

LEGAL DESCRIPTION

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

PARCEL 1:  
LOT 2, BLOCK 1, HIGHLINE VILLAGE FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO

PARCEL 2:  
TRACT 6, CHAMBERS 17 SUBDIVISION, 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) 747-4762  
CONTACT: AREND 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) 715-7888  
CONTACT: KATE MILLENSON

LIGHTING

ON-SITE LIGHTING & SURVEY, LLC  
1111 HIGHWAY 25 NORTH, SUITE 201  
BUFFALO, MN 55313  
(763) 684-1546  
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 80223  
(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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII-NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET 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.
- THERE WILL BE NO OUTSIDE, OVERNIGHT STORAGE OF VEHICLES ON THE SITE.
- THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC), AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT. TO INSTALL STOP SIGNS AND STREET NAME SIGNS AT THE SITE ACCESS POINTS ONTO PUBLIC STREETS. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.

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

VICINITY MAP



SHEET INDEX

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

SITE DATA CHART

	EXISTING CONDITIONS	PROPOSED CONDITIONS
OVERALL LOT AREA	3.741 ACRES (162,972 SF)	-
PRESENT ZONING CLASSIFICATION	R-3 RESIDENTIAL	NO CHANGE
NUMBER OF BUILDINGS	-	1
BUILDING HEIGHT**	-	45'
CONSTRUCTION TYPE	-	V-A, SPRINKLERED
OCCUPANCY CLASSIFICATION	-	R-2
TOTAL BUILDING COVERAGE AND GFA	-	34,917 SF (21%) FOOTPRINT 139,668 SF- = 0.86 FAR
HARD SURFACE AREA	-	76,046 SF (47%)
LANDSCAPE AREA	-	52,009 SF (32%)
COMMON OPEN SPACE	-	MIN. 20% REQ./ 32,732 SF (20%) PROPOSED
ALLOWABLE SIGN AREA	-	96 SF TOTAL
NUMBER OF SIGNS	1 WALL OR MONUMENT SIGN PER STREET FRONTAGE	1- 96 SF MAX. BLDG SIGN ALONG 16TH AVE FRONTAGE
PARKING SPACES	-	176 (146 SURFACE 30 GARAGE, INCLUDING HC SPACES)
ACCESSIBLE SPACES	-	7
VAN ACCESSIBLE SPACES	-	3
COVERED SPACES	-	54
LOADING SPACES REQUIRED	-	0 REQUIRED / 0 PROPOSED
BICYCLE PARKING REQUIRED	-	16 REQUIRED / 16 PROVIDED (8 BIKE 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: \_\_\_\_\_

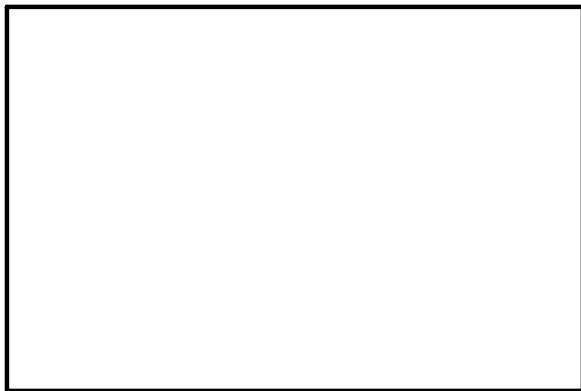
CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_  
  
PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
  
PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CHAIRPERSON)  
  
CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
(MAYOR)  
  
ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)  
  
DATABASE APPROVAL DATE \_\_\_\_\_

RECORDER'S CERTIFICATE:

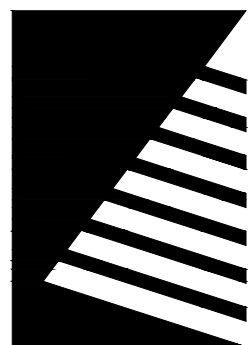
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_  
  
COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_.  
  
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

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).	COLORADO TITLE 9 (2003 REVISED STATE HOUSE BILL 03-1221, ARTICLE 5, STANDARDS FOR ACCESSIBLE HOUSING  <u>REQUIRED:</u> 129 - 142 UNITS = 60 POINTS  <u>PROVIDED:</u> (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.  <u>TYPE A UNITS (IBC SECTION 1107.6.2.2.1) - 3 UNITS PROVIDED</u> 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.  <u>TYPE B UNITS (IBC SECTION 1107.6.2.2.2 - 127 UNITS PROVIDED</u> 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.	



Farnsworth  
GROUP

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

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

ISSUE:  
# DATE: DESCRIPTION:

PROJECT:  
Altos Realty Advisors

Highline Village 4  
Apartments

East 16th Ave., Aurora, Co

DATE: 02/09/2024  
  
DESIGNED: JDS  
  
DRAWN: JDS  
  
REVIEWED: JDS  
  
FIELD BOOK NO.:  
  
SHEET TITLE:

COVER SHEET

SHEET NUMBER:

1 OF 17

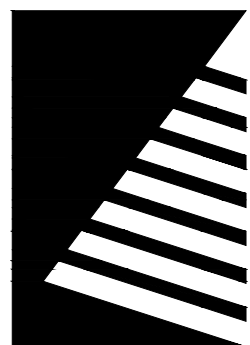
PROJECT NO.: 0231600.00



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

KEYNOTES

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



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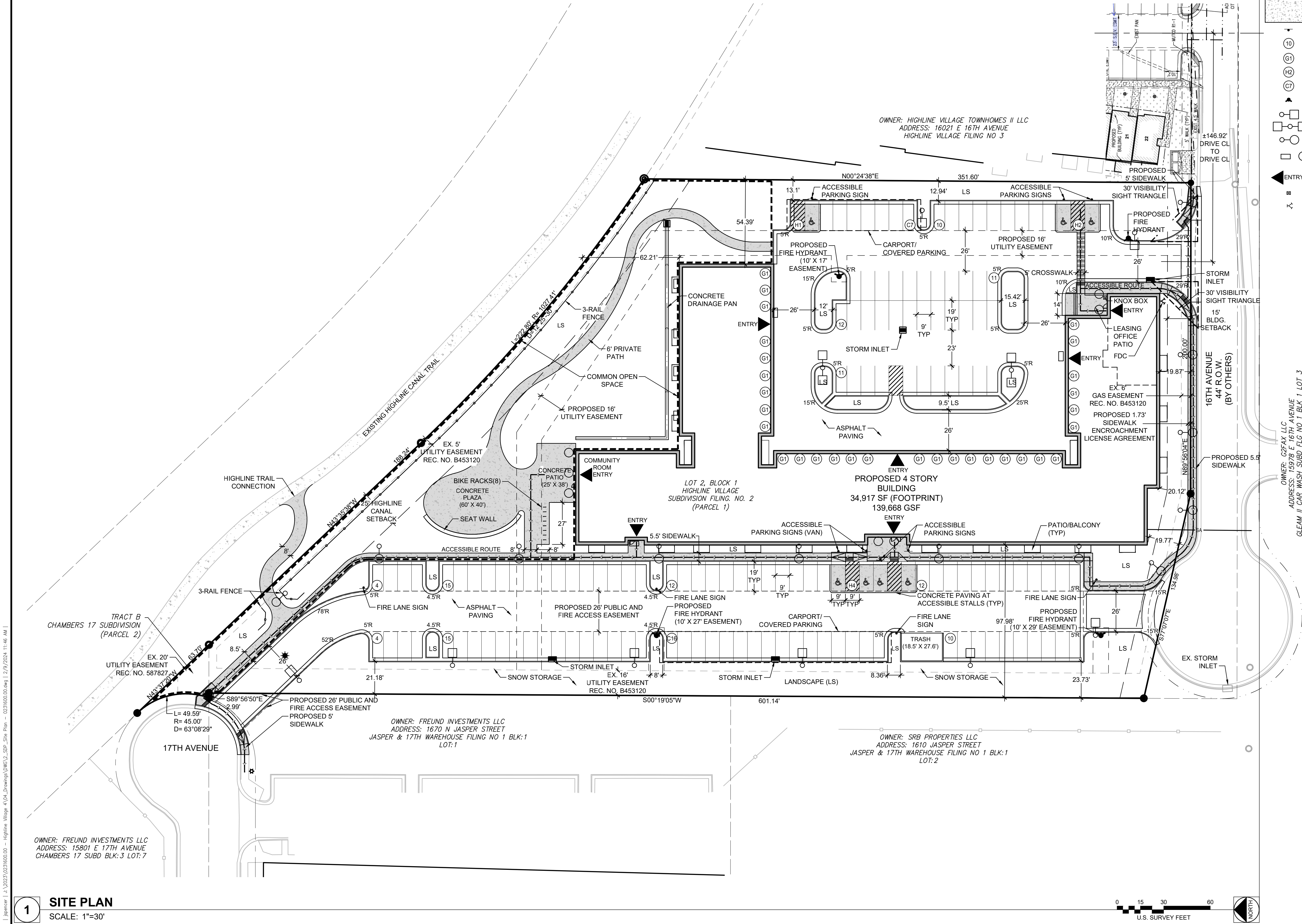
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SITE PLAN

SHEET NUMBER:

2 OF 17

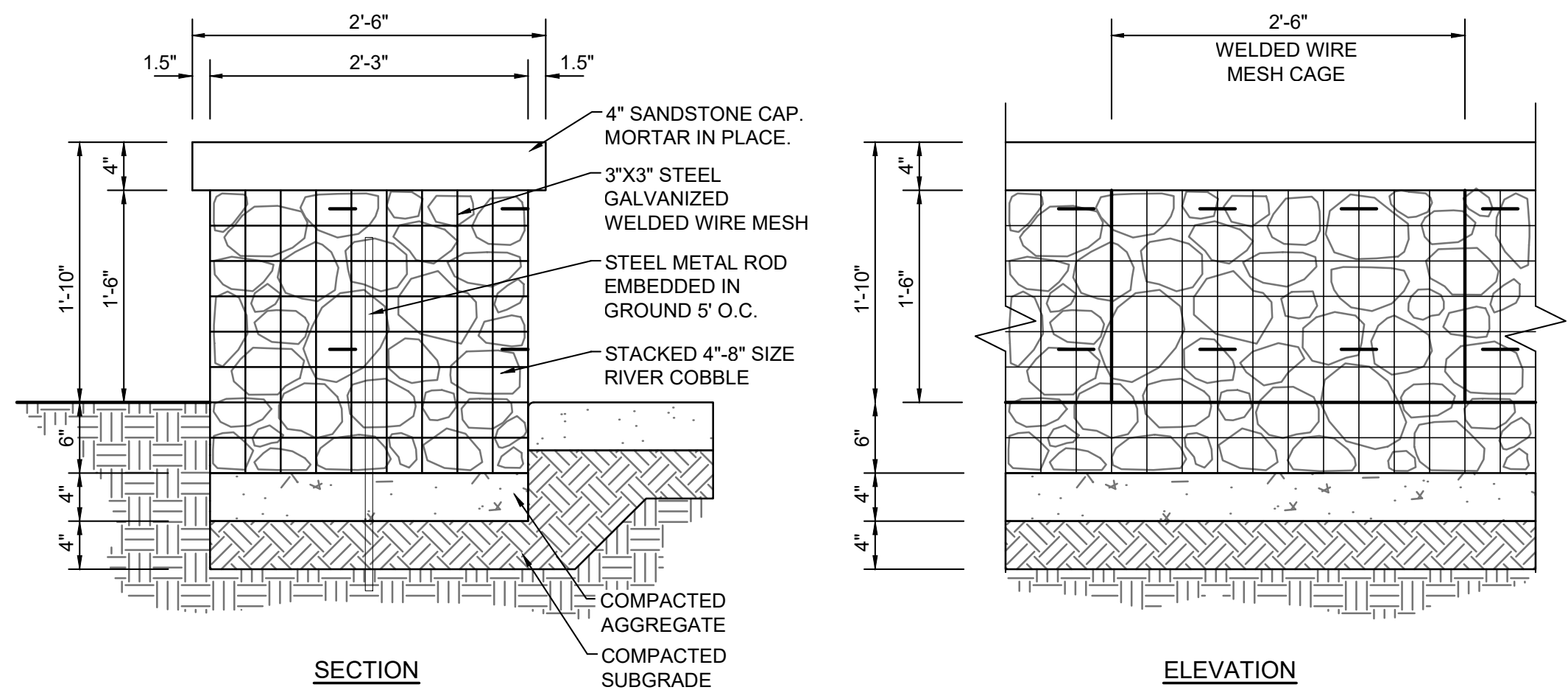
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1 SITE PLAN  
SCALE: 1"=30'



