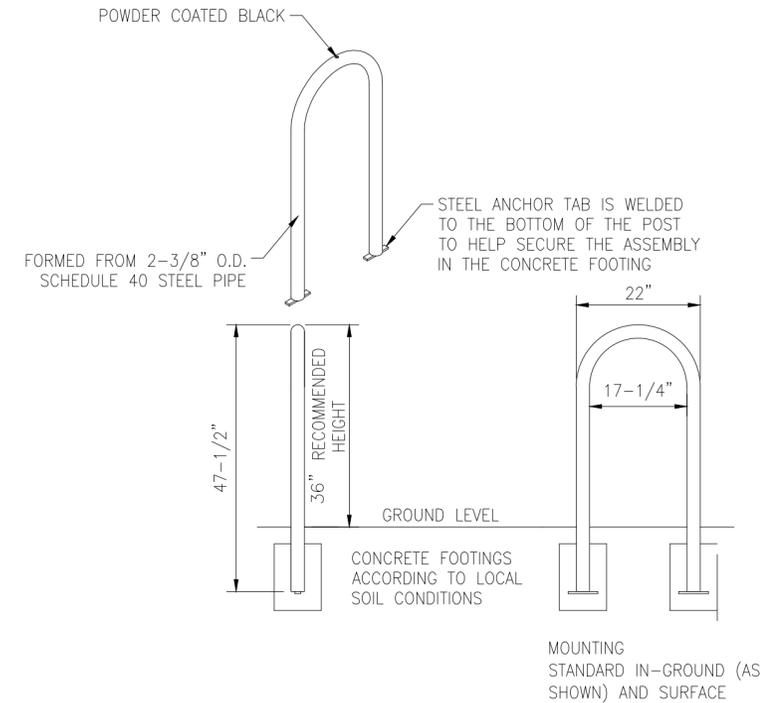
**3 FDC SIGN**  
N.T.S.



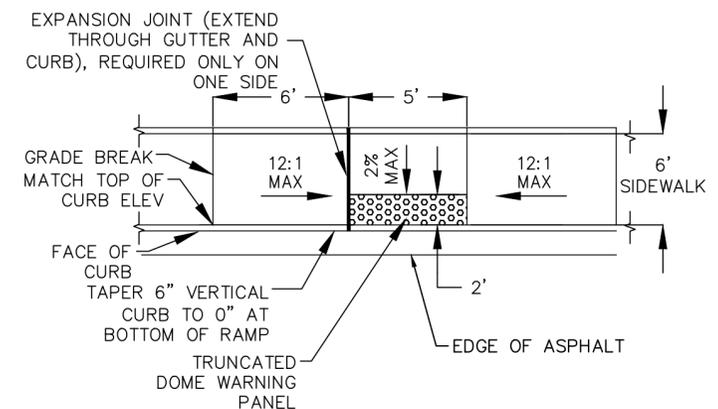
**5 PRIVATE CURB/STRUCTURE DETAIL**  
N.T.S.



**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

**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  
SITE PLAN DETAILS

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

FILE NO. 196617001\_SP\_DT\_DTL  
PROJECT NO. 196617001

SHEET NO. 7

NO.	REVISION	BY	DATE	APPR

# FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

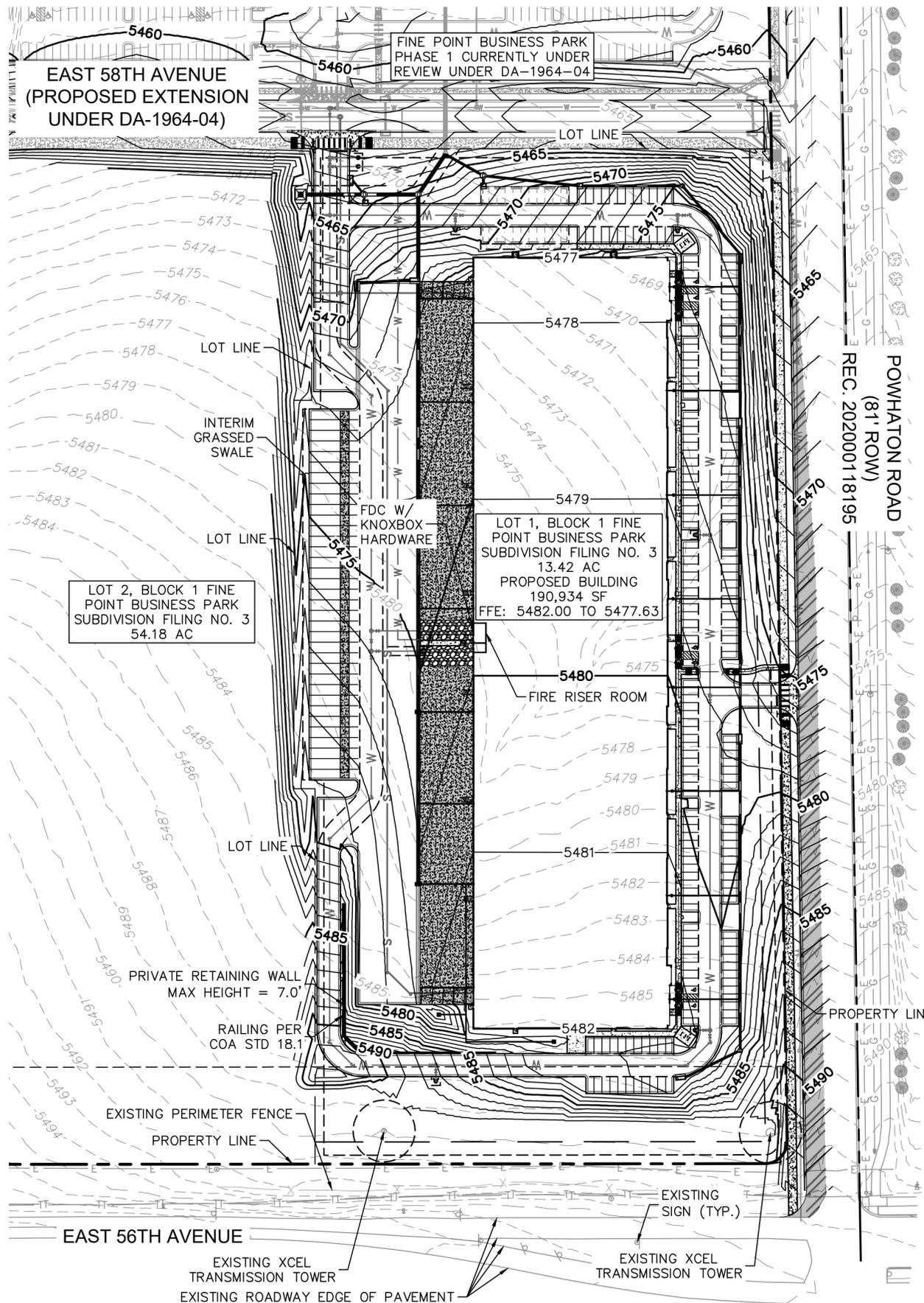
LOCATED IN THE SE 1/4 OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

## LEGEND

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

## GRADING PLAN NOTES

1. 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.
2. STORMWATER INFRASTRUCTURE OWNERSHIP SHALL BE DESIGNATED BY THE CONSTRUCTION DOCUMENTS.
3. THE MAXIMUM SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES IS 2%.
4. 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%.
5. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, AND OUTSIDE THE ROW IS 3:1.
6. MINIMUM SLOPE OF UNPAVED AREA IS 2%, MINIMUM SLOPE OF ASPHALT IS 1%, AND MINIMUM SLOPE OF CONCRETE IS 0.5%.
7. THE MAXIMUM TRANSVERSE SLOPE IN AN ACCESSIBLE ROUTE IS 2%, AND THE MAXIMUM LONGITUDINAL SLOPE IS 5%.



POWHATON ROAD  
(81' ROW)  
REC. 202000118195

FINE POINT BUSINESS PARK  
PHASE 1 CURRENTLY UNDER  
REVIEW UNDER DA-1964-04

EAST 58TH AVENUE  
(PROPOSED EXTENSION  
UNDER DA-1964-04)

LOT 2, BLOCK 1 FINE  
POINT BUSINESS PARK  
SUBDIVISION FILING NO. 3  
54.18 AC

LOT 1, BLOCK 1 FINE  
POINT BUSINESS PARK  
SUBDIVISION FILING NO. 3  
13.42 AC  
PROPOSED BUILDING  
190,934 SF  
FFE: 5482.00 TO 5477.63

PRIVATE RETAINING WALL  
MAX HEIGHT = 7.0'

RAILING PER  
COA STD 18.1'

EXISTING PERIMETER FENCE

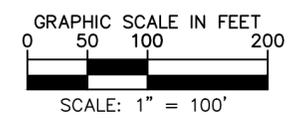
EAST 56TH AVENUE

EXISTING XCEL  
TRANSMISSION TOWER

EXISTING ROADWAY EDGE OF PAVEMENT

EXISTING SIGN (TYP.)

EXISTING XCEL  
TRANSMISSION TOWER



K:\DEN\_Civil\196617001\_Fine Point B6\CADD\PlanSheets\CSP\196617001\_GD\_OV.dwg Detmer, Joe 4/24/2024 3:24 PM

**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 GRADING PLAN

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

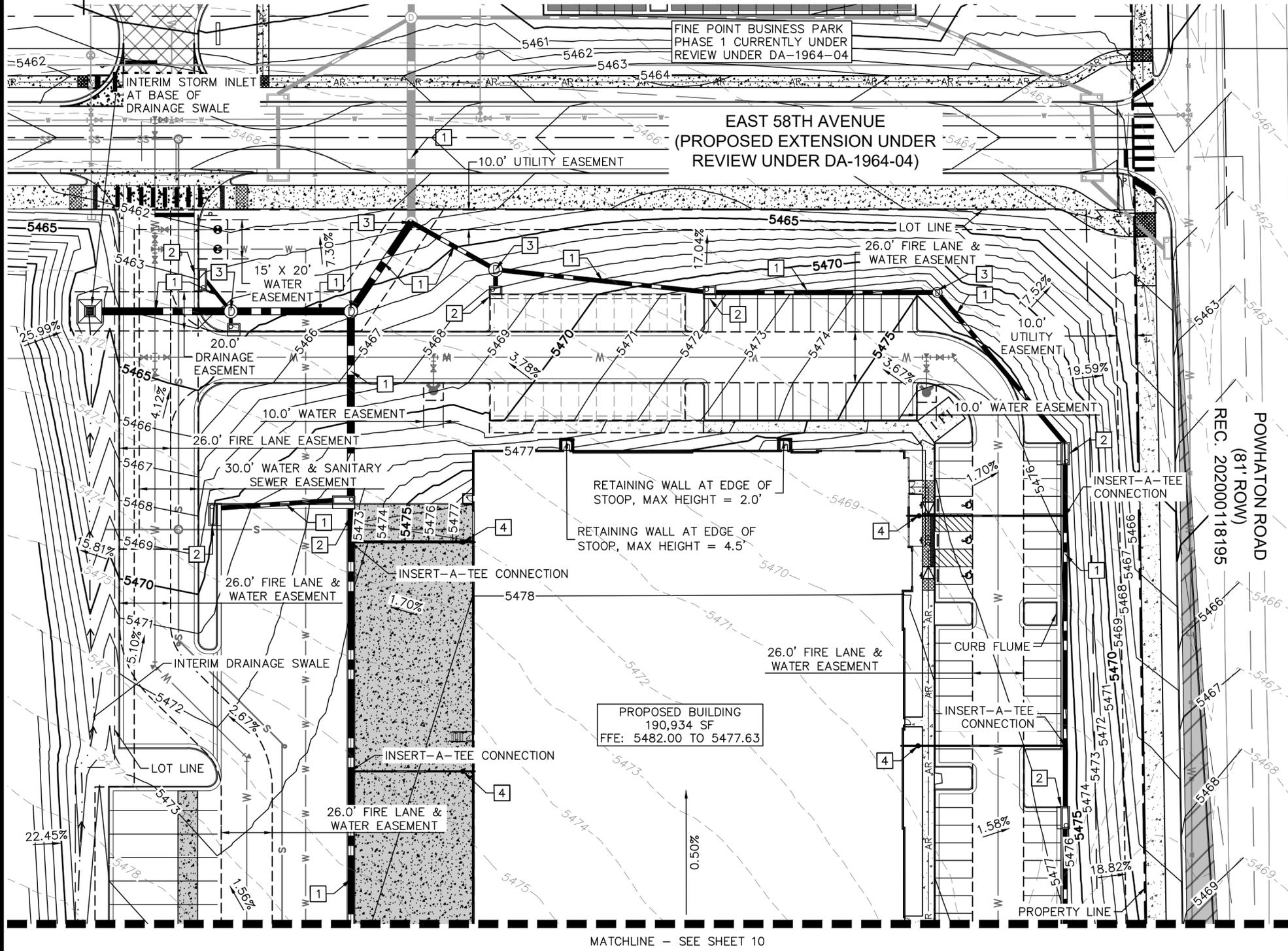
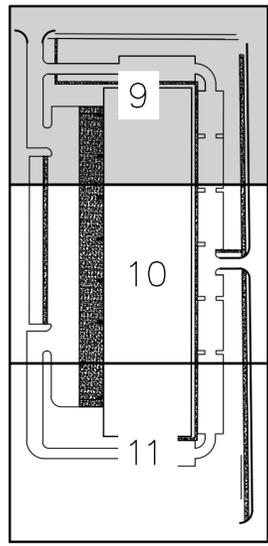
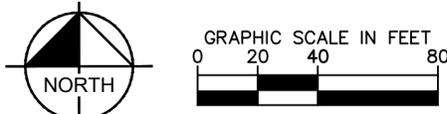
FILE NO.  
196617001\_GD\_OV  
PROJECT NO.  
196617001

