

SUBDIVIDER

M.D.C. VENTURES LIMITED
3600 SOUTH YOSEMITE
DENVER, COLORADO 80237
PHONE: 1-303-773-1100

OWNERS REPRESENTATIVE

EDAW inc.
Environmental Planning Urban Design Landscape Architecture
240 East Mountain Ave. Ft. Collins CO 80524 (303) 484-6073

ADJACENT PROPERTY OWNERS

- ① BAYBERRY CLUB, LTD.
C/O LIEBERMAN CORPORATION
461-A SOUTH KALISPEL WAY
AURORA, COLORADO 80012
- ② DUECK DEVELOPMENTS, INC.
3400 EAST BAYAUD AVE.
SUITE 440
DENVER, COLORADO 80209
- ③ TOWER LAND CORPORATION
461-A SOUTH KALISPEL WAY
AURORA, COLORADO 80012
- ④ DENVER WATER DEPARTMENT
1600 W. 12th AVENUE
DENVER, COLORADO
- ⑤ CITY OF AURORA
1470 S. HAVANA STREET
AURORA, COLORADO 80012

NOTES

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 fire lanes and emergency and service vehicle roads, and shall be posted "No Parking - Fire Lane."

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 or file in the Planning Department.

The approval of this document does not constitute final approval of grading, drainage, utilities and public improvements. Construction plans must be reviewed and approved by the Director Of Public Works prior to the issuance of building permits.

LEGEND

EXISTING	PROPOSED
—S— SANITARY SEWER	—SS—
—ST— STORM SEWER	—ST—
—W— WATER LINE	—W—
○ FIRE HYDRANT	○
□ WATER VALVE	□
○ INLET (INVERT ELEV.)	○ (50)
○ MANHOLE (INVERT ELEV.)	○ (45)
○ WATER BOARD R.O.W. MARKER	○
SET 5/8" REBAR LS # 10945	—
SECTION CONTROL	—
PROPERTY BOUNDARY	—
WATER METER	○
BUILDING FLOOR ELEV.	30
SURFACE WATER FLOW DIRECTION	—
FLOOD PLAIN	—
SCREENED TRASH RECEPTACLE	—
TREE LOCATION (EXISTING)	—
10' HIGH MAX CHAIN LINK FENCE	—
6' HIGH MAX METAL PICKET FENCE WITH SELF CLOSING GATE	—
6' HIGH MAX MASONRY AND METAL PICKET FENCE	—
PARKING AND PEDESTRIAN LIGHTING	—
25' HIGH MAX	—

PROPOSED LANDSCAPE AREAS

ATTACHED WALK 5' WIDE
DETACHED WALK 4' WIDE

LAND DESCRIPTION

A PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 8 AND THE NW 1/4 OF SECTION 17, T4S, R66W, OF THE SIXTH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID SECTION 8; THENCE S 89°49'36" E ALONG THE SOUTH LINE OF SAID SECTION 8 A DISTANCE OF 1640.21 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING AN EXISTING MARKER ON THE EAST R.O.W. LINE OF THE HIGHLINE CANAL; THENCE ALONG SAID EAST R.O.W. LINE OF THE HIGHLINE CANAL THE FOLLOWING NINE COURSES, WITH EACH COURSE ENDING AT AN EXISTING HIGHLINE CANAL R.O.W. MARKER:

- 1) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21°08'09", A RADIUS OF 276.64 FEET, AND A CHORD WHICH BEARS N 12°45'59" W, 101.47 FEET, AN ARC DISTANCE OF 102.05 FEET TO A POINT OF TANGENCY;
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- 3) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 33°28'00", A RADIUS OF 452.53 FEET, AND A CHORD WHICH BEARS N 14°32'04" E, 260.95 FEET, AN ARC DISTANCE OF 264.33 FEET TO A POINT OF COMPOUND CURVATURE;
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- 8) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°38'00", A RADIUS OF 362.11 FEET, AND A CHORD WHICH BEARS N 75°58'34" E, 123.49 FEET, AN ARC DISTANCE OF 124.08 FEET TO A POINT OF TANGENCY;
- 9) THENCE N 66°09'34" E, A DISTANCE OF 497.01 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 8;