HIGHLINE VILLAGE 4 APARTMENTS  
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GABION SEAT WALL  
NOT TO SCALE

A

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

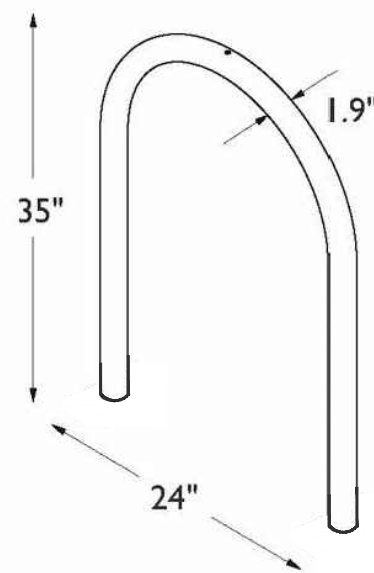
**Bikes Parked per Unit:** 2

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

**Finishes**  
An after fabrication hot dipped galvanized finish is standard. 250 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

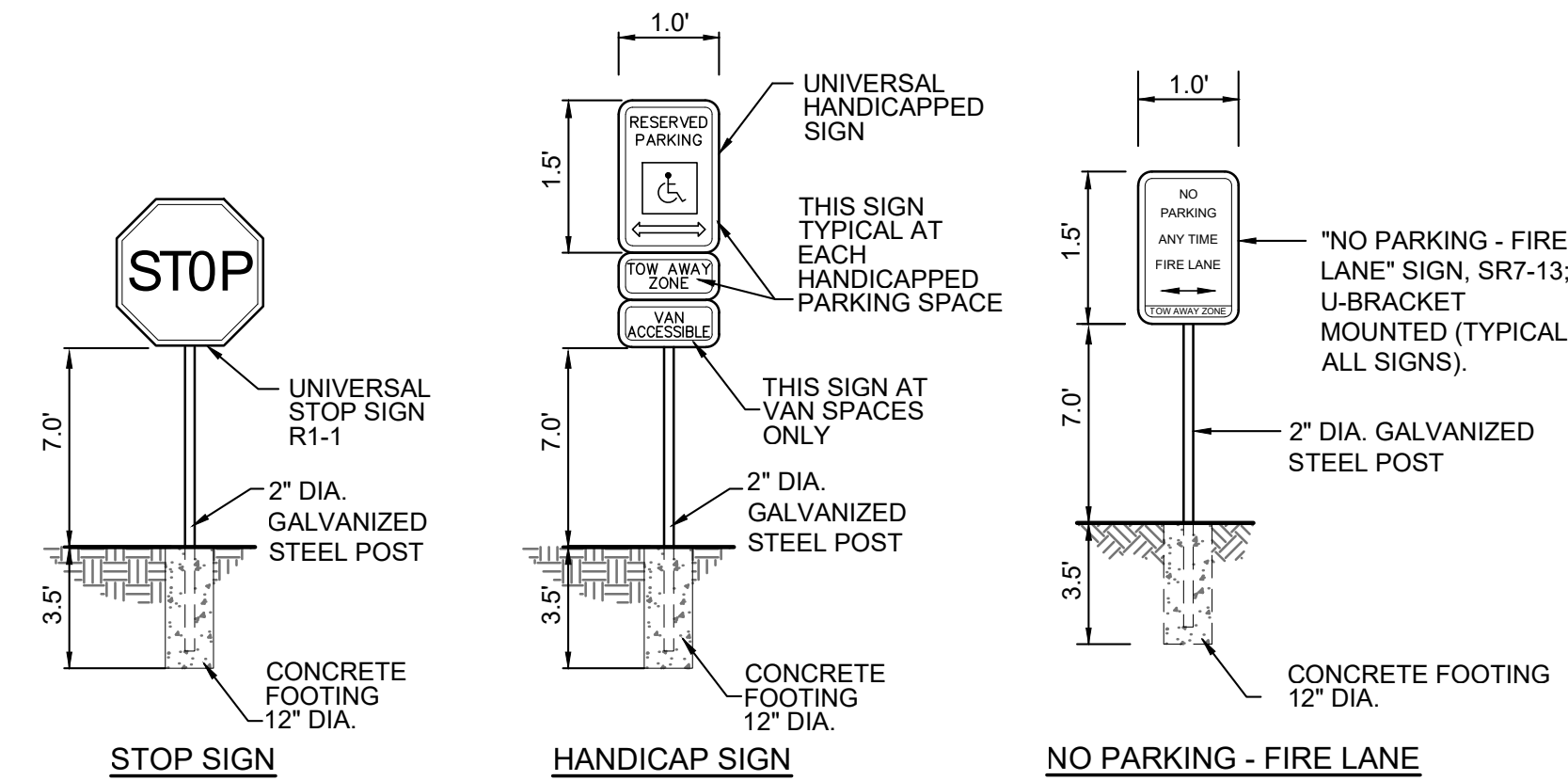
**NOTES:**

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

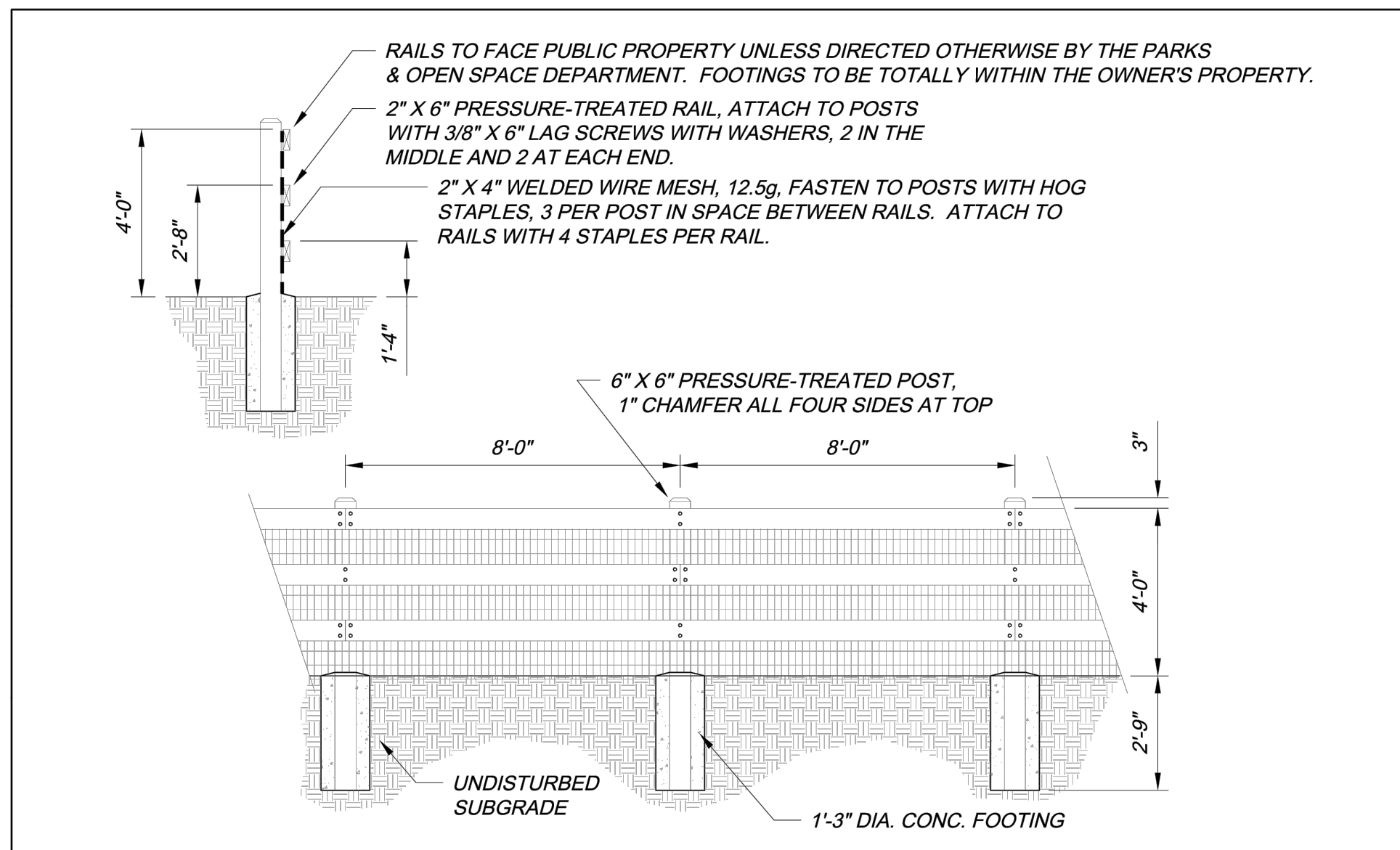
B



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

ON-SITE TRAFFIC SIGNAGE DETAIL  
NOT TO SCALE

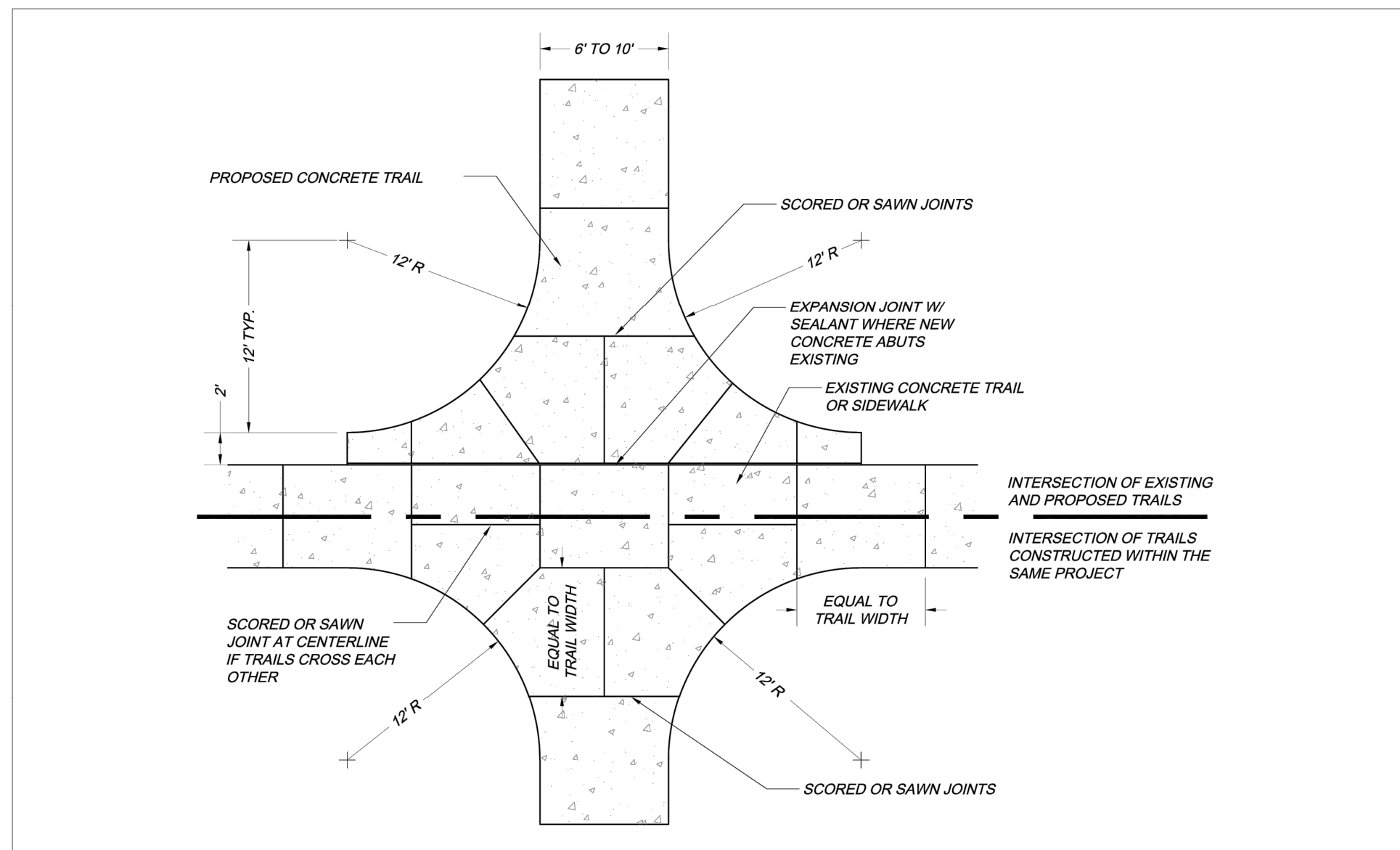
C



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

OPEN SPACE  
3-RAIL FENCE

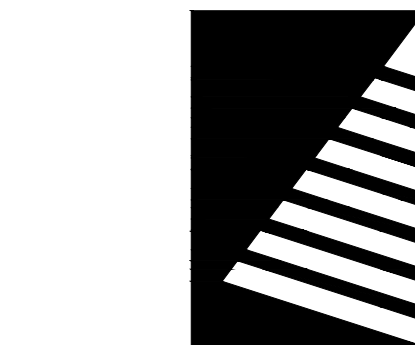
PROS  
F-1.0



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

TRAIL  
INTERSECTIONS

PROS  
T-1.1



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SITE DETAILS

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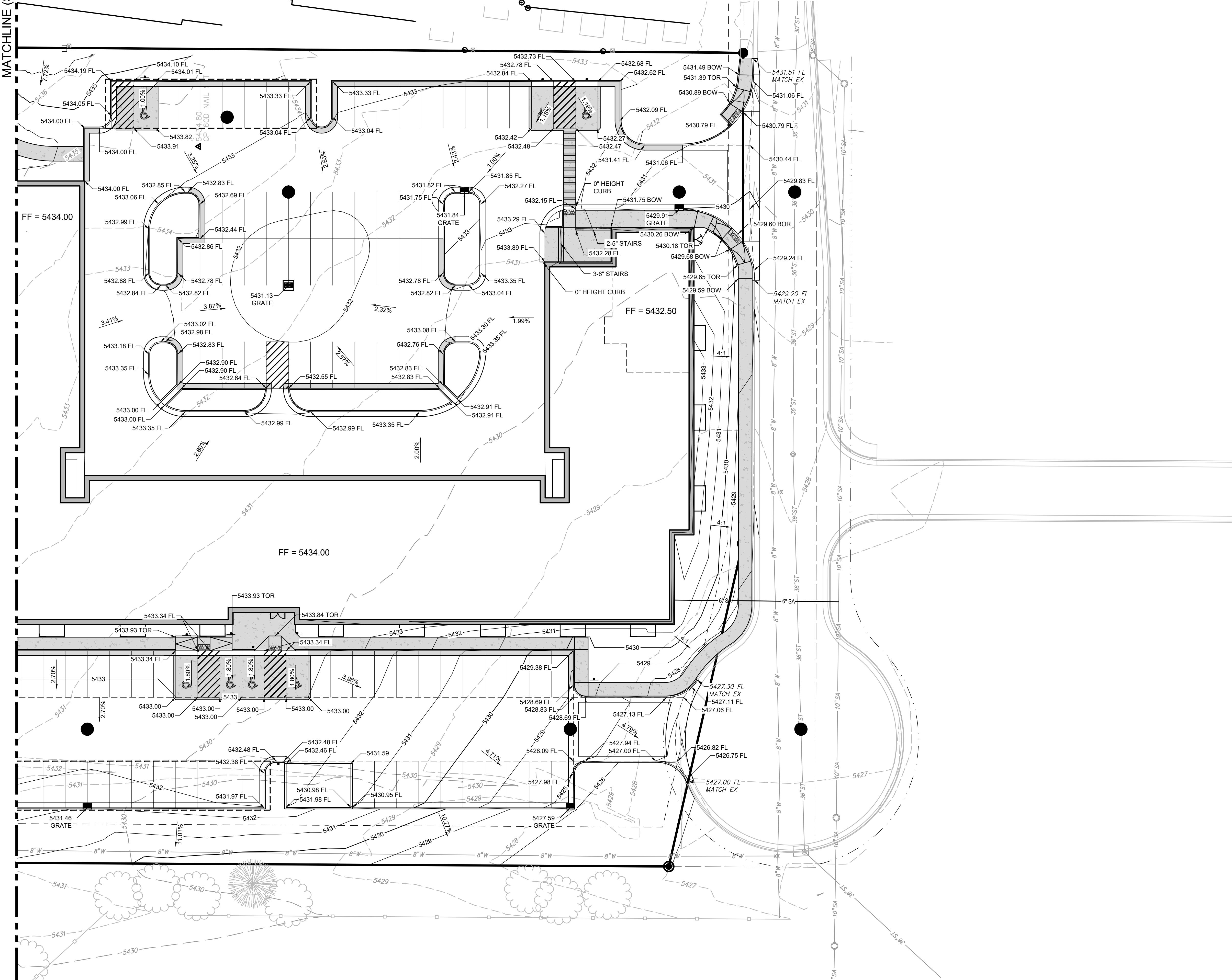
3 OF 17

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SITE PLAN AND PRELIMINARY PLAT  
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
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- GRADING LIMITS

CITY OF AURORA GENERAL NOTES

- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN R.O.W. IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE R.O.W. IS 3:1.
- 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.
- 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.
- THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
- 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.

**Farnsworth GROUP**  
223 WILLOW STREET  
FORT COLLINS, COLORADO 80524  
(970) 484-7477 / info@f-w.com  
www.f-w.com  
Engineers | Architects | Surveyors | Scientists

ISSUE:  
# DATE: DESCRIPTION:

PROJECT:  
ALTOS REALTY ADVISORS

HIGHLINE VILLAGE 4

EAST 16TH AVE, AURORA, CO

DATE: 02/09/2024

DESIGNED: EBFB

DRAWN: DJM

REVIEWED: DKL

FIELD BOOK NO.:

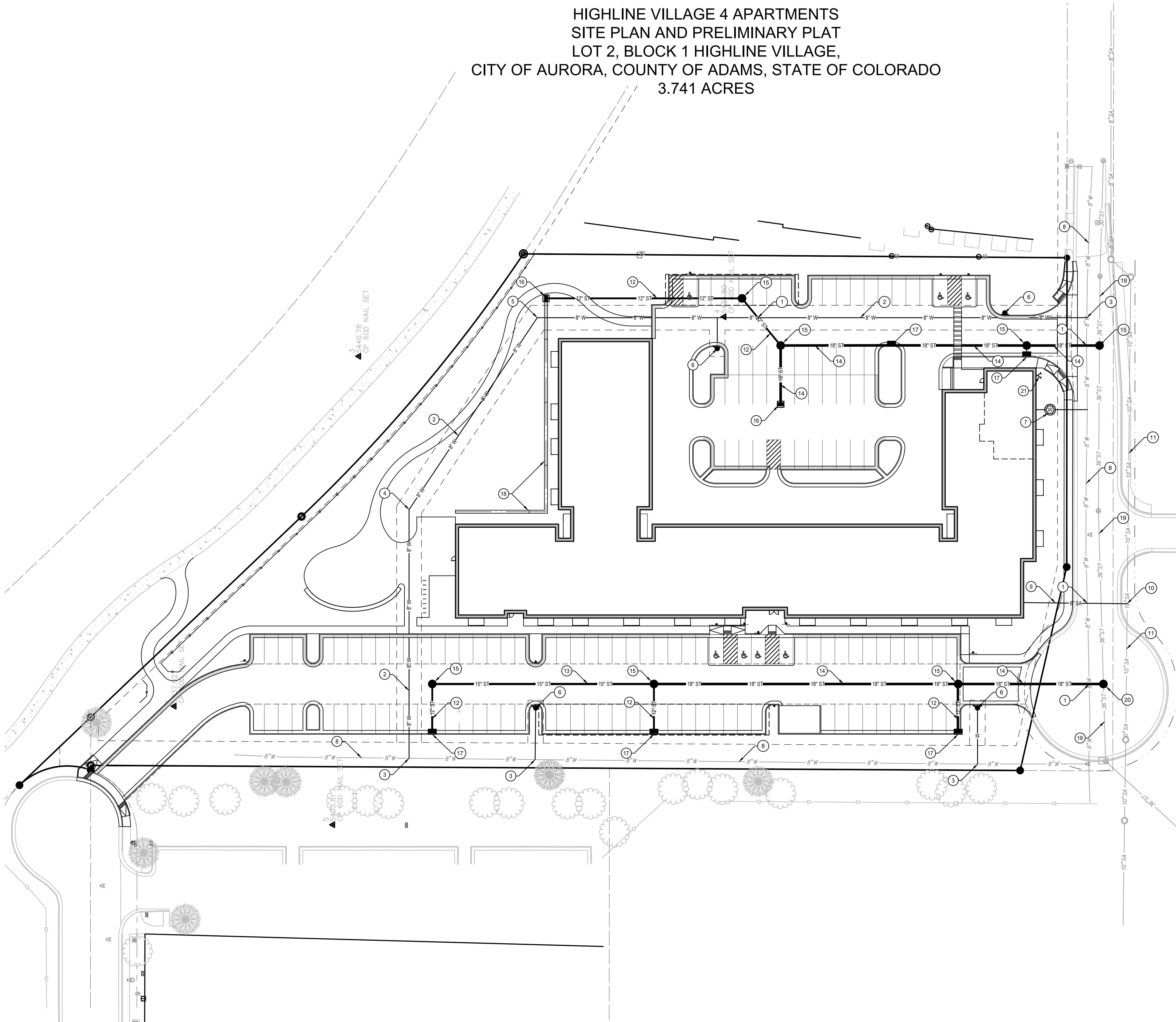
SHEET TITLE:

GRADING PLAN 2 OF 2

SHEET NUMBER:

PROJECT NO.: 0231600.00

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



LEGEND

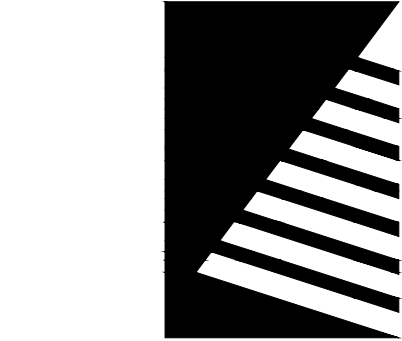
	CONCRETE PAVEMENT
	VERTICAL CURB AND GUTTER (CATCH), REFER TO COA DETAIL S7.1
	VERTICAL CURB AND GUTTER (SPILL), REFER TO COA DETAIL S7.1
	WATER WATER VALVE
	WATER METER
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	STORM DRAIN INLET
	UNDERDRAIN CLEANOUT
	STORM DRAIN LINE
	SANITARY SEWER LINE
	WATER SERVICE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

KEYNOTES

- CAUTION - UTILITY CROSSING! CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF CROSSING UTILITIES PRIOR TO CONSTRUCTION
- 8" WATERLINE PER CITY OF AURORA STANDARDS
- INSTALL 8"x8" WET TAP CONNECTION FOR 8" WATERLINE TO EXISTING 8" WATERLINE
- INSTALL 8"x22 1/2" AND 8"x11 1/4" BEND
- INSTALL 8"x45" AND 8"x11 1/4" BEND
- INSTALL FIRE HYDRANT ASSEMBLY PER CITY OF AURORA STANDARDS
- INSTALL 3" METER, VAULT AND APPURTENANCES IN ACCORDING WITH CITY OF AURORA STANDARDS AND REGULATIONS, REFER TO CITY OF AURORA STANDARD DETAILS 200, 205 AND 207
- EXISTING 8" WATERLINE
- 6" SANITARY SEWER SERVICE CONNECTION, REFER TO CITY OF AURORA STANDARD DETAIL 300
- CONNECT TO EXISTING 10" SANITARY SEWER MAIN
- EXISTING 10" SANITARY SEWER MAIN
- PRIVATE 12" HDPE STORM DRAIN
- 15" HDPE STORM DRAIN
- PRIVATE 18" RCP STORM DRAIN
- PRIVATE STORM DRAIN MANHOLE
- PRIVATE TYPE 13 AREA INLET
- PRIVATE COMBINATION TYPE 13 INLET
- 2-FT WIDE CONCRETE PAN
- EXISTING 36" STORM DRAIN
- PUBLIC STORM DRAIN MANHOLE
- FIRE DEPARTMENT CONNECTION

CITY OF AURORA GENERAL NOTES

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ALTOS REALTY ADVISORS

HIGHLINE VILLAGE 4

EAST 16TH AVE, AURORA, CO

DATE: 02/09/2024

DESIGNED: EBFB

DRAWN: DJM

REVIEWED: DKL

FIELD BOOK NO.:

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

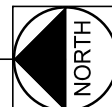
6 OF 17

PROJECT NO.: 0231600.00

I:\dwg\1\_s\2023\0231600.00 - Highline Village 4\04\_Drawing\0401.8 UTILITY PLAT.dwg 12/8/2024 10:49 AM

