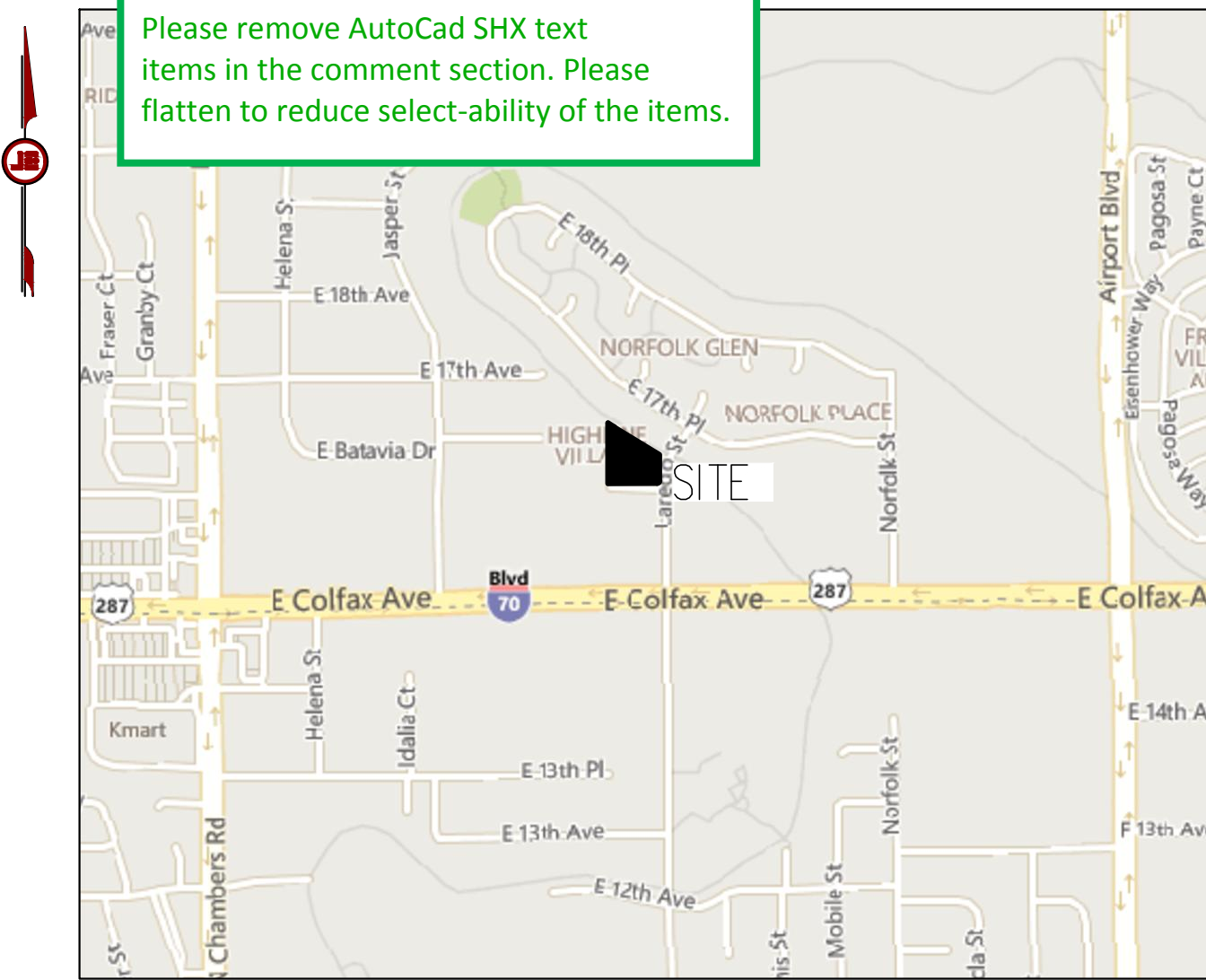


SITE PLAN AMENDMENT  
HIGHLINE VILLAGE SUBDIVISION  
FILING 3 AMENDMENT NO. 1

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

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

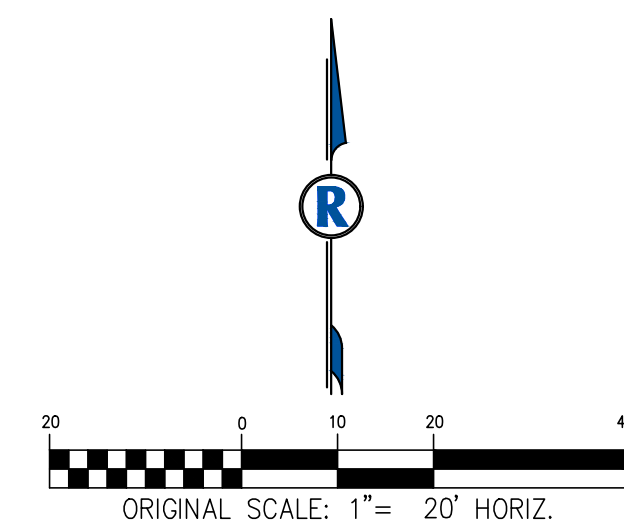








RICK ENGINEERING COMPANY ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



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                |

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 TO BE CONSTRUCTED PER THIS PLAN.
3. SANITARY SEWER SERVICES TO THE UNITS ARE 4" PVC. WATER SERVICES TO THE UNITS ARE 3/4".
4. ALL ONSITE STORM SEWER IS PRIVATE AND TO BE MAINTAINED BY THE PROPERTY OWNER.

CHMAR

ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF AURORA BENCHMARK ID 3566325E02, DESCRIBED AS A CHISELED SQUARE NE CORNER WINGWALL. ELEVATION = 5444.81 CITY OF AURORA DATUM.

SITE PLAN AMENDMENT

HIGHLINE VILLAGE

CITY OF AURORA

RICK ENGINEERING COMPANY

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REVISIONS		DATE:
NO.	DESCRIPTION	

SCALE: 1"=20'  
DATE: 9/21/2020  
DRAWN BY: RP  
CHECKED BY: DAK  
JOB NO: 1243

OVERALL UTILITY PLAN

DRAWING NAME 1243-CONST-UT.dwg  
SHEET NO. 3 OF 14





**SITE PLAN AMENDMENT**

**HIGHLINE VILLAGE**

**CITY OF AURORA**

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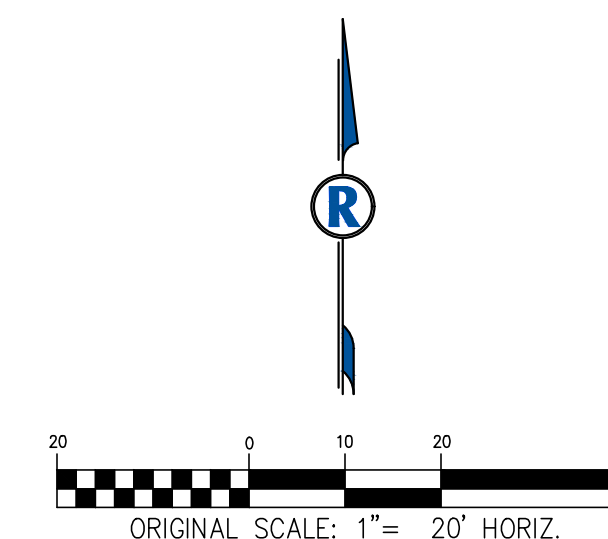
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SCALE: 1"=20'  
DATE: 9/21/2020  
DRAWN BY: RP  
CHECKED BY: DAK  
JOB NO: 1243

DRAWING NAME	1243-CONST-GR.dwg
SHEET NO.	4 OF 14

	g	
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Legend for road construction symbols:

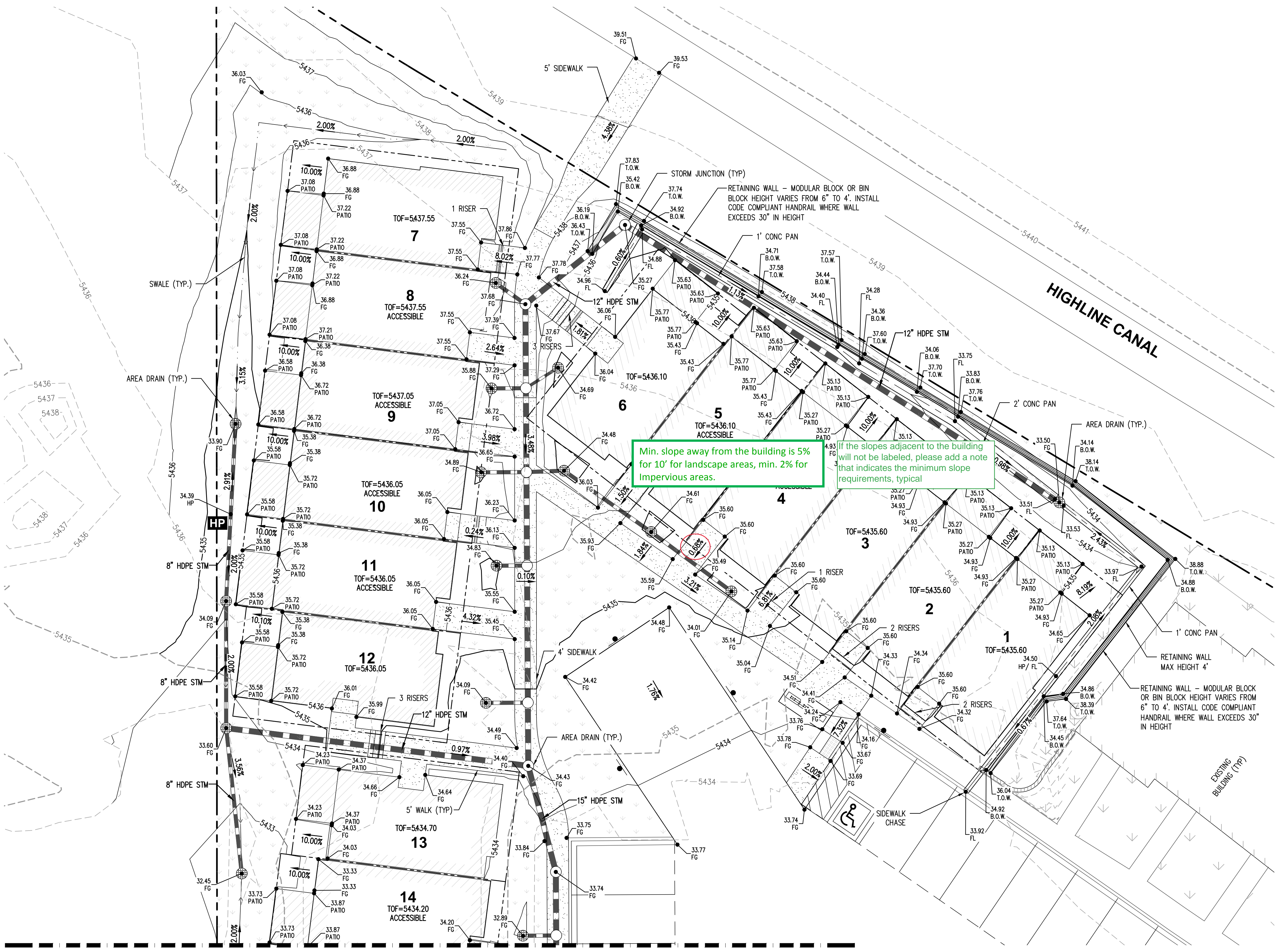
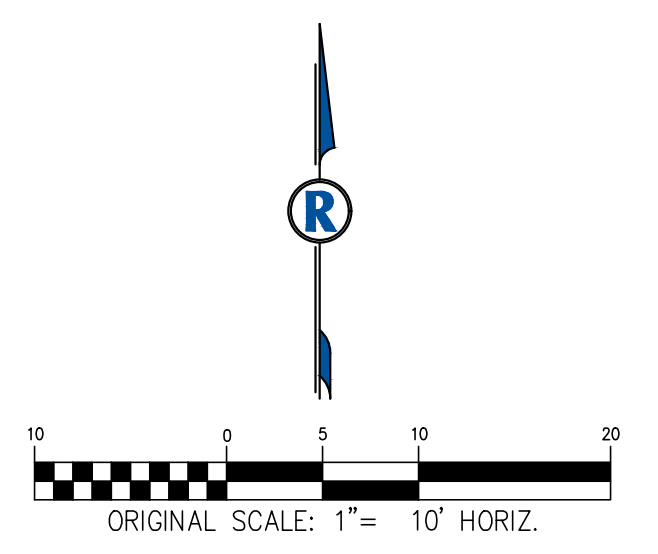
- 1.0%** (proposed grade and flow direction)
- EXIST. MAJOR CONTOUR** (dashed line with elevation 5435)
- EXIST. MINOR CONTOUR** (dashed line with elevation 5436)
- PROP. MAJOR CONTOUR** (solid line with elevation 5435)
- PROP. MINOR CONTOUR** (solid line with elevation 5436)
- HP** (High Point symbol)
- LP** (Low Point symbol)
- DRAINAGE FLOW ARROW** (thick black arrow)
- FLOWLINE SWALE** (line with a central arrowhead)
- EXISTING ELEVATION** (elevation 5722.59 with a slash and 'EXIST' label)
- PROPOSED ELEVATION** (elevation 22.59 with a curved line and 'FL' label)
- FLOWLINE** (line with a central arrowhead)
- TOG** (Top of Grade)
- TOW** (Top of Wall)
- BOW** (Bottom of Wall)
- FG** (Finished Grade)
- TOF** (Top of Foundation)

1. ALL PROPOSED STORM SEWER IS PRIVATE AND WILL BE MAINTAINED BY  
HIGHLINE VILLAGE TOWNHOMES II, LLC.

ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF AURORA BENCHMARK  
ID 356632SE002, DESCRIBED AS A CHISELED SQUARE NE CORNER WINGWALL.  
ELEVATION = 5444.81 CITY OF AURORA DATUM.



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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
- EXISTING ELEVATION
- 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 (TOF=FEE)

NOTES

1. ALL PROPOSED STORM SEWER IS PRIVATE AND WILL BE MAINTAINED BY HIGHLINE VILLAGE TOWNHOMES II, LLC.

CHMAR

ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF AURORA BENCHMARK ID 358632SE002, DESCRIBED AS A CHISELED SQUARE NE CORNER WINGWALL ELEVATION = 5444.81 CITY OF AURORA DATUM.

SITE PLAN AMENDMENT

HIGHLINE VILLAGE

CITY OF AURORA

RICK ENGINEERING COMPANY

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SCALE: 1"=10'  
DATE: 9/21/2020  
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CHECKED BY: DAK  
JOB NO: 1243

