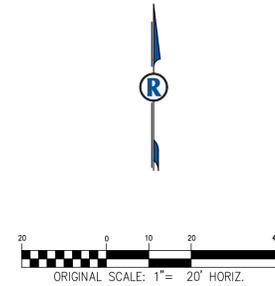




RICK ENGINEERING COMPANY ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

SITE PLAN AMENDMENT  
HIGHLINE VILLAGE  
CITY OF AURORA



**LEGEND**

	SECTION LINE
	EXISTING RIGHT-OF-WAY
	RIGHT-OF-WAY/ BOUNDARY
	PROPOSED LOT LINE
	EXISTING UTILITY EASEMENT
	PROPOSED SWALE
	EXISTING CURB & GUTTER
	PROPOSED BUILDING
	EXISTING BUILDING
	EXISTING ASPHALT PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	EXISTING CONCRETE
	PROPOSED CONCRETE
	EXISTING LANDSCAPING
	PROPOSED LANDSCAPING

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. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".

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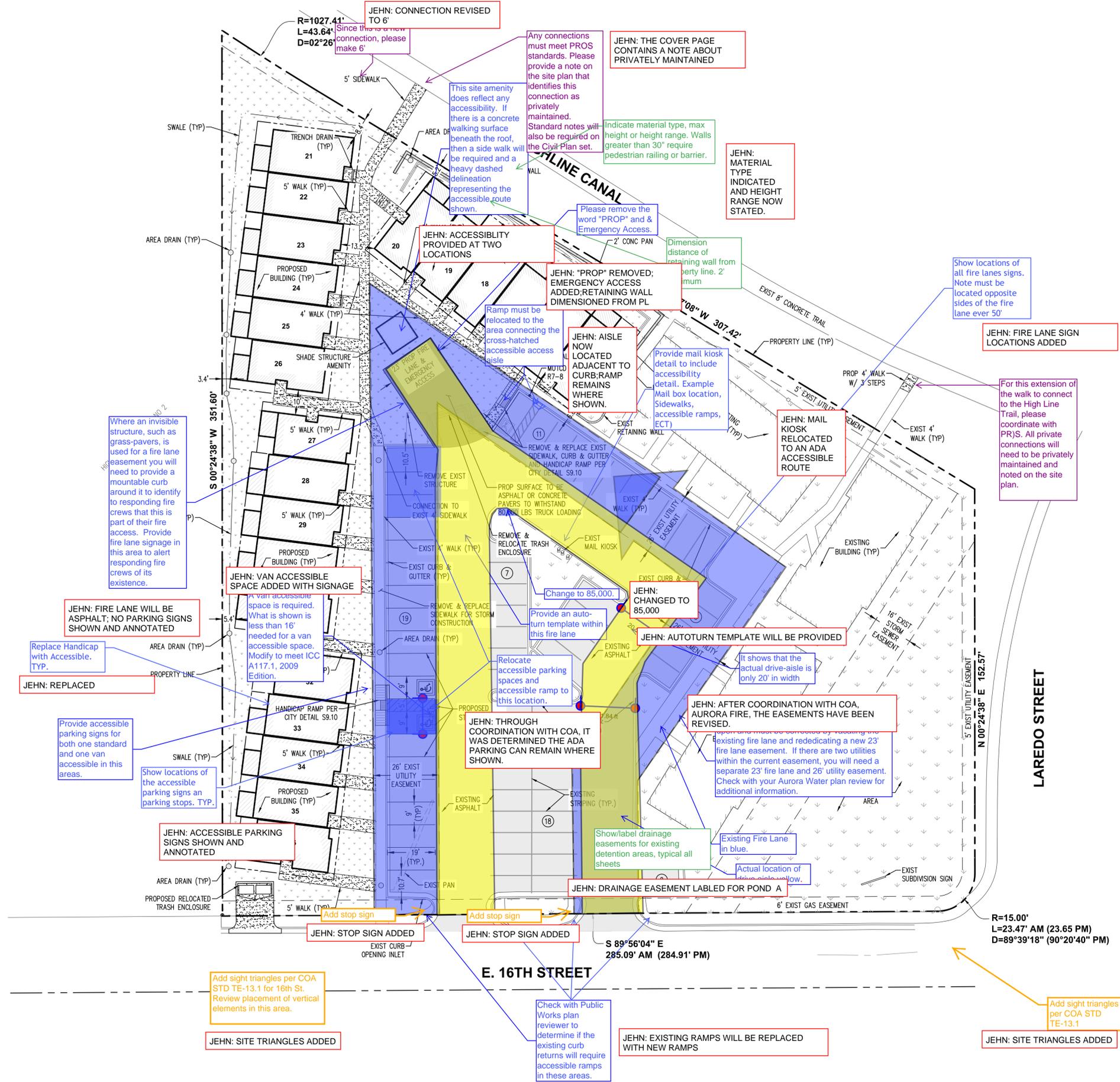


NO.	DESCRIPTION	REVISIONS	DATE

SCALE: 1" = 20'  
DATE: 03/06/2020  
DRAWN BY: RP  
CHECKED BY: DAK  
JOB NO: 1243

**SITE PLAN**

DRAWING NAME	1243-CONST-SP.dwg
SHEET NO.	2 OF 15

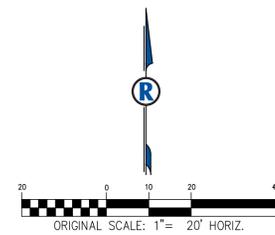


Approved	_____	Date	_____
City Engineer	_____	Date	_____
Fire Department	_____	Date	_____
Water Department	_____	Date	_____

**CHMAR**  
ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF AURORA BENCHMARK ID 3566325E002, DESCRIBED AS A CHISELED SQUARE NE CORNER WINGWALL. ELEVATION = 5444.81 CITY OF AURORA DATUM.

C:\RICK\Projects\01\_July\_12\011243\_Highline\Civil\PlanSet\CONST\1243\_CONST\_SP.dwg, 3/12/2020, 3:46:47 PM

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**LEGEND**

- SECTION LINE
- - - - - EXISTING RIGHT-OF-WAY
- - - - - RIGHT-OF-WAY / BOUNDARY
- - - - - EXISTING UTILITY EASEMENT
- PROPOSED SWALE
- EXISTING STORM LINE
- PROPOSED STORM LINE
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- EXISTING WATER VALVE
- EXISTING STORM SEWER MH
- EXISTING SANITARY SEWER MH
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING LIGHT POLE
- EXISTING TREES

Add a note indicating if the storm sewer system is public or private and who will maintain it.

**NOTES**

1. STORM SEWER PIPE SHALL BE HDPE OR ACCEPTABLE ALTERNATIVE.
2. WATER AND SEWER SERVICES TO BE VERIFIED IN THE FIELD. INDIVIDUAL SERVICES TO THE UNITS ARE TO BE CONSTRUCTED PER THIS PLAN.
3. SANITARY SEWER SERVICES TO THE UNITS ARE 4" PVC. WATER SERVICES TO THE UNITS ARE 3/4".

