

LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

PARCEL 1:
LOT 2, BLOCK 1, HIGHLINE VILLAGE FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO
PARCEL 2:
TRACT B, CHAMBERS 17 SUBDIVISION, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

BENCHMARK

ELEVATIONS BASED UPON NATIONAL GEODETIC SURVEY (NGS) BENCH MARK "2 406", A STAINLESS STEEL ROD AT THE
INTERSECTION OF CHAMBERS ROAD AND CHAMBERS COURT, AT THE SOUTHWEST CORNER OF THE HINKLEY HIGH
SCHOOL GROUNDS, NORTH OF THE CENTER OF THE COURT, EAST OF THE CENTERLINE OF THE NORTH BOUND LANES OF
THE ROAD, NORTH OF THE CENTER OF THE SOUTH ENTRANCE TO THE AURORA PUBLIC SCHOOL STADIUM, WEST OF A
UTILITY POLE WITH TWO GUY WIRES.

ELEVATION = 5,419.53 FEET (NAVD 1988)
ELEVATION OF GROUND TOPOGRAPHIC SURVEY CONTOUR INTERVALS ARE 1 FOOT.

SITE ADDRESS

E. 16TH AVE
AURORA, CO

DEVELOPER

ALTOS REALTY ADVISORS
5777 E. EVANS AVE, SUITE 1
DENVER, CO 80222
(303) 747-4782
CONTACT: AREND ACCOLA

SURVEYOR

FARNSWORTH GROUP INC.
223 WILLOW STREET
FORT COLLINS, CO 80524
(970) 484-7477
CONTACT: J.R. MCGRHEE, PLS

SITE PLAN NOTES:

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR
INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL
PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS
"SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER
LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN
ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE
LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND
HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL
BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL
BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING
MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE
INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING
PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID
EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE,
MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY
RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL
RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT
ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII-NUMBERING OF BUILDINGS.
- 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 THE MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION
MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE
PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE.
LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT,
MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- 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.
- 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.
- 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.
- THERE WILL BE NO OUTSIDE, OVERNIGHT STORAGE OF VEHICLES ON THE SITE.
- THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE
(ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO
HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY
WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED
THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED
RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR
THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE.
FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A
REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET
NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE
FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS,
AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT. TO INSTALL STOP SIGNS AND STREET NAME SIGNS AT THE SITE ACCESS
POINTS ONTO PUBLIC STREETS. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC
CONTROL DEVICES (MUTCD) AND CITY STANDARDS.
- 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.

STD_Cover - 0231600.00.dwg | 2/9/2024 3:34 PM |
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Revised, see plans.

Description must match plat. (Lot 1 Block 1, Highline Village Filing No. 4)?

Provide the following site plan note:

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

Existing, see site plan note 1.

Noted, see plans.

Add these notes to Site Plan Notes.

Add this note and insert the word INFLUENCE between the words EXCEEDING and UNDER.

Noted, see plans.

1st Review
Aurora Water
Jennifer Wynn
jwynn@auroragov.org

This site plan can not be approved until the Preliminary Drainage Report is approved.

LIGHTING

ON-SITE LIGHTING & SURVEY, LLC
1111 HIGHWAY 25 NORTH, SUITE 201
BUFFALO, MN 55313
(763) 684-1548
CONTACT: BRENDA LESNAU

ARBORIST

FARNSWORTH GROUP INC.
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, CO 80111
(303) 692-8838
CONTACT: MIKE HAUF, PLA, ISA, QWEL

Please add the following note:
*Proposed street light locations are conceptual.
Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal.*

Noted, see plans.

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	SITE PLAN
SHEET 3	SITE DETAILS
SHEET 4	PRELIMINARY GRADING PLAN
SHEET 5	PRELIMINARY GRADING PLAN
SHEET 6	PRELIMINARY UTILITY PLAN
SHEET 7	TREE MITIGATION PLAN
SHEET 8	LANDSCAPE PLAN
SHEET 9	LANDSCAPE PLAN
SHEET 10	LANDSCAPE NOTES & DETAILS
SHEET 11	NORTH & SOUTH BUILDING ELEVATIONS
SHEET 12	WEST BUILDING ELEVATIONS
SHEET 13	EAST BUILDING ELEVATIONS
SHEET 14	NORTH & SOUTH GARAGE ELEVATIONS
SHEET 15	TRASH AND CARPORT ELEVATIONS
SHEET 16	PHOTOMETRIC PLAN
SHEET 17	PHOTOMETRIC PLAN DETAILS

SITE DATA CHART

	EXISTING CONDITIONS	PROPOSED CONDITIONS
OVERALL LOT AREA	3.741 ACRES (162,972 SF)	-
PRESENT ZONING CLASSIFICATION	R-3 RESIDENTIAL	NO CHANGE
NUMBER OF BUILDINGS	-	1
BUILDING HEIGHT**	-	45'
CONSTRUCTION TYPE	-	V-A, SPRINKLERED
OCCUPANCY CLASSIFICATION	-	R-2
TOTAL BUILDING COVERAGE AND GFA	-	34,917 SF (21%) FOC 139,668 SF- = 0.86 FA
HARD SURFACE AREA	-	76,046 SF (47%)
LANDSCAPE AREA	-	52,009 SF (32%)
COMMON OPEN SPACE	-	MIN. 20% REQ./ 32.7% PROPOSED
ALLOWABLE SIGN AREA	-	96 SF TOTAL
NUMBER OF SIGNS	1 WALL OR MONUMENT SIGN PER STREET FRONTAGE	1- 96 SF MAX. BLDG SIGN ALONG 16TH AVE FRONTAGE
PARKING SPACES	-	176 (146 SURFACE 30 GARAGE, INCLUDING HC SPACES)
ACCESSIBLE SPACES	-	7
VAN ACCESSIBLE SPACES	-	3
COVERED SPACES	-	54
LOADING SPACES REQUIRED	-	0 REQUIRED / 0 PROVIDED delete loading spaces as these are not required for Multi-family.
BICYCLE PARKING REQUIRED	-	16 REQUIRED / 16 PROVIDED (8 BIKE RACKS)

**NOTE: "0'-0" IS THE BASELINE FOR BUILDING ELEVATION MEASUREMENT.

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SHEET 17	PHOTOMETRIC PLAN DETAILS

SIGNATURE BLOCK

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, _____ HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. _____.

BY: _____

STATE OF COLORADO)ss
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD.
BY _____

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT _____ O'CLOCK ____ M, THIS _____ DAY OF _____ AD. _____

CLERK AND RECORDER: _____ DEPUTY: _____

AMENDMENT BLOCK:

Where is the Number of Dwelling Units???
Provide

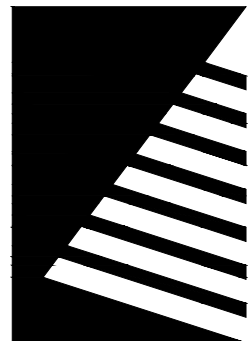
At least one of each type of parking space (surface, garage, covered) must be provided as accessible.

ACCESSIBILITY IMPLEMENTATION PLAN

2021 INTERNATIONAL BUILDING CODE (IBC)	2003 COLORADO STATE HOUSE BILL
THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON 2021 IBC, CHAPTER 11, THE ICC A117.1 - 2017. SITES CONTAINING SEVEN OR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 03-1221, ARTICLE 5 - STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9-5-101 TO 9-5-106).	COLORADO TITLE 9 (2003 REVISED STATE HOUSE BILL 03-1221, ARTICLE 5, STANDARDS FOR ACCESSIBLE HOUSING REQUIRED: 129 - 142 UNITS = 60 POINTS PROVIDED: (3) TYPE 'A' UNITS (SINGLE LEVEL) X 6 POINTS = 18 POINTS (127) TYPE 'B' UNITS (SINGLE LEVEL) X 4 POINTS = 508 POINTS TOTAL POINTS PROVIDED = 526
2021 IBC CHAPTER 11 SECTION 1107.6 HAS BEEN MET BY PROVIDING TYPE 'A' AND TYPE 'B' UNITS AS OUTLINED BELOW. TYPE A UNITS (IBC SECTION 1107.6.2.2.1) - 8 UNITS PROVIDED 2021 IBC REQUIRES AT LEAST 2% OF DWELLING UNITS BE TYPE A. (3) TYPE A UNITS ARE REQUIRED, AND (3) TYPE A UNITS ARE PROVIDED. TYPE B UNITS (IBC SECTION 1107.6.2.2.2) - 127 UNITS PROVIDED WHERE THERE ARE FOUR OR MORE DWELLING UNITS OR SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY DWELLING UNIT AND SLEEPING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE A TYPE B UNIT. ALL UNITS, OTHER THAN THE REQUIRED TYPE A UNITS, WILL MEET TYPE B REQUIREMENTS.	

Only do single numbers. 1, 2, 3 etc. Do not do 1 of X.

Revised, see plans.



Farnsworth
GROUP

5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

PROJECT:
Altos Realty Advisors

Highline Village 4
Apartments

East 16th Ave., Aurora, Co

DATE: 02/09/2024

DESIGNED: JDS

DRAWN: JDS

REVIEWED: JDS

FIELD BOOK NO.:

SHEET TITLE:

COVER SHEET

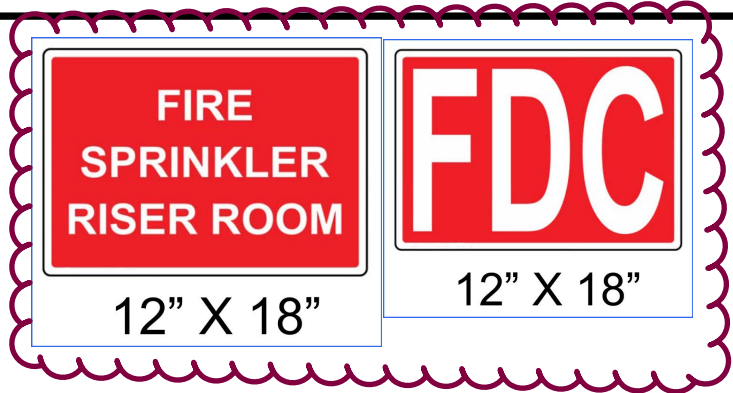
SHEET NUMBER:

1 OF 17

PROJECT NO.: 0231600.00

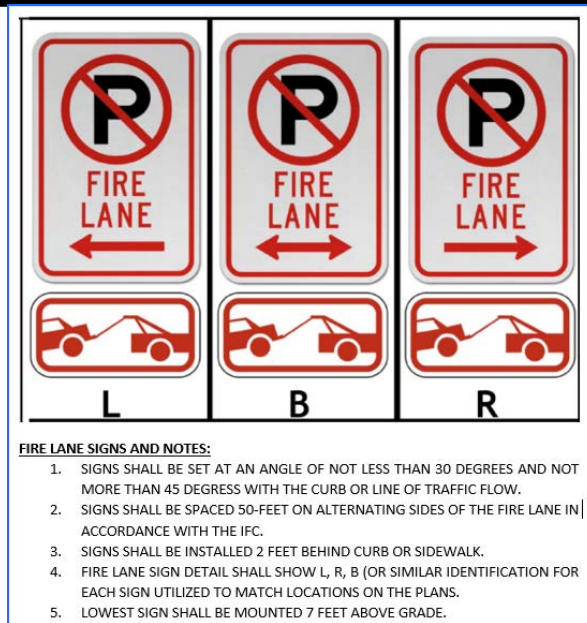
HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN AND PRELIMINARY PLAT
LOT 2, BLOCK 1 HIGHLINE VILLAGE,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
3.741 ACRES

Revised, see plans.

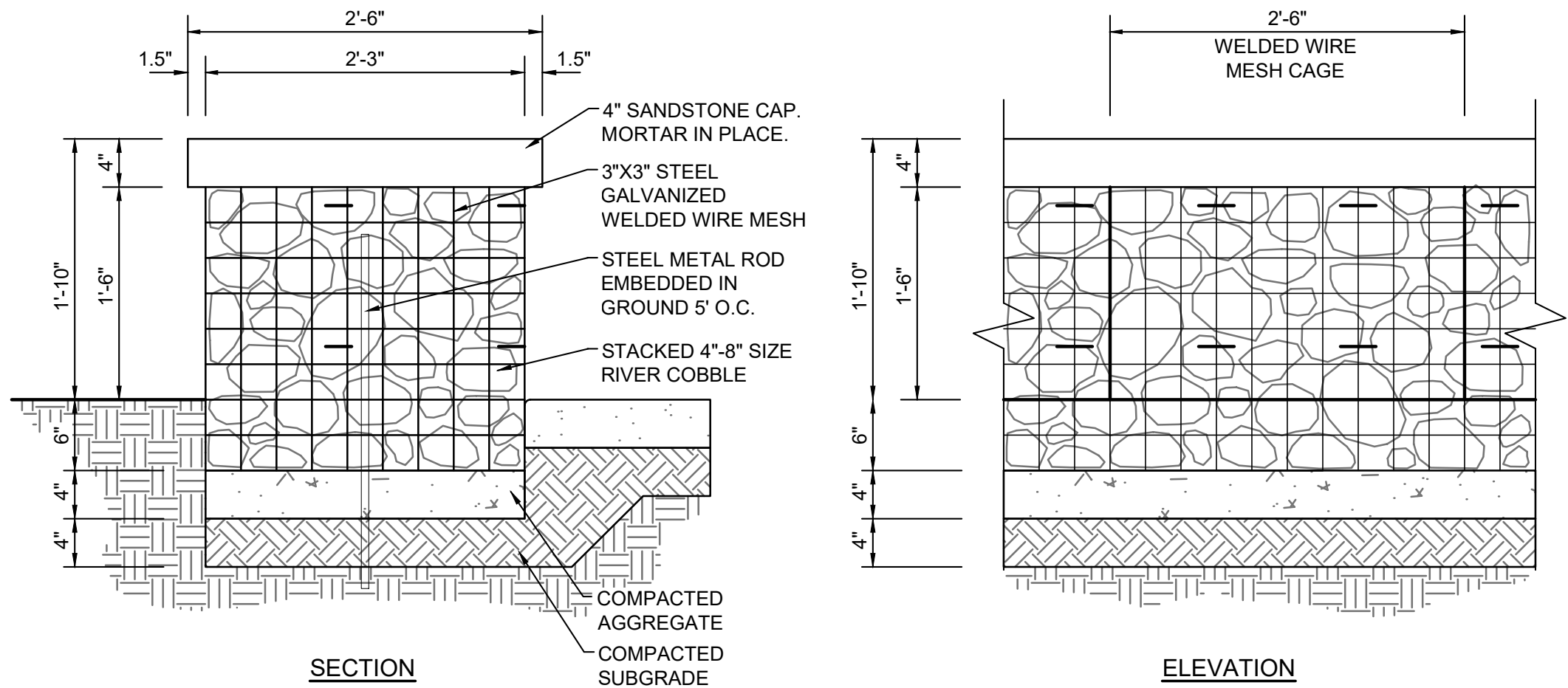


Revised, see plans.

Add these signs to detail sheet.



Replace this detail with the one above.
Revised, see plans.



GABION SEAT WALL
NOT TO SCALE

A

Product Name
Dero Hoop Rack
As manufactured by Dero Bike Racks

Bikes Parked per Unit: 2

Materials:
1.5\" schedule 40 pipe (1.9\" OD)

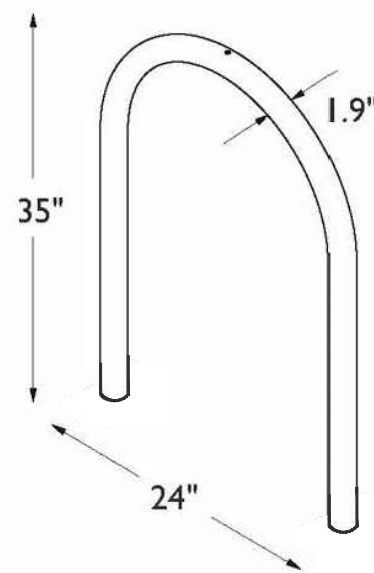
Finishes

An after fabrication hot dipped galvanized finish is standard. 250 TGI/C powder coat colors and a stainless steel option are also available.

Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Iron phosphate pretreatment
3. Epoxy primer electrostatically applied
4. Final thick TGI/C polyester powder coat

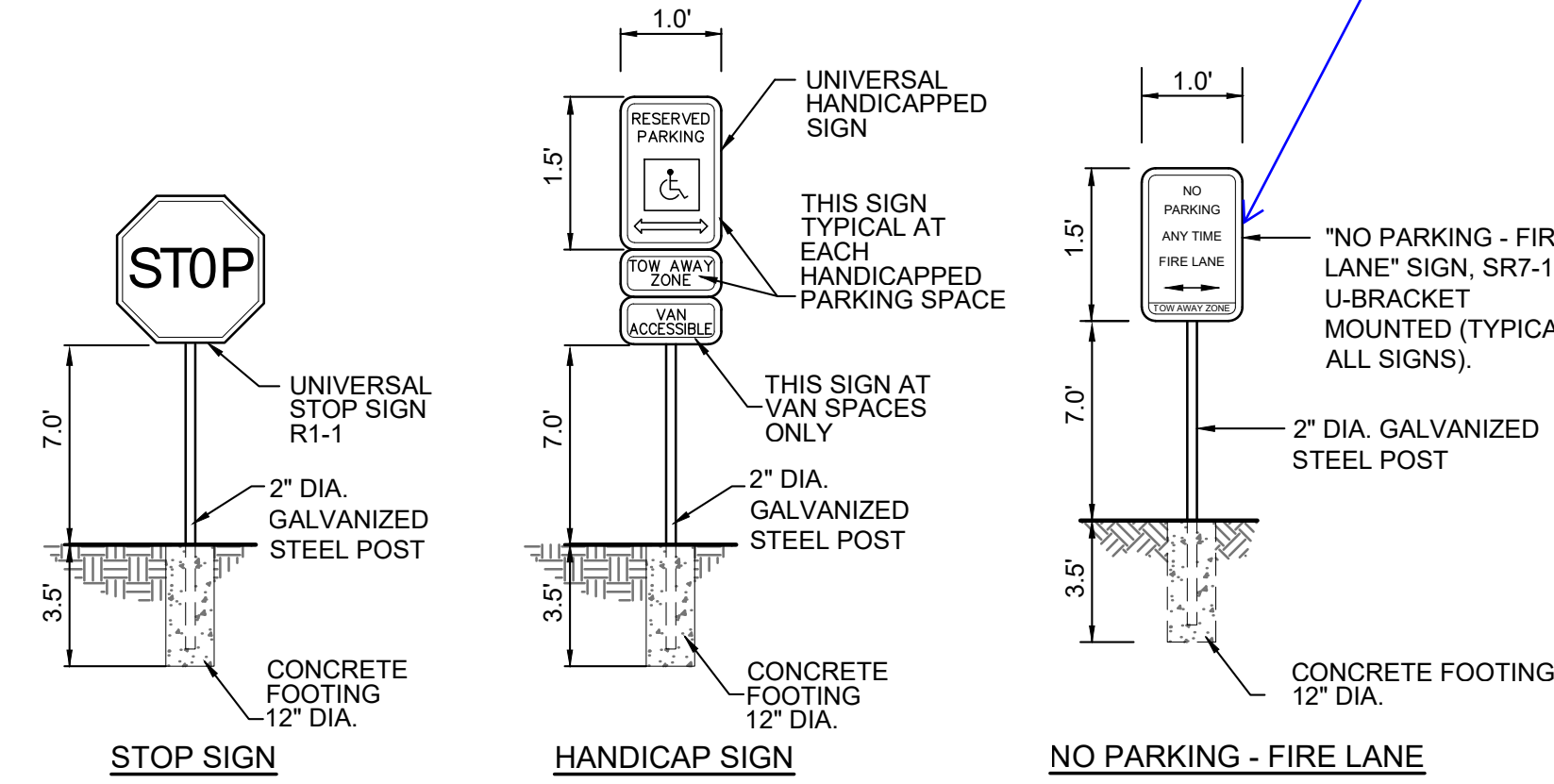
NOTES:

1. INSTALL RACK PERPENDICULAR TO WALKWAY AS SHOWN - SPACED 36\" O.C.
2. INSTALL WITH IG (IN-GROUND) MOUNT PER MANUFACTURER'S RECOMMENDATIONS.
3. BLACK COLOR, POWDERCOAT



BIKE RACK DETAIL
NOT TO SCALE

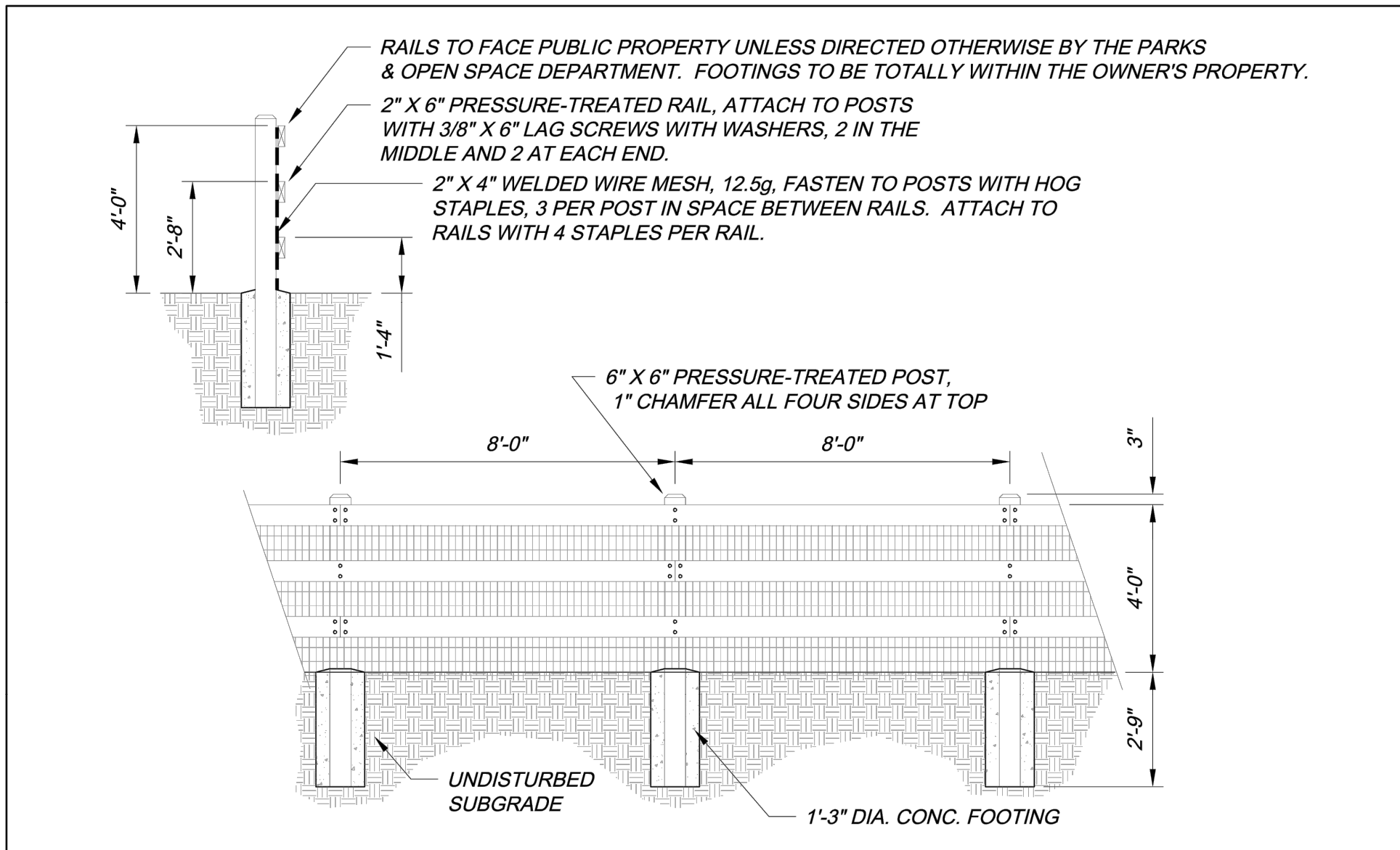
B



FEDERAL HIGHWAY ADMINISTRATION'S MANUAL "UNIFORM TRAFFIC CONTROL DEVICES",
LOCAL CODES, AND AS SPECIFIED.

ON-SITE TRAFFIC SIGNAGE DETAIL
NOT TO SCALE

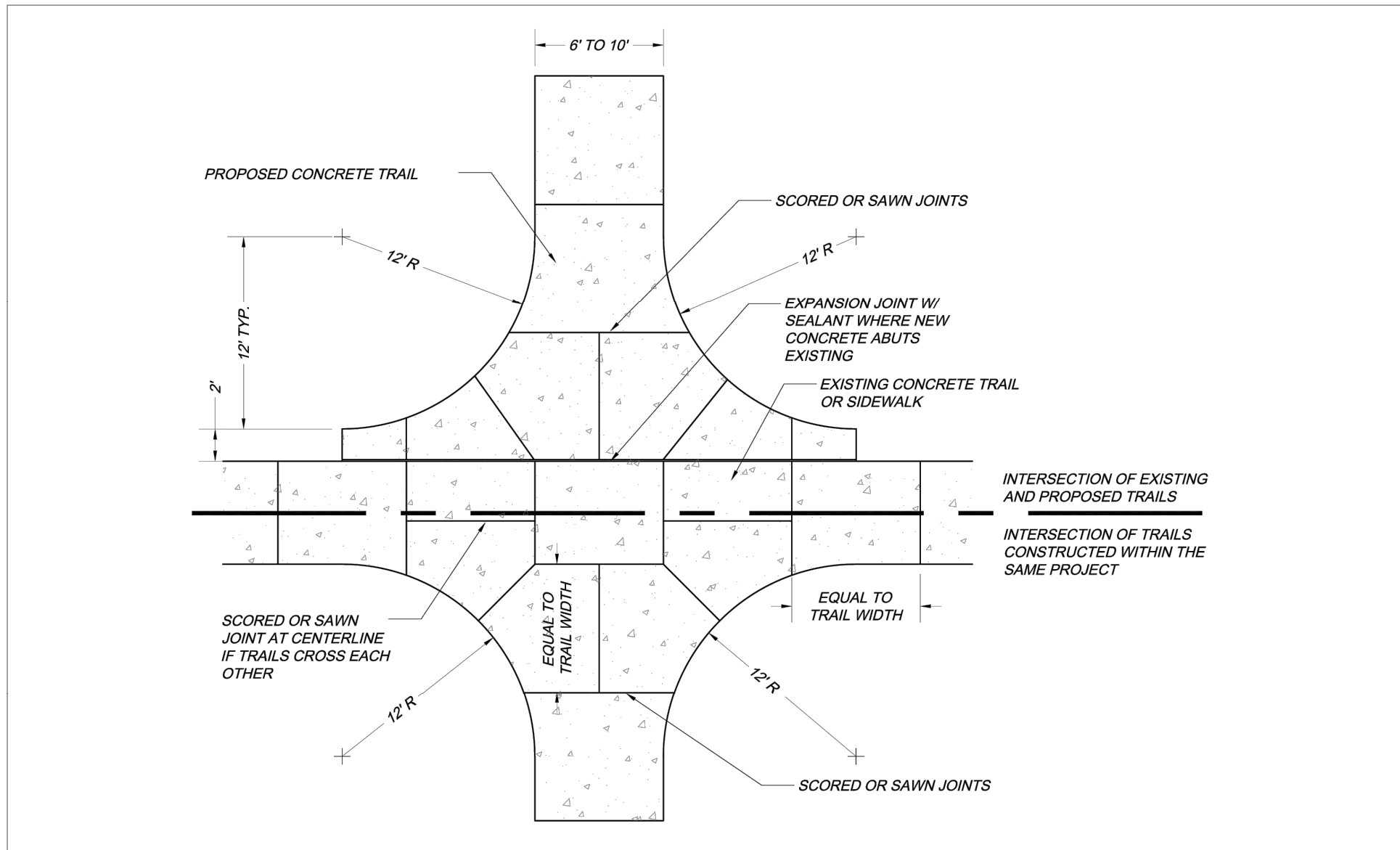
C



City of Aurora
Parks, Recreation & Open Space Dept.
Date: October 2020

OPEN SPACE
3-RAIL FENCE

PROS
F-1.0



City of Aurora
Parks, Recreation & Open Space Dept.
Date: October 2020

TRAIL
INTERSECTIONS

PROS
T-1.1



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Highline Village 4
Apartments

East 16th Ave., Aurora, Co

DATE: 02/09/2024

DESIGNED: JDS

DRAWN: JDS

REVIEWED: JDS

FIELD BOOK NO.:

SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

3 OF 17

PROJECT NO.: 0231600.00

HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN AND PRELIMINARY PLAT
LOT 2, BLOCK 1 HIGHLINE VILLAGE,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
3.741 ACRES

Revised, see plans.

LEGEND

- CONCRETE PAVEMENT
- VERTICAL CURB AND GUTTER (CATCH),
REFER TO COA DETAIL S7.1
- VERTICAL CURB AND GUTTER (SPILL),
REFER TO COA DETAIL S7.1
- SIGN
- DIRECTION OF FLOW
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- GRADING LIMITS

CITY OF AURORA GENERAL NOTES

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN R.O.W. IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE R.O.W. IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

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GROUP

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ISSUE:
DATE: DESCRIPTION:

PROJECT:
ALTOS REALTY ADVISORS

HIGHLINE VILLAGE
FILING NO. 4, LOT 1

RSN: 178920

EAST 16TH AVE, AURORA, CO

DATE: 03/01/2024

DESIGNED: EBFB

DRAWN: DJM

REVIEWED: DKL

FIELD BOOK NO.:

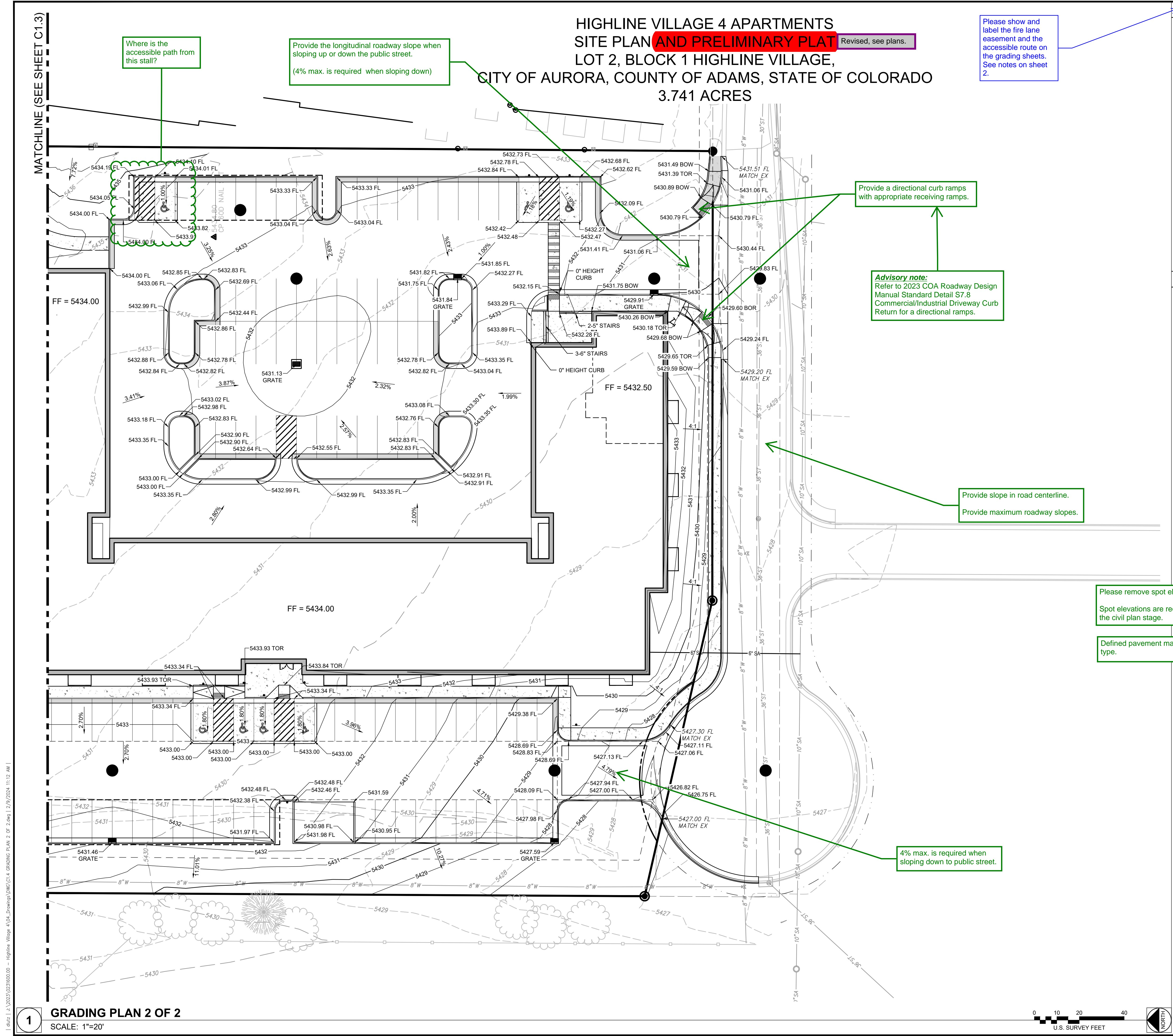
SHEET TITLE:

GRADING PLAN 1 OF 2

SHEET NUMBER:

4 OF 17

PROJECT NO.: 0231600.00



HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN AND PRELIMINARY PLAT
LOT 2, BLOCK 1 HIGHLINE VILLAGE,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
3.741 ACRES

Revised, see plans.