DETAILED GRADING 1

DRAWING NAME 1243-CONST-DET-GR.dwg  
SHEET NO. 5 OF 14

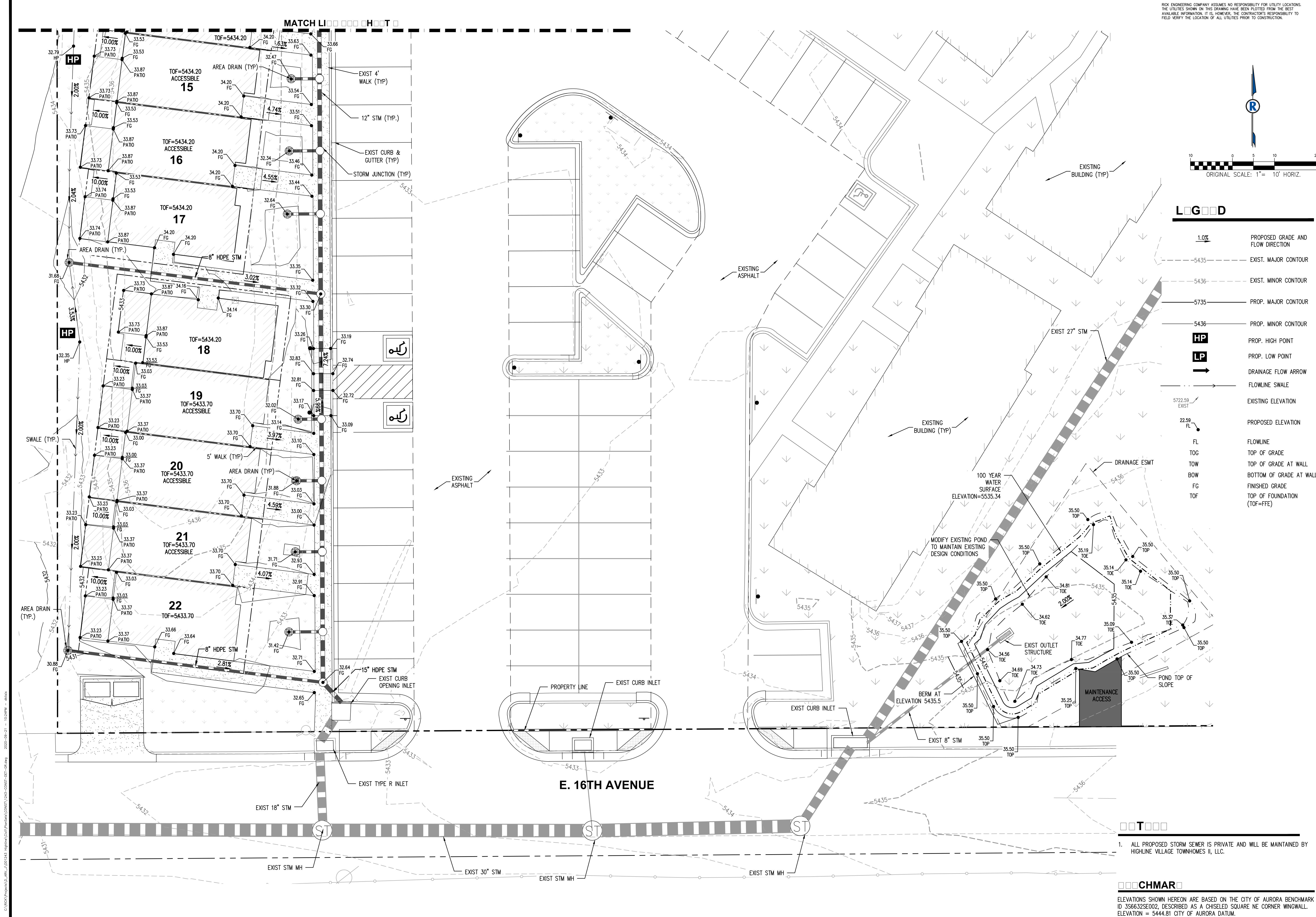
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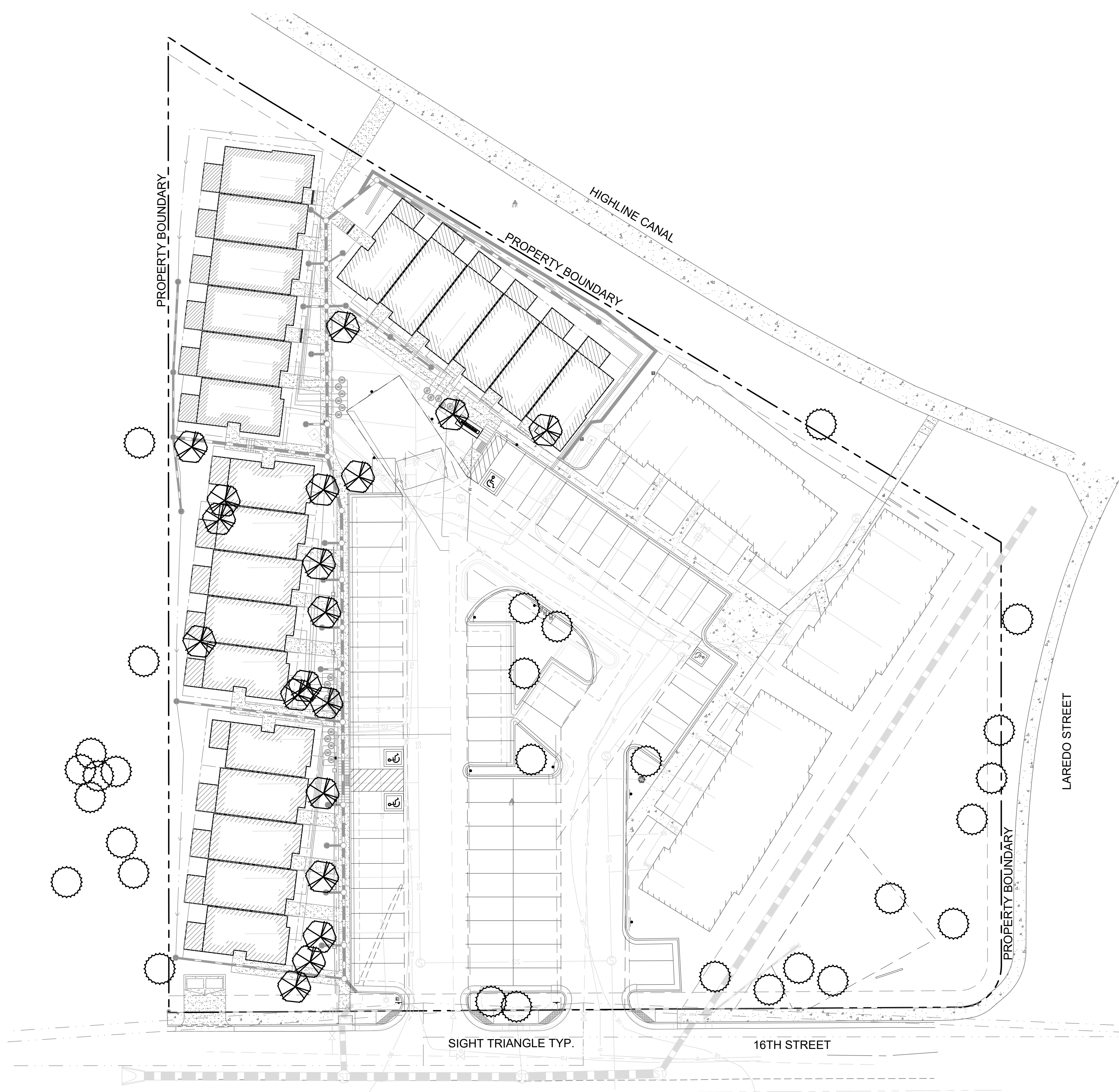
SITE PLAN AMENDMENT  
HIGHLINE VILLAGE  
CITY OF AURORA

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DETAILED  
GRADING 2





LEGEND

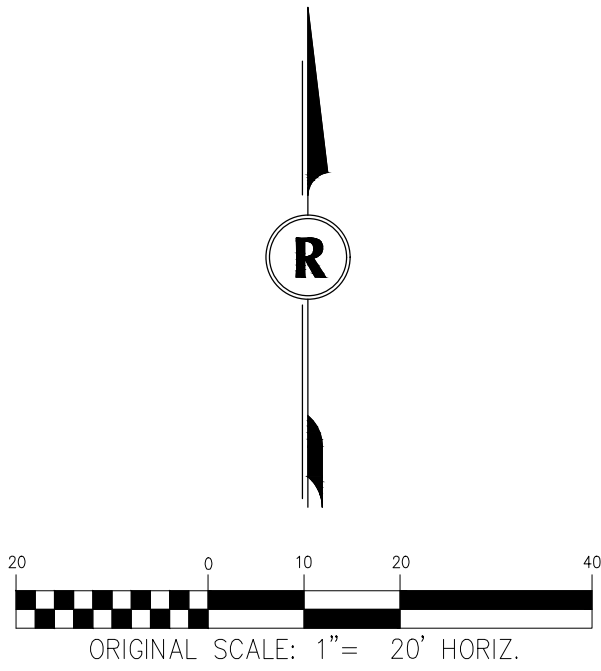
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

NOTE: 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.

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.

TREE MITIGATION TABLE		
CALIPER RICHNESS REQUIRED	CALIPER RICHNESS REQUIRED	CALIPER RICHNESS REQUIRED
123" 32" REQUIRED PLANT BACK	0"	0" / 4,400



