

LEGAL DESCRIPTION

LOT 1, BLOCK 1 HIGHLINE VILLAGE FILING NO. 4
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

BENCHMARK

ELEVATIONS BASED UPON NATIONAL GEODETIC SURVEY (NGS) BENCH MARK "Z 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: DEREK ACCOLA

CIVIL ENGINEER

FARNSWORTH GROUP INC.
223 WILLOW STREET
FORT COLLINS, CO 80524
(970) 484-7477
CONTACT: DEREK LUTZ, PE

ARCHITECT

VISION DB
5777 E. EVANS AVE, SUITE 1
DENVER, CO 80222
(720) 151-7888
CONTACT: KATE MILLENSON

LIGHTING

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

SURVEYOR

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

LANDSCAPE ARCHITECT

FARNSWORTH GROUP INC.
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, CO 80111
(303) 692-8838
CONTACT: JON SPENCER, PLA

GEOTECH

CMT TECHNICAL SERVICES
155 S. NAVAJO ST.
DENVER, CO 80523
(303) 698-1050
CONTACT: ROBERT SCAVUZZO, PE

ARBORIST

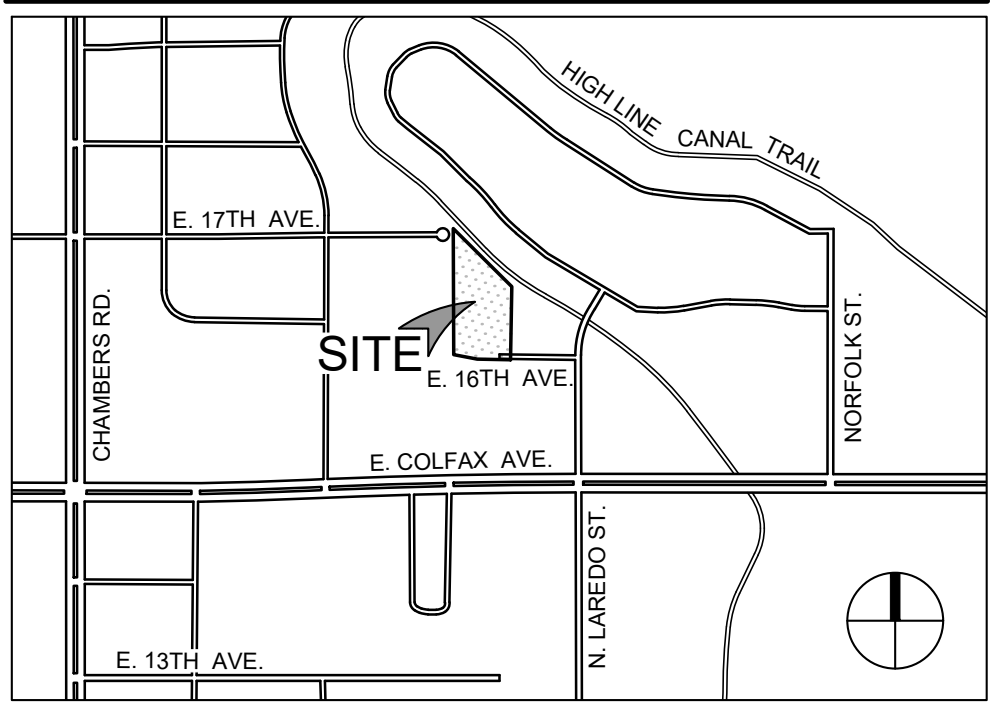
FARNSWORTH GROUP INC.
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, CO 80111
(303) 692-8838
CONTACT: MIKE HAAF, PLA, ISA, QWEL

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.
- 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 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2017.
- 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, SECTION 126, 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 THIS 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 ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- THE 2021 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.
- 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 INFLUENCE UNDER WORSE-CASE NOISE CONDITIONS.
- THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC A17.1 - 2017. OWNER OF PROPERTY FOR THE ABOVE PERMIT:
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- 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.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE, UPKEEP, AND REPAIRS OF THE SIDEWALK AND HIGHLINE TRAIL CONNECTION FROM E. 17TH AVE. TO THE HIGHLINE CANAL TRAIL.

HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN
LOT 1, BLOCK 1 HIGHLINE VILLAGE 4,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
3.726 ACRES

VICINITY MAP



SHEET INDEX

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SHEET 3	SITE PLAN
SHEET 4	SITE DETAILS
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SHEET 6	PRELIMINARY GRADING PLAN
SHEET 7	PRELIMINARY UTILITY PLAN
SHEET 8	TREE MITIGATION PLAN
SHEET 9	LANDSCAPE PLAN
SHEET 10	LANDSCAPE PLAN
SHEET 11	LANDSCAPE NOTES & DETAILS
SHEET 12	NORTH & SOUTH BUILDING ELEVATIONS
SHEET 13	WEST BUILDING ELEVATIONS
SHEET 14	EAST BUILDING ELEVATIONS
SHEET 15	NORTH & SOUTH GARAGE ELEVATIONS
SHEET 16	TRASH ENCLOSURE, CARPORT, & BALC ELEVATIONS
SHEET 17	PHOTOMETRIC PLAN
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SHEET 19	SPECIFICATION SHEETS POLE DETAILS

SITE DATA CHART

	EXISTING CONDITIONS	PROPOSED CONDITIONS
OVERALL LOT AREA	3.741 ACRES (162,972 SF)	3.726 ACRES (162,292 SF)
PRESENT ZONING CLASSIFICATION	R-3 RESIDENTIAL	NO CHANGE
NUMBER OF BUILDINGS	VACANT	1
	PERMITTED PER CODE	PROPOSED CONDITIONS
BUILDING HEIGHT**	55'	45'
BUILDING FACE NORTH	-	181', 45" HT.
BUILDING FACE SOUTH	-	161.8', 47.72" HT.
BUILDING FACE WEST	-	187.8', 45" HT.
BUILDING FACE EAST	-	187.8', 457" HT.
CONSTRUCTION TYPE	-	V-A, SPRINKLERED
OCCUPANCY CLASSIFICATION	-	R-2 - 130 UNITS
TOTAL BUILDING COVERAGE AND GFA	-	32,127 SF (20%) FOOTPRINT 139,668 SF- = 0.86 FAR
HARD SURFACE AREA	-	78,415 SF (48%)
LANDSCAPE AREA	-	51,750 SF (32%)
COMMON OPEN SPACE	20% MIN REQUIRED	32,732 SF (20%)
ALLOWABLE SIGN AREA	-	96 SF TOTAL
NUMBER OF SIGNS	1 WALL OR MONUMENT SIGN PER STREET FRONTAGE	1- 96 SF MAX. WALL SIGN ON BLDG. ALONG 16TH AVE FRONTAGE
PARKING SPACES	156 SPACES (1/UNIT X 130 + 1/5 GUEST)	176 (146 SURFACE, 30 ATTACHED GARAGE, INCLUDING HC SPACES)
ACCESSIBLE SPACES	5	7 SPACES (1 ATTACHED GARAGE, 1 DETACHED CARPORT, 5 SURFACE)
VAN ACCESSIBLE SPACES	1 (1/6 ADA SPACES)	3 SPACES
COVERED SPACES	52 (40% OF REQUIRED)	52 SPACES
	26 (50% OF COVERED SPACES ATTACHED TO BUILDING)	30 GARAGE SPACES (ATTACHED) 23 CARPORT SPACES
BICYCLE PARKING REQUIRED	13-26 (10% MIN. OF REQ'D PARKING OR 1/5 UNITS)	16 (8 U-RACKS)

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

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, _____.

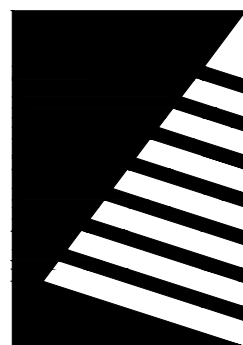
CLERK AND RECORDER: _____ DEPUTY: _____

AMENDMENT BLOCK:



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).	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) - 3 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.	
COLORADO TITLE 9 (2003 REVISED STATE HOUSE BILL 03-1221, ARTICLE 5, STANDARDS FOR ACCESSIBLE HOUSING	



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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
Site Plan

East 16th Ave., Aurora, Co

DATE: 06/25/2024

DESIGNED: JDS

DRAWN: JDS

REVIEWED: JDS

FIELD BOOK NO.:

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

1

PROJECT NO.: 0231600.00

HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN
LOT 1, BLOCK 1 HIGHLINE VILLAGE 4,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
3.726 ACRES

OWNER: HIGHLINE VILLAGE TOWNHOMES II LLC
ADDRESS: 16021 E 16TH AVENUE
HIGHLINE VILLAGE FILING NO 3

Revised.
Show accessible
route in this area

Remove these lines
and outside turning
radius. They do not
represent the fire
lane easement.
Revised.

Will all of this 30' be
fire lane easement? If
not, please show the
26' section
separately.
Yes, revised.

Revised, third space
is identified on the
east side of the
building.

Please identify third
van accessible
space.

LOT 1, BLOCK 1
HIGHLINE VILLAGE
SUBDIVISION FILING NO. 4

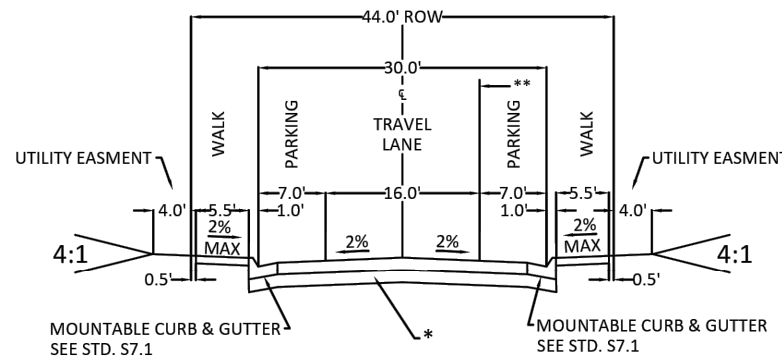
PROPOSED 4 STORY BUILDING
34,917 SF (FOOTPRINT)
139,668 GSF

OWNER: SRB PROPERTIES LLC
ADDRESS: 1610 JASPER STREET
JASPER & 17TH WAREHOUSE FILING NO 1 BLK:1
LOT:2

1 SITE PLAN
SCALE: 1"=20'

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
- CONCRETE PAVEMENT
- SIGN
- NUMBER OF STALLS
- NUMBER OF GARAGE STALLS
- NUMBER OR ACCESSIBLE STALLS
- NUMBER OF COVERED STALLS
- PROPOSED FIRE HYDRANT
- PROPOSED EXTERIOR LIGHT POLES
(SINGLE, DOUBLE, PED LIGHT)
- EXTERIOR BUILDING LIGHT FIXTURES
- BUILDING ENTRY/EXIT
- KNOX BOX
- FLUSH-MOUNT FDC (FIRE DEPARTMENT
CONNECTION) WITH APPROVED KNOX
CAPS



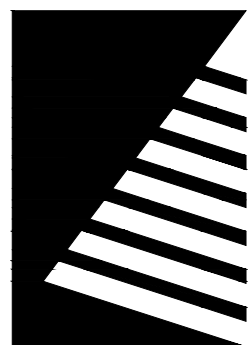
LOCAL STREET TYPE 2 ALTERNATE A
NOT TO SCALE

*NOTE:

1) 16TH AVE. ROADWAY AND CUL-DE-SAC DESIGN WAS APPROVED WITH RSN 218141. AS PART OF THE HIGHLINE VILLAGE 4 PROJECT, A MINIMUM OF 24' OF PAVING ALONG THE LENGTH OF 16TH AVE. INCLUDING THE FULL PAVING OF THE CUL-DE-SAC BULB IS REQUIRED TO BE INSTALLED WITH THIS DEVELOPMENT, IF AT THE TIME OF PERMIT APPROVAL 16TH AVE. HAS NOT YET BEEN COMPLETED.

Please add the following note:
"Proposed cross pan locations are
conceptual. Final locations will be
review in the civil plan submittal."

Revised, included in plans.



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Engineers | Architects | Surveyors | Scientists

ISSUE:
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Project Status
NOT FOR CONSTRUCTION

PROJECT:
Altos Realty Advisors

Highline Village 4
Apartments
Site Plan

East 16th Ave., Aurora, Co

DATE: 06/25/2024

DESIGNED: JDS

DRAWN: JDS

REVIEWED: JDS

FIELD BOOK NO.:

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

3

PROJECT NO.: 0231600.00

6613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

E: _____
DATE: _____ DESCRIPTION: _____



4

PROJECT NO.: 0231600.00

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

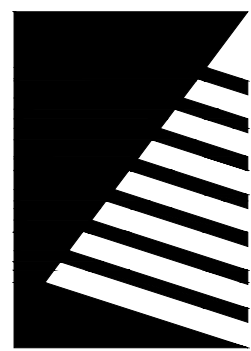
MATCHLINE (SEE SHEET 6)

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
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- FIRE LANE EASEMENT
- ACCESSIBLE ROUTE

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.
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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.
7. 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.