SHEET NO.  
8

NO.	REVISION	BY	DATE	APPR

# 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
- 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

1. 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.
2. STORMWATER INFRASTRUCTURE OWNERSHIP SHALL BE DESIGNATED BY THE CONSTRUCTION DOCUMENTS.
3. THE MAXIMUM SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES IS 2%.
4. 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%.
5. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, AND OUTSIDE THE ROW IS 3:1.
6. MINIMUM SLOPE OF UNPAVED AREA IS 2%, MINIMUM SLOPE OF ASPHALT IS 1%, AND MINIMUM SLOPE OF CONCRETE IS 0.5%.
7. THE MAXIMUM TRANSVERSE SLOPE IN AN ACCESSIBLE ROUTE IS 2%, AND THE MAXIMUM LONGITUDINAL SLOPE IS 5%.

**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
8205 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  
**DETAILED GRADING PLAN**

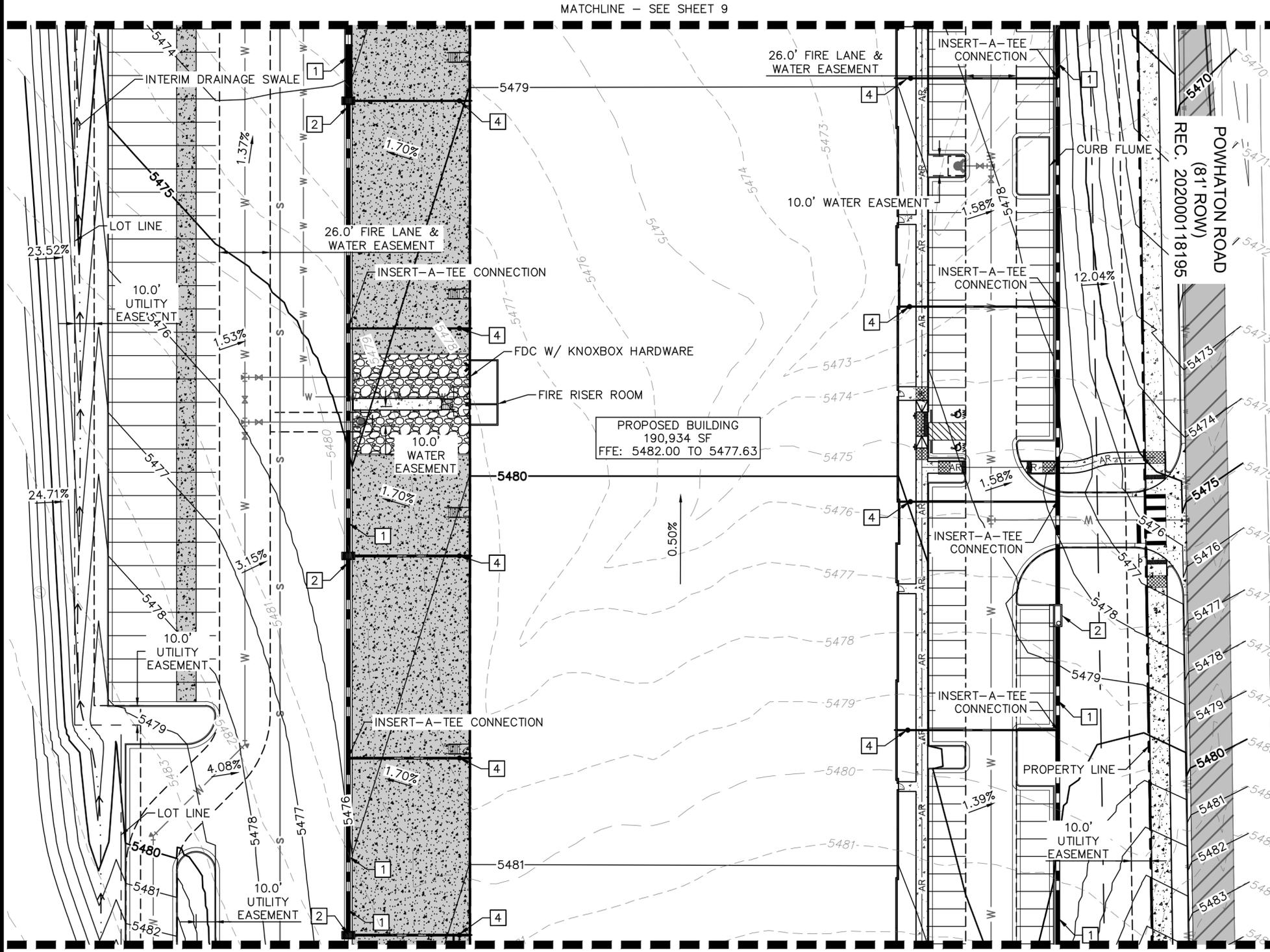
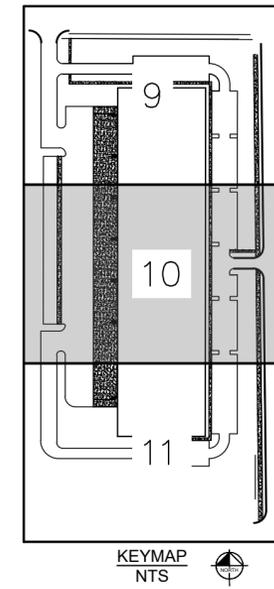
DATE:	DESIGNED BY: JMD	PROJECT NO.:
FILE NO. 196617001.LDD.T	DRAWN BY: AGM	196617001
SHEET NO. 9	CHECKED BY: BJC	

NO.	REVISION	BY	DATE	APPR

K:\DEN\_Civil\196617001\_Fine Point B6\CADD\PlanSheets\CSP\196617001\_GD\_D.T.dwg Detmer, Joe 4/24/2024 3:25 PM

# FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

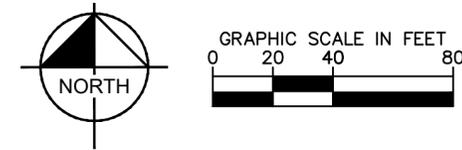
LOCATED IN THE SE 1/4 OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



- ### LEGEND
- PROPERTY LINE
  - - - LOT LINE
  - - - EASEMENT LINE
  - - - 5280 - - - EXISTING CONTOURS
  - - - 5280 - - - PROPOSED CONTOURS
  - AR - ACCESSIBLE ROUTE
  - ==== CONCRETE CURB & GUTTER
  - 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
- 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%.



FILE NO.	196617001_LD.DT	DESIGNED BY:	JMD	DATE:	
PROJECT NO.	196617001	DRAWN BY:	AGM	BY:	
SHEET NO.	10	CHECKED BY:	BUC	REVISION	
				NO.	
				DATE	
				APPR	

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

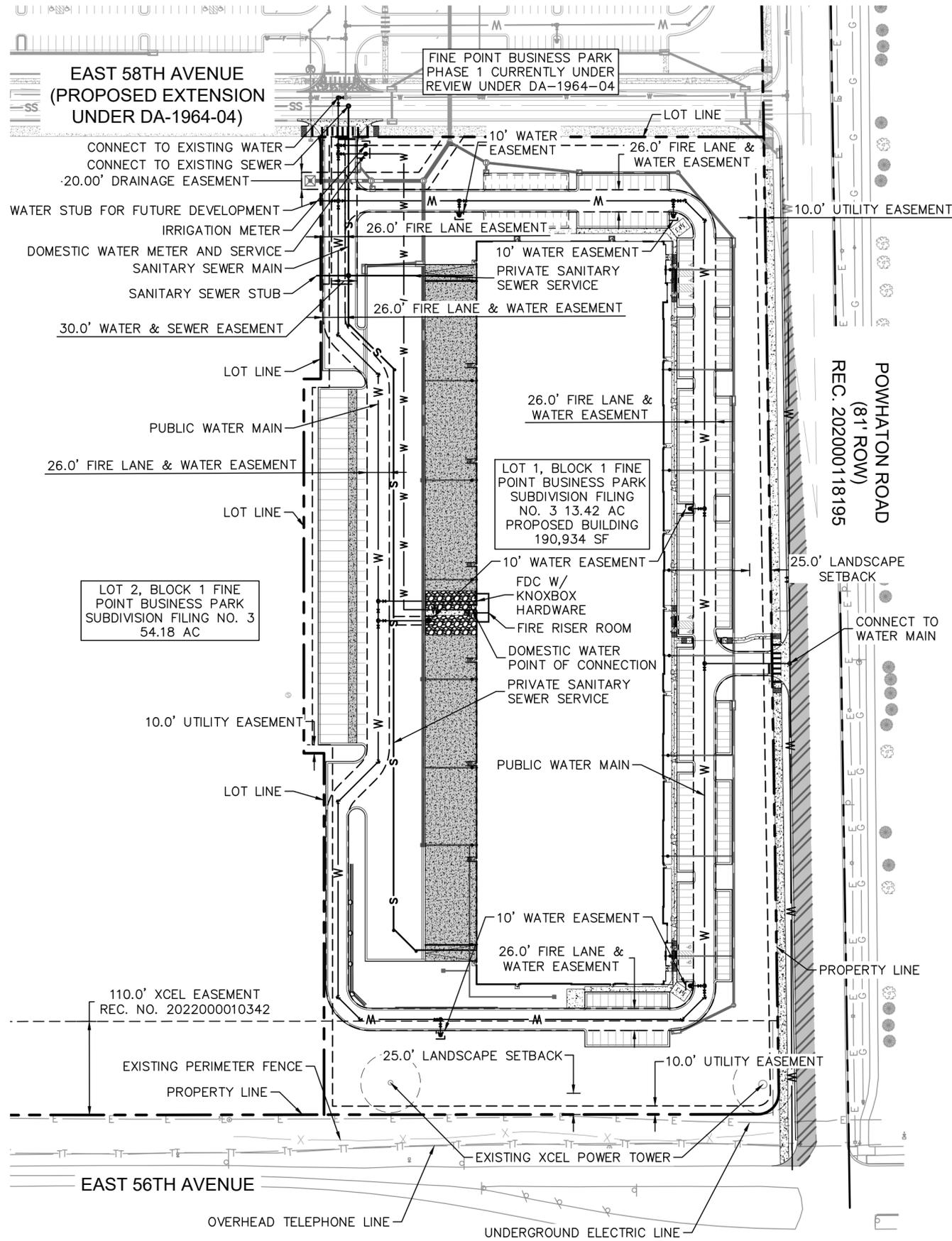
FINE POINT BUSINESS PARK BLDG 6  
SITE PLAN  
LOTS 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
DETAILED GRADING PLAN

K:\DEN\_Civil\196617001\_Fine Point B6\CADD\PlanSheets\CSP\196617001\_GD\_DT.dwg Detmer, Joe 4/24/2024 3:25 PM



# 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

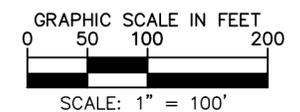


## LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- EASEMENT LINE
- EXISTING STORM SEWER
- STORM SEWER
- 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

## UTILITY PLAN NOTES

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



K:\DEN\_Civil\196617001\_Fine Point B6\CADD\PlanSheets\CSP\196617001\_UT\_OV.dwg Detmer, Joe 4/24/2024 3:27 PM