IT PLANNING  
HIGHLAND ILLINOIS  
TOWN OF HIGHLAND  
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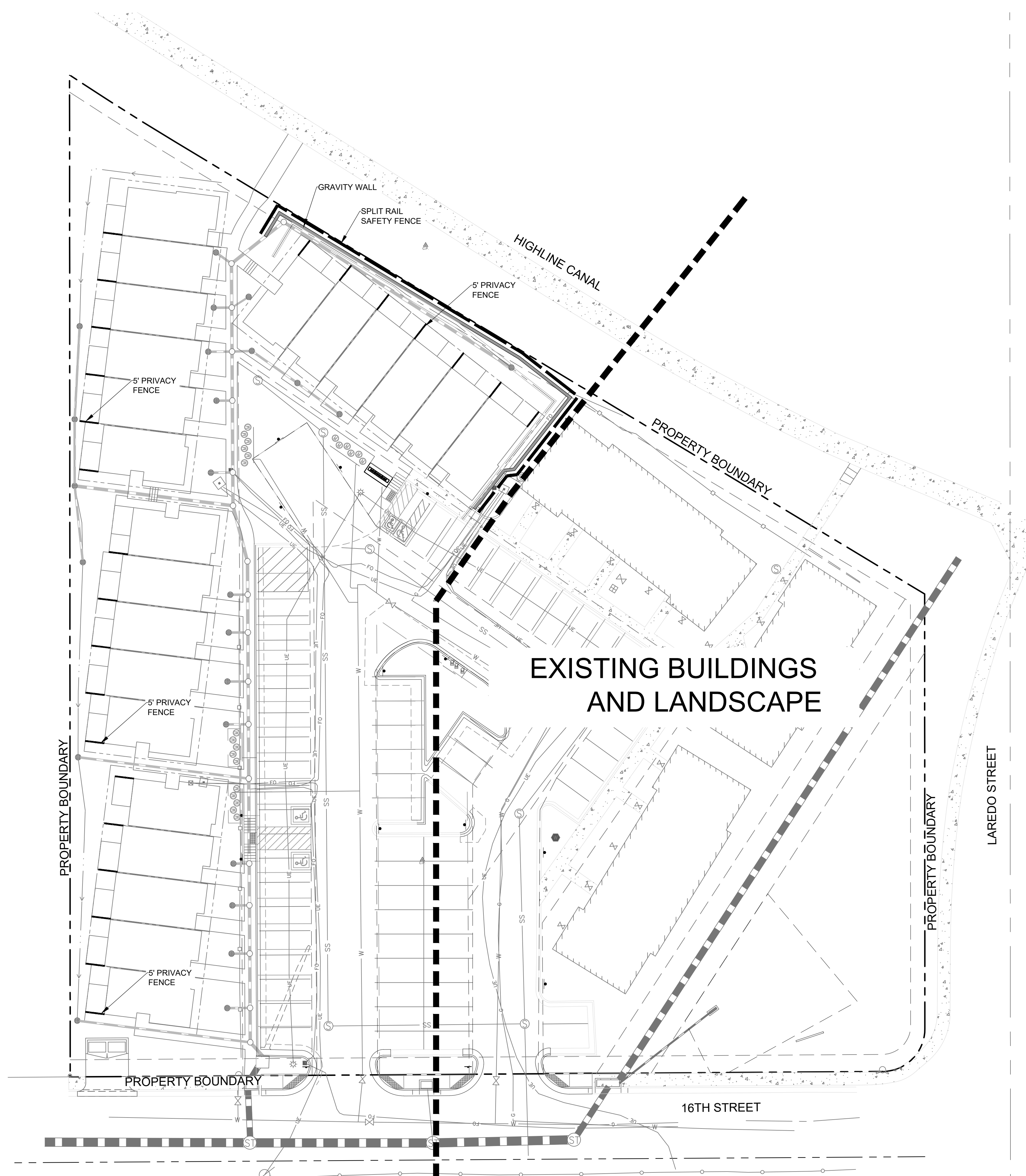


REVISIONS		DATE
NO.	DESCRIPTION	

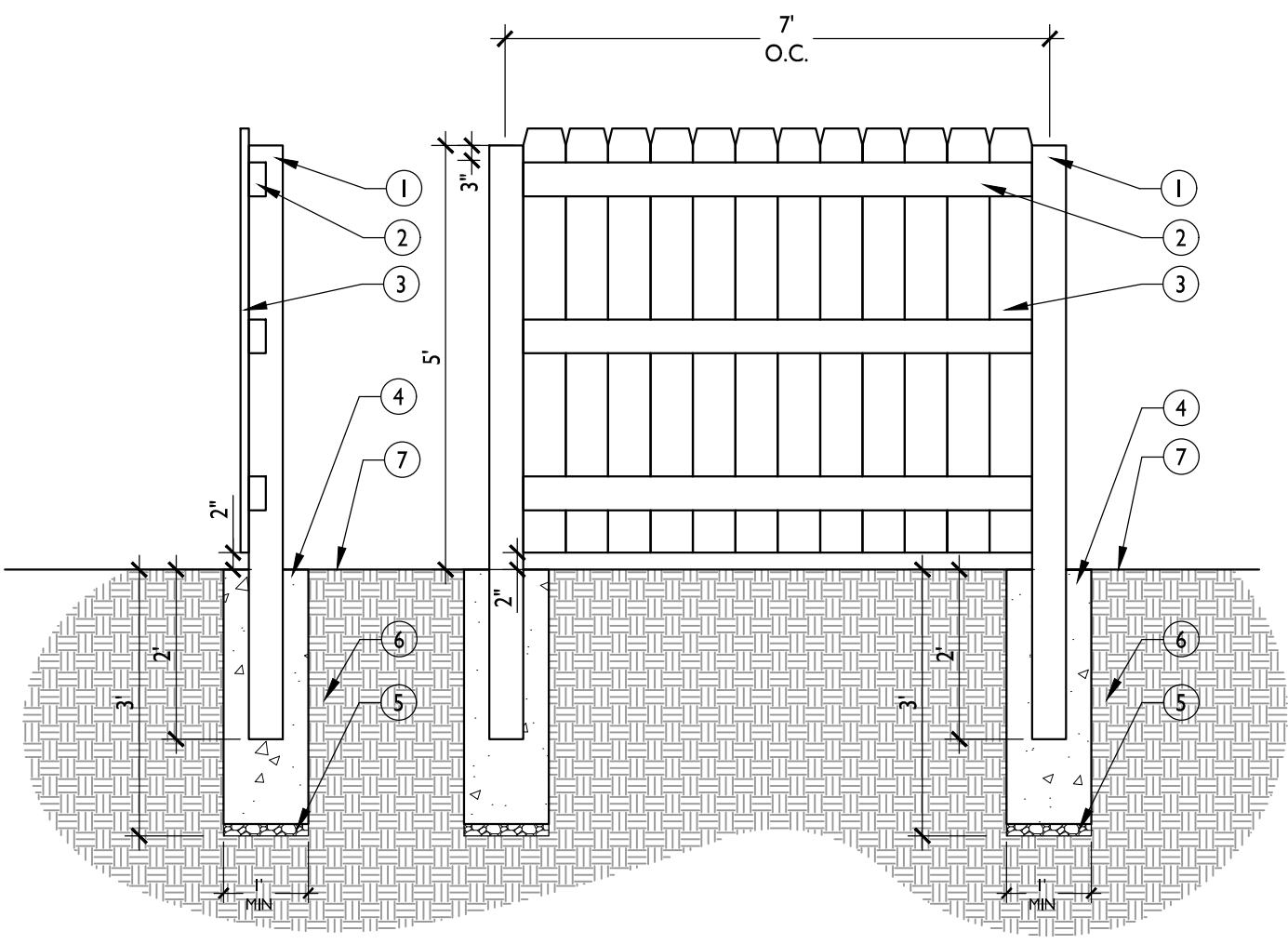
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DATE: 09/17/2020  
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CHECKED BY: KN  
JOB NO: 1243

TITLE: TREE MITIGATION  
PLAN  
DRAWING NAME  
SHEET NO. 1 OF 1





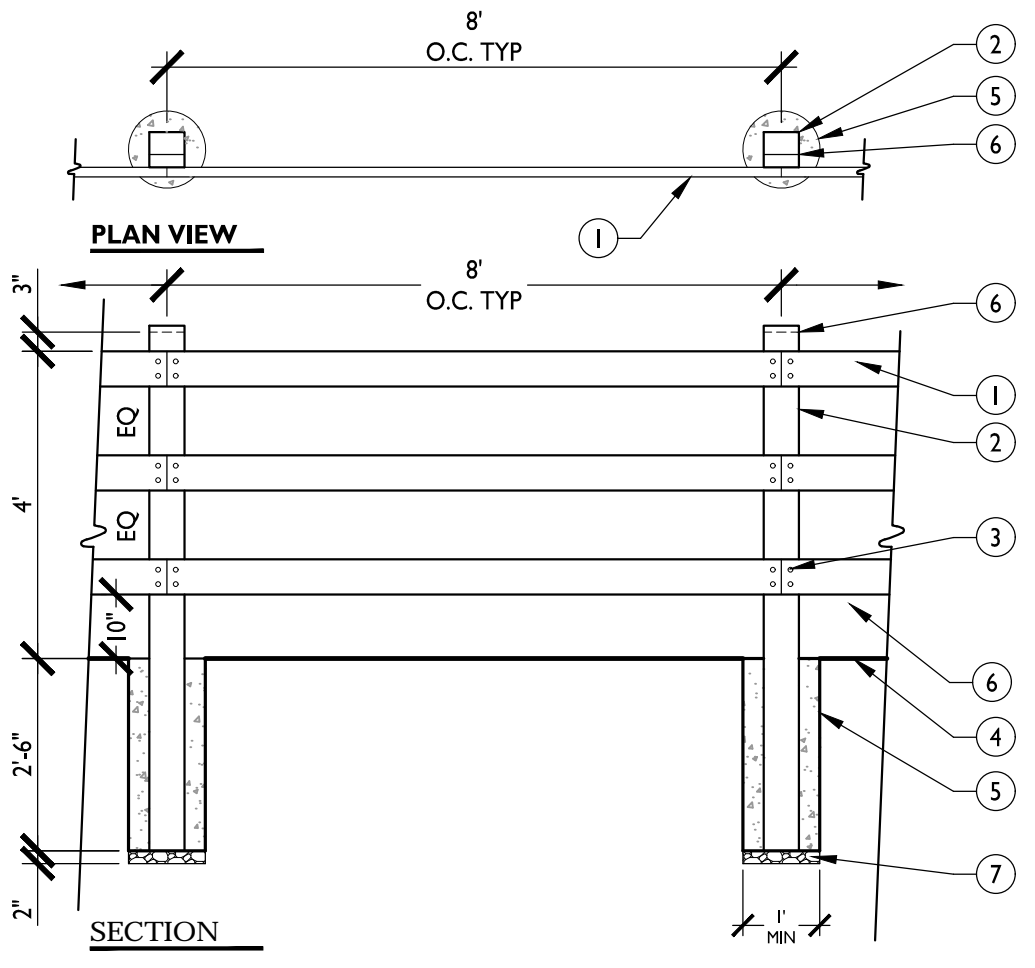
LEGEND	
	SPLIT RAIL FENCE
	5' PRIVACY FENCE