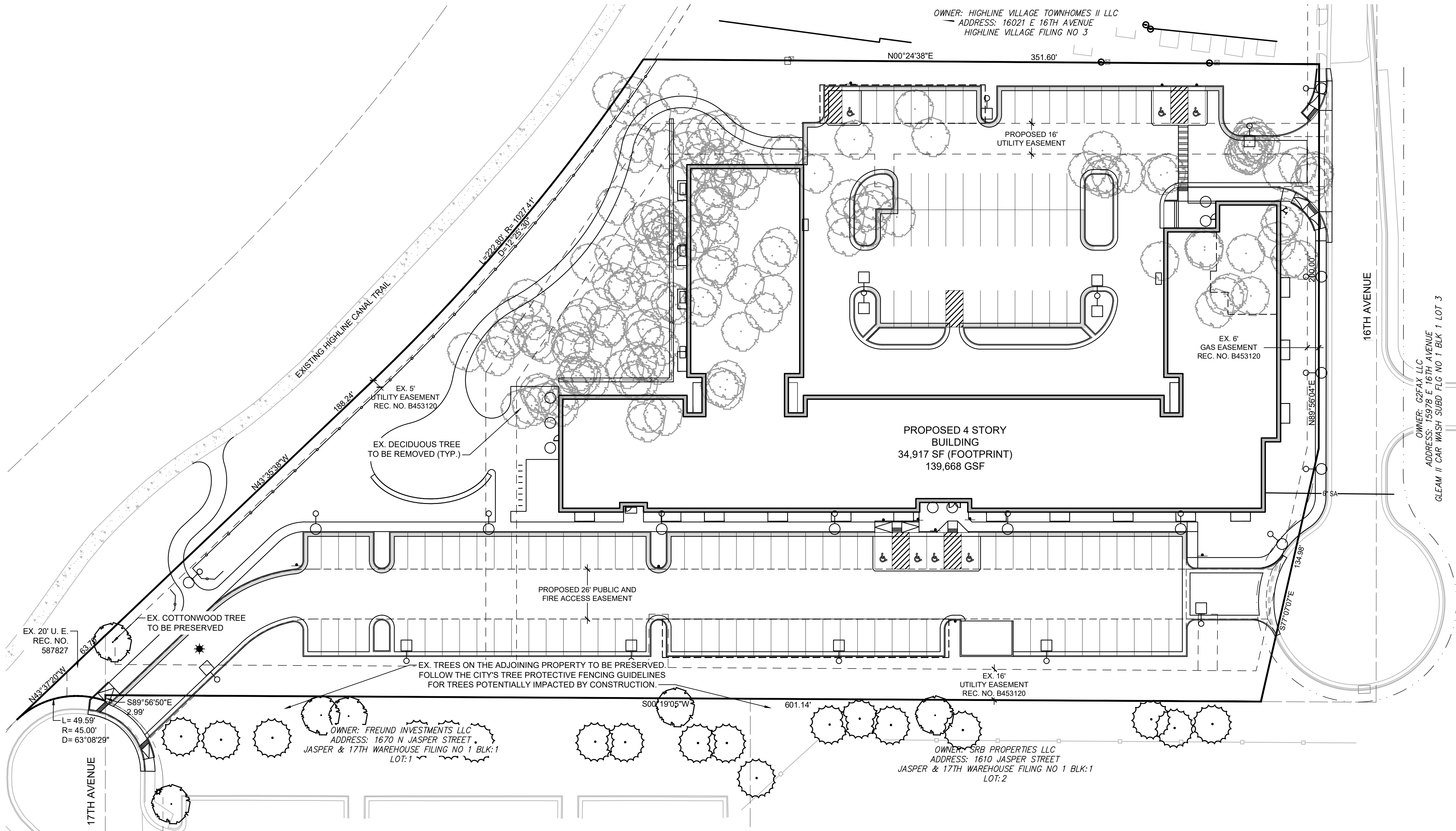
1 UTILITY PLAN  
SCALE: 1"=30'

0 15 30 60  
U.S. SURVEY FEET





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

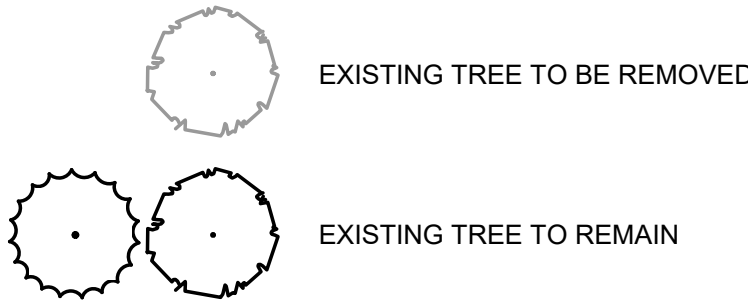


TREE MITIGATION TABLE

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



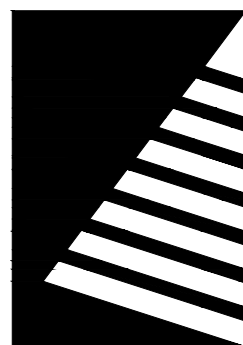
TREE MITIGATION NOTES

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.



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5613 DTC PARKWAY, SUITE 1100  
GREENWOOD VILLAGE, COLORADO 80111  
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ISSUE:

# DATE: DESCRIPTION:

PROJECT:

Altos Realty Advisors

Highline Village 4  
Apartments

East 16th Ave., Aurora, Co

DATE: 02/09/2024

DESIGNED: MEH

DRAWN: MEH

REVIEWED: MEH

FIELD BOOK NO.:

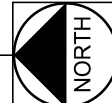
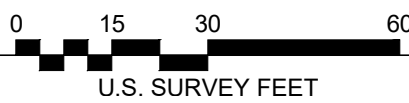
SHEET TITLE:

TREE MITIGATION  
PLAN

SHEET NUMBER:

7 OF 17

PROJECT NO.: 0231600.00



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

LANDSCAPE DATA (CITY OF AURORA)

RIGHT-OF-WAY LANDSCAPING REQUIREMENTS

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

STREET LANDSCAPE BUFFERS\*

DESCRIPTION	LENGTH	WIDTH REQ.	WIDTH PROVD.	TREE REQ. (1/40')	TREES PROVIDED	SHRUBS REQ. (10/40')	SHRUBS PROVIDED
16TH AVE FRONTAGE	239'	4'	17'	6	5	60	68
17TH AVE FRONTAGE	50'	4'	4'	1	1	13	13

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

NON-STREET PERIMETER BUFFER

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

LANDSCAPE AREA TABLE

AREA TYPE	ZONE (WATER USAGE)	SQUARE FEET
COOL SEASON GRASS/SOD	MODERATE	9,599 SF
MULCHED PLANTING BEDS	LOW-MODERATE	29,627 SF
ROCK MULCH	LOW-MODERATE	3,071 SF
NATIVE GRASS SEED MIX	LOW-MODERATE	7,084 SF

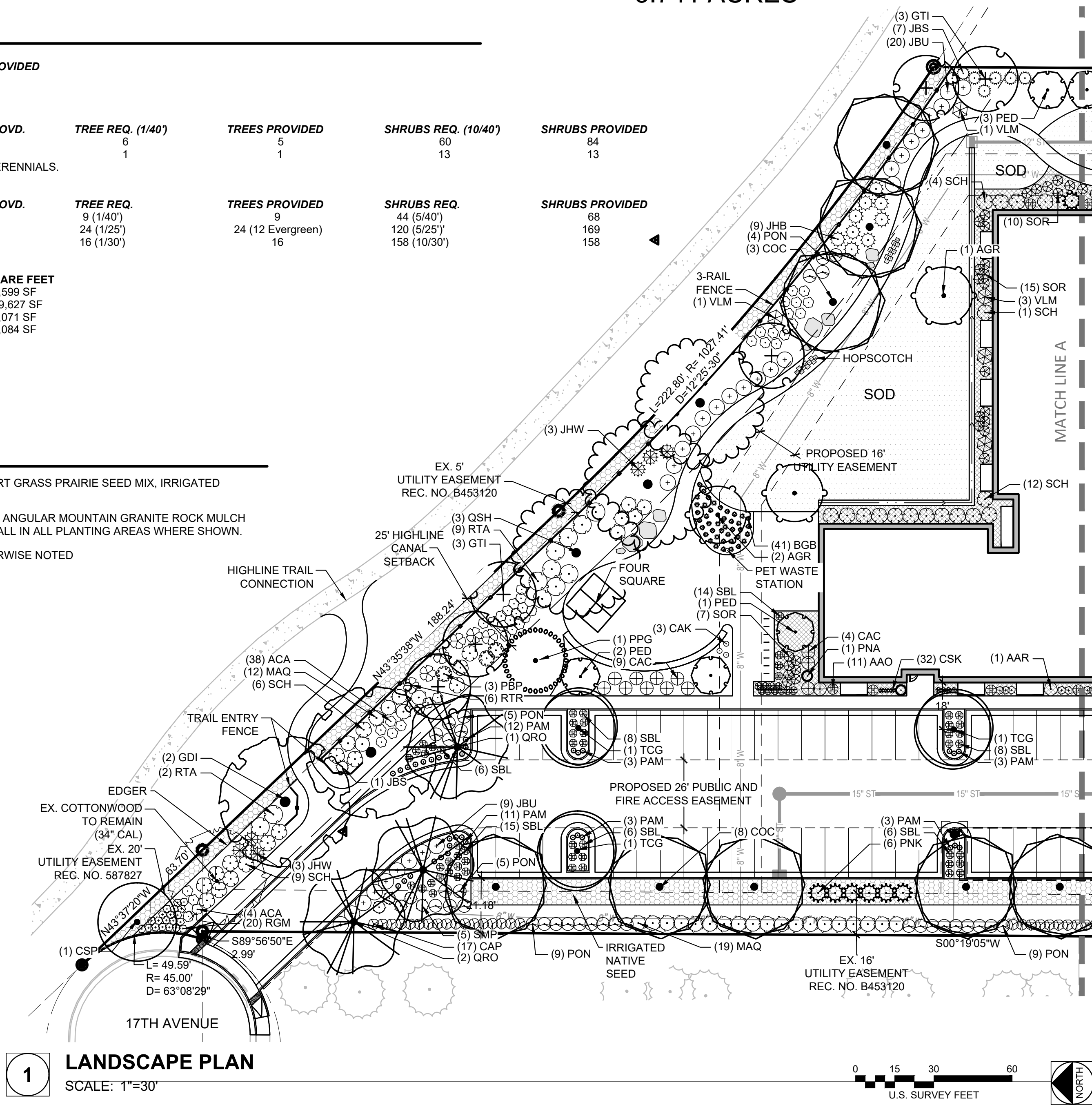
LANDSCAPE SYMBOL LEGEND

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

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

KEYNOTES

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



1 LANDSCAPE PLAN  
SCALE: 1"=30"

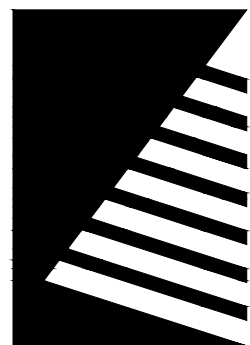
CAUTION: UTILITIES EXIST WITHIN  
CONSTRUCTION LIMITS. IDENTIFY  
THEIR LOCATION PRIOR TO  
CONSTRUCTION.

PLANT SCHEDULE OVERALL

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

BUILDING PERIMETER LANDSCAPE TABLE

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



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Project Status  
NOT FOR CONSTRUCTION

PROJECT:  
Altos Realty Advisors

Highline Village 4  
Apartments

East 16th Ave., Aurora, Co

DATE: 02/09/2024

DESIGNED: GCG

DRAWN: GCG

REVIEWED: JDS

FIELD BOOK NO.:

SHEET TITLE:

LANDSCAPE PLAN

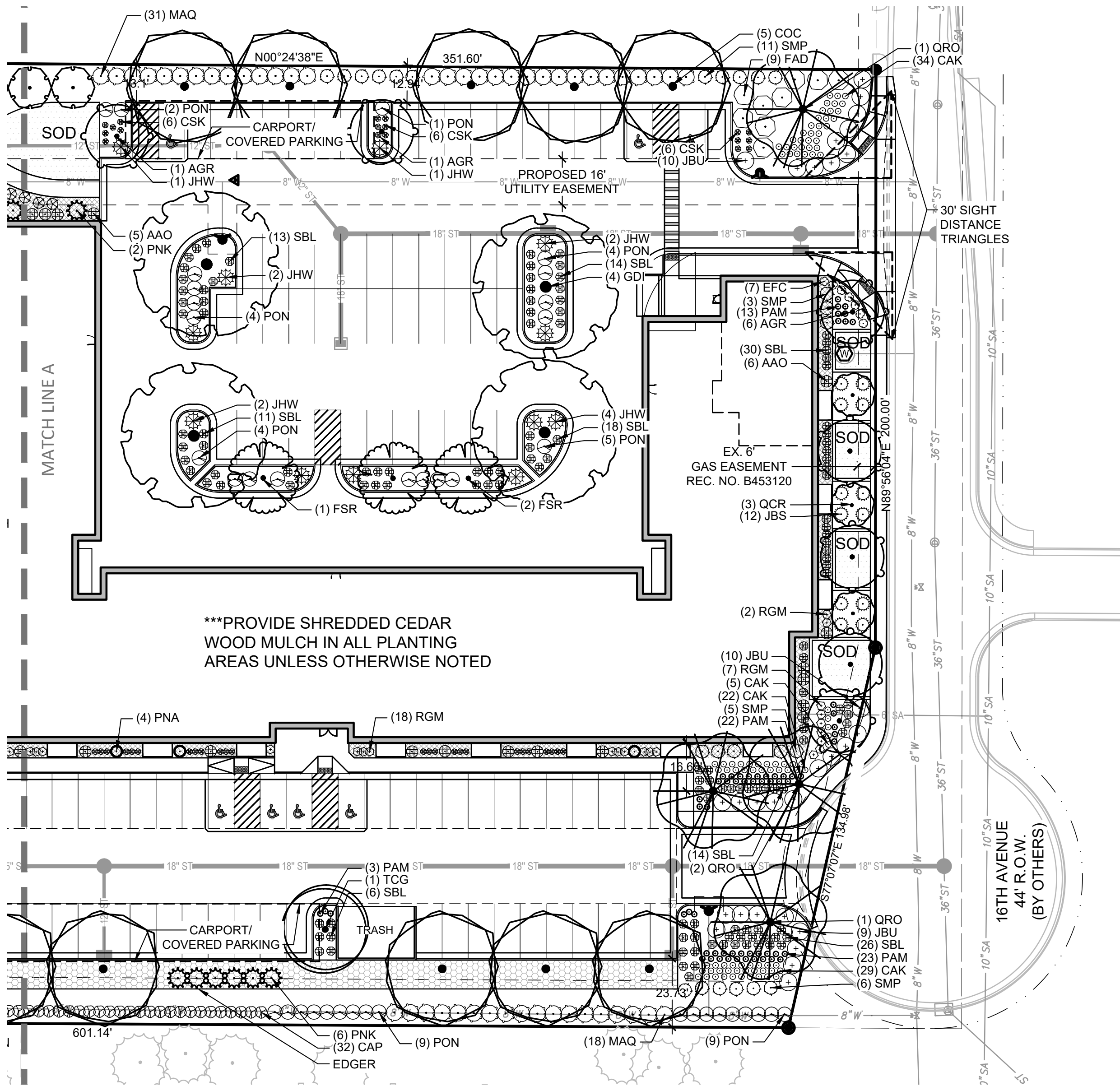
SHEET NUMBER:

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HIGHLINE VILLAGE 4 APARTMENTS  
SITE PLAN AND PRELIMINARY PLAT  
LOT 2, BLOCK 1 HIGHLINE VILLAGE,  
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KEYNOTES

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- FDC (FIRE DEPARTMENT CONNECTION)

1 LANDSCAPE PLAN  
SCALE: 1"=30'

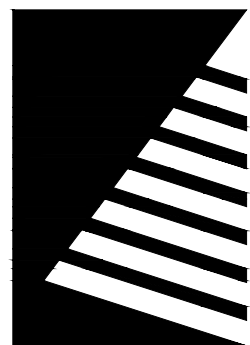
LANDSCAPE SYMBOL LEGEND

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

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

PLANT SCHEDULE OVERALL

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



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:  
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Project Status  
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PROJECT:  
Altos Realty Advisors

Highline Village 4  
Apartments

East 16th Ave., Aurora, Co

DATE: 02/09/2024

DESIGNED: GCG

DRAWN: GCG

REVIEWED: JDS

FIELD BOOK NO.:

SHEET TITLE:

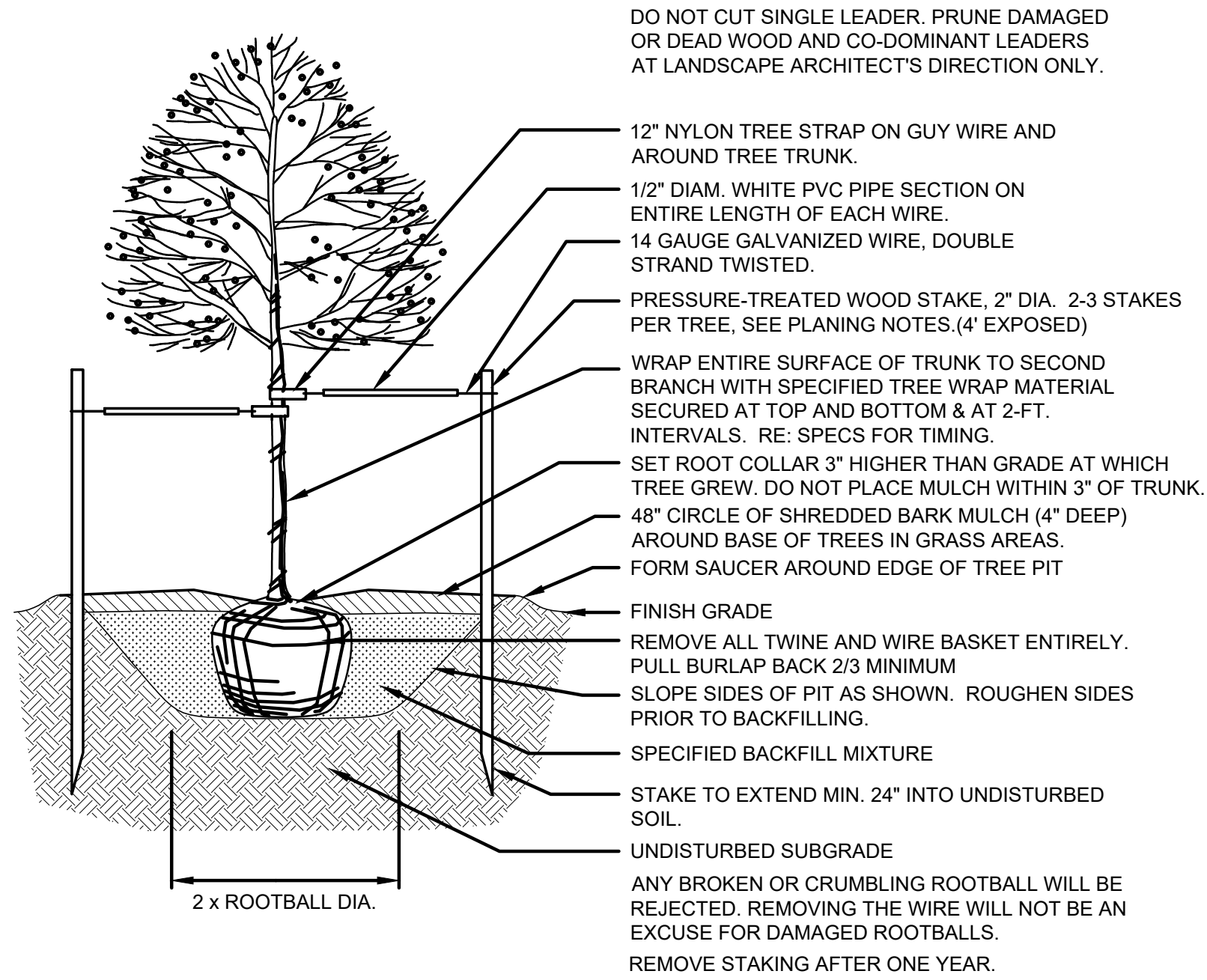
LANDSCAPE PLAN

SHEET NUMBER:

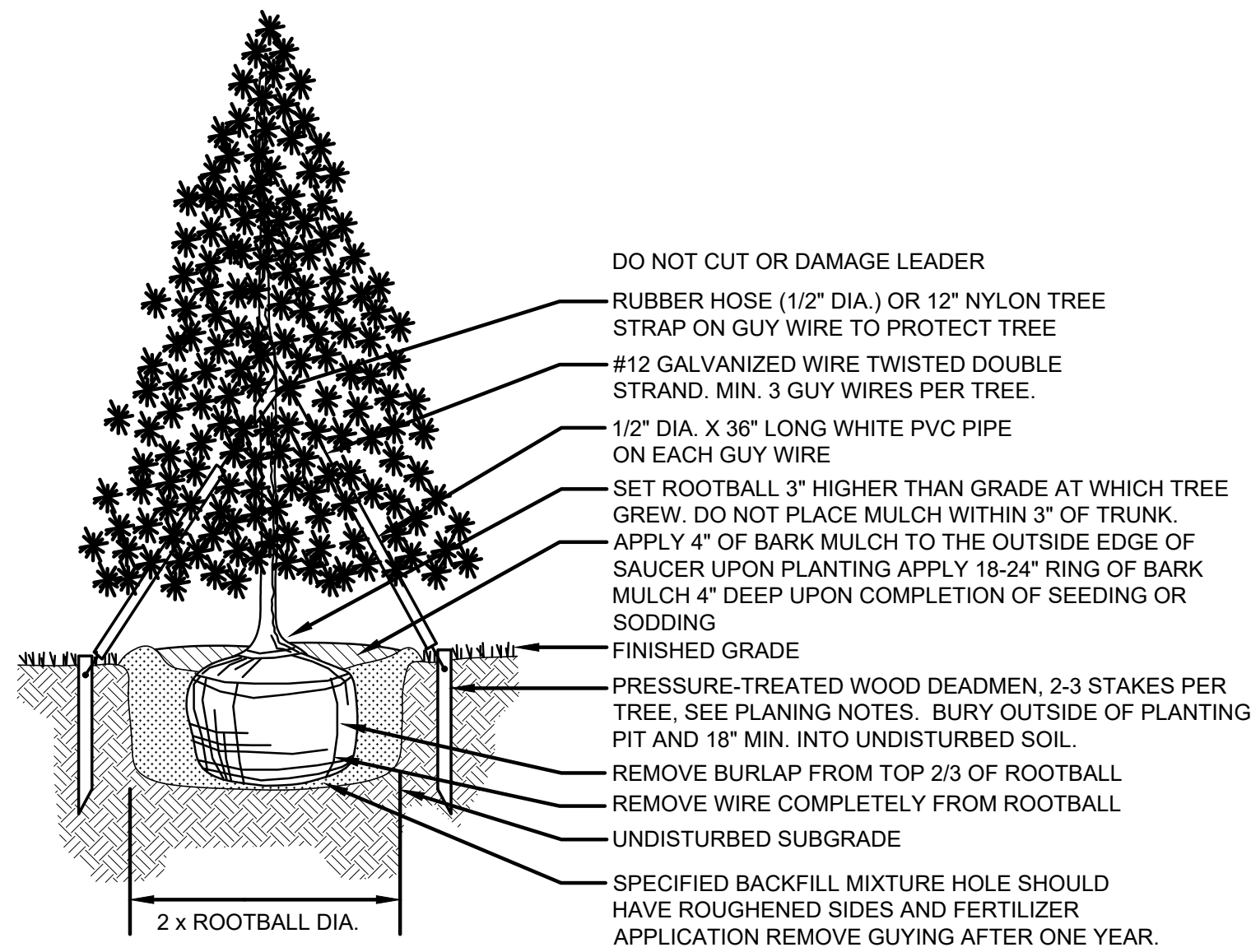
9 OF 17

PROJECT NO.: 0231600.00

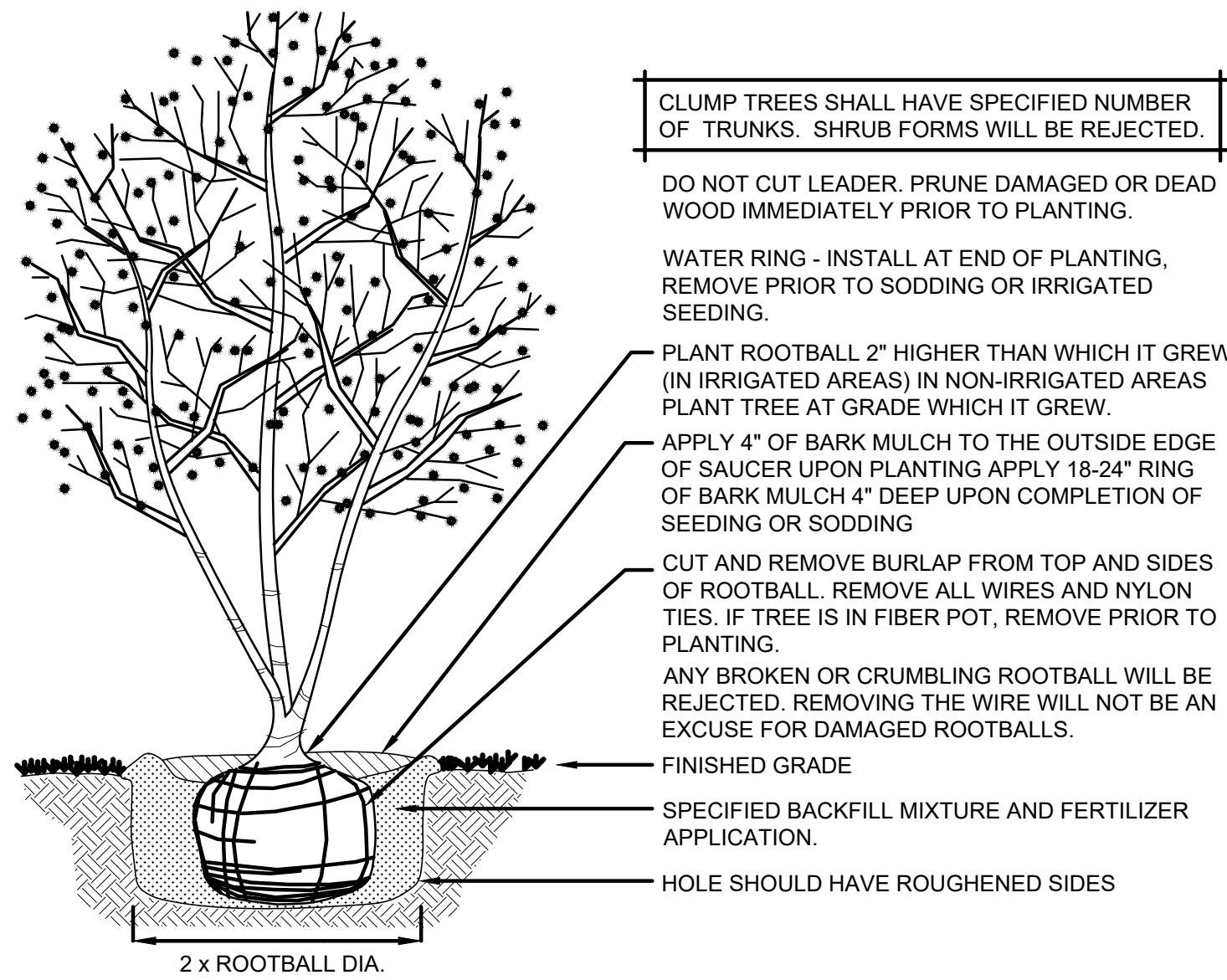
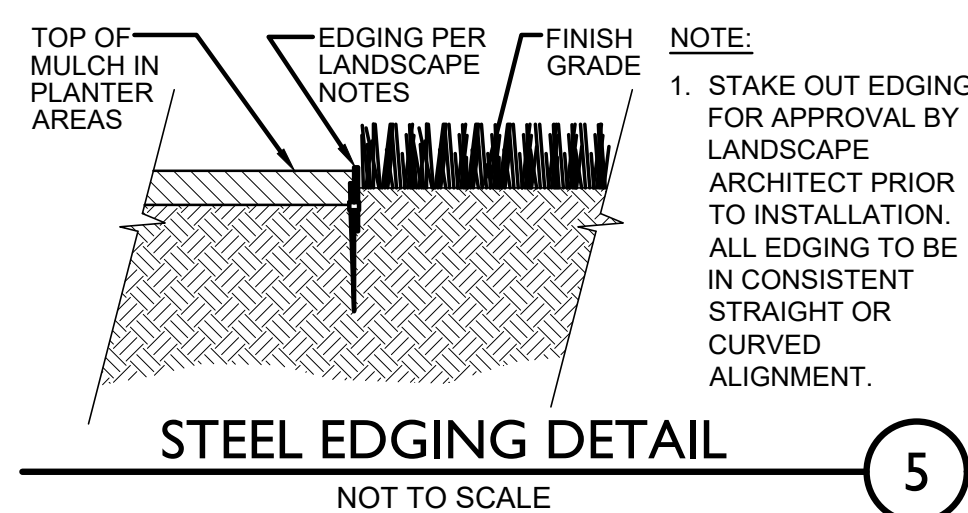
HIGHLINE VILLAGE 4 APARTMENTS  
SITE PLAN AND PRELIMINARY PLAT  
LOT 2, BLOCK 1 HIGHLINE VILLAGE,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
3.741 ACRES



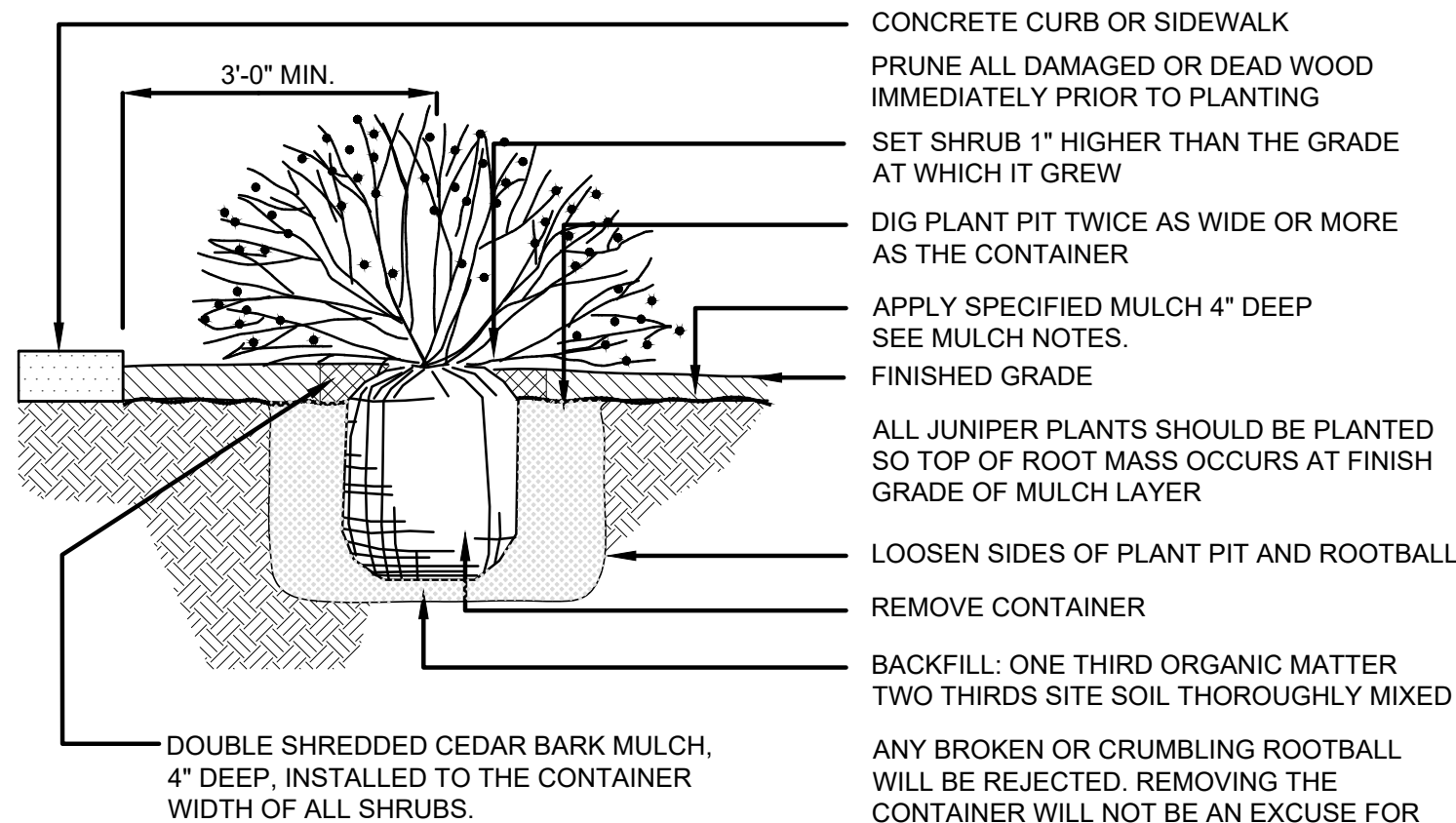
SHADE TREE PLANTING 1  
NOT TO SCALE



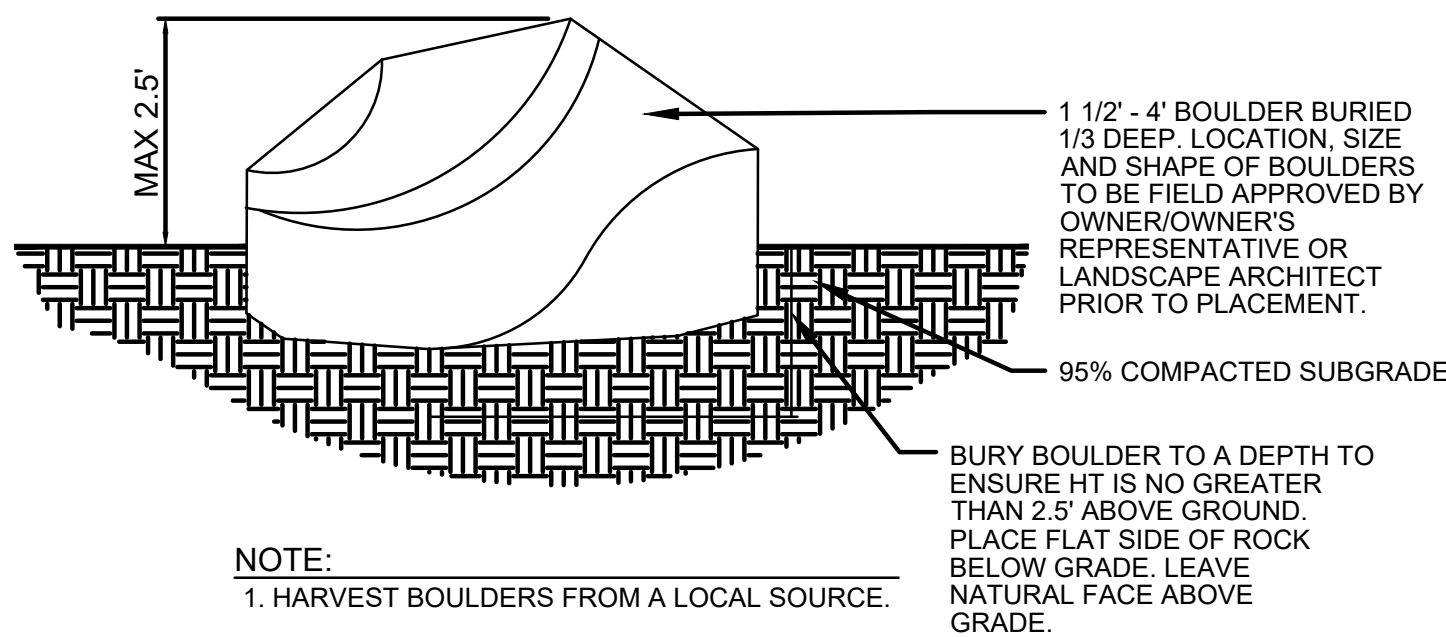
EVERGREEN TREE PLANTING 3  
NOT TO SCALE



CLUMP TREE PLANTING 2  
NOT TO SCALE



SHRUB/PERENNIAL PLANTING 4  
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 ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

SEED NOTES

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

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

SEED ESTABLISHMENT NOTES

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

NATIVE PRAIRIE SEED MIX

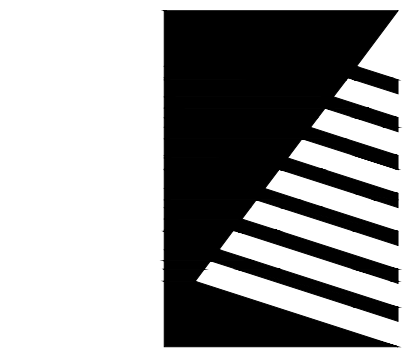
PBSI NATIVE PRAIRIE MIX

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

APPLICATION RATE:

15 PLS lbs/Acre

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



Farnsworth  
GROUP

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DESIGNED: GCG

DRAWN: GCG

REVIEWED: JDS

FIELD BOOK NO.:

SHEET TITLE:

LANDSCAPE NOTES  
& DETAILS

SHEET NUMBER:

10 OF 17

PROJECT NO.: 0231600.00



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

KEYNOTES - SITE PLAN

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

VISION

DESIGN • BUILD

ISSUE:

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Altos Realty Advisors

Highline Village 4  
Apartments

East 16th Ave., Aurora, Co

DATE: 02/09/2024

SHEET TITLE:

NORTH &  
SOUTH  
ELEVATIONS

SHEET NUMBER:

11 OF 17



NORTH ELEVATION - VIEW 2

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

3

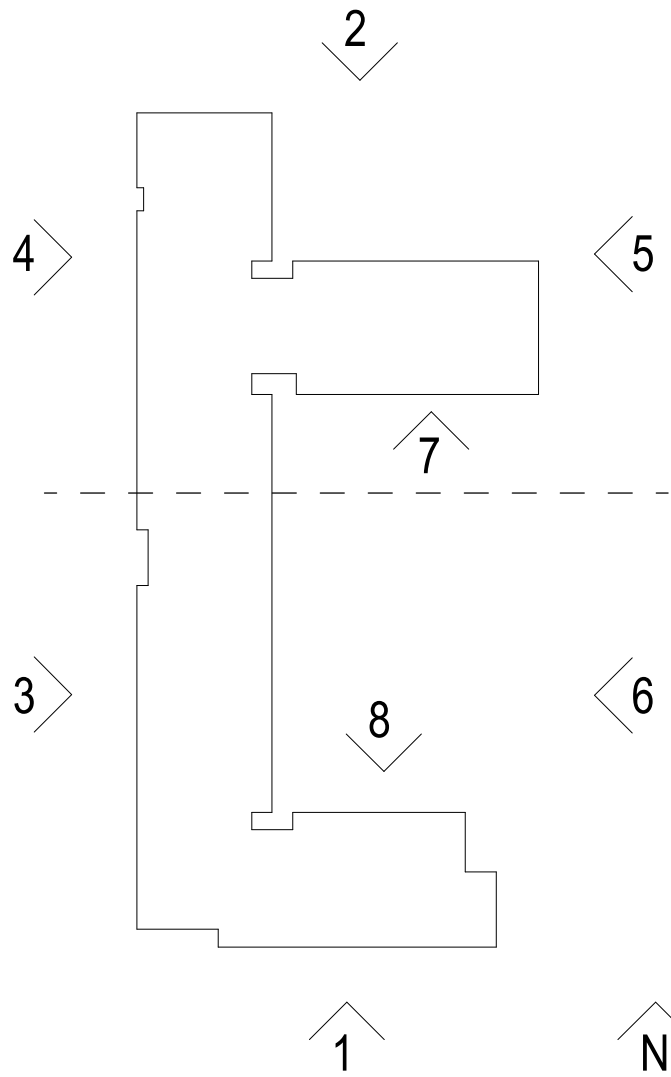


SOUTH ELEVATION - VIEW 1

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

1

BUILDING KEY PLAN





HIGHLINE VILLAGE 4 APARTMENTS  
SITE PLAN AND PRELIMINARY PLAT  
LOT 2, BLOCK 1 HIGHLINE VILLAGE,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
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WEST ELEVATION - VIEW 4