Individual water and sewer service lines for single family attached town homes.

JEHN: AFTER COORDINATING WITH AURORA WATER, INDIVIDUAL METERS ARE SHOWN. EXISTING INDIVIDUAL SANITARY SEWER SERVICES ARE DEPICTED AS LOCATED.

Approved	_____	Date	_____
City Engineer	_____	Date	_____
Fire Department	_____	Date	_____
Water Department	_____	Date	_____

**CHMAR**

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SITE PLAN AMENDMENT  
HIGHLINE VILLAGE  
CITY OF AURORA

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**811**  
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NO.	REVISIONS	DATE

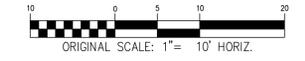
SCALE:	1" = 20'
DATE:	03/06/2020
DRAWN BY:	RP
CHECKED BY:	DAK
JOB NO:	1243

**OVERALL UTILITY PLAN**

DRAWING NAME	1243-CONST-UT.dwg
SHEET NO.	3 OF 15



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SITE PLAN AMENDMENT  
HIGHLINE VILLAGE  
CITY OF AURORA

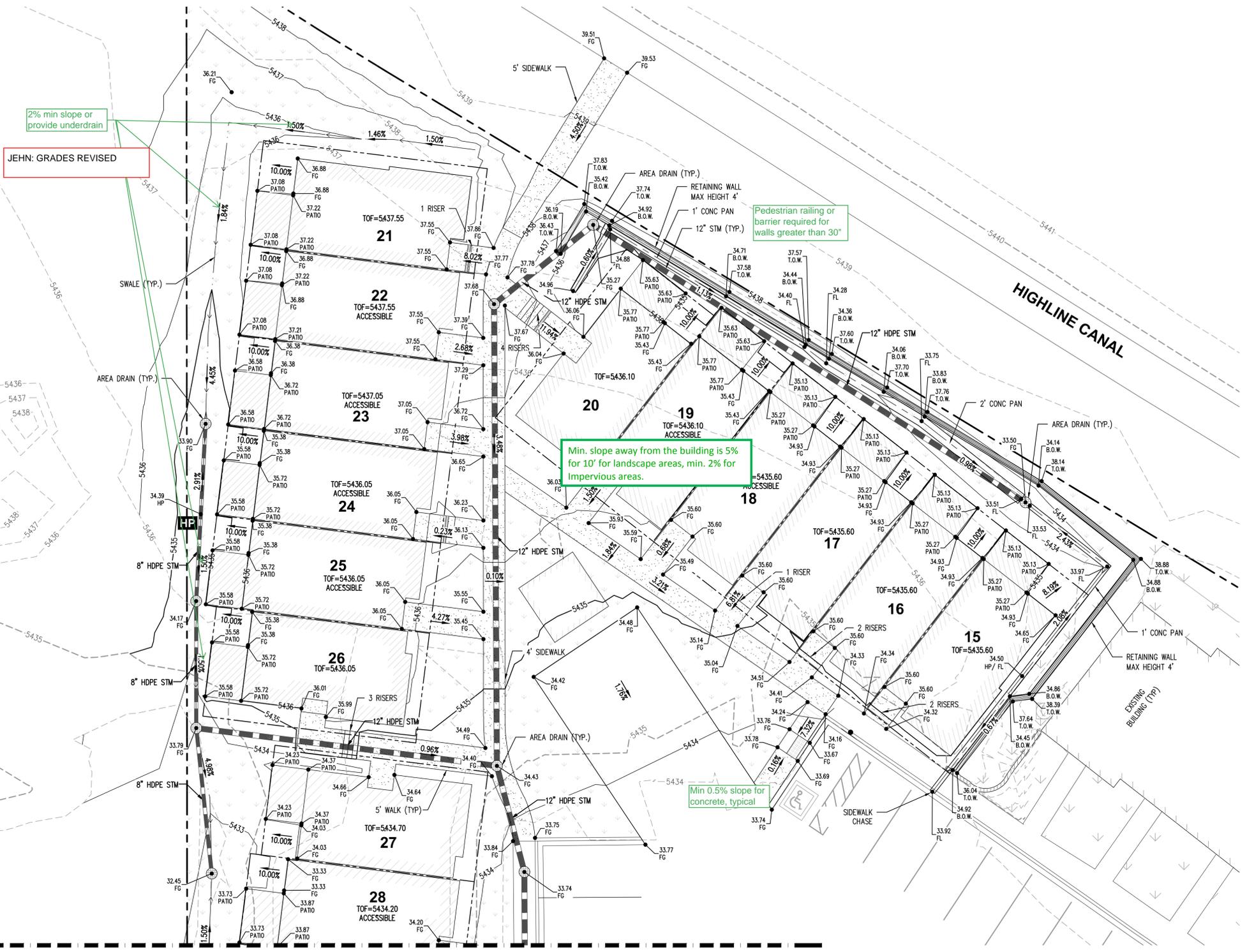
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NO.	DESCRIPTION	DATE

SCALE: 1" = 10'  
DATE: 03/06/2020  
DRAWN BY: RP  
CHECKED BY: DAK  
JOB NO: 1243

**DETAILED GRADING 1**  
DRAWING NAME: 1243-CONST-DET-GR.dwg  
SHEET NO. 5 OF 15



2% min slope or provide underdrain

JEHN: GRADES REVISED

Pedestrian railing or barrier required for walls greater than 30"

Min. slope away from the building is 5% for 10' for landscape areas, min. 2% for impervious areas.

Min 0.5% slope for concrete, typical

**LEGEND**

- 1.0% PROPOSED GRADE AND FLOW DIRECTION
- - - 5435 EXIST. MAJOR CONTOUR
- - - 5436 EXIST. MINOR CONTOUR
- - - 5735 PROP. MAJOR CONTOUR
- - - 5436 PROP. MINOR CONTOUR
- HP PROP. HIGH POINT
- LP PROP. LOW POINT
- DRAINAGE FLOW ARROW
- FLOWLINE SWALE
- 5722.59 EXIST. EXISTING ELEVATION
- 22.59 FL. PROPOSED ELEVATION
- FL FLOWLINE
- TOG TOP OF GRADE
- TOW TOP OF GRADE AT WALL
- BOW BOTTOM OF GRADE AT WALL
- FG FINISHED GRADE
- TOF TOP OF FOUNDATION

Add a note indicating if the storm sewer system is public or private and who will maintain it.