Please show and label the fire lane easement and the accessible route on the grading sheets. See notes on sheet 2.

LEGEND

- CONCRETE PAVEMENT
- VERTICAL CURB AND GUTTER (CATCH), REFER TO COA DETAIL S7.1
- VERTICAL CURB AND GUTTER (SPILL), REFER TO COA DETAIL S7.1
- SIGN
- DIRECTION OF FLOW
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- GRADING LIMITS

CITY OF AURORA GENERAL NOTES

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN R.O.W. IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE R.O.W. IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

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www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

PROJECT:
ALTOS REALTY ADVISORS

HIGHLINE VILLAGE
FILING NO. 4, LOT 1

RSN: 178920

EAST 16TH AVE, AURORA, CO

DATE: 03/01/2024

DESIGNED: EBFB

DRAWN: DJM

REVIEWED: DKL

FIELD BOOK NO.:

SHEET TITLE:

GRADING PLAN 2 OF 2

SHEET NUMBER:

5 OF 17

PROJECT NO.: 0231600.00

HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN AND PRELIMINARY PLAT
LOT 2, BLOCK 1 HIGHLINE VILLAGE,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
3.741 ACRES

Revised, see plans.

Show connection to
existing water
system.

Label existing
hydrant.

Minimum length for
fire hydrant laterals
is 5ft, and hydrant
must be at least 3.5ft
from curb. Please
dedicate separate
easement for
hydrant.

Water mains should
be 5ft from curb and
gutters, see AW
Spec 5.04 for more
info

We do not allow
size-on-size wet
taps, please revise to
be a cut-in tee
connection

This manhole should
be public

3" meter vaults must
be 18ft wide and 5ft
behind meter. See
AW Spec 5.04 for
more info.

This easement line is
not represented on
proposed plat pages

See notes on Sheet 2
regarding hydrant
placement.

Please call out as 4ft
MH connection

Please format key so
it is easier to
understand which
label goes with
which number,
specifically numbers
4, 5, 6, and 7.

LEGEND

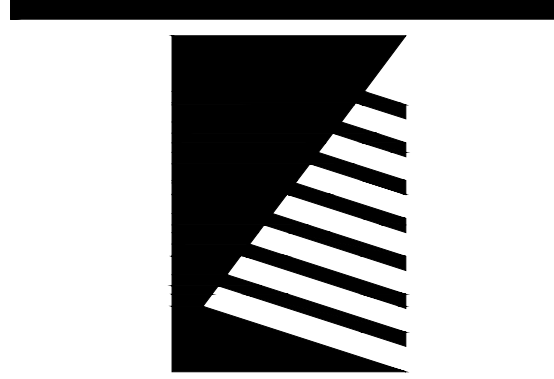
	CONCRETE PAVEMENT
	VERTICAL CURB AND GUTTER (CATCH), REFER TO COA DETAIL S7.1
	VERTICAL CURB AND GUTTER (SPILL), REFER TO COA DETAIL S7.1
	WATER WATER VALVE
	WATER METER
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	STORM DRAIN INLET
	UNDERDRAIN CLEANOUT
	STORM DRAIN LINE
	SANITARY SEWER LINE
	WATER SERVICE LINE
	PVC FIRE LINE
	ELECTRIC LINE
	GAS LINE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING MONITORING WELL
	EXISTING SANITARY SEWER MANHOLE
	EXISTING CLEANOUT
	EXISTING STORM DRAIN MANHOLE
	EXISTING LIGHT POLE
	EXISTING ELECTRICAL BOX
	EXISTING GAS METER
	EXISTING CABLE RISER
	EXISTING IRRIGATION BOX
	PROPERTY LINE
	EASEMENT LINE
	PROPERTY ADJACENT LINE
	EXISTING WATERLINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE

KEYNOTES

- CAUTION - UTILITY CROSSING! CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF CROSSING UTILITIES PRIOR TO CONSTRUCTION
- 8" WATERLINE PER CITY OF AURORA STANDARDS
- INSTALL 8"x8" WET TAP CONNECTION FOR 8" WATERLINE TO EXISTING 8" WATERLINE
- INSTALL 8"x22 1/2" AND 8"x11 1/2" BEND
- INSTALL 8"x45" AND 8"x11 1/2" BEND
- INSTALL FIRE HYDRANT ASSEMBLY PER CITY OF AURORA STANDARDS
- INSTALL 3" METER, VAULT AND APPURTENANCES IN ACCORDING WITH CITY OF AURORA STANDARDS AND REGULATIONS, REFER TO CITY OF AURORA STANDARD DETAILS 200, 205 AND 207
- EXISTING 8" WATERLINE
- 6" SANITARY SEWER SERVICE CONNECTION, REFER TO CITY OF AURORA STANDARD DETAIL 300
- CONNECT TO EXISTING 10" SANITARY SEWER MAIN
- EXISTING 10" SANITARY SEWER MAIN
- PRIVATE 12" HDPE STORM DRAIN
- 15" HDPE STORM DRAIN
- PRIVATE 18" RCP STORM DRAIN
- PRIVATE STORM DRAIN MANHOLE
- PRIVATE TYPE 13 AREA INLET
- PRIVATE COMBINATION TYPE 13 INLET
- 2-FT WIDE CONCRETE PAN
- EXISTING 36" STORM DRAIN
- PUBLIC STORM DRAIN MANHOLE
- FIRE DEPARTMENT CONNECTION

CITY OF AURORA GENERAL NOTES

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Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

PROJECT:
ALTOS REALTY ADVISORS

HIGHLINE VILLAGE
FILING NO. 4, LOT 1

RSN: 178920

EAST 16TH AVE, AURORA, CO

DATE: 03/01/2024

DESIGNED: EBFB

DRAWN: DJM

REVIEWED: DKL

FIELD BOOK NO.:

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

6 OF 17

PROJECT NO.: 0231600.00

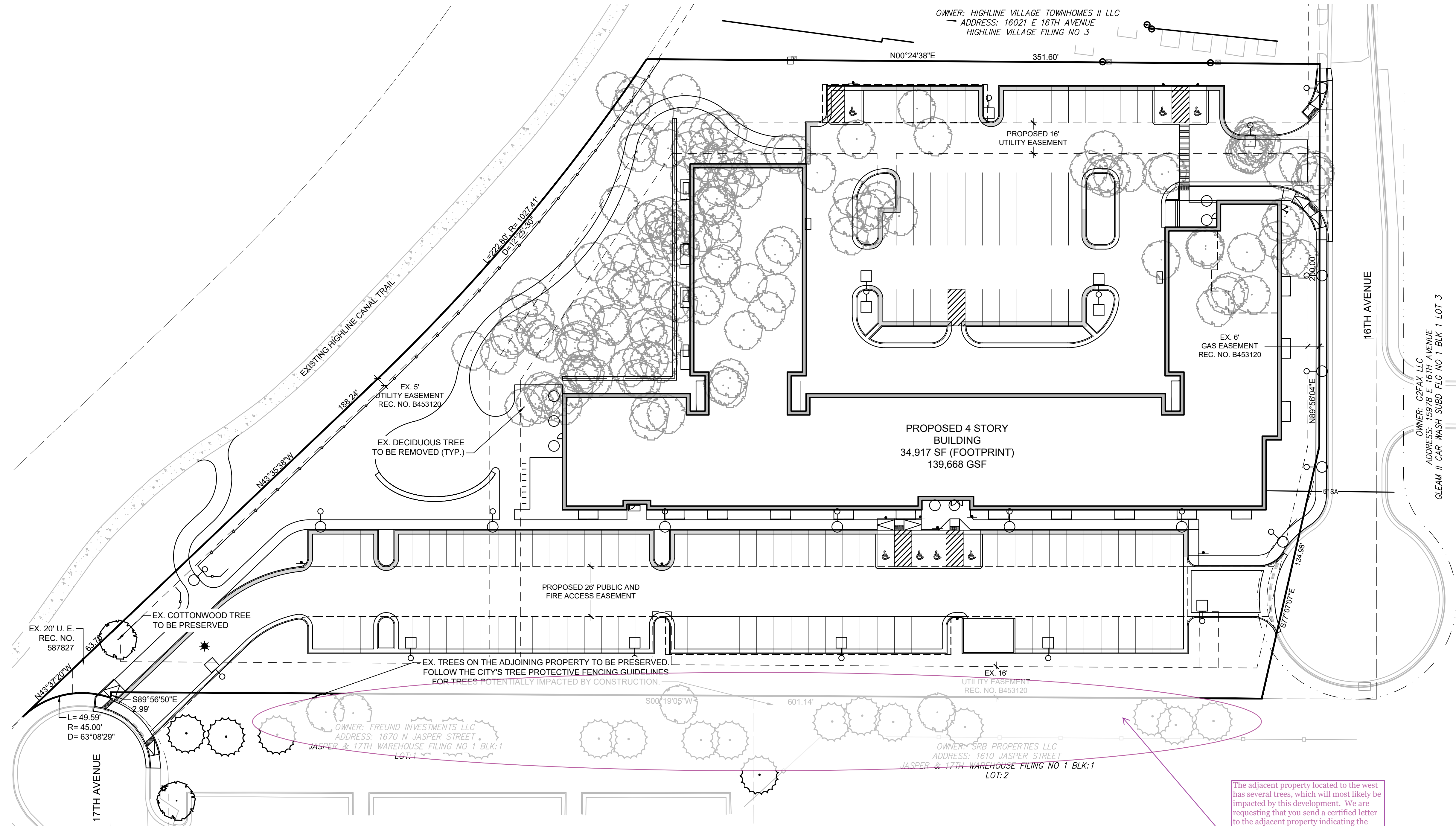
1 UTILITY PLAN
SCALE: 1"=30'

0 15 30 60
U.S. SURVEY FEET

I:\data\1_2\2023\0231600.00 - Highline Village 4\04_Drawing\DWG\01.8 UTILITY PLAT.dwg 12/18/2024 10:49 AM

HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN AND PRELIMINARY PLAT
LOT 2, BLOCK 1 HIGHLINE VILLAGE,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
3.741 ACRES

Revised, see plans.



TREE MITIGATION TABLE

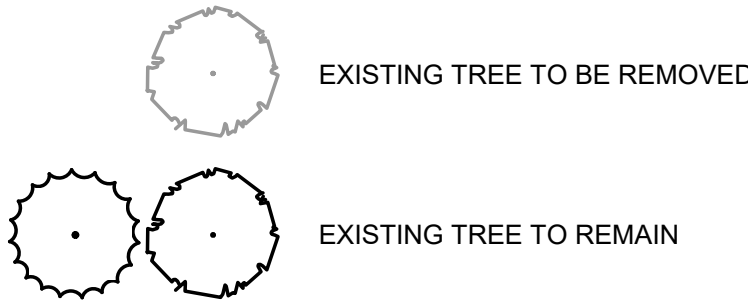
APPRAISED VALUE OF TREES PROPOSED FOR REMOVAL	CALIPER INCHES PROPOSED FOR REMOVAL	CALIPER INCHES PROPOSED FOR RELOCATION	PROPOSED CALIPER INCHES/PLUS CASH PAYMENTS TO THE "TREE PLANTING FUND" FOR REPLACEMENT
\$57,230	256"	0"	0" / \$57,230

NOTE: A SEPARATE TREE APPRAISAL REPORT CONVEYING VALUES HAS BEEN SUBMITTED TO THE CITY CONCURRENT WITH THIS SUBMITTAL.

Aurora Forestry cannot approve plan until tree mitigation has been paid.

The adjacent property located to the west has several trees, which will most likely be impacted by this development. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies as a result of potential damaged incurred from the development. Please provide the City of Aurora a copy of this letter including the date sent and received

LEGEND

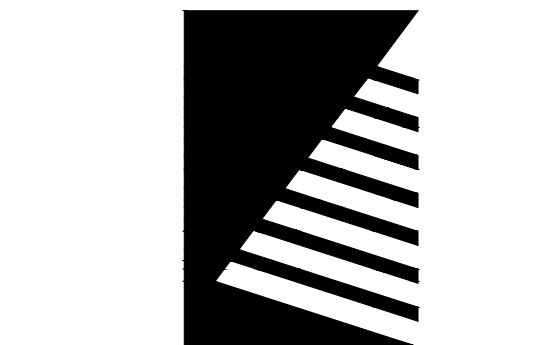


TREE MITIGATION NOTES

SITE CONSTRUCTION SHALL TAKE INTO ACCOUNT THE LIFE AND GOOD HEALTH OF TREES PRESERVED ON THE SITE. THE FOLLOWING GUIDELINES SHALL BE FOLLOWED FOR TREE PROTECTION. IF THESE GUIDELINES ARE NOT FOLLOWED, THE FULL VALUE OF THE TREE WILL BE USED IN CALCULATIONS TO DETERMINE MITIGATION REQUIREMENTS.

- PROTECTIVE FENCING SHALL BE SET UP TO VISIBLY SHOW THE TREE PROTECTION ZONE.
- ALL EQUIPMENT, INCLUDING FOOT TRAFFIC SHALL REMAIN OUTSIDE OF THE TREE PROTECTION ZONE.
- IF ROOTS GREATER THAN 1-INCH IN DIAMETER REQUIRE REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR DESIGNEE.
- LMB REMOVAL SHALL BE ACCOMPLISHED BEFORE CONSTRUCTION BEGINS. A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION SHALL COMPLETE ALL PRUNING.
- DESIGNATE CONCRETE WASHOUT AREAS. THESE AREAS SHALL NOT FLOW INTO OR ACROSS THE TREE PROTECTION ZONE.
- NO STOCKPILING OF SOIL IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- NO VEHICLE PARKING IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- THE SOIL SHALL NOT BE COMPACTED WITHIN THE TREE PROTECTION ZONE.
- EXISTING TREES DAMAGED THROUGH THE CONSTRUCTION PROCESS SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3. THE RESTORATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

- NOTE:
- ANY TREES THAT ARE PRESERVED ON THE SITE DURING CONSTRUCTION ACTIVITIES SHALL FOLLOW THE STANDARD NOTES, MEASURES, AND DETAILS FOR TREE PROTECTION PER THE CURRENT PARKS & OPEN SPACES DEDICATION AND DEVELOPMENT CRITERIA MANUAL.
 - ALL GRADING NEAR EXISTING TREES TO BE PRESERVED AND PROTECTED IS TO BE FIELD ADJUSTED TO PREVENT ANY FILLING OR CUTTING WITHIN THE FENCED TREE PROTECTION AREA OF EACH TREE. SLOPES ARE TO BE FIELD ADJUSTED (4:1 MAXIMUM SLOPE) OR RETAINING WALLS ADDED TO MAINTAIN PROPOSED OR EXISTING BERM HEIGHTS AND TO PROTECT THE EXISTING TREES TO REMAIN. RETAINING WALL MATERIALS, IF REQUIRED, ARE TO BE MUTUALLY AGREED TO BY THE DEVELOPER AND THE CITY OF AURORA PLANNING STAFF. WALLS OVER 36" IN HEIGHT ARE TO BE DESIGNED BY A QUALIFIED ENGINEER.



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ISSUE:
DATE: DESCRIPTION:

PROJECT:
Altos Realty Advisors

Highline Village 4
Apartments

East 16th Ave., Aurora, Co

DATE: 02/09/2024

DESIGNED: MEH

DRAWN: MEH

REVIEWED: MEH

FIELD BOOK NO.:

SHEET TITLE:

TREE MITIGATION
PLAN

SHEET NUMBER:

7 OF 17

PROJECT NO.: 0231600.00



HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN AND PRELIMINARY PLAT
LOT 2, BLOCK 1 HIGHLINE VILLAGE,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
3.741 ACRES

LANDSCAPE DATA (CITY OF AURORA)

RIGHT-OF-WAY LANDSCAPING REQUIREMENTS

DESCRIPTION	LENGTH	TREE REQ. (1/40')	TREES PROVIDED
16TH AVE FRONTAGE	239'	6	6
17TH AVE FRONTAGE	50'	1	1

STREET LANDSCAPE BUFFERS*

DESCRIPTION	LENGTH	WIDTH REQ.	WIDTH PROVID.	TREE REQ. (1/40')	TREES PROVIDED	SHRUBS REQ. (10/40')	SHRUBS PROVIDED
16TH AVE FRONTAGE	239'	4'	4'	6	5	60	88
17TH AVE FRONTAGE	50'	4'	4'	1	1	13	13

*STREET BUFFERS DO NOT INCLUDE "TREE LAWN" TREES, SHRUBS, GRASSES, OR PERENNIALS.

