

**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 LINES 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: KATE MILLENSON

**ARCHITECT**

VISION DB  
 5777 E. EVANS AVE, SUITE 1  
 DENVER, CO 80222  
 (720) 715-7888  
 CONTACT: KATE MILLENSON

**LIGHTING**

ON-SITE LIGHTING & SURVEY, LLC  
 1111 HIGHWAY 25 NORTH, SUITE 201  
 BUFFALO, MN 55813  
 (763) 684-1548  
 CONTACT: BRENDA LESNAU

**SURVEYOR**

FARNSWORTH GROUP INC.  
 223 WILLOW STREET  
 FORT COLLINS, CO 80524  
 (970) 484-7477  
 CONTACT: J.R. MCGEEHEE, 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 80223  
 (303) 698-1050  
 CONTACT: ROBERT SCAVIUZZO, PE

**ARBORIST**

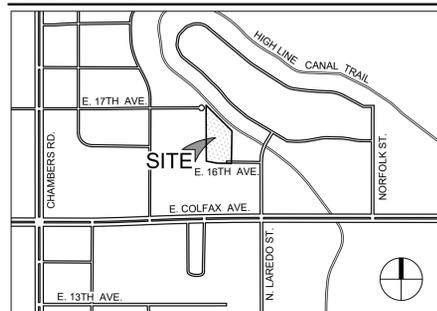
FARNSWORTH GROUP INC.  
 5613 DTC PARKWAY, SUITE 1100  
 GREENWOOD VILLAGE, CO 80111  
 (303) 692-8838  
 CONTACT: MIKE HAAF, PLA, ISA, QWEL

**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 80% 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 ENCRACH 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 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**

- SHEET 1 COVER SHEET
- SHEET 2 SITE PLAN
- SHEET 3 SITE PLAN
- SHEET 4 SITE DETAILS
- SHEET 5 PRELIMINARY GRADING PLAN
- 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
- SHEET 18 LIGHTING PLAN WITH EASEMENTS
- 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', 45.7' 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 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: \_\_\_\_\_

PLANNING 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	



**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: JDS

DRAWN: JDS

REVIEWED: JDS

FIELD BOOK NO.:

SHEET TITLE:

**COVER SHEET**

SHEET NUMBER:

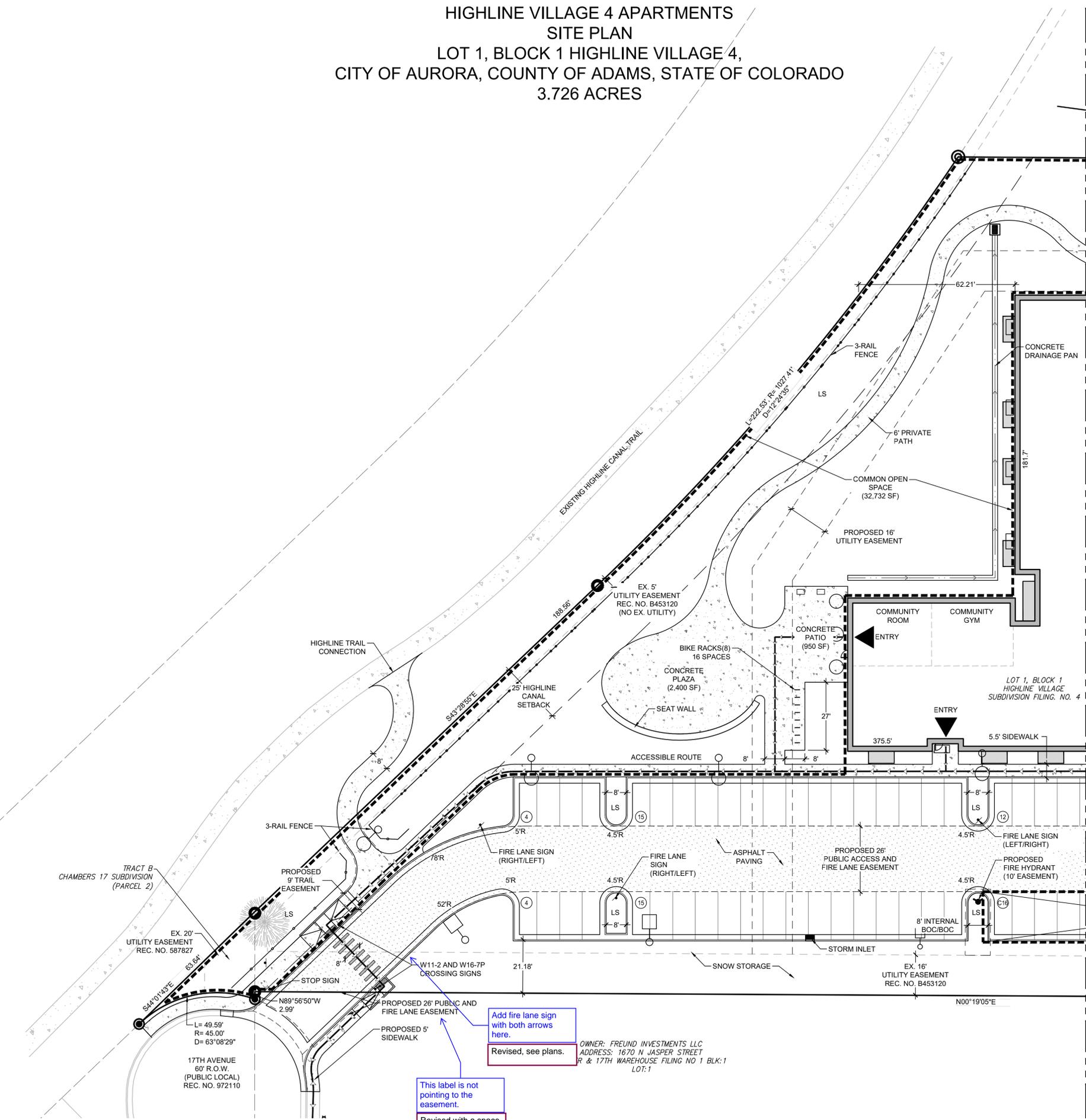
**1**

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

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 OF 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

MATCHLINE (SEE SHEET 3)



Add fire lane sign with both arrows here.  
 Revised, see plans.

This label is not pointing to the easement.  
 Revised with a space to place record number.

OWNER: FREUND INVESTMENTS LLC  
 ADDRESS: 1670 N JASPER STREET  
 R & 17TH WAREHOUSE FILING NO 1 BLK:1  
 LOT:1

**\*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.

**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: JDS  
 DRAWN: JDS  
 REVIEWED: JDS  
 FIELD BOOK NO.:  
 SHEET TITLE:

**SITE PLAN**

SHEET NUMBER:

**2**

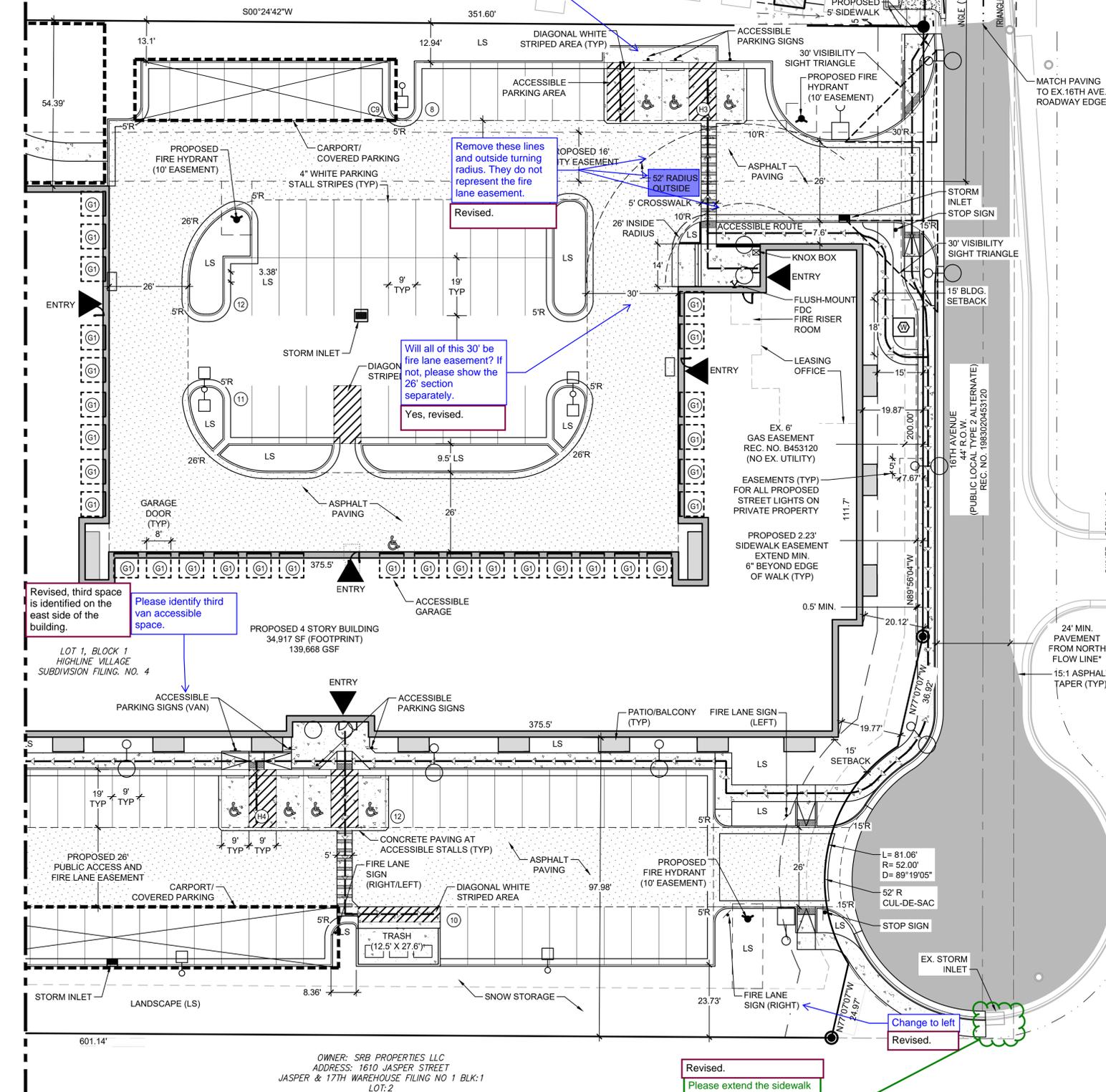
PROJECT NO.: 0231600.00

**1 SITE PLAN**  
 SCALE: 1"=20'

**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**

MATCHLINE (SEE SHEET 2)