THENCE LEAVING SAID HIGHLINE CANAL R.O.W. S 00°19'36" W ALONG SAID NORTH-SOUTH CENTERLINE OF SAID SECTION 8 A DISTANCE OF 793.54 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 8; THENCE N 89°49'36" W ALONG THE SOUTH LINE OF SAID SECTION 8 A DISTANCE OF 164.77 FEET; THENCE S 17°22'46" W ALONG THE WEST LINE OF BAYBERRY CLUB FILINGS 1 AND 2 A DISTANCE OF 1322.84 FEET TO A POINT ON THE NORTH R.O.W. LINE OF EAST ALAMEDA PARKWAY; THENCE ALONG SAID NORTH R.O.W. LINE N 72°37'14" W A DISTANCE OF 657.70 FEET; THENCE LEAVING SAID NORTH R.O.W. LINE N 17°22'46" E A DISTANCE OF 5.73 FEET TO AN EXISTING MARKER ON THE EAST R.O.W. LINE OF THE HIGHLINE CANAL; THENCE ALONG SAID EASTERLY R.O.W. LINE THE FOLLOWING TWELVE COURSES, WITH COURSES 1-10 AND COURSE 12 ENDING AT AN EXISTING HIGHLINE CANAL R.O.W. MARKER:

- 1) THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°19'58", A RADIUS OF 243.22 FEET, AND A CHORD WHICH BEARS S 85°47'11" E, 110.80 FEET, AN ARC DISTANCE OF 111.78 FEET TO A POINT OF TANGENCY;
- 2) THENCE N 81°15'32" E A DISTANCE OF 156.67 FEET TO A NON-TANGENT POINT ON A CURVE;
- 3) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°06'00", A RADIUS OF 775.65 FEET, AND A CHORD WHICH BEARS N 73°29'13" E, 213.92 FEET, AN ARC DISTANCE OF 204.52 FEET TO A POINT OF COMPOUND CURVATURE;
- 4) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13°24'08", A RADIUS OF 760.19 FEET, AND A CHORD WHICH BEARS N 59°54'18" E, 177.55 FEET, AN ARC DISTANCE OF 177.96 FEET TO A POINT OF COMPOUND CURVATURE;
- 5) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 46°25'10", A RADIUS OF 252.40 FEET, AND A CHORD WHICH BEARS N 29°19'39" E, 198.94 FEET, AN ARC DISTANCE OF 204.49 FEET TO A POINT OF TANGENCY;
- 6) THENCE N 06°07'04" E A DISTANCE OF 94.72 FEET TO A POINT OF CURVATURE;
- 7) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°09'57", A RADIUS OF 230.19 FEET, AND A CHORD WHICH BEARS N 10°27'55" W, 131.19 FEET, AN ARC DISTANCE OF 133.25 FEET TO A POINT OF COMPOUND CURVATURE;
- 8) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13°40'00", A RADIUS OF 724.19 FEET, AND A CHORD WHICH BEARS N 33°52'56" W, 172.33 FEET, AN ARC DISTANCE OF 172.74 FEET TO A POINT OF COMPOUND CURVATURE;
- 9) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°47'00", A RADIUS OF 814.10 FEET, AND A CHORD WHICH BEARS N 46°36'26" W, 167.13 FEET, AN ARC DISTANCE OF 167.43 FEET TO A POINT OF TANGENCY;
- 10) THENCE N 52°29'56" W, A DISTANCE OF 252.76 FEET TO A POINT OF CURVATURE;
- 11) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°39'50", A RADIUS OF 251.64 FEET, AND A CHORD WHICH BEARS N 39°10'01" W, 116.05 FEET, AN ARC DISTANCE OF 117.11 FEET TO SAID SOUTH LINE OF SECTION 8;
- 12) THENCE CONTINUING ALONG SAID HIGHLINE CANAL R.O.W. N 89°49'36" W ALONG SAID SOUTH LINE OF SECTION 8, 27.53 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 23.228 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

All Special Plans registered and recorded hereunder shall be binding upon the applicants thereof, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land and structures included within such Plans to all conditions and limitations set forth in such Plans.

In witness thereof, Wm. A. Feinberg and Orville W. Skene have caused these presents to be executed this 10th day of February, AD 1983.