NON-STREET PERIMETER BUFFER

DESCRIPTION	LENGTH	WIDTH REQ.	WIDTH PROVID.	TREE REQ.	TREES PROVIDED	SHRUBS REQ.	SHRUBS PROVIDED
RESIDENTIAL TO RESIDENTIAL	352'	15'	13'	9 (1/40')	9	44 (5/40')	68
NON-RESIDENTIAL TO RESIDENTIAL	601'	25'	21'	24 (1/25')	24	120 (5/25')	158
RECREATION & OPEN SPACE	475'	25'	25'	16 (1/30')	16	158 (10/30')	158

LANDSCAPE AREA TABLE

AREA TYPE	ZONE (WATER USAGE)	SQUARE FEET
COOL SEASON GRASS/SOD	MODERATE	9,599 SF
MULCHED PLANTING BEDS	LOW-MODERATE	29,827 SF
ROCK MULCH	LOW-MODERATE	3,071 SF
NATIVE GRASS SEED MIX	LOW-MODERATE	7,084 SF

LANDSCAPE SYMBOL LEGEND

	ANGULAR GRANITE BOULDERS (1.5'-4' DIA. SIZE)		SHORT GRASS PRAIRIE SEED MIX, IRRIGATED
	COOL SEASON SOD		1 1/2" ANGULAR MOUNTAIN GRANITE ROCK MULCH INSTALL IN ALL PLANTING AREAS WHERE SHOWN.

***PROVIDE SHREDDED CEDAR WOOD MULCH IN ALL PLANTING AREAS UNLESS OTHERWISE NOTED

KEYNOTES

	PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING VERTICAL CURB AND GUTTER
	PROPOSED VERTICAL CURB AND GUTTER
	EXISTING MOUNTABLE CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	SIGN
	NUMBER OF STALLS
	NUMBER OF GARAGE STALLS
	NUMBER OF ACCESSIBLE STALLS
	NUMBER OF COVERED STALLS
	PROPOSED FIRE HYDRANT
	PROPOSED EXTERIOR LIGHT POLE
	BUILDING ENTRY/EXIT
	KNOX BOX
	FDC (FIRE DEPARTMENT CONNECTION)

LANDSCAPE PLAN

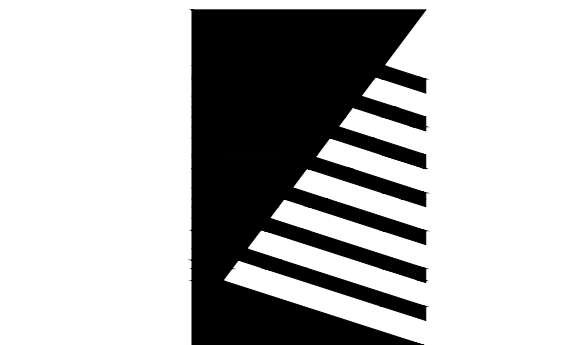
SCALE: 1"=30'

BUILDING PERIMETER LANDSCAPE TABLE

BUILDING FACE	LENGTH	LANDSCAPE DESCRIPTION	TREES REQ.	TREES PROVIDED	TALL SHRUBS REQ.	TALL SHRUBS PROVIDED	REG. SHRUBS REQ.	REG. SHRUBS PROVIDED
NORTH ELEVATION	180 LF	5% TREES (MIX OF E.G. & DEC)	2	4				
		15% TALL SHRUBS			6	6		
		80% OTHER SHRUBS					36	36
SOUTH ELEVATION	161 LF	5% TREES (MIX OF E.G. & DEC)	2	9				
		15% TALL SHRUBS			6	6		
		80% OTHER SHRUBS					32	35
EAST ELEVATION	121 LF	5% TREES (MIX OF E.G. & DEC)	1	2				
		15% TALL SHRUBS			4	5		
		80% OTHER SHRUBS					24	24
WEST ELEVATION	383 LF	5% TREES (MIX OF E.G. & DEC)	4	7				
		15% TALL SHRUBS			14	14		
		80% OTHER SHRUBS					76	77

PLANT SCHEDULE OVERALL

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	WIDTH	WATER USE
	AGR	10	Acer grandidentatum	Bigtooth Maple	2.5" Cal B&B	40'	25'	LOW
	CSP	1	Catalpa speciosa	Western Catalpa	2.5" Cal B&B	50'	30'	VERY LOW
	COC	17	Celtis occidentalis	Western Hackberry	2.5" Cal B&B	60'	40'	VERY LOW
	FSR	3	Fagus sylvatica 'Roseomarginata'	Pink-edged European Beech	2" Cal B&B	30'	25'	MED
	GTI	6	Gleditsia triacanthos inermis 'Imperial'	Imperial® Honey Locust	2" Cal B&B	35'	25'	XERIC
	GDI	6	Gymnocladus dioica	Kentucky Coffeetree	2" Cal B&B	60'	50'	VERY LOW
	QRO	7	Quercus robur	English Oak	2.5" Cal B&B	50'	40'	MED
	QSH	3	Quercus shumardii	Shumard Oak	2" Cal B&B	50'	50'	LOW
	QCR	3	Quercus x 'Crimschmidt'	Crimson Spire™ Oak	3" Cal B&B	40'	15'	LOW
	TCG	4	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" Cal B&B	40'	30'	MED
	PPG	1	Picea pungens glauca	Colorado Blue Spruce	6' B&B	60'	25'	LOW
	PED	6	Pinus edulis	Pinyon Pine	8' B&B	25'	15'	VERY LOW
	PNA	5	Pinus nigra 'Arnold Sentinel'	Arnold Sentinel Austrian Pine	8' B&B	20'	4'	MED
	PNK	14	Pinus nigra 'Komet'	Komet Austrian Pine	8' B&B	25'	7'	LOW
	BGB	41	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 gal, Well established	3'	2'	VERY LOW
	CAK	93	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal, Well established	4'	2'	LOW
	PAM	96	Pennisetum alopecuroides 'Moudry'	Black Fountain Grass	1 gal, Well established	2'	2'	LOW
	EFC	7	Euonymus fortunei 'Coloratus'	Purple-leaf Wintercreeper	1 gal, Well established	24"	36"	MED
	AAO	22	Amelanchier alnifolia 'Obelisk'	Standing Ovation™ Serviceberry	3' MS	15'	4'	MED
	AAR	1	Amelanchier alnifolia 'Regent'	Regent Serviceberry	5 gal MS B&B	6'	5'	VERY LOW
	ACA	42	Amorpha canescens	Leadplant	5 gal	4'	4'	VERY LOW
	CSK	50	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	5 gal	2'	2'	MED
	CAC	13	Cotoneaster acutifolia	Peking Cotoneaster	4' B&B	10'	5'	LOW
	CAP	49	Cotoneaster apiculatus	Cranberry Cotoneaster	5 gal, 5 Cane Min., 24"	3'	4'	MED
	FAD	9	Forsythia x 'Arnold's Dwarf'	Arnold's Dwarf Forsythia	5 gal	2'	7'	LOW
	PON	70	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5 gal	5'	5'	LOW
	PBP	3	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes® Sand Cherry	5 gal	1.5'	6'	VERY LOW
	RTR	6	Rhus trilobata	Three-Leaf Sumac	5 gal	6'	6'	VERY LOW
	RTA	11	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	5 gal	1.5'	7'	VERY LOW
	RGM	47	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal	3'	3'	LOW
	SBL	195	Spiraea x bumalda 'Limemound'	Limemound Spirea	5 gal	2'	3'	LOW
	SOR	31	Symphoricarpos oreophilus	Mountain Snowberry	5 gal	4'	4'	LOW
	SCH	32	Symphoricarpos x chenaultii 'Hancock'	Hancock Coralberry	5 gal	3'	6'	VERY LOW
	SMP	30	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	5 gal	5'	5'	MED
	VLM	5	Viburnum lantana 'Mohican'	Mohican Viburnum	5 gal	6'	6'	VERY LOW
	JHB	9	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	5 gal	8"	6"	VERY LOW
	JHW	18	Juniperus horizontalis 'Wiltonii'	Wilton Carpet Juniper	5 gal	4"	6"	LOW
	JBU	58	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal 24" Spread	12"	6"	VERY LOW
	JBS	20	Juniperus squamata 'Blue Star'	Blue Star Juniper	5 gal	3'	5'	VERY LOW
	MAQ	80	Mahonia aquifolium	Oregon Grape Holly	5 gal	6'	6'	XERIC



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ISSUE:
DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
Altos Realty Advisors

Highline Village 4
Apartments

East 16th Ave., Aurora, Co

DATE: 02/09/2024

DESIGNED: GCG

DRAWN: GCG

REVIEWED: JDS

FIELD BOOK NO.:

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

8 OF 17

PROJECT NO.: 0231600.00

HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN AND PRELIMINARY PLAT
LOT 2, BLOCK 1 HIGHLINE VILLAGE,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
3.741 ACRES

Revised, see plans.

Revised, see plans.

Text mask and add the label non-street buffer

Show FDC on this sheet. Provide clearance space required.

Revised, see plans.

These smaller sod areas are considered aesthetic and non-functional and therefore are not permitted in accordance with the city's non-functional turf ordinance.

Revised, see plans.

Add the following note:
THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 3 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.

Show and label all fire services features (FDC, riser room, Knox box) on landscape plans.

Fire services labeled and shown, see plans.

No trees within a utility easement or within 8ft of the utility

Revised, tree is located over 8 feet away from fire hydrant. See plans.

Show and label fire lane easement.

Revised, see plans.

Show and label all fire hydrants.

Revised, see plans.

KEYNOTES

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING VERTICAL CURB AND GUTTER
- PROPOSED VERTICAL CURB AND GUTTER
- EXISTING MOUNTABLE CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SIGN
- NUMBER OF STALLS
- NUMBER OF GARAGE STALLS
- NUMBER OR ACCESSIBLE STALLS
- NUMBER OF COVERED STALLS
- PROPOSED FIRE HYDRANT
- PROPOSED EXTERIOR LIGHT POLE
- BUILDING ENTRY/EXIT
- KNOX BOX
- FDC (FIRE DEPARTMENT CONNECTION)

1 LANDSCAPE PLAN
SCALE: 1"=30'

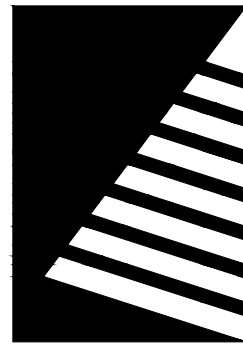
LANDSCAPE SYMBOL LEGEND

- ANGULAR GRANITE BOULDERS (1.5'-4' DIA. SIZE)
 - SHORT GRASS PRAIRIE SEED MIX, IRRIGATED
 - COOL SEASON SOD
 - 1 1/2" ANGULAR MOUNTAIN GRANITE ROCK MULCH INSTALL IN ALL PLANTING AREAS WHERE SHOWN.
- ***PROVIDE SHREDDED CEDAR WOOD MULCH IN ALL PLANTING AREAS UNLESS OTHERWISE NOTED

CAUTION: UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. IDENTIFY THEIR LOCATION PRIOR TO CONSTRUCTION.

PLANT SCHEDULE OVERALL

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	WIDTH	WATER USE
DECIDUOUS TREES								
	AGR	10	Acer grandidentatum	Bigtooth Maple	2.5" Cal B&B	40'	25'	LOW
	CSP	1	Catalpa speciosa	Western Catalpa	2.5" Cal B&B	50'	30'	VERY LOW
	COC	17	Celtis occidentalis	Western Hackberry	2.5" Cal B&B	60'	40'	VERY LOW
	FSR	3	Fagus sylvatica 'Roseomarginata'	Pink-edged European Beech	2" Cal B&B	30'	25'	MED
	GTI	6	Gleditsia triacanthos inermis 'Imperial'	Imperial® Honey Locust	2" Cal B&B	35'	25'	XERIC
	GDI	6	Gymnocladus dioica	Kentucky Coffeetree	2" Cal B&B	60'	50'	VERY LOW
	QRO	7	Quercus robur	English Oak	2.5" Cal B&B	50'	40'	MED
	QSH	3	Quercus shumardii	Shumard Oak	2" Cal B&B	50'	50'	LOW
	QCR	3	Quercus x 'Crimschmidt'	Crimson Spire™ Oak	3" Cal B&B	40'	15'	LOW
	TCG	4	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" Cal B&B	40'	30'	MED
EVERGREEN TREES								
	PPG	1	Picea pungens glauca	Colorado Blue Spruce	6' B&B	60'	25'	LOW
	PED	6	Pinus edulis	Pinyon Pine	8' B&B	25'	15'	VERY LOW
	PNA	5	Pinus nigra 'Arnold Sentinel'	Arnold Sentinel Austrian Pine	8' B&B	20'	4'	MED
	PNK	14	Pinus nigra 'Komet'	Komet Austrian Pine	8' B&B	25'	7'	LOW
ORNAMENTAL GRASSES								
	BGB	41	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 gal, Well established	3'	2'	VERY LOW
	CAK	93	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal, Well established	4'	2'	LOW
	PAM	96	Pennisetum alopecuroides 'Moudry'	Black Fountain Grass	1 gal, Well established	2'	2'	LOW
PERENNIALS								
	EFC	7	Euonymus fortunei 'Coloratus'	Purple-leaf Wintercreeper	1 gal, Well established	24"	36"	MED
DECIDUOUS SHRUBS								
	AAO	22	Amelanchier alnifolia 'Obelisk'	Standing Ovation™ Serviceberry	3' MS	15'	4'	MED
	AAR	1	Amelanchier alnifolia 'Regent'	Regent Serviceberry	5 gal MS B&B	6'	5'	VERY LOW
	ACA	42	Amorpha canescens	Leadplant	5 gal	4'	4'	VERY LOW
	CSK	50	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	5 gal	2'	2'	MED
	CAC	13	Cotoneaster acutifolia	Peking Cotoneaster	4' B&B	10'	5'	LOW
	CAP	49	Cotoneaster apiculatus	Cranberry Cotoneaster	5 gal, 5 Cane Min., 24"	3'	4'	MED
	FAD	9	Forsythia x 'Arnold's Dwarf'	Arnold's Dwarf Forsythia	5 gal	2'	7'	LOW
	PON	70	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5 gal	5'	5'	LOW
	PBP	3	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes® Sand Cherry	5 gal	1.5'	6'	VERY LOW
	RTR	6	Rhus trilobata	Three-Leaf Sumac	5 gal	6'	6'	VERY LOW
	RTA	11	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	5 gal	1.5'	7'	VERY LOW
	RGM	47	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal	3'	3'	LOW
	SBL	195	Spiraea x bumalda 'Limemound'	Limemound Spiraea	5 gal	2'	3'	LOW
	SOR	31	Symphoricarpos oreophilus	Mountain Snowberry	5 gal	4'	4'	LOW
	SCH	32	Symphoricarpos x chenaultii 'Hancock'	Hancock Coralberry	5 gal	3'	6'	VERY LOW
	SMP	30	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	5 gal	5'	5'	MED
	VLM	5	Viburnum lantana 'Mohican'	Mohican Viburnum	5 gal	6'	6'	VERY LOW
EVERGREEN SHRUBS								
	JHB	9	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	5 gal	8"	6"	VERY LOW
	JHW	18	Juniperus horizontalis 'Wiltonii'	Wilton Carpet Juniper	5 gal	4"	6"	LOW
	JBU	58	Juniperus sabinia 'Buffalo'	Buffalo Juniper	5 gal 24" Spread	12"	6"	VERY LOW
	JBS	20	Juniperus squamata 'Blue Star'	Blue Star Juniper	5 gal	3'	5'	VERY LOW
	MAQ	80	Mahonia aquifolium	Oregon Grape Holly	5 gal	6'	6'	XERIC



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Engineers | Architects | Surveyors | Scientists

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DATE: DESCRIPTION:

Project Status

NOT FOR CONSTRUCTION

PROJECT:
Altos Realty Advisors

Highline Village 4
Apartments

East 16th Ave., Aurora, Co

DATE: 02/09/2024

DESIGNED: GCG

DRAWN: GCG

REVIEWED: JDS

FIELD BOOK NO.:

SHEET TITLE:

LANDSCAPE PLAN

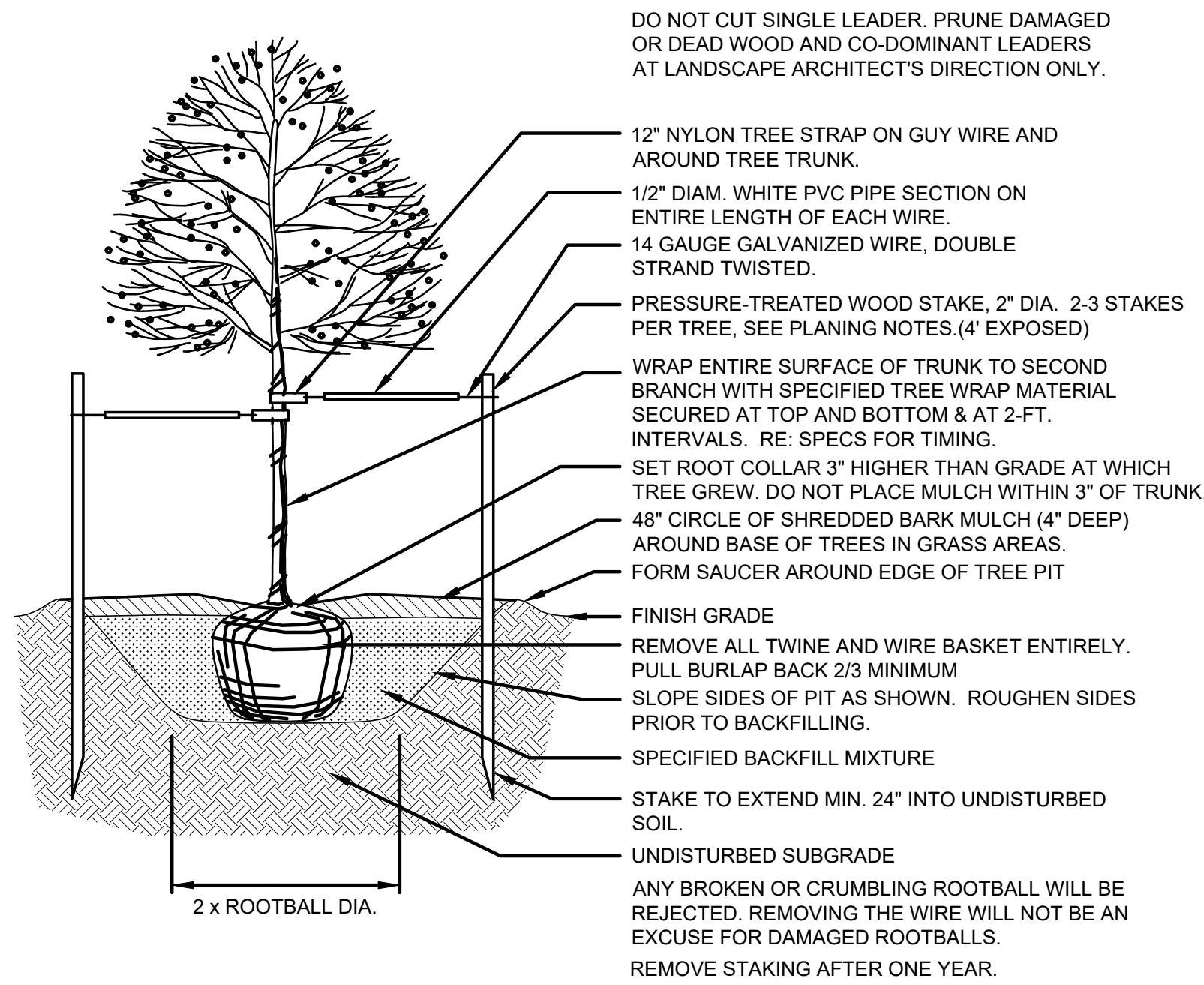
SHEET NUMBER:

9 OF 17

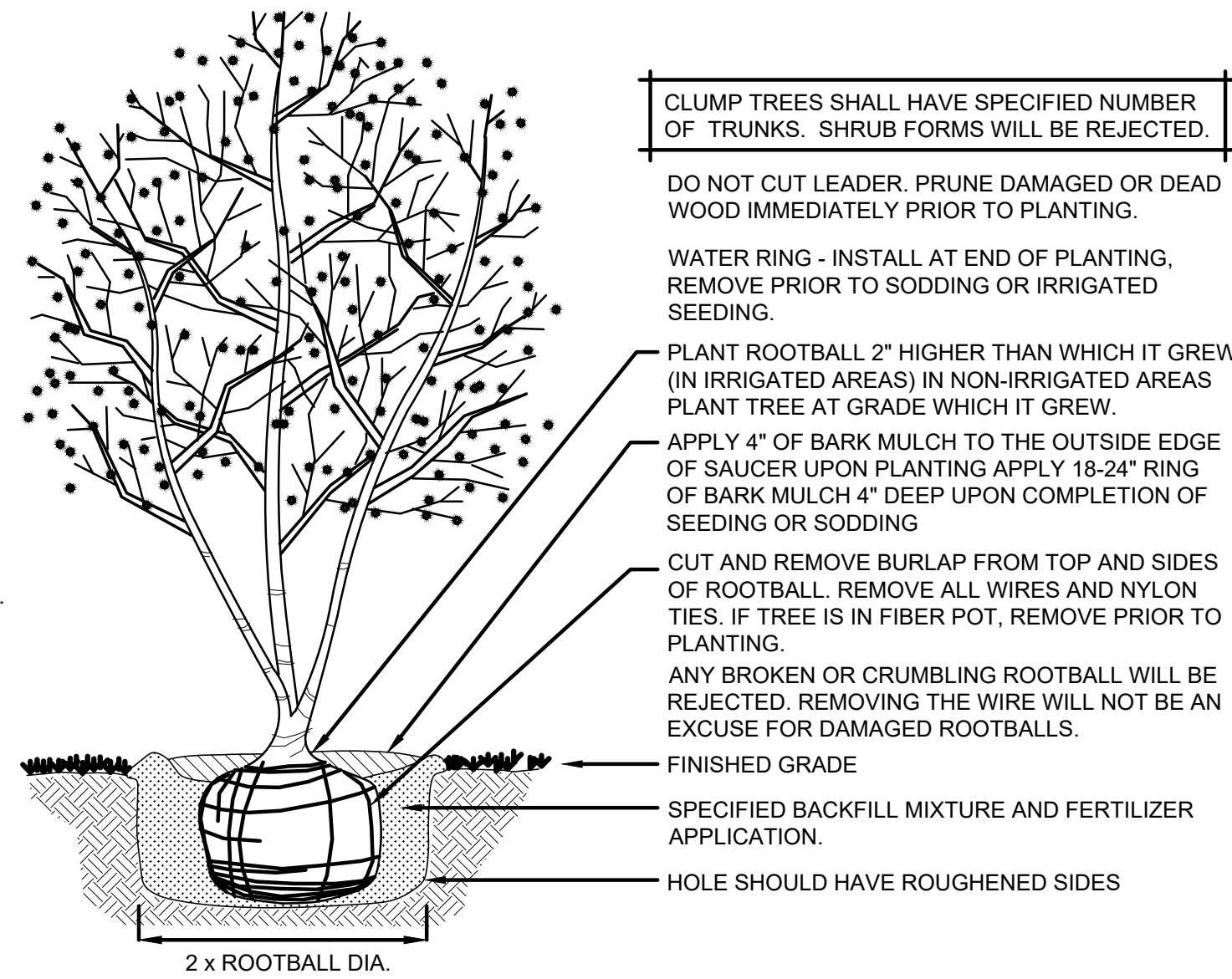
PROJECT NO.: 0231600.00

HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN AND PRELIMINARY PLAT
LOT 2, BLOCK 1 HIGHLINE VILLAGE,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
3.741 ACRES

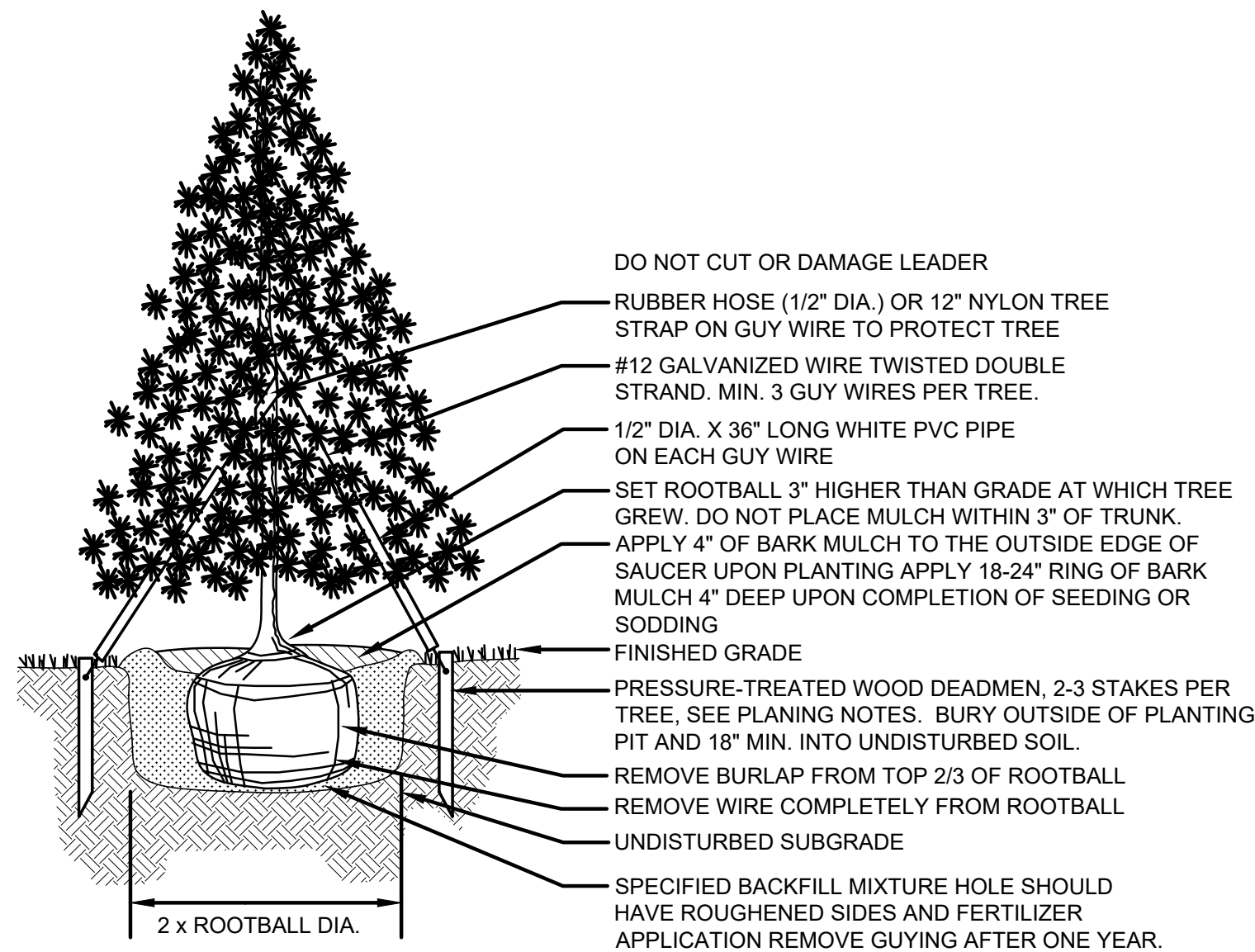
Revised, see plans.