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

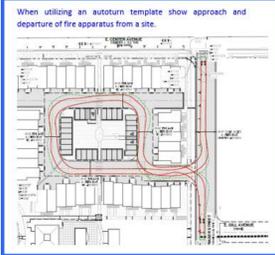


**KEYNOTES**

- 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
- ⑩ 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
- ▶ ENTRY BUILDING ENTRY/EXIT
- Ⓜ KNOX BOX
- ⚡ FLUSH-MOUNT FDC (FIRE DEPARTMENT CONNECTION) WITH APPROVED KNOX CAPS

Resolved per call with Steve Kirchner and follow up e-mail with turn templates on Wednesday August 7th and 8th.

**Note:**  
If there is a concern with meeting the turning radii for the fire lane easement, you can provide an autoturn template that shows that an apparatus can navigate through the fire lane easement. I have provided the fire department vehicle that is to be used with the template and an example of what needs to be provided.



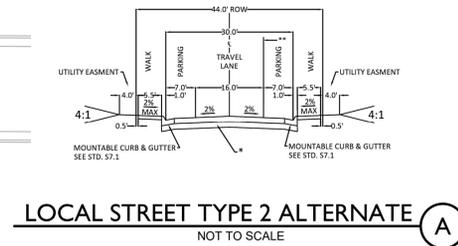
Please utilize the following fire apparatus vehicle to show adequate turning movements throughout the internal fire lane easements and take entry points. Turning movements should not show cutting of minimum distances, cross over fire lane boundaries or enter parking areas within the site.

**LEGEND:**

- FIRE TRUCK FRONT BUMPER
- FIRE TRUCK TIRE PAIR

OVERALL LENGTH: 41.500R  
OVERALL WIDTH: 8.250R  
OVERALL BODY HEIGHT: 10.475R  
MIN. BODY CLEARANCE: 0.500R  
TRUCK WIDTH: 8.250R  
LOAD-TO-LOAD TIME: 0.500R  
MAX. STEERING ANGLE (OVERALL): 30.90°

**AURORA FIRE TRUCK DETAIL**  
N.T.S.



**\*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.

**1 SITE PLAN**  
SCALE: 1"=20'

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



**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: JDS

DRAWN: JDS

REVIEWED: JDS

FIELD BOOK NO.:

SHEET TITLE:

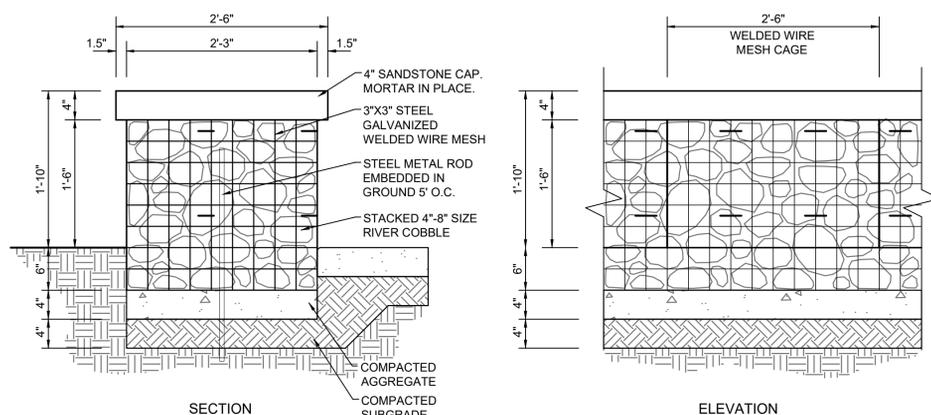
**SITE PLAN**

SHEET NUMBER:

**3**

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**



**GABION SEAT WALL**  
NOT TO SCALE

**Product Name**  
Dero Hoop Rack  
As manufactured by Dero Bike Racks

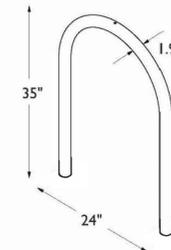
**Bikes Parked per Unit:** 2

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

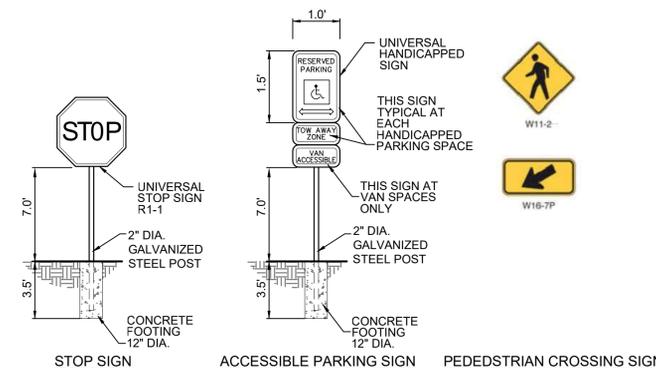
**Finishes**  
An after fabrication hot dipped galvanized finish is standard. 250 TGIC powder coat colors and a stainless steel option are also available.

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 TGIC 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

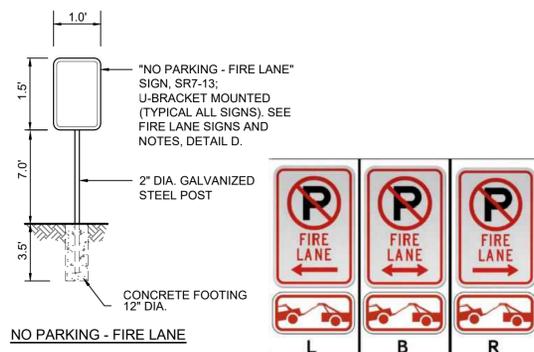


**BIKE RACK DETAIL**  
NOT TO SCALE



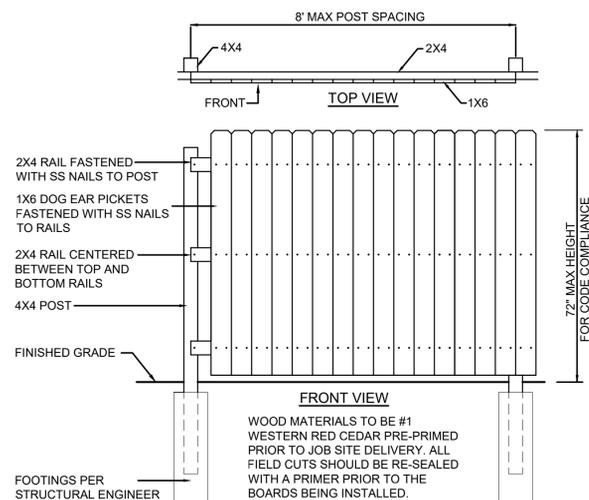
STANDARD SIGNS PER FEDERAL HIGHWAY ADMINISTRATION'S MANUAL "UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES, AND AS SPECIFIED.

**ON-SITE TRAFFIC SIGNAGE DETAIL**  
NOT TO SCALE

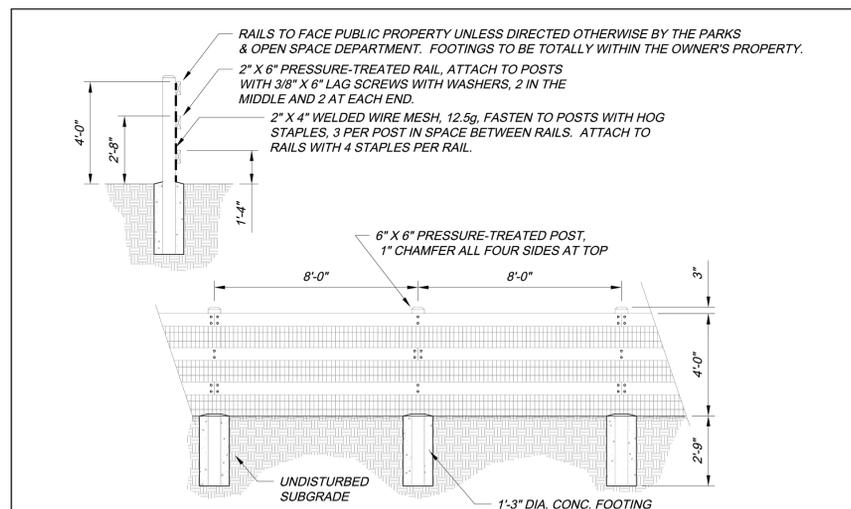


- NOTES:**
1. SIGNS SHALL BE SET AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
  2. SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH THE IFC.
  3. SIGNS SHALL BE INSTALLED 2 FEET BEHIND CURB OR SIDEWALK.
  4. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B, OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS OF THE PLANS.
  5. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