- LEGEND:
- 1 6"X6"X84" STAINED & TREATED POSTS
  - 2 2"X6"X84" WOOD RAILS
  - 3 1"X6"X60" DOG EAR PICKETS
  - 4 CONCRETE FOOTER
  - 5 2" DEPTH GRAVEL BASE
  - 6 SUB GRADE
  - 7 FINISH GRADE
- NOTES:
- A. POSTS AND RAILS: DIMENSIONAL CUT GRADE I CEDAR
  - B. STAIN TO MATCH EXISTING FENCING.
  - C. LENGTH OF FENCE WILL VARY SLIGHTLY.

A 5' DETACHED PRIVACY FENCE

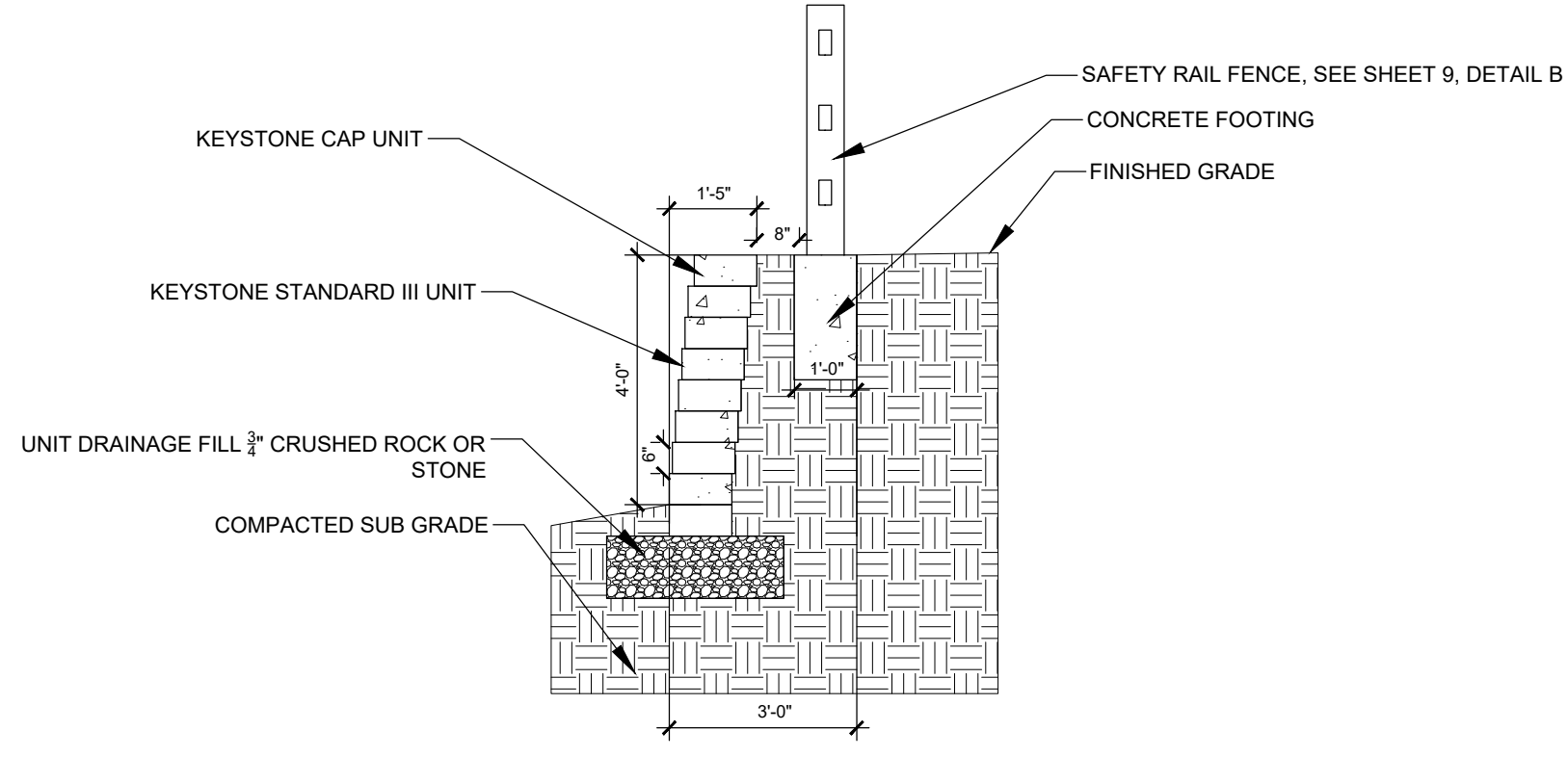
NTS



- LEGEND:
- 1 2"X6" RAILS
  - 2 6"X6" POST 8' O.C.
  - 3 CARRIAGE BOLTS
  - 4 TOP OF RETAINING WALL
  - 5 CONCRETE FOOTER
  - 6 1" CHAMFER
  - 7 2" DEPTH GRAVEL BASE
- NOTES:
- A. POSTS AND RAILS: DIMENSIONAL CUT GRADE I CEDAR
  - B. RAILS: 2" X 6" X 16"; ALTERNATE JOINTS (CHAMFER ENDS AT CORNER & ENDS).
  - C. WELDED WIRE FABRIC (WHEN REQUIRED): 14 GAUGE 2" X 4"; SANDWICH FABRIC BETWEEN POST AND RAILS, ATTACH WITH FENCE STAPLES TO BACKSIDE OF FENCE EVERY 24 INCHES.
  - D. CARRIAGE BOLTS: 1/2" X 6" GALVANIZED; COUNTERSINK NUTS; SHEER BOLTS EVEN WITH POST; FILE ENDS SMOOTH.
  - E. STAIN: TO MATCH EXISTING FENCING.
  - F. SAFETY FENCE TO BE PLACED ON TOP OF RETAINING WALL.

B SAFETY RAIL SPLIT RAIL FENCE AT RETAINING WALL

NTS



C GRAVITY WALL

NTS  
ORIGINAL SCALE: 1" = 20' HORIZ.