**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

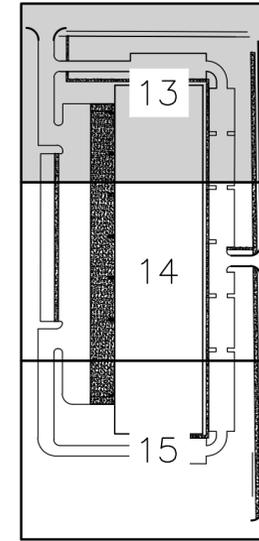
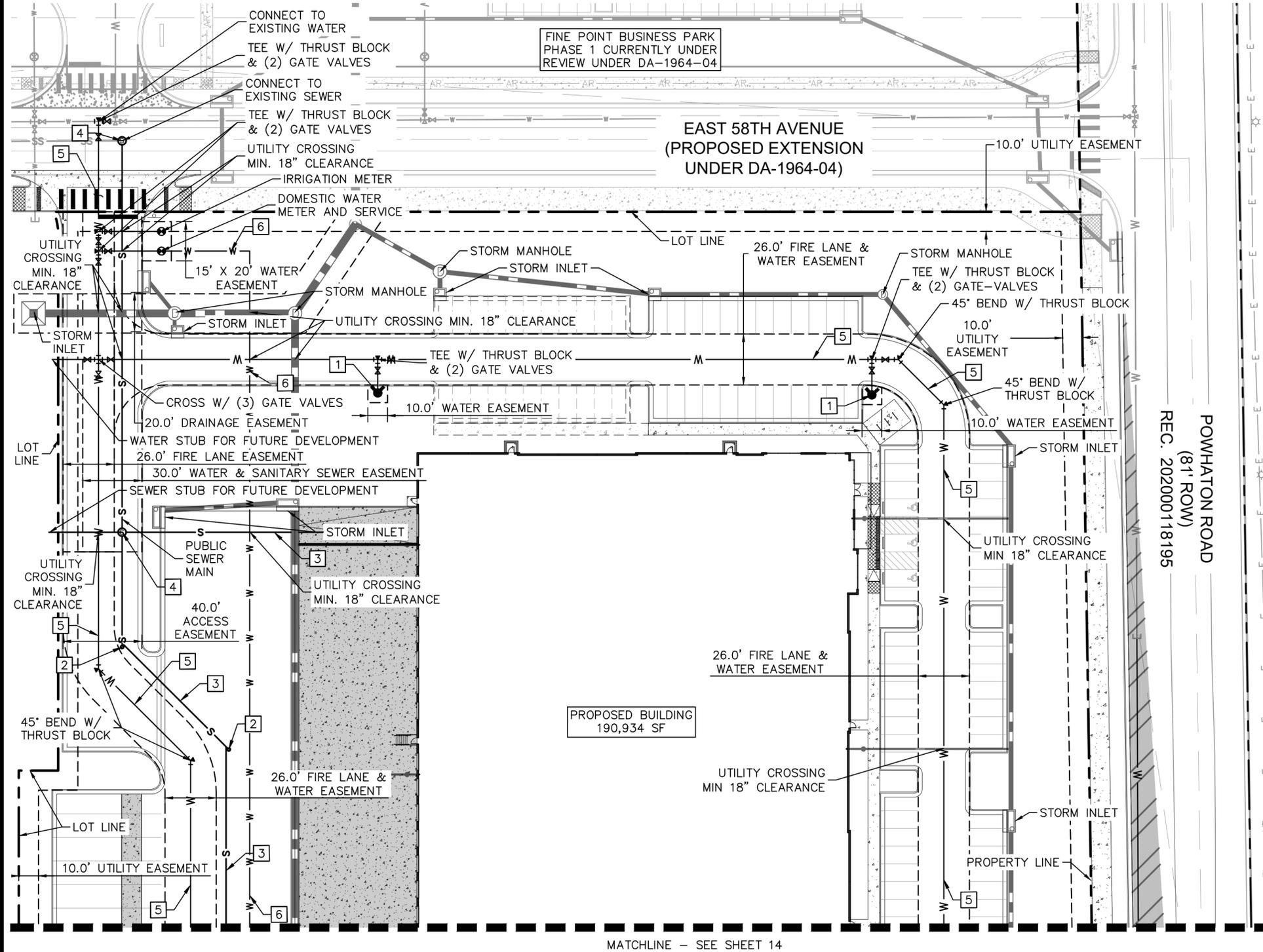
SHEET NO.

12

NO.	REVISION	BY	DATE	APPR

# 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

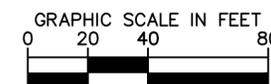
- PROPERTY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- EASEMENT LINE
- EXISTING STORM SEWER
- STORM SEWER
- EXISTING WATER LINE
- WATER LINE
- EXISTING SANITARY SEWER
- SANITARY SEWER
- WATER METER
- EXISTING FIRE HYDRANT
- FIRE HYDRANT
- GATE VALVE
- TEE W/ THRUST BLOCKS
- BEND W/ THRUST BLOCKS
- FDC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

## SITE KEYNOTES

- 1 FIRE HYDRANT, ASSEMBLY PER COA STD. DETAIL 208
- 2 SANITARY SEWER CLEANOUT
- 3 PRIVATE SANITARY SEWER SERVICE LINE
- 4 SANITARY SEWER MANHOLE
- 5 PUBLIC WATER MAIN
- 6 PRIVATE DOMESTIC WATER SERVICE LINE
- 7 PRIVATE FIRE SERVICE LINE

## UTILITY PLAN NOTES

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



K:\DEN\_Civil\196617001\_Fine Point B6\CADD\PlanSheets\CSP\196617001\_UT\_DT.dwg Detmer, Joe 4/24/2024 3:28 PM

**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
8200 S. Santa Fe  
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.

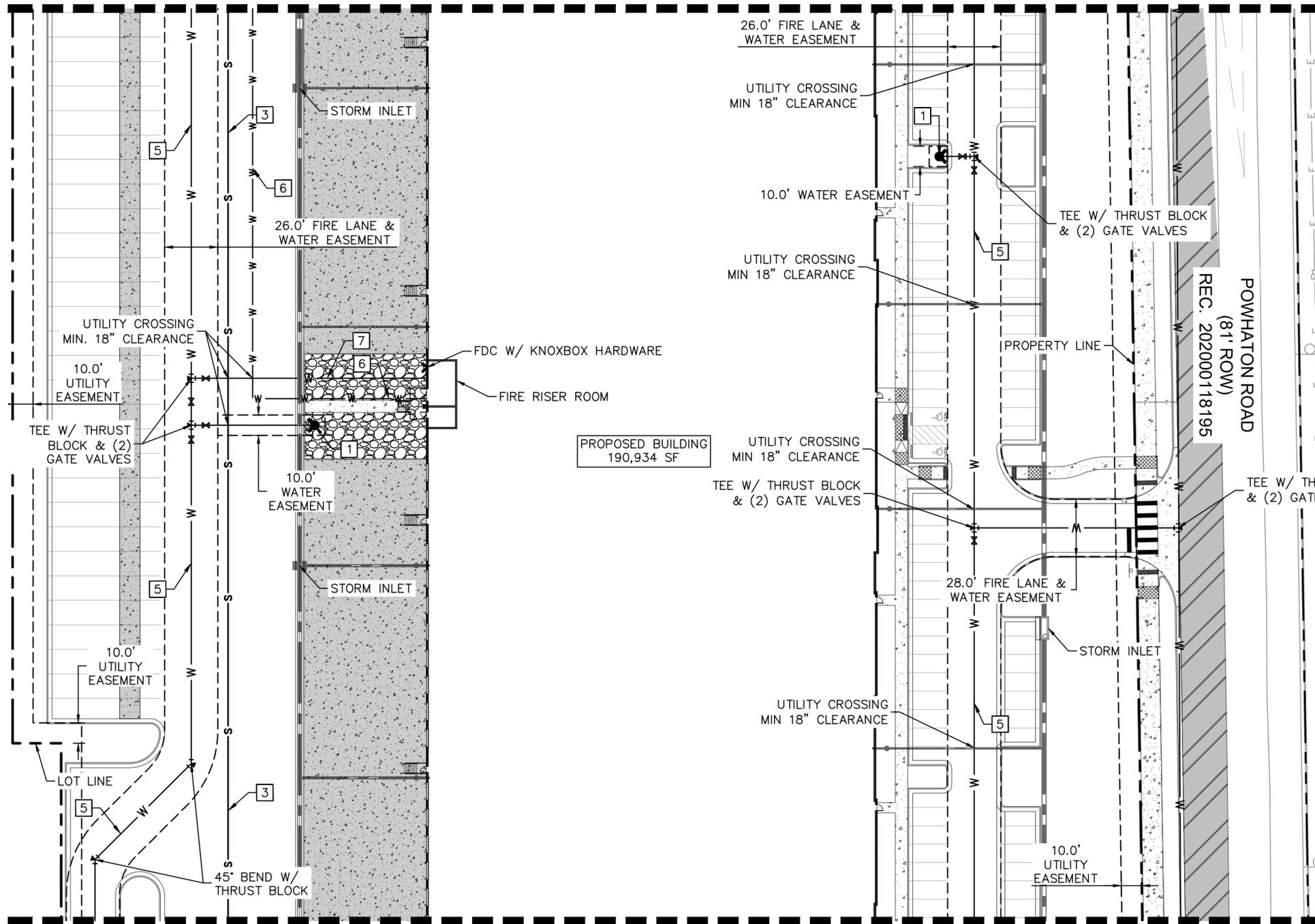
13

NO.	REVISION	BY	DATE	APPR

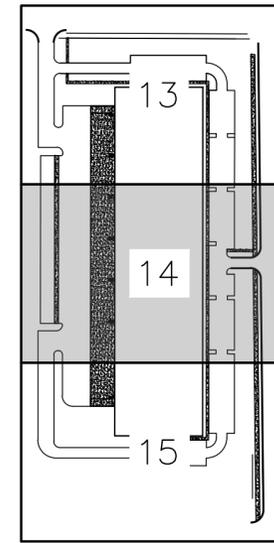
# FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

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 13



MATCHLINE - SEE SHEET 15



KEYMAP NTS

## LEGEND

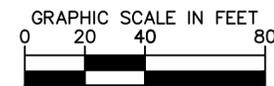
- PROPERTY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- EASEMENT LINE
- EXISTING STORM SEWER
- STORM SEWER
- EXISTING WATER LINE
- WATER LINE
- EXISTING SANITARY SEWER
- SANITARY SEWER
- WATER METER
- EXISTING FIRE HYDRANT
- FIRE HYDRANT
- GATE VALVE
- TEE W/ THRUST BLOCKS
- BEND W/ THRUST BLOCKS
- FDC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

## SITE KEYNOTES

- 1 FIRE HYDRANT, ASSEMBLY PER COA STD. DETAIL 208
- 2 SANITARY SEWER CLEANOUT
- 3 PRIVATE SANITARY SEWER SERVICE LINE
- 4 SANITARY SEWER MANHOLE
- 5 PUBLIC WATER MAIN
- 6 PRIVATE DOMESTIC WATER SERVICE LINE
- 7 PRIVATE FIRE SERVICE LINE

## UTILITY PLAN NOTES

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



K:\DEN\_Civil\196617001\_Fine Point B6\CADD\PlanSheets\CSP\196617001\_UT\_DT.dwg Detmer, Joe 4/24/2024 3:28 PM

**Kimley-Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
6200 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  
DETAILED UTILITY PLAN

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

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

SHEET NO.