**FIRE LANE SIGNAGE DETAIL**  
NOT TO SCALE



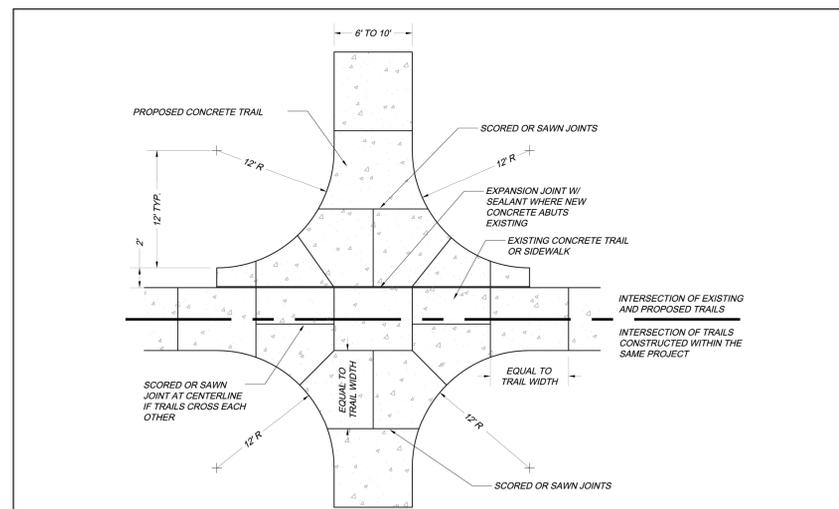
**6' HT. PRIVACY FENCE**  
NOT TO SCALE



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

**OPEN SPACE  
3-RAIL FENCE**

**PROS  
T-1.0**



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

**TRAIL  
INTERSECTIONS**

**PROS  
T-1.1**



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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:

**SITE DETAILS**

SHEET NUMBER:

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 PAVING
- VERTICAL CURB AND GUTTER (CATCH), REFER TO COA DETAIL S7.1
- VERTICAL CURB AND GUTTER (SPILL), REFER TO COA DETAIL S7.1
- SIGN
- 5.00% DIRECTION OF FLOW
- 5436 EXISTING MINOR CONTOUR
- 5435 EXISTING MAJOR CONTOUR
- 5438 PROPOSED MINOR CONTOUR
- 5435 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.
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.
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  
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www.f-w.com  
 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:

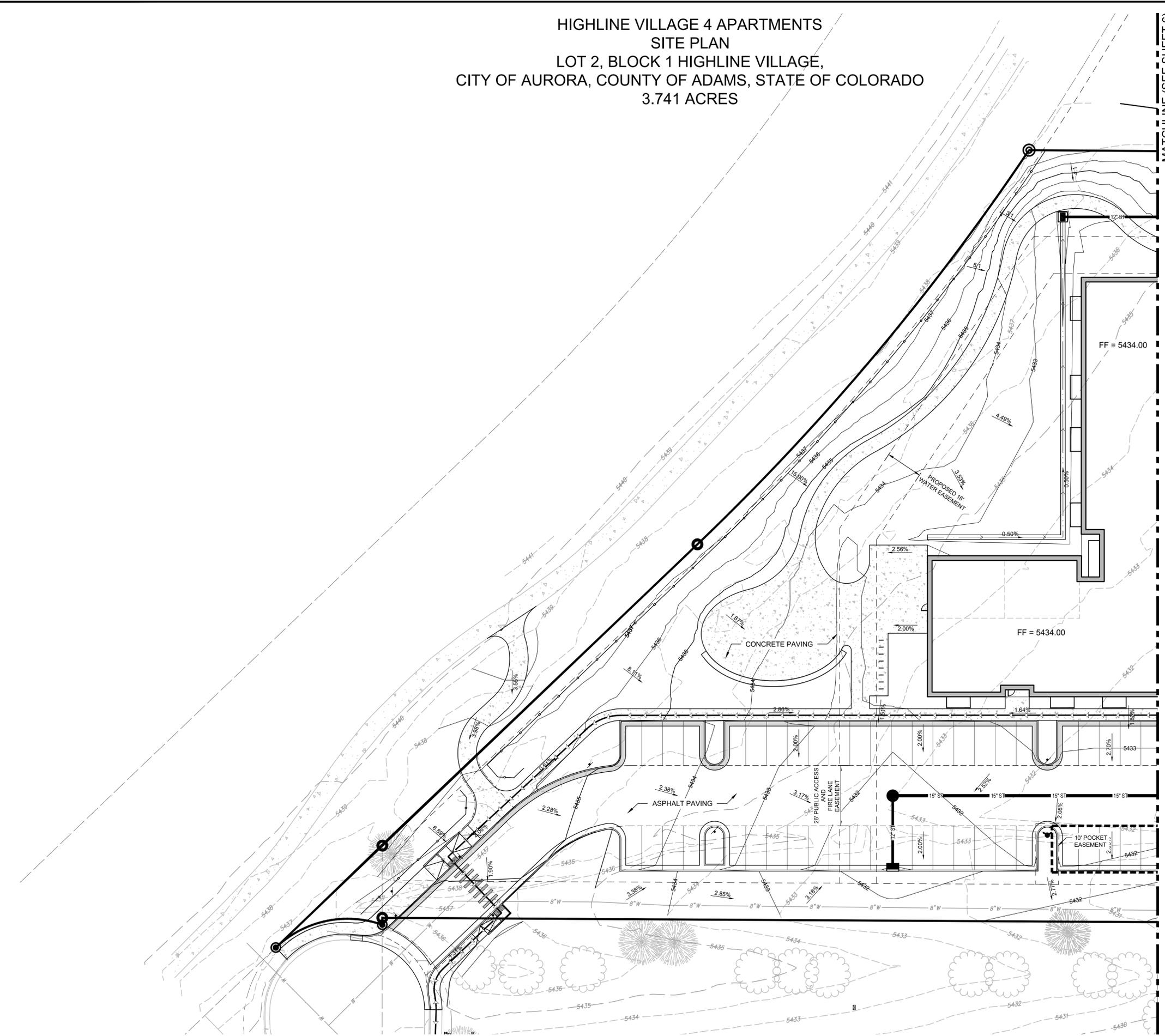
**GRADING PLAN 1 OF 2**

SHEET NUMBER:

**5**

PROJECT NO.: 0231600.0

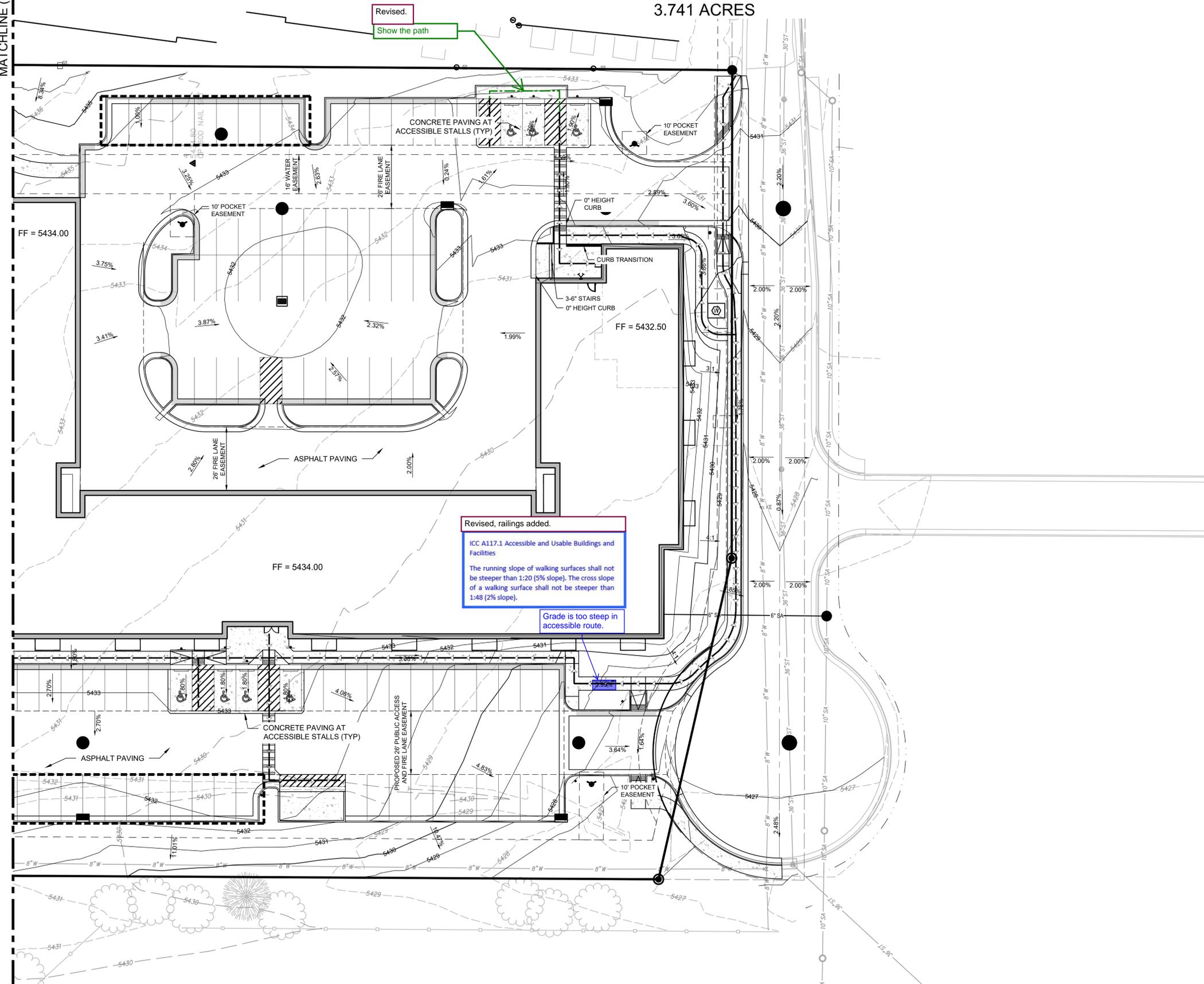
**1 GRADING PLAN 1 OF 2**  
 SCALE: 1"=20'