**CHMAR**

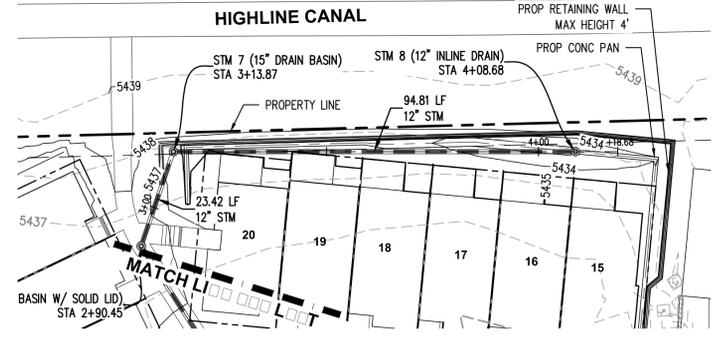
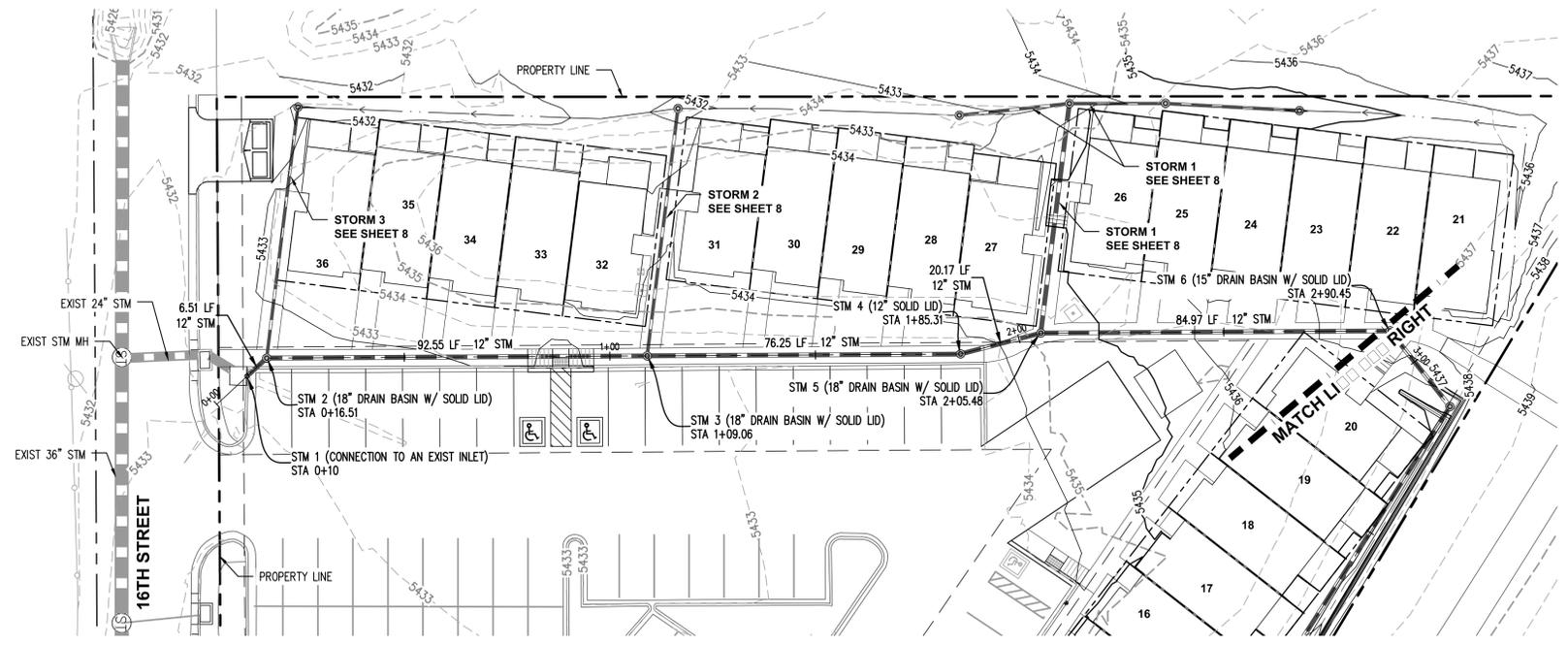
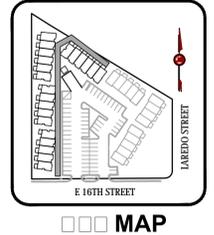
ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF AURORA BENCHMARK ID 356632E002, DESCRIBED AS A CHISELED SQUARE NE CORNER WINGWALL. ELEVATION = 5444.81 CITY OF AURORA DATUM.

Approved	Drawn	Checked	Date

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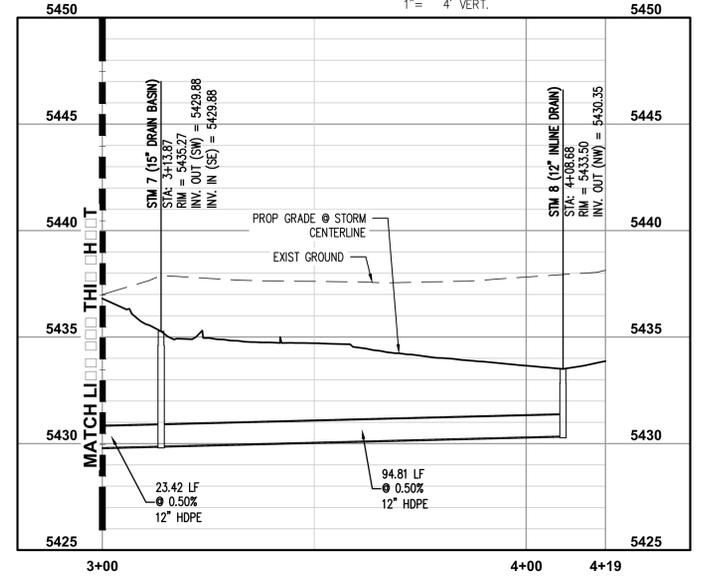
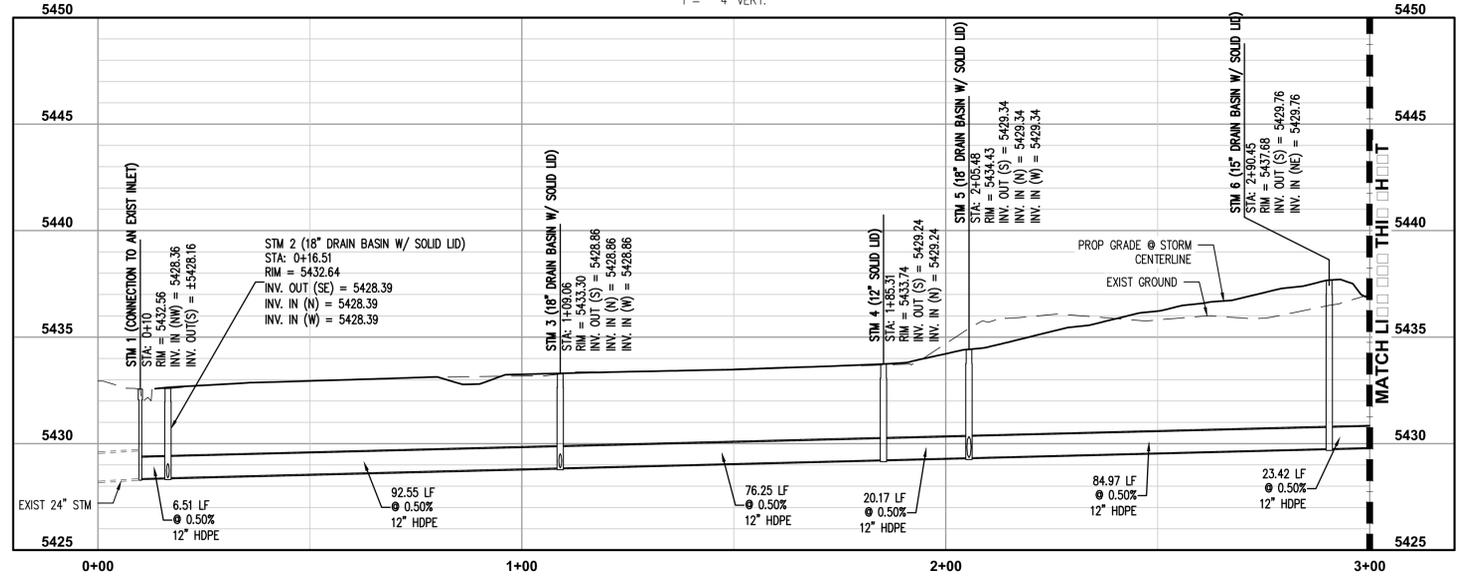
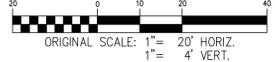