Farnsworth
GROUP

223 WILLOW STREET
FORT COLLINS, COLORADO 80524
(970) 484-7477 / info@f-w.com

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Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
ALTOS REALTY ADVISORS

HIGHLINE VILLAGE
FILING NO. 4, LOT 1

RSN: 178920

EAST 16TH AVE, AURORA, CO

DATE: 06/25/2024

DESIGNED: DKL

DRAWN: DJM

REVIEWED: DKL

FIELD BOOK NO.:

SHEET TITLE:

GRADING PLAN 1 OF 2

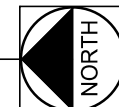
SHEET NUMBER:

5

PROJECT NO.: 0231600.00

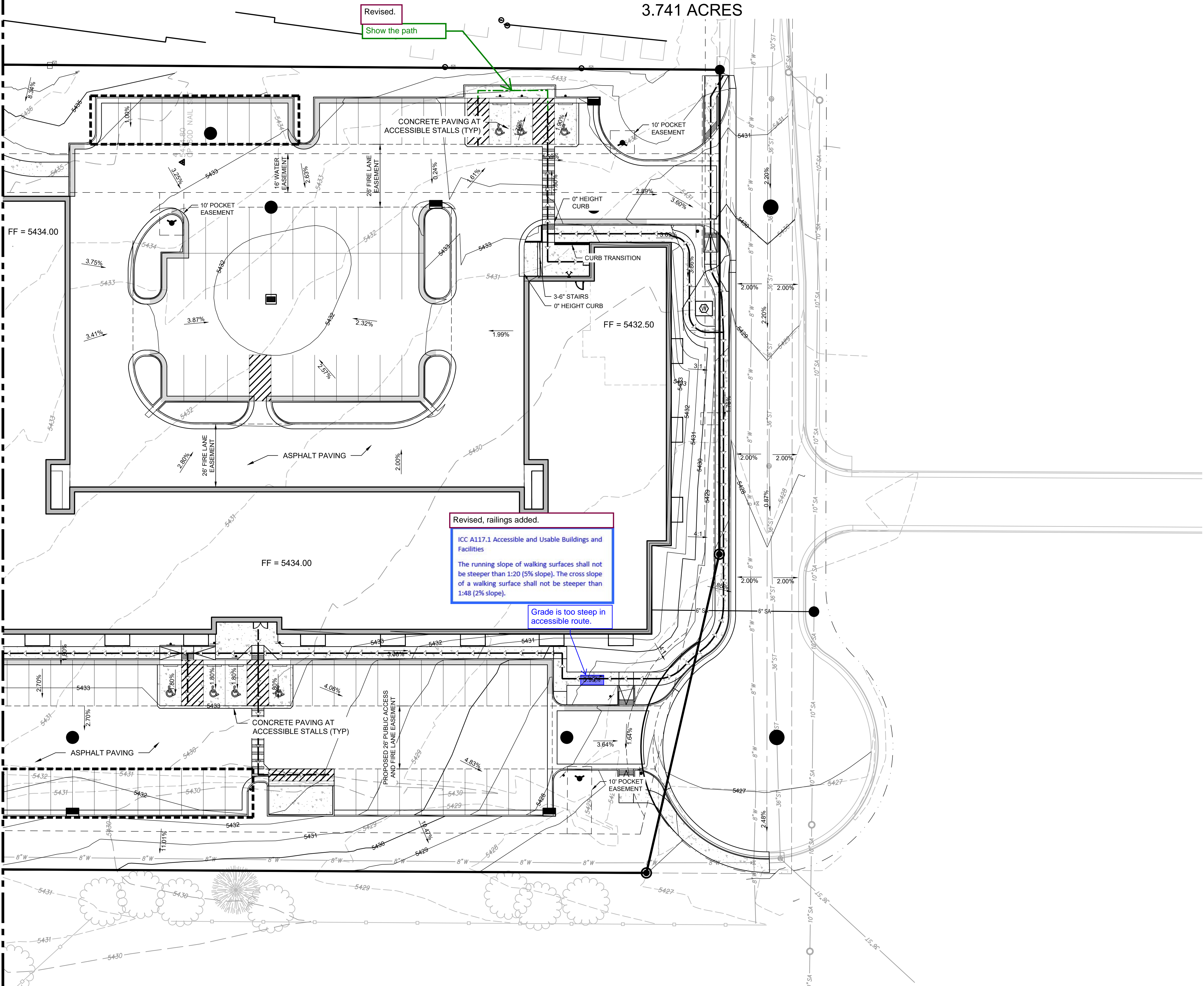
1 GRADING PLAN 1 OF 2
SCALE: 1"=20'

0 10 20 40
U.S. SURVEY FEET



MATCHLINE (SEE SHEET 5)

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

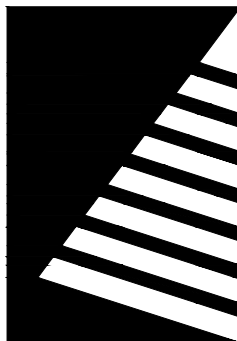


LEGEND

- 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
- EXISTING MINOR CONTOUR
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223 WILLOW STREET
FORT COLLINS, COLORADO 80524
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HIGHLINE VILLAGE
FILING NO. 4, LOT 1

RSN: 178920

EAST 16TH AVE, AURORA, CO

DATE: 06/25/2024

DESIGNED: DKL

DRAWN: DJM

REVIEWED: DKL

FIELD BOOK NO.:

SHEET TITLE:

GRADING PLAN 2 OF 2

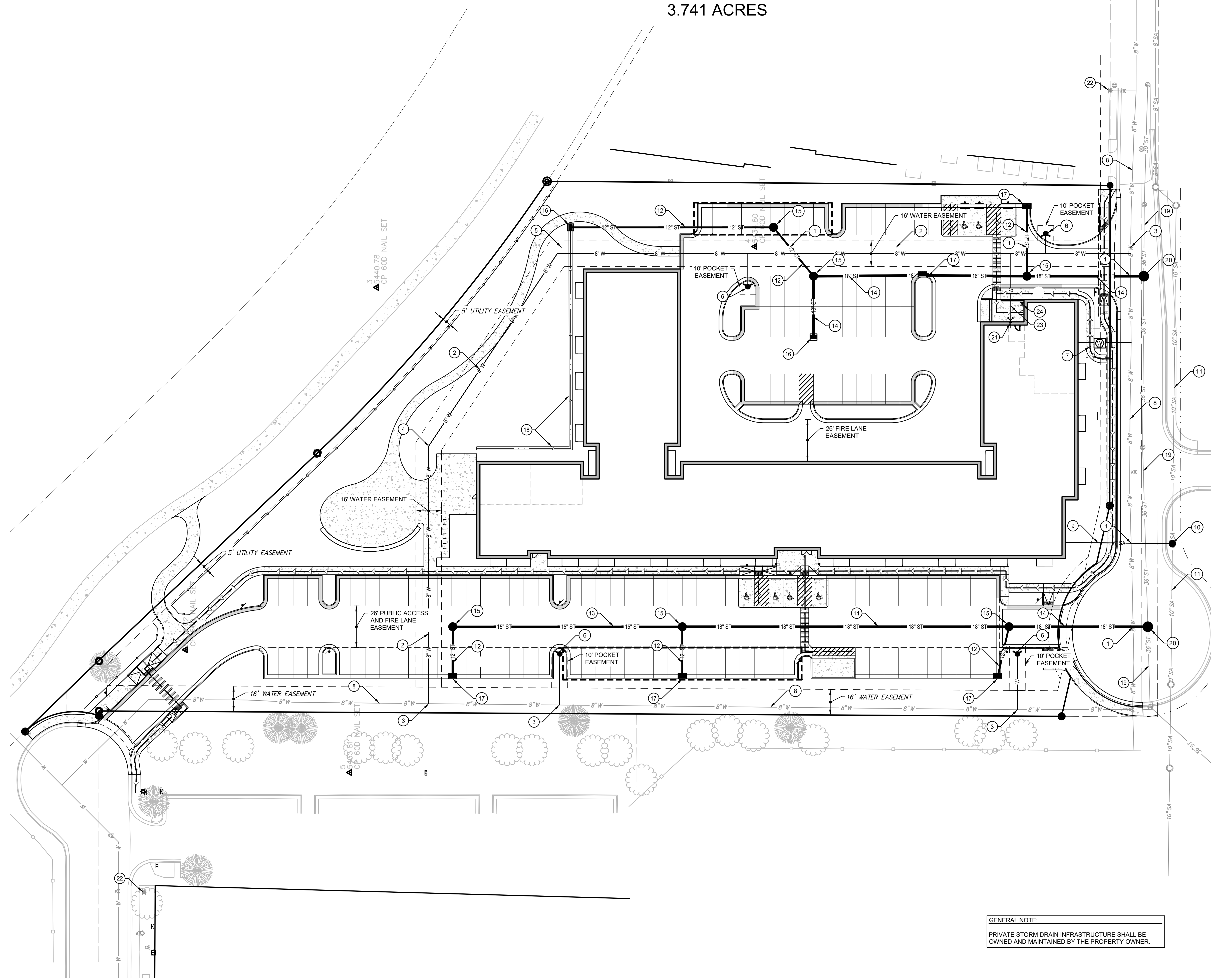
SHEET NUMBER:

6

PROJECT NO.: 0231600.00



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



GENERAL NOTE:
PRIVATE STORM DRAIN INFRASTRUCTURE SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

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
- ST STORM DRAIN LINE
SA SANITARY SEWER LINE
W WATER SERVICE LINE
F PVC FIRE LINE
E ELECTRIC LINE
G 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
- W EXISTING WATERLINE
SA EXISTING SANITARY SEWER LINE
ST 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" CUT-IN TEE CONNECTION FOR 8" WATERLINE TO EXISTING 8" WATERLINE
- INSTALL 8"x2 1/2" AND 8"x1 1/2" BEND
- INSTALL 8"x45" AND 8"x1 1/2" BEND
- INSTALL FIRE HYDRANT ASSEMBLY PER CITY OF AURORA STANDARDS
- INSTALL 4" CLASS 52 DUCTILE IRON SERVICE LINE, 4" 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
- 10" SANITARY SEWER SERVICE CONNECTION, REFER TO CITY OF AURORA STANDARD DETAIL 101
- PUBLIC 4-FT SANITARY MANHOLE
- EXISTING PUBLIC 10" SANITARY SEWER MAIN
- PRIVATE 12" HDPE STORM DRAIN
- PRIVATE 15" HDPE STORM DRAIN
- PRIVATE 18" RCP STORM DRAIN
- PRIVATE 5-FT STORM DRAIN MANHOLE
- PRIVATE TYPE 13 AREA INLET
- PRIVATE COMBINATION TYPE 13 INLET
- 2-FT WIDE CONCRETE PAN
- EXISTING PUBLIC 36" STORM DRAIN
- PUBLIC 6-FT STORM DRAIN MANHOLE
- FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- INSTALL 6" PVC FIRE LINE
- KNOX BOX

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1 UTILITY PLAN
SCALE: 1"=30'



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ISSUE:
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Project Status
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PROJECT:
ALTOS REALTY ADVISORS

HIGHLINE VILLAGE
FILING NO. 4, LOT 1

RSN: 178920

EAST 16TH AVE, AURORA, CO

DATE: 06/25/2024

DESIGNED: DKL

DRAWN: DJM

REVIEWED: DKL

FIELD BOOK NO.:

SHEET TITLE:

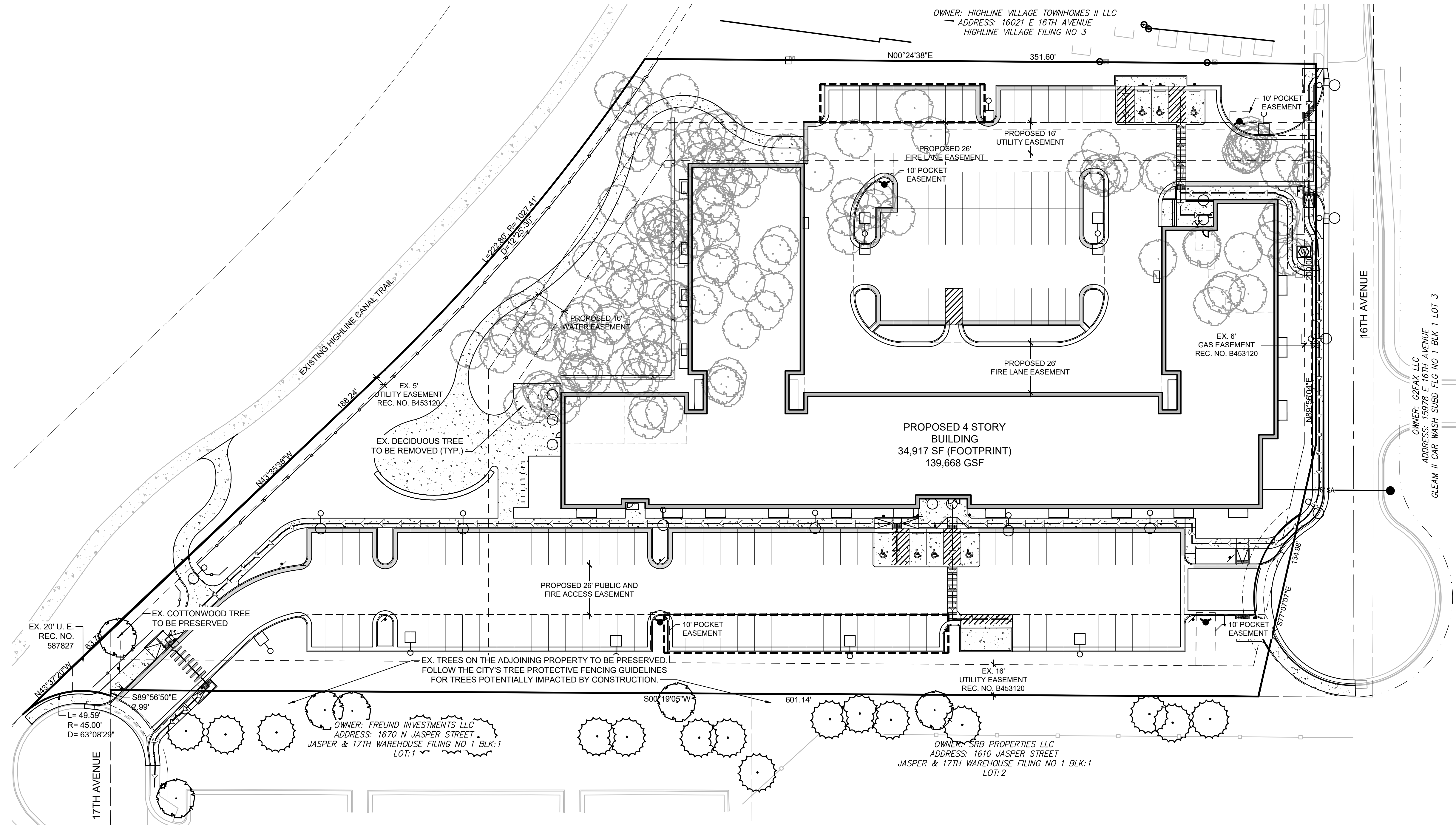
UTILITY PLAN

SHEET NUMBER:

7

PROJECT NO.: 0231600.00

HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN
LOT 1, BLOCK 1 HIGHLINE VILLAGE 4,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
3.726 ACRES

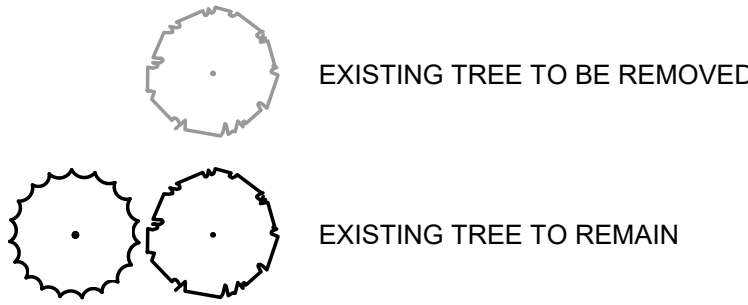


TREE MITIGATION TABLE

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.

LEGEND

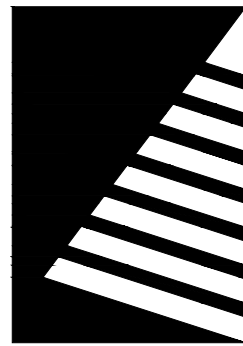


TREE MITIGATION NOTES

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.
- LIMB 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.



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
Site Plan

East 16th Ave., Aurora, Co

DATE: 06/25/2024

DESIGNED: MEH

DRAWN: MEH

REVIEWED: MEH

FIELD BOOK NO.:

SHEET TITLE:

TREE MITIGATION
PLAN

SHEET NUMBER:

8

PROJECT NO.: 0231600.00



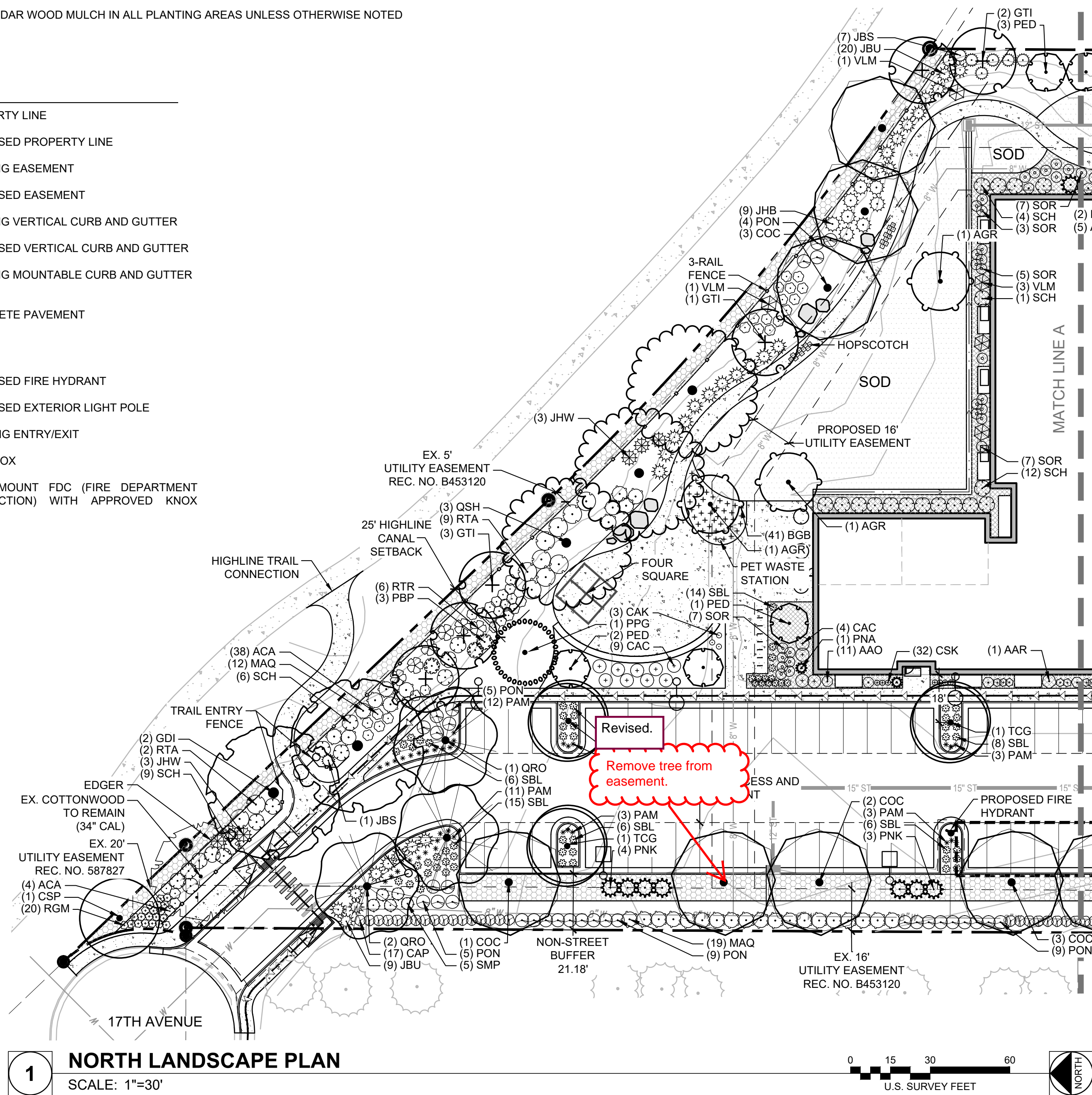
LANDSCAPE SYMBOL LEGEND

	ANGULAR GRANITE BOULDERS (1.5'-4' DIA. SIZE)		SHORT GRASS PRAIRIE SEED MIX, IRRIGATED
	COOL SEASON SOD		1 1/2" GREY ROSE RIVER ROCK MULCH INSTALL IN ALL PLANTING AREAS WHERE SHOWN
	5-12" GREY ROSE COBBLE INFILLED WITH GREY CRUSHER FINES		

***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
	CONCRETE PAVEMENT
	SIGN
	PROPOSED FIRE HYDRANT
	PROPOSED EXTERIOR LIGHT POLE
	BUILDING ENTRY/EXIT
	KNOX BOX
	FLUSH-MOUNT FDC (FIRE DEPARTMENT CONNECTION) WITH APPROVED KNOX CAPS



BUILDING FRONTAGE LANDSCAPE TABLE

COMBINED BUILDING FRONTAGES	REQUIREMENT	LANDSCAPE PLANTS REQUIRED
845 LF	1.25 PLANTS PER 5 LINEAR FEET	212

LANDSCAPE DESCRIPTION	REQUIRED (% / PLANT QTY.)	PLANTS PROVIDED	TOTAL LANDSCAPE PLANTS PROVIDED
TREES (MIX OF E.G. & DEC.)	5% / 11	22	223
TALL SHRUBS	15% / 31	31	
OTHER SHRUBS	80% / 170	170	

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

NON-STREET PERIMETER BUFFER

DESCRIPTION	LENGTH	WIDTH REQ.	WIDTH PROVD.	TREE REQ.	TREES PROVIDED	SHRUBS REQ.	SHRUBS PROVIDED
RESIDENTIAL TO RESIDENTIAL	352'	15'	13'	9 (1/40')	8*	44 (5/40')	68
NON-RESIDENTIAL TO RESIDENTIAL	601'	25'	21'	24 (1/25')	24 (12 Evergreen)	120 (5/25')	169
25' SPECIAL LANDSCAPE BUFFER	475'	25'	25'	16 (1/30')	16	158 (10/30')	158

* 10 ADDITIONAL SHRUBS HAVE BEEN PROVIDED TO ACCOUNT FOR 1 TREE, IN ORDER TO MEET THE MINIMUM REQ. OF 9 TREES

LANDSCAPE AREA TABLE

AREA TYPE	ZONE (WATER USAGE)	SQUARE FEET
COOL SEASON GRASS/SOD	MODERATE	8,604 SF
MULCHED PLANTING BEDS	LOW-MODERATE	31,346 SF
ROCK MULCH	LOW-MODERATE	4,716 SF
NATIVE GRASS SEED MIX	LOW-MODERATE	7,084 SF

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

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	WIDTH	WATER USE
DECIDUOUS TREES								
	AGR	3	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	7	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2.5" CAL B&B	60'	40'	VERY LOW
	GTI	6	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL® HONEY LOCUST	2" CAL B&B	35'	25'	VERY LOW
	GDI	2	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2" CAL B&B	60'	50'	VERY LOW
	QRO	3	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
	TCG	3	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	4	PINUS EDULIS	PINYON PINE	8' B&B	25'	15'	VERY LOW
	PNA	2	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN PINE	8' B&B	20'	4'	MED
	PNK	8	PINUS NIGRA 'KOMET'	KOMET AUSTRIAN PINE	8' B&B	25'	7'	LOW
DECIDUOUS SHRUBS								
	AAO	5	AMELANCHIER ALNIFOLIA 'OBELISK'	STANDING OVATION™ SERVICEBERRY	5 GAL MS B&B	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	7	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL	2'	2'	MED
	CAC	13	COTONEASTER ACUTIFOLIA	PEKING COTONEASTER	5 GAL	10'	5'	LOW
	CAP	25	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	5 GAL., 5 CANE MIN., 24"	3'	4'	MED
	PON	32	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	25	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL	3'	3'	LOW
	SBL	63	SPIRAEA X BUMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	5 GAL	2'	3'	LOW
	SOR	28	SYMPHORICARPOS OREOPHILUS	MOUNTAIN SNOWBERRY	5 GAL	4'	4'	LOW
	SCH	32	SYMPHORICARPOS X CHENAULTII 'HANCOCK'	HANCOCK CORALBERRY	5 GAL	3'	6'	VERY LOW
	SMP	5	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	6	JUNIPERUS HORIZONTALIS 'WILTONII'	WILTON CARPET JUNIPER	5 GAL	4"	6"	LOW
	JBU	29	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL 24" SPREAD	12"	6"	VERY LOW
	JBS	8	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	5 GAL	3'	5'	VERY LOW
	MAQ	31	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	5 GAL	6'	6'	VERY LOW
ORNAMENTAL GRASSES								
	BGB	41	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	1 GAL., WELL ESTABLISHED	3'	2'	VERY LOW
	CAK	3	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL., WELL ESTABLISHED	4'	2'	LOW
	PAM	35	PENNISETUM ALOPECUROIDES 'MOUDRY'	BLACK FOUNTAIN GRASS	1 GAL., WELL ESTABLISHED	2'	2'	LOW