MATCHLINE (SEE SHEET 6)

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 5)



LEGEND

- CONCRETE PAVING
- VERTICAL CURB AND GUTTER (CATCH), REFER TO COA DETAIL S7.1
- VERTICAL CURB AND GUTTER (SPILL), REFER TO COA DETAIL S7.1
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- 5.00% DIRECTION OF FLOW
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ISSUE:  
 # DATE: DESCRIPTION:

**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:

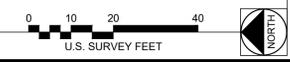
**GRADING PLAN 2 OF 2**

SHEET NUMBER:

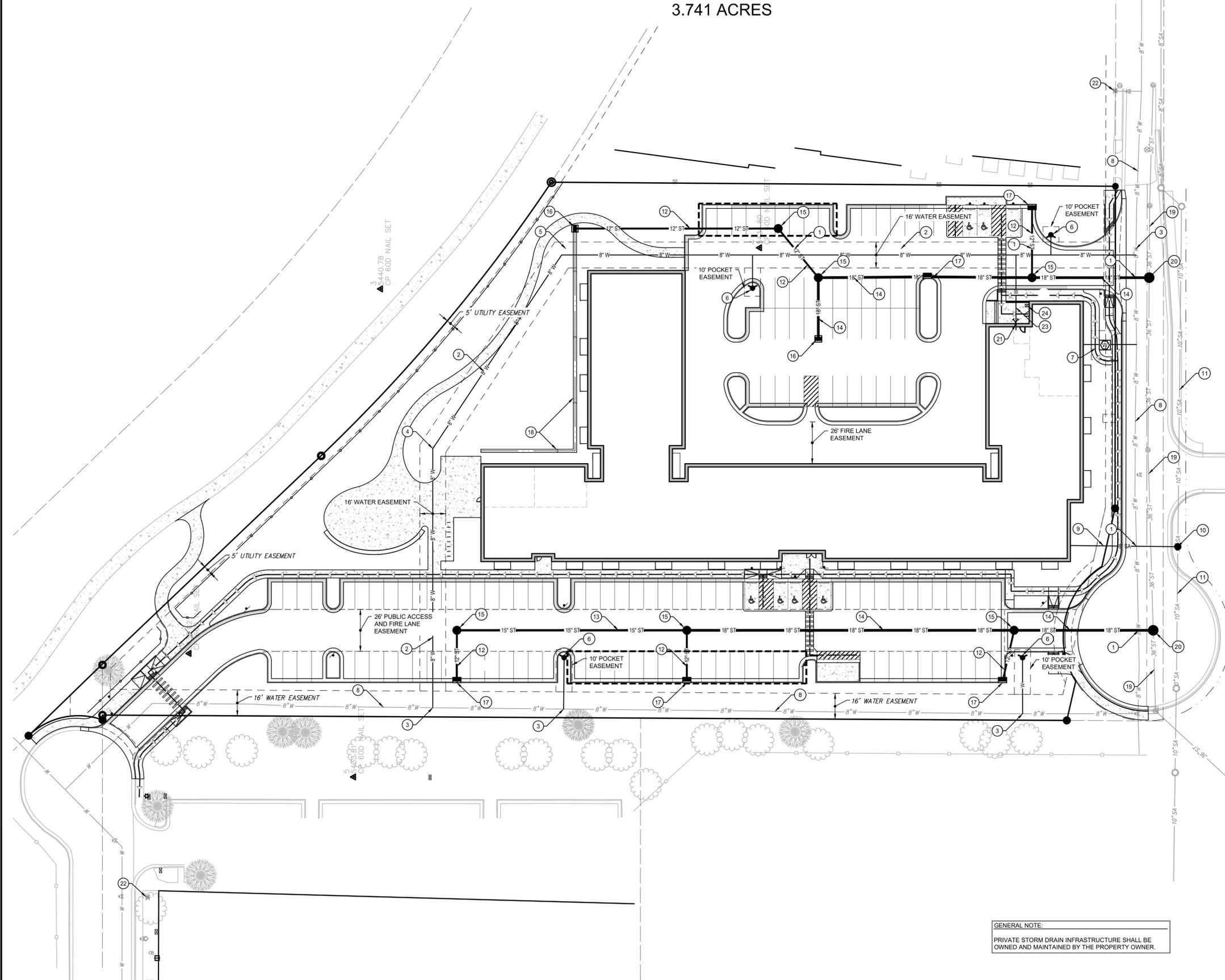
**6**

PROJECT NO.: 0231600.0

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



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**

[Symbol]	CONCRETE PAVEMENT
[Symbol]	VERTICAL CURB AND GUTTER (CATCH), REFER TO COA DETAIL S7.1
[Symbol]	VERTICAL CURB AND GUTTER (SPILL), REFER TO COA DETAIL S7.1
[Symbol]	WATER WATER VALVE
[Symbol]	WATER METER
[Symbol]	FIRE HYDRANT
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	STORM DRAIN INLET
[Symbol]	UNDERDRAIN CLEANOUT
[Symbol]	STORM DRAIN LINE
[Symbol]	SANITARY SEWER LINE
[Symbol]	WATER SERVICE LINE
[Symbol]	PVC FIRE LINE
[Symbol]	ELECTRIC LINE
[Symbol]	GAS LINE
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING MONITORING WELL
[Symbol]	EXISTING SANITARY SEWER MANHOLE
[Symbol]	EXISTING CLEANOUT
[Symbol]	EXISTING STORM DRAIN MANHOLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING ELECTRICAL BOX
[Symbol]	EXISTING GAS METER
[Symbol]	EXISTING CABLE RISER
[Symbol]	EXISTING IRRIGATION BOX
[Symbol]	PROPERTY LINE
[Symbol]	EASEMENT LINE
[Symbol]	PROPERTY ADJACENT LINE
[Symbol]	EXISTING WATERLINE
[Symbol]	EXISTING SANITARY SEWER LINE
[Symbol]	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"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 4" CLASS S2 DUCTILE IRON SERVICE LINE, 4" METER, VAULT AND APPURTENANCES IN ACCORDANCE 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

- CITY OF AURORA GENERAL NOTES**
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
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**GENERAL NOTE:**  
 PRIVATE STORM DRAIN INFRASTRUCTURE SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.



**1 UTILITY PLAN**  
 SCALE: 1"=30'



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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:

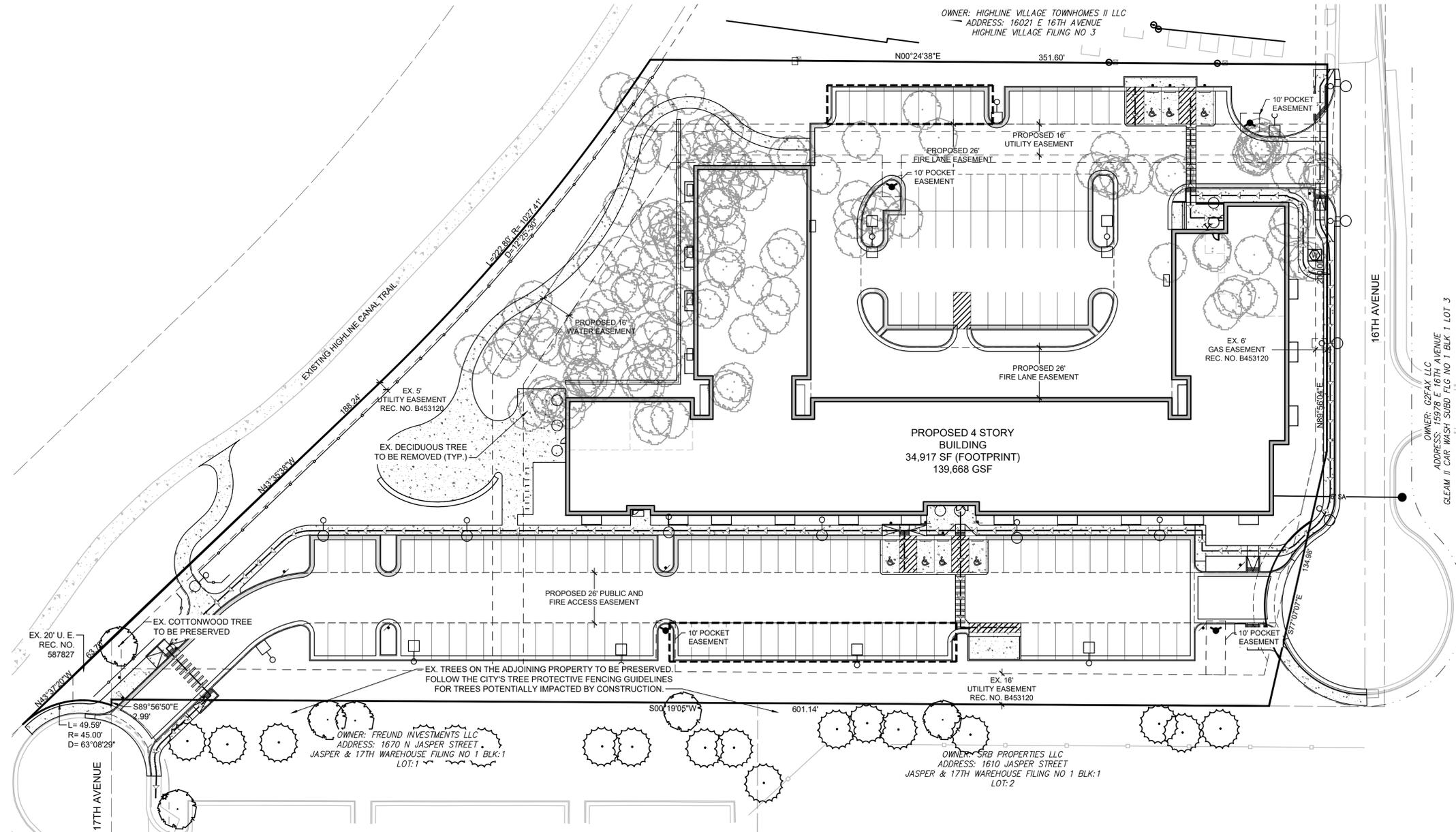
**UTILITY PLAN**

SHEET NUMBER:

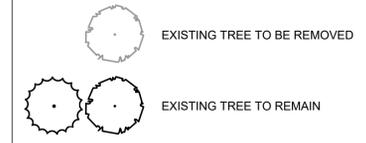
**7**

PROJECT NO.: 0231600.0

**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**



**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.

1. PROTECTIVE FENCING SHALL BE SET UP TO VISIBLY SHOW THE TREE PROTECTION ZONE.
2. ALL EQUIPMENT, INCLUDING FOOT TRAFFIC SHALL REMAIN OUTSIDE OF THE TREE PROTECTION ZONE.
3. 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.
4. 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.
5. NO STOCKPILING OF SOIL IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
6. NO VEHICLE PARKING IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
7. THE SOIL SHALL NOT BE COMPACTED WITHIN THE TREE PROTECTION ZONE.
8. 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:
1. 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.
  2. 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.

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.

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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.: 0231600.0

**LANDSCAPE SYMBOL LEGEND**

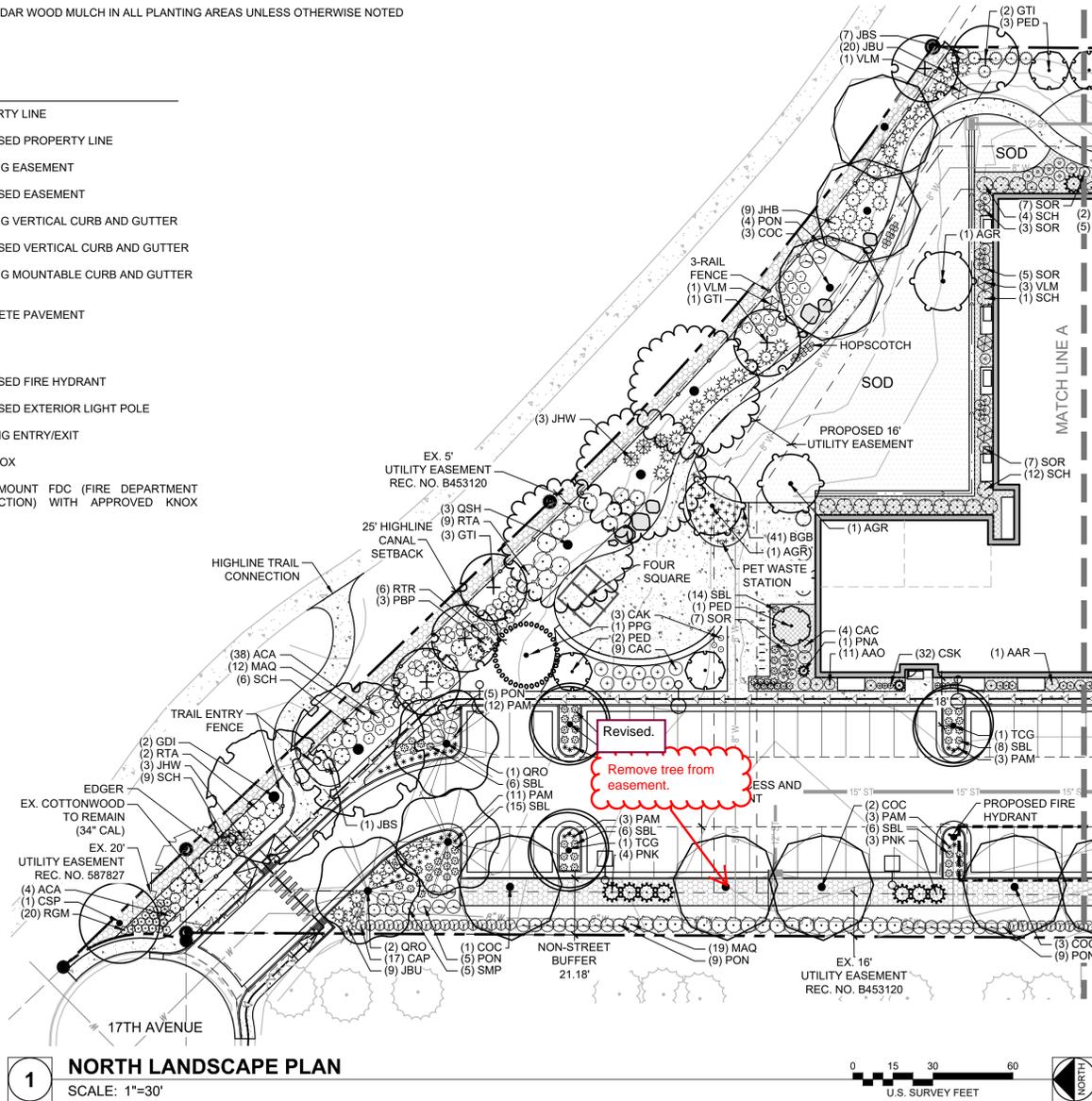
- ANGULAR GRANITE BOULDERS (1.5'-4' DIA. SIZE)
- COOL SEASON SOD
- 5-12" GREY ROSE COBBLE INFILLED WITH GREY CRUSHER FINES
- SHORT GRASS PRAIRIE SEED MIX, IRRIGATED
- 1 1/2" GREY ROSE RIVER ROCK MULCH INSTALL IN ALL PLANTING AREAS WHERE SHOWN

\*\*\*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
- 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

**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**



**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	WIDTH	WATER USE
<b>DECIDUOUS TREES</b>								
	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
<b>EVERGREEN TREES</b>								
	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
<b>DECIDUOUS SHRUBS</b>								
	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 ALPIMUM '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
<b>EVERGREEN SHRUBS</b>								
	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
<b>ORNAMENTAL GRASSES</b>								
	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

**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
TREES (MIX OF E.G. & DEC.)	5% / 11	22
TALL SHRUBS	15% / 31	31
OTHER SHRUBS	80% / 170	170
		223

**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.



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ISSUE:  
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PROJECT:  
Altos Realty Advisors