STORM PLAN AND PROFILE



Storm plan and profiles are not part of the site plan. Please remove and include in the civil plan submittal

STORM PLAN AND PROFILE



JEHN: SHEET WITHDRAWN

Storm sewer is also private. Please add to note.

\* STORM SEWER PIPE SHALL BE HDPE OR ACCEPTABLE ALTERNATIVE.

CHMAR

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Approved	Date
City Engineer	Date
Director	Date
Client	Date

SITE PLAN AMENDMENT  
HIGHLINE VILLAGE  
CITY OF AURORA

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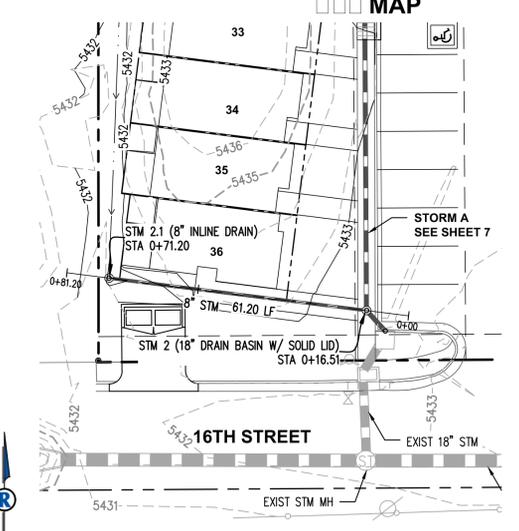
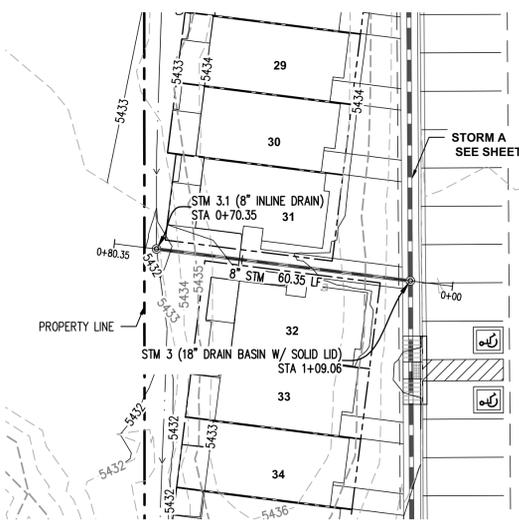
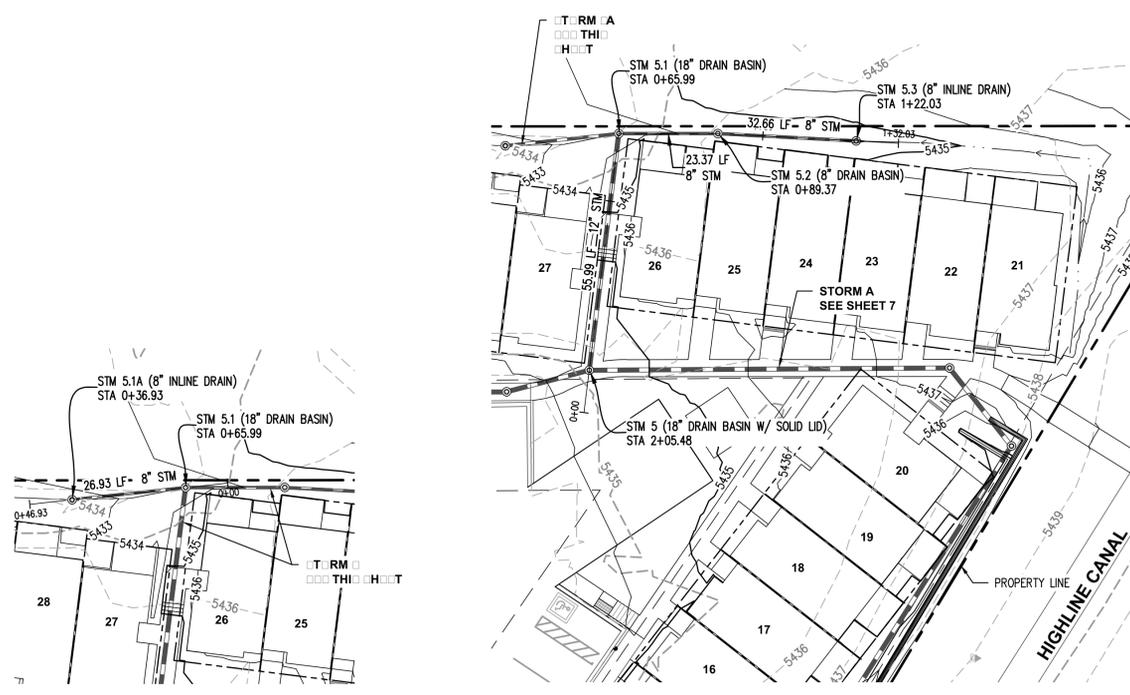
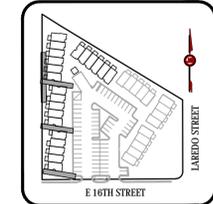
NO.	DESCRIPTION	DATE