By Wm. A. Feinberg (Principal or Owners)

Corporate Seal

NOTARIAL:
State of Colorado
County of Denver

The foregoing instrument was acknowledged before me this 10th day of February, AD 1983, by Wm. A. Feinberg & Orville W. Skene (Principal or Owners)

Witness my hand and official seal

Notary Public
My commission expires 2/24/1994

HIGHLINE VILLAGE

FINAL LANDSCAPE PLAN

A RESIDENTIAL PLANNED UNIT DEVELOPMENT

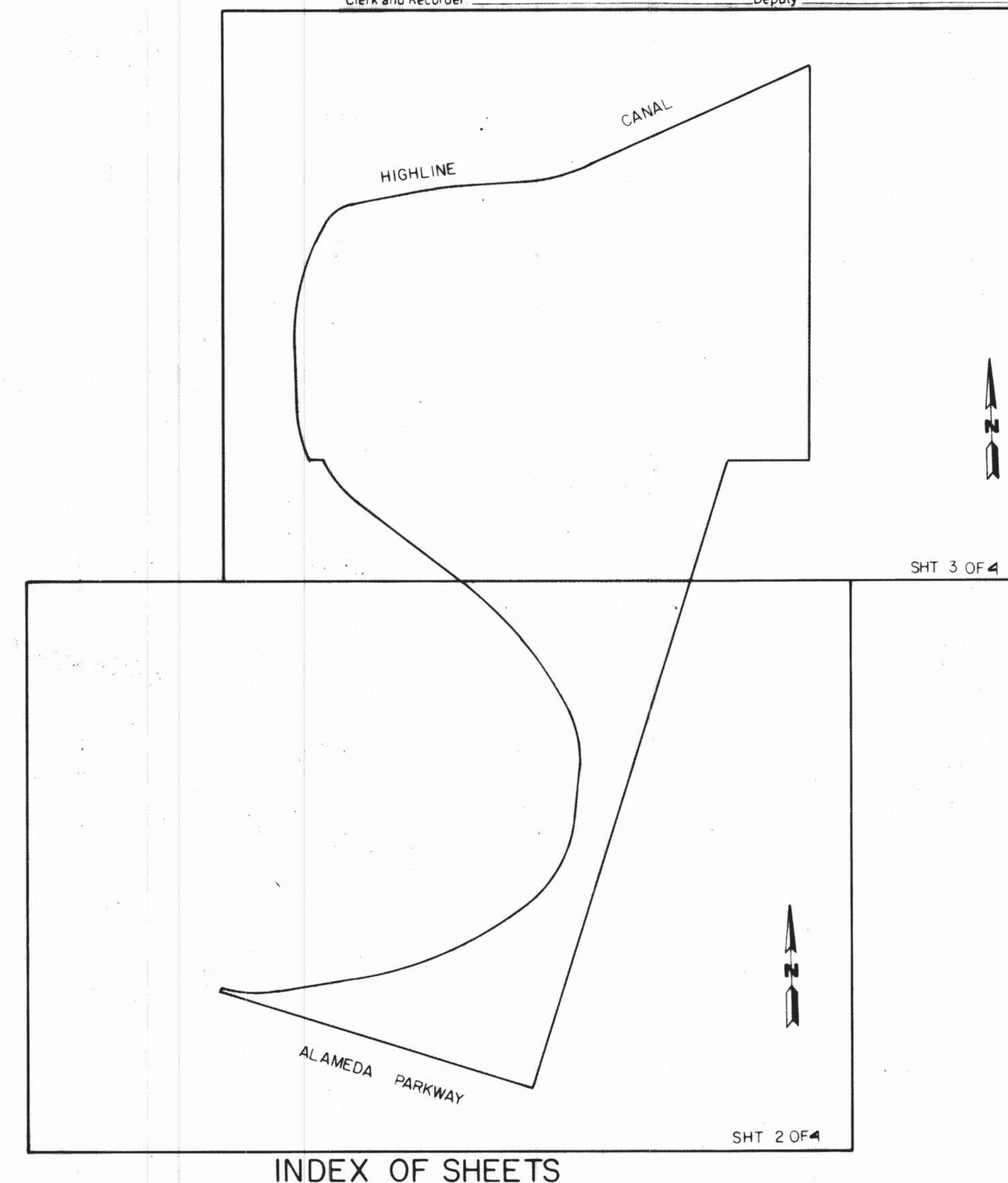
A Tract of land lying in the SW 1/4 of Section 8 and the NW 1/4 of Section 17, T4S, R66W of the 6th P.M., County of Arapahoe, State of Colorado.