**Highline Village 4  
Apartments  
Site Plan**

East 16th Ave., Aurora, Co

DATE: 06/25/2024

DESIGNED: GCG

DRAWN: GCG

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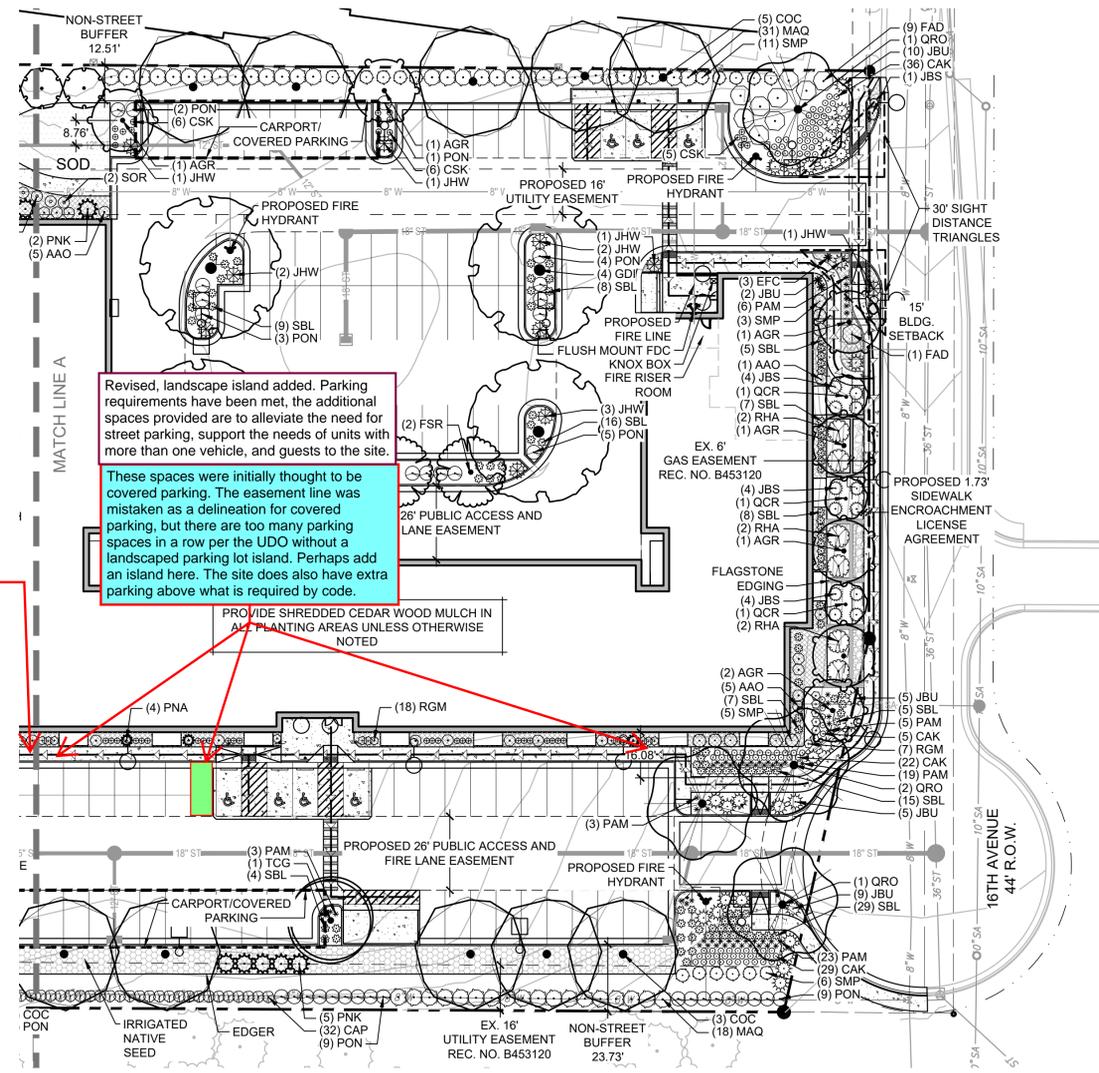
FIELD BOOK NO.:

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**LANDSCAPE PLAN**

SHEET NUMBER:

**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'  
U.S. SURVEY FEET

- KEYNOTES**
- PROPERTY LINE
  - - - PROPOSED PROPERTY LINE
  - - - - EXISTING EASEMENT
  - - - - PROPOSED EASEMENT
  - EXISTING VERTICAL CURB AND GUTTER
  - PROPOSED VERTICAL CURB AND GUTTER
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  - CONCRETE PAVEMENT
  - SIGN
  - PROPOSED FIRE HYDRANT
  - PROPOSED EXTERIOR LIGHT POLE
  - ENTRY BUILDING ENTRY/EXIT
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(Symbol)	COC	10	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2.5" CAL B&B	60'	40'	VERY LOW
(Symbol)	FSR	3	FAGUS SYLVATICA 'ROSEOMARGINATA'	PINK-EDGED EUROPEAN BEECH	2" CAL B&B	30'	25'	MED
(Symbol)	GDI	4	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2" CAL B&B	60'	50'	VERY LOW
(Symbol)	QRO	4	QUERCUS ROBUR	ENGLISH OAK	2.5" CAL B&B	50'	40'	MED
(Symbol)	QCR	3	QUERCUS X 'CRIMSCHMIDT'	CRIMSON SPIRE™ OAK	3" CAL B&B	40'	15'	LOW
(Symbol)	TCG	1	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" CAL B&B	40'	30'	MED
<b>EVERGREEN TREES</b>								
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(Symbol)	CSK	42	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL	2'	2'	MED
(Symbol)	CAP	24	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	5 GAL, 5 CANE MIN., 24"	3'	4'	MED
(Symbol)	FAD	10	FORSYTHIA X 'ARNOLD'S DWARF'	ARNOLD'S DWARF FORSYTHIA	5 GAL	2'	7'	LOW
(Symbol)	PON	37	PHYSOCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	5 GAL	5'	5'	LOW
(Symbol)	RHA	6	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	3'	8'	ADAPT
(Symbol)	RGM	20	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL	3'	3'	LOW
(Symbol)	SBL	121	SPIRAEA X BUMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	5 GAL	2'	3'	LOW
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(Symbol)	MAQ	49	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	5 GAL	6'	6'	VERY LOW
<b>ORNAMENTAL GRASSES</b>								
(Symbol)	CAK	92	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL, WELL ESTABLISHED	4'	2'	LOW
(Symbol)	PAM	59	PENNISETUM ALOPECUROIDES 'MOUDRY'	BLACK FOUNTAIN GRASS	1 GAL, WELL ESTABLISHED	2'	2'	LOW
<b>PERENNIALS</b>								
(Symbol)	EFC	3	EUONYMUS FORTUNEI 'COLORATUS'	PURPLE-LEAF WINTERCREEPER	1 GAL, WELL ESTABLISHED	24"	36"	MED

**LANDSCAPE SYMBOL LEGEND**

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

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

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**Highline Village 4  
Apartments  
Site Plan**

East 16th Ave., Aurora, Co

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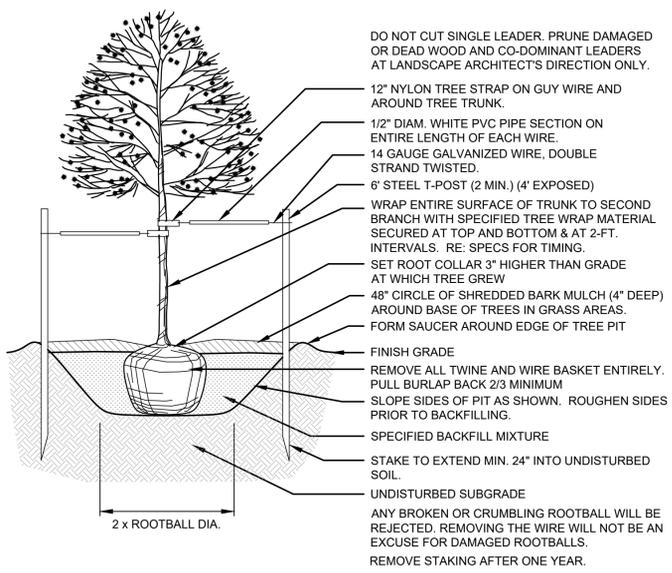
**LANDSCAPE PLAN**

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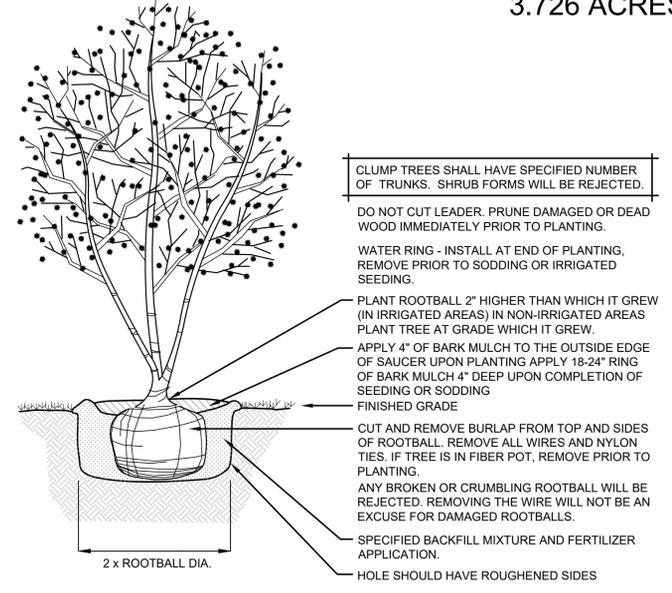
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PROJECT NO.: 0231600.00

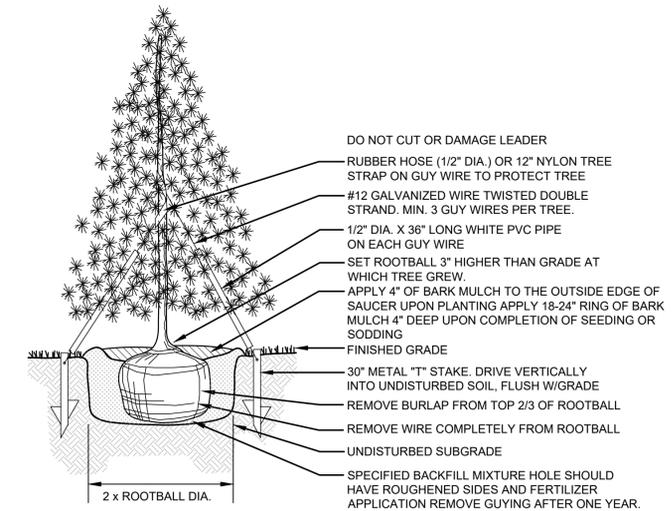
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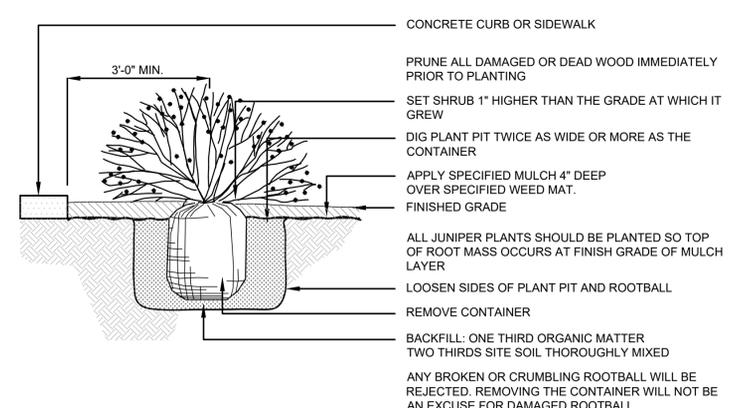
**SHADE TREE PLANTING** 1  
NOT TO SCALE