SCALE: 1" = 20'  
DATE: 03/06/2020  
DRAWN BY: RP  
CHECKED BY: DAK  
JOB NO: 1243

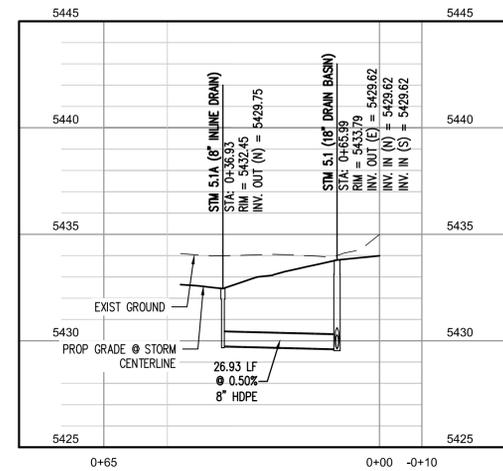
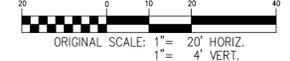
STORM PLAN AND PROFILE 1

DRAWING NAME: 1243-CONST-STM1.dwg  
SHEET NO. 7 OF 15

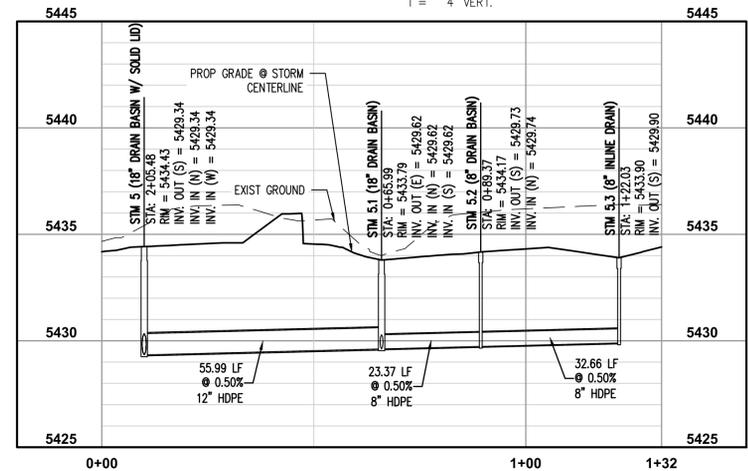
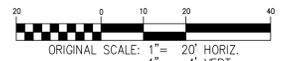
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TERM A PLAN PROFILE

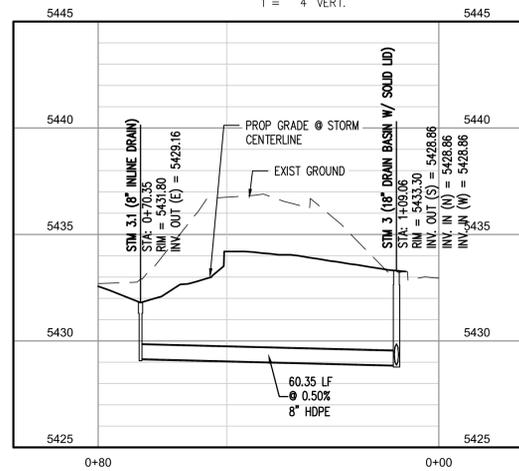
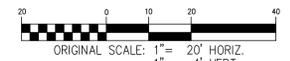


TERM PLAN PROFILE

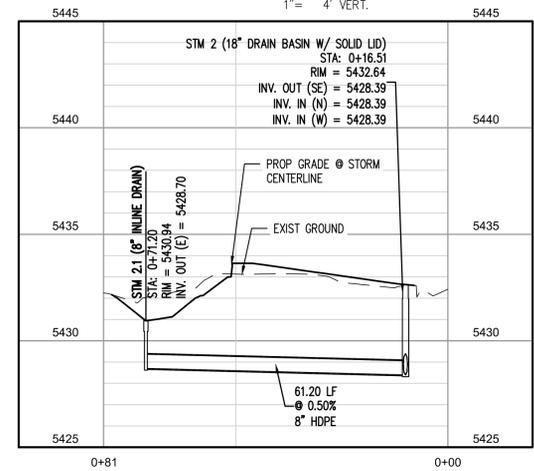
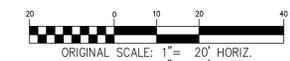


Storm plan and profiles are not part of the site plan. Please remove and include in the civil plan submittal

RM PLAN PROFILE



TERM PLAN PROFILE



JEHN: SHEET WITHDRAWN

STORM SEWER PIPE SHALL BE HDPE OR ACCEPTABLE ALTERNATIVE.

CHMAR  
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Approved	near	This Date
City Engineer		Date
Director		Date
Owner		Date

SITE PLAN AMENDMENT  
HIGHLINE VILLAGE  
CITY OF AURORA

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DATE: 03/06/2020  
DRAWN BY: RP  
CHECKED BY: DAK  
JOB NO: 1243