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Apartments
Site Plan

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DRAWN: GCG

REVIEWED: JDS

FIELD BOOK NO.:

SHEET TITLE:

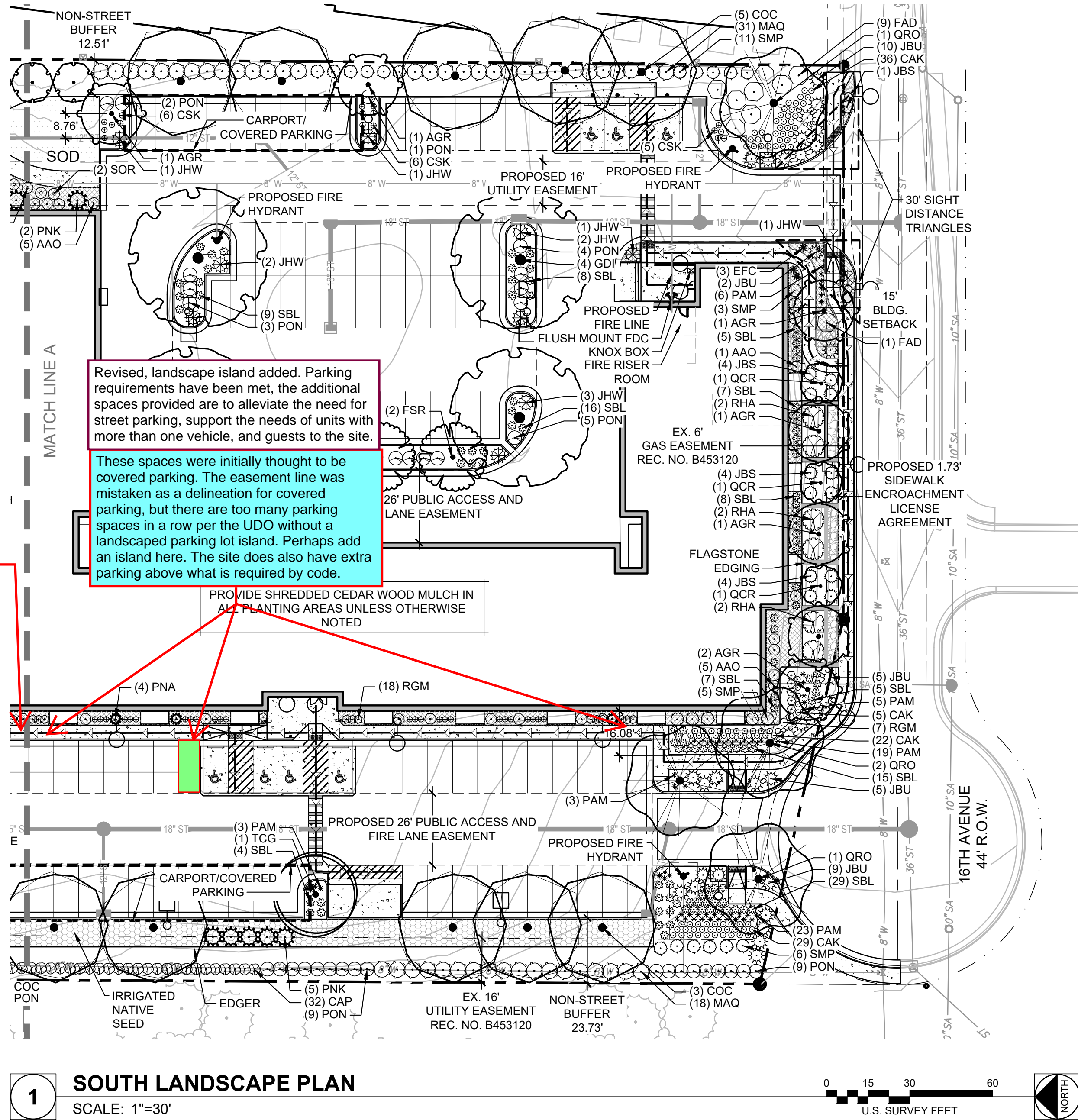
LANDSCAPE PLAN

SHEET NUMBER:

9

PROJECT NO.: 0231600.00

HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN
LOT 1, BLOCK 1 HIGHLINE VILLAGE 4,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
3.726 ACRES



1 SOUTH LANDSCAPE PLAN
SCALE: 1"=30'

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
- CONCRETE PAVEMENT
- SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED EXTERIOR LIGHT POLE
- BUILDING ENTRY/EXIT
- KNOX BOX
- FLUSH-MOUNT FDC (FIRE DEPARTMENT CONNECTION) WITH APPROVED KNOX CAPS

PLANT SCHEDULE

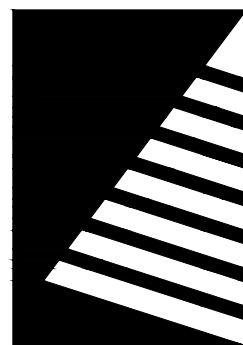
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	WIDTH	WATER USE
DECIDUOUS TREES								
	AGR	7	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	2.5" CAL B&B	40'	25'	LOW
	COC	10	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2.5" CAL B&B	60'	40'	VERY LOW
	FSR	3	FAGUS SYLVATICA 'ROSEOMARGINATA'	PINK-EDGED EUROPEAN BEECH	2" CAL B&B	30'	25'	MED
	GDI	4	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2" CAL B&B	60'	50'	VERY LOW
	QRO	4	QUERCUS ROBUR	ENGLISH OAK	2.5" CAL B&B	50'	40'	MED
	QCR	3	QUERCUS X 'CRIMSCHMIDT'	CRIMSON SPIRE™ OAK	3" CAL B&B	40'	15'	LOW
	TCG	1	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" CAL B&B	40'	30'	MED
EVERGREEN TREES								
	PED	2	PINUS EDULIS	PINYON PINE	8' B&B	25'	15'	VERY LOW
	PNA	3	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN PINE	8' B&B	20'	4'	MED
	PNK	6	PINUS NIGRA 'KOMET'	KOMET AUSTRIAN PINE	8' B&B	25'	7'	LOW
DECIDUOUS SHRUBS								
	AAO	17	AMELANCHIER ALNIFOLIA 'OBELISK'	STANDING OVATION™ SERVICEBERRY	5 GAL MS B&B	15'	4'	MED
	CSK	42	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL	2'	2'	MED
	CAP	24	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	5 GAL, 5 CANE MIN., 24"	3'	4'	MED
	FAD	10	FORSYTHIA X 'ARNOLD'S DWARF'	ARNOLD'S DWARF FORSYTHIA	5 GAL	2'	7'	LOW
	PON	37	PHYSOCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	5 GAL	5'	5'	LOW
	RHA	6	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	3'	8'	ADAPT
	RGM	20	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL	3'	3'	LOW
	SBL	121	SPIRAEA X BUMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	5 GAL	2'	3'	LOW
	SOR	3	SYMPHORICARPOS OREOPHILUS	MOUNTAIN SNOWBERRY	5 GAL	4'	4'	LOW
	SMP	25	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GAL	5'	5'	MED
EVERGREEN SHRUBS								
	JHW	13	JUNIPERUS HORIZONTALIS 'WILTONII'	WILTON CARPET JUNIPER	5 GAL	4"	6"	LOW
	JBU	31	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL 24" SPREAD	12"	6"	VERY LOW
	JBS	13	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	5 GAL	3'	5'	VERY LOW
	MAQ	49	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	5 GAL	6'	6'	VERY LOW
ORNAMENTAL GRASSES								
	CAK	92	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL, WELL ESTABLISHED	4'	2'	LOW
	PAM	59	PENNISETUM ALOPECUROIDES 'MOUDRY'	BLACK FOUNTAIN GRASS	1 GAL, WELL ESTABLISHED	2'	2'	LOW
PERENNIALS								
	EFC	3	EUONYMUS FORTUNEI 'COLORATUS'	PURPLE-LEAF WINTERCREEPER	1 GAL, WELL ESTABLISHED	24"	36"	MED

LANDSCAPE SYMBOL LEGEND

- ANGULAR GRANITE BOULDERS (1.5'-4' DIA. SIZE)
- SHORT GRASS PRAIRIE SEED MIX, IRRIGATED
- COOL SEASON SOD
- 1 1/2" GREY ROSE RIVER ROCK MULCH INSTALL IN ALL PLANTING AREAS WHERE SHOWN
- 5-12" GREY ROSE COBBLE INFILLED WITH GREY CRUSHER FINES

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

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



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 Status

NOT FOR CONSTRUCTION

PROJECT:

Altos Realty Advisors

Highline Village 4
Apartments
Site Plan

East 16th Ave., Aurora, Co

DATE: 06/25/2024

DESIGNED: GCG

DRAWN: GCG

REVIEWED: JDS

FIELD BOOK NO.:

SHEET TITLE:

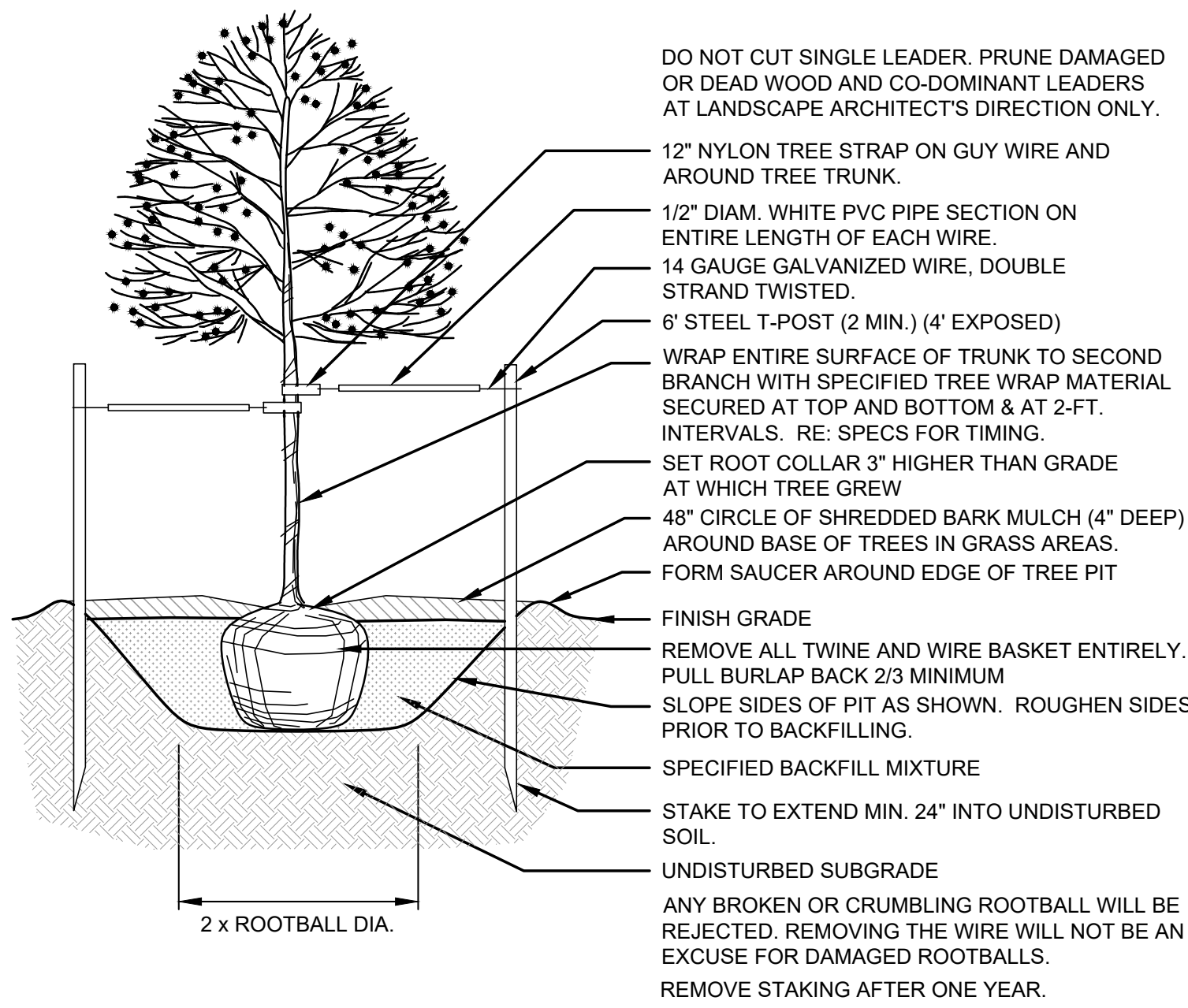
LANDSCAPE PLAN

SHEET NUMBER:

10

PROJECT NO.: 0231600.00

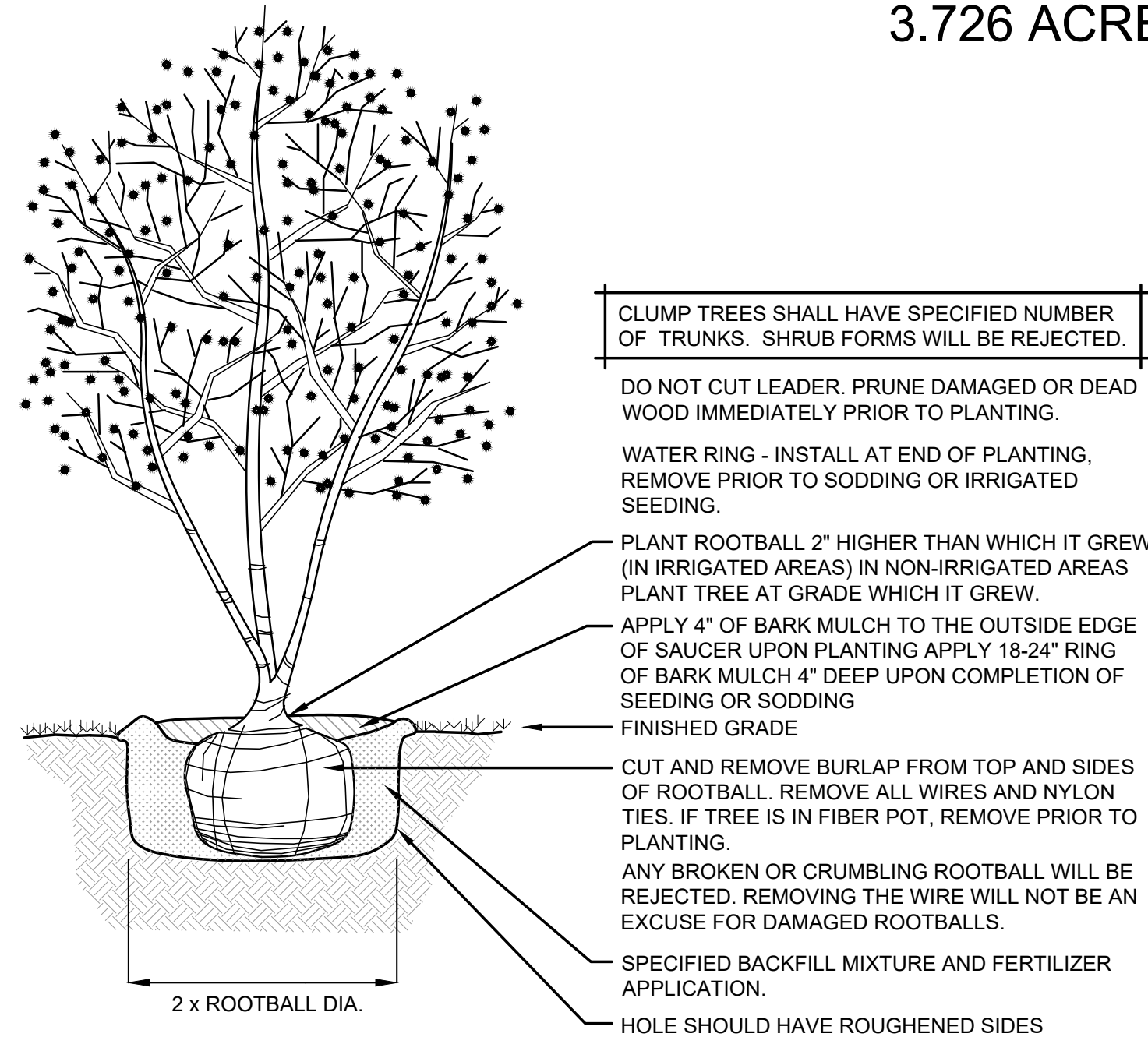
HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN
LOT 1, BLOCK 1 HIGHLINE VILLAGE 4,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
3.726 ACRES



SHADE TREE PLANTING

NOT TO SCALE

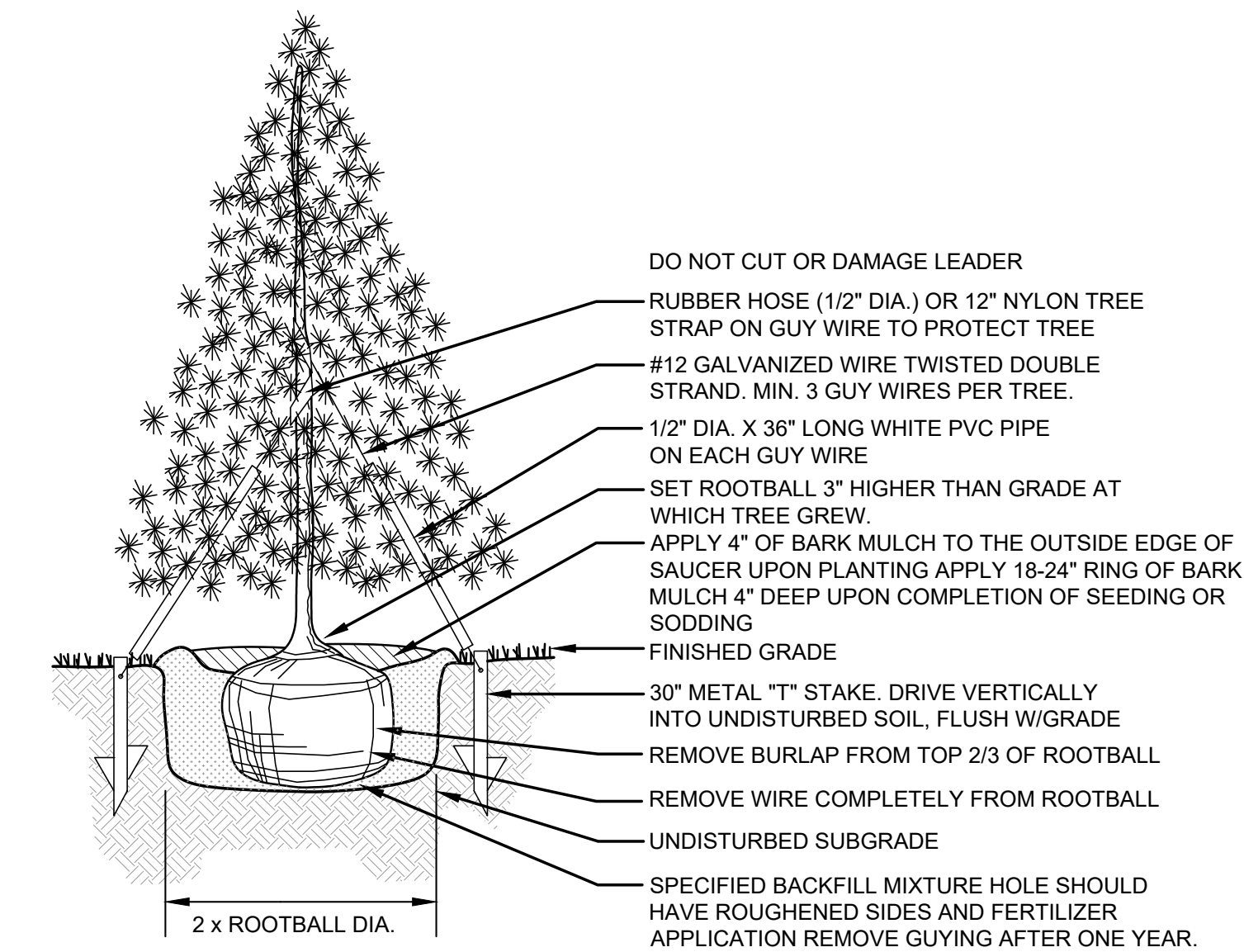
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CLUMP TREE PLANTING

NOT TO SCALE

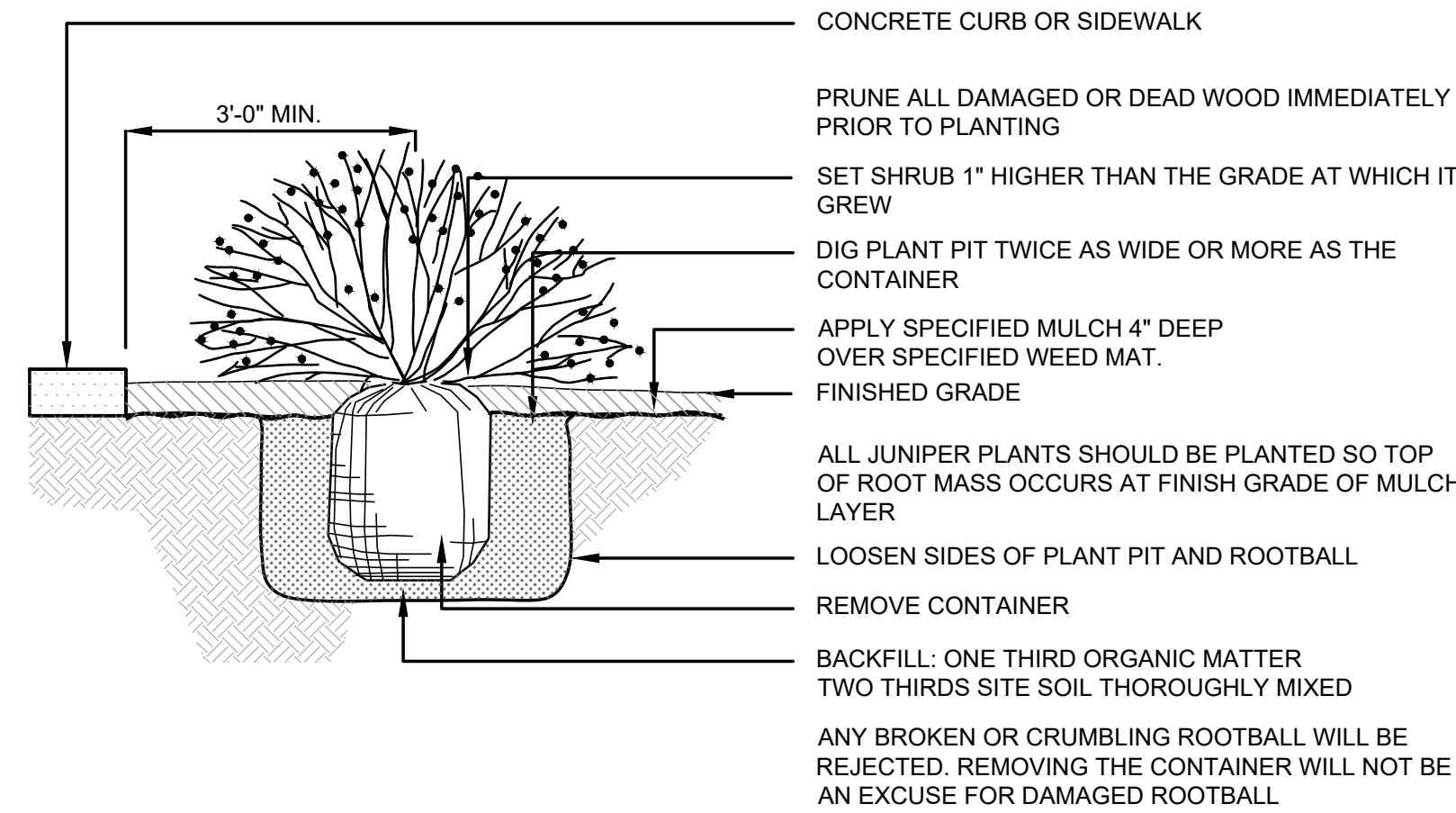
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EVERGREEN TREE PLANTING

NOT TO SCALE

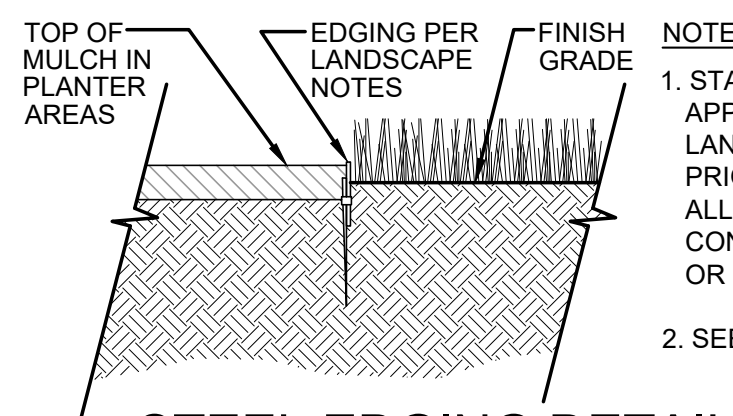
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SHRUB PLANTING