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

2



WEST ELEVATION - VIEW 3

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

1

# KEYNOTES - SITE PLAN

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

VISION

DESIGN • BUILD

ISSUE:

# DATE: DESCRIPTION:

Project Status  
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PROJECT:

Altos Realty Advisors

Highline Village 4  
Apartments

East 16th Ave., Aurora, Co

DATE: 02/09/2024

SHEET TITLE:

WEST  
ELEVATIONS

SHEET NUMBER:

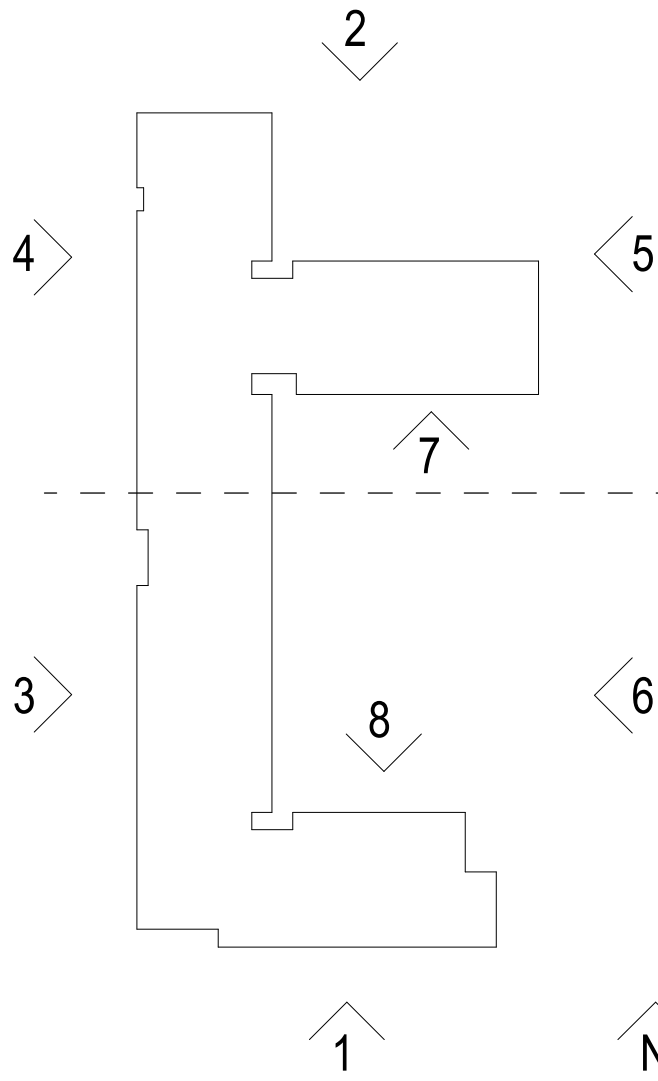
12 OF 17

EXTERIOR MATERIAL COVERAGE  
(ALL ELEVATIONS COMBINED)

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

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

BUILDING KEY PLAN





HIGHLINE VILLAGE 4 APARTMENTS  
SITE PLAN AND PRELIMINARY PLAT  
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3.741 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 FIBER CEMENT LAP SIDING - COLOR 1
- 3 BRICK - COLOR 1
- 4 VINYL WINDOW
- 5 FIBERGLASS WINDOW
- 6 METAL BALCONY
- 7 METAL CANOPY
- 8 MECHANICAL GRILLE
- 9 EXT WALL SCONCE
- 10 STUCCO - COLOR 2
- 11 OVERHEAD GARAGE DOOR

VISION

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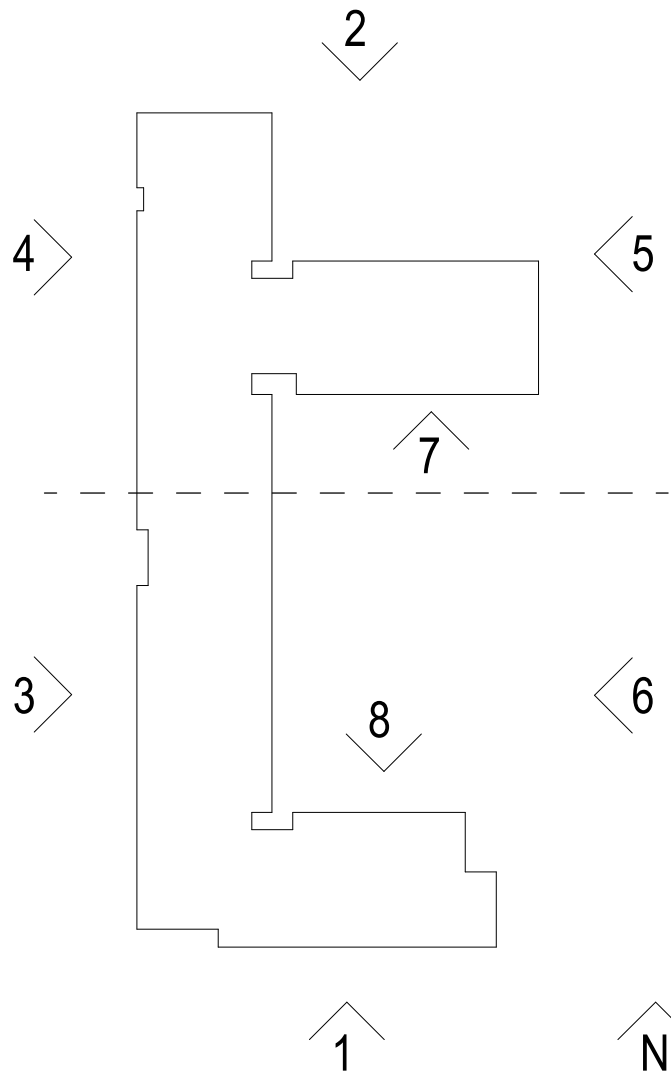
EAST  
ELEVATIONS

SHEET NUMBER:

13 OF17

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

BUILDING KEY PLAN





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NORTH GARAGE ELEVATION - VIEW 8

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

2



SOUTH GARAGE ELEVATION - VIEW 7

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

1

KEYNOTES - SITE PLAN

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

VISION  
DESIGN • BUILD

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Apartments

East 16th Ave., Aurora, Co

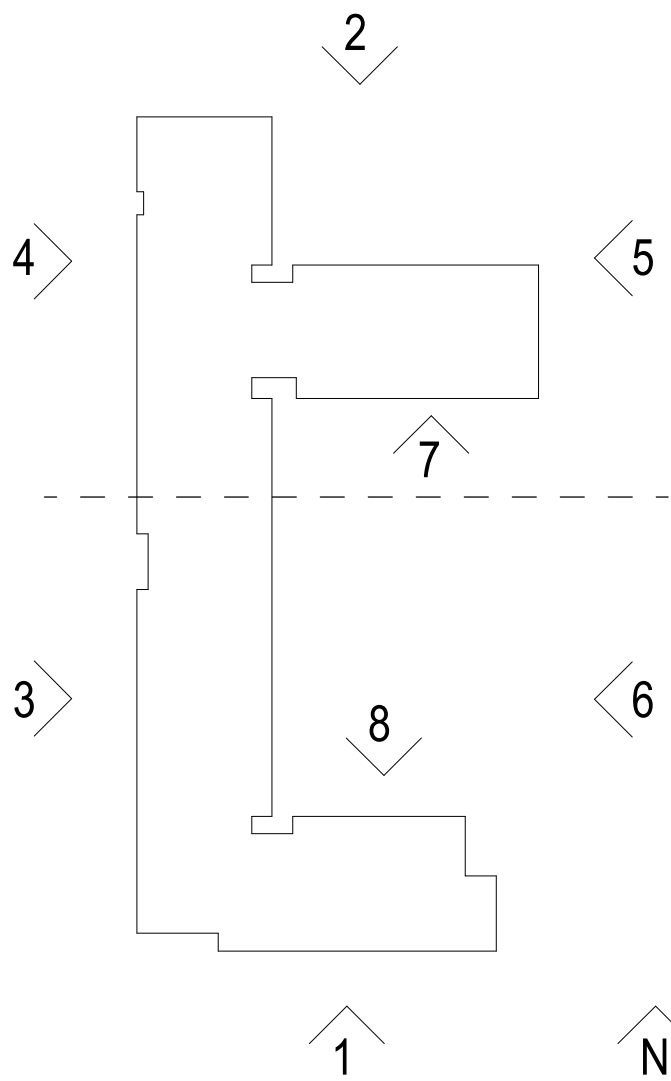
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SHEET TITLE:  
NORTH &  
SOUTH  
GARAGE  
ELEVATIONS

SHEET NUMBER:

14 OF17

BUILDING KEY PLAN





HIGHLINE VILLAGE 4 APARTMENTS  
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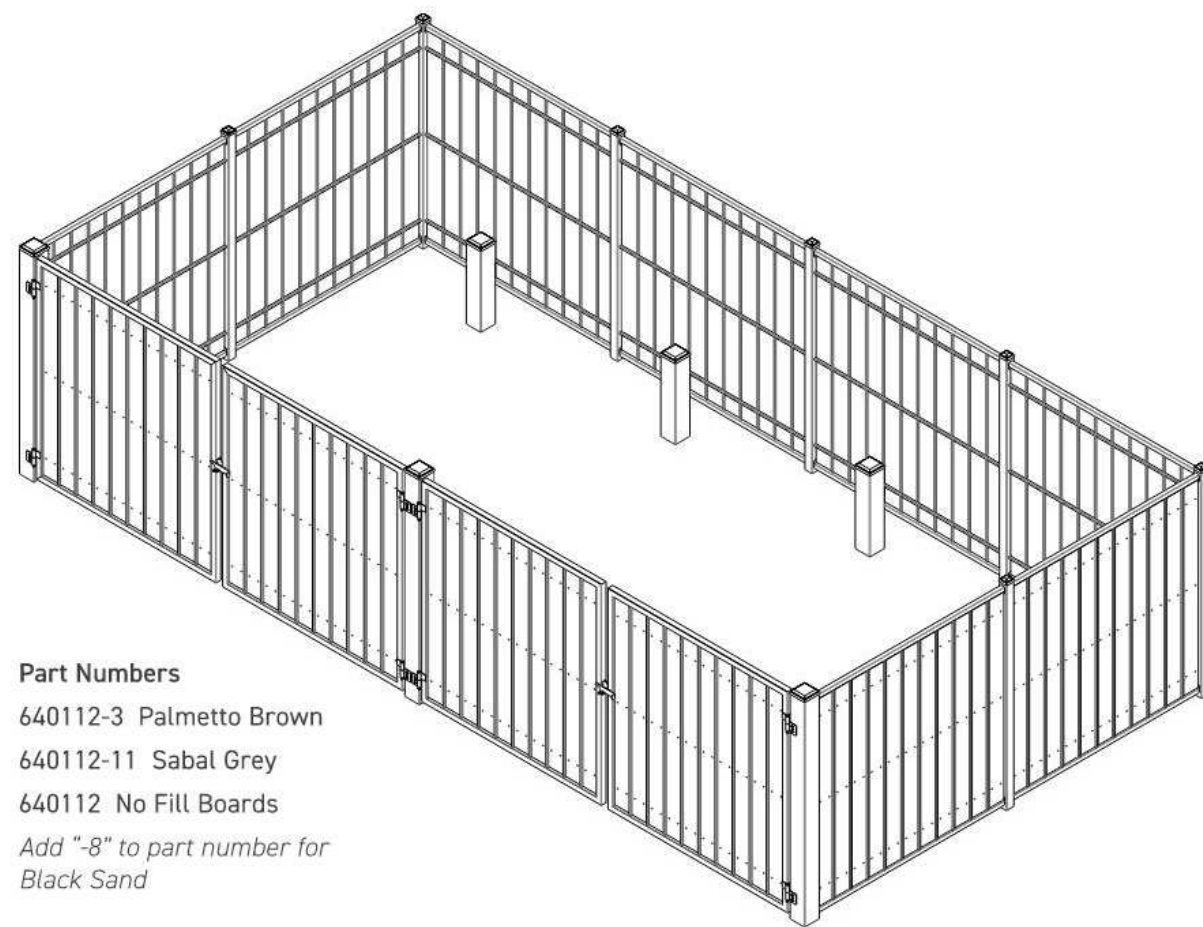