IT PLAMDMOT

HIGHLINEILLAG  
THM  
CITAIRRA

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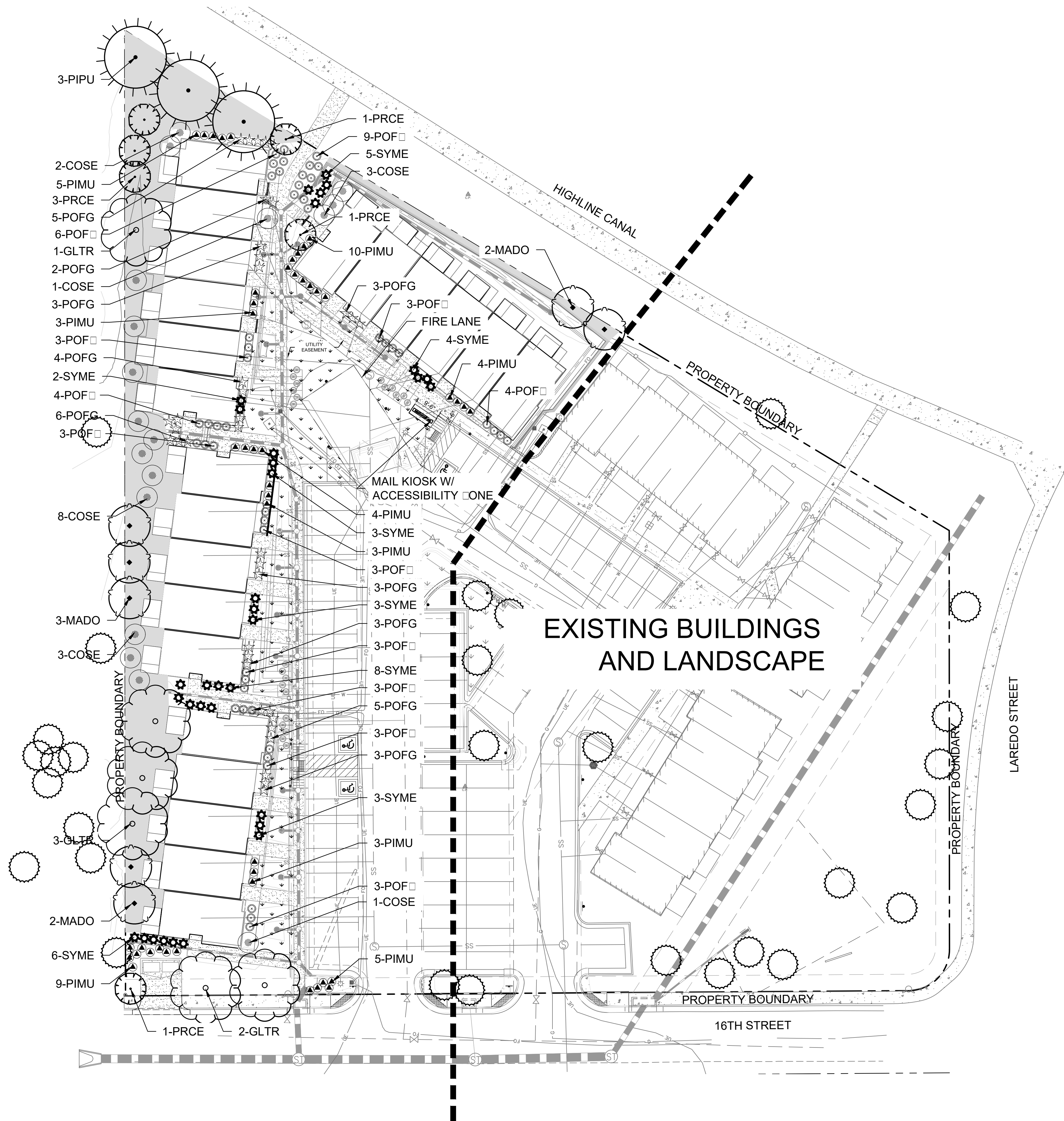
JOB NO: 1243













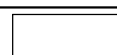
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PLA

DRAWING NAME

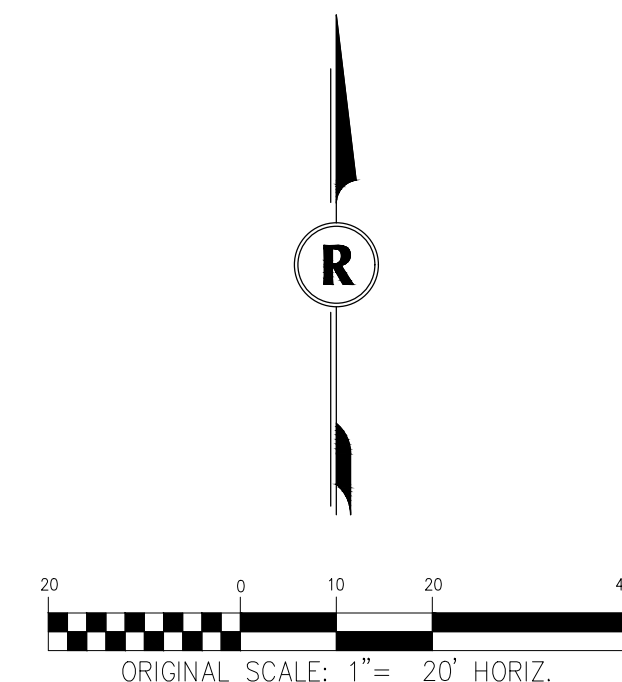
SHEET NO. OF





LEGEND					
EXISTING TREES TO REMAIN					
	EXISTING TREE				
NEW PROPOSED DECIDUOUS TREES					
SYMBOL	ABBV.	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	GLTR	6	GLEDTISIA TRICANTHOS	KENTUCKY COFFEE TREE	2" CAL. B.B.
NEW PROPOSED ORNAMENTAL TREES					
	MADO	7	MALUS 'DOLGO'	DOLGO CRABAPPLE	2" CAL
	PRCE	6	PRUNUS CERASIFERA 'NEWPORT'	CHERRY PLUM	2" CAL
NEW PROPOSED EVERGREEN TREES					
	PIPU	3	PICEA PUNGENS	COLORADO BLUE SPRUCE	8" TALL
NEW PROPOSED EVERGREEN SHRUBS					
	PIMU	47	PINUS MUGO V. PUMILIO	DWARF MUGO PINE	5 GAL.
NEW PROPOSED DECIDUOUS SHRUBS					
	COSE	19	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	5 GAL.
	POFG	37	POTENTILLA FRUITOSA 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL.
	POF	48	POTENTILLA FRUITOSA 'JACKMANII'	JACKMAN POTENTILLA	5 GAL.
	SYME	34	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GAL.
NEW PROPOSED GROUNDCOVERS					
		3,210 SF	TURF	45% BLUEGRASS	
		4,850 SF	WOOD MULCH	CASCADE CEDAR MULCH	
		244	ROCK MULCH	RIVER ROCK	1 1/2"

NOTE: 1. PREVIOUSLY APPROVED PLAN 08-09-00 SHOWS TREES IN LOCATIONS THAT WILL NOT BE ABLE TO BE LOCATED DUE TO LOCATION OF NEW FEATURES (I.E. SIDEWALKS AND UTILITY LINES). THIS PLAN SHOWS THE ORIGINAL LOCATION OF PREVIOUSLY APPROVED TREES AND THE LOCATION OF NEWLY PROPOSED TREES FOR THE CURRENT PLAN. 2. NEW SHADE STRUCTURE IN LIEU OF PREVIOUSLY APPROVED PLAY AREA WITH SWING SET AND GYM PLAY.



IT PLAMDM  
HIGHLIILLAG  
THM  
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JOB NO: 1243

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GENERAL LANDSCAPE NOTES

1.

LANDSCAPE INSTALLATION SHALL BE COMPLETED PRIOR TO ISSUANCE OR CERTIFICATE OF OCCUPANCY.
2.

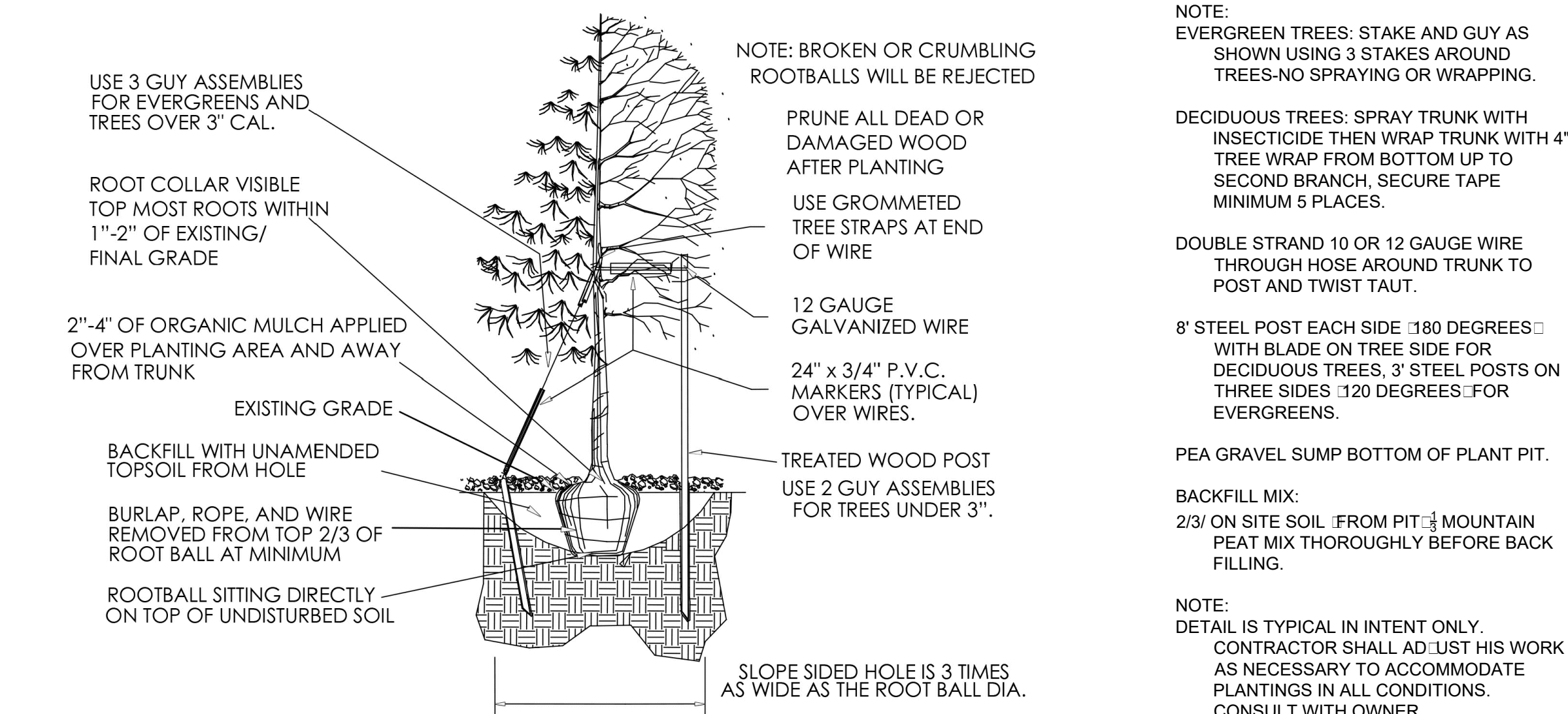
ROUGH MULCH FOR SOIL PREPARATION SHALL BE A MIXTURE OF 25% SHEEP MANURE AND 75% MOUNTAIN PEAT AND SHALL CONTAIN A MINIMUM OF 50% ORGANIC MATTER. ROUGH MULCH SHALL BE ROTOTILLED IN AT A RATE OF 5 CU. YDS./1000 S.F. WITHIN THE SOD LIMITS. MULCH SHALL BE TILLED TO A DEPTH OF 8".
3.