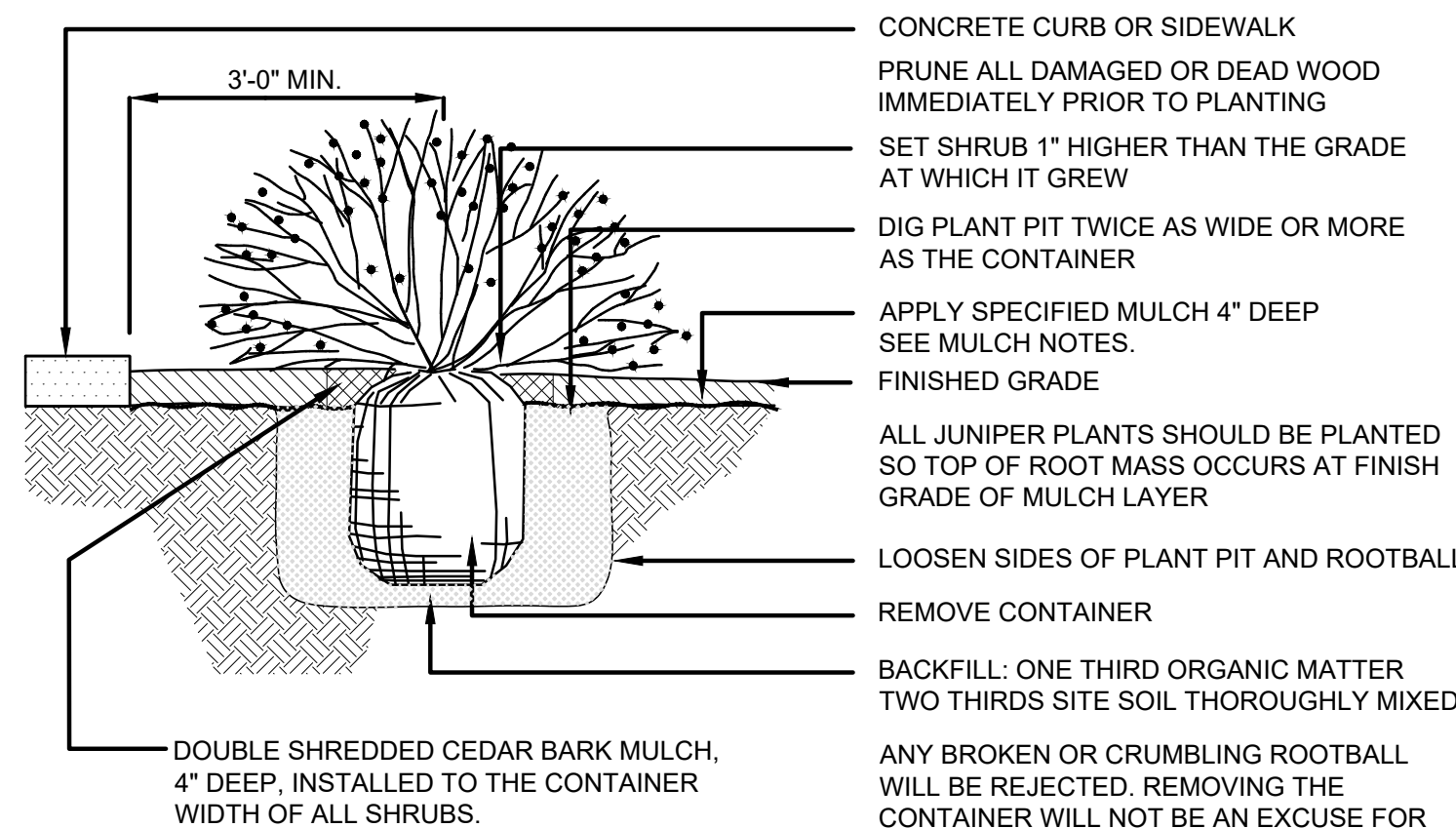
SHADE TREE PLANTING 1
NOT TO SCALE



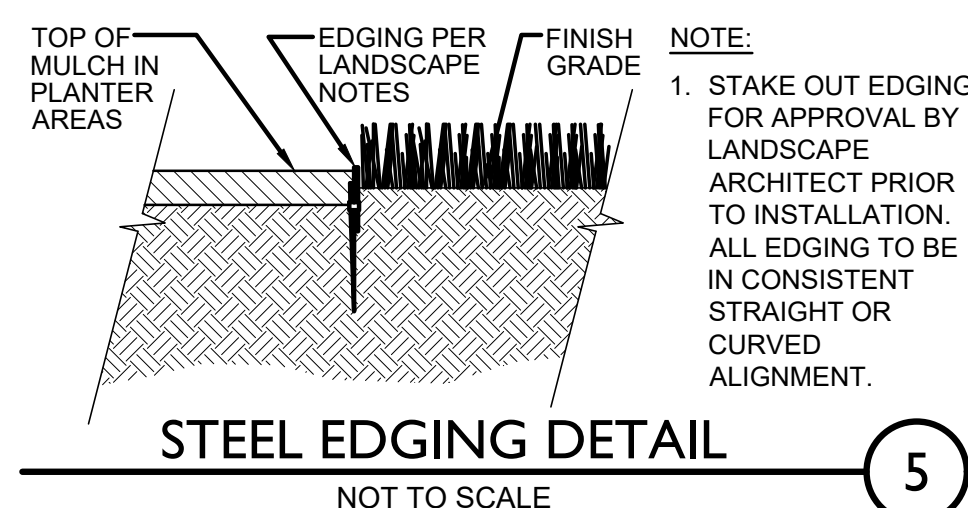
CLUMP TREE PLANTING 2
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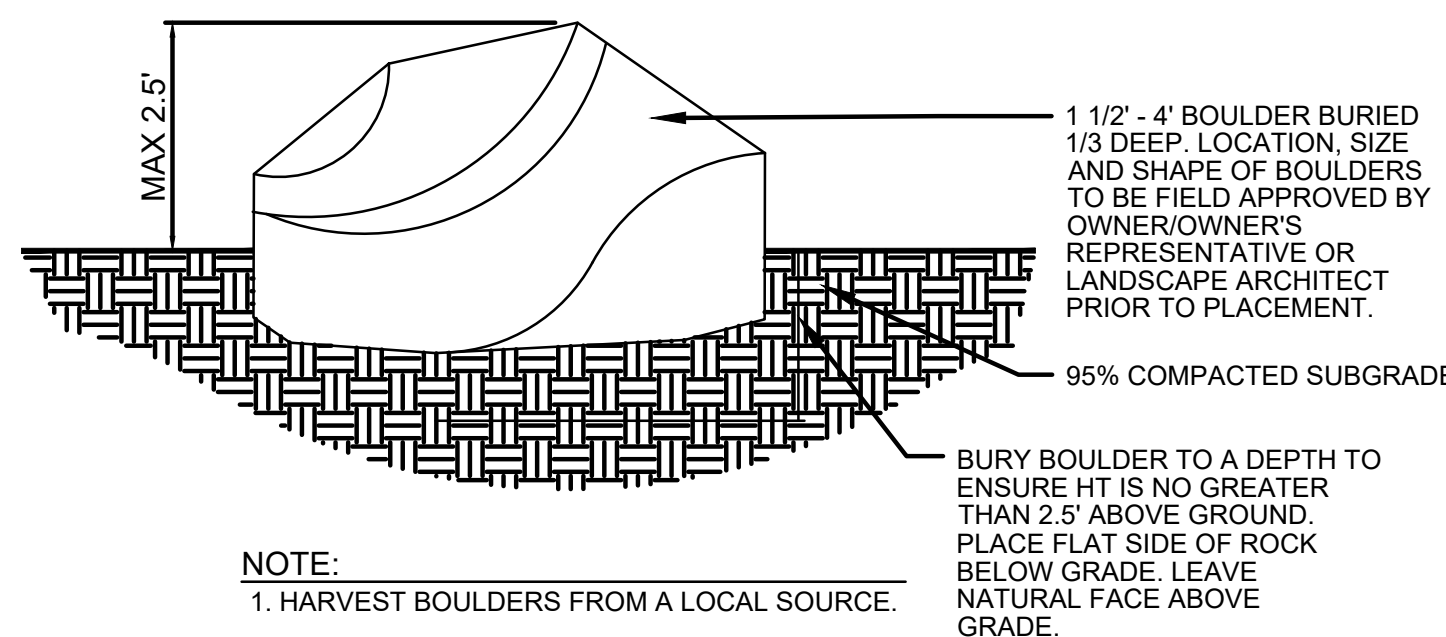
EVERGREEN TREE PLANTING 3
NOT TO SCALE



SHRUB/PERENNIAL PLANTING 4
NOT TO SCALE



5



BOULDER INSTALLATION 6
NOT TO SCALE

CITY STANDARD LANDSCAPE NOTES

- REFER TO THE SITE PLAN FOR DESCRIPTION OF THE SURFACE MATERIAL OF THE WALKS, DRIVES, PATIOS, ETC.
- THE LANDSCAPE PLAN WILL BE UTILIZED FOR CODE ENFORCEMENT AND LANDSCAPE INSPECTION PURPOSES.
- SOD AND SHRUB BED AREAS SHALL RECEIVE SIX INCHES OF APPROVED TOPSOIL.
- REFER TO THE PHOTOMETRIC PLAN AND THE PHOTOMETRIC DETAILS FOR LIGHTING LOCATIONS, LIGHT LEVELS, AND DETAILS.
- ALL UTILITY EASEMENTS 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 CERTIFICATE 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.
- 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.
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET SIX INCHES (3'-6") AND NOT MORE THAN EIGHT FEET (8') FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES OF FIVE FEET (5').
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

SEED NOTES

- ALL SEED MIXES AVAILABLE THROUGH:
PBSI
pawneebuttesseed.com
Pawnee Buttes Seed Inc.
605 25th St, Greeley, CO 80631
(970) 356-7002
- ALL SEED APPLICATIONS SHALL BE DRILL SEEDING, WITH HYDROSLURRY APPLIED OVER THE SEED BED AFTER SEEDING. THE SLURRY MIX SHALL CONTAIN THE FOLLOWING:

	LBS/1,000 SF
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER	4

SEED ESTABLISHMENT NOTES

- INSTALL PER SEED PROVEYOR'S AND/OR MANUFACTURE'S RECOMMENDATIONS.
- THE LANDSCAPE CONTRACTOR SHALL SEED ALL NATIVE SEED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. SOIL PREPARATION MEASURES IN AREAS TO BE SEEDDED SHALL BE COMPLETED PRIOR TO SEEDING.
- FOR PROPER ESTABLISHMENT, SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN THREE MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. THE IRRIGATION SYSTEM FOR SEEDDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES, AT HIS OWN COST, TO SATISFY ESTABLISHMENT REQUIREMENTS AND ENSURE TIMELY CLOSEOUT. THESE MEASURES MAY INCLUDE, AT THE OWNER'S OPTION, RESEEDING OF SPARSELY GERMINATED AREAS AND/OR INSTALLATION OF SOD IN ALL SEEDDED AREAS.

NATIVE PRAIRIE SEED MIX

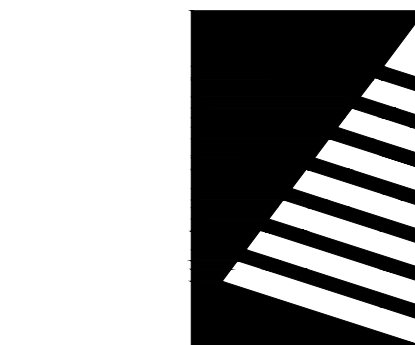
PBSI NATIVE PRAIRIE MIX

- (29%) Blue Grama
(10%) Buffalo grass
(20%) Green Needle grass
(20%) Sideoats Grama
(20%) Western Wheatgrass
(1%) Sand Dropseed

APPLICATION RATE:

15 PLS lbs/Acre

*MIX AVAILABLE FROM PAWNEE BUTTES SEED INC. 1-800-782-5947



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PROJECT:
Altos Realty Advisors

Highline Village 4
Apartments

East 16th Ave., Aurora, Co

DATE: 02/09/2024

DESIGNED: GCG

DRAWN: GCG

REVIEWED: JDS

FIELD BOOK NO.:

SHEET TITLE:

LANDSCAPE NOTES
& DETAILS

SHEET NUMBER:

10 OF 17

PROJECT NO.: 0231600.00

HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN **AND PRELIMINARY PLAT** Revised, see plans.
LOT 2, BLOCK 1 HIGHLINE VILLAGE,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
3.741 ACRES

KEYNOTES - SITE PLAN

- 1 STUCCO - COLOR 1
- 2 FIBER CEMENT LAP SIDING - COLOR 1
- 3 BRICK - COLOR 1
- 4 VINYL WINDOW
- 5 FIBERGLASS WINDOW
- 6 METAL BALCONY
- 7 METAL CANOPY
- 8 MECHANICAL GRILLE
- 9 EXT WALL SCONCE
- 10 STUCCO - COLOR 2
- 11 OVERHEAD GARAGE DOOR

VISION
DESIGN • BUILD

ISSUE:
DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
Altos Realty Advisors

Highline Village 4
Apartments

East 16th Ave., Aurora, Co

DATE: 02/09/2024

SHEET TITLE:
**NORTH & SOUTH
ELEVATIONS**

SHEET NUMBER:

11 OF 17



NORTH ELEVATION - VIEW 2

SCALE:
1/8" = 1'-0"

3



SOUTH ELEVATION - VIEW 1

SCALE:
1/8" = 1'-0"

1

Horizontal articulation has been improved by changing stucco color at least every 50 feet, as well as varying window fenestration styles at least every 50 feet

Vertical articulation as been improved by incorporating a taller coping style, varying the parapet height as much as possible to stay below the 45 foot maximum building height. The building has a defined base middle and top, meeting the requirements of the zoning code

Building lengths and height have been added to each elevation
- Vision Design Build

Provide building lengths and height with next submittal-all elevation sheets.

Per code section 146-4.8.5.c: Each primary structure or portion of primary structure with a height of 30 feet or more and more than two stories shall use vertical articulation to present a clear base, middle and cap to the building on each façade facing a street or a Residential zone district. Please provide a more pronounced base, middle and cap with the next submittal.

Per code, Every 50 linear feet, mixed-use and multifamily developments shall use at least two of the horizontal articulation methods shown in Table 4.8-3 at an interval of 50 feet or less on each street facing building façade. Please review Table 4.8-3 for articulation methods.

Elevation sheets must show and label the locations of Fire Department Connection (FDC), Fire Riser Room Door and Knox Box locations.



Knox Box

- Knox Boxes must be installed within six (6) feet of either side of the entrance door(s). Knox Boxes must be visible and accessible.
- Knox Boxes cannot be less than four (4) feet as higher than six (6) feet above the ground.
- Knox hardware information can be found at www.knoxbox.com or by contacting the local fire department for the location of the Knox Box.

FDC
12" X 18"

FIRE
SPRINKLER
RISER ROOM
12" X 18"

Identify fire service features on all appropriate sheets.

Fire Sprinkler Room, and FDC location shown on East Elevation, View 6 on sheet 15
- Vision Design Build

Knox Box shown on elevations
- Vision Design Build

Replicate this entry definition for all building entrances on all elevations.

The metal canopy is replicated at each building entrance.
- Vision Design Build

Material percentage on each face provided in updated drawings

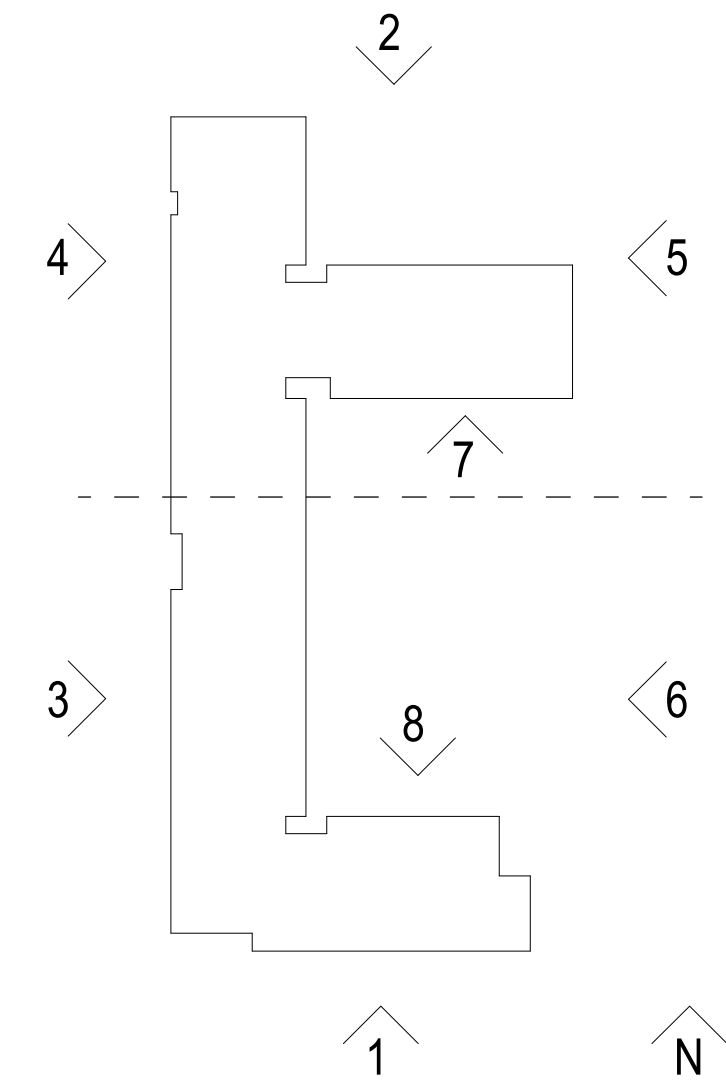
Provide material coverage for each elevation.

EXTERIOR MATERIAL COVERAGE
(ALL ELEVATIONS COMBINED)

BRICK	19.6%
STUCCO	60.7%
FIBER CEMENT LAP SIDING	19.7%

TOTAL BRICK + STUCCO REQ	80%
TOTAL BRICK + STUCCO PROVIDED	80.3%

BUILDING KEY PLAN



HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN **AND PRELIMINARY PLAT**
LOT 2, BLOCK 1 HIGHLINE VILLAGE,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
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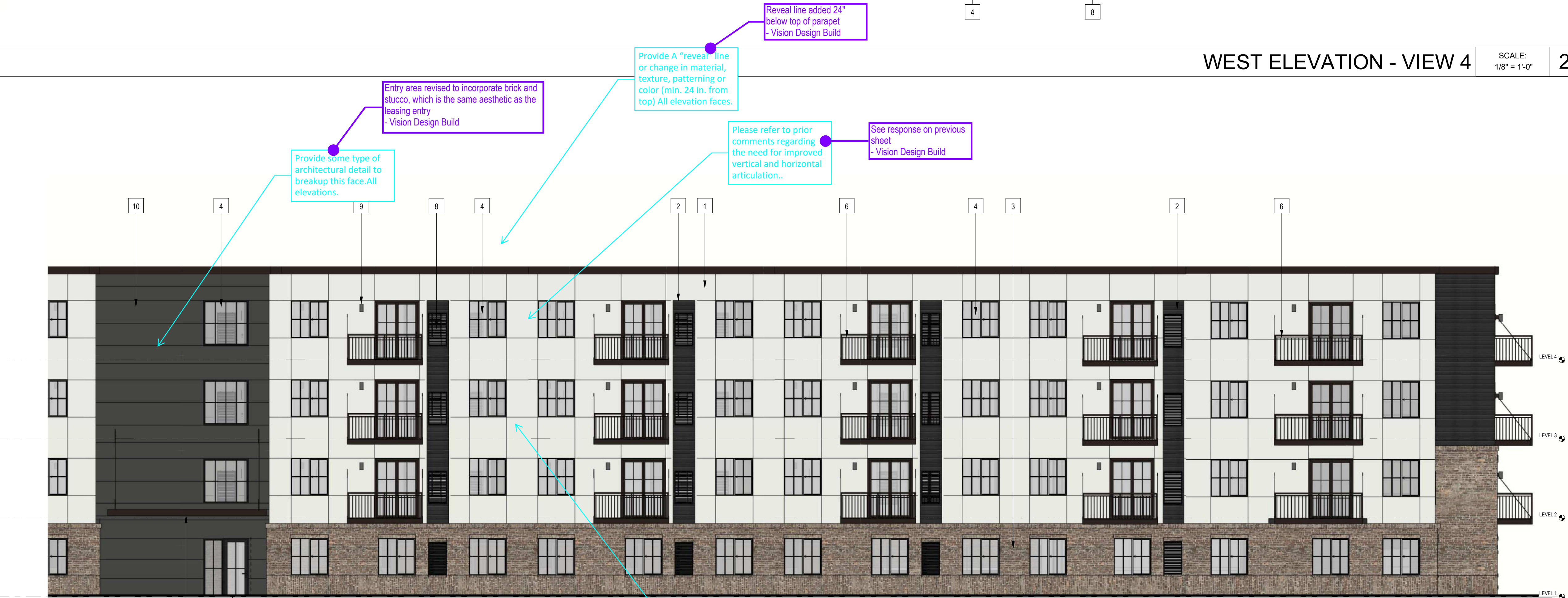
Titleblock Updated
- Vision Design Build



WEST ELEVATION - VIEW 4

SCALE:
1/8" = 1'-0"