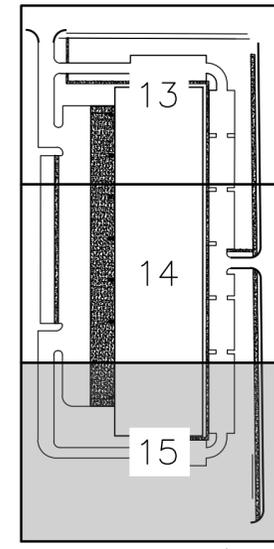
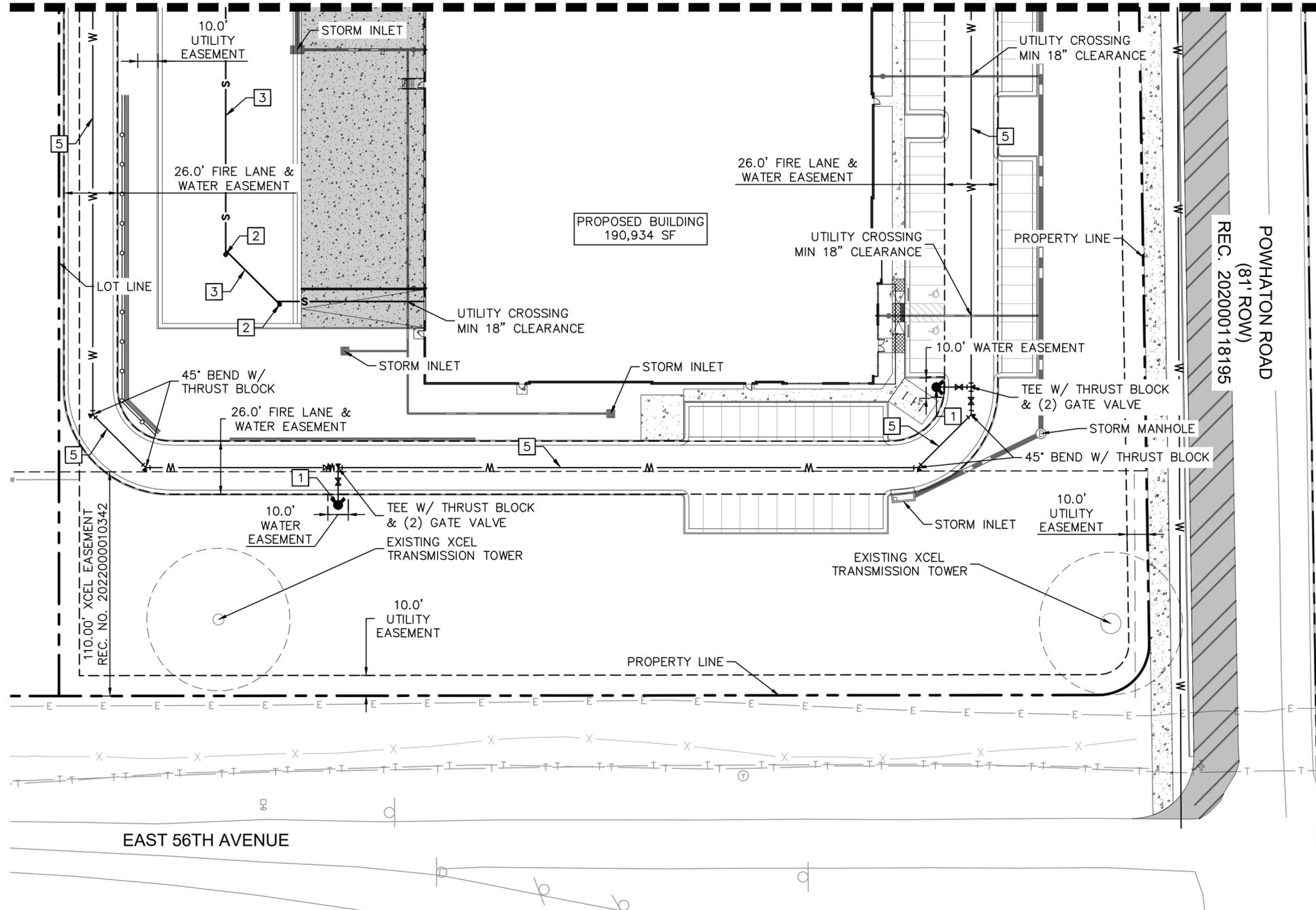
14

NO.	REVISION	BY	DATE	APPR

# 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 14



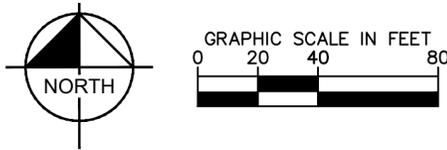
KEYMAP  
NTS

- ### 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
  - ⊙ 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
- 1 FIRE HYDRANT, ASSEMBLY PER COA STD. DETAIL 208
  - 2 SANITARY SEWER CLEANOUT
  - 3 PRIVATE SANITARY SEWER SERVICE LINE
  - 4 SANITARY SEWER MANHOLE
  - 5 PUBLIC WATER MAIN
  - 6 PRIVATE DOMESTIC WATER SERVICE LINE
  - 7 PRIVATE FIRE SERVICE LINE

### UTILITY PLAN NOTES

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



K:\DEN\_Civil\196617001\_Fine Point B6\CADD\PlanSheets\CSP\196617001\_UT\_DT.dwg Detmer, Joe 4/24/2024 3:28 PM

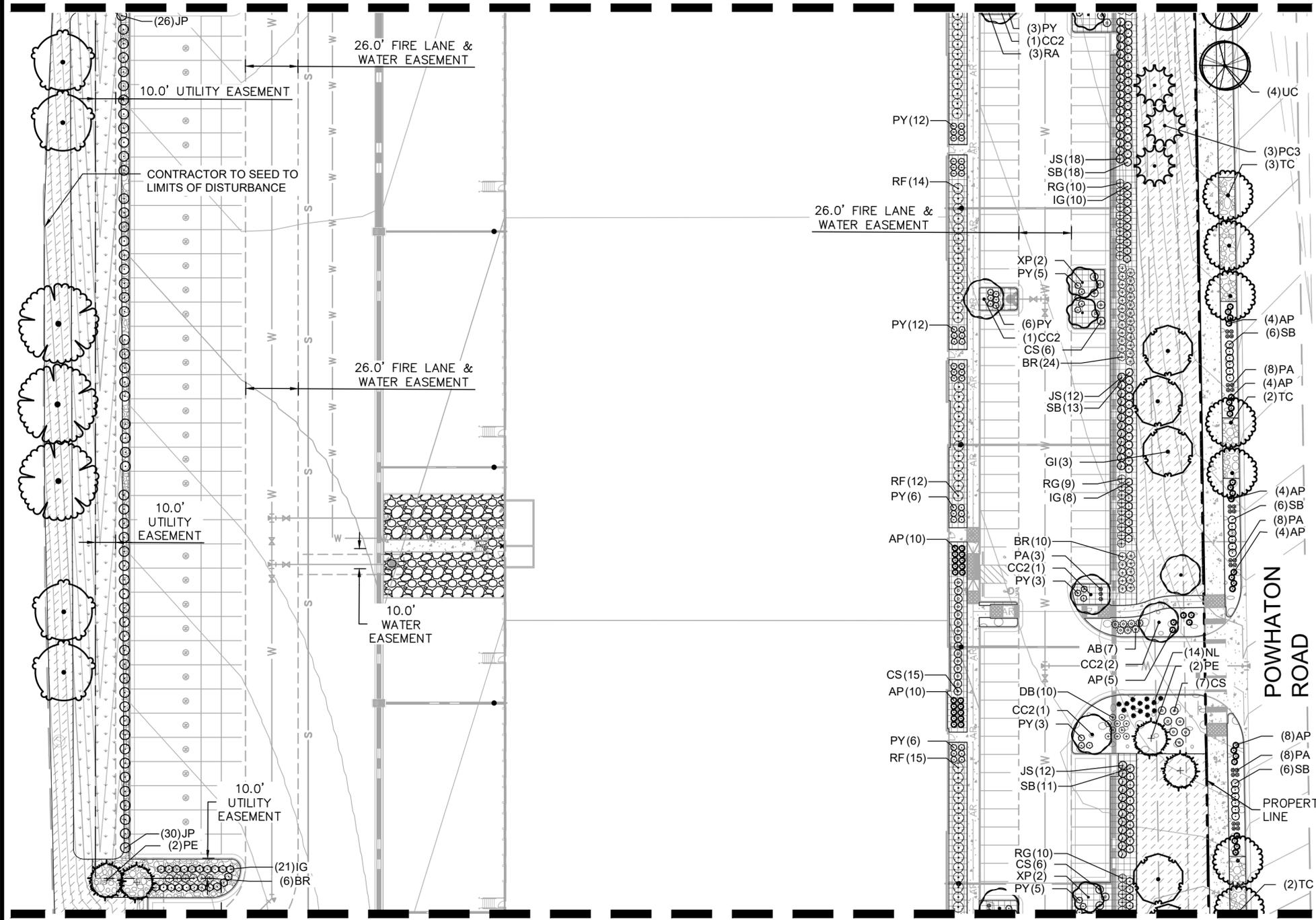
<b>Kimley»Horn</b> <small>KIMLEY-HORN AND ASSOCIATES, INC.                  8200 E. South                  Greenwood Village, Colorado 80111 (303) 228-2300</small>	FINE POINT BUSINESS PARK BLDG 6 SITE PLAN		LOTS 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3 CITY OF AURORA, COUNTY OF ADAMS, 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.	15
NO.	REVISION	BY	DATE	APPR			



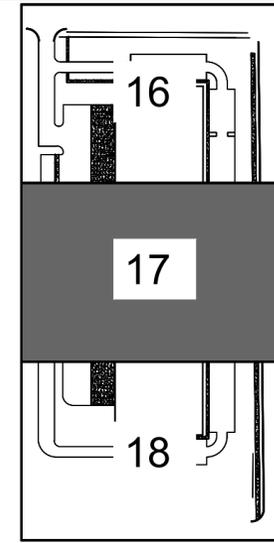
# FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

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 16



MATCHLINE - SEE SHEET 18



## LEGEND

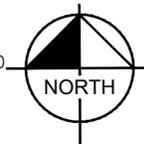
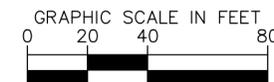
- PROPERTY LINE
- - - LOT LINE
- - - EASEMENT LINE

## PLANT SCHEDULE

SYMBOL CODE BOTANICAL NAME

### GROUND COVERS

	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

**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
1200 Second Street, 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  
LANDSCAPE PLAN

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

FILE NO. 196617001-SP-LA  
PROJECT NO. 196617001

SHEET NO. 17

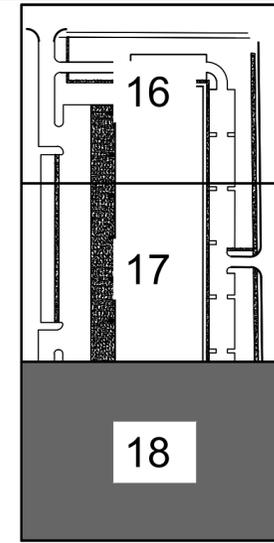
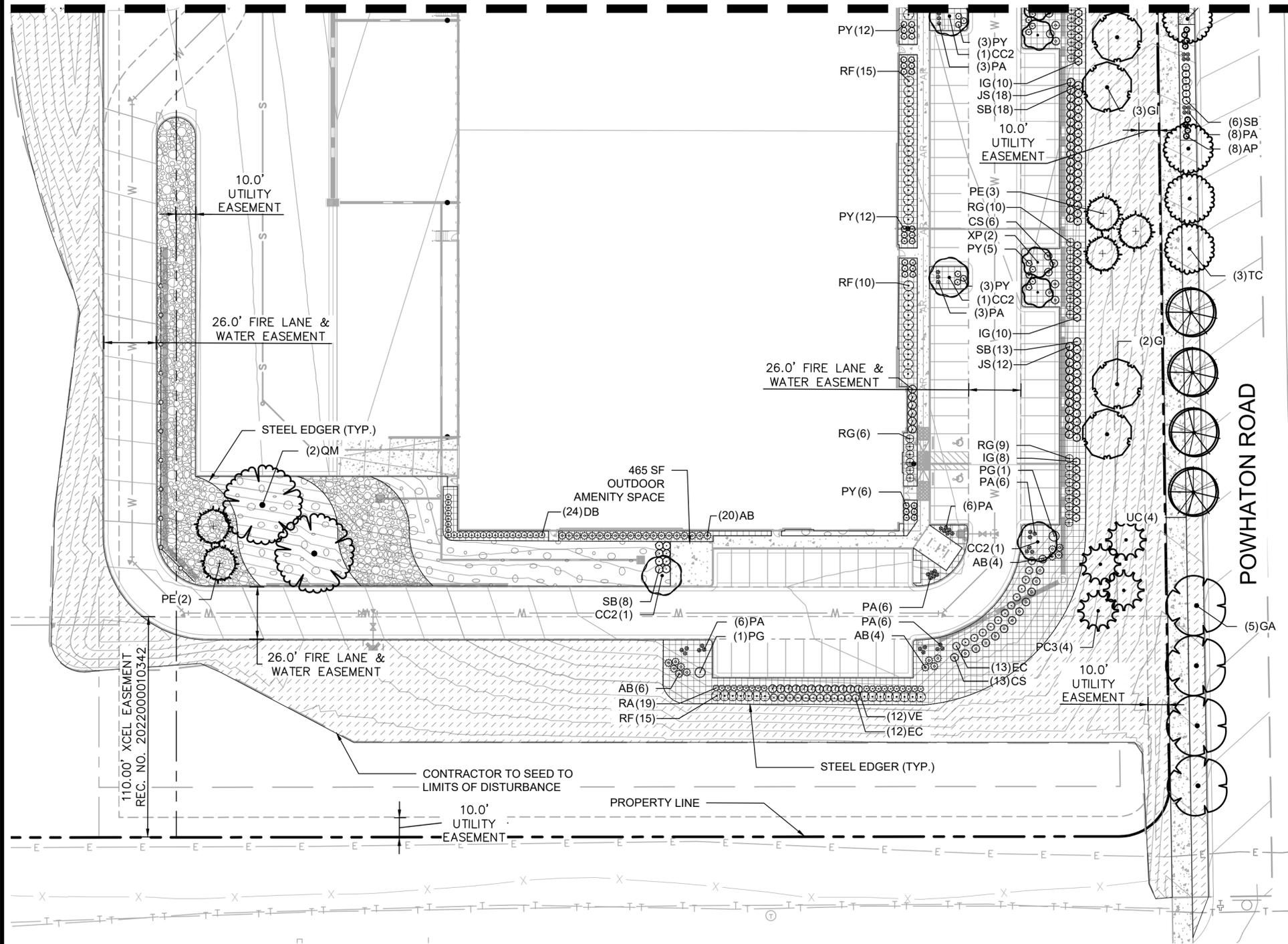
NO.	REVISION	BY	DATE	APPR