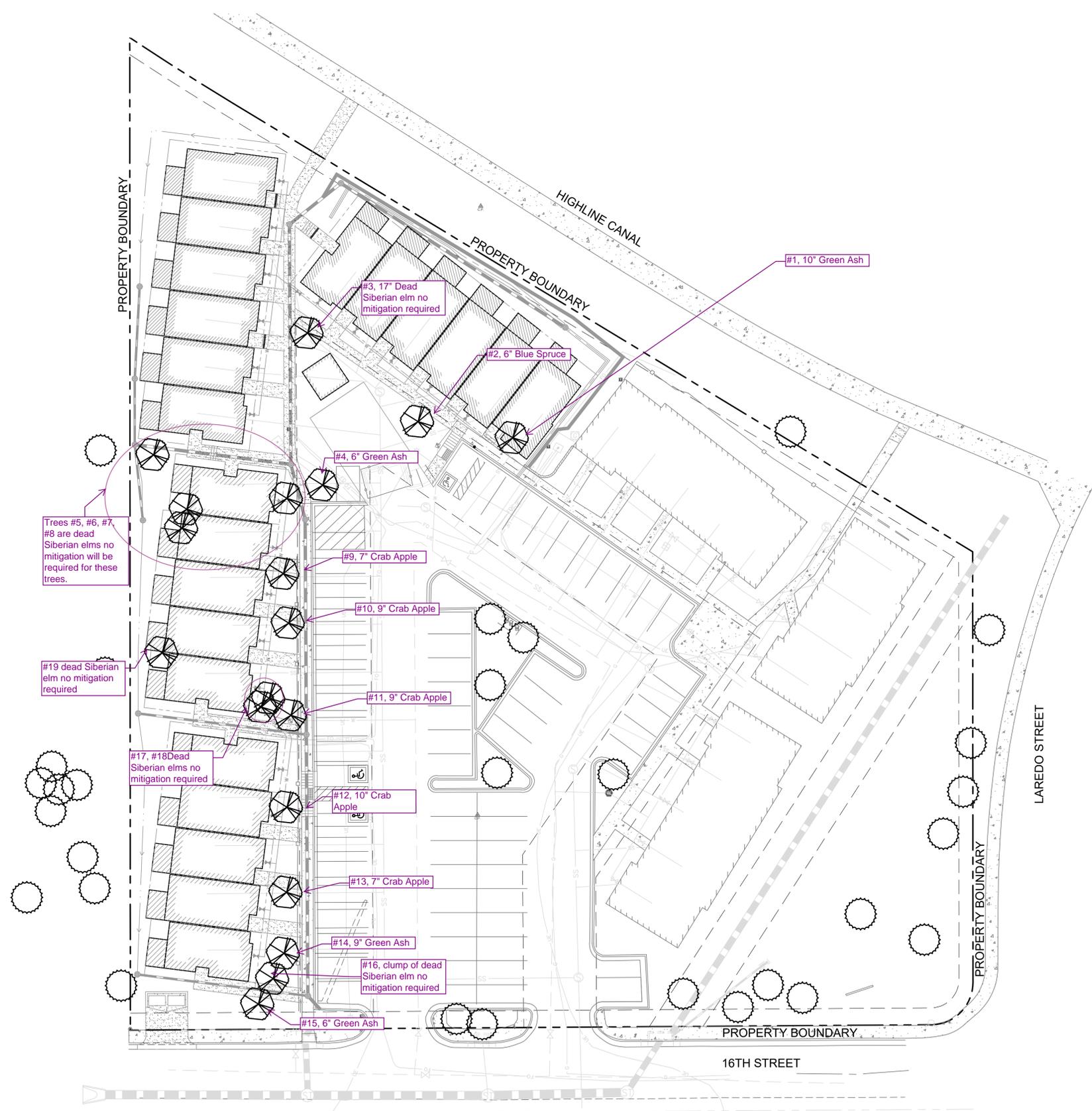
STORM PLAN AND PROFILE 2

DRAWING NAME: 1243-CONST-STM2.dwg  
SHEET NO. 8 OF 15

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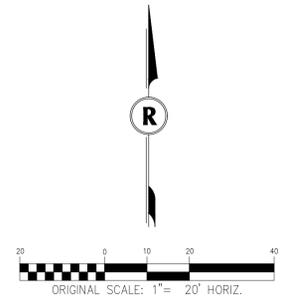


**LEGEND**

-  EXISTING TREE TO BE REMOVED
-  EXISTING TREE TO REMAIN

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. Parks, Recreation & Open Space Dedication and Development Criteria manual. These notes shall be added to the plan.

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.



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 CIT A R RA

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NO.	DESCRIPTION	REVISIONS	DATE

SCALE: 1" = 20'  
DATE: 03/06/2020  
DRAWN BY: KR  
CHECKED BY: KN  
JOB NO: 1243

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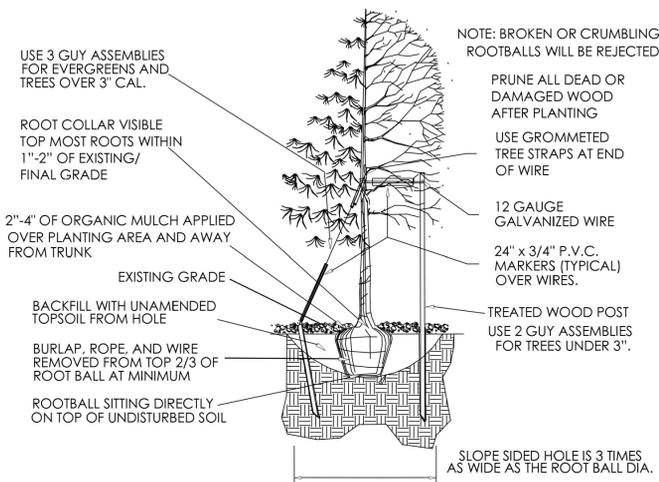
DRAWING NAME: \_\_\_\_\_  
SHEET NO.  OF

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## GENERAL LANDSCAPE NOTES

- LANDSCAPE INSTALLATION SHALL BE COMPLETED PRIOR TO ISSUANCE OR CERTIFICATE OF OCCUPANCY.
- ROUGH MULCH FOR SOIL PREPARATION SHALL BE A MIXTURE OF 25% SHEEP MANURE AND 75% MOUNTAIN PEAT AND SHALL CONTAIN A MINIMUM OF 50% ORGANIC MATTER. ROUGH MULCH SHALL BE ROTOTILLED IN AT A RATE OF 5 CU. YDS./1000 S.F. WITHIN THE SOD LIMITS. MULCH SHALL BE TILLED TO A DEPTH OF 8".
- FERTILIZER SHALL BE OF COMPOSITION COMMONLY KNOWN AS 0-40-0 "TREBLE-SUPER-PHOSPHATE". FERTILIZER SHALL BE APPLIED UNIFORMLY OVER THE ENTIRE AREA TO BE SODDED AT A RATE OF 20 LBS./1000 S.F.
- ALL AREAS TO BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM, DESIGNED FOR A BUBBLER SYSTEM IN SHRUB AREAS.
- SIDEWALKS TO BE CONCRETE AND PARKING AREAS TO BE ASPHALT.
- SHRUBBERY OF LOW PROFILE SHALL BE INSTALLED UNDER WINDOWS AND AT ENTRANCES OF UNITS. ADDITIONALLY ONLY LOW PROFILE SHRUBS SHALL BE USED AT THE INTERSECTION OF LAREDO STREET AND EAST 16TH STREET.



NOTE: EVERGREEN TREES: STAKE AND GUY AS SHOWN USING 3 STAKES AROUND TREES-NO SPRAYING OR WRAPPING.

DECIDUOUS TREES: SPRAY TRUNK WITH INSECTICIDE THEN WRAP TRUNK WITH 4" TREE WRAP FROM BOTTOM UP TO SECOND BRANCH. SECURE TAPE MINIMUM 5 PLACES.

DOUBLE STRAND 10 OR 12 GAUGE WIRE THROUGH HOSE AROUND TRUNK TO POST AND TWIST TAUT.

8" STEEL POST EACH SIDE @180 DEGREES WITH BLADE ON TREE SIDE FOR DECIDUOUS TREES, 3" STEEL POSTS ON THREE SIDES @120 DEGREES FOR EVERGREENS.

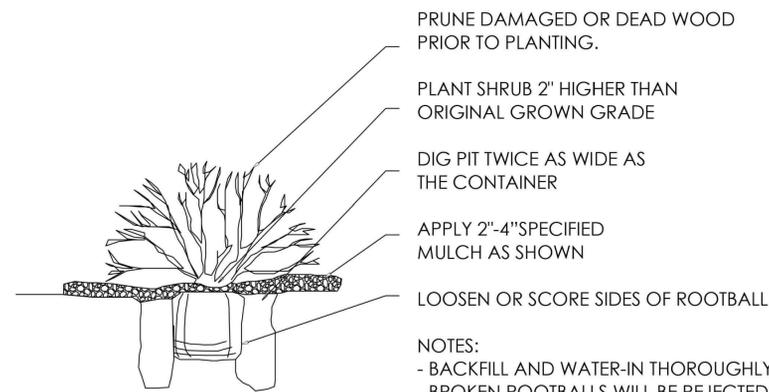
PEA GRAVEL SUMP BOTTOM OF PLANT PIT.

