

LEGAL DESCRIPTION

LOT 1, BLOCK 1 HIGHLINE VILLAGE FILING NO. 4
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

BENCHMARK

ELEVATIONS BASED UPON NATIONAL GEODETIC SURVEY (NGS) BENCH MARK "Z 406", A STAINLESS STEEL ROD AT THE INTERSECTION OF CHAMBERS ROAD AND CHAMBERS COURT, AT THE SOUTHWEST CORNER OF THE HINKLEY HIGH SCHOOL GROUNDS, NORTH OF THE CENTER OF THE CENTERLINE OF THE NORTH BOUND LINES OF THE ROAD, NORTH OF THE CENTER OF THE SOUTH ENTRANCE TO THE AURORA PUBLIC SCHOOL STADIUM, WEST OF A UTILITY POLE WITH TWO GUY WIRES.

ELEVATION = 5,419.53 FEET (NAVD 1988)
 ELEVATION OF GROUND TOPOGRAPHIC SURVEY CONTOUR INTERVALS ARE 1 FOOT.

SITE ADDRESS

E. 16TH AVE
 AURORA, CO

DEVELOPER

ALTOS REALTY ADVISORS
 5777 E. EVANS AVE, SUITE 1
 DENVER, CO 80222
 (303) 747-4782
 CONTACT: 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) 684-1548
 CONTACT: BRENDAN 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) 898-1050
 CONTACT: ROBERT SCAVIUZZO, PE

ARBORIST

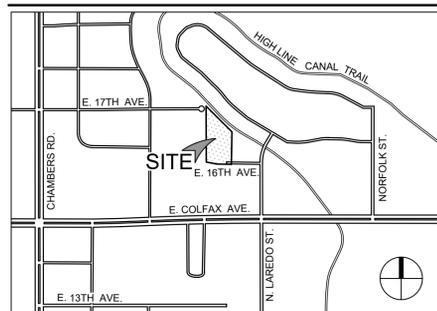
FARNSWORTH GROUP INC.
 5613 DTC PARKWAY, SUITE 1100
 GREENWOOD VILLAGE, CO 80111
 (303) 692-8838
 CONTACT: MIKE HAAF, PLA, ISA, QWEL

SITE PLAN NOTES:

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK, NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2017.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII-NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
- THE 2021 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT. TO INSTALL STOP SIGNS AND STREET NAME SIGNS AT THE SITE ACCESS POINTS ONTO PUBLIC STREETS. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE UNDER WORSE-CASE NOISE CONDITIONS.
- THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC A17.1 - 2017. OWNER OF PROPERTY FOR THE ABOVE PERMIT: _____
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL, AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE, UPKEEP, AND REPAIRS OF THE SIDEWALK AND HIGHLINE TRAIL CONNECTION FROM E. 17TH AVE. TO THE HIGHLINE CANAL TRAIL.

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

VICINITY MAP



SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	SITE PLAN
SHEET 3	SITE PLAN
SHEET 4	SITE DETAILS
SHEET 5	PRELIMINARY GRADING PLAN
SHEET 6	PRELIMINARY GRADING PLAN
SHEET 7	PRELIMINARY UTILITY PLAN
SHEET 8	TREE MITIGATION PLAN
SHEET 9	LANDSCAPE PLAN
SHEET 10	LANDSCAPE PLAN
SHEET 11	LANDSCAPE NOTES & DETAILS
SHEET 12	NORTH & SOUTH BUILDING ELEVATIONS
SHEET 13	WEST BUILDING ELEVATIONS
SHEET 14	EAST BUILDING ELEVATIONS
SHEET 15	NORTH & SOUTH GARAGE ELEVATIONS
SHEET 16	TRASH AND CARPORT ELEVATIONS
SHEET 17	PHOTOMETRIC PLAN
SHEET 18	LIGHTING PLAN WITH EASEMENTS
SHEET 19	SPECIFICATION SHEETS POLE DETAILS

2nd Review
 Aurora Water
 Jennifer Wynn
 jwynn@auroragov.org

This site plan can not be approved until the Preliminary
 Drainage Report is approved.

Noted

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

MISSION EXPIRES _____
 NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

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

RECORDER'S CERTIFICATE:

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

AMENDMENT BLOCK:

Revised to reflect
 garages are attached,
 carports are not

Please confirm the
 number of garages that
 are attached per code
 requirements. Show in
 data table.

ACCESSIBILITY IMPLEMENTATION PLAN

2021 INTERNATIONAL BUILDING CODE (IBC)	2003 COLORADO STATE HOUSE BILL
THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON 2021 IBC, CHAPTER 11, THE ICC A117.1 - 2017. SITES CONTAINING SEVEN OR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 03 - 1221, ARTICLE 5 - STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9-5-101 TO 9-5-106).	REQUIRED: 129 - 142 UNITS = 60 POINTS
2021 IBC CHAPTER 11 SECTION 1107.6 HAS BEEN MET BY PROVIDING TYPE 'A' AND TYPE 'B' UNITS AS OUTLINED BELOW.	PROVIDED: (3) TYPE 'A' UNITS (SINGLE LEVEL) X 6 POINTS = 18 POINTS (127) TYPE 'B' UNITS (SINGLE LEVEL) X 4 POINTS = 508 POINTS
TYPE A UNITS (IBC SECTION 1107.6.2.2.1) - 3 UNITS PROVIDED 2021 IBC REQUIRES AT LEAST 2% OF DWELLING UNITS BE TYPE A. (3) TYPE A UNITS ARE REQUIRED, AND (3) TYPE A UNITS ARE PROVIDED.	TOTAL POINTS PROVIDED = 526
TYPE B UNITS (IBC SECTION 1107.6.2.2.2 - 127 UNITS PROVIDED WHERE THERE ARE FOUR OR MORE DWELLING UNITS OR SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY DWELLING UNIT AND SLEEPING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE A TYPE B UNIT. ALL UNITS, OTHER THAN THE REQUIRED TYPE A UNITS, WILL MEET TYPE B REQUIREMENTS.	
COLORADO TITLE 9 (2003 REVISED STATE HOUSE BILL 03-1221, ARTICLE 5, STANDARDS FOR ACCESSIBLE HOUSING	

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



Farnsworth GROUP

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 GREENWOOD VILLAGE, COLORADO 80111
 (303) 692-8838 / info@f-w.com

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

ISSUE:
 # DATE: DESCRIPTION:

PROJECT:
 Altos Realty Advisors

**Highline Village 4
 Apartments
 Site Plan**

East 16th Ave., Aurora, Co

DATE: 05/10/2024

DESIGNED: JDS

DRAWN: JDS

REVIEWED: JDS

FIELD BOOK NO.:

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

1

PROJECT NO.: 0231600.00

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

KEYNOTES

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



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**Highline Village 4
 Apartments
 Site Plan**

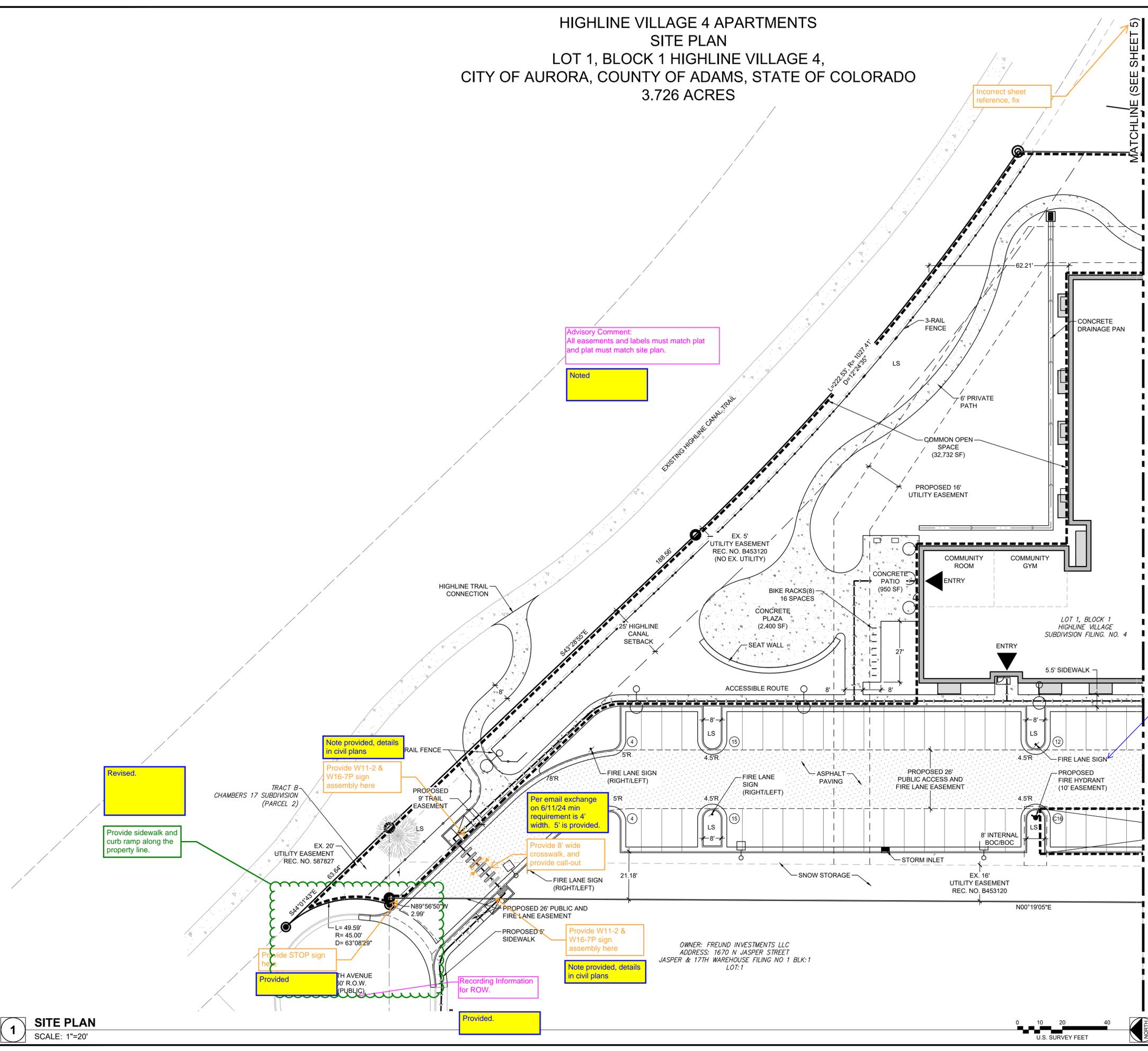
East 16th Ave., Aurora, Co
 DATE: 05/10/2024
 DESIGNED: JDS
 DRAWN: JDS
 REVIEWED: JDS
 FIELD BOOK NO.:

SITE PLAN

SHEET NUMBER:

2

PROJECT NO.: 0231600.00



Advisory Comment:
 All easements and labels must match plat and plat must match site plan.

Noted

Incorrect sheet reference, fix

MATCHLINE (SEE SHEET 5)

Revised.

Provide sidewalk and curb ramp along the property line.

Note provided, details in civil plans

Provide W11-2 & W16-7P sign assembly here

Per email exchange on 6/11/24 min requirement is 4' width. 5' is provided.

Provide 8' wide crosswalk, and provide call-out

Provide W11-2 & W16-7P sign assembly here
 Note provided, details in civil plans

Provide STOP sign here
 Provided

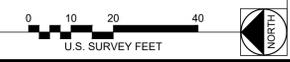
Recording Information for ROW.
 Provided.

Identify arrow direction on fire lane sign.

Provided

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

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



1 SITE PLAN
 SCALE: 1"=20'

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

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
=====	PROPOSED MOUNTABLE CURB AND GUTTER
■	CONCRETE PAVEMENT
⑩	SIGN
⑩	NUMBER OF STALLS
①	NUMBER OF GARAGE STALLS
②	NUMBER OR ACCESSIBLE STALLS
③	NUMBER OF COVERED STALLS
▲	PROPOSED FIRE HYDRANT
○	PROPOSED EXTERIOR LIGHT POLES (SINGLE, DOUBLE, PED LIGHT)
○	EXTERIOR BUILDING LIGHT FIXTURES
▶	ENTRY BUILDING ENTRY/EXIT
⊞	KNOX BOX
⋈	FLUSH-MOUNT FDC (FIRE DEPARTMENT CONNECTION) WITH APPROVED KNOX CAPS



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Highline Village 4 Apartments Site Plan

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SITE PLAN

SHEET NUMBER:

3
 PROJECT NO.: 0231600.00

Updated
 Provide sheet reference for match line

Updated
 Accessible route must connect to building entrance. Anywhere accessible goes into a drive aisle there must be a crosswalk.

Revised
 Provide a call-out for 4" WHITE PARKING STALL MARKING (TYP)

Revised
 Provide call-out for handicapped area parking

Triangles shown for reference, not easements

Revised
 Fix text and hatch strict.

See turning radii in plan

Per email exchange on 6/11/24 min requirement is 4' width. 5' is provided.

See note above

26' internal radius is provided within the drive. See turning radii in plan. Changing curb radius is not necessary and creates issues with other grading requirements for driveway slopes

Extend accessible route to the furthest point in the access aisles.

Revised however if this is already striped as accessible it already covered and showing an additional graphic to say it twice is excessive.

Per email exchange on 6/11/24 min requirement is 4' width. 5' is provided.