CITY OF AURORA APPROVALS

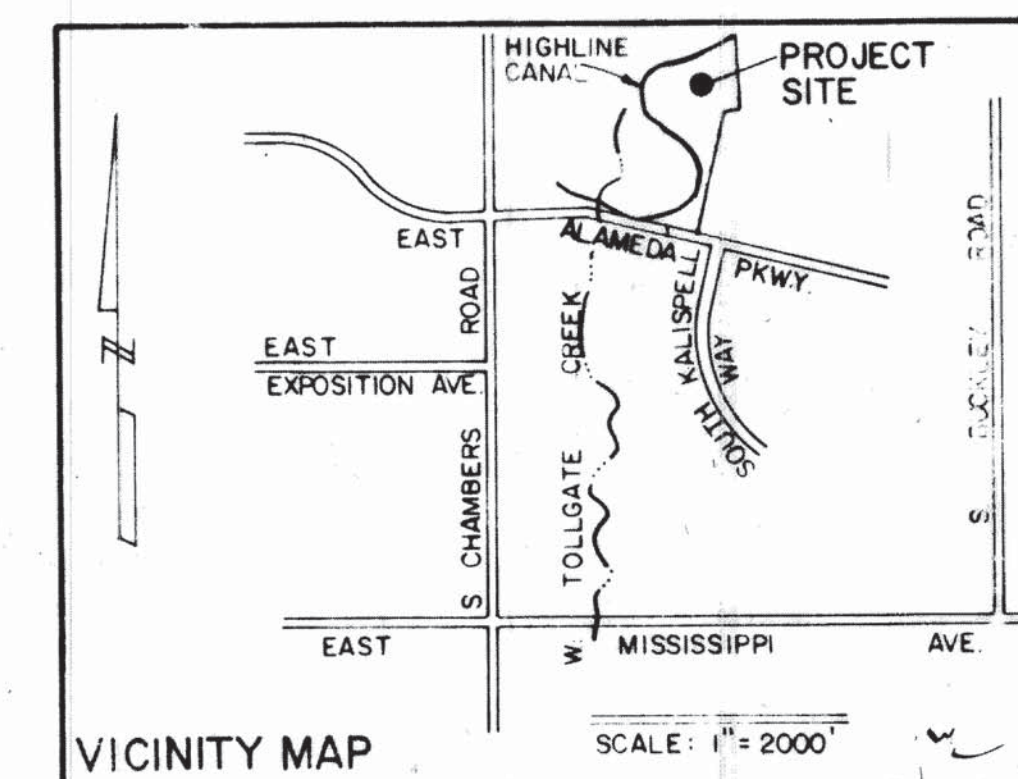
City Attorney: _____ Date: _____
Planning Director: _____ Date: _____
Planning Commission: _____ Chairman _____ Date: _____
City Council: _____ Mayor _____ Date: _____
Attest: _____ City Clerk _____ Date: _____

RECORDER'S CERTIFICATE

Accepted for filing in the office of the Clerk and Recorder of _____ County, Colorado at _____ o'clock _____ M. This _____ Day of _____ AD, 19 _____
Clerk and Recorder _____ Deputy _____



INDEX OF SHEETS



VICINITY MAP

FINAL SUBMITTAL 11-23-82 REVISION 12-23-82 1/5/83

HIGHLINE VILLAGE

82-4028-1

2/18/83

SHT 1 OF 4

2/7/83

4/5

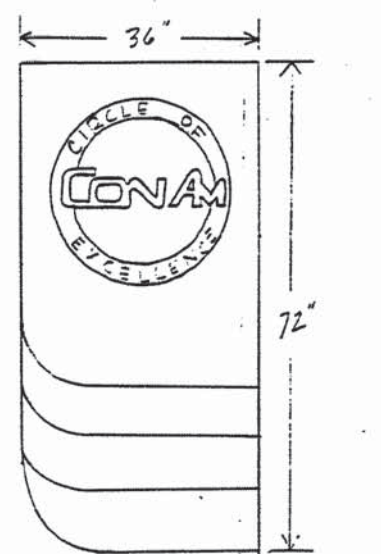
N 11000

CURVE NO.	CENTRAL ANGLE	RADIUS (FT)	ARC LENGTH (FT)	CHORD BEARING / DISTANCE (FT)
1	26°19'58" L	243.22	111.78	S 85°47'13" E 110.80
2	15°06'26" L	775.65	204.52	N 73°29'35" E 203.92
3	13°24'08" L	760.79	177.96	N 59°14'18" E 177.55
4	46°25'10" L	252.40	204.49	N 29°19'39" E 198.94
5	33°09'57" L	230.19	133.25	N 10°27'55" W 131.39
6	13°40'00" L	724.19	172.74	N 33°52'56" W 172.33
7	11°47'00" L	814.10	167.43	N 46°36'26" W 167.13

TYPICAL SECTION 'A-A'

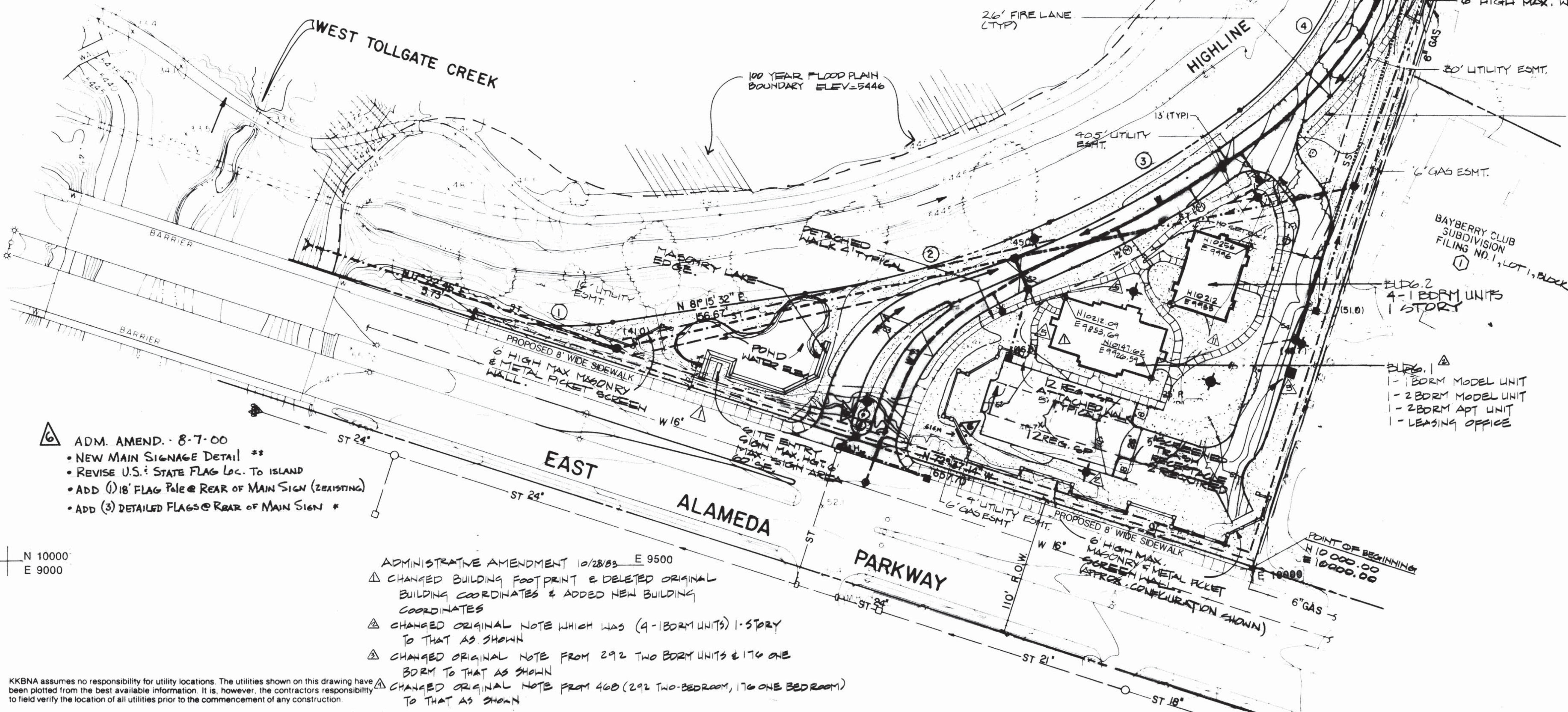


MAIN SIGN DETAIL



FLAG DETAIL

N 10500



MATCH LINE

HIGHLINE VILLAGE A Residential Planned Unit Development SITE PLAN

10-27-82

Rev. 11-23-82

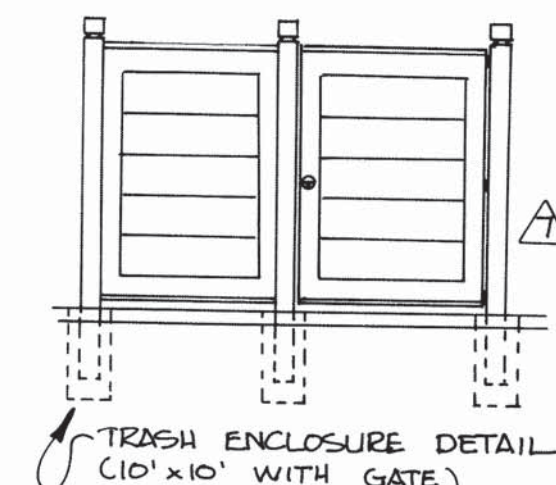
REV. 12-23-82

REV. 1/5/83

Rev. 2/7/83

Rev. 2/18/83

Rev. 4/27/83



ADM. AMDT. 7-25-84
ADD TRASH ENCLOSURE DETAIL (THIS SHEET)

- ADM. AMDT. 4-25-84
CHANGE LOCATION OF SITE ENTRY SIGN FROM 18' BACK OF PROPERTY LINE TO 10' BACK OF PROPERTY LINE.
- ADM. AMDT. 7-25-84
TYP. LOC OF LIGHT FIXTURES AS INSTALLED.
- ADM. AMDT. 7-25-84
RELOCATE TRASH ENCLOSURE ON JOPLIN STREET
- ADM. AMDT. 7-25-84
DELETE SIDEWALK AT 338 S. JOPLIN ST.
- ADM. AMDT. 7-25-84
REVISE SIDEWALK LOC. AT 490 S. JOPLIN ST.

NOTES:

- COORDINATE SYSTEM HAS BEEN SET UP BY THE SURVEYOR INDEPENDENT OF OTHER SURVEYS.
- COORDINATES GIVEN FOR UNITS ARE APPROXIMATE, SCALED DISTANCES ONLY.
- ALL UNITS ARE 3 STORIES, UNLESS NOTED ON PLAN AS 1+2 STORIES MAX. HEIGHT ABOVE FINISH GRADE 35' MAX. PLAN SHOWS 25 INDIVIDUAL APARTMENT BUILDINGS WITH 290 TWO BEDROOM UNITS AND 17 ONE BEDROOM UNITS.

TOTAL LOT AREA:	1,013,206 SF (23.26 acres)
TOTAL BUILDING COVERAGE:	147,598 = 14.7% of lot area
TOTAL PAVING (PARKING/ROADS):	248,180 = 28.3% of lot area
TOTAL OPEN SPACE AREA:	512,428 = 56.5% of lot area
NUMBER OF UNITS PROPOSED:	468 (290 two-bedroom, 177 one-bedroom) & LEASING OFFICE
TOTAL FLOOR AREA OF STRUCTURES:	406,448 SF
TOTAL FLOOR AREA OF ACCESSORY USES:	1,890 SF (laundry & recreation building)
PRESENT ZONING CLASSIFICATION:	R-271 (residential medium density)
PROPOSED USE:	Apartment complex with recreation facilities
MAXIMUM HEIGHT OF BUILDING:	35 feet (3 stories maximum)
TOTAL PARKING SPACES PROVIDED:	338 (338 impact)
TOTAL PARKING SPACES REQUIRED:	346 (346 impact)

*PARKING DATA:

TOTAL GP. 338	346 COMPACT GP. 7.5' x 19'	E 10500
509	568 STANDARD GP. 9' x 19'	
	20 VISITOR GP.	
	(15 STANDARD GP.)	
	(5 COMPACT GP.)	
	10 STANDARD GP. & RECREATION BLDG.	

EDAW inc.
240 E. Main Street, Suite 200
Portland, Oregon 97201



KKBNA assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractor's responsibility to field verify the location of all utilities prior to the commencement of any construction.

ADM. AMDT'S: 10-28-83, 4-25-84, 7-25-84, 8-8-84, 9-11-84, 8-7-00

HIGHLINE VILLAGE 82-4020-PHT 2 OF 3

26)

HIGHLINE VILLAGE A Residential Planned Unit Development SITE PLAN

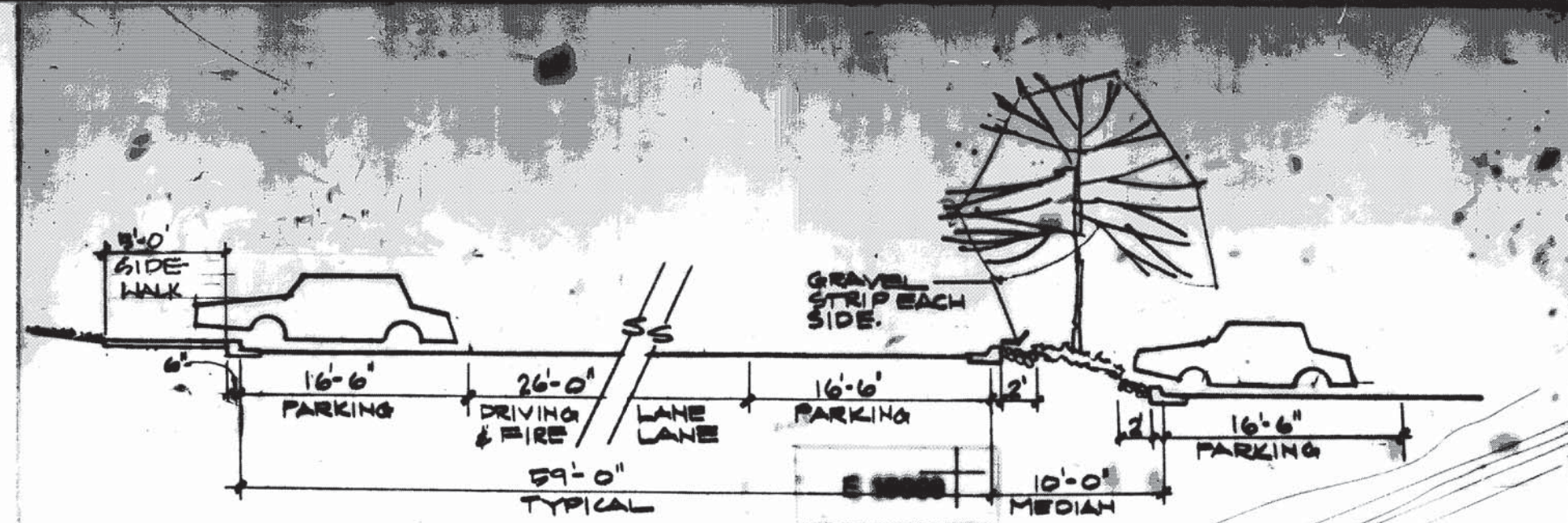
10-27-82
Rev. 11-23-82
REV. 12-23-82
REV. 1/5/83
Rev. 2/7/83
Rev. 2/18/83
Rev. 4/27/83

← EAST TOLLGATE CREEK

CURVE NO.	CENTRAL ANGLE	RADIUS (FT)	ARC LENGTH (FT)	CHORD BEARING / DISTANCE (FT)
8	26°39'30" R	251.64	117.11	N 39°10'01" W 116.05
9	21°08'09" R	276.64	102.05	N 12°45'59" W 101.47
10	33°28'00" R	452.53	264.33	N 14°32'04" E 260.59
11	48°23'00" R	79.24	66.92	N 55°27'35" E 64.95
12	06°08'30" R	691.34	74.11	N 82°43'20" E 74.07
13	19°38'00" L	362.11	124.08	N 75°58'34" E 123.48