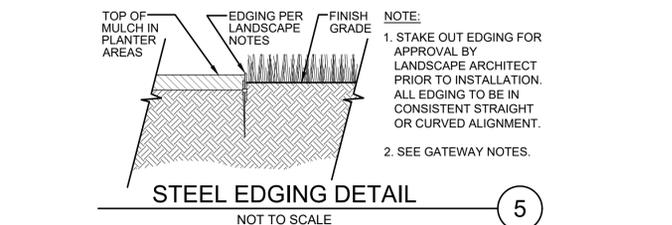
**CLUMP TREE PLANTING** 2  
NOT TO SCALE



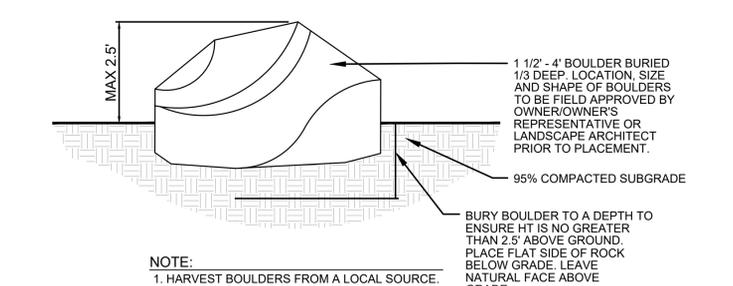
**EVERGREEN TREE PLANTING** 3  
NOT TO SCALE



**SHRUB PLANTING** 4  
NOT TO SCALE



**STEEL EDGING DETAIL** 5  
NOT TO SCALE



**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 ENCRUCH 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 CLOSOUT. THESE MEASURES MAY INCLUDE, AT THE OWNER'S OPTION, RESEEDING OF SPARSLEY 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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**LANDSCAPE NOTES  
& DETAILS**

SHEET NUMBER:

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%

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 SCONGE
10	OVERHEAD GARAGE DOOR
11	VINYL WINDOW
12	FIBERGLASS WINDOW
13	MECH UNIT WOOD FENCE SCREENING

VISION  
 DESIGN • BUILD



NORTH ELEVATION - VIEW 2 SCALE: 1/8" = 1'-0" 3

EXTERIOR MATERIAL COVERAGE

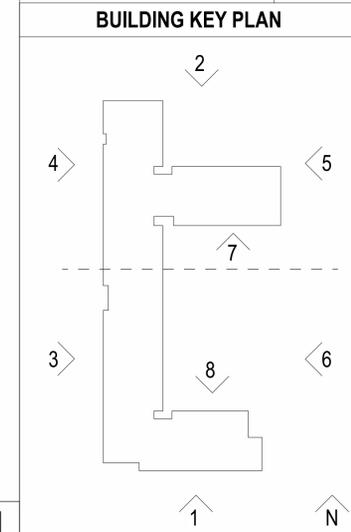
BRICK	34%
STUCCO	58%
FIBER CEMENT LAP SIDING	8%

EXTERIOR MATERIAL COVERAGE (ALL ELEVATIONS COMBINED)

BRICK	21.2%
STUCCO	66.8%
FIBER CEMENT LAP SIDING	12.1%
<b>TOTAL BRICK + STUCCO REQ</b>	
	80%
<b>TOTAL BRICK + STUCCO PROVIDED</b>	
	87.9%



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



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:  
**NORTH & SOUTH BUILDING  
 ELEVATIONS**

SHEET NUMBER:

**12**

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

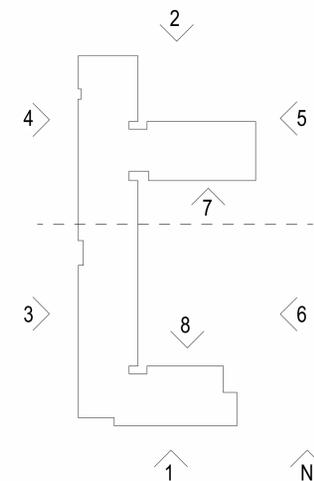
Highline Village 4  
 Apartments  
 Site Plan

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:  
WEST BUILDING  
ELEVATIONS

SHEET NUMBER:

13

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	24%
STUCCO	70%
FIBER CEMENT LAP SIDING	6%



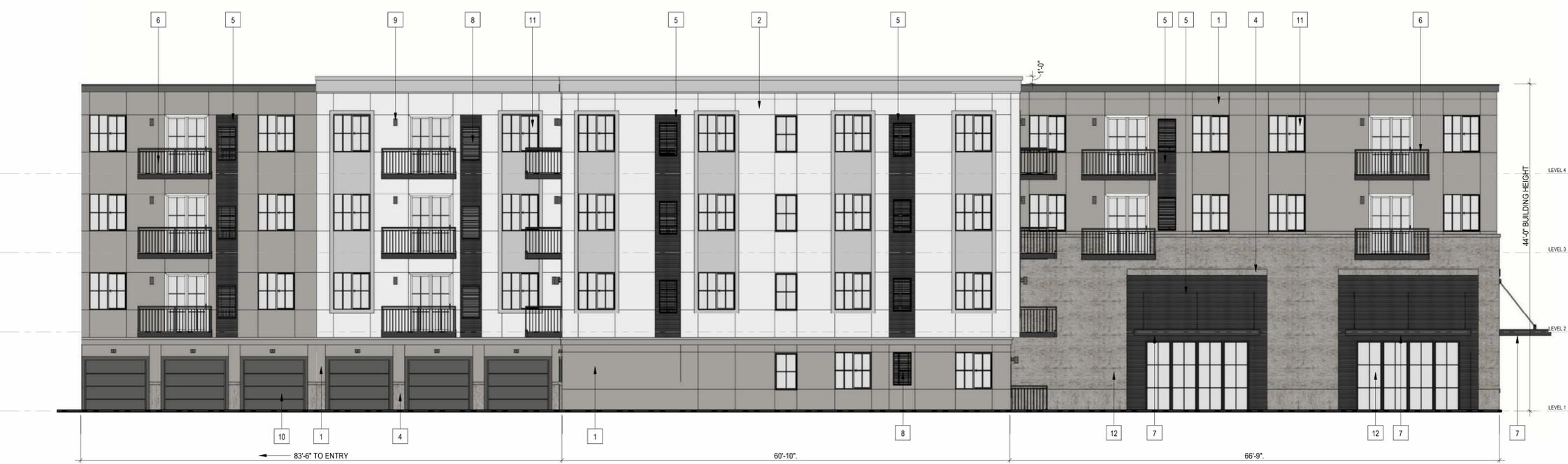
EAST ELEVATION - VIEW 6 SCALE: 1/8" = 1'-0" 2

EXTERIOR MATERIAL COVERAGE

BRICK	14%
STUCCO	73%
FIBER CEMENT LAP SIDING	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%



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  
 NOT FOR CONSTRUCTION

PROJECT:  
 Altos Realty Advisors

Highline Village 4  
 Apartments  
 Site Plan

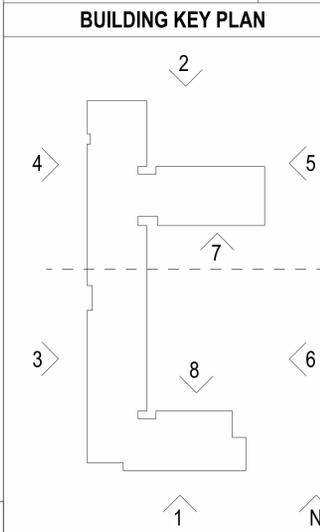
East 16th Ave., Aurora, Co

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:

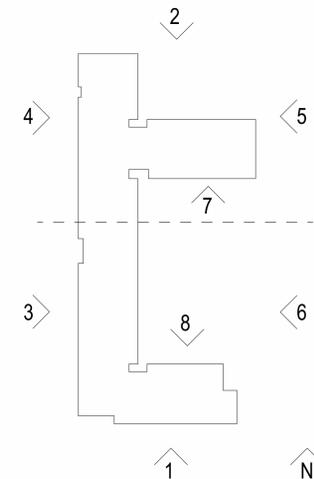
Project Status  
NOT FOR CONSTRUCTION

PROJECT:  
Altos Realty Advisors

Highline Village 4  
Apartments  
Site Plan

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:  
NORTH &  
SOUTH  
GARAGE  
ELEVATIONS

SHEET NUMBER:

15

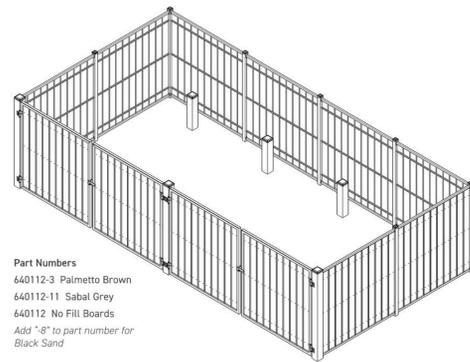
HIGHLINE VILLAGE 4 APARTMENTS  
 SITE PLAN  
 LOT 1, BLOCK 1 HIGHLINE VILLAGE 4,  
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF  
 COLORADO  
 3.726 ACRES

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 STRUCTURES  
 CORPORATION

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**

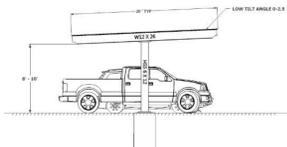
16 GA. Cold Rolled G-90 Galvanized Steel

**ROOFING**

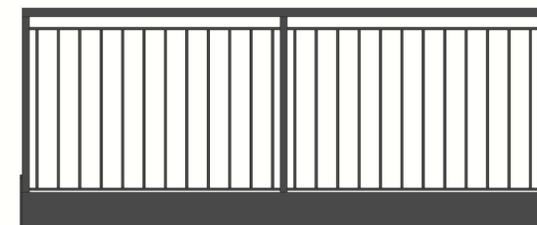
29 GA Roll formed, Exposed Fasteners, Galvanized Steel  
 Panel with Siliconized Polyester or Kynar 500 Factory  
 Applied Finish in a variety of colors with white underside.