2



WEST ELEVATION - VIEW 3

SCALE:
1/8" = 1'-0"

1

KEYNOTES - SITE PLAN

- 1 STUCCO - COLOR 1
- 2 FIBER CEMENT LAP SIDING - COLOR 1
- 3 BRICK - COLOR 1
- 4 VINYL WINDOW
- 5 FIBERGLASS WINDOW
- 6 METAL BALCONY
- 7 METAL CANOPY
- 8 MECHANICAL GRILLE
- 9 EXT WALL SCONCE
- 10 STUCCO - COLOR 2
- 11 OVERHEAD GARAGE DOOR

VISION

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**Highline Village 4
Apartments**

East 16th Ave., Aurora, Co

DATE: 02/09/2024

SHEET TITLE:

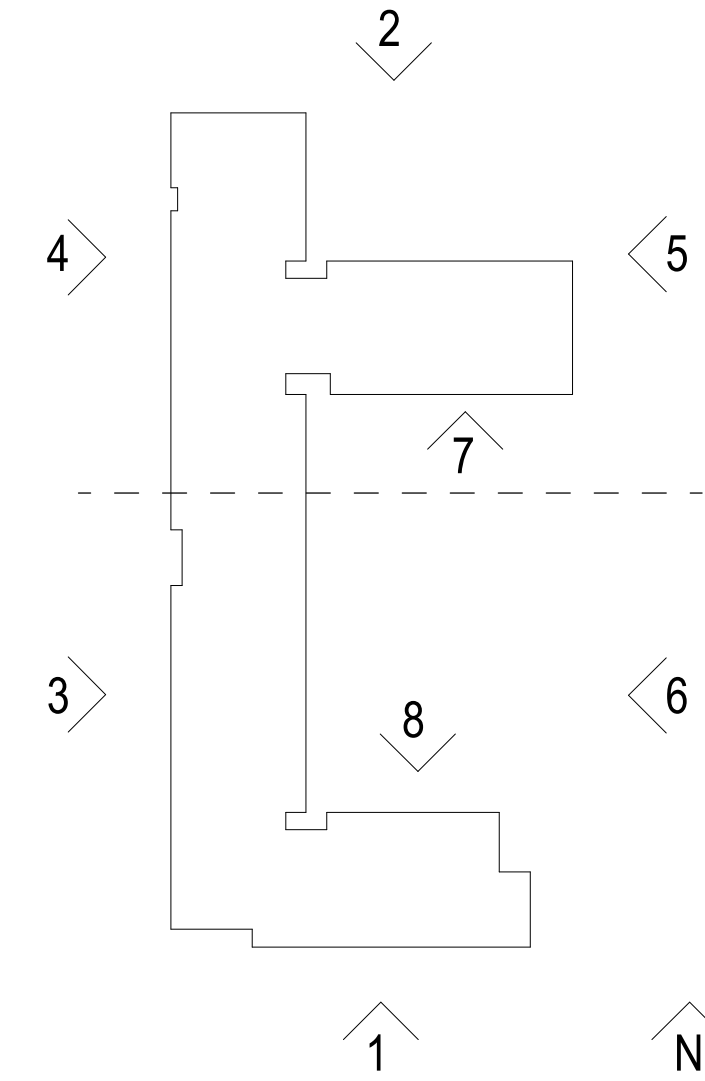
**WEST
ELEVATIONS**

SHEET NUMBER:

12 OF 17

EXTERIOR MATERIAL COVERAGE (ALL ELEVATIONS COMBINED)	
BRICK	19.6%
STUCCO	60.7%
FIBER CEMENT LAP SIDING	19.7%
TOTAL BRICK + STUCCO REQ	80%
TOTAL BRICK + STUCCO PROVIDED	80.3%

BUILDING KEY PLAN



HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN **AND PRELIMINARY PLAT**
LOT 2, BLOCK 1 HIGHLINE VILLAGE,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
3.741 ACRES

Revised, see plans.

KEYNOTES - SITE PLAN

- 1 STUCCO - COLOR 1
- 2 FIBER CEMENT LAP SIDING - COLOR 1
- 3 BRICK - COLOR 1
- 4 VINYL WINDOW
- 5 FIBERGLASS WINDOW
- 6 METAL BALCONY
- 7 METAL CANOPY
- 8 MECHANICAL GRILLE
- 9 EXT WALL SCONCE
- 10 STUCCO - COLOR 2
- 11 OVERHEAD GARAGE DOOR

VISION
DESIGN • BUILD

ISSUE:
DATE: DESCRIPTION:



EAST ELEVATION - VIEW 6

SCALE:
1/8" = 1'-0"

2



EAST ELEVATION - VIEW 5

SCALE:
1/8" = 1'-0"

1

Project Status
NOT FOR CONSTRUCTION

PROJECT:
Altos Realty Advisors

Highline Village 4
Apartments

East 16th Ave., Aurora, Co

DATE: 02/09/2024

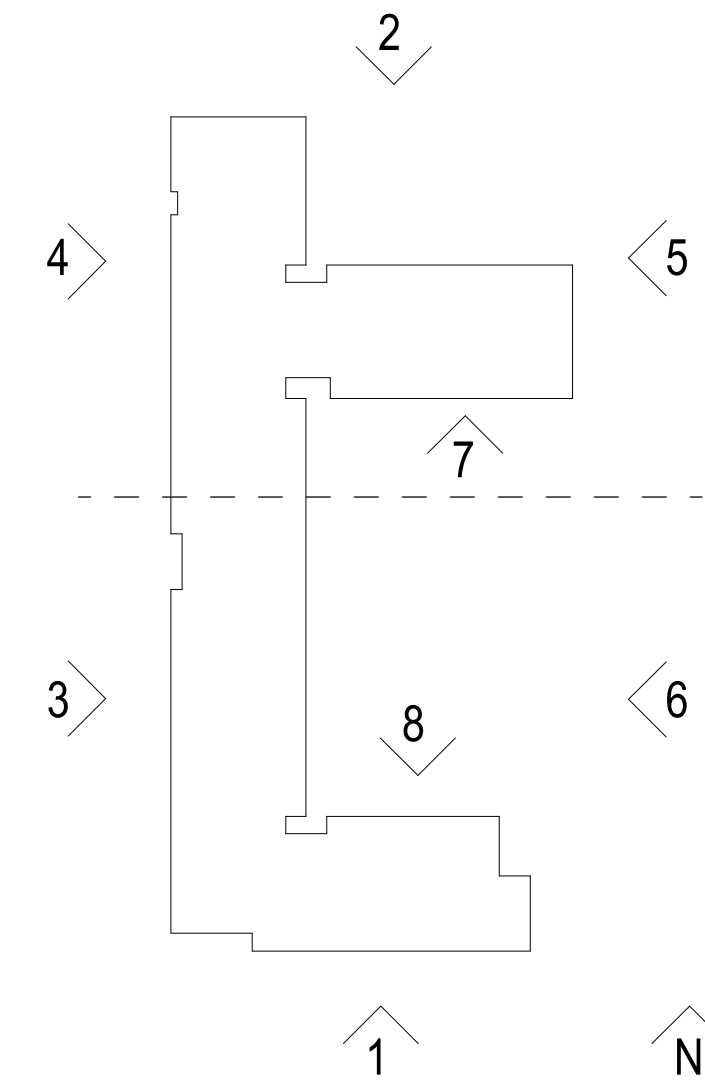
SHEET TITLE:
EAST
ELEVATIONS

SHEET NUMBER:

13 OF 17

EXTERIOR MATERIAL COVERAGE (ALL ELEVATIONS COMBINED)	
BRICK	19.6%
STUCCO	60.7%
FIBER CEMENT LAP SIDING	19.7%
TOTAL BRICK + STUCCO REQ	
80%	
TOTAL BRICK + STUCCO PROVIDED	
80.3%	

BUILDING KEY PLAN




HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN **AND PRELIMINARY PLAT**
LOT 2, BLOCK 1 HIGHLINE VILLAGE,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
3.741 ACRES



NORTH GARAGE ELEVATION - VIEW 8

SCALE:
1/8" = 1'-0"

2


Knox Box
• Knox boxes must be installed within six (6) feet of either side of the entrance door/gate. Knox boxes must be visible and accessible.
• Knox boxes cannot be lower than four (4) feet or higher than six (6) feet above the ground.
• Knox hardware information can be found at our city website or by responding to inquiries to "Knox Request Entry Systems" in the search tool.

Is this Knox box for the leasing office? See notes provided for mounting requirements.

Yes, this is the Knox box for leasing. Mounting requirements will be met - Vision Design Build



SOUTH GARAGE ELEVATION - VIEW 7

SCALE:
1/8" = 1'-0"

1

KEYNOTES - SITE PLAN

- | | |
|----|-----------------------------------|
| # | KEYNOTES - SITE PLAN |
| 1 | STUCCO - COLOR 1 |
| 2 | FIBER CEMENT LAP SIDING - COLOR 1 |
| 3 | BRICK - COLOR 1 |
| 4 | VINYL WINDOW |
| 5 | FIBERGLASS WINDOW |
| 6 | METAL BALCONY |
| 7 | METAL CANOPY |
| 8 | MECHANICAL GRILLE |
| 9 | EXT WALL SCONCE |
| 10 | STUCCO - COLOR 2 |
| 11 | OVERHEAD GARAGE DOOR |

Parapet heights will vary by 1 foot, which is the maximum difference that can be accommodated within the 45 foot maximum building height. Alternate horizontal articulation methods are being incorporated in lieu of the 3 foot parapet variation per the zoning requirements.
- Vision Design Build

Where flat roofs are used, the design or height of the parapet shall include at least one change in setback or height of at least three feet along each 60 linear feet of facade. Modify on all elevations.

Will there be rooftop mechanicals? Visible? Or ground mounted? Please show with next submittal. Ground or wall-mounted utility equipment such as HVAC units, electric and gas meters, panels, junction boxes and similar equipment shall be screened from view of public streets, parks, open spaces, trails, plazas, and other public space by using architecturally compatible walls and/or landscaping.

2. Ground and wall-mounted equipment shall be located along or on secondary building faces, and not on primary building faces, to the maximum extent practicable.

3. When walls are used to screen mechanical equipment, the walls shall use similar building materials and detail as the primary structure.

Units will have a Vtac unit, which will not require a condenser unit outside of the unit. There will be a few condenser units that will service amenities and corridors, condensers will be ground mounted, screening is shown on sheet 16

VISION
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ISSUE:
DATE: DESCRIPTION:

Project Status
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PROJECT:
Altos Realty Advisors

Highline Village 4 Apartments

East 16th Ave., Aurora, Co

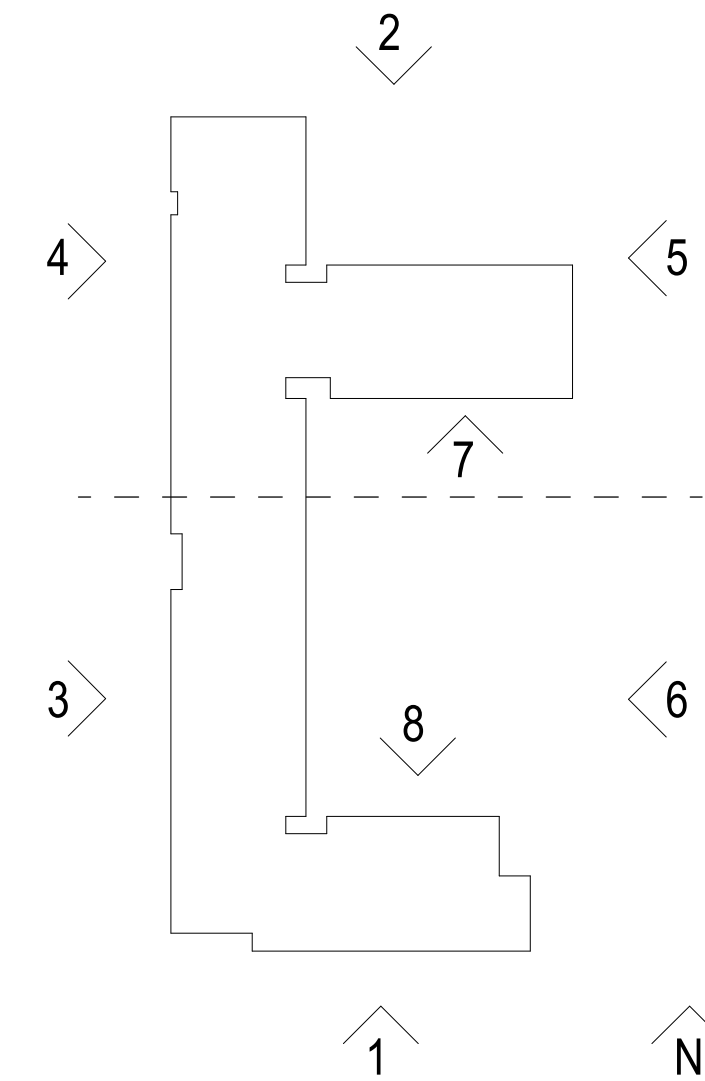
DATE: 02/09/2024

SHEET TITLE:
NORTH & SOUTH GARAGE ELEVATIONS

SHEET NUMBER:

14 OF 17

BUILDING KEY PLAN



HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN AND PRELIMINARY PLAT
LOT 2, BLOCK 1 HIGHLINE VILLAGE,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
3.741 ACRES

Revised, see plans.

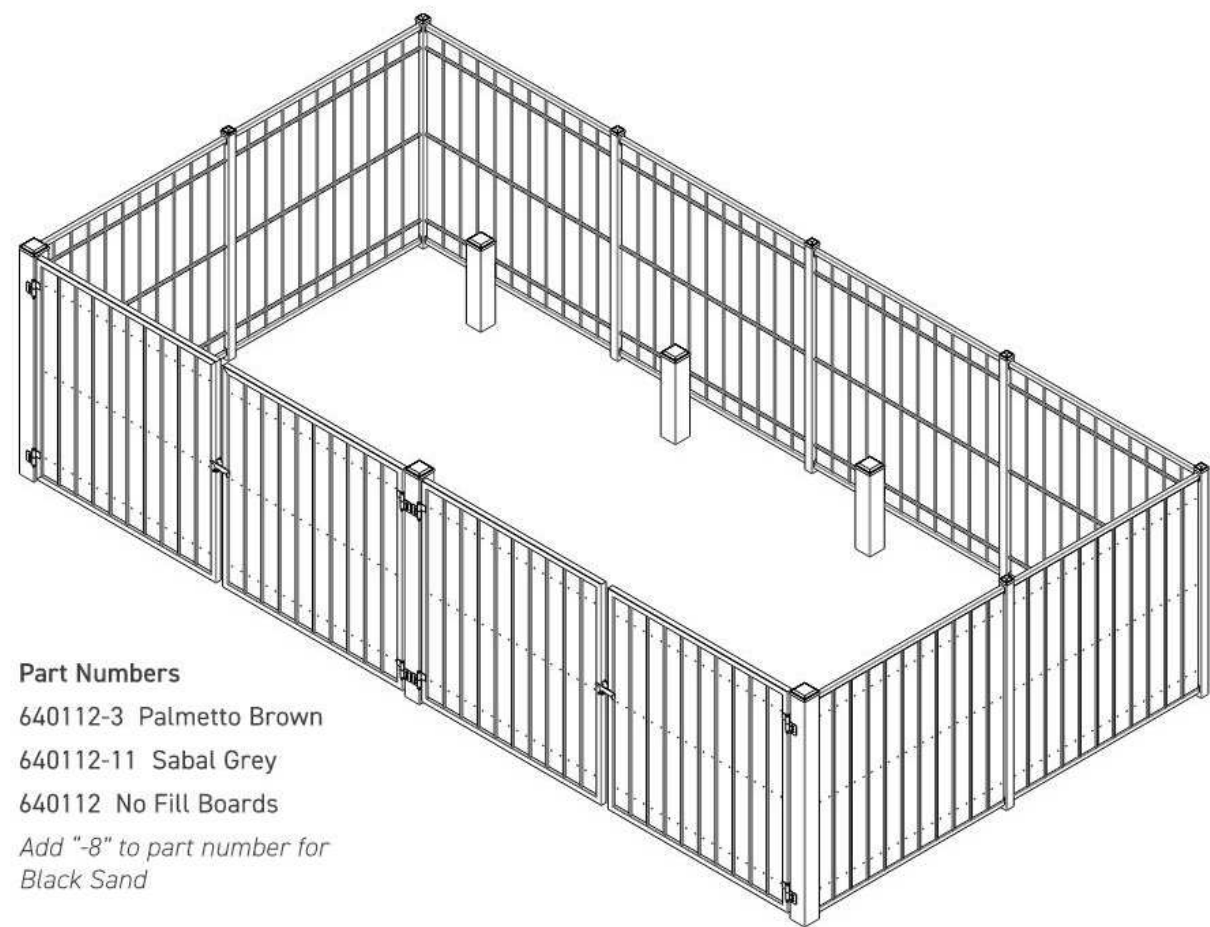


ESTATE
ENCLOSURE
SYSTEM



SINGLE ENCLOSURE SYSTEM

13' - 156" (396mm) x 25' - 300" (762mm)



Part Numbers
640112-3 Palmetto Brown
640112-11 Sabal Grey
640112 No Fill Boards
Add ~8" to part number for
Black Sand

TRASH ENCLOSURE



CARPORT STYLE
SINGLE COLUMN SINGLE T

DESIGN CRITERIA

Wind Load: 90 MPH minimum
Ground Snow Load: 30 psf minimum
All Federal, State and Local codes reviewed.

COLUMNS

HSS ASTM A-500 Grade B
Coating Options: Primed or Hot Dip Galvanized

BEAMS

Wide Flange A-992 Grade 50 Steel.
Coating Options: Primed or Hot Dip Galvanized

PURLINS

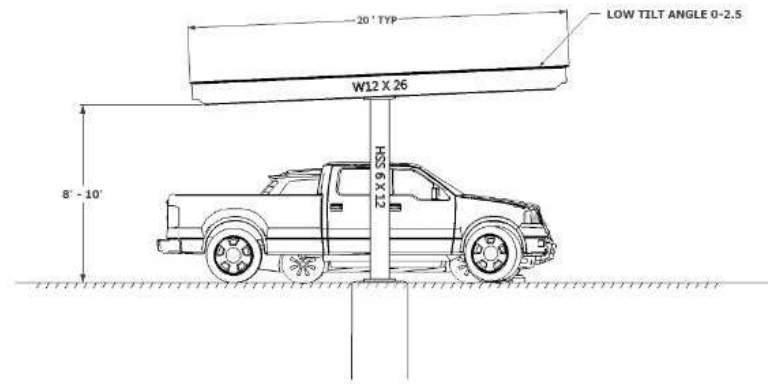
16 GA. Cold Rolled G-90 Galvanized Steel

ROOFING

29 GA Roll formed, Exposed Fasteners, Galvanized Steel
Panel with Siliconized Polyester or Kynar 500 Factory
Applied Finish in a variety of colors with white underside.

OPTIONS

Roof Slope
Hot Dip Galvanizing
Site Specific Layout and Configuration
Standing Seam Roof Sheeting
Soffit Under Sheeting
Metal End Panels
End Overhangs 1'
Solar Racking



Show perimeter
fencing elevations.

See site details
sheet

CARPORT

VISION

DESIGN • BUILD

ISSUE:
DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
Altos Realty Advisors

Highline Village 4
Apartments

East 16th Ave., Aurora, Co

DATE: 02/09/2024

TRASH &
CARPORT
ELEVATIONS

SHEET NUMBER:

15 OF 17

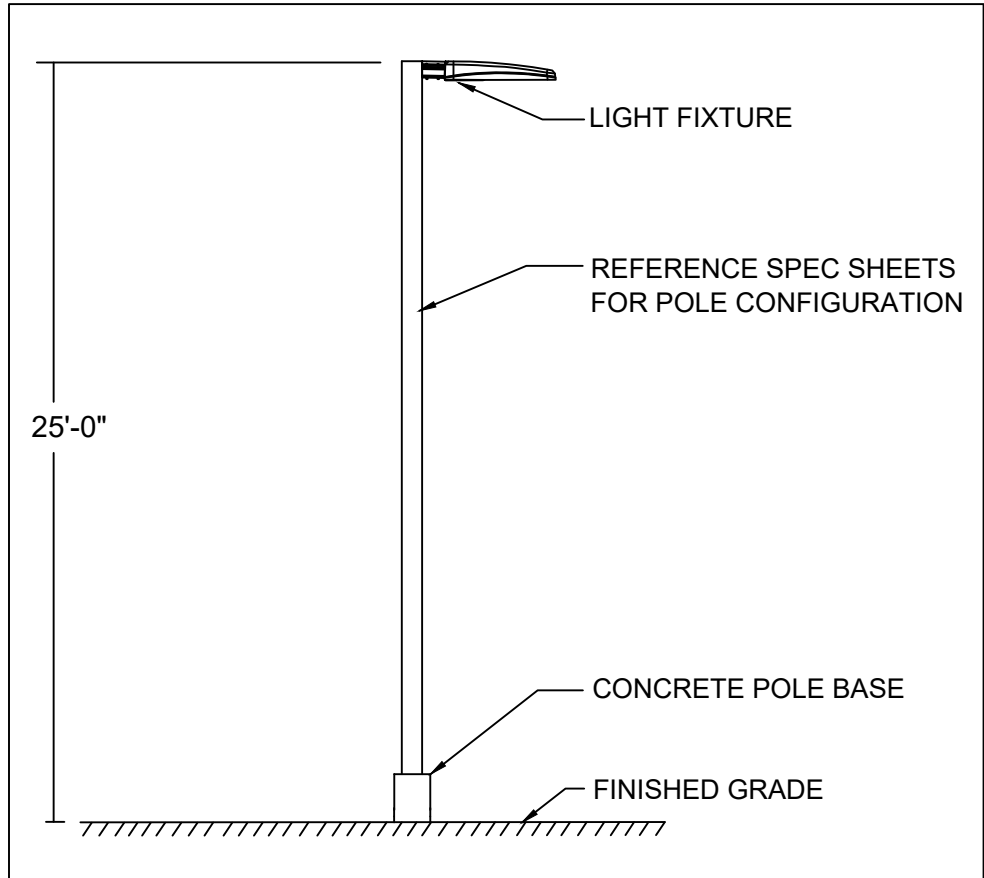
HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN AND PRELIMINARY PLAT
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Revised, see plans.

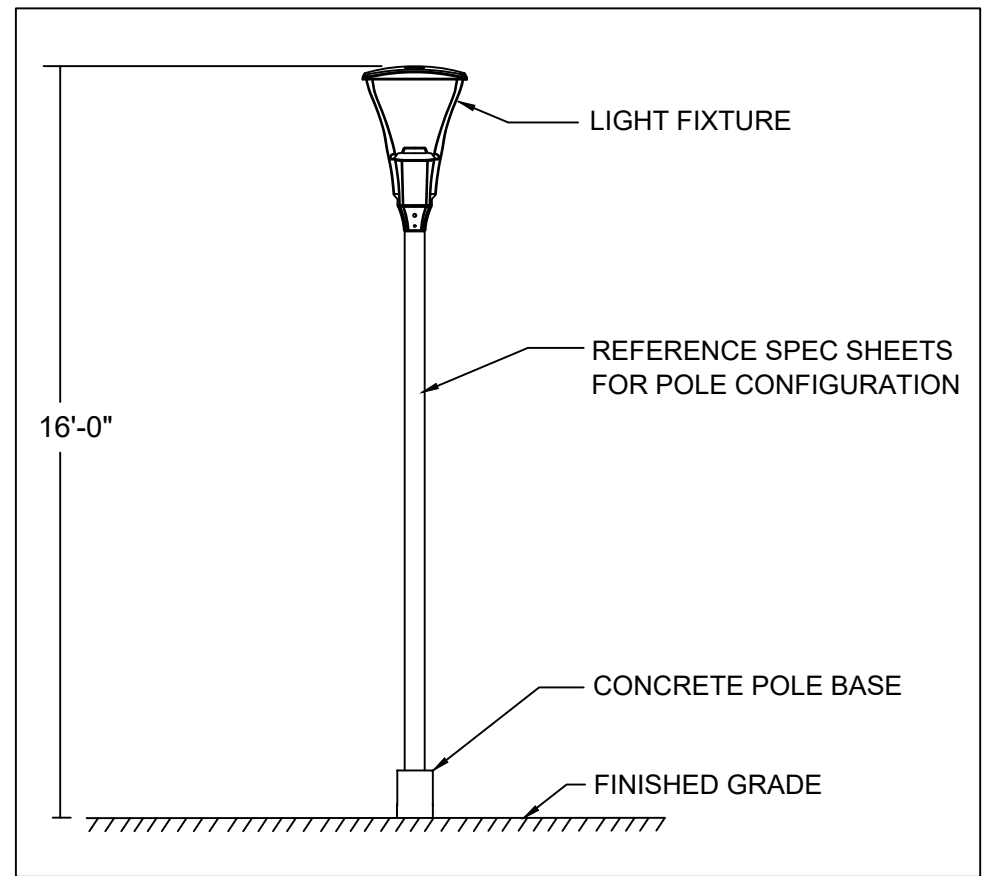
Please add the following note:
"Proposed street light locations (on ROW) are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

Note added.

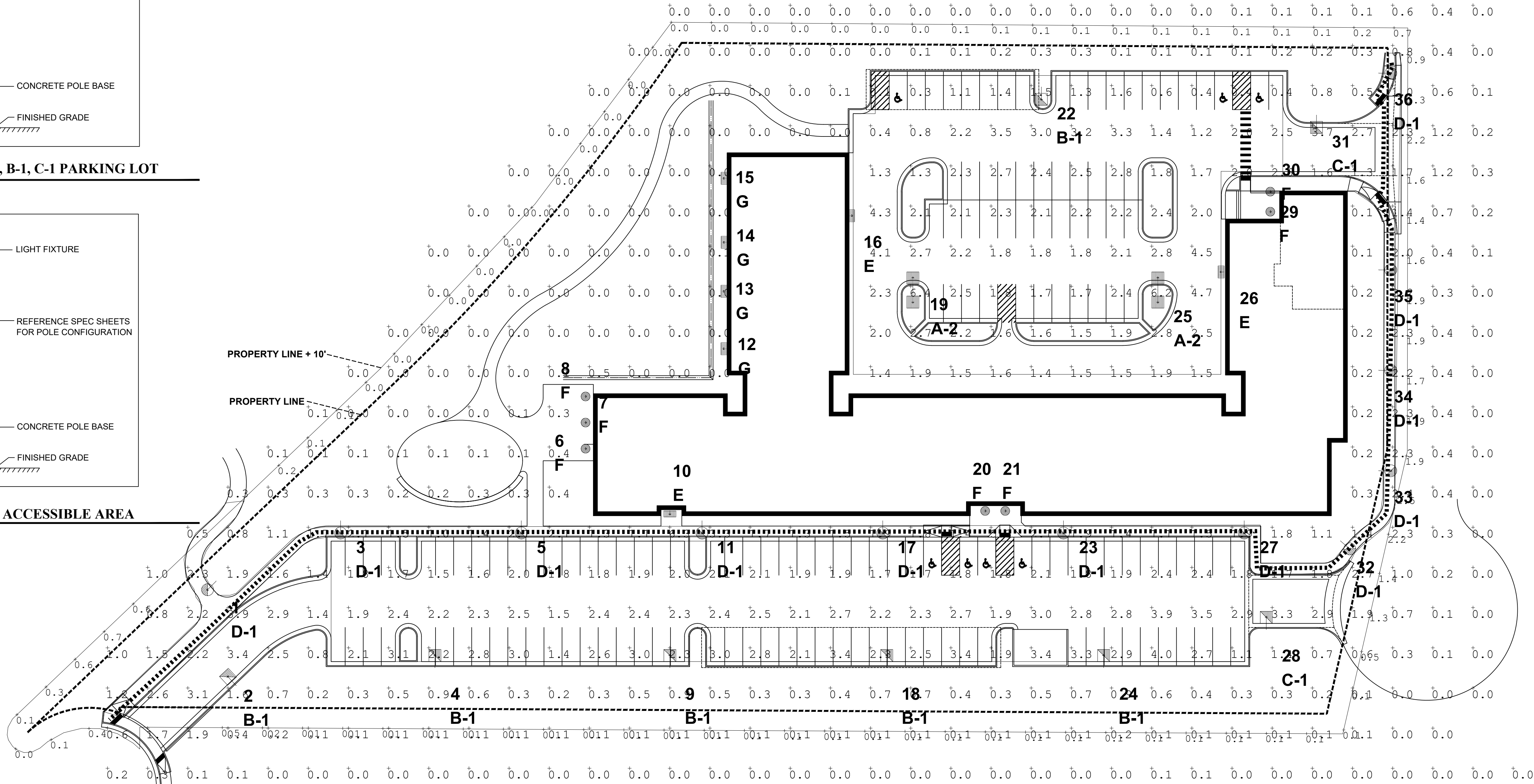
ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 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".



2 POLE DETAIL A-2, B-1, C-1 PARKING LOT
SCALE: NTS



3 POLE DETAIL D-1 ACCESSIBLE AREA
SCALE: NTS



1 PROPOSED PHOTOMETRIC PLAN
SCALE: 1"= 30'-0"

LUMINAIRE SCHEDULE						
SYMBOL	QTY	LABEL	ARRANGED	LLF	DESCRIPTION	BUG RATING
	2	A-2	Back-Back	0.900	Area Fixt 135W LED 25'-0 Mtg Ht (4000K/16555 Lumens) Beacon Viper VP-1-160L-135-4K7-5QW	B4-U0-G2
	6	B-1	Single	0.900	Area Fixt 171W LED 4W 25'-0 Mtg Ht (4000K/19936 Lumens) Beacon Viper VP-2-320L-170-4K7-4W-HSS-90-B	B2-U1-G4
	2	C-1	Single	0.900	Area Fixt 110W LED 3 25'-0 Mtg Ht (4000K/13651 Lumens) Beacon Viper VP-1-160L-115-4K7-3	B3-U0-G3
	12	D-1	Single	0.900	Deco Post Top Fixt 25W LED 16'-0 Mtg Ht (4000K/2963 Lumens) Kim UR20-24L-25-4K7-2-CLR-PT	B1-U0-G1
	3	E	Single	0.900	Wallpack Fixt 28W LED 9'-0 Mtg Ht (4000K/3679 Lumens) Beacon Ratio RWL1-48L-25-4K7-4W-U	B1-U0-G1
	7	F	Single	0.900	LED Recessed Can 21W 10'-0 Mtg Ht (3000K/2289 Lumens) Green Creative NYX-NC-6-RD-S-9-CCT5S-DUALDIM	B1-U1-G0
	4	G	SINGLE	0.900	Wall Sconce LED 6'-0 Mtg Ht (3000K/2319 Lumens) Context CYL6330K/MVDCMCLR-P (or approved equal)	B2-U0-G0

CALCULATION SUMMARY						
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN	# PTS
Property Line +10'	0.40	2.5	0.0	N.A.	N.A.	88
Accessible Route	2.08	6.3	1.0	2.08	6.30	41
East Parking	2.13	6.4	0.3	7.10	21.33	77
West Parking	2.35	4.0	1.1	2.14	3.64	69

Show and label fire lane easements and accessible routes on photometric sheet.

Provided

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

FOR ADDITIONAL LIGHTING INFORMATION CONTACT:
On-Site Lighting & Survey, LLC
PH: 763.684.1548

On-Site Lighting
& Survey, LLC

1111 HIGHWAY 25 NORTH
SUITE 201
BUFFALO MN 55313
PH:763.684.1548
FAX:763.682.9048

ISSUE:
DATE: DESCRIPTION:

PROJECT:
Altos Realty Advisors

Highline Village 4
Apartments

East 16th Ave., Aurora, Co

DATE: 02/09/21

DESIGNED: -

DRAWN: -

REVIEWED: -

FIELD BOOK NO.:

SHEET TITLE:

PHOTOMETRIC
PLAN

SHEET NUMBER:

160F17

PROJECT NO.: 023160C

Revised, see plans.

1111 HIGHWAY 25 NORTH
SUITE 201
BUFFALO MN 55313

**HIGHWAY 25 NORTH
SUITE 201
BUFFALO MN 55313**

PH:763.684.1548
FAX:763.682.9048

ISSUE

#	DATE:	DESCRIPTION:
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1 POLE MOUNT FIXTURE TYPE A-2, B-1, C-1
SCALE: NTS

POLE MOUNT FIXTURE TYPE D-1
SCALE: NTS

3 WALLPACK FIXTURE TYPE E
SCALE: NTS

No monument sign
proposed

4 RECESSED CAN FIXTURE TYPE F
SCALE: NTS

5 WALL SCONCE FIXTURE TYPE G
SCALE: NTS

East 16th Ave., Aurora, Co

DATE: 02/09/20

DESIGNED: -

DRAWN: -

REVIEWED: -

FIELD BOOK NO.:

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BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS
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15015

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