BACKFILL MIX: 2/3 ON SITE SOIL FROM PIT: 1/3 MOUNTAIN PEAT MIX THOROUGHLY BEFORE BACK FILLING.

NOTE: DETAIL IS TYPICAL IN INTENT ONLY. CONTRACTOR SHALL ADJUST HIS WORK AS NECESSARY TO ACCOMMODATE PLANTINGS IN ALL CONDITIONS. CONSULT WITH OWNER.

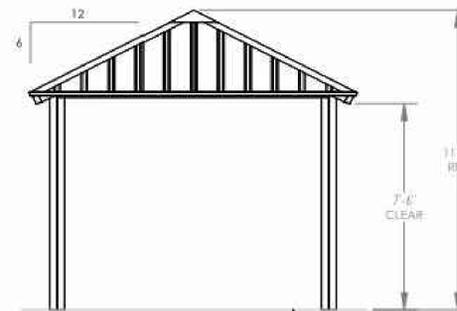
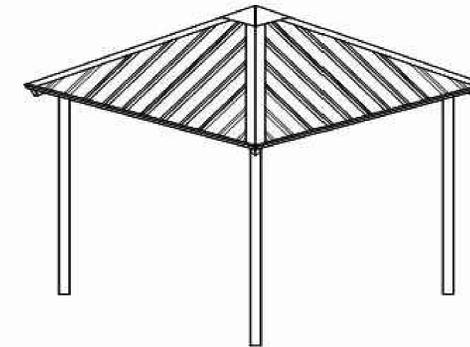
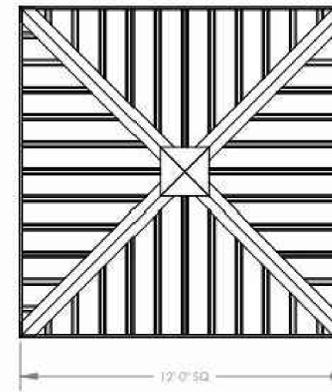
## TREE DETAIL

NTS



## SHRUB DETAIL

NTS



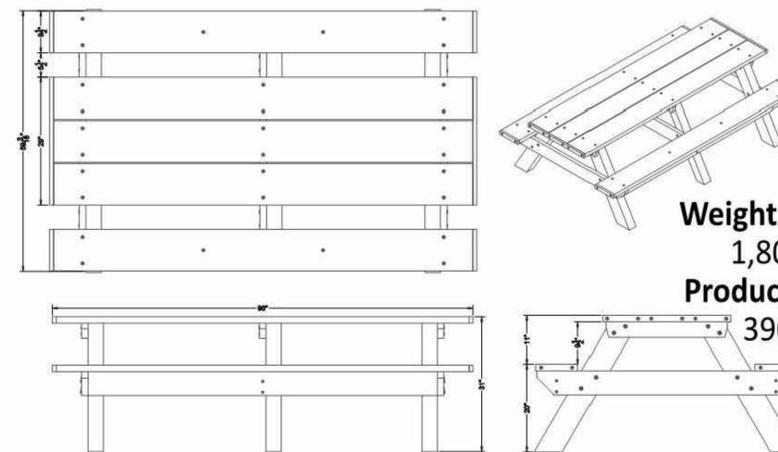
FINISH GRADE. MOUNTING VARIES BASED ON ENGINEERING REQUIREMENTS.

MANUFACTURER: POLIGON  
OR APPROVED EQUAL  
MODEL: SQR-12  
ROOF TYPE: MULTIRIB  
ROOF COLOR: EVERGREEN  
FRAME COLOR: SURREY BEIGE

## NEW PROPOSED SHADE STRUCTURE DETAIL

IN LIEU OF PREVIOUSLY APPROVED PLAY AREA

NTS



MANUFACTURER: POLY PRODUCTS  
OR APPROVED EQUAL  
MODEL: ASM-SPT2HA  
ROOF TYPE: MULTIRIB  
TABLE FRAME: BLACK  
PLANK COLOR: CEDAR

## NEW PROPOSED PICNIC TABLE DETAIL

NTS

IT PLAMDM

HIGHLIAG  
T H M  
CIT A R A

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SCALE: 1" = 20"  
DATE: 03/06/2020  
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CHECKED BY: KN  
JOB NO: 1243

LADCAP  
DETAIL

DRAWING NAME  
SHEET NO. OF





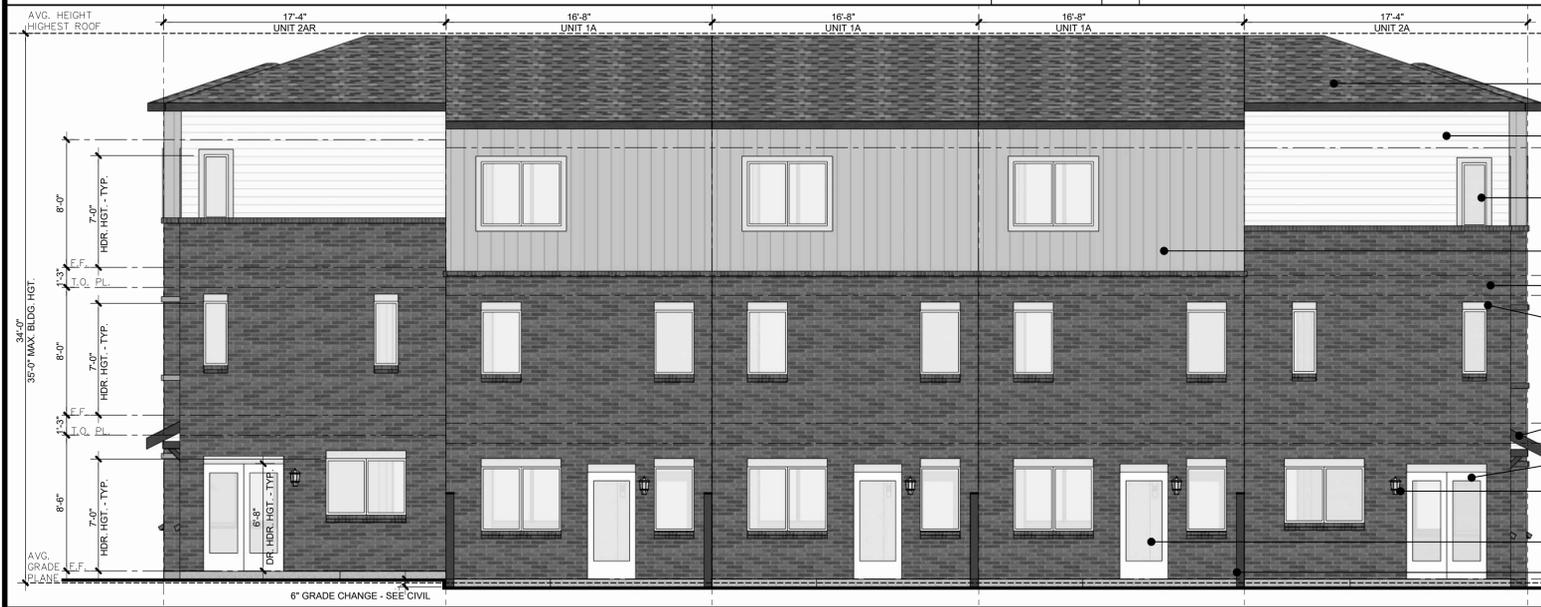
**RIGHT FACADE CALCULATIONS**  
 BRICK = 548 SF  
 TOTAL FACADE = 821 SF  
 BRICK PERCENTAGE OF TOTAL SF = 66%