K:\DEN\_Civil\196617001\_Fine Point B6\CADD\PlanSheets\CSP\196617001\_SP\_LA.dwg Detmer, Joe 4/24/2024 3:30 PM

# 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 17



KEYMAP  
NTS

## LEGEND

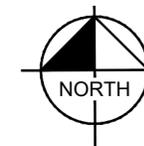
- PROPERTY LINE
- - - LOT LINE
- - - EASEMENT LINE

## PLANT SCHEDULE

SYMBOL CODE BOTANICAL NAME

### GROUND COVERS

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

K:\DEN\_Civil\196617001\_Fine Point B6\CADD\PlanSheets\CSP\196617001\_SP\_LA.dwg Detmer, Joe 4/24/2024 3:31 PM

**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2000 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  
LANDSCAPE PLAN

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

FILE NO.  
196617001\_SP\_LA  
PROJECT NO.  
196617001

SHEET NO.  
18

NO.	REVISION	BY	DATE	APPR

# 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

## PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	
<b>DECIDUOUS SHRUBS</b>																
	AP	65	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL				BR	83	BERBERIS THUNBERGII 'ROSE GLOW'	ROSY GLOW BARBERRY	5 GAL	SEE PLAN	24" HT MIN	
	CS	79	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	5 GAL				DB	65	DAPHNE X BURKWOODII	BURKWOOD DAPHNE	5 GAL	SEE PLAN	24" HT MIN	
	EC	62	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL				PA	89	PEROVSKIA X 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	5 GAL	SEE PLAN	18" HT MIN	
	PY	131	PRUNUS PUMILA BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	5 GAL				RG	77	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	SEE PLAN	18" HT MIN	
	RA	88	RIBES ALPIMUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL				SB	116	SIBIRAEA LAEVIGATA	SIBERIAN SPIREA	5 GAL	SEE PLAN	24" HT MIN	
	VE	72	VIBURNUM BUREJAETICUM 'P017S'	MINI MAN™ DWARF MANCHURIAN VIBURNUM	5 GAL											
<b>EVERGREEN SHRUBS</b>																
	IG	98	ILEX GLABRA	INKBERRY HOLLY	5 GAL				JS	87	JUNIPERUS SQUAMATA 'BLUE CARPET'	BLUE CARPET JUNIPER	5 GAL	SEE PLAN	12" HT MIN	
	JP	58	JUNIPERUS X PFITZERANA 'SEA GREEN'	PFITZER JUNIPER	5 GAL				PG	5	PICEA PUNGENS 'GLOBOSA'	DWARF GLOBE BLUE SPRUCE	5 GAL	SEE PLAN	24" FULL	
	RF	152	RHAMNUS FRANGULA 'ASPLENIFOLIA'	FEATHERY BUCKTHORN	5 GAL											
<b>GRASSES</b>																
	AB	61	ANDROPOGON GERARDII	BIG BLUE STEM	5 GAL											
<b>PERENNIALS</b>																
	NL	40	NEPETA X 'PSFIKE'	LITTLE TRUDY® CATMINT	1 GAL											

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	X6	37,752 SF	1-2" MTN. GRANITE ROCK	1-2" MOUNTAIN GRANITE ROCK	ROCK		
	XX	17,019 SF	2-4" TAN RIVER ROCK	TAN RIVER ROCK COBBLE	ROCK		
	RC	17,823 SF	2"-4" GRAY RIVER ROCK COBBLE	GRAY RIVER ROCK COBBLE	ROCK		
	NS	103,584 SF	AURORA SHORTGRASS PRARIE NATIVE SEED MIXTURE 1	NATIVE SEED	SEED	SEE DETAILS	
	DM	10,486 SF	DETENTION BASIN SEED MIX	DETENTION BASIN SEED MIX	SEED	SEE DETAILS	

### 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%
<b>TOTAL</b>	<b>186,995 SF</b>	<b>100%</b>

LANDSCAPE CODE REQUIREMENTS	AMOUNT	REQUIRED	PROVIDED
<b>STREET FRONTAGE BUFFER- 146-4.7.5 (D)</b> 1 TREE AND 10 SHRUBS PER 40 LF - E. 58TH AVE - POWHATON RD	431 LF 1,088 LF	11 TREES / 110 SHRUBS 28 TREES / 280 SHRUBS	11 TREES / 110 SHRUBS 28 TREES / 353 SHRUBS
<b>CURBSIDE LANDSCAPING 146-4.7.5 (C)</b> 1 TREE PER 40 LF / 1 SHRUB PER 40 SF - E. 58TH AVE - POWHATON RD	431 LF / 959 SF 1,088 LF / 2,334 SF	11 TREES / 24 SHRUBS 28 TREES / 59 SHRUBS	11 TREES / 24 SHRUBS 28 TREES / 59 SHRUBS
<b>PARKING LOT - 146-4.7.5</b> EACH 9x19' PARKING ISLAND HAS 1 TREE & 6 SHRUBS EACH 9x38' PARKING ISLAND HAS 2 TREES & 12 SHRUBS 50% SHRUB GROUND COVER SCREENING	18 ISLANDS 6 ISLANDS N/A N/A	18 TREES / 108 SHRUBS 12 TREES / 72 SHRUBS 50% SHRUB COVERAGE COND'DBL ROW OF SHRUBS	18 TREES / 108 SHRUBS 12 TREES* / 72 SHRUBS >50% SHRUB COVERAGE COND'DBL ROW OF SHRUBS
*DUE TO UTILITY CONSTRAINTS, SOME TREE REQUIREMENTS HAVE BEEN PROVIDED ELSEWHERE ON SITE.			
<b>SERVICE, STORAGE, AND TRASH SCREENING -146-4.7.8</b> 1 TREE AND 10 SHRUBS PER 40 LF - TRACTOR TRAILER STORAGE	421 LF	11 TREES / 110 SHRUBS	11 TREES / 110 SHRUBS
<b>BUILDING PERIMETER - 146.4.7.5.J</b> 1 TREE OR TREE EQUIVALENT PER 40 LF OF ELEVATION - NORTH - EAST - SOUTH	222 LF 874 LF 222 LF	5.55 T.E.s 21.85 T.E.s 5.55 T.E.s	5.66 T.E.s 22.4 T.E.s 5.66 T.E.s

NOT FOR  
CONSTRUCTION

K:\DEN\_Civil\196617001\_Fine Point B6\CADD\PlanSheets\CSP\196617001\_SP\_LA.dwg Detmer, Joe 4/24/2024 3:31 PM

FILE NO.  
196617001-SP-LA

PROJECT NO.  
196617001

SHEET NO.  
19

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

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 SCHEDULE

REVISION  
NO.

BY  
DATE  
APPR

KIMLEY-HORN AND ASSOCIATES, INC.  
2000 Lincoln Street  
Greenwood Village, Colorado 80111 (303) 228-2300

# 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

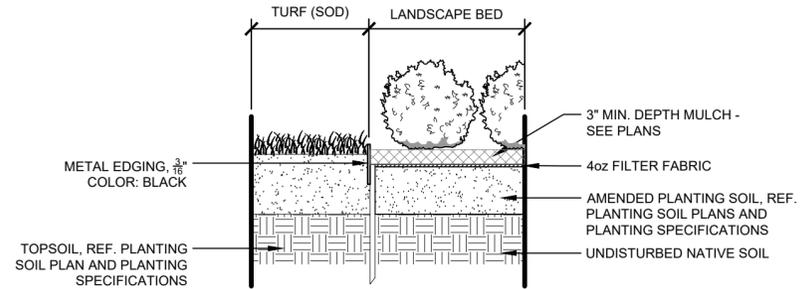
- ALL SHRUB BEDS TO BE MULCHED WITH THE SPECIFIED ROCK MULCH TO A MINIMUM DEPTH OF 3 INCHES.
- ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF LANDSCAPE AREA IS REQUIRED FOR SOIL AMENDMENT.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 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.
- 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.
- 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.
- 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

- 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.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- 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:

- 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.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
- 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 WILDRIE
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.  
2200 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  
LANDSCAPE NOTES

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

FILE NO.  
196617001-SP-LA  
PROJECT NO.  
196617001

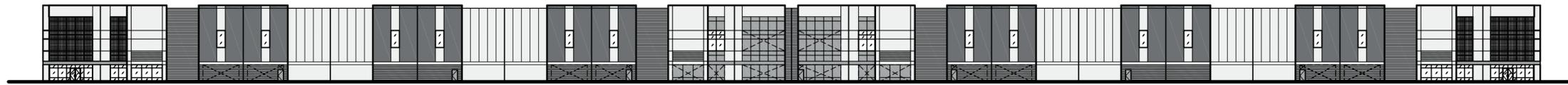
SHEET NO.  
20

NO.	REVISION	BY	DATE	APPR

K:\DEN\_Civil\196617001\_Fine Point B6\CADD\PlanSheets\CSP\196617001\_SP\_LA.dwg Detmer, Joe 4/24/2024 3:32 PM

# FINE POINT BUSINESS PARK BLDG 6

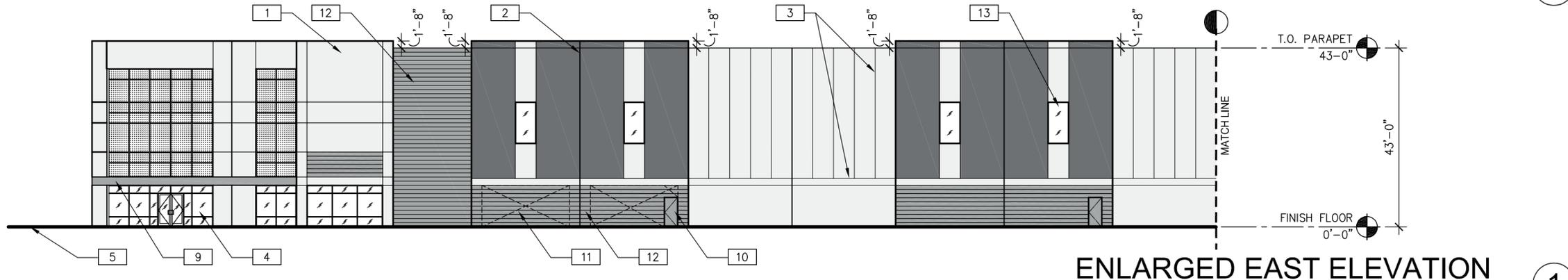
LOCATED IN THE SE 1/4 OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



OVERALL EAST ELEVATION

SCALE: 1" = 50'-0"