NOT TO SCALE

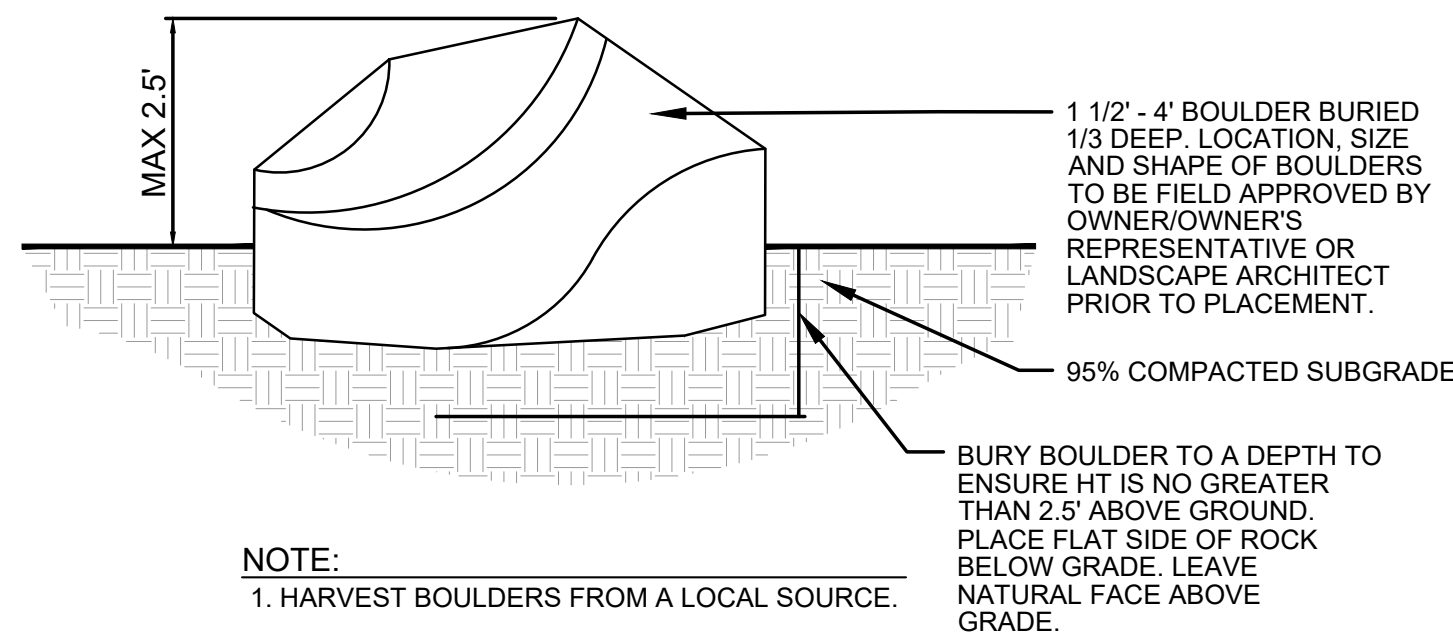
4



STEEL EDGING DETAIL

NOT TO SCALE

5



BOULDER INSTALLATION

NOT TO SCALE

6

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 SEEDED, 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 SEEDED 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 SEEDED 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 SEEDED 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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Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
Altos Realty Advisors

Highline Village 4
Apartments
Site Plan

East 16th Ave., Aurora, Co

DATE: 06/25/2024

DESIGNED: GCG

DRAWN: GCG

REVIEWED: JDS

FIELD BOOK NO.:

SHEET TITLE:

LANDSCAPE NOTES
& DETAILS

SHEET NUMBER:

11

PROJECT NO.: 0231600.00

HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN
LOT 1, BLOCK 1 HIGHLINE VILLAGE 4,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF
COLORADO
3.726 ACRES

EXTERIOR MATERIAL COVERAGE	
BRICK	12%
STUCCO	63%
FIBER CEMENT LAP SIDING	25%



NORTH ELEVATION - VIEW 2

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

3

EXTERIOR MATERIAL COVERAGE	
BRICK	34%
STUCCO	58%
FIBER CEMENT LAP SIDING	8%



SOUTH ELEVATION - VIEW 1

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

1

KEYNOTES - SITE PLAN

- 1 STUCCO - COLOR 1
- 2 STUCCO - COLOR 2
- 3 STUCCO - COLOR 3
- 4 BRICK - COLOR 1
- 5 FIBER CEMENT LAP SIDING - COLOR 1
- 6 METAL GUARDRAIL. 5' X 10' BALCONY
- 7 METAL CANOPY
- 8 MECHANICAL LOUVER
- 9 EXT WALL SCONCE
- 10 OVERHEAD GARAGE DOOR
- 11 VINYL WINDOW
- 12 FIBERGLASS WINDOW
- 13 MECH UNIT WOOD FENCE SCREENING

VISION

DESIGN • BUILD

ISSUE:

DATE: DESCRIPTION:

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PROJECT:

Altos Realty Advisors

Highline Village 4
Apartments
Site Plan

East 16th Ave., Aurora, Co

DATE: 06/26/2024

SHEET TITLE:

NORTH &
SOUTH BUILDING
ELEVATIONS

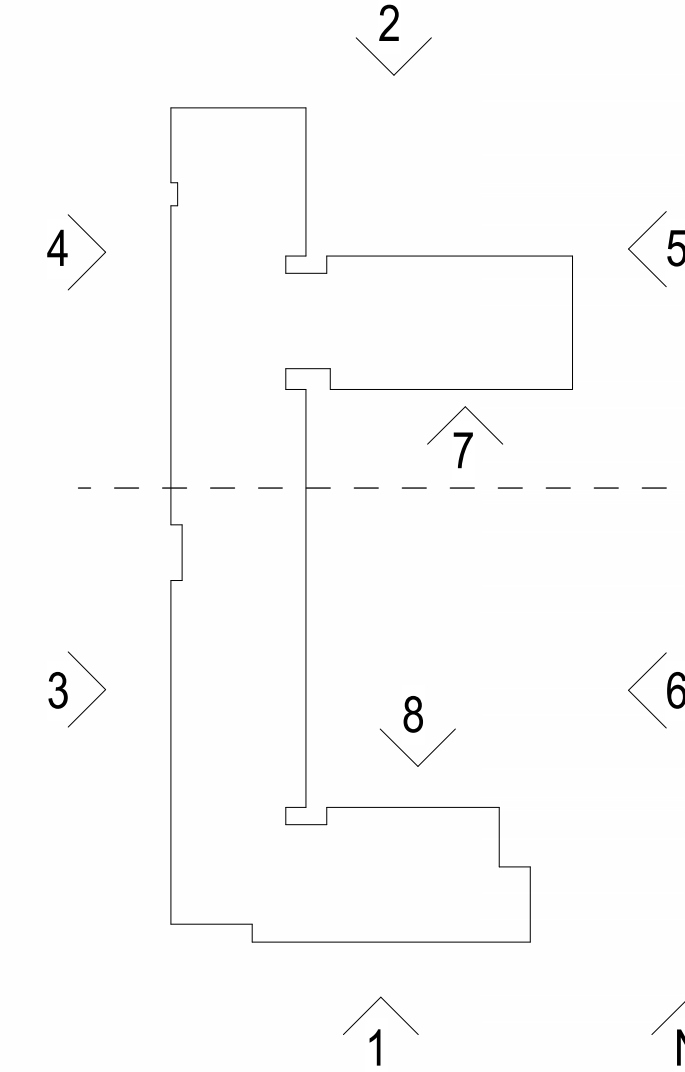
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12

EXTERIOR MATERIAL COVERAGE (ALL ELEVATIONS COMBINED)	
BRICK	21.2%
STUCCO	66.8%
FIBER CEMENT LAP SIDING	12.1%

TOTAL BRICK + STUCCO REQ	80%
TOTAL BRICK + STUCCO PROVIDED	87.9%

BUILDING KEY PLAN



HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN
LOT 1, BLOCK 1 HIGHLINE VILLAGE 4,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF
COLORADO
3.726 ACRES

EXTERIOR MATERIAL COVERAGE	
BRICK	27%
STUCCO	62%
FIBER CEMENT LAP SIDING	11%



WEST ELEVATION - VIEW 4

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

2

EXTERIOR MATERIAL COVERAGE	
BRICK	28%
STUCCO	67%
FIBER CEMENT LAP SIDING	5%



WEST ELEVATION - VIEW 3

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

1

KEYNOTES - SITE PLAN

- 1 STUCCO - COLOR 1
- 2 STUCCO - COLOR 2
- 3 STUCCO - COLOR 3
- 4 BRICK - COLOR 1
- 5 FIBER CEMENT LAP SIDING - COLOR 1
- 6 METAL GUARDRAIL. 5' X 10' BALCONY
- 7 METAL CANOPY
- 8 MECHANICAL LOUVER
- 9 EXT WALL SCONCE
- 10 OVERHEAD GARAGE DOOR
- 11 VINYL WINDOW
- 12 FIBERGLASS WINDOW
- 13 MECH UNIT WOOD FENCE SCREENING

VISION
DESIGN • BUILD

ISSUE:
DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
Altos Realty Advisors

Highline Village 4
Apartments
Site Plan

East 16th Ave., Aurora, Co

DATE: 06/26/2024

SHEET TITLE:
WEST BUILDING
ELEVATIONS

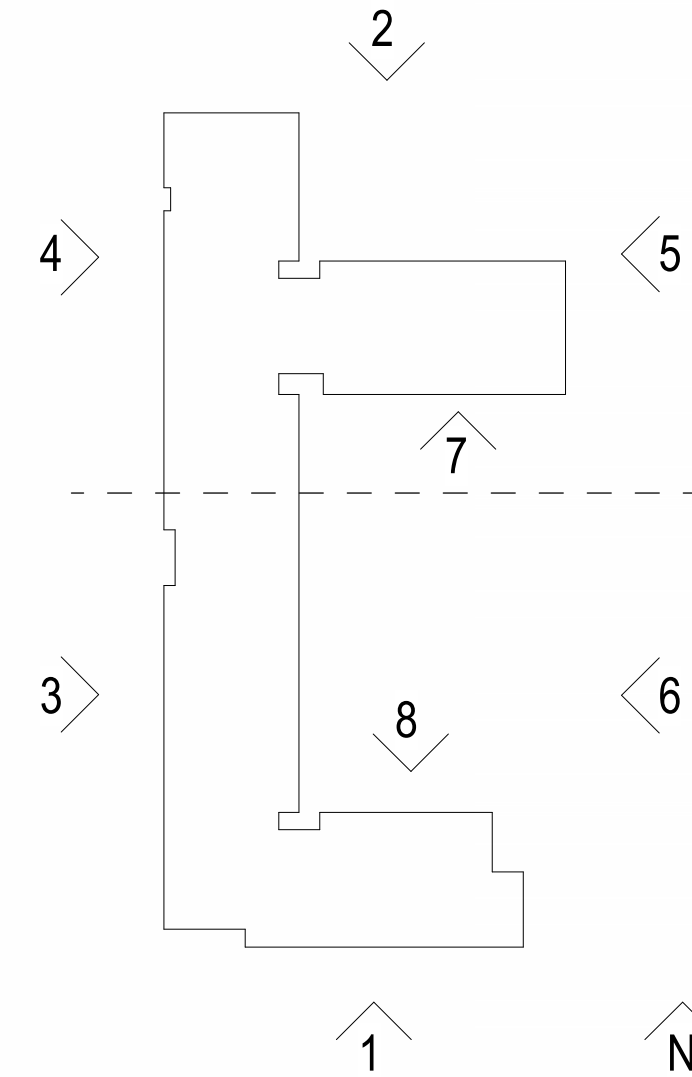
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13

EXTERIOR MATERIAL COVERAGE (ALL ELEVATIONS COMBINED)	
BRICK	21.2%
STUCCO	66.8%
FIBER CEMENT LAP SIDING	12.1%

TOTAL BRICK + STUCCO REQ	80%
TOTAL BRICK + STUCCO PROVIDED	87.9%

BUILDING KEY PLAN



HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN
LOT 1, BLOCK 1 HIGHLINE VILLAGE 4,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF
COLORADO
3.726 ACRES