**LEFT FACADE CALCULATIONS**  
 BRICK = 548 SF  
 TOTAL FACADE = 821 SF  
 BRICK PERCENTAGE OF TOTAL SF = 66%

**RIGHT EXTERIOR ELEVATION** SCALE: 3/16"=1'-0" **4**

**LEFT EXTERIOR ELEVATION** SCALE: 3/16"=1'-0" **3**



**REAR FACADE CALCULATIONS**  
 BRICK = 1,416 SF  
 TOTAL FACADE = 2,086 SF  
 BRICK PERCENTAGE OF TOTAL SF = 68%

**REAR EXTERIOR ELEVATION** SCALE: 3/16"=1'-0" **2**



**FRONT FACADE CALCULATIONS**  
 BRICK = 1,316 SF  
 TOTAL FACADE = 2,668 SF  
 BRICK PERCENTAGE OF TOTAL SF = 49%

**FRONT EXTERIOR ELEVATION** SCALE: 3/16"=1'-0" **1**

**EXTERIOR ELEVATIONS**

- 1 FIBER CEMENT SIDING
- 2 BOARD AND BATTEN
- 3 BRICK
- 4 FIBER CEMENT TRIM
- 5 ASPHALT ROOF SHINGLES
- 6 ADDRESS NUMBERS
- 7 UNIT ENTRY DOOR
- 8 VINYL WINDOW
- 9 FENCE
- 10 SLIDING GLASS DOOR
- 11 GLASS DOOR
- 12 EXTERIOR LIGHT FIXTURE
- 13 DECORATIVE AWNING

**OVERALL BUILDING FACADE CALCULATIONS**  
 BRICK = 3,828 SF  
 TOTAL FACADE = 6,396 SF  
 BRICK PERCENTAGE OF TOTAL SF = 60%

**SITE PLAN AMENDMENT**  
**HIGHLINE VILLAGE**  
 CITY OF AURORA

**Architecture + Planning**  
 820 16th St., Suite 500  
 Denver, CO 80202  
 ktgy.com  
 303.825.6400  
 CONTACT: KATE MILLENSON  
 KMILLENSON@KTGY.COM

**811**  
 Know what's below.  
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NO.	DESCRIPTION	DATE:



**EXTERIOR ELEVATIONS**



**RIGHT FACADE CALCULATIONS**  
 BRICK = 627 SF  
 TOTAL FACADE = 821 SF  
 BRICK PERCENTAGE OF TOTAL SF = 76%



**LEFT FACADE CALCULATIONS**  
 BRICK = 548 SF  
 TOTAL FACADE = 821 SF  
 BRICK PERCENTAGE OF TOTAL SF = 66%

**RIGHT EXTERIOR ELEVATION** SCALE: 3/16"=1'-0" **4**

**LEFT EXTERIOR ELEVATION** SCALE: 3/16"=1'-0" **3**



**REAR FACADE CALCULATIONS**  
 BRICK = 1,654 SF  
 TOTAL FACADE = 2,450 SF  
 BRICK PERCENTAGE OF TOTAL SF = 68%

**REAR EXTERIOR ELEVATION** SCALE: 3/16"=1'-0" **2**



**FRONT FACADE CALCULATIONS**  
 BRICK = 1,588 SF  
 TOTAL FACADE = 3,194 SF  
 BRICK PERCENTAGE OF TOTAL SF = 49%

**FRONT EXTERIOR ELEVATION** SCALE: 3/16"=1'-0" **1**

**EXTERIOR ELEVATIONS**

- 1 FIBER CEMENT SIDING
- 2 BOARD AND BATTEN
- 3 BRICK
- 4 FIBER CEMENT TRIM
- 5 ASPHALT ROOF SHINGLES
- 6 ADDRESS NUMBERS
- 7 UNIT ENTRY DOOR
- 8 VINYL WINDOW
- 9 FENCE
- 10 SLIDING GLASS DOOR
- 11 GLASS DOOR
- 12 EXTERIOR LIGHT FIXTURE
- 13 DECORATIVE AWNING

**OVERALL BUILDING FACADE CALCULATIONS**

BRICK = 4,417 SF  
 TOTAL FACADE = 7,286 SF  
 BRICK PERCENTAGE OF TOTAL SF = 61%

**SITE PLAN AMENDMENT**  
**HIGHLINE VILLAGE**  
 CITY OF AURORA

**Architecture + Planning**  
 820 16th St., Suite 500  
 Denver, CO 80202  
 ktgy.com  
 303.825.6400  
 CONTACT: KATE MILLENSON  
 KMILLENSON@KTGY.COM

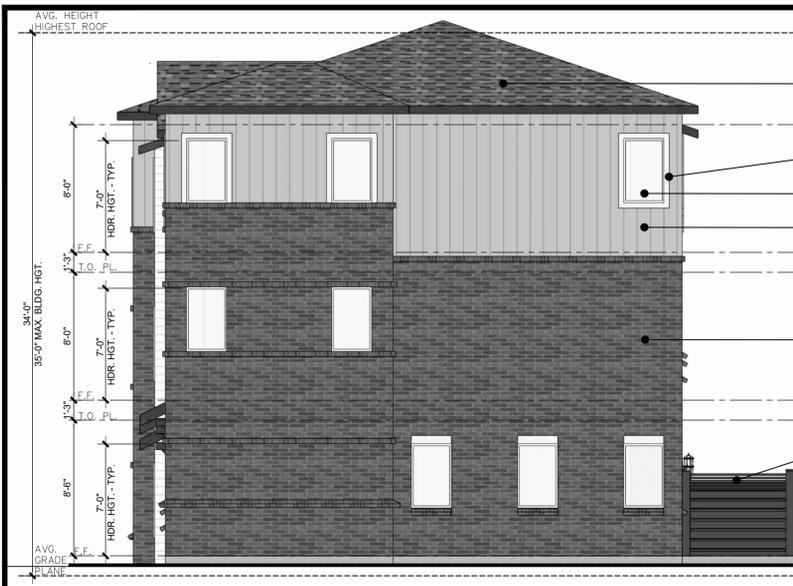
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**EXTERIOR ELEVATIONS**

DRAWING NAME: 6A - PLEX  
 SHEET NO. 14 OF 15



**RIGHT FACADE CALCULATIONS**  
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