Provide 8' wide crosswalk

Provided

Show accessible route crossing to trash enclosure. Provided

Striping is shown. Specifics will be referenced in the civil CD's

Provide property line radius at the cul-de-sac. Provided

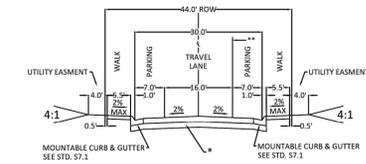
Updated
 Paving hatch is covering call-outs here, revise

Repeat Comment:
 Provide street name, ROW width, mentioned private or public, provide street classification.

Revised

Label Street Name, ROW Width, & Recording Information for ROW.

Revised



LOCAL STREET TYPE 2 ALTERNATE A
 NOT TO SCALE

Updated
 Screen back hatch to show text.

Provide sidewalk and curb ramp along the property line/ along the development limits.

Updated

Updated
 Paving hatch is covering call-outs here, revise

Identify this sign. Add fire lane sign here. Provided

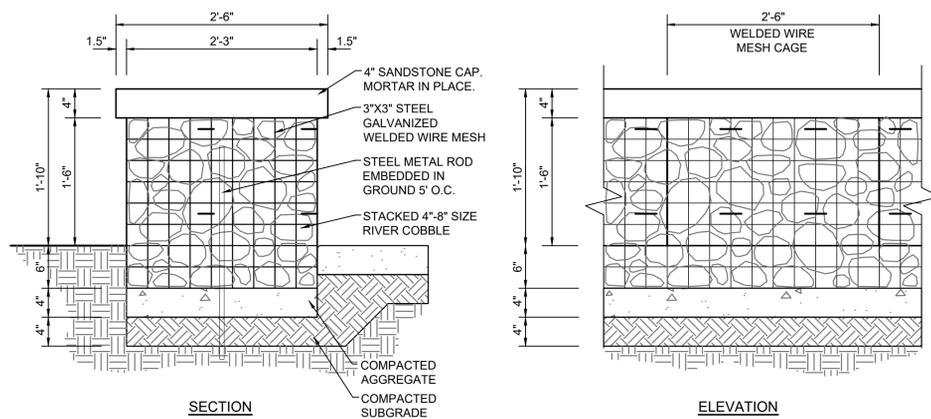
Fire lane sign relocated adjacent to hydrant

1 SITE PLAN
 SCALE: 1"=20'



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

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



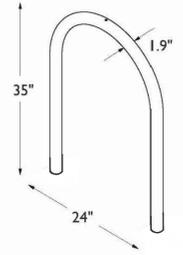
GABION SEAT WALL
NOT TO SCALE (A)

Product Name
Dero Hoop Rack
As manufactured by Dero Bike Racks

Bikes Parked per Unit: 2

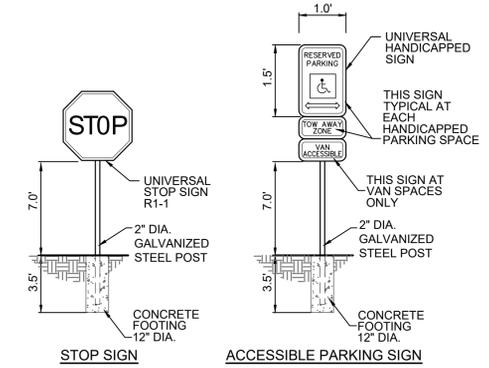
Materials:
1.5" schedule 40 pipe (1.9" OD)

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



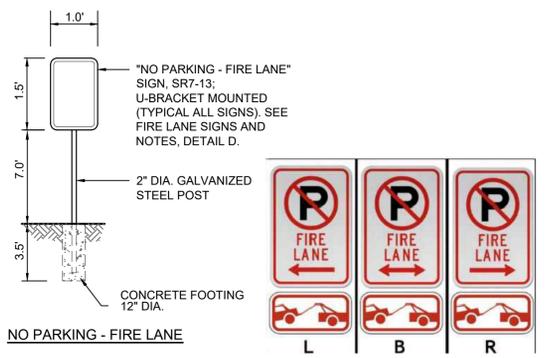
BIKE RACK DETAIL
NOT TO SCALE (B)

- 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



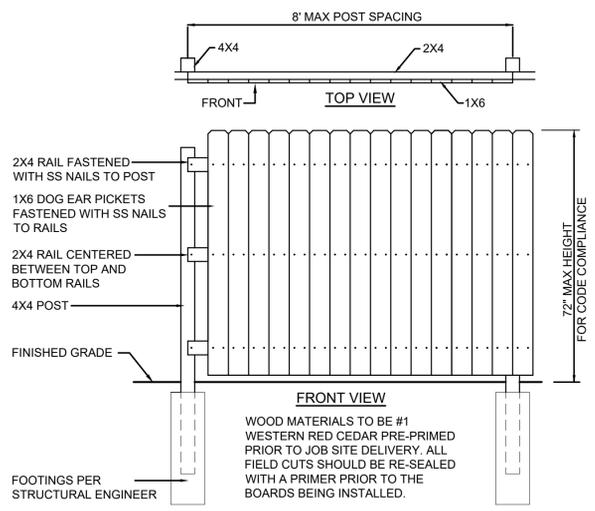
FEDERAL HIGHWAY ADMINISTRATION'S MANUAL "UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES, AND AS SPECIFIED.

ON-SITE TRAFFIC SIGNAGE DETAIL
NOT TO SCALE (C)

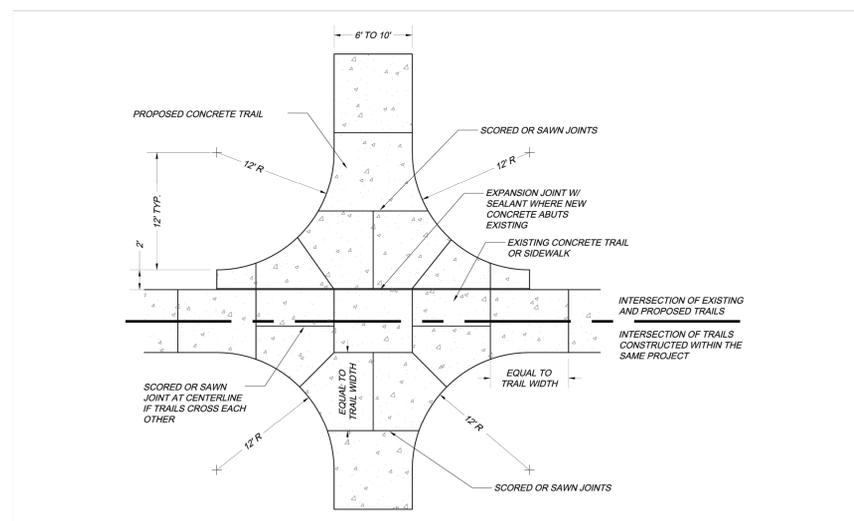
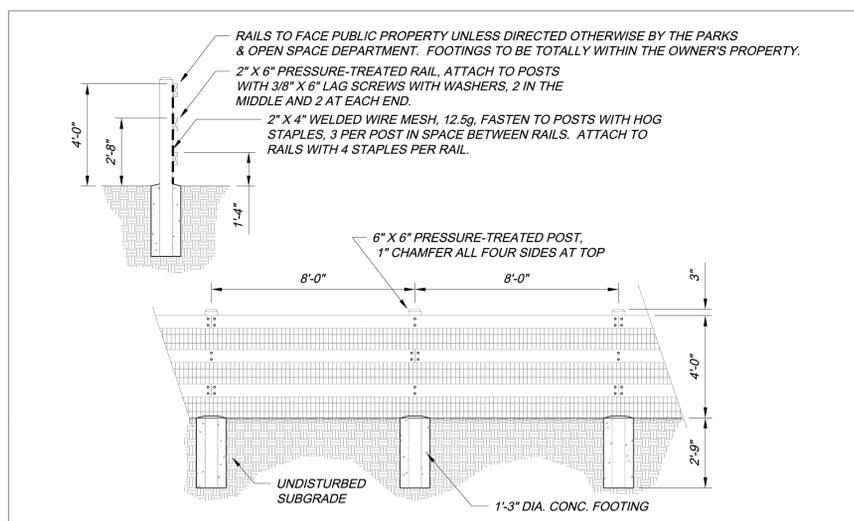


- NOTES:**
1. SIGNS SHALL BE SET AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
 2. SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH THE IFC.
 3. SIGNS SHALL BE INSTALLED 2 FEET BEHIND CURB OR SIDEWALK.
 4.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

FIRE LANE SIGNAGE DETAIL
NOT TO SCALE (D)



6' HT. PRIVACY FENCE
NOT TO SCALE (E)



**Farnsworth
GROUP**

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GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

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

ISSUE:
DATE: DESCRIPTION:

PROJECT:
Altos Realty Advisors

**Highline Village 4
Apartments
Site Plan**

East 16th Ave., Aurora, Co

DATE: 05/10/2024

DESIGNED: JDS

DRAWN: JDS

REVIEWED: JDS

FIELD BOOK NO.:

SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

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

This is SHEET 5,
 provide correct
 reference

Revised

MATCHLINE (SEE SHEET 5)

LEGEND

- CONCRETE PAVING
- VERTICAL CURB AND GUTTER (CATCH), REFER TO COA DETAIL S7.1
- VERTICAL CURB AND GUTTER (SPILL), REFER TO COA DETAIL S7.1
- SIGN
- 5.00% DIRECTION OF FLOW
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- FIRE LANE EASEMENT
- ACCESSIBLE ROUTE

CITY OF AURORA GENERAL NOTES

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN R.O.W. IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE R.O.W. IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
7. PROPOSED STREET LIGHT LOCATIONS (ON ROW) ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

Provided

Provide grade percentages in accessible routes on all grading sheets.



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

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

ISSUE:
 # DATE: DESCRIPTION:

Project Status
 NOT FOR CONSTRUCTION

PROJECT:
 ALTOS REALTY ADVISORS

HIGHLINE VILLAGE
FILING NO. 4, LOT 1

RSN: 178920

EAST 16TH AVE, AURORA, CO

DATE: 02/09/2024

DESIGNED: DKL

DRAWN: DJM

REVIEWED: DKL

FIELD BOOK NO.:

SHEET TITLE:

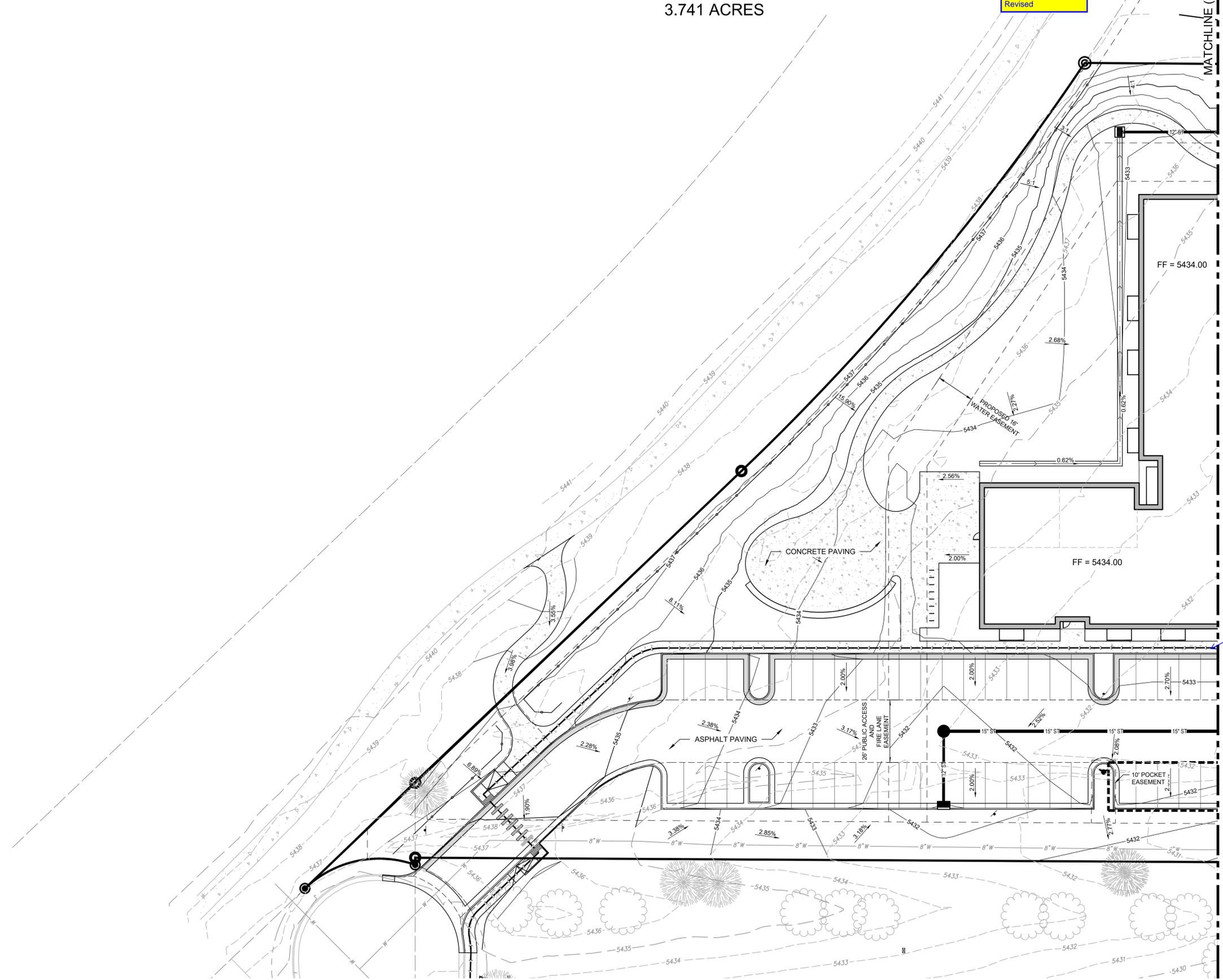
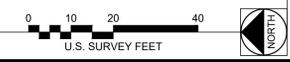
GRADING PLAN 1 OF 2

SHEET NUMBER:

5

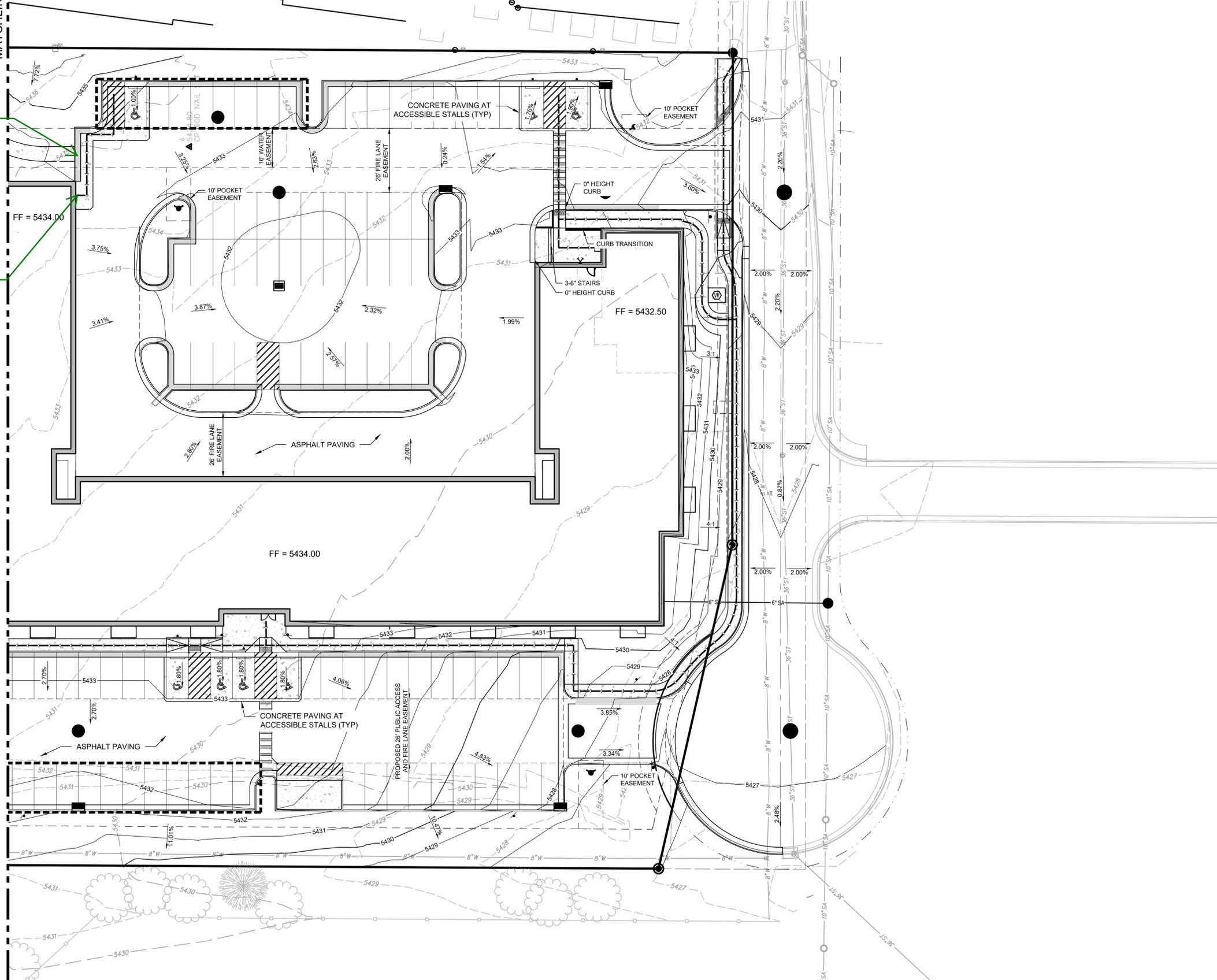
PROJECT NO.: 0231600.0

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



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

MATCHLINE (SEE SHEET 4)



Is the sidewalk accessible from the parking lot?

Revised

Revised

Is there an entrance? if yes, please show the entrance.

LEGEND

- CONCRETE PAVING
- VERTICAL CURB AND GUTTER (CATCH), REFER TO COA DETAIL S7.1
- VERTICAL CURB AND GUTTER (SPILL), REFER TO COA DETAIL S7.1
- SIGN
- 5.00% DIRECTION OF FLOW
- 54.36 EXISTING MINOR CONTOUR
- 54.35 EXISTING MAJOR CONTOUR
- 54.38 PROPOSED MINOR CONTOUR
- 54.35 PROPOSED MAJOR CONTOUR
- FIRE LANE EASEMENT
- ACCESSIBLE ROUTE

CITY OF AURORA GENERAL NOTES

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ISSUE:
 # DATE: DESCRIPTION:

Project Status
 NOT FOR CONSTRUCTION

PROJECT:
 ALTOS REALTY ADVISORS

HIGHLINE VILLAGE FILING NO. 4, LOT 1

RSN: 178920

EAST 16TH AVE, AURORA, CO

DATE: 02/09/2024

DESIGNED: DKL

DRAWN: DJM

REVIEWED: DKL

FIELD BOOK NO.:

SHEET TITLE:

GRADING PLAN 2 OF 2

SHEET NUMBER:

6

PROJECT NO.: 0231600.0

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



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

The knock box with fireline must be shown on this page with connection to the water main.

Revised

Repeat Comment: Water mains should be 5ft from curb and gutters, see AW Spec 5.04 for more info

Revised

Please call out easement size and water meter size

Noted. A letter will be sent.

The adjacent property located to the west has several trees, which will most likely be impacted by this development. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies as a result of potential damage incurred by the development. Please provide the City of Aurora a copy of this letter including the date sent and received.

Repeat explanation, Due to crossing conflicts limited sidewalk clearance hydrants remain.

Repeat request to relocate hydrants to opposite side of drive aisles.

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

LEGEND

	CONCRETE PAVEMENT
	VERTICAL CURB AND GUTTER (CATCH), REFER TO COA DETAIL S7.1
	VERTICAL CURB AND GUTTER (SPILL), REFER TO COA DETAIL S7.1
	WATER WATER VALVE
	WATER METER
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	STORM DRAIN INLET
	UNDERDRAIN CLEANOUT
	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" CUT-IN TEE CONNECTION FOR 8" WATERLINE TO EXISTING 8" WATERLINE
- INSTALL 8"x22 1/2" AND 8"x11 1/2" BEND
- INSTALL 8"x45" AND 8"x11 1/2" BEND
- INSTALL FIRE HYDRANT ASSEMBLY PER CITY OF AURORA STANDARDS
- INSTALL 4" CLASS 52 DUCTILE IRON SERVICE LINE, METER, VAULT AND APPURTENANCES IN ACCORDING WITH CITY OF AURORA STANDARDS AND REGULATIONS. REFER TO CITY OF AURORA STANDARD DETAILS 200, 205 AND 207
- EXISTING 8" WATERLINE
- 10" SANITARY SEWER SERVICE CONNECTION, REFER TO CITY OF AURORA STANDARD DETAIL 101
- PUBLIC 4-FT SANITARY MANHOLE
- EXISTING PUBLIC 10" SANITARY SEWER MAIN
- PRIVATE 12" HDPE STORM DRAIN
- PRIVATE 15" HDPE STORM DRAIN
- PRIVATE 18" RCP STORM DRAIN
- PRIVATE 5-FT STORM DRAIN MANHOLE
- PRIVATE TYPE 13 AREA INLET
- PRIVATE COMBINATION TYPE 13 INLET
- 2-FT WIDE CONCRETE PAN
- EXISTING PUBLIC 36" STORM DRAIN
- PUBLIC 6-FT STORM DRAIN MANHOLE
- FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT

CITY OF AURORA GENERAL NOTES

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ISSUE:
 # DATE: DESCRIPTION:

Project Status
 NOT FOR CONSTRUCTION

PROJECT:
 ALTOS REALTY ADVISORS

HIGHLINE VILLAGE
 FILING NO. 4, LOT 1

RSN: 178920

EAST 16TH AVE, AURORA, CO

DATE: 05/10/2024

DESIGNED: EBFB

DRAWN: DJM

REVIEWED: DKL

FIELD BOOK NO.:

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

7

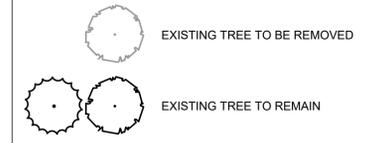
PROJECT NO.: 0231600.0

1 UTILITY PLAN
 SCALE: 1"=30'



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

LEGEND



**Farnsworth
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TREE MITIGATION NOTES

SITE CONSTRUCTION SHALL TAKE INTO ACCOUNT THE LIFE AND GOOD HEALTH OF TREES PRESERVED ON THE SITE. THE FOLLOWING GUIDELINES SHALL BE FOLLOWED FOR TREE PROTECTION. IF THESE GUIDELINES ARE NOT FOLLOWED, THE FULL VALUE OF THE TREE WILL BE USED IN CALCULATIONS TO DETERMINE MITIGATION REQUIREMENTS.

1. PROTECTIVE FENCING SHALL BE SET UP TO VISIBLY SHOW THE TREE PROTECTION ZONE.
2. ALL EQUIPMENT, INCLUDING FOOT TRAFFIC SHALL REMAIN OUTSIDE OF THE TREE PROTECTION ZONE.
3. IF ROOTS GREATER THAN 1-INCH IN DIAMETER REQUIRE REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR DESIGNEE.
4. LIMB REMOVAL SHALL BE ACCOMPLISHED BEFORE CONSTRUCTION BEGINS. A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION SHALL COMPLETE ALL PRUNING. DESIGNATE CONCRETE WASHOUT AREAS. THESE AREAS SHALL NOT FLOW INTO OR ACROSS THE TREE PROTECTION ZONE.
5. NO STOCKPILING OF SOIL IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
6. NO VEHICLE PARKING IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
7. THE SOIL SHALL NOT BE COMPACTED WITHIN THE TREE PROTECTION ZONE.
8. EXISTING TREES DAMAGED THROUGH THE CONSTRUCTION PROCESS SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3. THE RESTORATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

- NOTE:
1. ANY TREES THAT ARE PRESERVED ON THE SITE DURING CONSTRUCTION ACTIVITIES SHALL FOLLOW THE STANDARD NOTES, MEASURES, AND DETAILS FOR TREE PROTECTION PER THE CURRENT PARKS & OPEN SPACES DEDICATION AND DEVELOPMENT CRITERIA MANUAL.
 2. ALL GRADING NEAR EXISTING TREES TO BE PRESERVED AND PROTECTED IS TO BE FIELD ADJUSTED TO PREVENT ANY FILLING OR CUTTING WITHIN THE FENCED TREE PROTECTION AREA OF EACH TREE. SLOPES ARE TO BE FIELD ADJUSTED (4:1 MAXIMUM SLOPE) OR RETAINING WALLS ADDED TO MAINTAIN PROPOSED OR EXISTING BERM HEIGHTS AND TO PROTECT THE EXISTING TREES TO REMAIN. RETAINING WALL MATERIALS, IF REQUIRED, ARE TO BE MUTUALLY AGREED TO BY THE DEVELOPER AND THE CITY OF AURORA PLANNING STAFF. WALLS OVER 36" IN HEIGHT ARE TO BE DESIGNED BY A QUALIFIED ENGINEER.

ISSUE:
DATE: DESCRIPTION:

PROJECT:
Altos Realty Advisors

**Highline Village 4
Apartments
Site Plan**

East 16th Ave., Aurora, Co

DATE: 05/10/2024

DESIGNED: MEH

DRAWN: MEH

REVIEWED: MEH

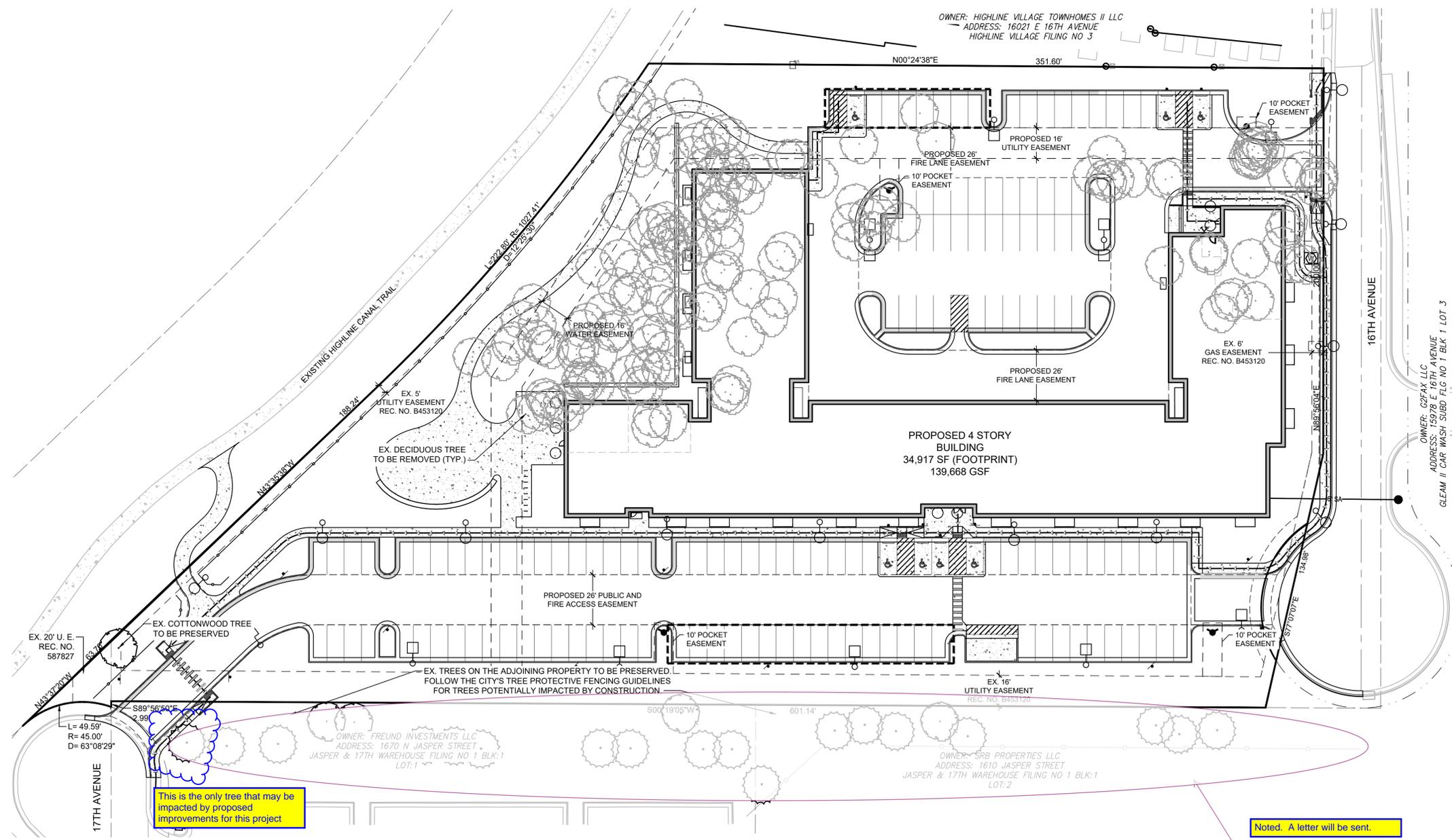
FIELD BOOK NO.:

SHEET TITLE:

**TREE MITIGATION
PLAN**

SHEET NUMBER:

PROJECT NO.: 0231600.0



This is the only tree that may be impacted by proposed improvements for this project

Noted. A letter will be sent.

The adjacent property located to the west has several trees, which will most likely be impacted by this development. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies as a result of potential damaged incurred from the development. Please provide the City of Aurora a copy of this letter including the date sent and received

Noted.

Aurora Forestry cannot approve plan until tree mitigation has been paid.

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.

LANDSCAPE SYMBOL LEGEND

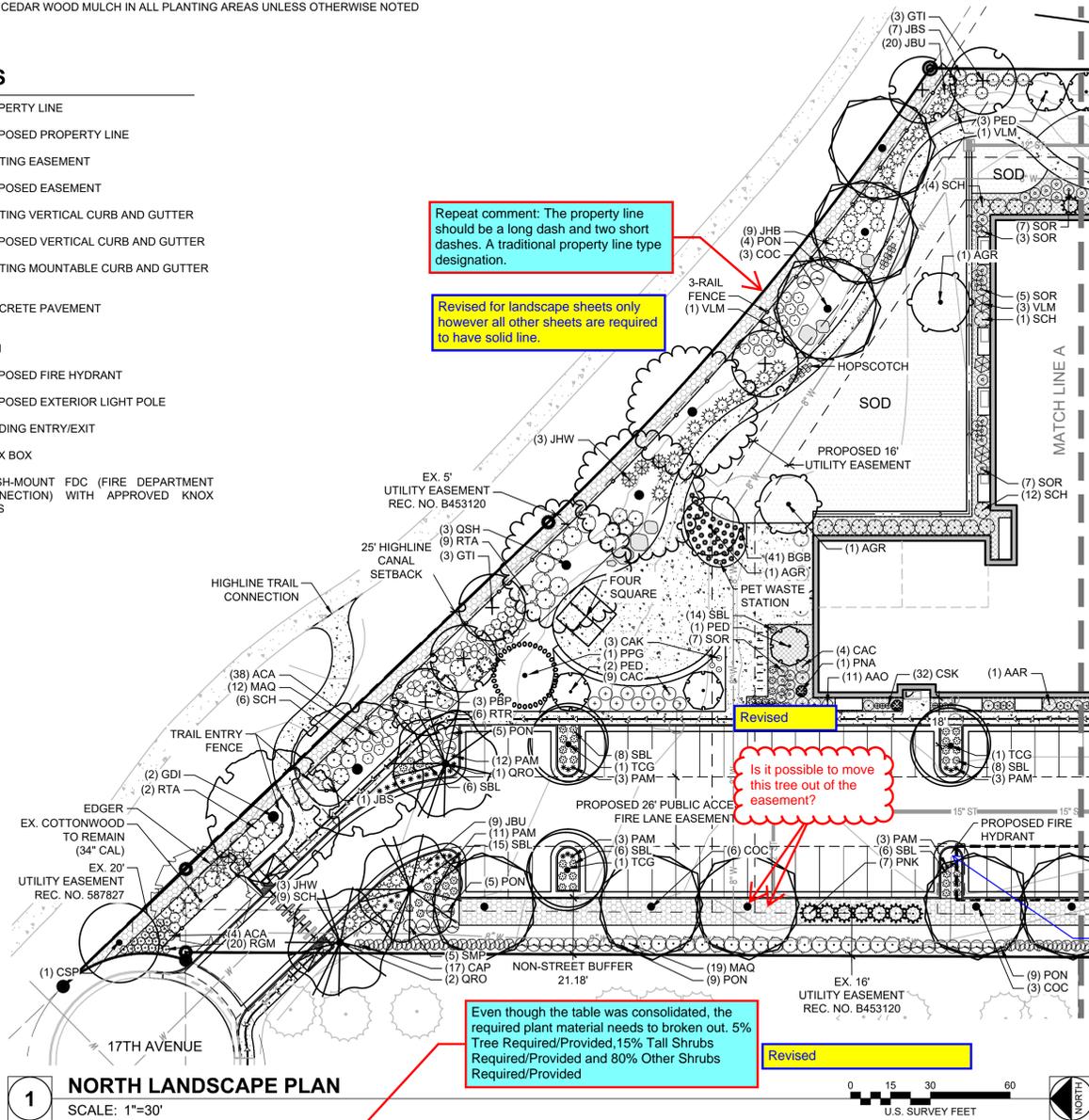
	ANGULAR GRANITE BOULDERS (1.5'-4" DIA. SIZE)		SHORT GRASS PRAIRIE SEED MIX, IRRIGATED
	COOL SEASON SOD		1 1/2" GREY ROSE RIVER ROCK MULCH INSTALL IN ALL PLANTING AREAS WHERE SHOWN
	5-12" GREY ROSE COBBLE INFILLED WITH GREY CRUSHER FINES		

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

KEYNOTES

	PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING VERTICAL CURB AND GUTTER
	PROPOSED VERTICAL CURB AND GUTTER
	EXISTING MOUNTABLE CURB AND GUTTER
	CONCRETE PAVEMENT
	SIGN
	PROPOSED FIRE HYDRANT
	PROPOSED EXTERIOR LIGHT POLE
	BUILDING ENTRY/EXIT
	KNOX BOX
	FLUSH-MOUNT FDC (FIRE DEPARTMENT CONNECTION) WITH APPROVED KNOX CAPS

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



1 NORTH LANDSCAPE PLAN
SCALE: 1"=30'

BUILDING FRONTAGE LANDSCAPE TABLE

COMBINED BUILDING FRONTAGES	REQUIREMENT	LANDSCAPE PLANTS REQUIRED
845 LF	1.25 PLANTS PER 5 LINEAR FEET	212
LANDSCAPE DESCRIPTION	PLANTS PROVIDED	TOTAL PLANTS PROVIDED
TREES (MIX OF E.G. & DEC.)	22	223
TALL SHRUBS	31	
OTHER SHRUBS	170	

LANDSCAPE DATA (CITY OF AURORA)

RIGHT-OF-WAY LANDSCAPING REQUIREMENTS							
DESCRIPTION	LENGTH	TREE REQ. (1/40')	TREES PROVIDED				
16TH AVE FRONTAGE	239'	6	6				
17TH AVE FRONTAGE	50'	1	1				
NON-STREET PERIMETER BUFFER							
DESCRIPTION	LENGTH	WIDTH REQ.	WIDTH PROVD.	TREE REQ.	TREES PROVIDED	SHRUBS REQ.	SHRUBS PROVIDED
RESIDENTIAL TO RESIDENTIAL	352'	15'	13'	9 (1/40')	8*	44 (5/40')	68
NON-RESIDENTIAL TO RESIDENTIAL	601'	25'	21'	24 (1/25')	24 (12 Evergreen)	120 (5/25')	169
25' SPECIAL LANDSCAPE BUFFER	475'	25'	25'	16 (1/30')	16	158 (10/30')	158

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

LANDSCAPE AREA TABLE

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

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	WIDTH	WATER USE
DECIDUOUS TREES								
	AGR	3	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	2.5" CAL B&B	40'	25'	LOW
	CSP	1	CATALPA SPECIOSA	WESTERN CATALPA	2.5" CAL B&B	50'	30'	VERY LOW
	COC	8	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2.5" CAL B&B	60'	40'	VERY LOW
	GTI	6	GLEDISIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL® HONEY LOCUST	2" CAL B&B	35'	25'	XERIC
	GDI	2	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2" CAL B&B	60'	50'	VERY LOW
	QRO	3	QUERCUS ROBUR	ENGLISH OAK	2.5" CAL B&B	50'	40'	MED
	QSH	3	QUERCUS SHUMARDII	SHUMARD OAK	2" CAL B&B	50'	50'	LOW
	TCG	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" CAL B&B	40'	30'	MED
EVERGREEN TREES								
	PPG	1	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	6" B&B	60'	25'	LOW
	PED	4	PINUS EDULIS	PINYON PINE	8" B&B	25'	15'	VERY LOW
	PNA	2	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN PINE	8" B&B	20'	4'	MED
	PNK	8	PINUS NIGRA 'KOMET'	KOMET AUSTRIAN PINE	8" B&B	25'	7'	LOW
DECIDUOUS SHRUBS								
	AAO	5	AMELANCHIER ALNIFOLIA 'OBELISK'	STANDING OVATION™ SERVICEBERRY	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	7	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	25	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	5 GAL, 5 CANE MIN., 24"	3'	4'	MED
	PON	32	PHYSOCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	5 GAL	5'	5'	LOW
	PBP	3	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES® SAND CHERRY	5 GAL	1.5'	6'	VERY LOW
	RTR	6	RHUS TRILOBATA	THREE-LEAF SUMAC	5 GAL	6'	6'	VERY LOW
	RTA	11	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	5 GAL	1.5'	7'	VERY LOW
	RGM	25	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL	3'	3'	LOW
	SBL	63	SPIRAEA X BUMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	5 GAL	2'	3'	LOW
	SOR	28	SYMPHORICARPOS OREOPHILUS	MOUNTAIN SNOWBERRY	5 GAL	4'	4'	LOW
	SCH	32	SYMPHORICARPOS X CHENAUTII 'HANCOCK'	HANCOCK CORALBERRY	5 GAL	3'	6'	VERY LOW
	SMP	5	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GAL	5'	5'	MED
	VLM	5	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	5 GAL	6'	6'	VERY LOW
EVERGREEN SHRUBS								
	JHB	9	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	5 GAL	8"	6"	VERY LOW
	JHW	6	JUNIPERUS HORIZONTALIS 'WILTONII'	WILTON CARPET JUNIPER	5 GAL	4"	6"	LOW
	JBU	29	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL 24" SPREAD	12"	6"	VERY LOW
	JBS	8	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	5 GAL	3"	5"	VERY LOW
	MAQ	31	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	5 GAL	6"	6"	XERIC
ORNAMENTAL GRASSES								
	BGB	41	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	1 GAL, WELL ESTABLISHED	3"	2"	VERY LOW
	CAK	3	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL, WELL ESTABLISHED	4"	2"	LOW
	PAM	35	PENNISETUM ALOPECUROIDES 'MOUDRY'	BLACK FOUNTAIN GRASS	1 GAL, WELL ESTABLISHED	2"	2"	LOW

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



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Altos Realty Advisors

Highline Village 4
Apartments
Site Plan

East 16th Ave., Aurora, Co

DATE: 05/10/2024

DESIGNED: GCG

DRAWN: GCG

REVIEWED: JDS

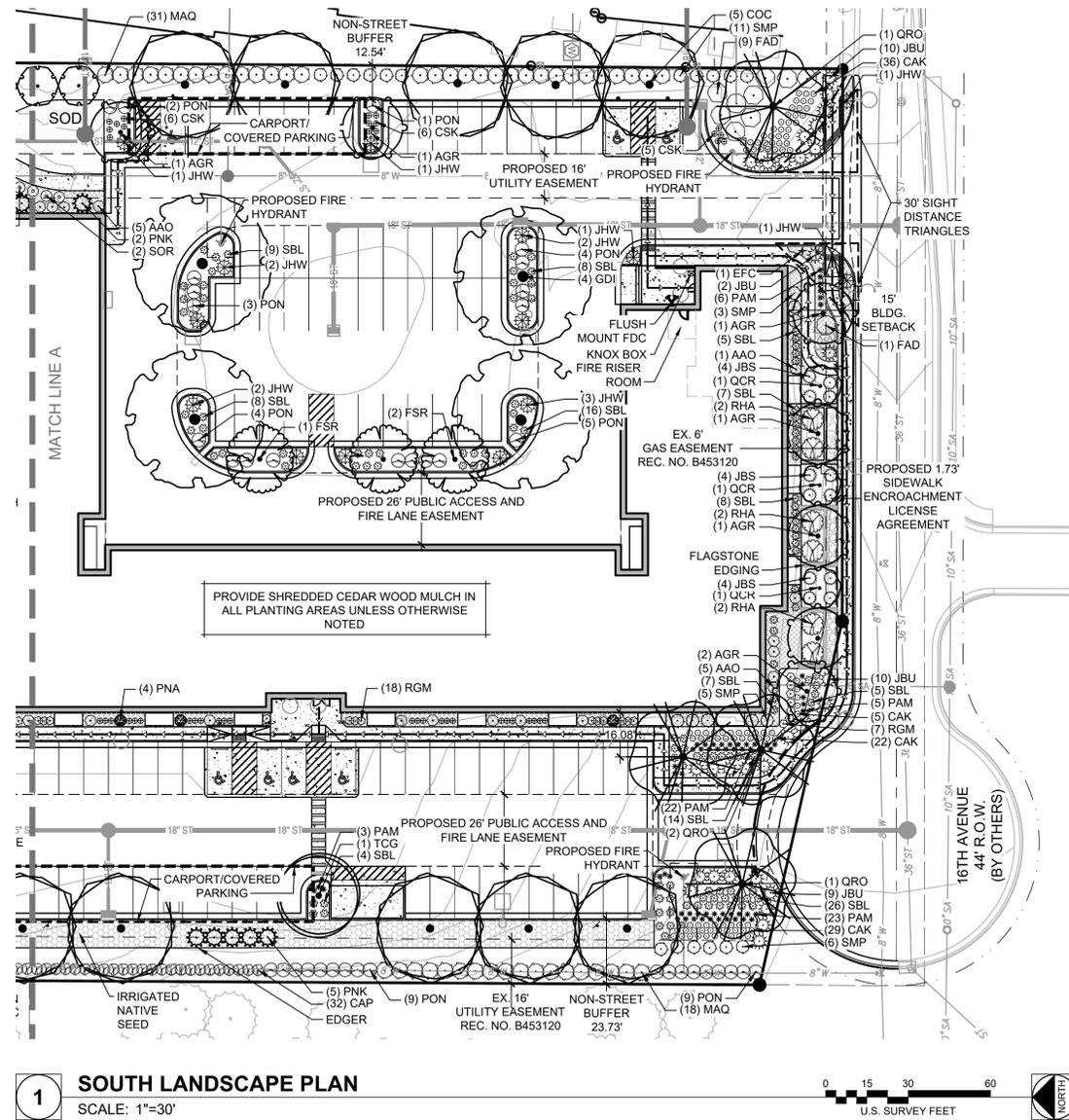
FIELD BOOK NO.:

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

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



KEYNOTES

- PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - - EXISTING EASEMENT
- - - - PROPOSED EASEMENT
- EXISTING VERTICAL CURB AND GUTTER
- PROPOSED VERTICAL CURB AND GUTTER
- EXISTING MOUNTABLE CURB AND GUTTER
- CONCRETE PAVEMENT
- SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED EXTERIOR LIGHT POLE
- BUILDING ENTRY/EXIT
- KNOX BOX
- FLUSH-MOUNT FDC (FIRE DEPARTMENT CONNECTION) WITH APPROVED KNOX CAPS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	WIDTH	WATER USE
DECIDUOUS TREES								
	AGR	7	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	2.5" CAL B&B	40'	25'	LOW
	COC	9	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2.5" CAL B&B	60'	40'	VERY LOW
	FSR	3	FAGUS SYLVATICA 'ROSEOMARGINATA'	PINK-EDGED EUROPEAN BEECH	2" CAL B&B	30'	25'	MED
	GDI	4	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2" CAL B&B	60'	50'	VERY LOW
	QRO	4	QUERCUS ROBUR	ENGLISH OAK	2.5" CAL B&B	50'	40'	MED
	QCR	3	QUERCUS X 'CRIMSCHMIDT'	CRIMSON SPIRE™ OAK	3" CAL B&B	40'	15'	LOW
	TCG	1	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" CAL B&B	40'	30'	MED
EVERGREEN TREES								
	PED	2	PINUS EDULIS	PINYON PINE	8" B&B	25'	15'	VERY LOW
	PNA	3	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN PINE	8" B&B	20'	4'	MED
	PNK	6	PINUS NIGRA 'KOMET'	KOMET AUSTRIAN PINE	8" B&B	25'	7'	LOW
DECIDUOUS SHRUBS								
	AAO	17	AMELANCHIER ALNIFOLIA 'OBELISK'	STANDING OVATION™ SERVICEBERRY	3" MS	15'	4'	MED
	CSK	42	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL	2'	2'	MED
	CAP	24	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	5 GAL, 5 CANE MIN., 24"	3'	4'	MED
	FAD	10	FORSYTHIA X 'ARNOLD'S DWARF'	ARNOLD'S DWARF FORSYTHIA	5 GAL	2'	7'	LOW
	PON	37	PHYSOCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	5 GAL	5'	5'	LOW
	RHU ARO	6	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	3'	8'	ADAPT
	RGM	20	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL	3'	3'	LOW
	SBL	117	SPIRAEA X BUMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	5 GAL	2'	3'	LOW
	SOR	3	SYMPHORICARPOS OREOPHILUS	MOUNTAIN SNOWBERRY	5 GAL	4'	4'	LOW
	SMP	25	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GAL	5'	5'	MED
EVERGREEN SHRUBS								
	JHW	14	JUNIPERUS HORIZONTALIS 'WILTONII'	WILTON CARPET JUNIPER	5 GAL	4"	6"	LOW
	JBU	31	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL 24" SPREAD	12"	6"	VERY LOW
	JBS	12	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	5 GAL	3"	5"	VERY LOW
	MAQ	49	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	5 GAL	6"	6"	XERIC
ORNAMENTAL GRASSES								
	CAK	92	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL, WELL ESTABLISHED	4'	2'	LOW
	PAM	59	PENNISETUM ALOPECUROIDES 'MOUDRY'	BLACK FOUNTAIN GRASS	1 GAL, WELL ESTABLISHED	2'	2'	LOW
PERENNIALS								
	EFC	1	EUONYMUS FORTUNEI 'COLORATUS'	PURPLE-LEAF WINTERCREEPER	1 GAL, WELL ESTABLISHED	24"	36"	MED

LANDSCAPE SYMBOL LEGEND

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

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

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



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Site Plan**

East 16th Ave., Aurora, Co

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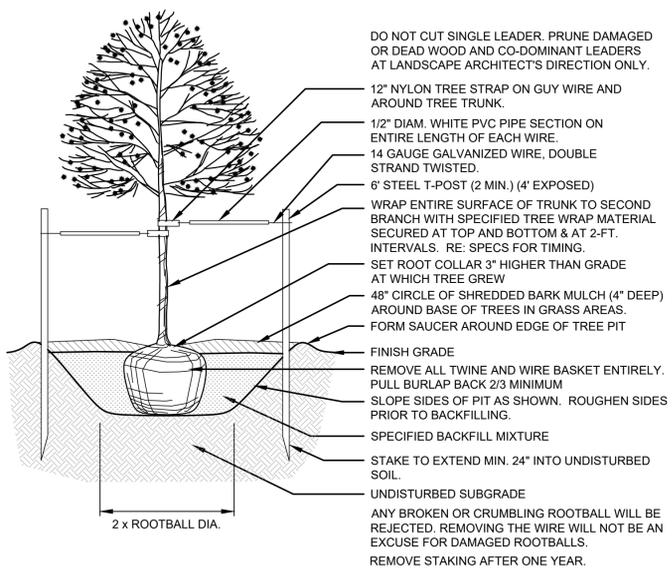
LANDSCAPE PLAN

SHEET NUMBER:

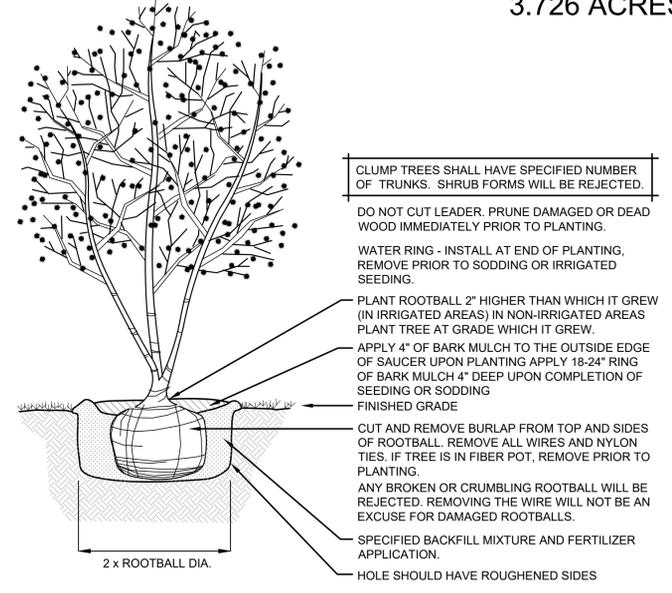
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PROJECT NO.: 0231600.00

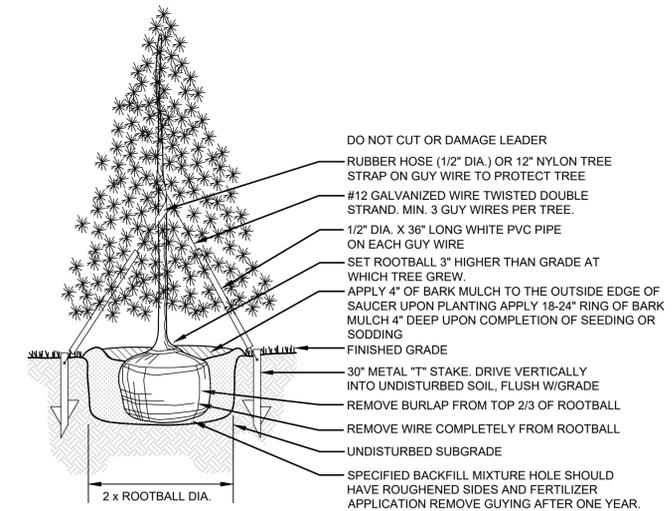
**HIGHLINE VILLAGE 4 APARTMENTS
SITE PLAN
LOT 1, BLOCK 1 HIGHLINE VILLAGE 4,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
3.726 ACRES**



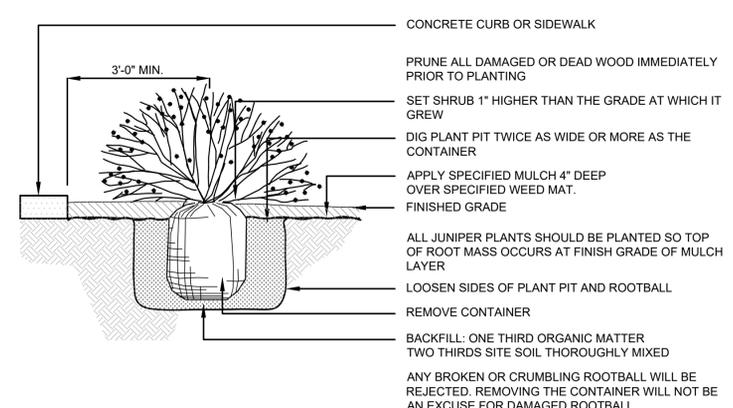
SHADE TREE PLANTING 1
NOT TO SCALE



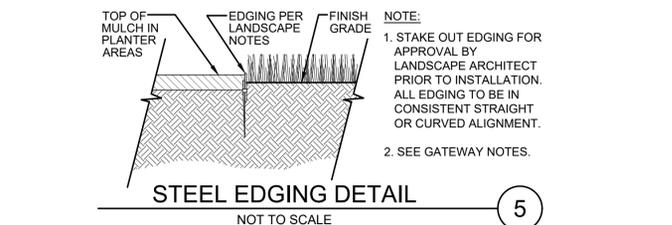
CLUMP TREE PLANTING 2
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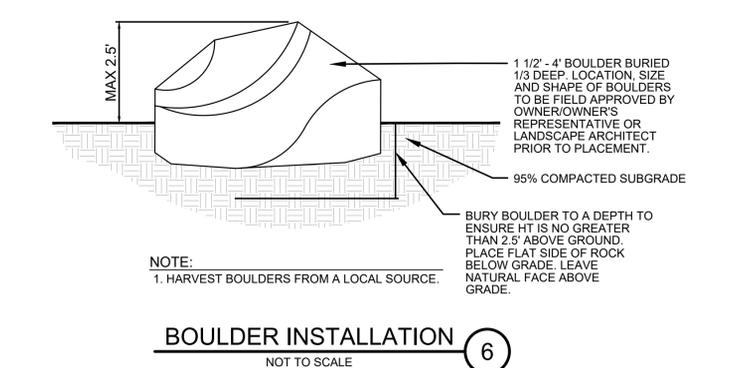
EVERGREEN TREE PLANTING 3
NOT TO SCALE



SHRUB PLANTING 4
NOT TO SCALE



STEEL EDGING DETAIL 5
NOT TO SCALE



BOULDER INSTALLATION 6
NOT TO SCALE

CITY STANDARD LANDSCAPE NOTES

- REFER TO THE SITE PLAN FOR DESCRIPTION OF THE SURFACE MATERIAL OF THE WALKS, DRIVES, PATIOS, ETC.
- THE LANDSCAPE PLAN WILL BE UTILIZED FOR CODE ENFORCEMENT AND LANDSCAPE INSPECTION PURPOSES.
- SOD AND SHRUB BED AREAS SHALL RECEIVE SIX INCHES OF APPROVED TOPSOIL.
- REFER TO THE PHOTOMETRIC PLAN AND THE PHOTOMETRIC DETAILS FOR LIGHTING LOCATIONS, LIGHT LEVELS, AND DETAILS.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET SIX INCHES (3'-6") AND NOT MORE THAN EIGHT FEET (8') FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES OF FIVE FEET (5').
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCOACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

SEED NOTES

- ALL SEED MIXES AVAILABLE THROUGH:
PBSI
pawneebuttesseed.com
Pawnee Buttes Seed Inc
605 25th St, Greeley, CO 80631
(970) 356-7002
- ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROSLURRY APPLIED OVER THE SEED BED AFTER SEEDING. THE SLURRY MIX SHALL CONTAIN THE FOLLOWING:
LBS./1,000 SF
WOOD FIBER MULCH 46
15-15-15 ORGANIC FERTILIZER 9
ORGANIC BINDER 4

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

NATIVE PRAIRIE SEED MIX

PBSI NATIVE PRAIRIE MIX
(29%) Blue Grama
(10%) Buffalo grass
(20%) Green Needle grass
(20%) Sideoats Grama
(20%) Western Wheatgrass
(1%) Sand Dropseed
APPLICATION RATE: 15 PLS lbs/Acre

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



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LANDSCAPE NOTES & DETAILS

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PROJECT NO.: 0231600.00

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

5A. Show wall sign location and elevations with the next submittal

Locations and dimensions are shown on revised elevations for the south and west facade.
 - VDB

EXTERIOR MATERIAL COVERAGE

BRICK	12%
STUCCO	63%
FIBER CEMENT LAP SIDING	25%



NORTH ELEVATION - VIEW 2

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

3

EXTERIOR MATERIAL COVERAGE

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



SOUTH ELEVATION - VIEW 1

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

1

KEYNOTES - SITE PLAN

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

VISION
 DESIGN • BUILD

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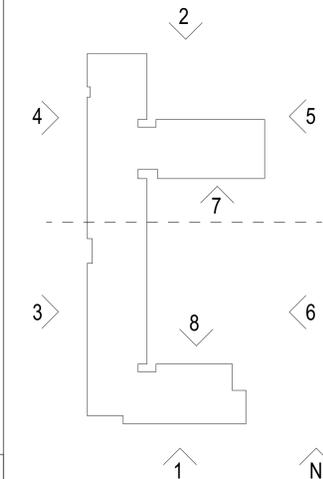
SHEET TITLE:
 NORTH &
 SOUTH
 ELEVATIONS

SHEET NUMBER:

12

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

BUILDING KEY PLAN



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

EXTERIOR MATERIAL COVERAGE

BRICK	27%
STUCCO	62%
FIBER CEMENT LAP SIDING	11%



WEST ELEVATION - VIEW 4

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

2

EXTERIOR MATERIAL COVERAGE

BRICK	28%
STUCCO	67%
FIBER CEMENT LAP SIDING	5%

EXTERIOR MATERIAL COVERAGE
(ALL ELEVATIONS COMBINED)

BRICK	21.2%
STUCCO	66.8%
FIBER CEMENT LAP SIDING	12.1%

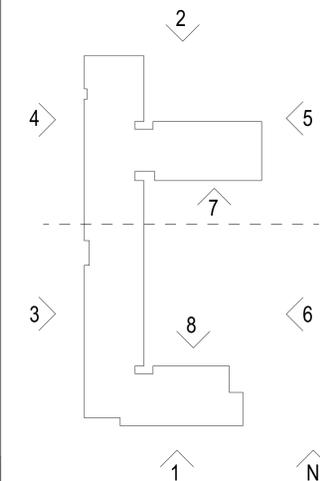
TOTAL BRICK + STUCCO REQ

80%

TOTAL BRICK + STUCCO PROVIDED

87.9%

BUILDING KEY PLAN



WEST ELEVATION - VIEW 3

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

1

EXTERIOR MATERIAL COVERAGE
(ALL ELEVATIONS COMBINED)

BRICK	21.2%
STUCCO	66.8%
FIBER CEMENT LAP SIDING	12.1%

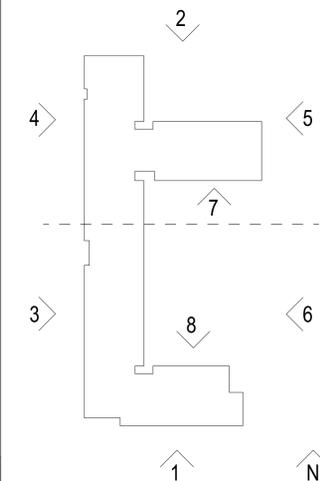
TOTAL BRICK + STUCCO REQ

80%

TOTAL BRICK + STUCCO PROVIDED

87.9%

BUILDING KEY PLAN



KEYNOTES - SITE PLAN

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

SHEET NUMBER:

13

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



EXTERIOR MATERIAL COVERAGE

BRICK	24%
STUCCO	70%
FIBER CEMENT LAP SIDING	6%

KEYNOTES - SITE PLAN

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



ISSUE:
 # DATE: DESCRIPTION:

Project Status
 NOT FOR CONSTRUCTION

PROJECT:
 Altos Realty Advisors

**Highline Village 4
 Apartments
 Site Plan**

East 16th Ave., Aurora, Co

DATE: 05/16/2024

SHEET TITLE:
EAST ELEVATIONS

SHEET NUMBER:

14

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

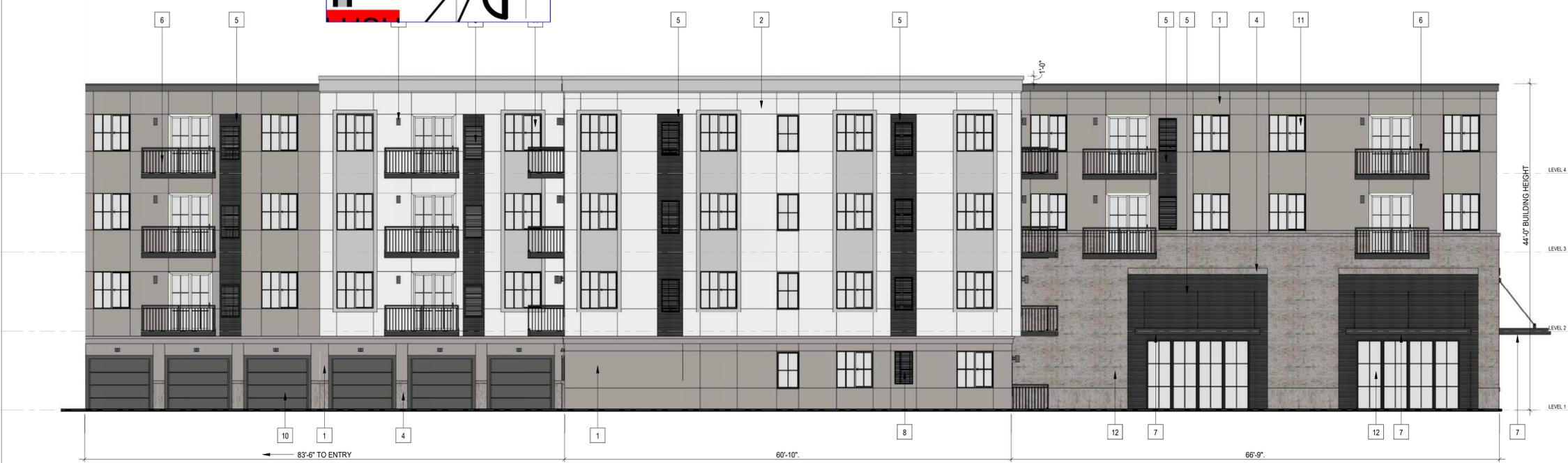
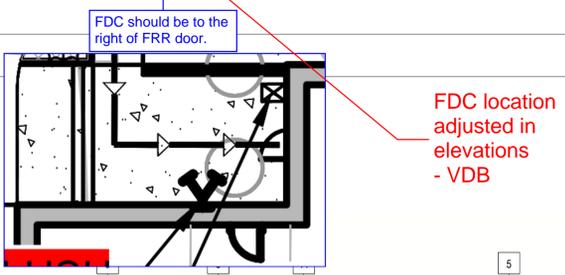
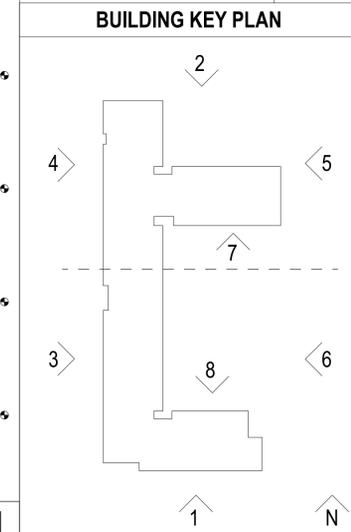
EXTERIOR MATERIAL COVERAGE

BRICK	14%
STUCCO	73%
FIBER CEMENT LAP SIDING	13%

EXTERIOR MATERIAL COVERAGE
 (ALL ELEVATIONS COMBINED)

BRICK	21.2%
STUCCO	66.8%
FIBER CEMENT LAP SIDING	12.1%

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



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

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



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

EXTERIOR MATERIAL COVERAGE

BRICK	20%
STUCCO	63%
FIBER CEMENT LAP SIDING	17%

Will there be rooftop mechanicals? Visible? Or ground mounted? Please show it with the next submittal. Ground or wall-mounted utility equipment such as HVAC units, electric and gas meters, panels, junction boxes, and similar equipment shall be screened from view of public streets, parks, open spaces, trails, plazas, and other public space by using architecturally compatible walls and/or landscaping. Ground and wall-mounted equipment shall be located along or on secondary building faces, and not on primary building faces, to the maximum extent practicable. When walls are used to screen mechanical equipment, the walls shall use similar building materials and detail as the primary structure.

There will be a handful of ground units, screening as shown on this elevation. Wood soffits will be incorporated at all entry canopies, so the wood material does exist elsewhere on the project. -VDB

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



SOUTH GARAGE ELEVATION - VIEW 7 SCALE: 1/8" = 1'-0" 1

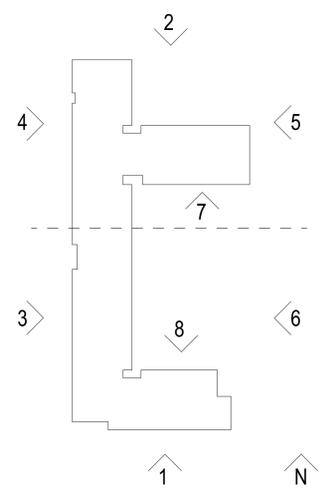
EXTERIOR MATERIAL COVERAGE

BRICK	6%
STUCCO	79%
FIBER CEMENT LAP SIDING	15%

EXTERIOR MATERIAL COVERAGE (ALL ELEVATIONS COMBINED)

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

BUILDING KEY PLAN



KEYNOTES - SITE PLAN

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

VISION
 DESIGN • BUILD

ISSUE:
 # DATE: DESCRIPTION:

Project Status
 NOT FOR CONSTRUCTION

PROJECT:
 Altos Realty Advisors

Highline Village 4
 Apartments
 Site Plan

East 16th Ave., Aurora, Co

DATE: 05/16/2024

SHEET TITLE:
 NORTH &
 SOUTH
 GARAGE
 ELEVATIONS

SHEET NUMBER:

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

ISSUE # DATE: DESCRIPTION:

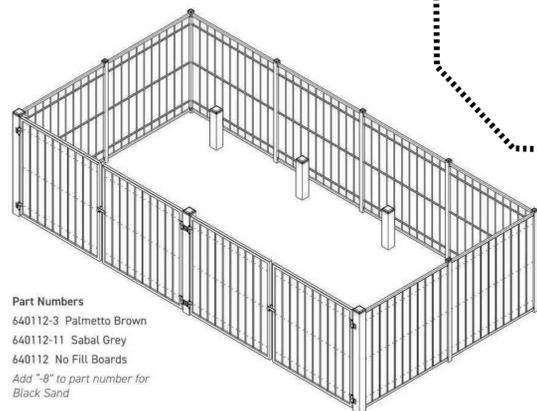


ESTATE ENCLOSURE SYSTEM



SINGLE ENCLOSURE SYSTEM

13' - 156" (396mm) x 25' - 300" (762mm)



Part Numbers
 640112-3 Palmetto Brown
 640112-11 Sabal Grey
 640112 No Fill Boards
 Add "-8" to part number for Black Sand

TRASH ENCLOSURE



CARPORT STYLE SINGLE COLUMN SINGLE T

DESIGN CRITERIA

Wind Load: 90 MPH minimum
 Ground Snow Load: 30 psf minimum
 All Federal, State and Local codes reviewed.

COLUMNS

HSS ASTM A-500 Grade B
 Coating Options: Primed or Hot Dip Galvanized

BEAMS

Wide Flange A-992 Grade 50 Steel.
 Coating Options: Primed or Hot Dip Galvanized

PURLINS

16 GA. Cold Rolled G-90 Galvanized Steel

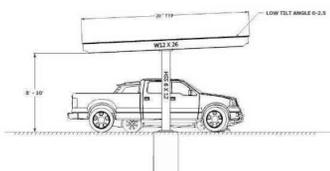
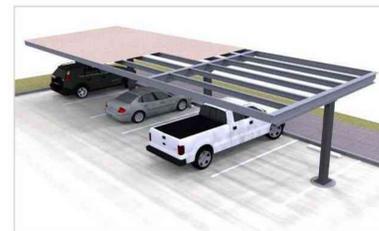
ROOFING

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

OPTIONS

Roof Slope
 Hot Dip Galvanizing
 Site Specific Layout and Configuration
 Standing Seam Roof Sheeting
 Soffit Under Sheeting
 Metal End Panels
 End Overhangs
 Solar Racking

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006.10 ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE ENTRANCE TO THE BUILDING, 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".



CARPORT

Project Status
 NOT FOR CONSTRUCTION

PROJECT:
 Altos Realty Advisors

Highline Village 4
 Apartments
 Site Plan

East 16th Ave., Aurora, Co

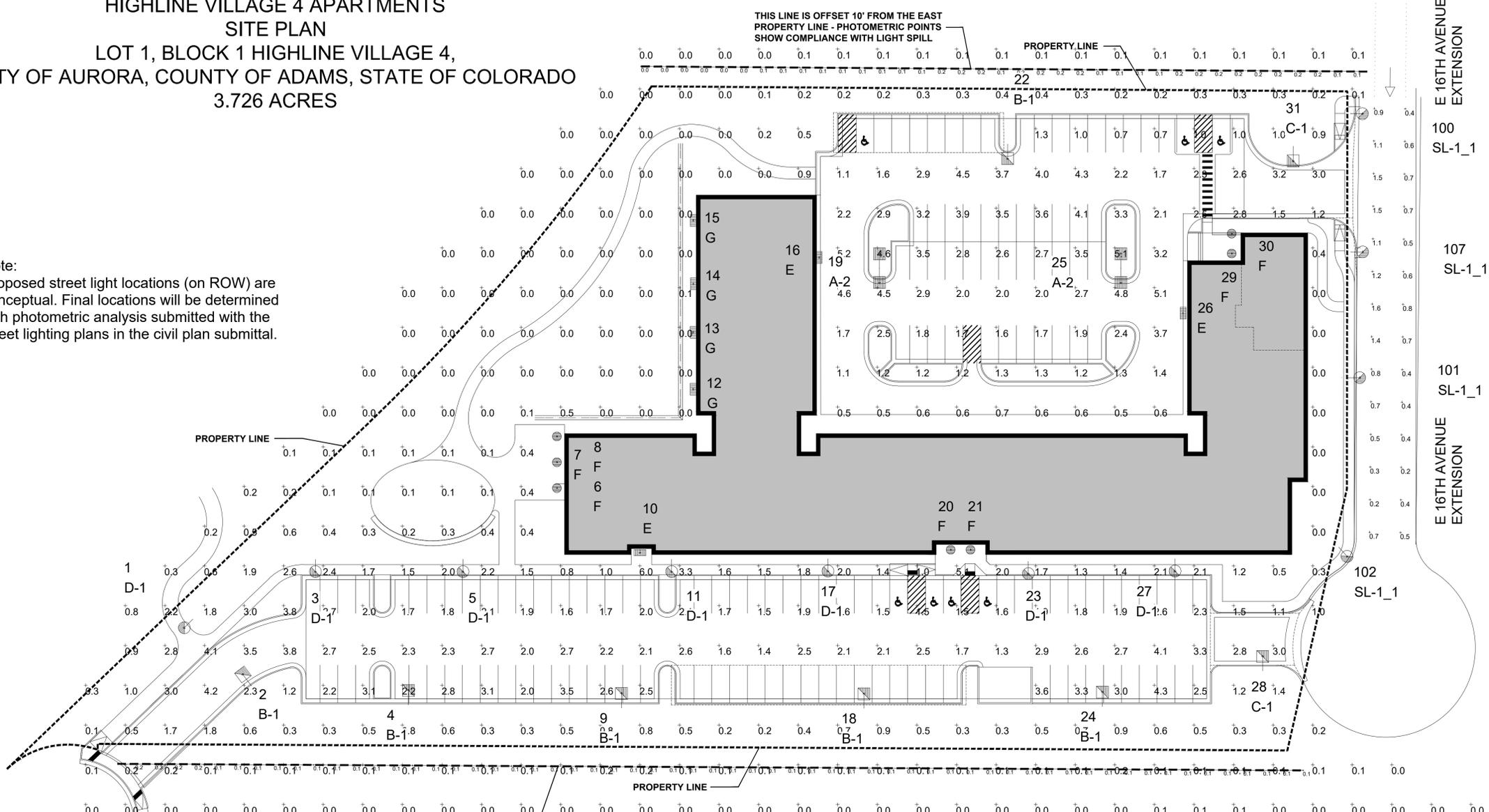
DATE: 05/16/2024

SHEET TITLE:
 TRASH &
 COMPACTOR
 ELEV'S

SHEET NUMBER:

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

Note:
 Proposed street light locations (on ROW) are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal.



Revised Show and label the paths of exit discharge on photometric sheet. See notes below.

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

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

Please remove from this site plan. It will be reviewed at the civil plan stage.
 Revised

CALCULATION SUMMARY - ROADWAY LIGHTING

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN	# PTS
16TH AVE_Illum	1.20	2.0	0.4	3.00	5.00	28
16TH AVE_Luminance	0.60	1.3	0.2	3.00	6.50	28
16TH AVE_Veil_Lum	0.00	0.1	0.0	N.A.	N.A.	28
16TH AVE_Vis_Level	N.A.	N.A.	N.A.	N.A.	N.A.	28
16TH AVE_Vis_Level_Bkgd_Lum	0.55	1.4	0.1	5.50	14.00	28
16TH AVE_Vis_Level_Target_Lum	1.25	3.1	0.0	N.A.	N.A.	28

LUMINAIRE SCHEDULE - ROADWAY LIGHTING

SYMBOL	QTY	LABEL	ARRANGED	LLF	DESCRIPTION	BUG RATING
	4	SL-1_1	Single	0.900	Street Light Fixt 57W LED T3 20'-0 MTG HT (3000K/6425 LUMENS) COOPER GALN-SA1C-730-U-T3	B1-U0-G2

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGED	LLF	DESCRIPTION	BUG RATING
	2	A-2	BACK-BACK	0.900	New Base, Pole & Area Fixt 135W LED 25'-0 Mtg Ht (4000K/16555 Lumens) Beacon Viper VP-1-160L-135-4K7-5QW	B4-U0-G2
	5	B-1	SINGLE	0.900	New Base, Pole & Area Fixt 171W LED 4W 25'-0 Mtg Ht (4000K/19936 Lumens) Beacon Viper VP-2-320L-170-4K7-4W-HSS	B2-U1-G4
	2	C-1	SINGLE	0.900	New Base, Pole & Area Fixt 110W LED 3 25'-0 Mtg Ht (4000K/13651 Lumens) Beacon Viper VP-1-160L-115-4K7-3	B3-U0-G3
	7	D-1	SINGLE	0.900	New Base, Pole & Deco Post Top Fixt 25W LED 16'-0 Mtg Ht (4000K/2963 Lumens) Kim UR20-24L-25-4K7-2-CLR-PT	B1-U0-G1
	3	E	SINGLE	0.900	New Wall Pack Fixt 28W LED 9'-0 Mtg Ht (4000K/3679 Lumens) Beacon Ratio RWL1-48L-25-4K7-4W-U	B1-U0-G1
	7	F	SINGLE	0.900	New LED Recessed Can 21W 10'-0 Mtg Ht (3000K/2289 Lumens) Green Creative NYX-NC-6-RD-S-9-CCT5S-DUALDIM	B1-U1-G0
	4	G	SINGLE	0.900	New Wall Sconce 19W LED 6'-0 Mtg Ht (3000K/2319 Lumens) Contech CYL6330KMVDCMLR-P (or approved equal)	B2-U0-G0

CALCULATION SUMMARY

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN	# PTS
ALL CALC POINTS AT GRADE	1.08	6.0	0.0	N.A.	N.A.	428
EAST PROPERTY LINE +10'	0.12	0.2	0.0	N.A.	N.A.	37
WEST PROPERTY LINE +10'	0.11	0.3	0.1	1.10	3.00	60
ACCESSIBLE ROUTE	2.09	6.0	0.5	4.18	12.00	30
EAST PARKING	2.33	5.2	0.5	4.66	10.40	73
WEST PARKING	2.31	4.3	1.3	1.78	3.31	60

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.
 THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
 FOR ADDITIONAL LIGHTING INFORMATION CONTACT:
On-Site Lighting & Survey, LLC
 PH: 763.684.1548

ISSUE # DATE: DESCRIPTION:

Project Status

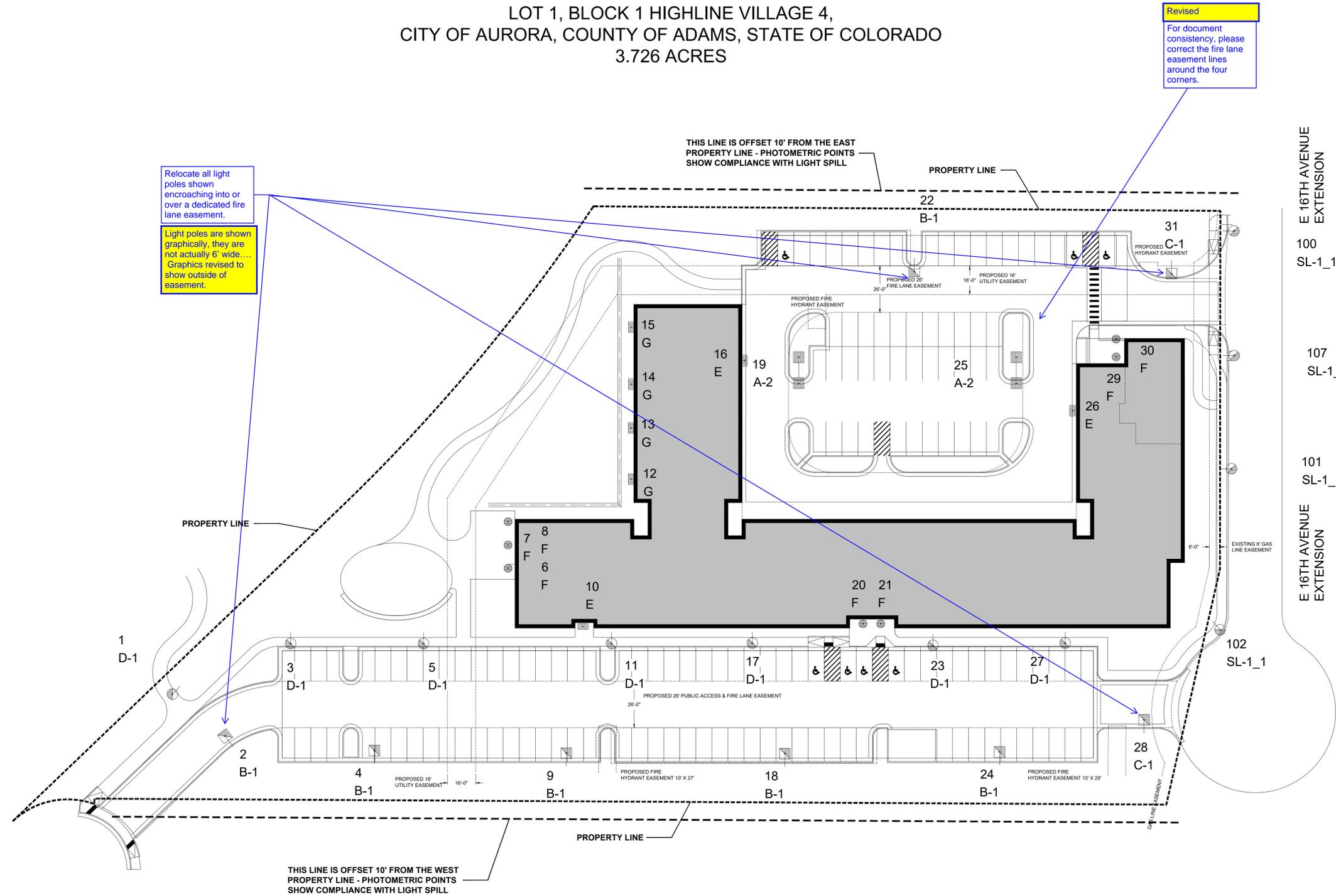
PROJECT: Altos Realty Advisors

Highline Village 4 Apartments
 Proposed Photometric Plan

East 16th Ave., Aurora, Co

DATE: 05/13/2024

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



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



BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.
 THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
 FOR ADDITIONAL LIGHTING INFORMATION CONTACT:
On-Site Lighting & Survey, LLC
 PH: 763.684.1548

ISSUE #	DATE	DESCRIPTION

Project Status

PROJECT:
 Altos Realty Advisors

**Highline Village 4 Apartments
 Proposed Lighting Plan
 with Easements**

East 16th Ave., Aurora, Co

DATE: 05/13/2024

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

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER/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: 763.684.1648

BEACON
VIPER Area/Site
VIPER LUMINAIRE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

FEATURES

- Low profile LED area/site luminaire with a variety of ES distributions for lighting applications such as auto detailing, retail, commercial and campus parking lots.
- Featuring two different optical technologies, Strike and MicroStrike, which provide the best distribution patterns for retrofit or new construction.
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 15G.
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGrid™ and 7 Pin with networked controls.
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may exist.
- Field interchangeable mounting provides additional flexibility after the fixture has shipped.

CONTROL TECHNOLOGY
UL LISTED IP65, DLC LISTED, LIGHTGRID, SERVICE PROGRAMS: STOCK, QSIO

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimized for heat dissipation while keeping a clean smooth outer surface.
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat finish.
- External hardware is corrosion resistant.

OPTICS

- MicroStrike Optics (20, 20x, 480, or 720 LED) provides maximum efficiency in providing wide cone distribution with micro-LEDs which evenly provide the entire luminaire surface with light.
- Strike Optics provide a wide beam distribution with a large number of LEDs which evenly provide the entire luminaire surface with light.
- Strike Optics are 72, 108, or 162 LED luminaire provide light in three distributions and maximum pole height for one application with high powered LEDs. Strike optics are rated in groups with a 2000-hour mean life expectancy. The distribution and pole height are not to be exceeded. All options are confirmed on the same application. Catalog logic found in page 3.
- Strike Optics are 72, 108, or 162 LED luminaire provide light in three distributions and maximum pole height for one application with high powered LEDs. Strike optics are rated in groups with a 2000-hour mean life expectancy. The distribution and pole height are not to be exceeded. All options are confirmed on the same application. Catalog logic found in page 3.

INSTALLATION

- Mounting brackets for each arm can be found on page 8.
- Optional universal mounting blocks for use of existing poles are available. See page 8 for details. Available as an option (MSU) or accessory for square and round poles.
- All mounting hardware included.
- Flare compatible optics.
- Kioskable arm flare option available for 3.38" OD finish.

currentlighting.com/beacon
Page 1 of 6
Rev: 06/2023
SKU_VIPER_007

KIMLIGHTING
UR20 EDGE-LIT Post Top
ARCHITECTURAL AREA/SITE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

FEATURES

- 20" size in single-arm post top, pole and wall mount.
- High performance optics up to 16,227 delivered lumens.
- Design from factor.
- Edge-Lit Light Guide.
- NX Lighting controls.
- UL/ULC listed for wet locations, IP66 and 4G/15G vibration rated.

CONTROL TECHNOLOGY
LIGHTGRID

SPECIFICATIONS

CONSTRUCTION

- Low copper aluminum alloy die-casting is designed as one-piece, low profile luminaire.
- Molded silicone gasket throughout ensures the sealing between the two compartments and provides ingress protection.
- Housing is designed with integral heat sink fins to aid in thermal transfer of the electrical component.
- All hardware is stainless steel.
- K07 rated enclosure protects electrical equipment against external mechanical impacts.
- Cover is secured to lens frame by the latch and hinge.
- One-piece low copper aluminum alloy die-cast lens frame is secured to housing with a tool-less latch and integral offset hinge.
- LEDs mount to a metal printed circuit board assembly (MCPCB).

INSTALLATION

- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.
- 5-pin wireless photoelectric control for added dimming feature.
- 7-pin wireless photoelectric control for dimming and additional I/O connections for customer use.

currentlighting.com/kimlighting
Page 1 of 6
Rev: 02/2023
SKU_UR20_EDGE-LIT_Post_Top

McGraw-Edison
GALN Galleon II
Area / Site Luminaire

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

FEATURES

- Low profile LED wall luminaire with a variety of ES distributions for lighting applications such as retail, commercial and industrial building mount.
- Featuring Strike and MicroStrike Optics which maximize target cone illumination with minimal losses at the house-side, reducing light trespass issues.
- Visual comfort standard.
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, Wscape and 7 Pin with networked controls.
- Battery Backup options available for emergency code compliance.
- Quick-mount adapter allows easy installation/maintenance.
- 347V and 480V versions for industrial applications and Canada.

CONTROL TECHNOLOGY
LIGHTGRID, SERVICE PROGRAMS: QSIO

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimized for heat dissipation while keeping a clean smooth outer surface.
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish.
- Powder paint finish provides durability in outdoor environments. Rated for meet 1000 Hour salt spray testing.

OPTICS

- Strike Optics provide illumination to create a large luminaire face area resulting in a low glare appearance without sacrificing optical performance.
- 3000K, 4000K or 5000K (70 CRIB) CCT.
- 2-pin weight distribution.
- LED optics provide ES type I, B, and V distributions. Type II only available in RWL2 configurations.
- Designed for direct beam mount.
- Integral back box contains 12" conduit tube.
- Integral back box standard with Dual Drive, Dual Power Feed, NX, Wscape and battery version battery versions for RWL1 only.

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (if square junction box).
- Designed for direct beam mount.
- Integral back box contains 12" conduit tube.
- Integral back box standard with Dual Drive, Dual Power Feed, NX, Wscape and battery version battery versions for RWL1 only.

currentlighting.com/mcgraw-edison
Page 1 of 6
Rev: 06/2023
SKU_GALN_Galleon_II

BEACON
RATIO Wall
RWL/RWL2 LED WALLPACK

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

FEATURES

- Low profile LED wall luminaire with a variety of ES distributions for lighting applications such as retail, commercial and industrial building mount.
- Featuring Strike and MicroStrike Optics which maximize target cone illumination with minimal losses at the house-side, reducing light trespass issues.
- Visual comfort standard.
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, Wscape and 7 Pin with networked controls.
- Battery Backup options available for emergency code compliance.
- Quick-mount adapter allows easy installation/maintenance.
- 347V and 480V versions for industrial applications and Canada.

CONTROL TECHNOLOGY
LIGHTGRID, SERVICE PROGRAMS: QSIO

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimized for heat dissipation while keeping a clean smooth outer surface.
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish.
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OPTICS

- Strike Optics provide illumination to create a large luminaire face area resulting in a low glare appearance without sacrificing optical performance.
- 3000K, 4000K or 5000K (70 CRIB) CCT.
- 2-pin weight distribution.
- LED optics provide ES type I, B, and V distributions. Type II only available in RWL2 configurations.
- Designed for direct beam mount.
- Integral back box contains 12" conduit tube.
- Integral back box standard with Dual Drive, Dual Power Feed, NX, Wscape and battery version battery versions for RWL1 only.

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (if square junction box).
- Designed for direct beam mount.
- Integral back box contains 12" conduit tube.
- Integral back box standard with Dual Drive, Dual Power Feed, NX, Wscape and battery version battery versions for RWL1 only.

currentlighting.com/beacon
Page 1 of 6
Rev: 06/2023
SKU_RATIO_WALLPACK

1 POLE MOUNT FIXTURE TYPE A-2, B-1, C-1 SPECIFICATION SHEET

2 POLE MOUNT FIXTURE TYPE D-1 SPECIFICATION SHEET

3 ROADWAY FIXTURE TYPE SL_1 SPECIFICATION SHEET

4 WALL PACK FIXTURE TYPE E SPECIFICATION SHEET

CONTECH | **LEVITON**
Company

DATE: PROJECT: TYPE:

CYL6 SERIES | 6-1/2" Round Indoor/Outdoor Wall Mount Cylinders

Wall Mount Cylinders available in the Up or Down orientation

	CYL61	CYL62	CYL63	CYL64	CYL65	CYL66
WATTAGE	10W	14W	20W	28W	36W	43W
LUMEN OUTPUT	1220lm	1695lm	2300lm	3100lm	3850lm	4350lm
COLOR TEMPERATURE	2700K / 3000K / 3500K / 4000K					
CRI	83 (80min) / 90+					
REFLECTOR BEAM	36° / 54° / 63° / 80° / Wall Wash / Pencil Beam					
REFLECTOR FINISHES	Clear Anod (Narrow, Medium, Wide) / Platinum (Medium)					
CYLINDER FINISHES	Matte Black / Satin Bronze / Matte White / Matte Silver / Custom Colors Available					
DRIVER INPUT WATTAGE	10W	14W	20W	28W	36W	43W
INPUT CURRENT (at 120V/277V)	0.08/0.14	0.12/0.06	0.17/0.08	0.23/0.11	0.31/0.14	0.36/0.16
INPUT VOLTAGE, DIMMING TYPE	120VAC/277VAC, 50/60Hz					
Dim Driver (TRAC, ELY, 0-10V)	120VAC/277VAC, 50/60Hz					
Dim Driver (TRAC, ELY, 0-10V)	120VAC/277VAC, 50/60Hz					
Dim Driver (TRAC, ELY, 0-10V)	10-100%					
Dim Driver (TRAC, ELY, 0-10V)	1-100%					
Dim Driver (TRAC, ELY, 0-10V)	0.1-100%					
DRIVER POWER FACTOR	> 0.90					
TOTAL HARMONIC DISTORTION	< 20%					
LISTINGS	cULus Certified for use in the U.S. and Canada; Suitable for Damp/Dry or Wet locations; Wet Location Models have a Silicone Sealed Clear Glass Lens in a Gasketed Die-Cast Trim Ring to ensure unit is watertight; ENERGY STAR® Certified; Pencil Beam and Wall Wash options are not ENERGY STAR® Certified.					
WARRANTY	Five (5) year replacement after date of purchase					
SYSTEM RATING	50,000 Hours @ 70% Lumen Maintenance					

CORTECH LIGHTING | 775 LANDVIEW ROAD | NORTHBROOK, ILLINOIS 60062 | PHONE: 847.559.5500 | www.contechlighting.com
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Light Fixture

REFERENCE SPEC SHEETS FOR POLE CONFIGURATION

CONCRETE POLE BASE

FINISHED GRADE

25'-0"

Please remove all copyright notes (TYP.)

Removed however I would seek legal advice as to the legality of removing product copyrights that are protected by copyright laws.

Light Fixture

REFERENCE SPEC SHEETS FOR POLE CONFIGURATION

CONCRETE POLE BASE

FINISHED GRADE

16'-0"

Please remove
Revised

STANDARD

Light Fixture

REFERENCE SPEC SHEETS FOR POLE CONFIGURATION

CONCRETE POLE BASE

FINISHED GRADE

16'-0"

ARM PLATE SHALL CONFORM TO APPLICABLE ASHTRIT REQUIREMENTS

SELF-SUPPORTED ARM

D = SEE SPECIFICATION OR = SEE SPECIFICATION

LUMINAIRE & COLOR PER CURRENT VERSION OF THE CITY OF AURORA STREET LIGHTING SPECIFICATION

ARM LENGTH AND COLOR PER THE CURRENT VERSION OF THE CITY OF AURORA STREET LIGHTING SPECIFICATION.

ROUND TAPERED STEEL POLE

VARIES 25'-0" TO 30'-0" STANDARD

VARIES 25'-0" TO 30'-0" STANDARD

FINAL GRADE

2" PVC (MIN)

1.1/2" SCH 40 PVC (MIN)

POLE BASE COVER

LIGHT STANDARD FOUNDATION

NOTES:

- ALL LUMINAIRES SHALL BE LED.
- COLOR TEMPERATURE 3000K PER ANSI C78.377-2011 STANDARD.
- ALL LUMINAIRES SHALL BE EQUIPPED WITH A SMOKE SUPPRESSION DEVICE WITH A MINIMUM LUMEN OUTPUT OF 10W.
- ALL LUMINAIRES SHALL BE EQUIPPED WITH A 0-10V DIMMING DRIVER.
- ALL LUMINAIRES SHALL BE EQUIPPED WITH A MINIMUM ANSI C136.41-7-PIN RECEIPT AND PHOTOMETRIC OR CONTROL HOUSING.
- ALL LUMINAIRES SHALL HAVE EITHER TYPE II OR TYPE III DISTRIBUTION.
- REFER TO THE CURRENT VERSION OF THE CITY OF AURORA STREET & PEDESTRIAN LIGHTING SPECIFICATION.

City of Aurora, Colorado

01/31/2023 DATE

TYPICAL LIGHT STANDARD DETAIL

LS_1

5 WALL SCONCE FIXTURE TYPE G SPECIFICATION SHEET

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

7 POLE DETAIL D-1 SCALE: NTS

8 POLE DETAIL SL_1 SCALE: NTS

Project Status

PROJECT:
Altos Realty Advisors

Highline Village 4 Apartments Specification Sheets Pole Details

East 16th Ave., Aurora, Co

DATE: 05/13/2024