ESTATE  
ENCLOSURE  
SYSTEM



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

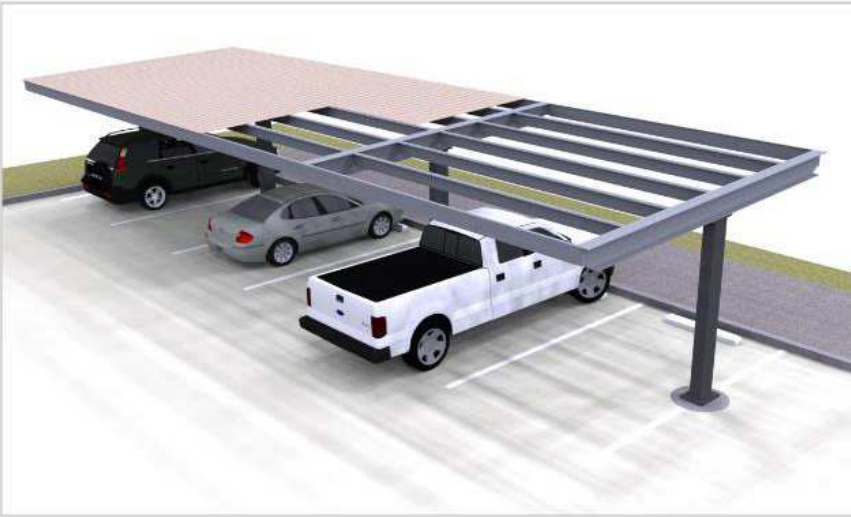
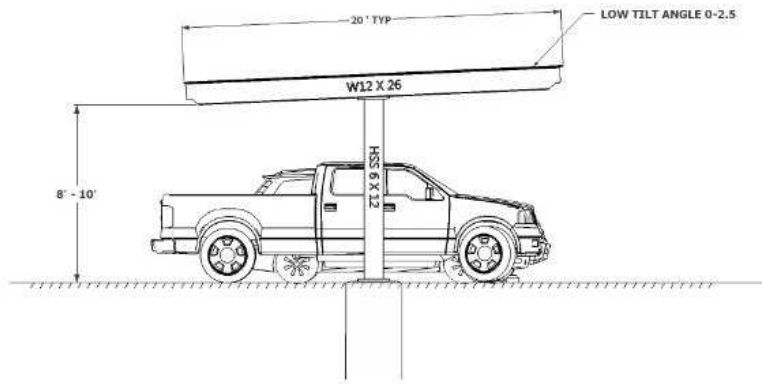
16 GA. Cold Rolled G-90 Galvanized Steel

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

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SHEET TITLE:  
TRASH &  
CARPORT  
ELEVATIONS

SHEET NUMBER:

15 OF17



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

On-Site Lighting  
& Survey, LLC

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

ISSUE:  
# DATE: DESCRIPTION:

PROJECT:  
Altos Realty Advisors

Highline Village 4  
Apartments

East 16th Ave., Aurora, Co

DATE: 02/09/21

DESIGNED: -

DRAWN: -

REVIEWED: -

FIELD BOOK NO.:

SHEET TITLE:

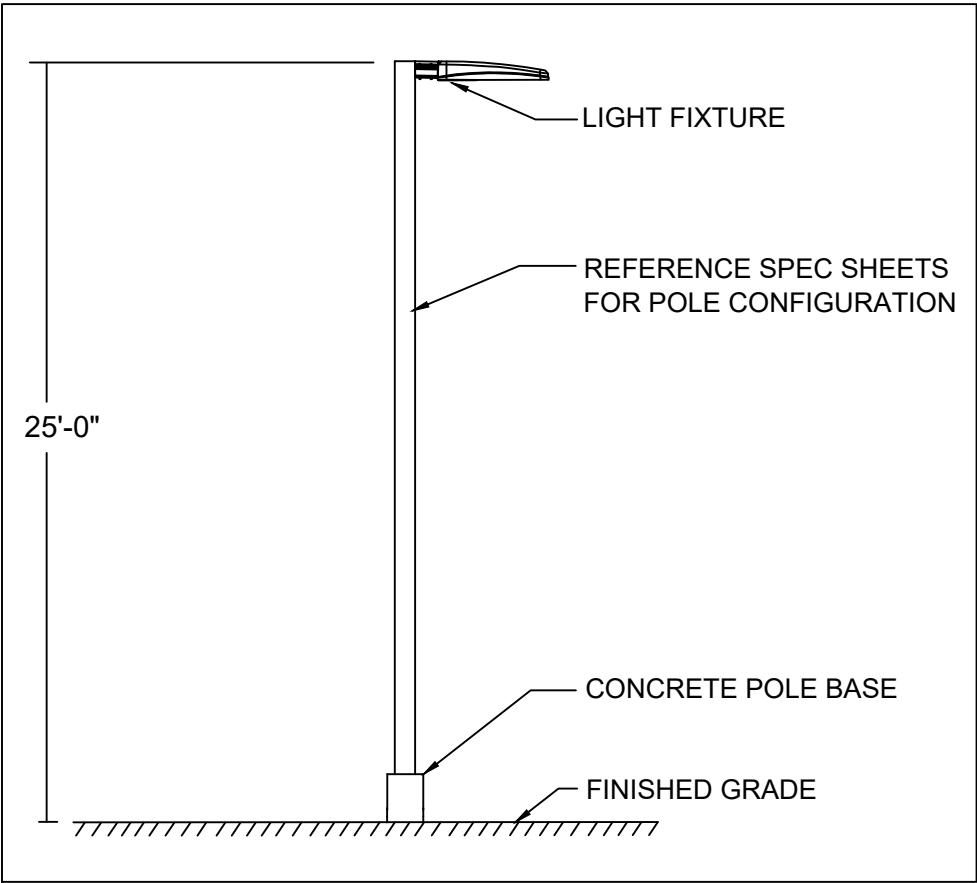
PHOTOMETRIC  
PLAN

SHEET NUMBER:

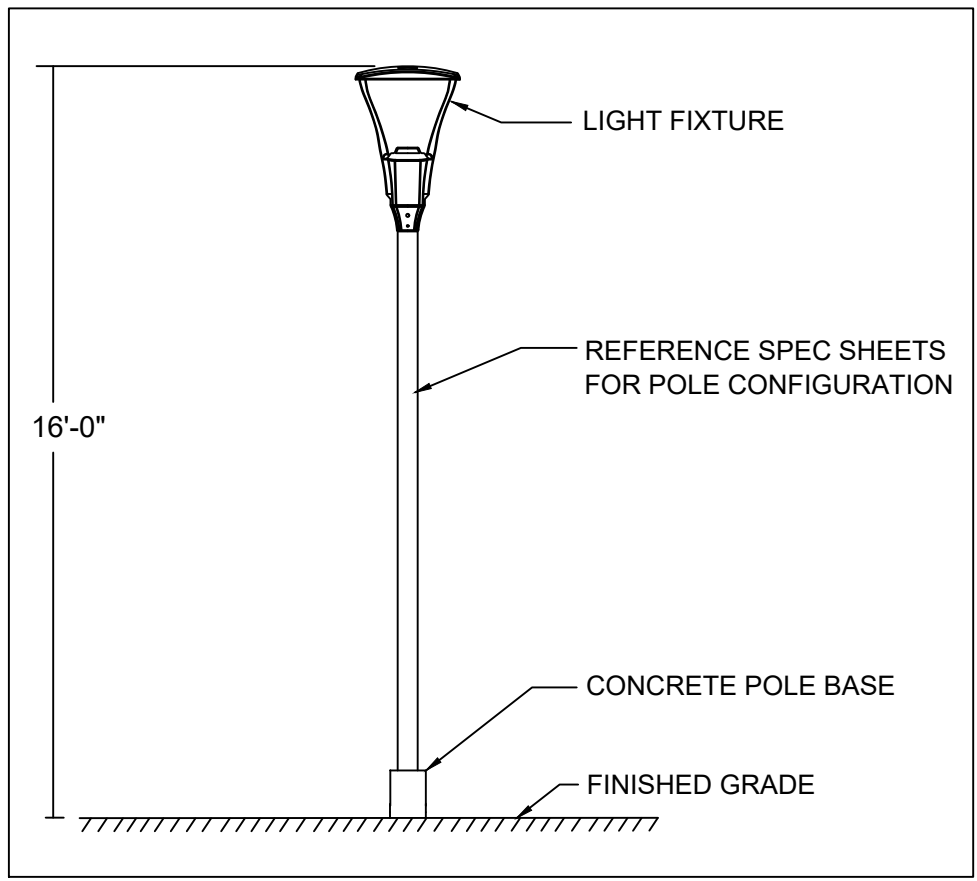
160F17

PROJECT NO.: 023160C

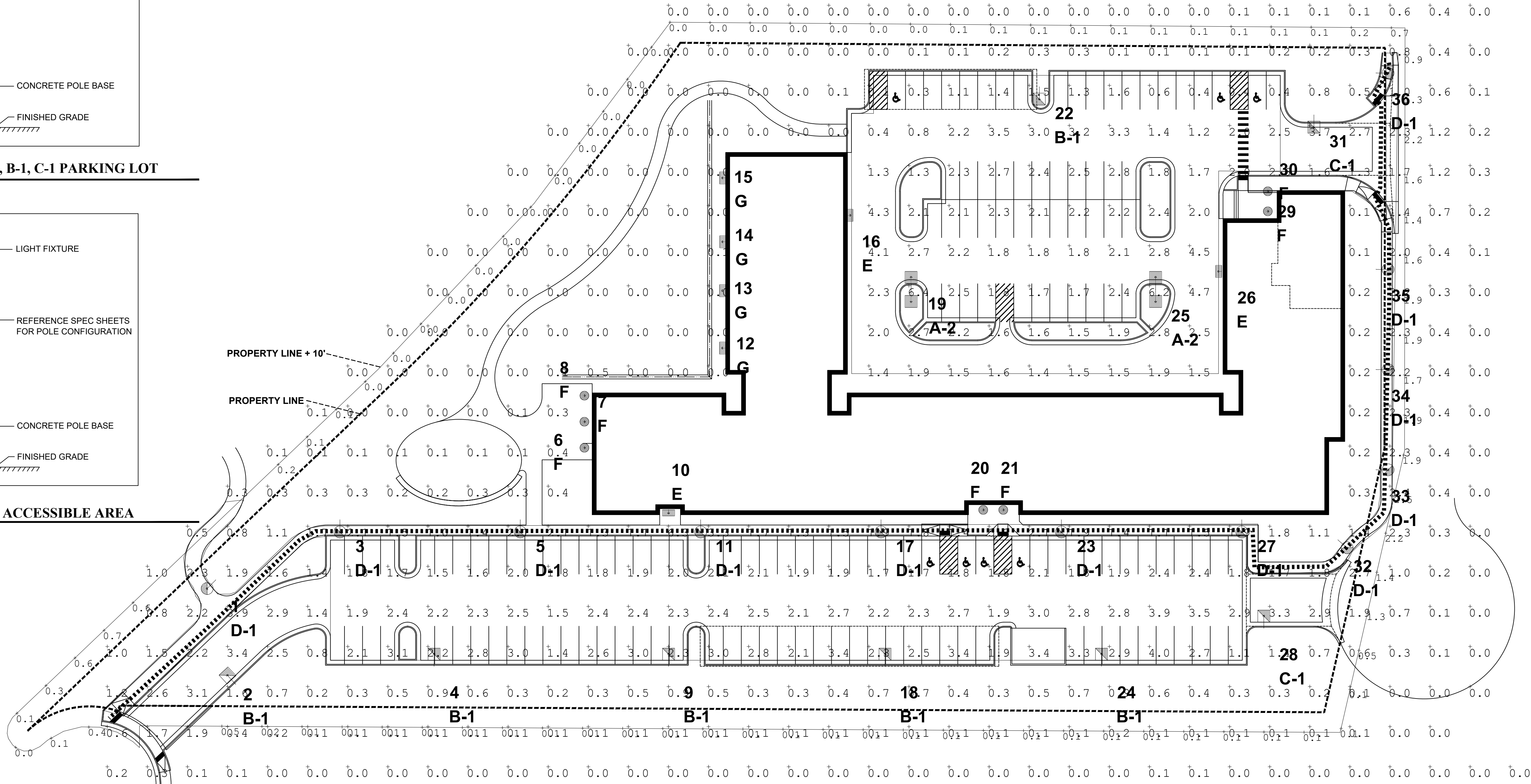
ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021  
INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF  
EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF  
EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES  
THE BUILDING IS OCCUPIED.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



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



3 POLE DETAIL D-1 ACCESSIBLE AREA  
SCALE: NTS



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

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

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

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