**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**

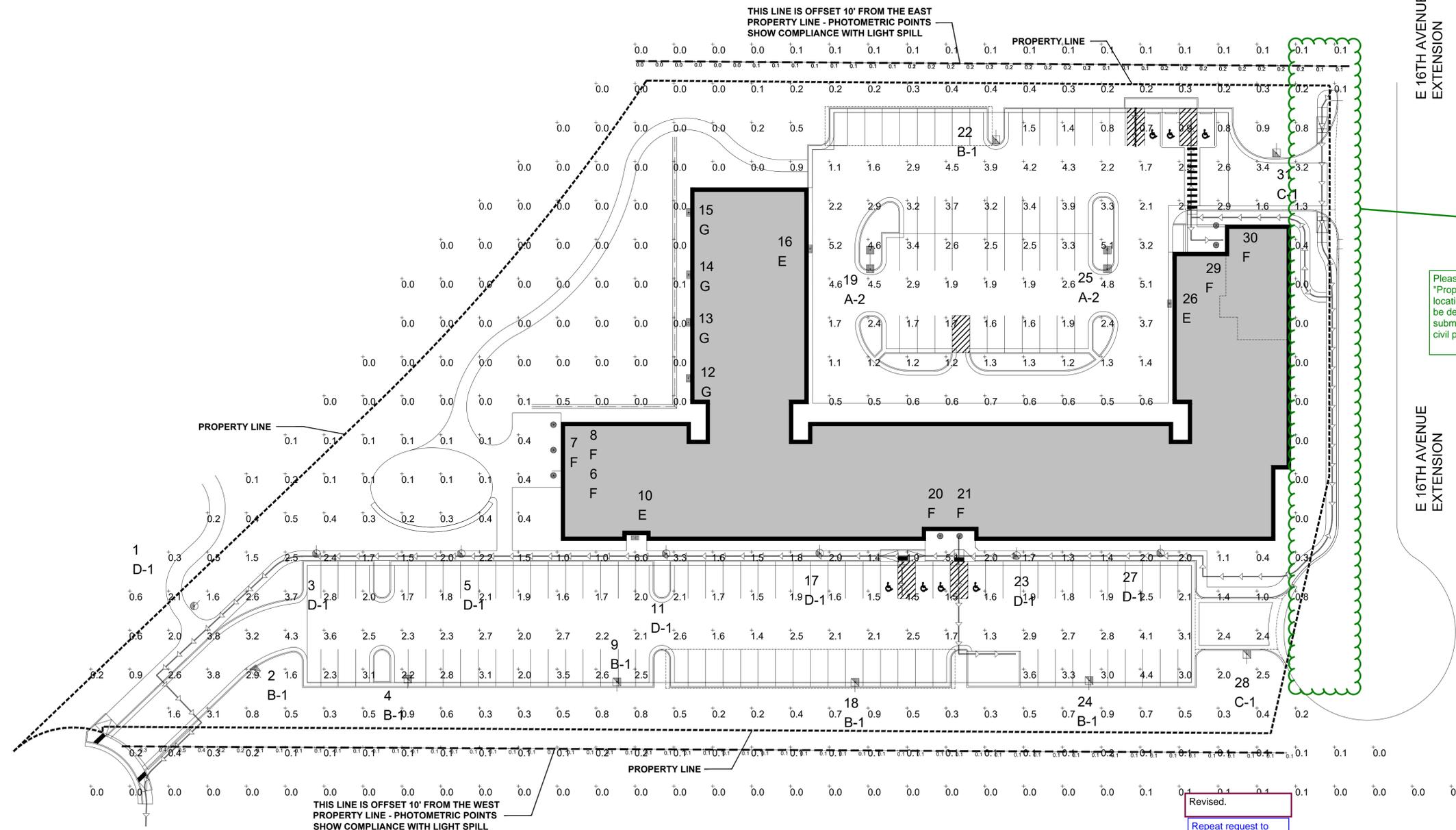
East 16th Ave., Aurora, Co

DATE: 06/26/2024

SHEET TITLE:  
**TRASH  
 ENCLOSURE,  
 CARPORT,  
 BALC. ELEVATIONS**

SHEET NUMBER:

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



E 16TH AVENUE EXTENSION

E 16TH AVENUE EXTENSION

Show the proposed streetlights in the ROW locations, TYP.  
 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."

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.

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

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 CYL6330KMVDCMCLR-P (or approved equal)	B2-U0-G0

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 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

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:

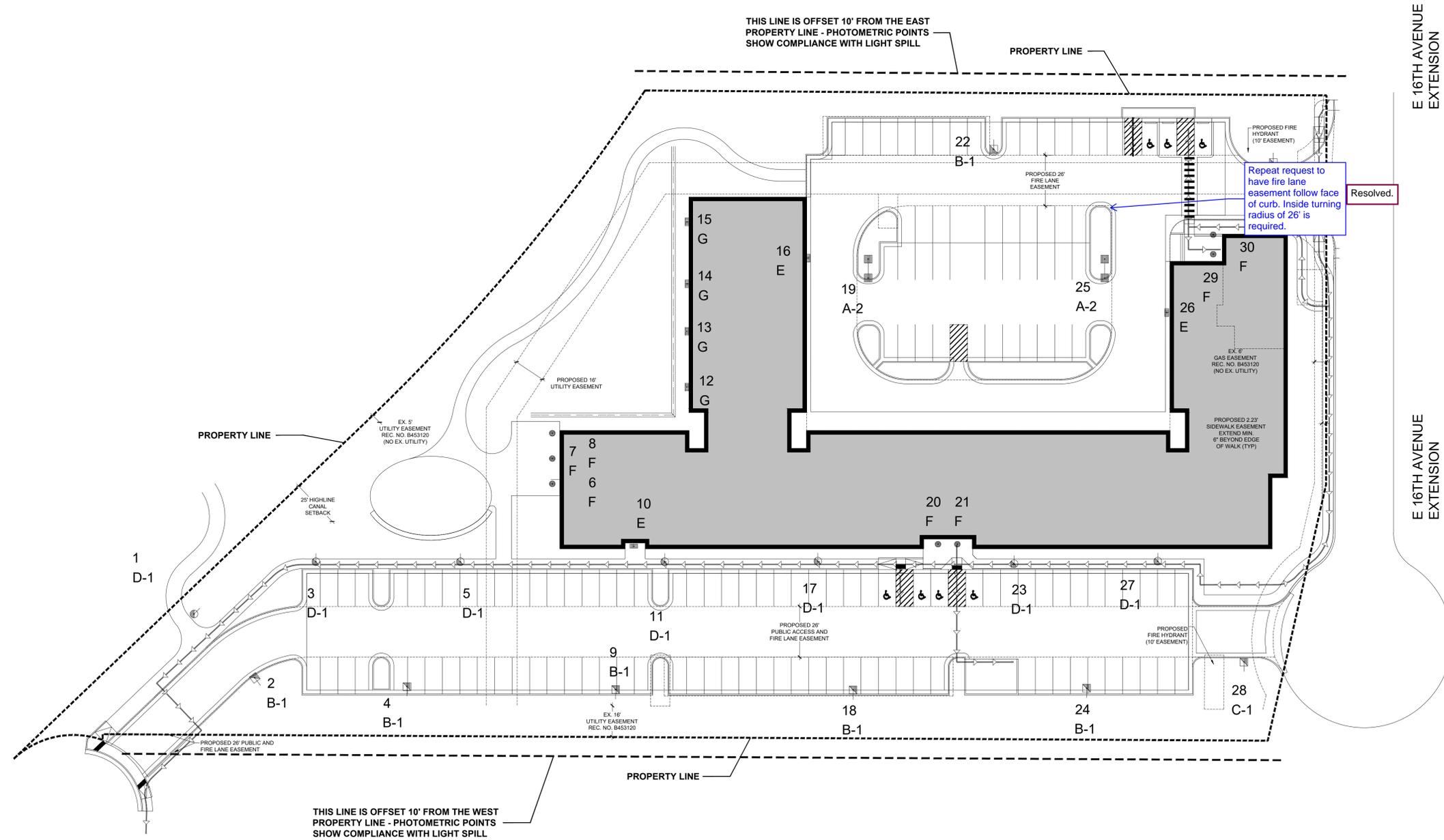
FIELD BOOK NO.:

SHEET TITLE:

**PHOTOMETRIC PLAN**

SHEET NUMBER:

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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**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:

