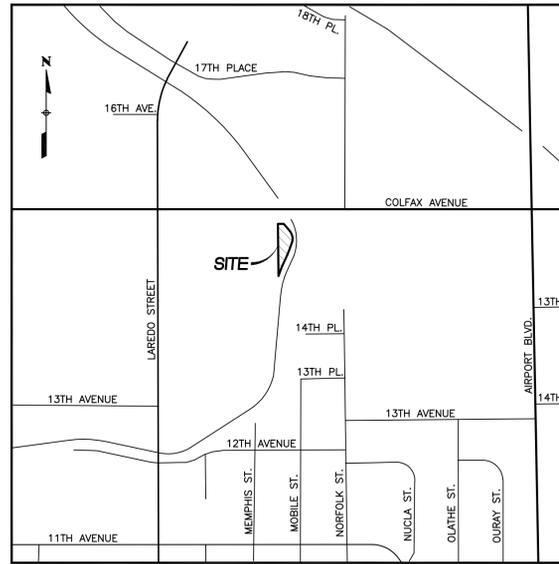


MEADOWS AT HIGHLINE POINTE MAJOR SITE PLAN

A PORTION OF TRACT 11, ALTURA FARMS (VACATED)
 LOCATED IN THE NE 1/4, SECTION 5, T4S, R66W, 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY-OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, 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 ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFIXED GATES WILL BE CHANGED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST. A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- 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 CITY ENGINEER.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND DIRECTION SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS.
- THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE DEVELOPER 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/ANSI A117.1 - 2009. OWNER OF PROPERTY FOR THE ABOVE PERMIT:
- ATTENTION BUILDING DIVISION: per ARTICLE xi, C.O.A. Building and Zoning Code, Section 22-425 through 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 'ND' (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- THE CURRENTLY ADOPTED 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND 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 DEVELOPER'S 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.



VICINITY MAP
 SCALE: 1"=1000'

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DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	1.46 AC. (63,488 SF)
NUMBER OF BUILDINGS	1
NUMBER OF UNITS	25
NUMBER OF ADA ACCESSIBLE UNITS	2 - TYPE A UNITS 3 - TYPE B UNITS
BUILDING HEIGHT	42.5 FEET
TOTAL BUILDING COVERAGE AND GFA	11,960 S.F. (18.8%)
HARD SURFACE AREA	19,103 S.F. (30.0%)
LANDSCAPE AREA	32,425 S.F. (51.1%)
SIDEWALKS AND PATIOS	2,886 S.F. (4.5%)
PRESENT ZONING CLASSIFICATION	R-3
PARKING SPACES REQUIRED	30 TOTAL (11 GARAGE)
PARKING SPACES PROVIDED	31 TOTAL (18 GARAGE)
ACCESSIBLE SPACES REQUIRED	1
ACCESSIBLE SPACES PROVIDED	3 (2 GARAGE)
VAN ACCESSIBLE SPACES REQUIRED	1
VAN ACCESSIBLE SPACES PROVIDED	1
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	0
BICYCLE PARKING REQUIRED	3
BICYCLE PARKING PROVIDED	6
CONSTRUCTION TYPE	V-B (2015 IBC)
OCCUPANCY GROUP	R-2 (2015 IBC)
THIS BUILDING WILL BE FULLY SPRINKLERED	

IMPLEMENTATION PLAN

2015 - INTERNATIONAL BUILDING CODE	COLORADO STATE HOUSE BILL 03-1221
SECTION 1107.6.2 GROUP R-2	SOURCE: COLORADO REVISED STATUTE- TITLE 09
TYPE A UNITS: 1107.6.2.2.1 REQUIRED: 2% OF UNITS: .02 x 25 UNITS = 5 MINIMUM 1 TYPE A UNIT REQUIRED PROVIDED: 2- TYPE A UNITS HAVE BEEN PROVIDED	REQUIRED: NUMBER OF UNITS 15-28: 12 ACCESSIBILITY POINTS REQUIRED NUMBER OF TOTAL UNITS IN PROJECT: 25
TYPE B UNITS: 1107.6.2.2.2 REQUIRED: EVERY DWELLING UNIT SHALL BE TYPE B UNITS	POINTS PROVIDED: 2- TYPE A UNITS, 6 POINTS PER UNIT = 12 POINTS PROVIDED
PROVIDED: REMAINING 3 UNITS ON GROUND FLOOR ARE TYPE B UNITS. SEE EXCEPTION 1107.7.1 STRUCTURES W/ OUT ELEVATOR	

OWNER/DEVELOPER

MOORS REALTY GROUP LLC
 9800 MOUNT PYRAMID COURT
 ENGLEWOOD, CO 80112
 720-329-3288
 CONTACT: KAOUTAN KHAY

ARCHITECT

ADRAGNA ARCHITECTURE + DEVELOPMENT
 7383 S. ALTON WAY, SUITE 150
 CENTENNIAL, CO 80112
 719-351-4918
 CONTACT: CASEY ADRAGNA

CIVIL ENGINEER/SURVEYOR

VERMILION PEAK ENGINEERING
 1745 SHEA CENTER DRIVE, 4TH FLOOR
 HIGHLANDS RANCH, CO 80129
 720-402-6070
 CONTACT: BRIAN KROMBEIN, PE, PLS

LANDSCAPE ARCHITECT

TIM DUNN LANDSCAPE ARCHITECTURE
 6948 DAVENTRY PLACE
 CASTLE PINES, CO 80108
 720-350-2411
 CONTACT: TIM DUNN

SIGNATURE BLOCKS

MEADOWS AT HIGHLINE POINTE MAJOR SITE PLAN

LEGAL DESCRIPTION:
 LOT 1, BLOCK 1, HIGHLINE MEADOWS SUBDIVISION FILING NO. 1

COMMENCING AT NW CORNER, NE 1/4, SECTION 5;
 THENCE N89°41'40"E ALONG THE NORTH LINE OF SAID NE 1/4, A DISTANCE OF 791.71 FEET;

THENCE S0°40'01"E, 40.00 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF E. COLFAX AVENUE;

THENCE N89°41'40"E ALONG SAID SOUTH LINE, 69.11 FEET TO THE WEST LINE OF THE HIGHLINE CANAL;

THENCE SOUTHERLY ALONG SAID WEST LINE THROUGH THE FOLLOWING FIVE COURSES:

- S40°19'28"E, 112.81 FEET TO A NON-TANGENT, 137.53-FOOT RADIUS CURVE;
- SOUTHERLY ALONG SAID NON-TANGENT, 137.53-FOOT RADIUS CURVE (FROM WHICH THE CENTER BEARS S49°46'03"W), CONCAVE WESTERLY THROUGH A CENTRAL ANGLE OF 57°48'50", A DISTANCE OF 138.78 FEET TO A NON-TANGENT, 1357.39-FOOT RADIUS CURVE;
- SOUTHERLY ALONG SAID NON-TANGENT, 1357.39-FOOT RADIUS CURVE (FROM WHICH THE CENTER BEARS N72°18'08"W), CONCAVE WESTERLY THROUGH A CENTRAL ANGLE OF 6°50'00", A DISTANCE OF 161.89 FEET;
- S24°29'48"W, 159.73 FEET TO A TANGENT, 653.90-FOOT RADIUS CURVE;
- SOUTHERLY ALONG SAID TANGENT, 653.90-FOOT RADIUS CURVE, CONCAVE EASTERLY THROUGH A CENTRAL ANGLE OF 9°29'22", A DISTANCE OF 108.30 FEET TO A POINT 8.47 FEET NORTH OF THE SOUTH LINE OF TRACT 11, ALTURA FARMS (VACATED);

THENCE N0°40'01"W, 614.14 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, AS DESCRIBED, CONTAINS 63,488 SQUARE FEET OR 1.457 ACRES, MORE OR LESS.

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, MOORS REALTY GROUP LLC HAS CAUSED THESE PRESENTS TO BE

EXECUTED THIS ____ DAY OF _____ AD. ____

BY: _____ CORPORATE SEAL
 (PRINCIPALS OR OWNERS)

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

____ (NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
 (CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
 (MAYOR)

ATTEST: _____ DATE: _____
 (CITY CLERK)

DATABASE APPROVAL DATE _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE

COUNTY, COLORADO AT _____ O'CLOCK ____M., THIS ____ DAY OF _____ AD, ____

COUNTY CLERK AND RECORDER: _____

DEPUTY: _____

AMENDMENTS

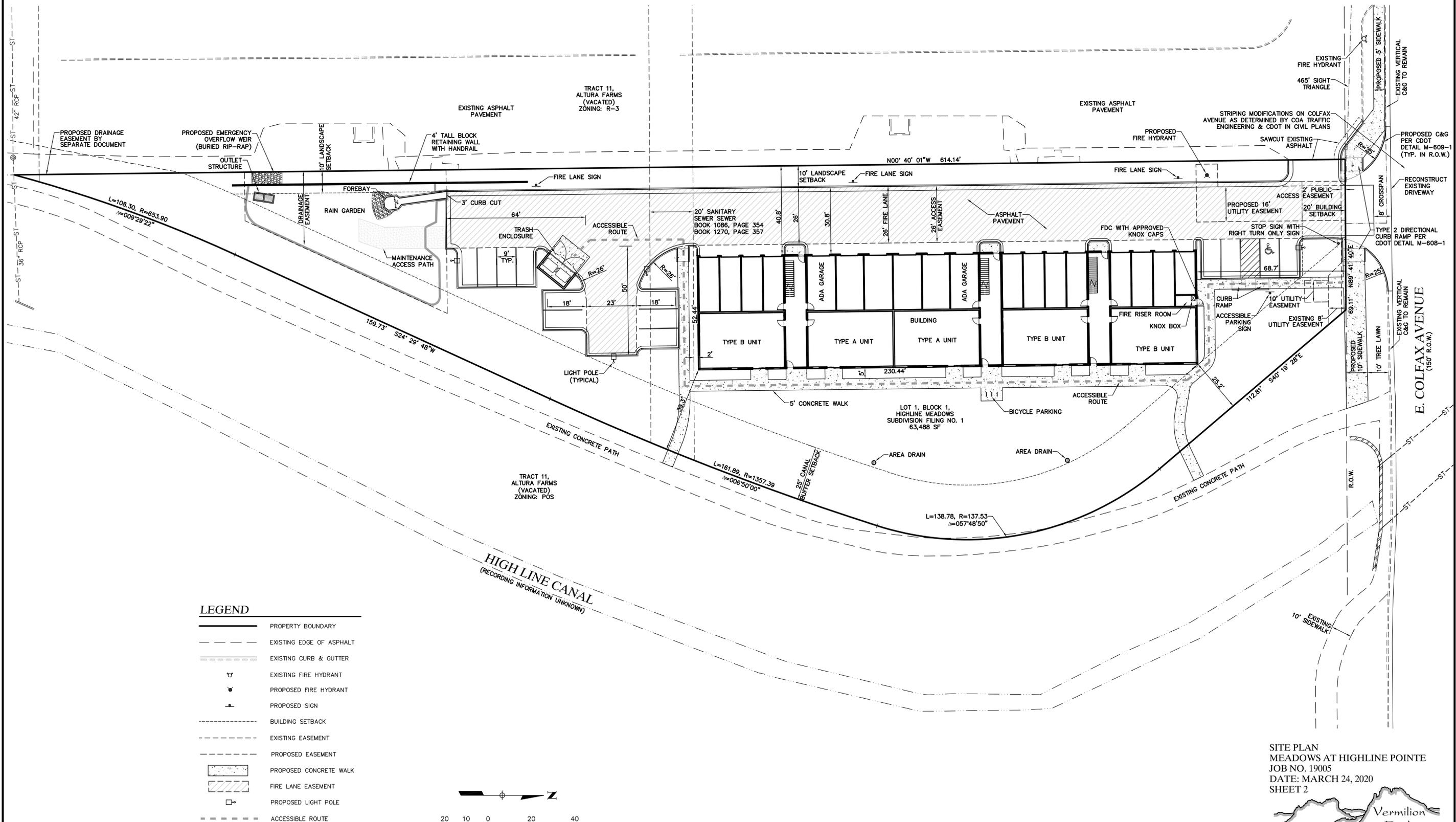
COVER SHEET
 MEADOWS AT HIGHLINE POINTE
 JOB NO. 19005
 DATE: MARCH 24, 2020
 SHEET 1



1745 Shea Center Drive, 4th Floor
 Highlands Ranch, CO 80129
 720-402-6070 / www.vermilionpeak.com

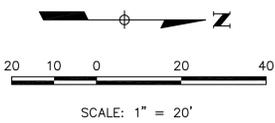
MEADOWS AT HIGHLINE POINTE MAJOR SITE PLAN

A PORTION OF TRACT 11, ALTURA FARMS (VACATED)
 LOCATED IN THE NE 1/4, SECTION 5, T4S, R66W, 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

- PROPERTY BOUNDARY
- EXISTING EDGE OF ASPHALT
- EXISTING CURB & GUTTER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED CONCRETE WALK
- FIRE LANE EASEMENT
- PROPOSED LIGHT POLE
- ACCESSIBLE ROUTE

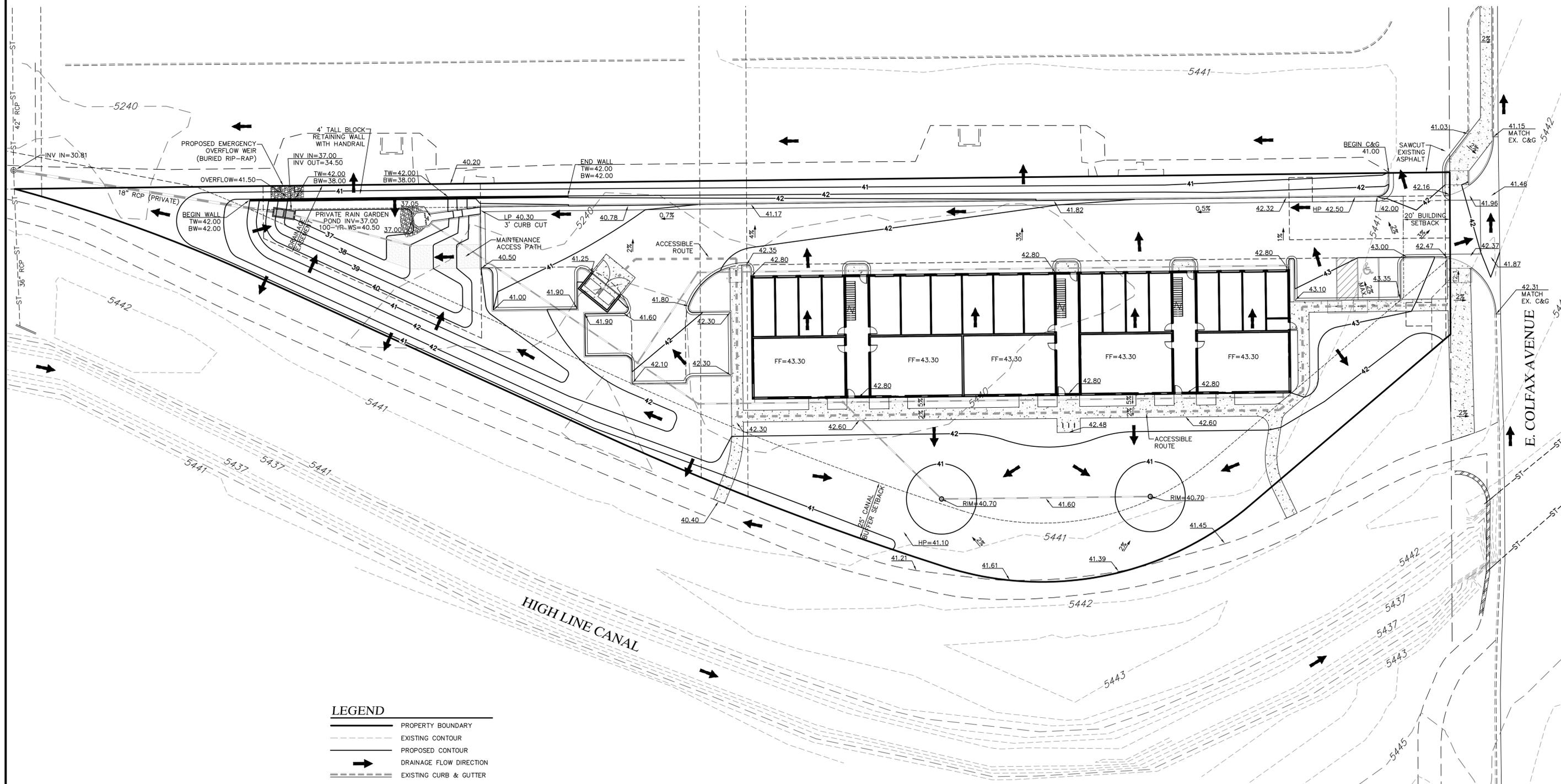


SITE PLAN
 MEADOWS AT HIGHLINE POINTE
 JOB NO. 19005
 DATE: MARCH 24, 2020
 SHEET 2

Vermilion Peak Engineering
 Civil Engineering & Land Surveying
 1745 Shea Center Drive, 4th Floor
 Highlands Ranch, CO 80129
 720-402-6070 / www.vermilionpeak.com

MEADOWS AT HIGHLINE POINTE MAJOR SITE PLAN

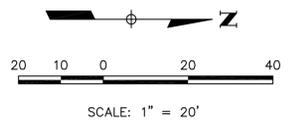
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LEGEND

	PROPERTY BOUNDARY
	EXISTING CONTOUR
	PROPOSED CONTOUR
	DRAINAGE FLOW DIRECTION
	EXISTING CURB & GUTTER
	PROPOSED 1' SPILL CURB
	PROPOSED 2' CATCH CURB
	EXISTING EDGE OF ASPHALT
	PROPOSED EASEMENT
	BUILDING SETBACK
	PROPOSED CONCRETE WALK