EAST ELEVATION - VIEW 6
SCALE: 1/8" = 1'-0"
2



EAST ELEVATION - VIEW 5
SCALE: 1/8" = 1'-0"
1

#	KEYNOTES - SITE PLAN
1	STUCCO - COLOR 1
2	STUCCO - COLOR 2
3	STUCCO - COLOR 3
4	BRICK - COLOR 1
5	FIBER CEMENT LAP SIDING - COLOR 1
6	METAL GUARDRAIL. 5' X 10' BALCONY
7	METAL CANOPY
8	MECHANICAL LOUVER
9	EXT WALL SCONCE
10	OVERHEAD GARAGE DOOR
11	VINYL WINDOW
12	FIBERGLASS WINDOW
13	MECH UNIT WOOD FENCE SCREENING

VISION
DESIGN • BUILD

ISSUE:
DATE: DESCRIPTION:

Project Status
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PROJECT:
Altos Realty Advisors

EXTERIOR MATERIAL COVERAGE (ALL ELEVATIONS COMBINED)	
BRICK	21.2%
STUCCO	66.8%
FIBER CEMENT LAP SIDING	12.1%
TOTAL BRICK + STUCCO REQ	80%
TOTAL BRICK + STUCCO PROVIDED	87.9%

BUILDING KEY PLAN

East 16th Ave., Aurora, Co

DATE: 06/26/2024

SHEET TITLE:
EAST BUILDING ELEVATIONS

SHEET NUMBER:
14

HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN
LOT 1, BLOCK 1 HIGHLINE VILLAGE 4,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF
COLORADO
3.726 ACRES

EXTERIOR MATERIAL COVERAGE	
BRICK	20%
STUCCO	63%
FIBER CEMENT LAP SIDING	17%

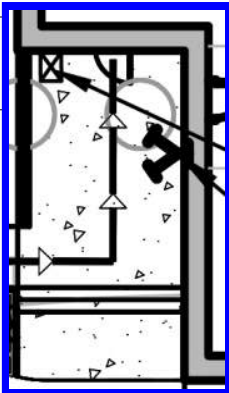


NORTH GARAGE ELEVATION - VIEW 8

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

2

EXTERIOR MATERIAL COVERAGE	
BRICK	6%
STUCCO	79%
FIBER CEMENT LAP SIDING	15%



Repeat request. This Knox box location is not consistent with the location shown on other site plan sheets. Please correct.

Revised.



SOUTH GARAGE ELEVATION - VIEW 7

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

1

KEYNOTES - SITE PLAN

- | | |
|----|-----------------------------------|
| 1 | STUCCO - COLOR 1 |
| 2 | STUCCO - COLOR 2 |
| 3 | STUCCO - COLOR 3 |
| 4 | BRICK - COLOR 1 |
| 5 | FIBER CEMENT LAP SIDING - COLOR 1 |
| 6 | METAL GUARDRAIL. 5' X 10' BALCONY |
| 7 | METAL CANOPY |
| 8 | MECHANICAL LOUVER |
| 9 | EXT WALL SCONCE |
| 10 | OVERHEAD GARAGE DOOR |
| 11 | VINYL WINDOW |
| 12 | FIBERGLASS WINDOW |
| 13 | MECH UNIT WOOD FENCE SCREENING |

VISION

DESIGN • BUILD

ISSUE:

DATE: DESCRIPTION:

Project Status
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PROJECT:

Altos Realty Advisors

Highline Village 4
Apartments
Site Plan

East 16th Ave., Aurora, Co

DATE: 06/26/2024

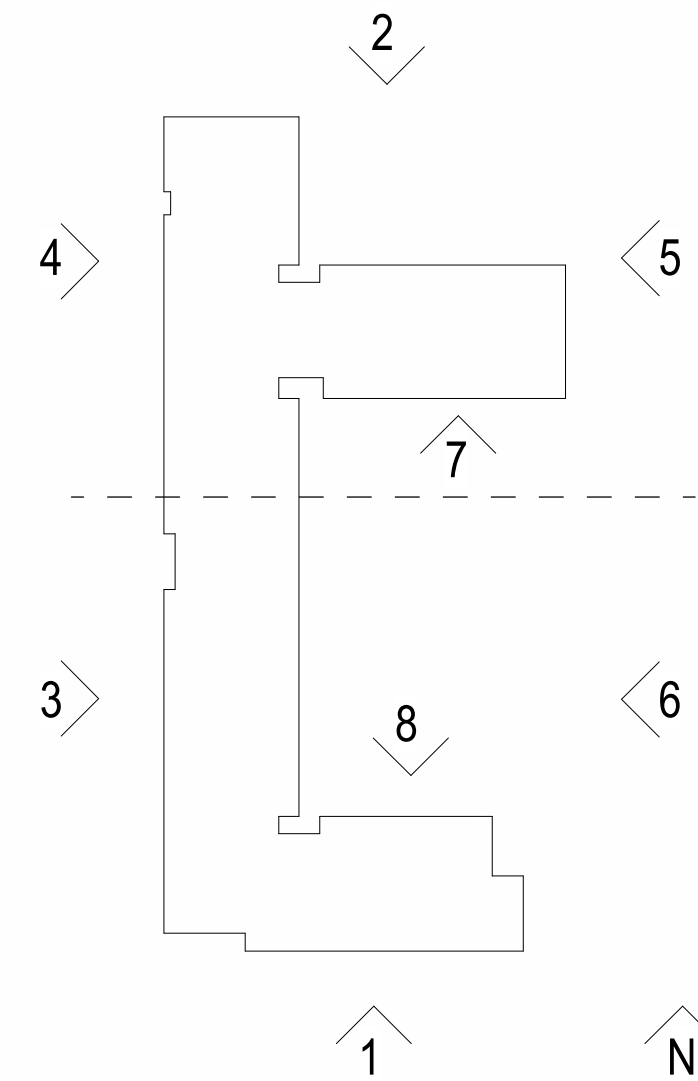
SHEET TITLE:

NORTH &
SOUTH
GARAGE
ELEVATIONS

SHEET NUMBER:

15

BUILDING KEY PLAN



HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN
LOT 1, BLOCK 1 HIGHLINE VILLAGE 4,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF
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3.726 ACRES

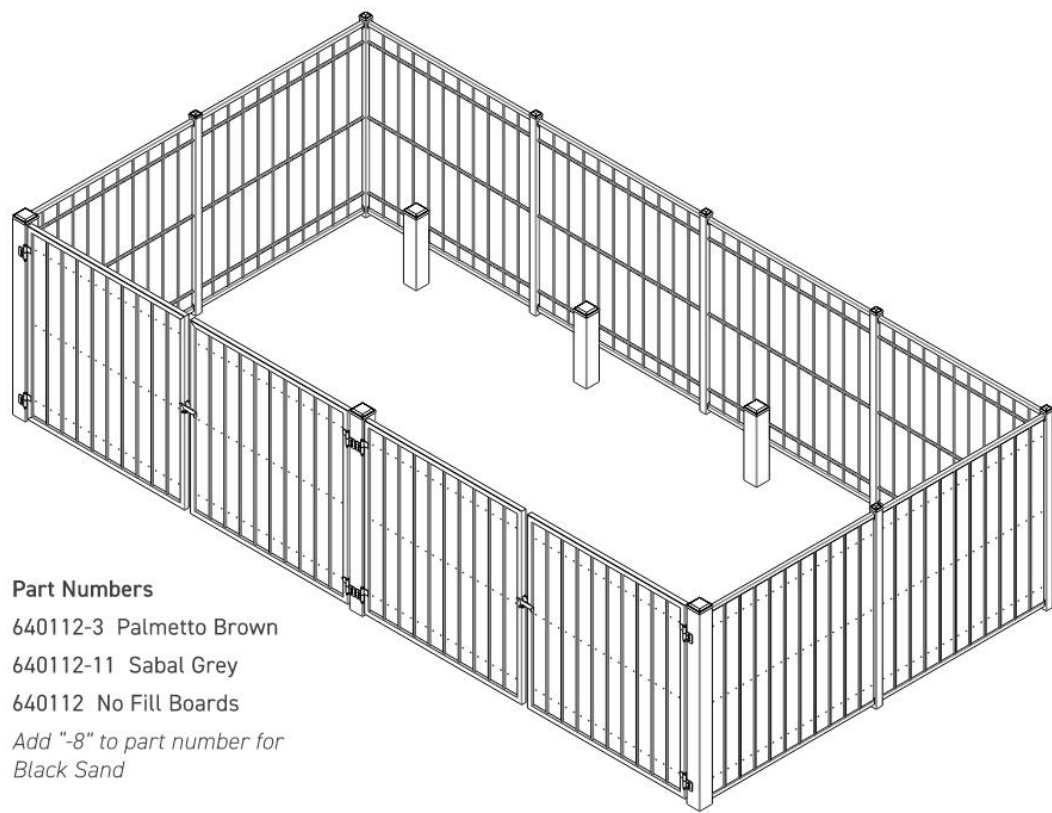
ISSUE:		
#	DATE:	DESCRIPTION:

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

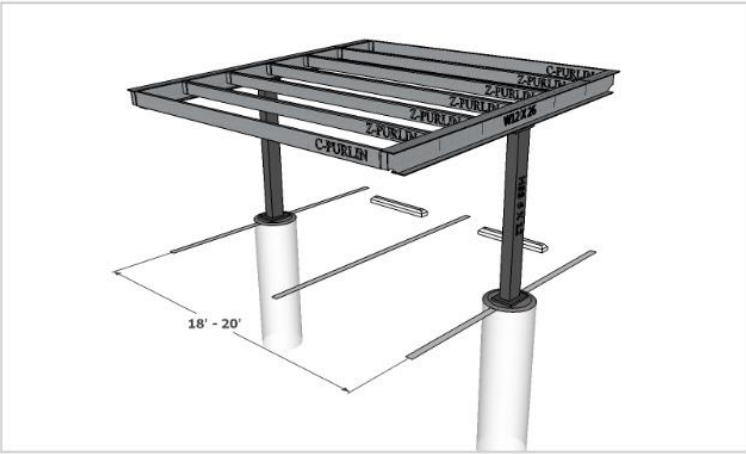
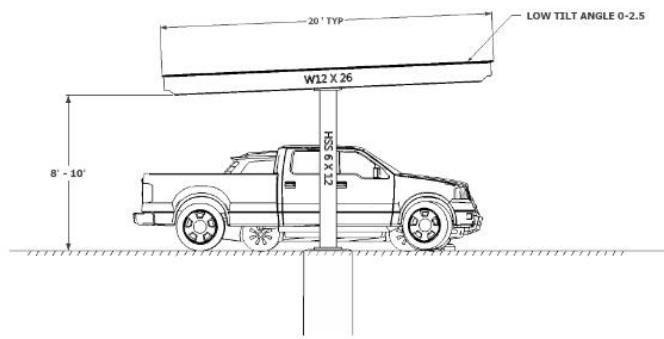
16 GA. Cold Rolled G-90 Galvanized Steel

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



CARPORT



TYPICAL BALCONY ELEVATION

Project Status
NOT FOR CONSTRUCTION

PROJECT:
Altos Realty Advisors

Highline Village 4
Apartments
Site Plan

East 16th Ave., Aurora, Co

DATE: 06/26/2024

SHEET TITLE:
TRASH
ENCLOSURE,
CARPORT,
BALC. ELEVATIONS

SHEET NUMBER:

—
VISION
DESIGN • BUILD

[illegible]

Show the proposed streetlights in the ROW locations, TYF

Provided.

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

Project Status
NOT FOR CONSTRUCTION

PROJECT:
Altos Realty Advisors

Highline Village 4 Apartments Site Plan

East 16th Ave., Aurora, Co

DATE: 06/25/2024

DESIGNED:

DRAWN:

REVIEWED:

FIELD BOOK NO.:

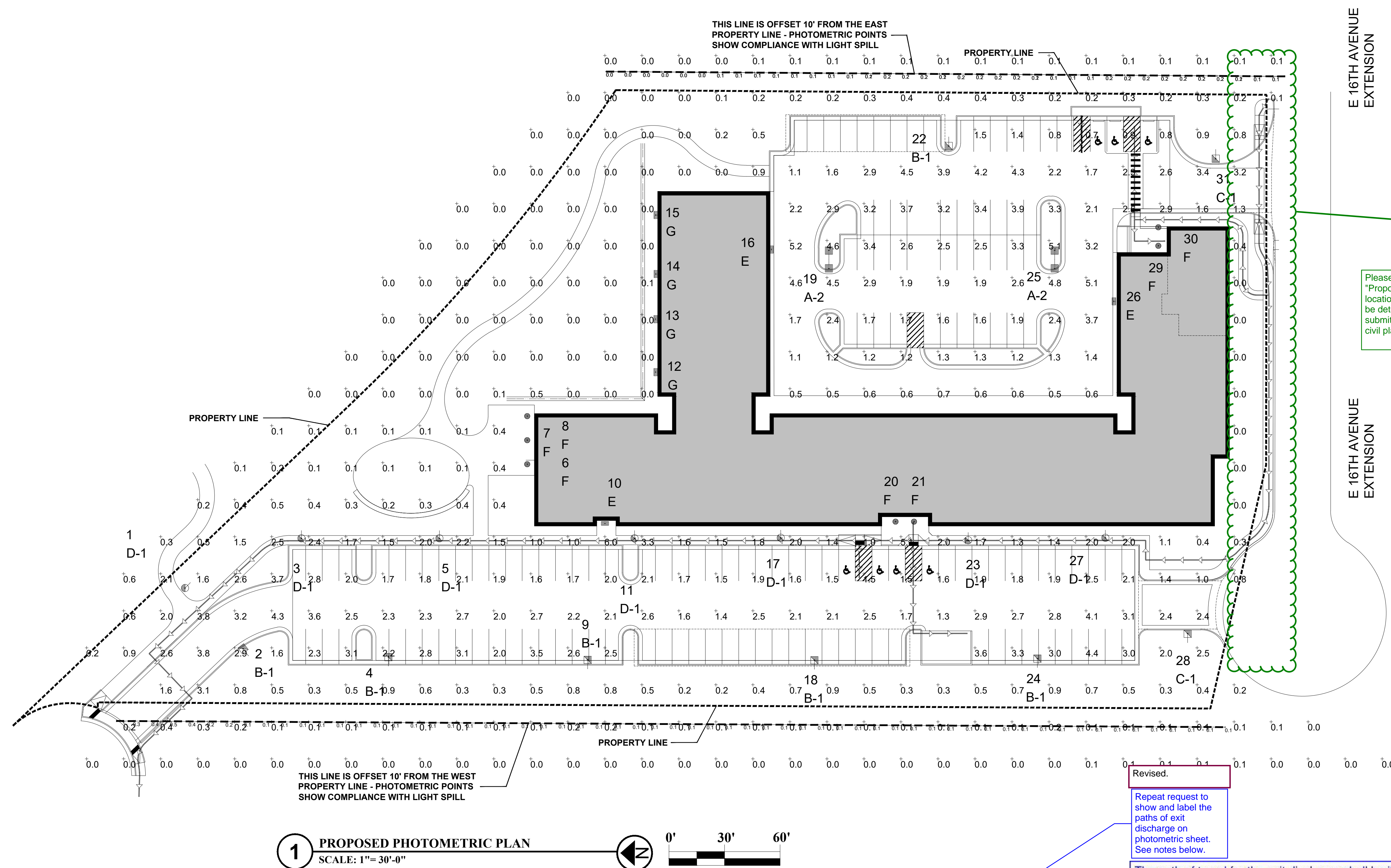
SHEET TITLE

PHOTOMETRIC PLAN

SHEET NUMBER

17

PROJECT NO.: 0231600.00


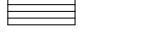







Revised

Repeat request to show and label the paths of exit discharge on photometric sheet. See notes below.

The path of travel for the exit discharge shall be illuminated to not less than 1 footcandle (11 lux) at the walking surface.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGED	LLF	DESCRIPTION	BUG RATING
	2	A-2	BACK-BACK	0.900	New Base, Pole & Area Fixt 135W LED 25'-0 Mtg Ht (4000K/16555 Lumens) Beacon Viper VP-1-160L-135-4K7-5QW	B4-U0-G2
	5	B-1	SINGLE	0.900	New Base, Pole & Area Fixt 171W LED 4W 25'-0 Mtg Ht (4000K/19936 Lumens) Beacon Viper VP-2-320L-170-4K7-4W-HSS	B2-U1-G4
	2	C-1	SINGLE	0.900	New Base, Pole & Area Fixt 110W LED 3 25'-0 Mtg Ht (4000K/13651 Lumens) Beacon Viper VP-1-160L-115-4K7-3	B3-U0-G3
	7	D-1	SINGLE	0.900	New Base, Pole & 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	New Wall Pack 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	New 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	New Wall Sconce 19W LED 6'-0 Mtg Ht (3000K/2319 Lumens) Contech CYL6330KMVDCMLCR-P (or approved equal)	B2-U0-G0

CALCULATION SUMMARY

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN	# PTS
ALL CALC POINTS AT GRADE	1.08	6.0	0.0	N.A.	N.A.	424
EAST PROPERTY LINE +10'	0.13	0.2	0.0	N.A.	N.A.	37
WEST PROPERTY LINE +10'	0.12	0.5	0.1	1.20	5.00	60
ACCESSIBLE ROUTE	2.14	6.0	1.0	2.14	6.00	28
EAST PARKING	2.31	5.2	0.5	4.62	10.40	73
WEST PARKING	2.33	4.4	1.3	1.79	3.38	60

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

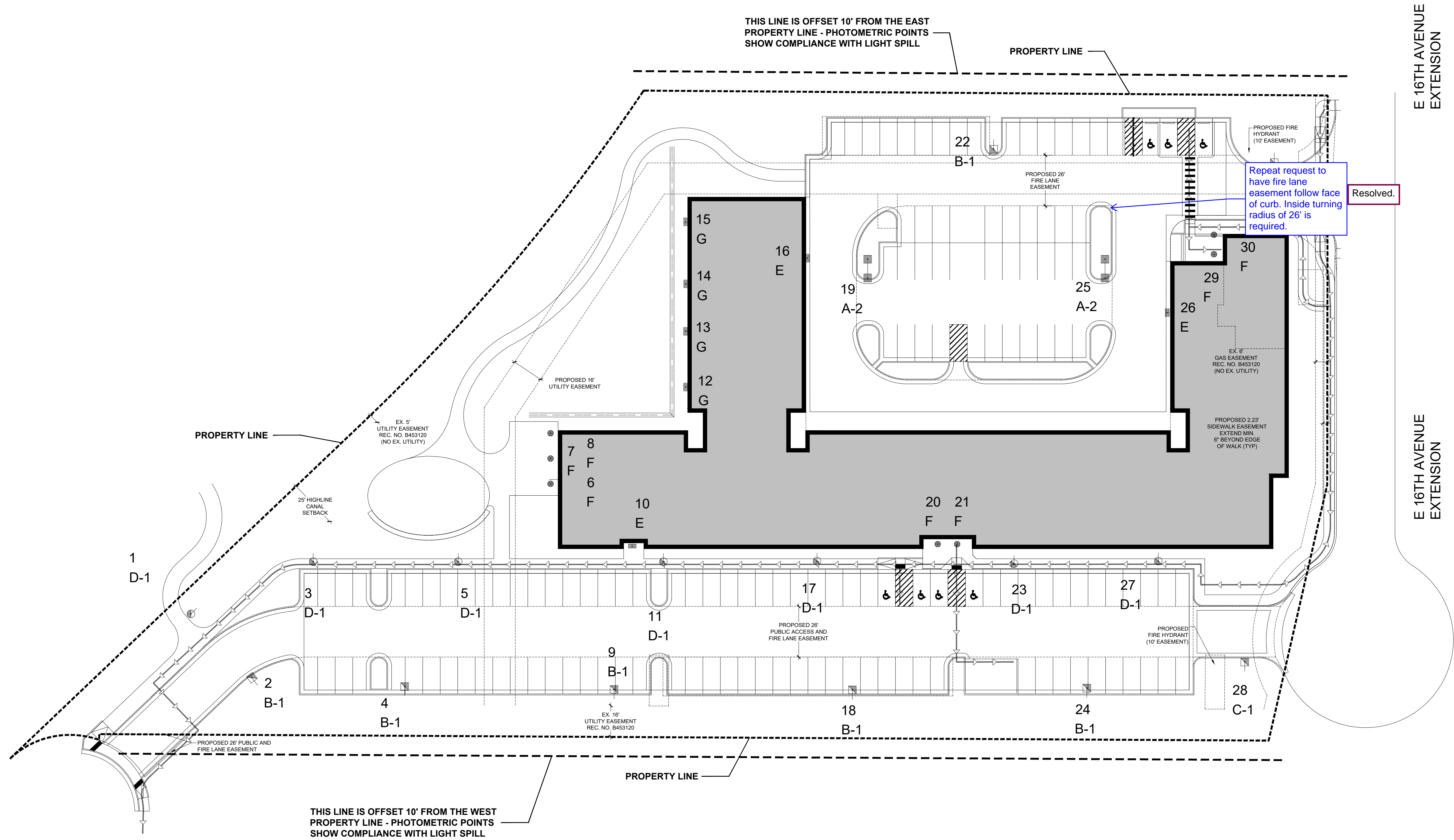
THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY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

FOR ADDITIONAL LIGHTING INFORMATION CONTACT:

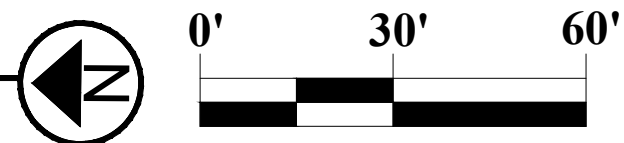
On-Site Lighting
& Survey, LLC

PH: 763.684.15

HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN
LOT 1, BLOCK 1 HIGHLINE VILLAGE 4,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
3.726 ACRES



1 PROPOSED LIGHTING PLAN WITH EASEMENTS
SCALE: 1"= 30'-0"



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.

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FOR ADDITIONAL LIGHTING INFORMATION CONTACT:

On-Site Lighting & Survey, LLC
PH: 763.684.1548

ISSUE:
DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
Altos Realty Advisors

Highline Village
4 Apartments
Site Plan

East 16th Ave., Aurora, Co

DATE: 06/25/2024

DESIGNED:

DRAWN:

REVIEWED:

FIELD BOOK NO.:

SHEET TITLE:

LIGHTING PLAN
WITH EASEMENTS

SHEET NUMBER:

18

PROJECT NO.: 0231600.00

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

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FOR ADDITIONAL LIGHTING INFORMATION CONTACT:

On-Site Lighting
& Survey, LLC

PH: 763.684.1548

—
VISION
DESIGN • BUILD

CONTECH
LEVITON
Company

CATALOG NO.

DATE

PROJECT

TYPE

CYL6 SERIES | 6-Inch Round Indoor/Outdoor Wall Mount Cylinders

Wall Mount cylinders available in the Up or Down orientation

	CYL61	CYL62	CYL63	CYL64	CYL65	CYL66
WATTAGE	10W	14W	20W	28W	36W	43W
LUMEN OUTPUT	1220lm	1680lm	2300lm	3100lm	3850lm	4350lm
COLOR TEMPERATURE	2700K / 3000K / 3500K / 4000K					
CRI	83 (80lm) / 90+					
REFLECTOR BEAM	36° / 54° / 63° / 80° / Wall Wash / Pencil Beam					
REFLECTOR FINISHES	Clear Alzak (Narrow, Medium, Wide) / Platinum (Medium)					
CYLINDER FINISHES	Matte Black / Satin Bronze / Matte White / Matte Silver / Custom Colors Available					
DRIVER INPUT VOLTAGE	10W	14W	20W	28W	36W	43W
INPUT CURRENT @ 120V/277V	.08/0.4	.12/0.6	.17/0.8	.23/1.1	.31/1.4	.36/1.6
INPUT VOLTAGE/DIMMING TYPE	Std Driver (TRAC, ELV, 0-10V) Lutron Eco-System® Driver eLED, ECoDrive/SOLiDdrive					
DRIVING RANGE	Std Driver (TRAC, ELV, 0-10V) Lutron Eco-System® Driver eLED, ECoDrive/SOLiDdrive					
DRIVER POWER FACTOR	> 0.90					
TOTAL HARMONIC DISTORTION	< 2%					
LISTINGS	cULus Certified for use in the U.S. and Canada; Suitable for Damp/Dry or Wet locations Wet Location Models have a Silicone Sealed Clear Glass Lens in a Gasketed Die-Cast Trim Ring to ensure unit is watertight eLED, ECoDrive® Certified, Pencil Beam and Wall Wash options are not ENEC STAR® Certified All models must be installed per specific product installation instructions and all appropriate National Electrical Codes					
WARRANTY	Five (5) year replacement after date of purchase					
SYSTEM RATING	50,000 Hours @ 70% Lumen Maintenance					

1. Approximate lumen output based on 3000K performance; see photometric test results for additional information

P1

4 WALL SCONCE FIXTURE TYPE G

SPECIFICATION SHEET

PROJECT:
Altos Realty Advisors

PROJECT:

Altos Realty Advisors

Highline Village 4 Apartments Site Plan

East 16th Ave., Aurora, Co

DATE: 06/25/2024

DESIGNED:

DRAWN:

REVIEW

FIELD BOOK NO. 1

QUESTIONS

**SPECIFICATION
SHEETS -
POLE DETAILS**

SHEET NUMBER

19

PROJECT NO.: 0231600.00