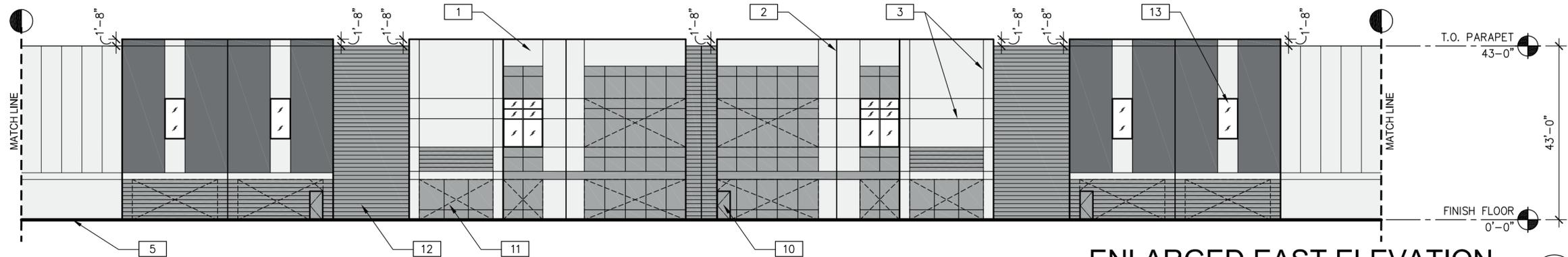
A



ENLARGED EAST ELEVATION

SCALE: 1" = 20'-0"

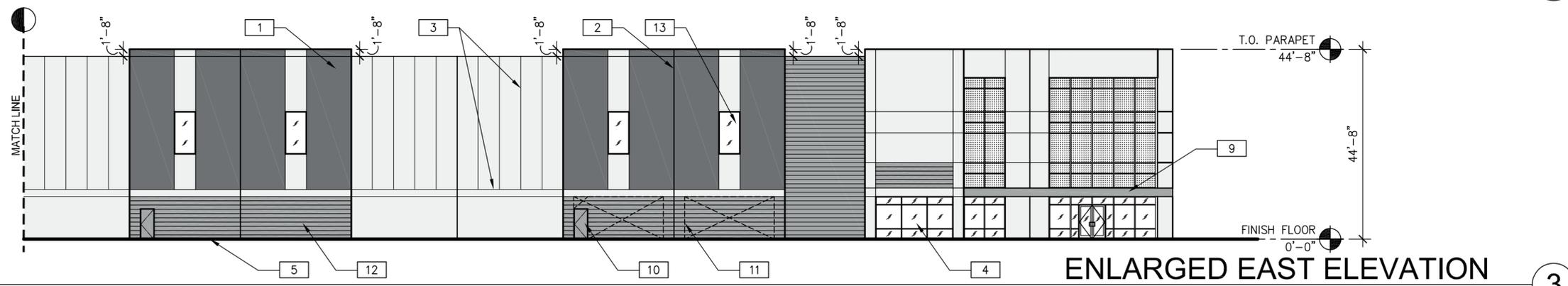
1



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

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

**WARE MALCOMB**

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

**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
4200 East South Street  
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

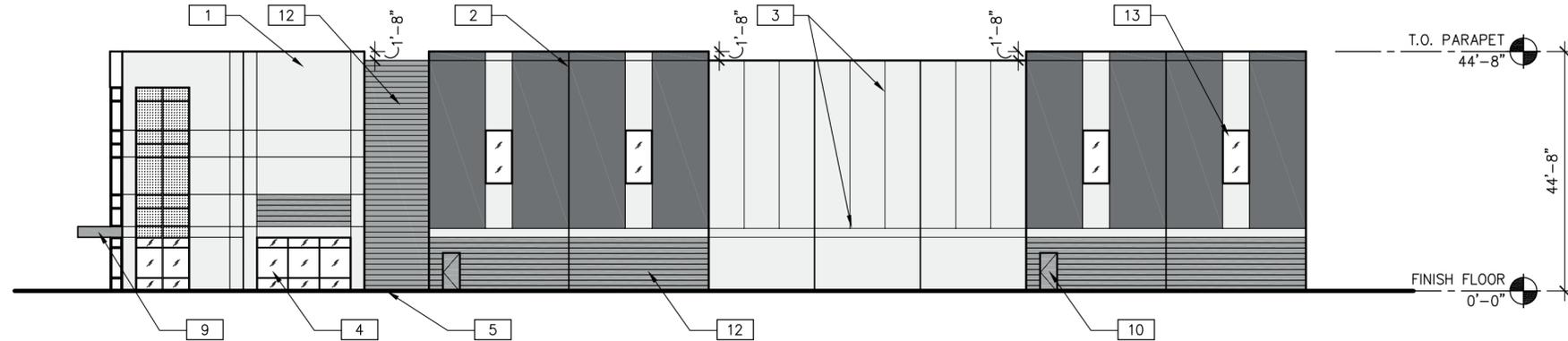
FILE NO.  
X0017.E06  
PROJECT NO.  
196617001

SHEET NO.

21

# FINE POINT BUSINESS PARK BLDG 6

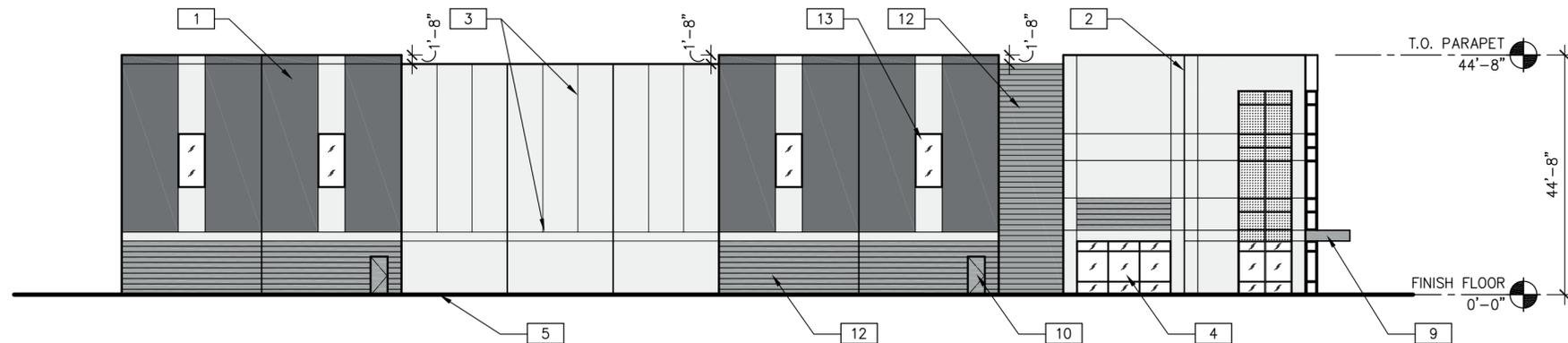
LOCATED IN THE SE 1/4 OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



## 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           | 15 DOCK DOOR PACKAGE TO INCLUDE BUMPERS, LEVELER AND DOCK SEAL |

### COLOR LEGEND

- |   |  |
|---|--|
| <span style="border: 1px solid black; padding: 2px;">A</span> | MAIN COLOR: SHERWIN WILLIAMS #7005 PURE WHITE        |
| <span style="border: 1px solid black; padding: 2px;">B</span> | SECONDARY COLOR: SHERWIN WILLIAMS #6254 GRAY MATTERS |
| <span style="border: 1px solid black; padding: 2px;">C</span> | ACCENT COLOR: SHERWIN WILLIAMS #7665 CITYSCAPE       |

### LEGEND

- |   |                            |
|---|----------------------------|
| <span style="border: 1px solid black; padding: 2px;">X</span> | KNOX BOX                   |
| <span style="border: 1px solid black; padding: 2px;">Y</span> | 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.  
8200 East South  
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.  
0007.EE06  
PROJECT NO.  
196617001

SHEET NO.

22

# FINE POINT BUSINESS PARK BLDG 6

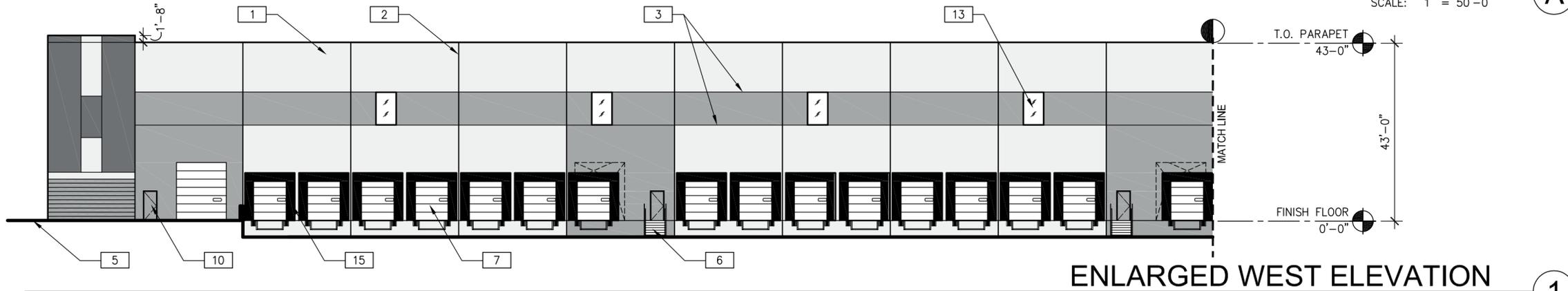
LOCATED IN THE SE 1/4 OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



OVERALL WEST ELEVATION

SCALE: 1" = 50'-0"

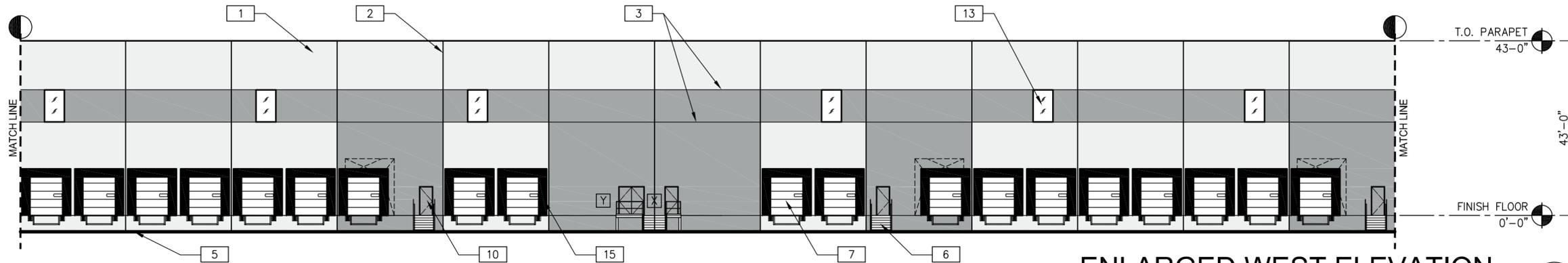
A



ENLARGED WEST ELEVATION

SCALE: 1" = 20'-0"

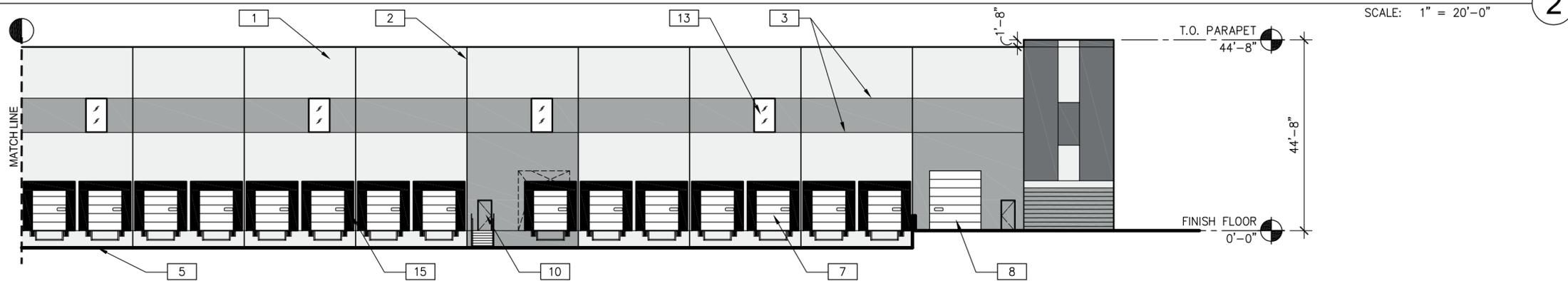
1



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

- |   |  |
|---|--|
| <span style="border: 1px solid black; padding: 2px;">A</span> | MAIN COLOR: SHERWIN WILLIAMS #7005 PURE WHITE        |
| <span style="border: 1px solid black; padding: 2px;">B</span> | SECONDARY COLOR: SHERWIN WILLIAMS #6254 GRAY MATTERS |
| <span style="border: 1px solid black; padding: 2px;">C</span> | ACCENT COLOR: SHERWIN WILLIAMS #7665 CITYSCAPE       |

## LEGEND

- |   |                            |
|---|----------------------------|
| <span style="border: 1px solid black; padding: 2px;">X</span> | KNOX BOX                   |
| <span style="border: 1px solid black; padding: 2px;">Y</span> | 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.  
4200 East South Street  
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

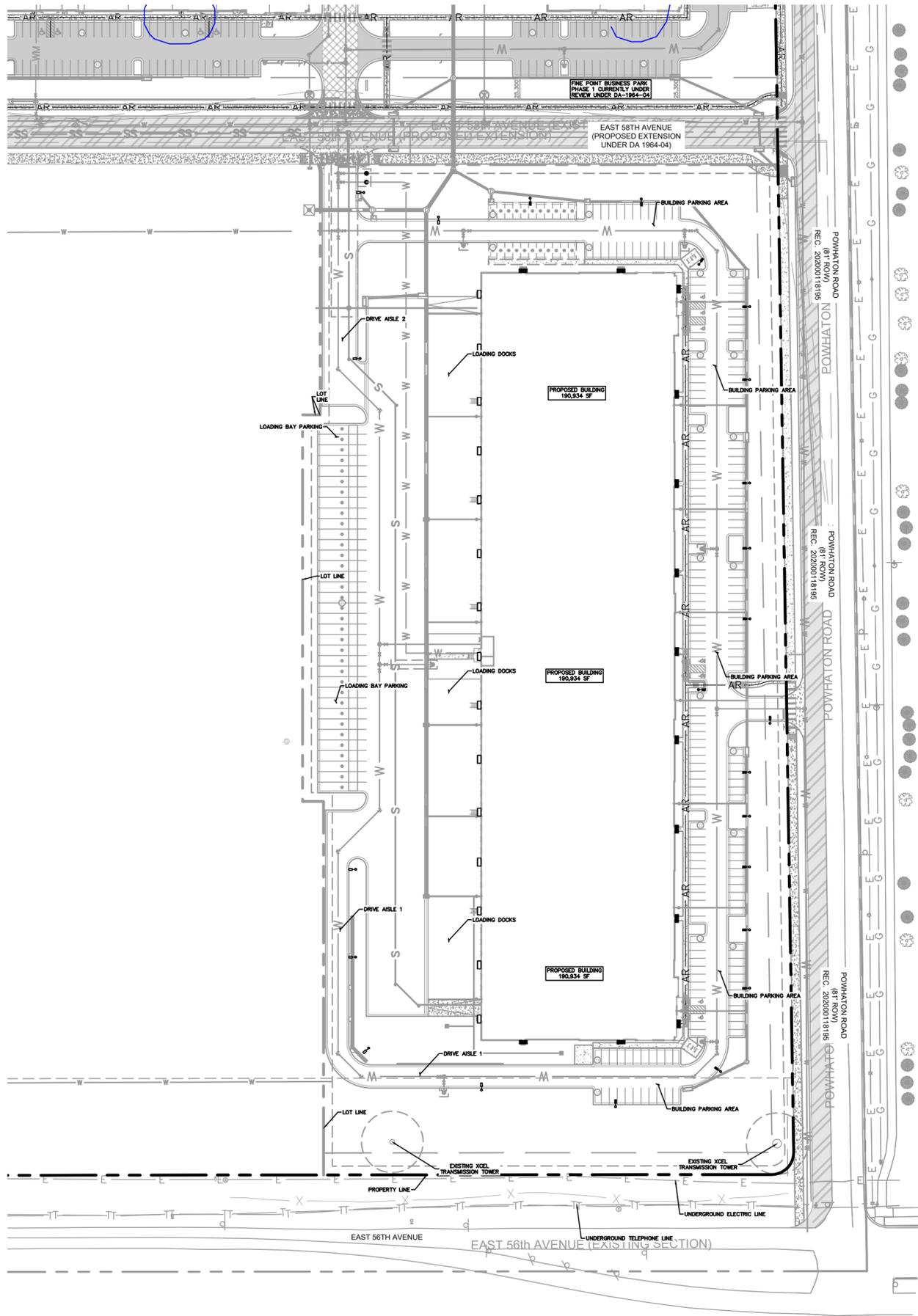
FILE NO.  
00017.E06  
PROJECT NO.  
196617001

SHEET NO.

23

# 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  
? GRADE LEVEL

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

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

## LEGEND

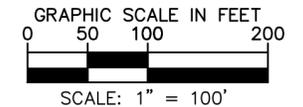
- PROPERTY LINE
- LOT LINE
- AR ACCESSIBLE ROUTE
- XTOR WALL PACK
- TYPE 4 WALL PACK
- TYPE 3 LIGHT POLE
- TYPE 4 LIGHT POLE

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	

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 S. W. 11th St.  
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

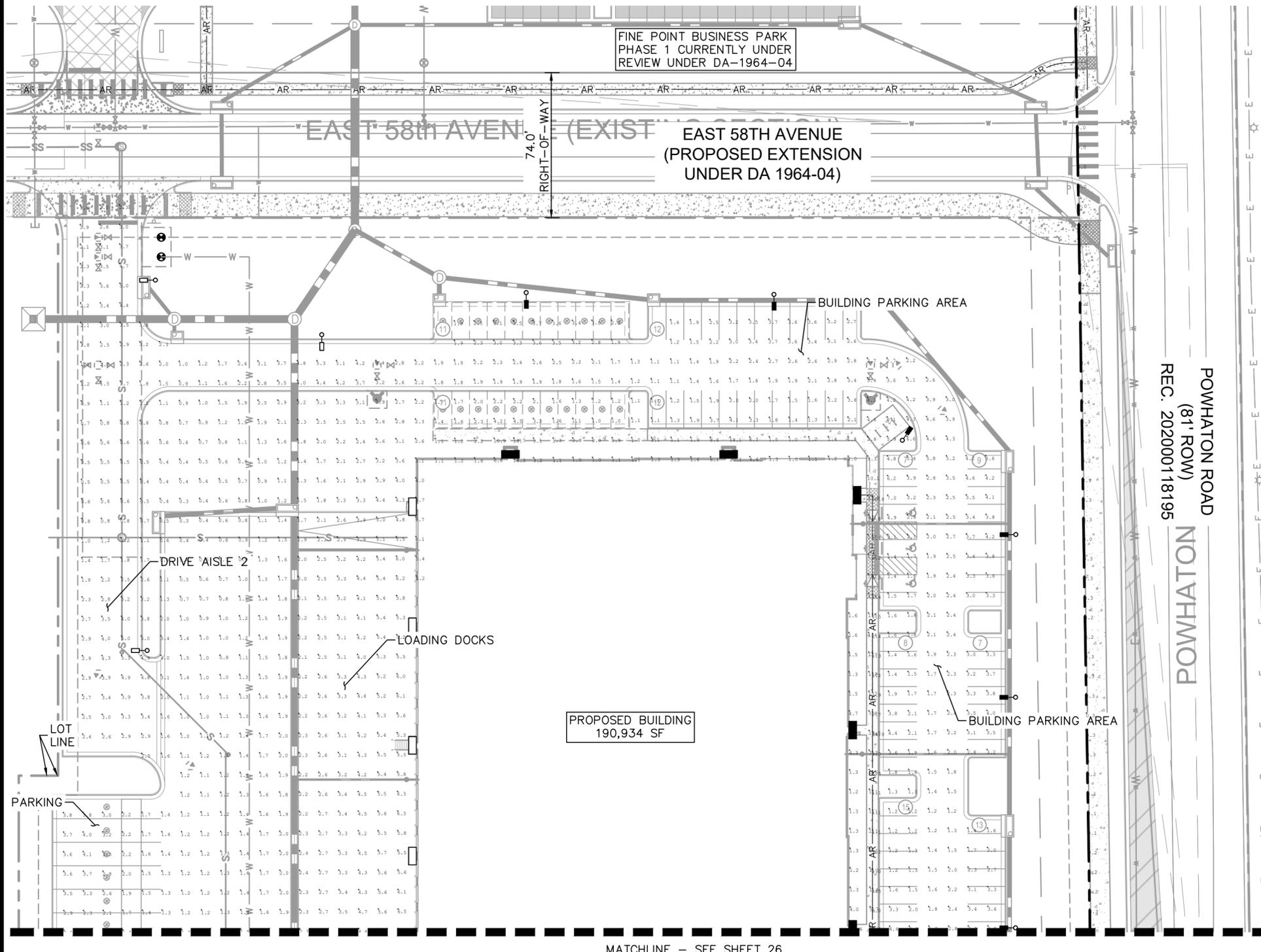
FILE NO.  
196617001\_PH  
PROJECT NO.  
196617001

SHEET NO.  
24

NO.	REVISION	BY	DATE	APPR

# FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

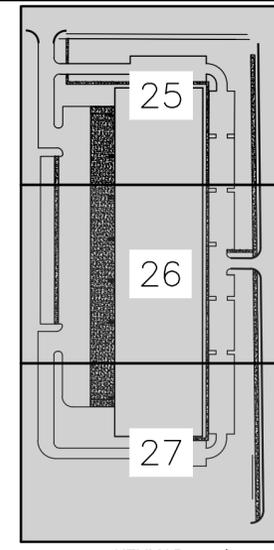
LOCATED IN THE SE 1/4 OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



FINE POINT BUSINESS PARK  
PHASE 1 CURRENTLY UNDER  
REVIEW UNDER DA-1964-04

EAST 58th AVENUE  
(PROPOSED EXTENSION  
UNDER DA 1964-04)

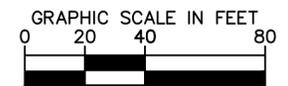
PROPOSED BUILDING  
190,934 SF



KEYMAP  
NTS

## LEGEND

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



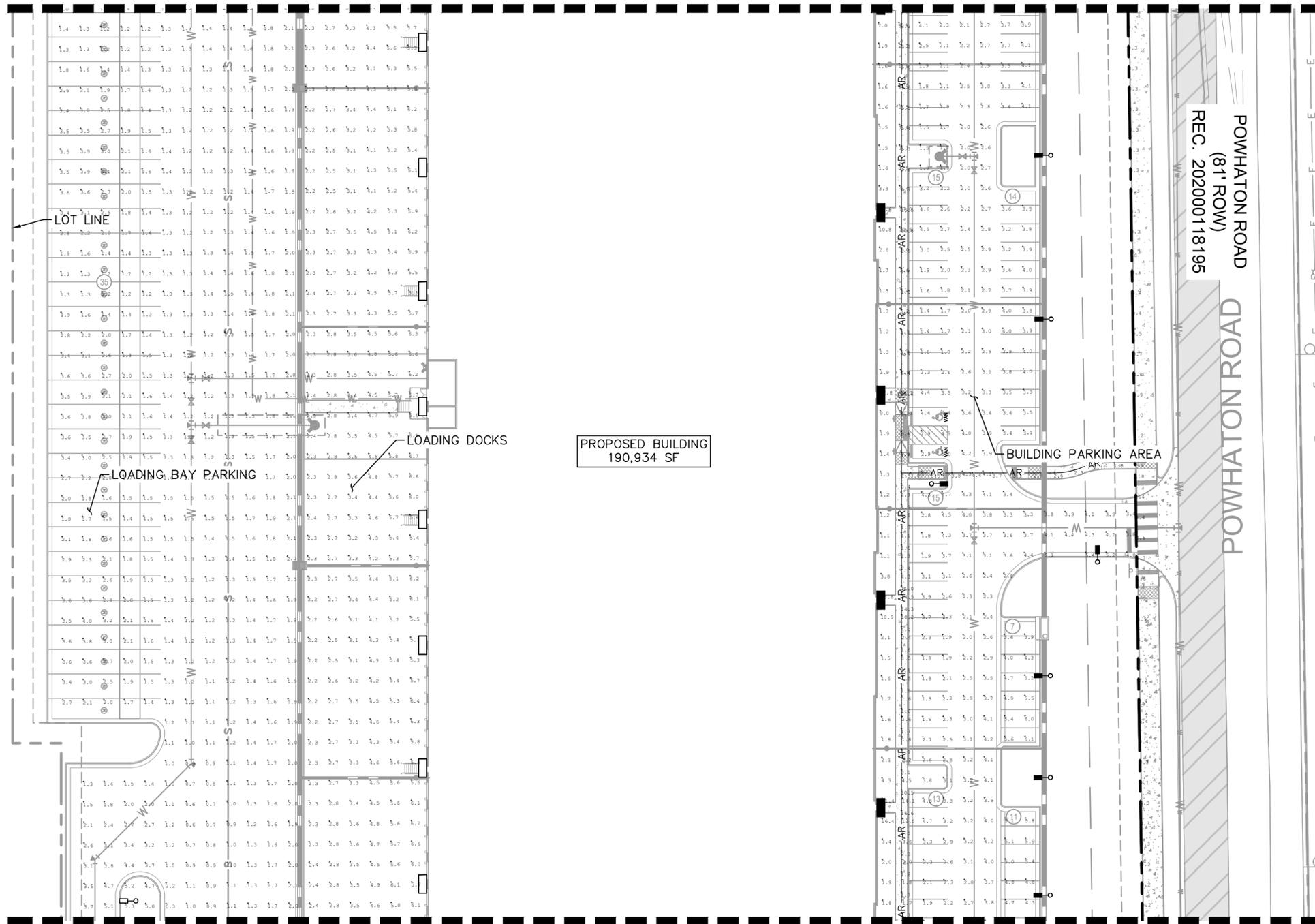
K:\DEN\_Civil\196617001\_Fine Point B6\CADD\PlanSheets\CSP\196617001\_PH.dwg Detmer, Joe 4/24/2024 3:34 PM