FERTILIZER SHALL BE OF COMPOSITION COMMONLY KNOWN AS 10-40-0 "TREBLE-SUPER-PHOSPHATE". FERTILIZER SHALL BE APPLIED UNIFORMLY OVER THE ENTIRE AREA TO BE SODDED AT A RATE OF 20 LBS./1000 S.F.
4.

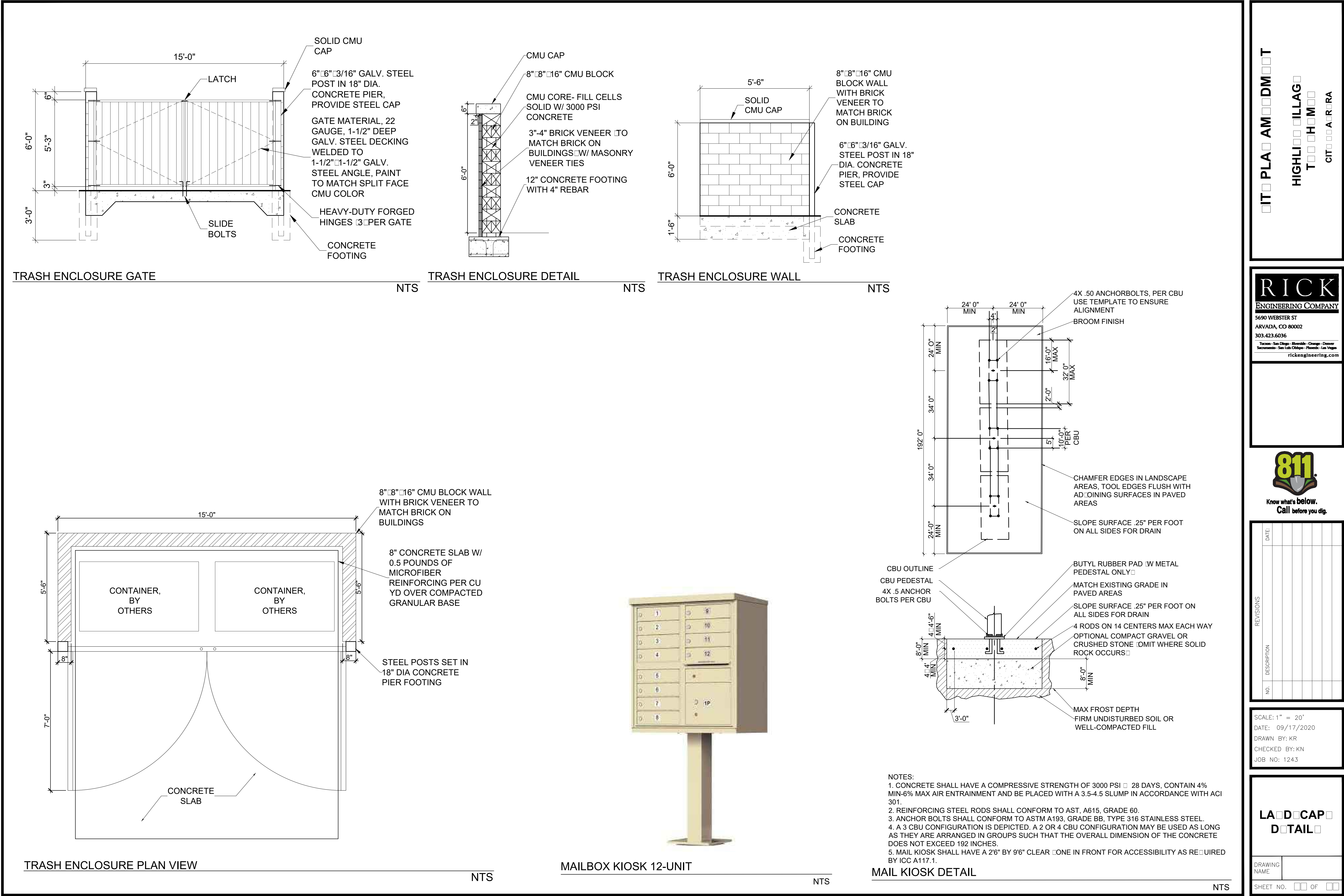
ALL AREAS TO BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM, DESIGNED FOR A BUBBLER SYSTEM IN SHRUB AREAS.
5.

SIDEWALKS TO BE CONCRETE AND PARKING AREAS TO BE ASPHALT.
6.

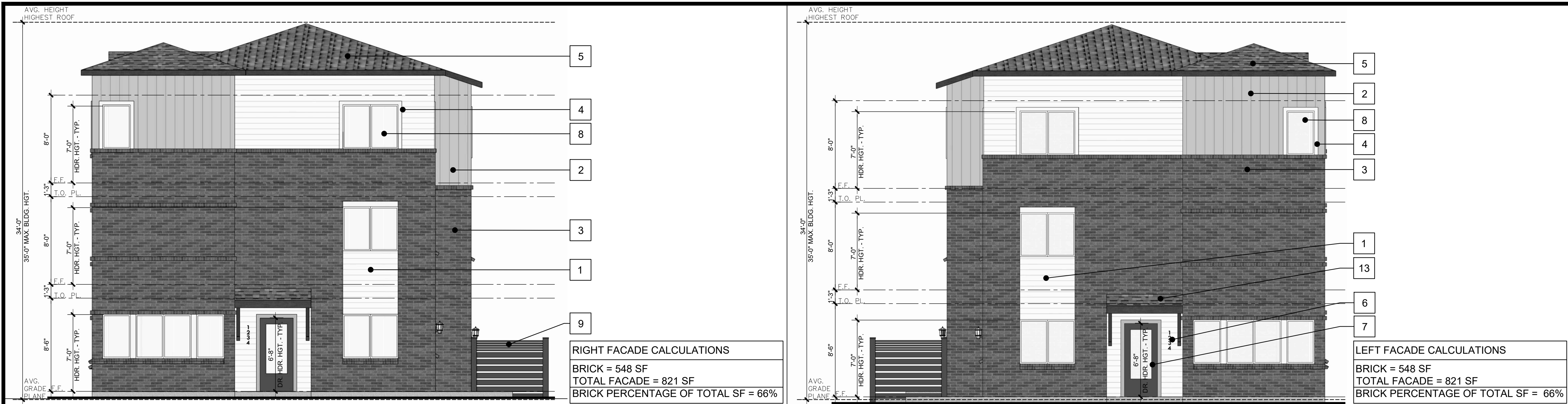
SHRUBBERY OF LOW PROFILE SHALL BE INSTALLED UNDER WINDOWS AND AT ENTRANCES OF UNITS. ADDITIONALLY ONLY LOW PROFILE SHRUBS SHALL BE USED AT THE INTERSECTION OF LAREDO STREET AND EAST 16TH STREET.











RIGHT EXTERIOR ELEVATION

SCALE: 3/16"=1'-0" 4

LEFT EXTERIOR ELEVATION

SCALE: 3/16"=1'-0" 3



REAR EXTERIOR ELEVATION

SCALE: 3/16"=1'-0" 2



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



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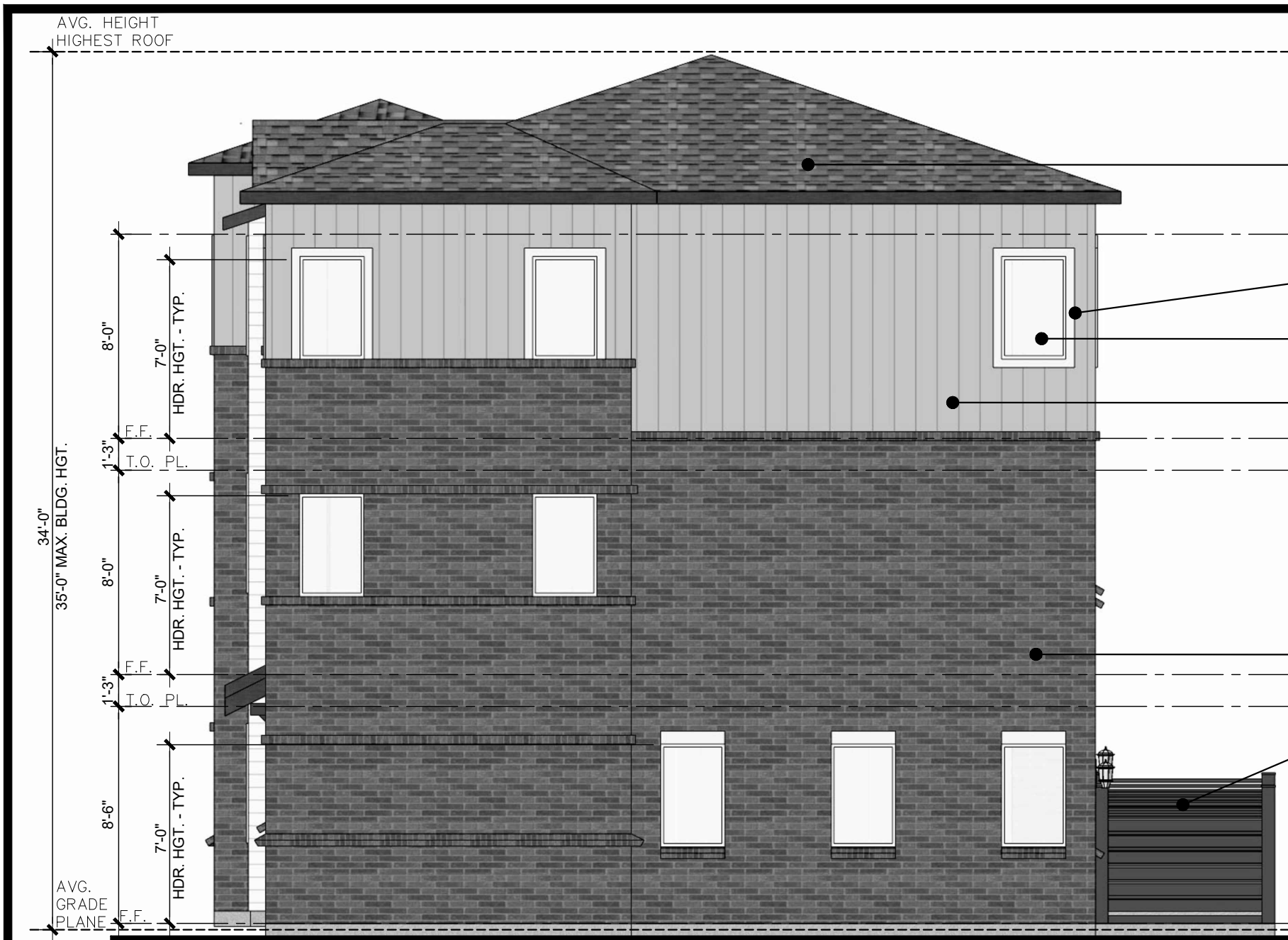
NO.	DESCRIPTION	REVISIONS	DATE:	

## EXTERIOR ELEVATIONS

DRAWING NAME 5A - PLEX

SHEET NO. 12 OF 14





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  
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ktgy.com  
303.825.6400  
CONTACT: KATE MILLENSON  
KMILLENSON@KTGY.COM



Know what's below.  
Call before you dig.

REVISIONS		DATE:
NO.	DESCRIPTION	

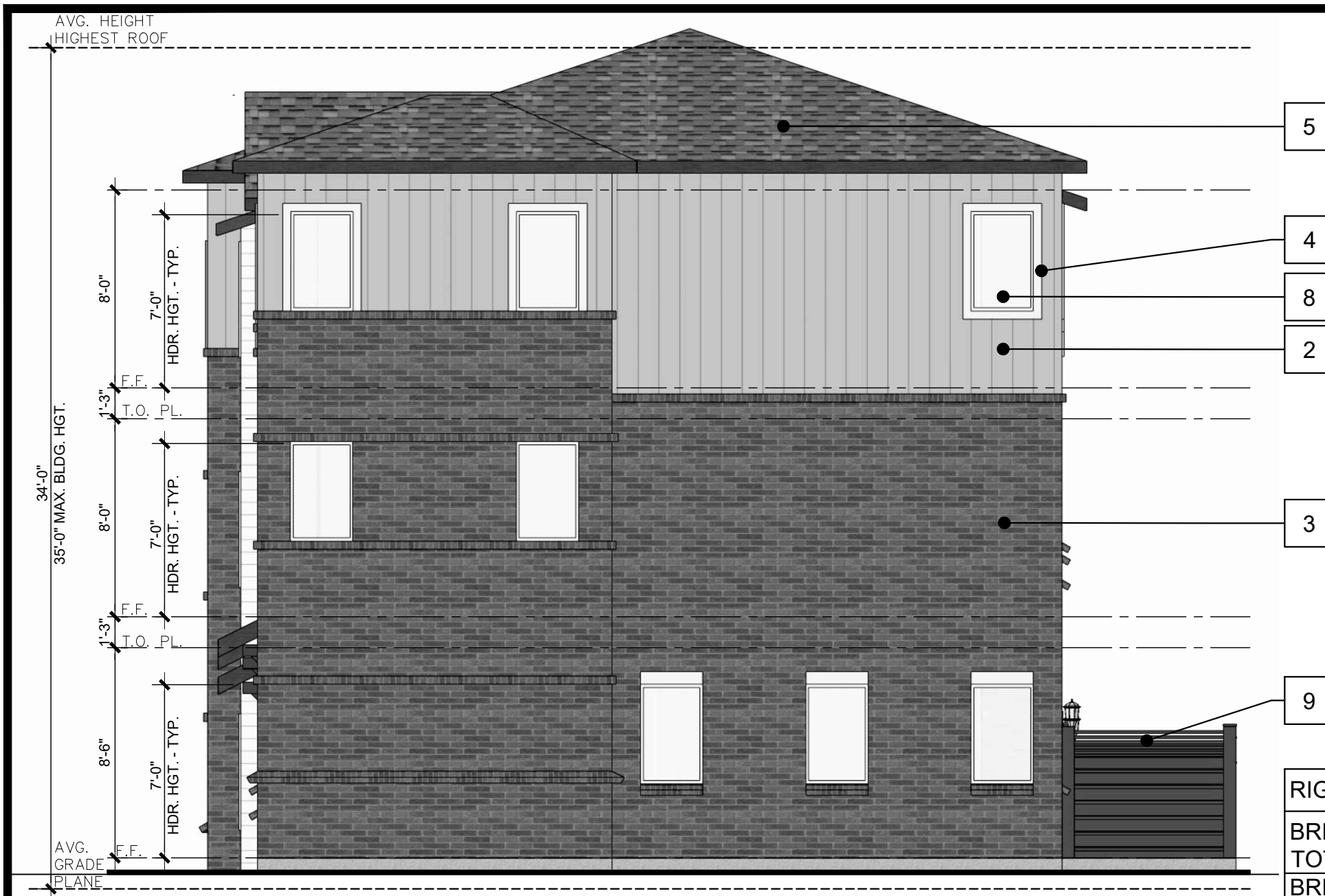


## EXTERIOR ELEVATIONS

DRAWING NAME 6A - PLEX

SHEET NO. 13 OF 14





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

RIGHT EXTERIOR ELEVATION

SCALE: 3/16"=1'-0" 4



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

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  
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## EXTERIOR ELEVATIONS

DRAWING NAME	6B - PLEX
SHEET NO.	14 OF 14