NOTES
 ALL PROPOSED STORM SEWER WILL BE PRIVATE. IT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

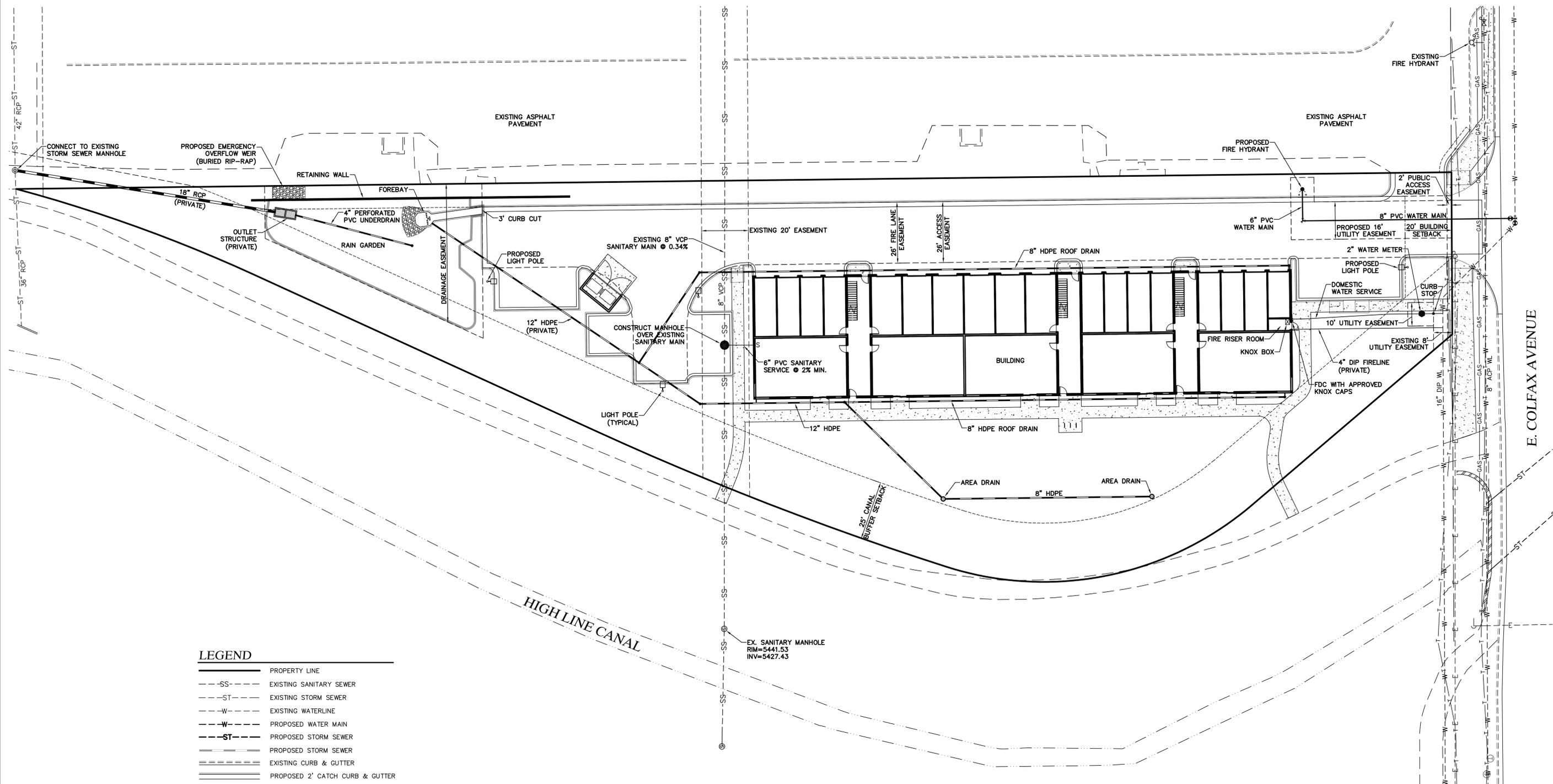


GRADING PLAN
 MEADOWS AT HIGHLINE POINTE
 JOB NO. 19005
 DATE: MARCH 24, 2020
 SHEET 3



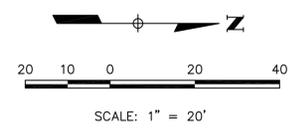
MEADOWS AT HIGHLINE POINTE MAJOR SITE PLAN

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LEGEND

—	PROPERTY LINE
---SS---	EXISTING SANITARY SEWER
---ST---	EXISTING STORM SEWER
---W---	EXISTING WATERLINE
---W---	PROPOSED WATER MAIN
---ST---	PROPOSED STORM SEWER
---	PROPOSED STORM SEWER
=====	EXISTING CURB & GUTTER
=====	PROPOSED 2' CATCH CURB & GUTTER
=====	PROPOSED 1' SPILL CURB & GUTTER
W	PROPOSED WATER SERVICE
S	PROPOSED SANITARY SERVICE
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED EASEMENT
---	BUILDING SETBACK
•	EXISTING ELECTRIC VAULT
•	EXISTING TELEPHONE VAULT
•	EXISTING WATER VENT
□	PROPOSED LIGHT POLE
▨	PROPOSED CONCRETE WALK



NOTES

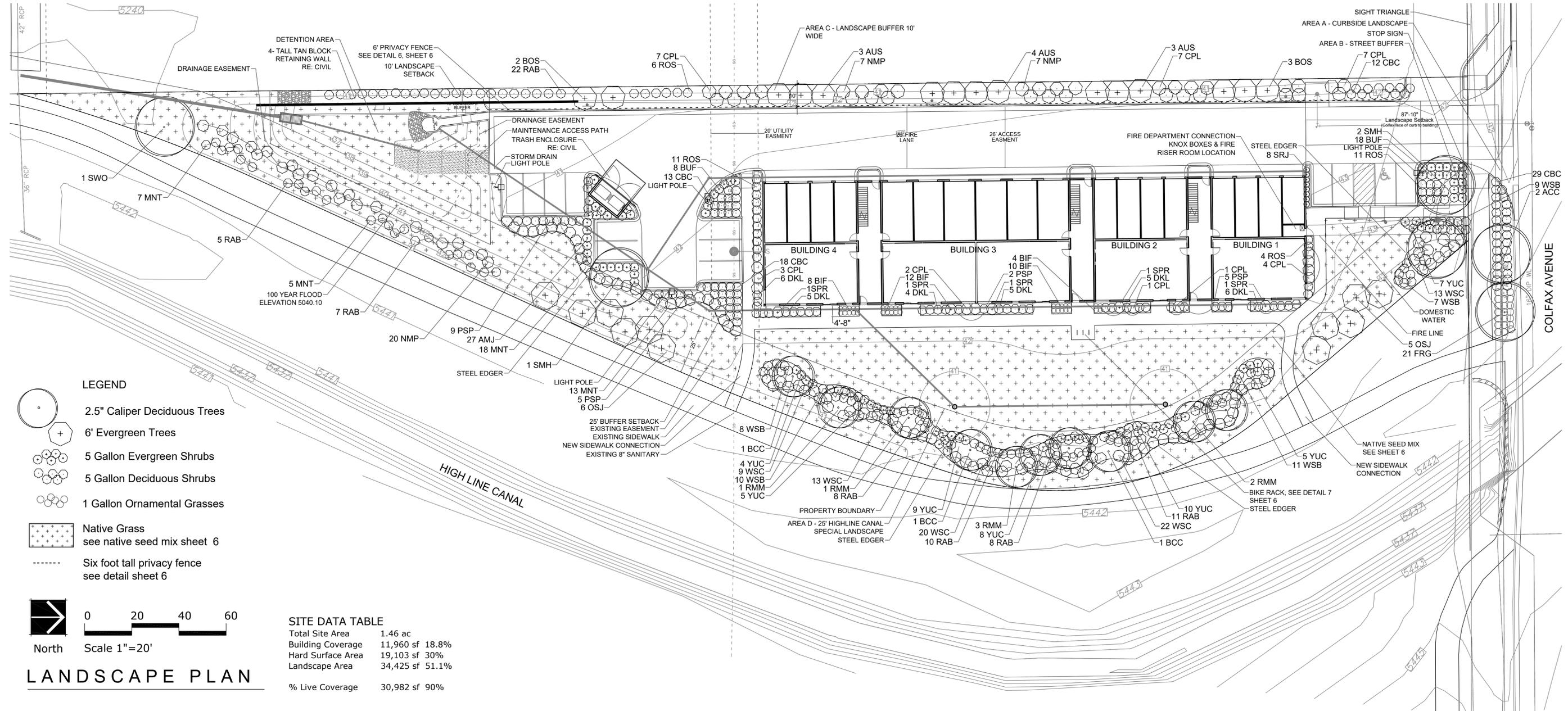
- ALL PROPOSED STORM SEWER IS PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE OWNER OF HIGHLINE MEADOWS.

UTILITY PLAN
 MEADOWS AT HIGHLINE POINTE
 JOB NO. 19005
 DATE: MARCH 24, 2020
 SHEET 4

Vermilion Peak Engineering
 Civil Engineering & Land Surveying
 1745 Shea Center Drive, 4th Floor
 Highlands Ranch, CO 80129
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LEGEND

- 2.5" Caliper Deciduous Trees
- 6" Evergreen Trees
- 5 Gallon Evergreen Shrubs
- 5 Gallon Deciduous Shrubs
- 1 Gallon Ornamental Grasses
- Native Grass
see native seed mix sheet 6
- Six foot tall privacy fence
see detail sheet 6

North

Scale 1"=20'

SITE DATA TABLE

Total Site Area	1.46 ac
Building Coverage	11,960 sf 18.8%
Hard Surface Area	19,103 sf 30%
Landscape Area	34,425 sf 51.1%
% Live Coverage	30,982 sf 90%

BUILDING PERIMETER LANDSCAPE

Building Type	Building perimeter/ total # of plants	# of trees required/ provided	# of tall shrubs required/provided	# of other shrubs required/provided
Building 1	93 lf / 24	1	4	19
Building 2	40 lf / 10	1	2	7
Building 3	55 lf / 14	1	2	11
Building 4	92 lf / 23	1	3	19

DETENTION POND LANDSCAPE

Square Footage	# of trees required/provided	# of shrubs required/provided
(above the 100 yr. water line)		
1 tree & 10 shrubs / 2,500 sf	1/1	10/45

CURBSIDE LANDSCAPE, RESIDENTIAL BUFFER, SPECIAL BUFFER

Area	Description	Length	Width Required	Width Provided	Trees/shrubs required & provided
A	Curbside Landscape (Colfax)	72 lf	-	7.6"	1 tree / 40 lf = 2 trees / (additional 29 shrubs provided)
B	Landscape Street Buffer	70 lf	20'	70'	1 tree & 10 shrubs per 40 lf = 2 trees / 20 shrubs (29 shrubs provided)
C	Residential Buffer	614 lf	15'	10'	1 tree & 5 shrubs per 40 lf = 15 trees / 75 shrubs (6' privacy fence is added)
D	Special Buffer (Highline Canal)	627 lf	25'	25'	1 tree & 10 shrubs per 30 lf = 21 trees / 209 shrubs

Caliper Inches Removed	Caliper Inches Relocated	Caliper Inches Replaced and/or Amount Paid to "Tree Planting Fund"
102.5 Inches	0 Inches	\$19,600

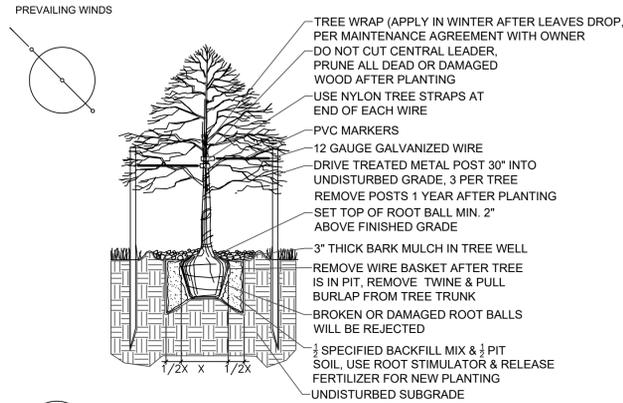
Note: See Sheet 7, Tree Mitigation Plan for Tree Inventory and Assessment Chart

LANDSCAPE ARCHITECT
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 Tim Dunn Design
 tadunn1958@gmail.com
 720-350-2411
 State of Colorado License #400

"Not for construction"
 LANDSCAPE PLAN
 MEADOWS AT HIGHLINE POINTE
 DATE: MARCH 24, 2020
 SHEET 5

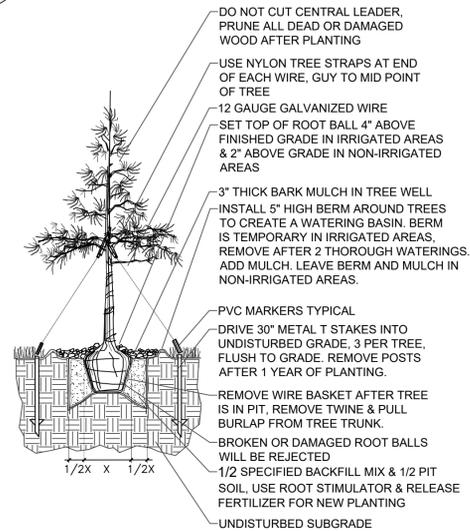
MEADOWS AT HIGHLINE POINTE MAJOR SITE PLAN

A PORTION OF TRACT 11, ALTURA FARMS (VACATED)
 LOCATED IN THE NE 1/4, SECTION 5, T4S, R66W, 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



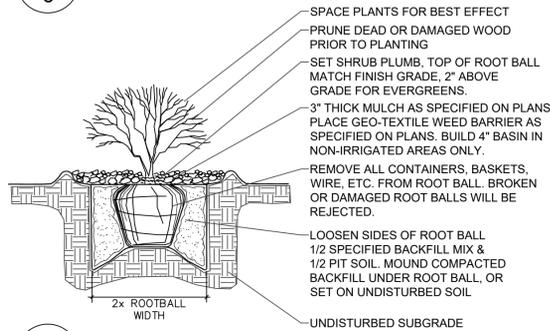
1 Deciduous Tree Planting Detail

6



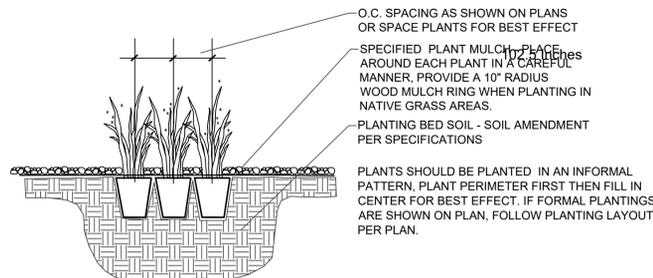
2 Evergreen Tree Planting Detail

6



3 Shrub Planting Detail

6



4 Perennial/Grass Planting Detail

6

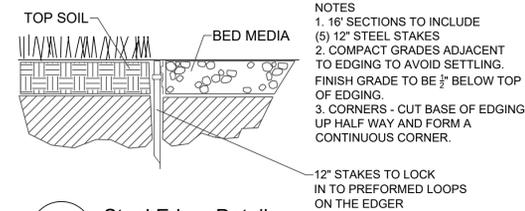
Plant Schedule

QUAN.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	DESCRIPTION	WATER USAGE
DECIDUOUS OVERSTORY TREE						
1	SWO	SWAMP WHITE OAK	<i>Quercus bicolor</i>	2.5" CAL.	B&B	VERY LOW
2	ACC	ACCOLADE ELM	<i>Ulmus japonica x wilsoniana 'Morton'</i>	2.5" CAL.	B&B	LOW
3	SMH	SHADE MASTER HONEY LOCUST	<i>Gleditsia triacanthos inermis 'Shademaster'</i>	2.5" CAL.	B&B	LOW
EVERGREEN TREE						
10	AUS	AUSTRIAN PINE	<i>Pinus nigra</i>	6' HT.	B&B	LOW
5	BOS	BOSNIAN PINE	<i>Pinus heldreichii</i>	6' HT.	B&B	LOW
EVERGREEN SHRUB						
5	SPR	FASTIGIATE SPRUCE	<i>Picea pungens 'Iseli Fastigiata'</i>	6' HT.	B&B	MODERATE
27	AMJ	ARMSTRONG JUNIPER	<i>Juniperus chinensis 'armstrong'</i>	5 GAL.	CONTAINER	LOW
24	BUF	BUFFALO JUNIPER	<i>Juniperus sabinia 'Buffalo'</i>	5 GAL.	CONTAINER	LOW
8	SRJ	SKY ROCKET JUNIPER	<i>Juniperus scopulorum 'Skyrocket'</i>	5 GAL.	CONTAINER	LOW
DECIDUOUS SHRUB						
32	CPL	COMMON PURPLE LILAC	<i>Syringa vulgaris</i>	5 GAL.	CONTAINER	LOW
31	DKL	DWARF KOREN LILAC	<i>Syringa meyeri 'Palbin'</i>	5 GAL.	CONTAINER	LOW
21	PSP	PRAIRIE SNOW POTENTILLA	<i>Potentilla fruticosa dawurica 'Prairie Snow'</i>	5 GAL.	CONTAINER	LOW
32	ROS	SCARLET MEIDLAND ROSE	<i>Rosa meiland 'scarlet'</i>	5 GAL.	CONTAINER	LOW
44	NMP	NEW MEXICO PRIVET	<i>Forestiera pubescens var. pubescens</i>	5 GAL.	CONTAINER	VERY LOW
72	CBC	CORAL BEAUTY COTONEASTER	<i>Cotoneaster dammeri 'Coral Beauty'</i>	5 GAL.	CONTAINER	VERY LOW
68	MNT	COMMON MOUNTAIN MAHOGANY	<i>Cercocarpus mantanus</i>	5 GAL.	CONTAINER	VERY LOW
CLUMP/ ORNAMENTAL GRASS						
34	BIF	SISKIYOU BLUE IDAHO FESCUE GRASS	<i>Festuca idahoensis 'Siskiyou Blue'</i>	5 GAL.	CONTAINER	MODERATE
21	FGR	FEATHER REED GRASS	<i>Calamagrostis acutifolia 'Karl Foerster'</i>	5 GAL.	CONTAINER	MODERATE

Hhighline Canal 25' Special Buffer Plant Schedule

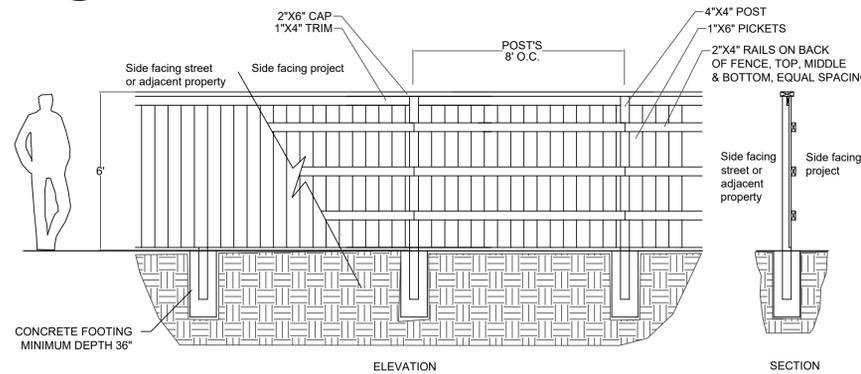
QUAN.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	DESCRIPTION	WATER USAGE
SHRUBS						
74	RAB	RABBIT BRUSH	<i>Chrysothamnus nauseosus</i>	5 GAL.	CONTAINER	VERY LOW
36	WSB	WESTERN SNOWBERRY	<i>Symphoricarpos occidentalis</i>	5 GAL.	CONTAINER	VERY LOW
48	YUC	YUCCA	<i>Yucca glauca</i>	5 GAL.	CONTAINER	VERY LOW
76	WSC	WESTERN SAND CHERRY	<i>Prunus pumila</i>	5 GAL.	CONTAINER	MODERATE LOW
TREES						
11	OSJ	ONE SEED JUNIPER	<i>Juniperus monosperma</i>	5 GAL.	CONTAINER	VERY LOW
4	BCC	BLACK CHOKECHERRY	<i>Prunus virginiana</i>	5 GAL.	CONTAINER	VERY LOW
6	RMM	ROCKY MOUNTAIN MAPLE	<i>Acer glabrum</i>	5 GAL.	CONTAINER	MODERATE LOW

ALL PLANTS ARE ON HIGH LINE CANAL RECOMMENDED PLANT LIST



5 Steel Edger Detail

6



6 Privacy Fence Detail

6

NOTE: FENCE MATERIAL TO BE CEDAR. STAIN COLOR TO MATCH BUILDING COLOR THEME

General Landscape Notes

- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS.
- THE OWNER, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLANS ON FILE WITH THE CITY PLANNING DEPARTMENT. ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE LANDSCAPE PLANS PRIOR TO THE ISSUANCE FOR THE CERTIFICATE OF OCCUPANCY.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
- SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
- ALL LANDSCAPE AREAS SHALL RECEIVE SOIL PREPARATION AT A RATE OF (4) FOUR CUBIC YARDS PER 1,000 SQUARE FEET.
- STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TURF AREAS. EDGER SHALL BE GALVANIZED STEEL, ROLLED TOP EDGE, AND INTERLOCKING. EDGER IS NOT NECESSARY ADJACENTLY-PARALLEL TO CURBS, WALLS, AND WALKS.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" THICK SHREDDED CEDAR MULCH. APPLY A PRE-EMERGENT HERBICIDE IN BED AREAS.
- ALL PLANTS OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM, UNLESS OTHERWISE NOTED. ALL PLANTS SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK."
- ALL PLANTS SHALL BE PLANTED USING AN EQUALLY SPACED TRIANGULAR PATTERN, UNLESS OTHERWISE NOTED AND/ OR SHOWN ON THE LANDSCAPE DRAWINGS.
- THE FINAL LOCATION OF ALL PLANTS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- A ONE YEAR WARRANTY SHALL BE PROVIDED FOR ALL PLANT MATERIAL FROM THE DATE OF FINAL INSPECTION, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT, OWNER, OR CITY/ COUNTY.
- FOR TREES NOT IN PLANTING BEDS, ALLOW A 4'-0" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY 3" DEPTH SHREDDED CEDAR MULCH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO LANDSCAPE FABRIC OR EDGER IS NECESSARY FOR TREE RINGS.
- ALL PLANTING BEDS AND TREES SHALL BE DRIP IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM. REFER TO IRRIGATION PLANS

CITY OF AURORA LANDSCAPE NOTES

- ALL BED AREAS TO RECEIVE 4 CUBIC YARDS/1,000 SF OF SOIL AMENDMENT.
- LIGHT LOCATIONS ARE SHOWN ON THE PLAN.
- 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 CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SECTION 146-1429 AND/OR SECTION 146-1435 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.
- ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS SECTION 4.04.2.10
- ALL LANDSCAPE PLANT MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNABLE. A FIVE FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRUCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

NATIVE SEED MIX

NATIVE SEED MIX - LOW GROW SEED MIX ARKANSAS VALLEY SEED CO. 303-320-7500

- 30% EPHRAIM CRESTED WHEAT GRASS
- 25% SHEEP FESCUE
- 20% PERENNIAL RYE
- 15% CHEWINGS FESCUE
- 10% CANADA BLUEGRASS

NON-IRRIGATED, HAND WATER DURING SUMMER MONTHS FOR FIRST THREE GROWING SEASONS UNTIL ESTABLISHED. SEED MIX RATE - 25 POUNDS PER ACRE, APPLY BIOSOL FORTE PRIOR TO SEEDING

LANDSCAPE ARCHITECT

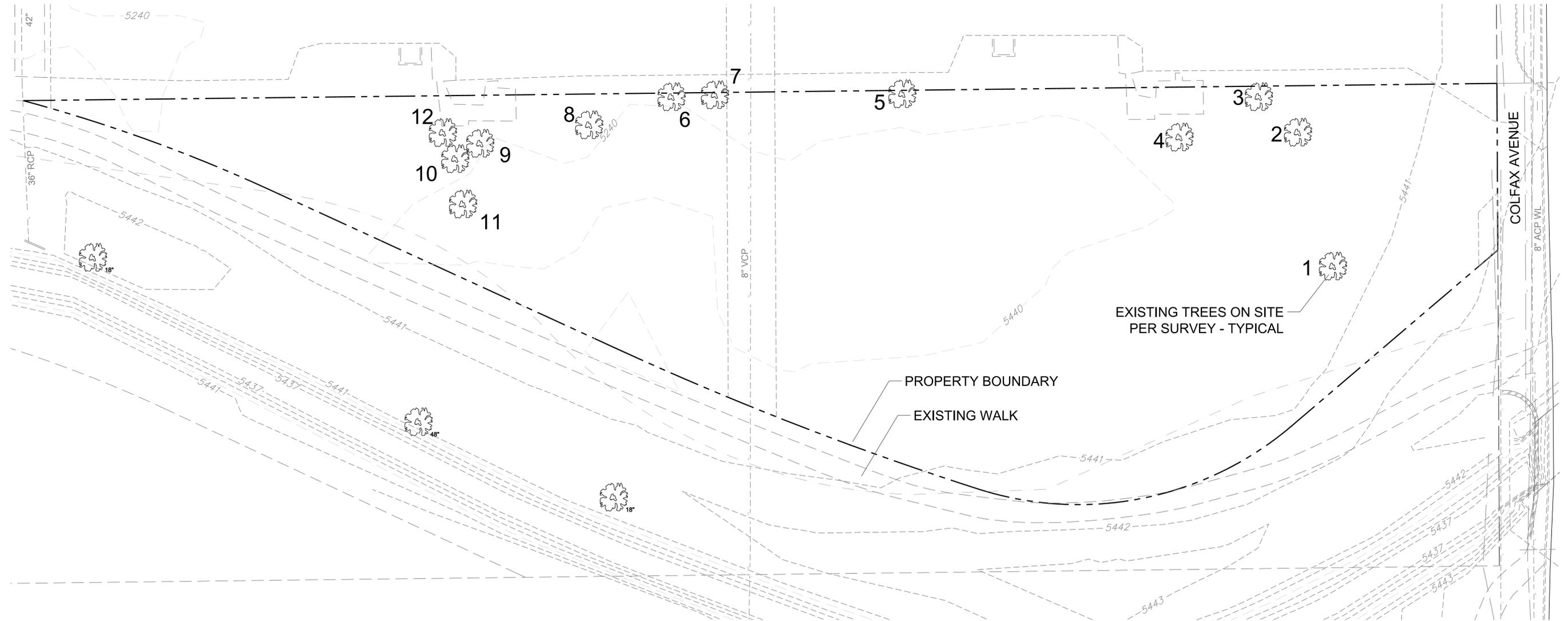
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"Not for construction"

LANDSCAPE NOTES & DETAILS
 MEADOWS AT HIGHLINE POINTE
 DATE: MARCH 24, 2020
 SHEET 6

MEADOWS AT HIGHLINE POINTE MAJOR SITE PLAN

A PORTION OF TRACT 11, ALTURA FARMS (VACATED)
 LOCATED IN THE NE 1/4, SECTION 5, T4S, R66W, 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



TREE INVENTORY & ASSESSMENT

Tree #	Species	Size dbh	Condition	Mitigation %	Mitigation Inches	Mitigation Value	Comments	
Tree 1	Siberian Elm	5"	Fair	66%	3.3"	\$250	Co-dom, squirrels	TO BE REMOVED
Tree 2	American Elm	20.5"	Fair	63%	12.9"	\$2,860	25% crown dieback	TO BE REMOVED
Tree 3	American Elm	4"	Dead		0	0	0 less than 4" dia.	TO BE REMOVED
Tree 4	Silver Poplar		Dead		0	0	Dead tree	TO BE REMOVED
Tree 5	Plains Cottonwood	54"	Fair	56%	30.2"	\$8,200	Multi-trunk, 35% dead	TO BE REMOVED
Tree 6	Upright Juniper	10"	Good	75%	7.5"	\$670	2 stem, trunk scar	TO BE REMOVED
Tree 7	Siberian Elm	4.5"	Fair	56%	2.5"	\$150	Co-dom, leaf miner	TO BE REMOVED
Tree 8	Siberian Elm	6.5"	Good	75%	4.9"	\$510	Low crown, leaf miner	TO BE REMOVED
Tree 9	American Elm	26.5"	Poor	44%	11.7"	\$1,660	50% dead, limb decay	TO BE REMOVED
Tree 10	American Elm	26.5"	Fair	53%	14.0"	\$2,850	25% dead, scaffold	TO BE REMOVED
Tree 11	American Elm	22"	Fair	56%	12.3"	\$2,350	30% dead, lean, scar	TO BE REMOVED
Tree 12	Upright Juniper	4.5"	Fair	69%	3.2"	\$160	Lean, trunk scar	TO BE REMOVED

Total Mitigation inches/Mitigation Value 102.5" \$19,600

Tree Inventory & Assessment provided by: Scott Grimes, ISA Certified Arborist



North



Scale 1"=20'

TREE MITIGATION PLAN

LANDSCAPE ARCHITECT

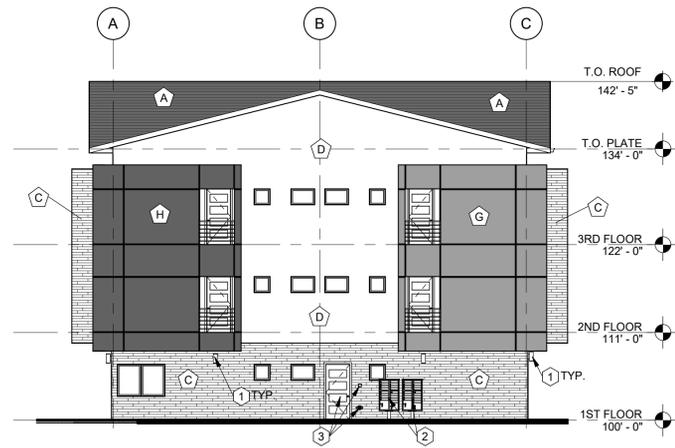
Tim A. Dunn R.L.A. A.S.L.A.
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TREE MITIGATION PLAN
 MEADOWS AT HIGHLINE POINTE
 DATE: MARCH 24, 2020
 SHEET 7

MEADOWS AT HIGHLINE POINTE MAJOR SITE PLAN

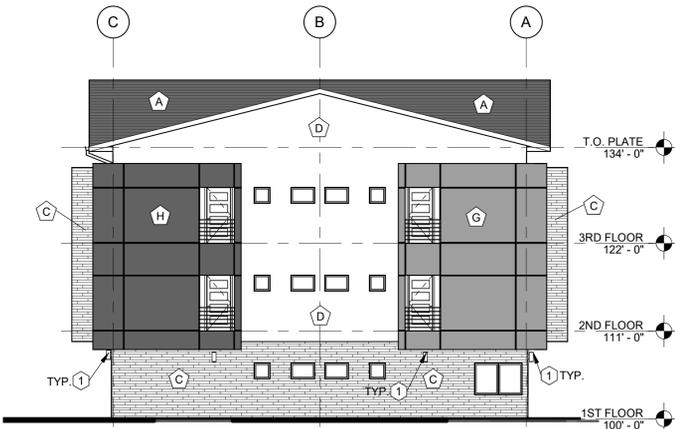
A PORTION OF TRACT 11, ALTURA FARMS, LOCATED IN THE NE 1/4, SECTION 5, T4S, R66W, 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



4 WEST ELEVATION
SCALE: 3/32" = 1'-0"



5 PERSPECTIVE
SCALE:

EXTERIOR FINISH LEGEND			
SYM.	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
A	[Pattern]	ASPHALT SHINGLE ROOFING	DARK
B	[Pattern]	HORIZONTAL LAP SIDING	LITE GREY
C	[Pattern]	STONE	LITE STONE VENEER
D	[Pattern]	STUCCO/ PAINT	WHITE
E	[Pattern]	STUCCO/ PAINT	MEADOWS YELLOW
F	[Pattern]	STUCCO/ PAINT	MEADOWS RED
G	[Pattern]	STUCCO/ PAINT	MEADOWS ORANGE
H	[Pattern]	STUCCO/ PAINT	MEADOWS GREEN
I	[Pattern]	STUCCO/ PAINT	MEADOWS DARK GREY

EXTERIOR MATERIAL CALCS			
85% OF OVERALL CLADDING IS EITHER 3 COAT STUCCO OR STONE VENEER			
ELEVATION	SF	PERCENT	
EAST ELEVATION			
TOTAL AREA	8234	100%	
HORIZONTAL SIDING	1598	19%	
STUCCO/STONE	6636	81%	
INTENSE/BRIGHT COLORS 'E' & 'F'	691	8%	
WEST ELEVATION			
TOTAL AREA	8234	100%	
HORIZONTAL SIDING	1598	19%	
STUCCO/STONE	6636	81%	
INTENSE/BRIGHT COLORS 'E' & 'F'	691	8%	
NORTH ELEVATION			
TOTAL AREA	2175	100%	
HORIZONTAL SIDING	0	0%	
STUCCO/STONE	2175	100%	
INTENSE/BRIGHT COLORS 'E' & 'F'	0	0%	
SOUTH ELEVATION			
TOTAL AREA	2175	100%	
HORIZONTAL SIDING	0	0%	
STUCCO/STONE	2175	100%	
INTENSE/BRIGHT COLORS 'E' & 'F'	0	0%	
TOTAL ELEVATIONS			
TOTAL AREA	20818	100%	
HORIZONTAL SIDING	3196	15%	
STUCCO/STONE	17622	85%	

KEY NOTES:

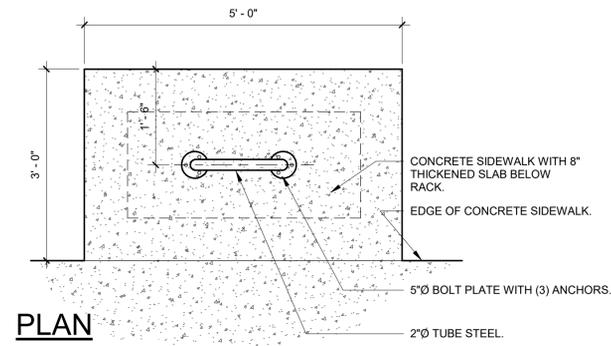
1. WALL MOUNTED LIGHT FIXTURE.
2. MAIL BOX KIOSK LOCATION.
3. LOCATION OF KNOX BOX, FDC AND FIRE RISER ROOM ACCESS.

EXTERIOR ELEVATIONS
HIGHLINE MEADOWS
DATE: MARCH 24, 2020
SHEET 8

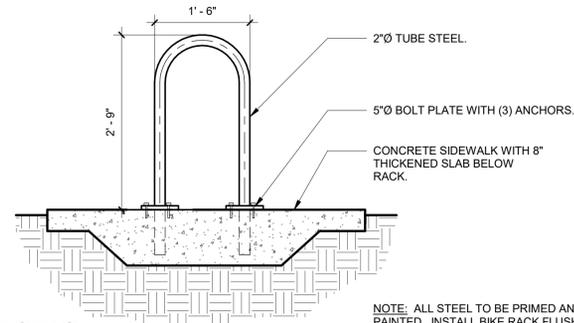
MEADOWS AT HIGHLINE POINTE MAJOR SITE PLAN

A PORTION OF TRACT 11, ALTURA FARMS, LOCATED IN THE NE 1/4, SECTION 5, T4S, R66W, 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



PLAN

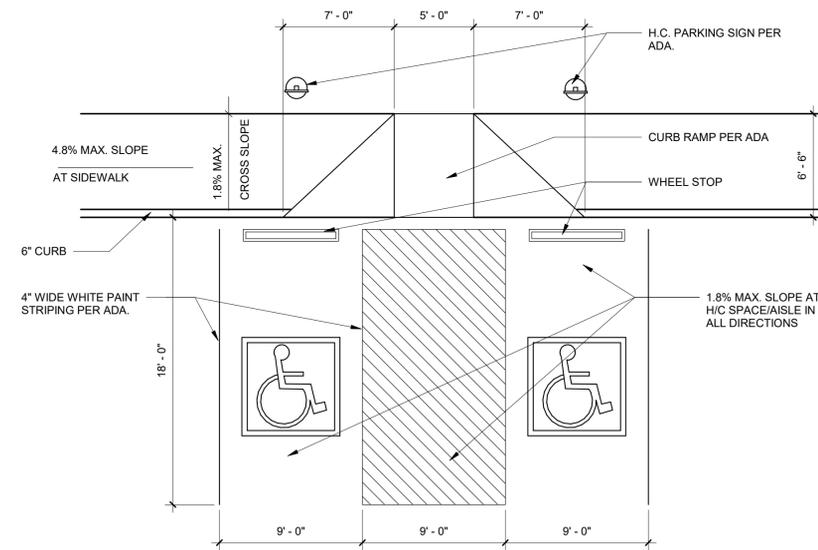


SECTION

3 BIKE RACK DETAIL

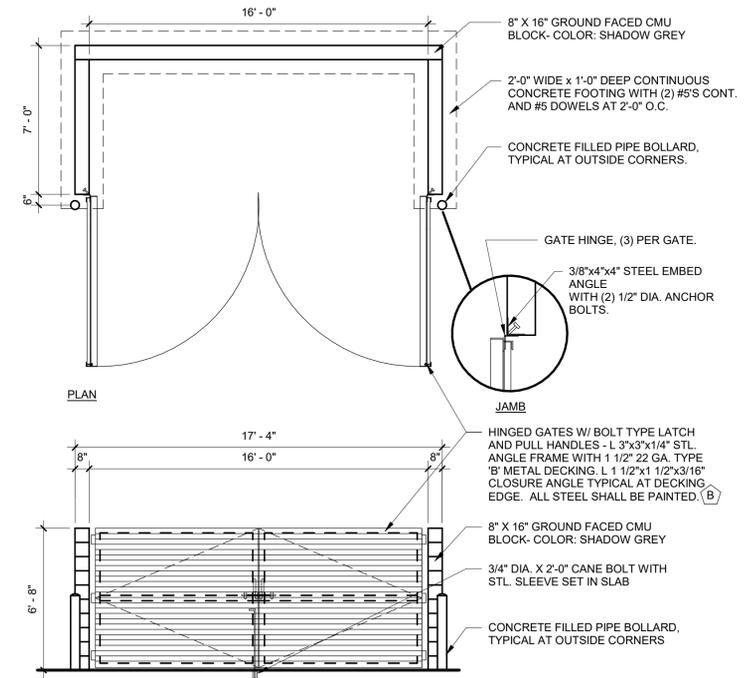
SCALE: 3/4" = 1'-0"

NOTE: ALL STEEL TO BE PRIMED AND PAINTED. INSTALL BIKE RACK FLUSH MOUNTED WITH VANDAL-RESISTANT SCREWS OR EXPANSION BOLTS.



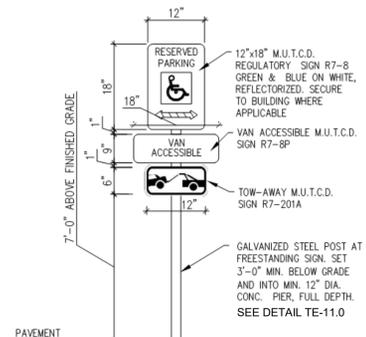
2 HC PARKING DETAIL

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



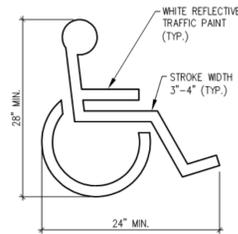
1 TRASH ENCLOSURE DETAIL

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



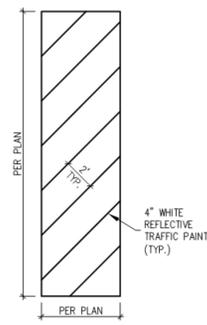
HANDICAP PARKING SIGNAGE

NOT TO SCALE



HANDICAP SYMBOL

NOT TO SCALE



HANDICAP AISLE STRIPING

NOT TO SCALE

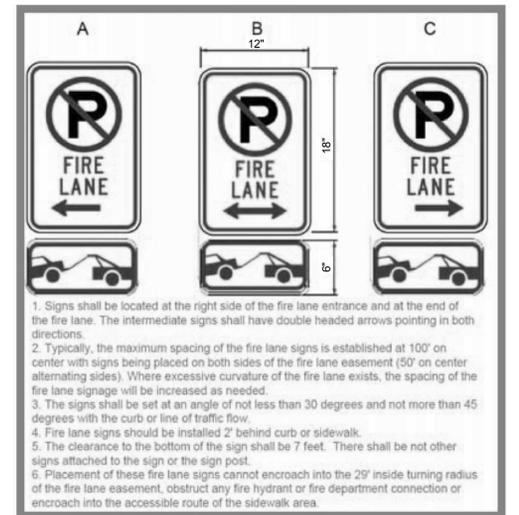
HANDICAP DETAILS

NOT TO SCALE



SIGN DETAILS

NOT TO SCALE

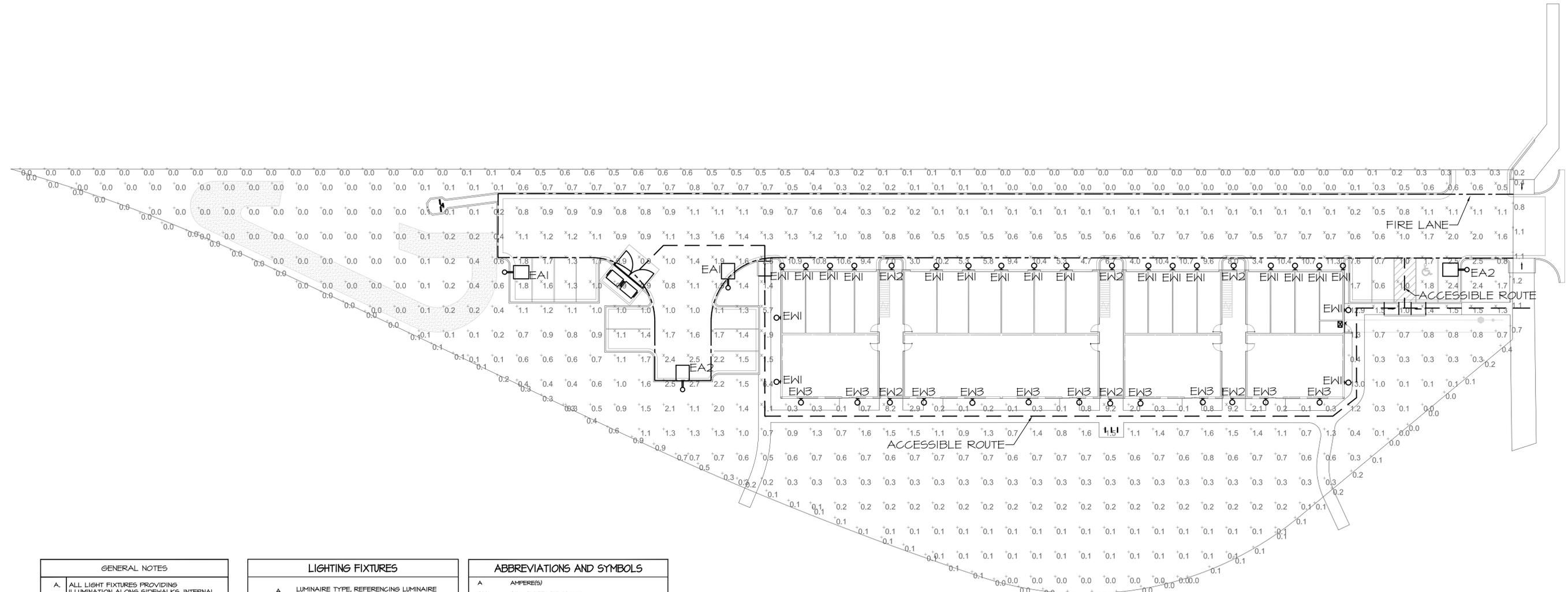


- Signs shall be located at the right side of the fire lane entrance and at the end of the fire lane. The intermediate signs shall have double headed arrows pointing in both directions.
- Typically, the maximum spacing of the fire lane signs is established at 100' on center with signs being placed on both sides of the fire lane easement (50' on center alternating sides). Where excessive curvature of the fire lane exists, the spacing of the fire lane signage will be increased as needed.
- The signs shall be set at an angle of not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow.
- Fire lane signs should be installed 2' behind curb or sidewalk.
- The clearance to the bottom of the sign shall be 7 feet. There shall be no other signs attached to the sign or the sign post.
- Placement of these fire lane signs cannot encroach into the 29' inside turning radius of the fire lane easement, obstruct any fire hydrant or fire department connection or encroach into the accessible route of the sidewalk area.

SITE DETAILS
HIGHLINE MEADOWS
DATE: MARCH 24, 2020
SHEET 9

MEADOWS AT HIGHLINE POINTE MAJOR SITE PLAN

A PORTION OF TRACT 11, ALTURA FARMS (VACATED)
 LOCATED IN THE NE 1/4, SECTION 5, T4S, R66W, 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



GENERAL NOTES	
A.	ALL LIGHT FIXTURES PROVIDING ILLUMINATION ALONG SIDEWALKS, INTERNAL PEDESTRIAN PATHS, AND BICYCLE PATHS SHALL BE FULL-CUTOFF, NO MORE THAN 16FT, AND PROVIDE ILLUMINATION OF AT LEAST 1 FC ALONG WALKING SURFACE.
B.	ALL LIGHT FIXTURES IN PARKING AREAS SHALL BE FULL-CUTOFF AND NO MORE THAN 25FT TALL.
C.	ALL LIGHT SOURCES SHALL BE COLOR-CORRECT TYPES.
D.	ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006.1 ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL: THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (1 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

LIGHTING FIXTURES	
	LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH.
	WALL MOUNTED LUMINAIRE
	RECESSED LUMINAIRE
	DOWNLIGHT LUMINAIRE
	SURFACE CEILING LUMINAIRE
	PENDANT LUMINAIRE
	WALLWASH LUMINAIRE
	STRIP LUMINAIRE
	SURFACE OR PENDANT TRACK LUMINAIRE
	LINEAR PENDANT LUMINAIRE (LENGTH AS INDICATED ON DRAWINGS/SCHEDULE)
	EXIT LUMINAIRE - SHADED INDICATES FACE/DIRECTIONAL ARROWS AS SHOWN.
	BATTERY PACK EMERGENCY LUMINAIRE
	EMERGENCY LUMINAIRE - SHADED PROVIDE WITH INTEGRAL BATTERY BACKUP
	PORCELAIN LAMP HOLDER
	STEP LIGHT TYPE LUMINAIRE
	BOLLARD OR POST TOP LUMINAIRE
	EXTERIOR AREA LIGHT

ABBREVIATIONS AND SYMBOLS	
A	AMPERE(S)
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
C	CONDUIT
(E)	EXISTING TO REMAIN
EC	ELECTRICAL CONTRACTOR
(ER)	EXISTING TO BE RELOCATED
EM	EMERGENCY
GC	GENERAL CONTRACTOR
KW	KILOWATT(S)
LTS	LIGHTING
NL	NIGHT LIGHT - SEE GENERAL NOTES
OAE	OR APPROVED EQUAL
P	POLE
PH, Ø	PHASE
PNL	PANEL
(R)	REMOVED, EXISTING TO BE REMOVED
(RL)	RELOCATED LOCATION
US	UNDERGROUND
UN	UNLESS OTHERWISE NOTED
V	VOLT(S)
W	WATT(S) OR WIRE
XFMR	TRANSFORMER
	DETAIL NOTE
	DELTA REVISION NOTE

NORTH
 1 SITE PHOTOMETRIC
 SCALE: 1" = 20'-0"

ELECTRICAL SITE PHOTOMETRIC
 HIGHLINE MEADOWS
 DATE: MARCH 24, 2020
 SHEET 10

MEADOWS AT HIGHLINE POINTE MAJOR SITE PLAN

A PORTION OF TRACT 11, ALTURA FARMS (VACATED)
 LOCATED IN THE NE 1/4, SECTION 5, T4S, R66W, 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	QTY	WATT	LAMP TYPE	CCT	MAX WATTS	LUMEN OUTPUT	DIMMING	MOUNTING LOCATION	INFORMATION BCF/RFD/OFH	NOTES
EAI	EXTERIOR LED POLE MOUNT AREA LIGHT, TYPE IV MEDIUM DISTRIBUTION, ROUND POLE	LITHONIA	DSXLED-PI-30K-14M-MVOLT-RPA-DBLXD	120	1	54	LED	3000K	54	6321	--	POLE GROUND	20'-0" OFH	I
EAA	EXTERIOR LED POLE MOUNT AREA LIGHT, TYPE V SHORT DISTRIBUTION, ROUND POLE	LITHONIA	DSXLED-PI-30K-15S-MVOLT-RPA-DBLXD	120	1	54	LED	3000K	54	6128	--	POLE GROUND	20'-0" OFH	I
EBI	ARCHITECTURAL LED CYLINDRICAL MALL SCIENCE, FORWARD THROW	WAC LIGHTING	DS-WS05-F30A-BK	120	1	36	LED	3000K	36	2045	0-10V	SURFACE MALL	10'-0" BCF	I
EA2	ARCHITECTURAL LED CYLINDRICAL MALL SCIENCE, FORWARD THROW	WAC LIGHTING	DS-WS05-F30A-BK	120	1	36	LED	3000K	36	2045	0-10V	SURFACE MALL	10'-0" BCF	I
EBA	ARCHITECTURAL LED ANGLED WALL SCIENCE	ARTEMIDE	TOB600B	120	1	20	LED	3000K	20	181	--	SURFACE MALL	8'-6" BCF	I

ABBREVIATIONS: BCF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), HFD - HALL FIXTURE DEPTH

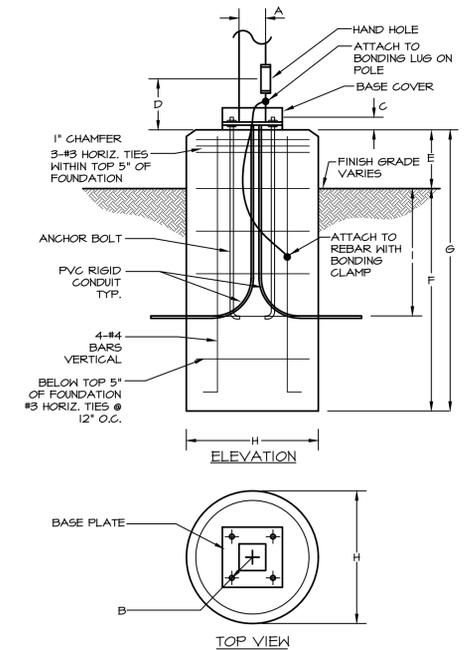
GENERAL NOTES:

- ALL FLUORESCENT AND LED LAMPS TO BE 3500K COLOR TEMPERATURE AND A MINIMUM OF 82CRI, UNLESS NOTED OTHERWISE.
- ALL REFLECTOR LAMPS TO BE PROVIDED AS WIDE FLOOD DISTRIBUTION, UNLESS NOTED OTHERWISE.
- ALL FLUORESCENT LUMINAIRES THAT UTILIZE DOUBLE-ENDED LAMPS AND CONTAIN BALLASTS THAT CAN BE SERVICED IN PLACE SHALL HAVE A DISCONNECTING MEANS AS DESCRIBED IN NEC 410.10(B).
- PROVIDE LUMINAIRES SHOWN AS SHADED WITH EMERGENCY BATTERY BALLASTS, UNLESS OTHERWISE NOTED. EMERGENCY LUMINAIRES SHALL SENSE UN-SWITCHED POWER TO THE SPACE AND OPERATE AUTOMATICALLY UPON LOSS OF NORMAL POWER. ALL SHADED LUMINAIRES WITH 2FT AND 4FT LAMPS SHALL HAVE ONE (1) 90 MINUTE RATED, 100 LAMP, 1400 LUMEN EMERGENCY BALLAST. ALL SHADED LUMINAIRES WITH COMPACT FLUORESCENT LAMPS SHALL HAVE A FACTORY INSTALLED 90 MINUTE EMERGENCY BALLAST. ALL EMERGENCY LUMINAIRES SHALL HAVE REMOTE TEST SWITCHES AND VISIBLE INDICATING LIGHTS. CONNECT THE EMERGENCY BATTERY BALLAST TO THE UN-SWITCHED LEG OF THE LIGHTING CIRCUIT INDICATED.

SPECIFIC NOTES:

- VERIFY FINISH WITH OWNER/ARCHITECT.

AREA	AVERAGE (fc)	MAX (fc)	MIN (fc)	MAX/MIN	AVG/MIN
ACCESSIBLE ROUTE	3.0	12.1	1.0	12.1/1	3.6/1
OVERALL SITE	1.1	13.0	0.0	N/A	N/A
PARKING LOT	2.1	11.3	0.1	11.3/0.1	21.0/1
SITE BOUNDARY	0.2	1.1	0.0	N/A	N/A



D-Series Size 1 LED Area Luminaire

Specifications

EPA: 1.01 ft² (0.09 m²)

Length: 33" (843 mm)

Width: 13" (330 mm)

Height H1: 7.1/2" (180 mm)

Height H2: 3-1/2" (90 mm)

Weight (max): 27 lbs (12.2 kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

TUBE ARCHITECTURAL DS-WS05 LED Wall Mounts

WAC LIGHTING Responsible Lighting®

Specifications

Input: Universal voltage 120V-277VAC, 50/60Hz

Dimming: Electronic low voltage (ELV): 100% - 5% (120V only) 0-10V: 100% - 1% (120-277V)

Light Source: High output 3 Step Mac Adam Ellipse COB

Rated life of 60,000 hours at L70

Finish: Electrostatically powder coated, white, black, bronze and graphite

Standards: IESNA, ETL & cETL wet location listed, Energy Star 2.0 rated (labeled with *)

Operating Temp: 13°F to 122°F (25°C to 50°C)

Oblique LED wall T086008

Design By: Ark Levy

Collection: Outdoor

Colors & Finishes: Anthracite grey

Materials: Body in aluminum, Diffuser in frosted tempered glass, Reflector in polycarbonate

Specifications:

- Delivered lumens: 780.7lm
- Light output ratio: 39.1lm/W
- Power consumption: 20W
- LED type: 20W C.O.B.*
- CCT (Correlated Color Temperature): 3000K
- CRI (Color Rendering Index): >90
- Life expectancy: 50000hrs
- Control type: Dimmable 2-Wire
- Input Voltage: 120V
- Driver: N/A
- Bug Rating: N/A

Features & Accessories: Slightly downward angle projects light via a high-performance reflector

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAR2 PIRNH DDBXD

Series	LED	Color temperature	Distribution	Voltage	Mounting	Shipped included
DSX1 LED	Forward optics	30K 3000K	T1S Type I short	TSVS Type V very short	MVOLT	SPA Square pole mounting
	P1 P4 P7	40K 4000K	T2S Type II short	TSS Type V short	120'	RPA Round pole mounting
	P2 P5 P8	50K 5000K	T3M Type III medium	TSM Type V medium	208'	WBA Wall bracket
	P3 P6 P9		T4S Type IV short	T4M Type V wide	240'	SPUNBA Square pole universal mounting adapter
	Related optics		T3M Type III medium	BLC Backlight control	277'	RPUNBA Round pole universal mounting adapter
	PI0 PI2		T4M Type IV medium	LECO Left corner castoff	347'	Shipped separately
	PI1 PI3		ITFM Forward throw medium	RCCO Right corner castoff	480'	KMAS DDBXD U Must arm mounting bracket adapter (shipped free!)

Ordering Number	Diameter	Watt	Beam	Beam Angle	Color Temp.	CRI	Lumen	CBCP	Efficacy (lm/w)	Light Distribution	Finish
S	Straight up or down	18"	9275	2700K	90	1680	8526	62		[Diagram]	BK Black WT White BZ Bronze GH Graphite
			275	2700K	85	1800	9151	67			
			9305	3000K	90	1700	8639	65			
			305	3000K	85	1995	10126	74			
			355	3500K	85	2190	11118	81			
405	4000K	85	2260	11483	84						
N	Straight up or down	25"	9275	2700K	90	1730	5513	64		[Diagram]	BK Black WT White BZ Bronze GH Graphite
			275	2700K	85	1855	5918	69			
			9305	3000K	90	1750	5587	65			
			305	3000K	85	2055	6548	76			
			355	3500K	85	2255	7190	84			
405	4000K	85	2330	7426	86						
F	Straight up or down	33"	9275	2700K	90	1725	4246	64		[Diagram]	BK Black WT White BZ Bronze GH Graphite
			275	2700K	85	1850	4557	69			
			9305	3000K	90	1745	4302	65			
			305	3000K	85	2045	5043	76			
			355	3500K	85	2245	5587	83			
405	4000K	85	2320	5719	86						
F	Away from the wall	N/A	927A	2700K	90	1815	67		[Diagram]	BK Black WT White BZ Bronze GH Graphite	
			27A	2700K	85	1950	72				
			930A	3000K	90	1840	68				
			30A	3000K	85	2155	80				
			35A	3500K	85	2370	88				
40A	4000K	85	2445	91							
F	Towards the wall	N/A	927B	2700K	90	1815	67		[Diagram]	BK Black WT White BZ Bronze GH Graphite	
			27B	2700K	85	1950	72				
			930B	3000K	90	1840	68				
			30B	3000K	85	2155	80				
			35B	3500K	85	2370	88				
40B	4000K	85	2445	91							

Dimensions: 18.1 cm, 15.1 cm, 19.3 cm

Light distribution: Direct

Luminaire weights: 4.41 lb (2 kg)

Warranty: 5 year limited warranty

POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA	B	C	D	E	F	G	H	I
EAI	20'0"	4"	PER MANUFACTURER	2'0"	6'0"	8'0"	24"	36"			
EAI	20'0"	4"	PER MANUFACTURER	2'0"	6'0"	8'0"	24"	36"			

1 POLE BASE DETAIL
SCALE: NTS



ELECTRICAL PHOTOMETRIC SCHEDULES
 HIGHLINE MEADOWS
 DATE: MARCH 24, 2020
 SHEET 11

2 | EA1, EA2
SCALE: NTS

3 | EW1, EW2
SCALE: NTS

4 | EW3
SCALE: NTS