<b>Kimley»Horn</b> <small>KIMLEY-HORN AND ASSOCIATES, INC. 8200 East South Greenwood Village, Colorado 80111 (303) 228-2300</small>	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 <b>PHOTOMETRIC PLAN</b>	DATE: 4/24/24 DESIGNED BY: WRP DRAWN BY: WRP CHECKED BY: DJC	NO. _____ REVISION _____ BY _____ DATE _____ APPR _____
SHEET NO. <h1 style="margin: 0;">25</h1>			

# 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 25



PROPOSED BUILDING  
190,934 SF

LOADING DOCKS

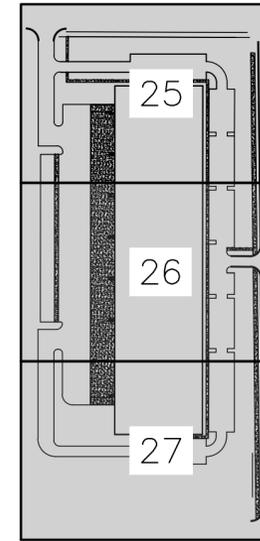
LOADING BAY PARKING

BUILDING PARKING AREA

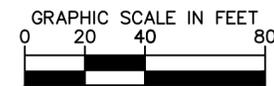
POWHATON ROAD  
(81' ROW)  
REC. 202000118195

## LEGEND

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



KEYMAP  
NTS



K:\DEN\_Civil\196617001\_Fine Point B6\CADD\PlanSheets\CSP\196617001\_PH.dwg Detmer, Joe 4/24/2024 3:34 PM

**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

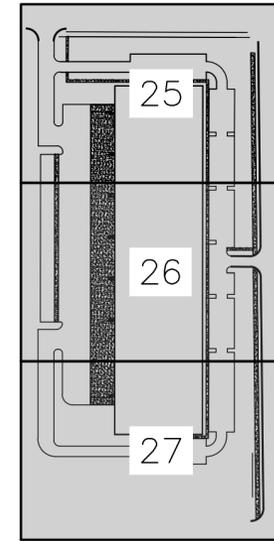
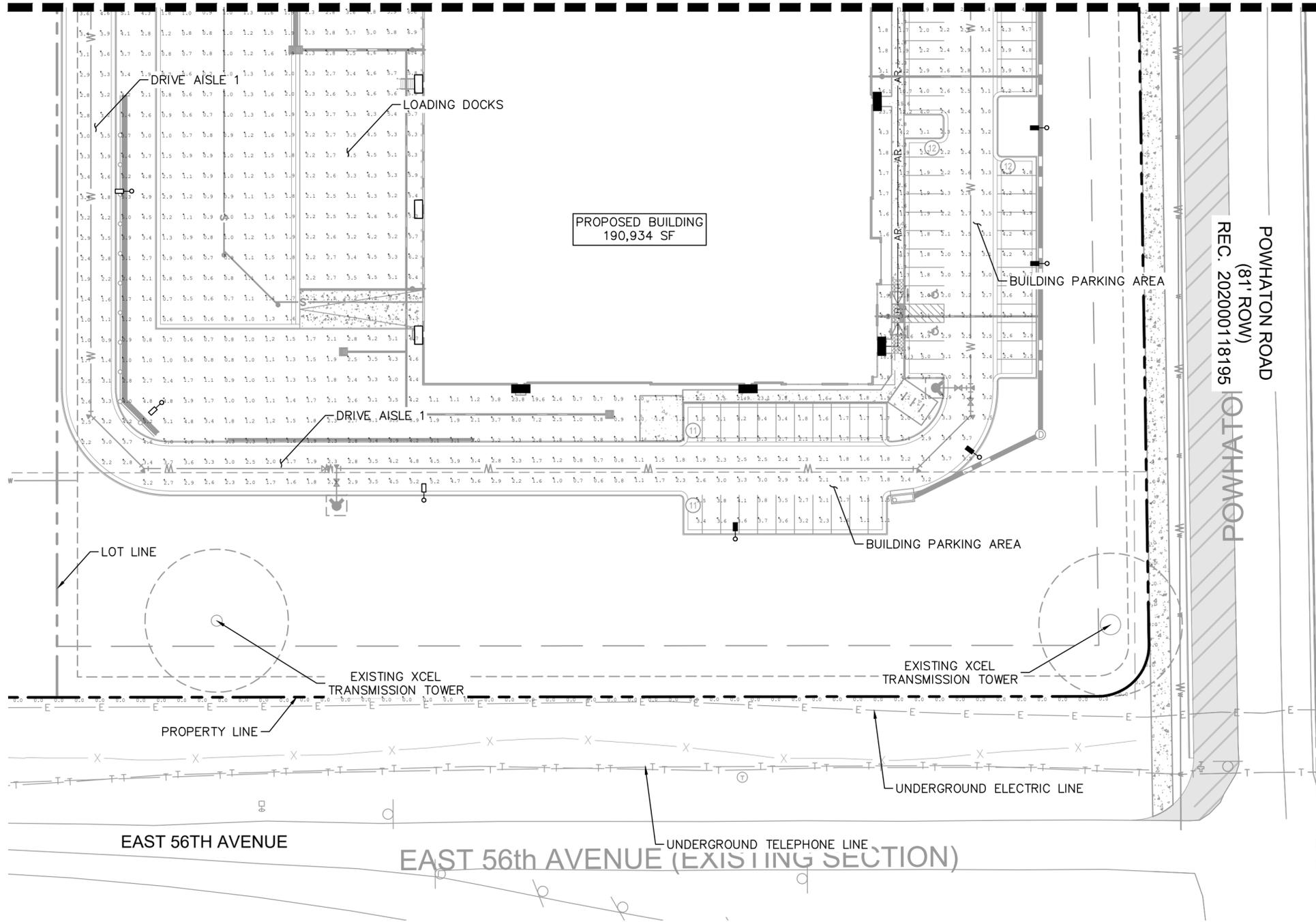
SHEET NO.  
26

NO.	REVISION	BY	DATE	APPR

# 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

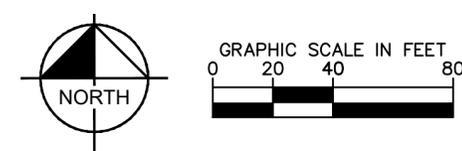
MATCHLINE - SEE SHEET 26



KEYMAP  
NTS

## LEGEND

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



K:\DEN\_Civil\196617001\_Fine Point B6\CADD\PlanSheets\CSP\196617001\_PH.dwg Detmer, Joe 4/24/2024 3:34 PM

**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
8205 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  
DRAWN BY: WRP  
CHECKED BY: DJC

FILE NO.  
196617001\_FH  
PROJECT NO.  
196617001

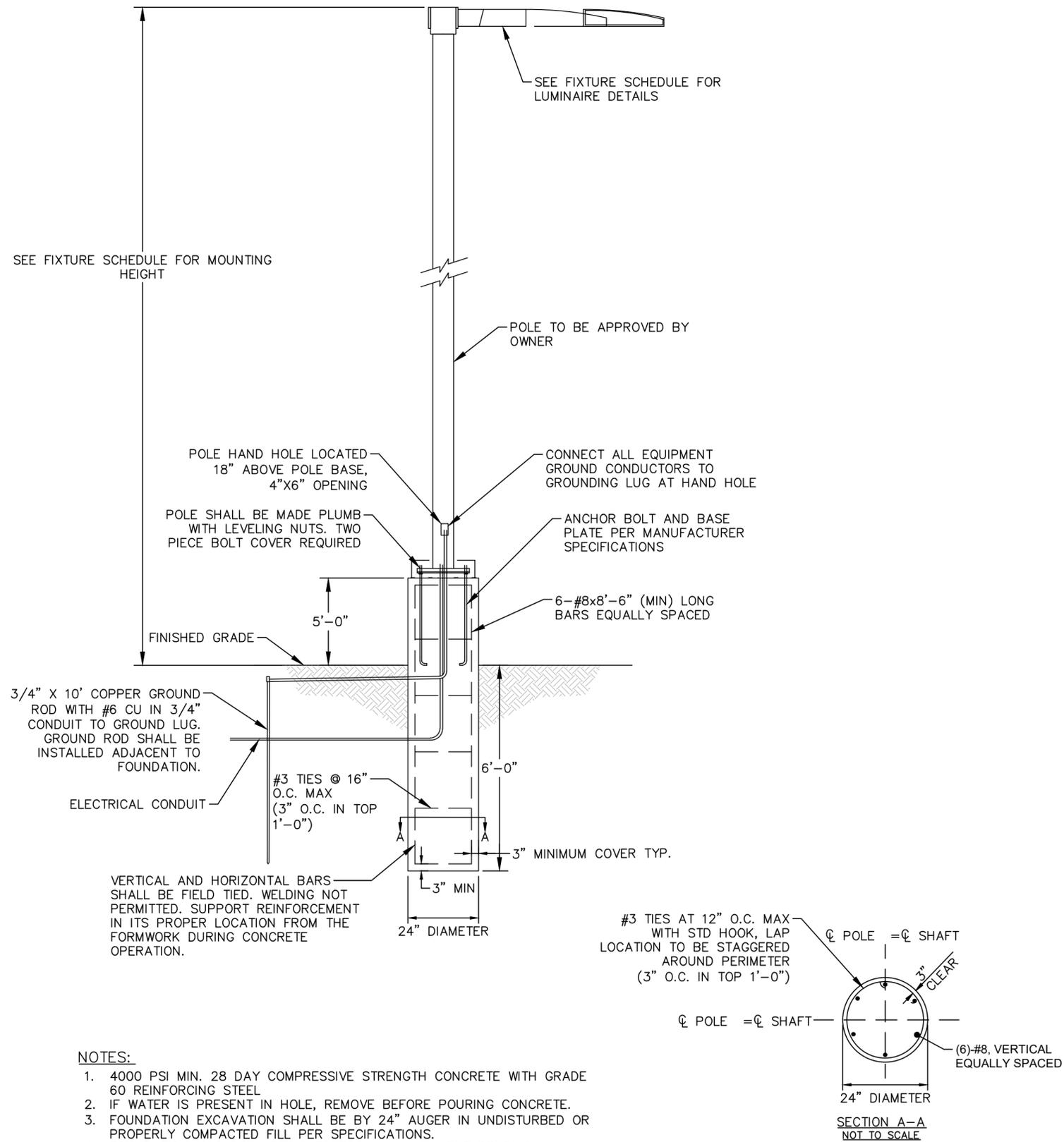
SHEET NO.  
27

NO.	REVISION	BY	DATE	APPR



# 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



### NOTES:

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

## 1 POLE FOUNDATION DETAIL

N.T.S.

K:\DEN\_civil\196617001\_Fine Point B6\CADD\PlanSheets\CSP\196617001\_PH.dwg Detmer, Joe 4/24/2024 3:35 PM

**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  
PHOTOMETRIC DETAILS

DATE: 4/24/24

DESIGNED BY: WRP

DRAWN BY: WRP

CHECKED BY: DJC

FILE NO.  
196617001\_PH

PROJECT NO.  
196617001

SHEET NO.

29

NO.

REVISION

BY

DATE

APPR