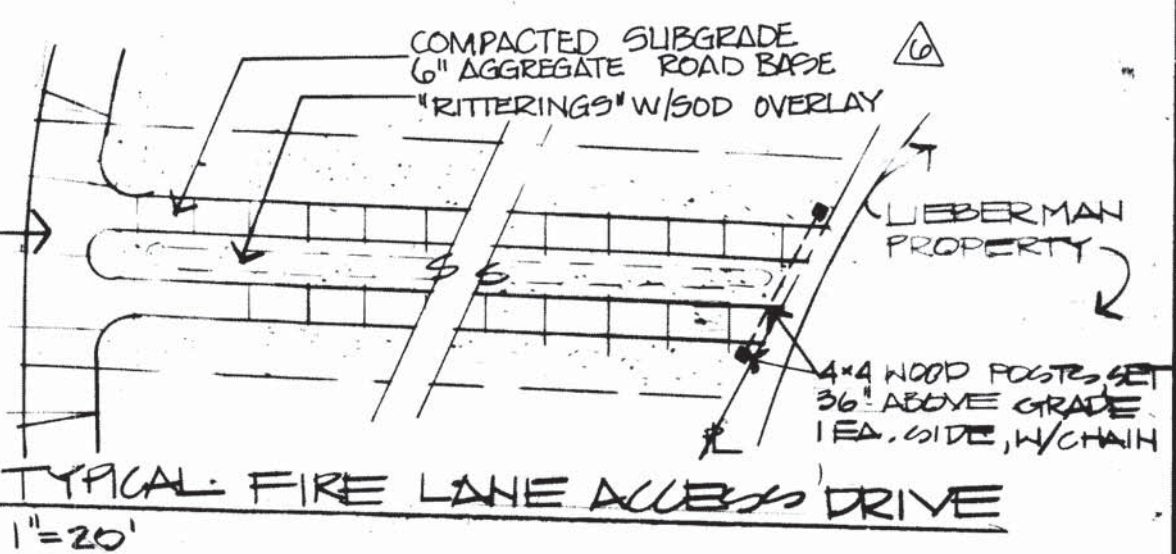
N 12000
E 9500

TYPICAL SECTION 'A-A'



- △ ADM. ADMT. 7-25-84. REVISE CONSTRUCTION MATERIALS FOR FIRE LANE ACCESS DRIVE NEAR 256 S. JOPLIN ST.
- △ ADM. ADMT. 7-25-84. ADD TRASH ENCLOSURE DETAIL (SHEET 2)
- △ ADM. ADMT. 8-8-84. DELETE TRASH ENCLOSURE
- △ ADM. ADMT. 8-8-84. REPOSITION TRASH ENCLOSURE NEAR BLDG 14 TO NEAR BLDG 16, 17.
- △ ADM. ADMT. 8-8-84. SHOW RETAINING WALL ON THE NORTH SIDE
- △ ADM. ADMT. 9-11-84. CHANGE SIDEWALK, AS-BUILT
- △ ADM. ADMT. 9-11-84. DELETE WALK
- △ ADM. ADMT. 9-11-84. RELOCATE TRASH ENCLOSURE
- △ ADM. ADMT. 9-11-84. CORRECT AS-BUILT LIGHTING
- △ ADM. ADMT. 10-29-97. ADD FENCE, 48 INCHES HIGH, AROUND THE DETENTION POND.

- △ CHANGE HEIGHT OF METAL PICKET FENCE AROUND SWIMMING POOL TO 4' FROM 6'.
- △ ADM. ADMT. 7-25-84. TYP. LOC OF LIGHT FIXTURES AS INSTALLED.



NOTE:
SEE BUILDING NUMBERS
19, 21, 22, 24 FOR TYPICAL
BUILDING DIMENSIONS

EDAW inc.

50 0 50 100
SCALE: 1" = 50'

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ADM. ADMTS: 4-25-84, 7-25-84, 8-8-84, 9-11-84, 10-29-97

HIGHLINE VILLAGE

82-4028-1

SHT 3 OF 3

3(3)

SUBDIVIDER

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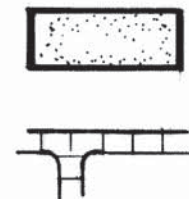
LEGEND

EXISTING

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- WATER VALVE
- INLET (INVERT ELEV.)
- ⊗ MANHOLE (INVERT ELEV.)
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LS # 10945
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- PROPERTY BOUNDARY
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- SURFACE WATER FLOW DIRECTION
- FLOOD PLAIN
- SCREENED TRASH/RECEPTACLE
- TREE LOCATION (EXISTING)
- 10' HIGH MAX CHAIN LINK FENCE
- 6' HIGH MAX METAL PICKET FENCE WITH SELF CLOSING GATE
- 6' HIGH MAX MASONRY AND METAL PICKET FENCE
- PARKING AND PEDESTRIAN LIGHTING
- Max. Hgt. (DOWNCAST LIGHTING)

PROPOSED

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PROPOSED LANDSCAPE AREAS
ATTACHED WALK 5' WIDE
DETACHED WALK 4' WIDE

TEACH ENCLOSURE SHALL BE WOOD & BE OF A STYLE & COLOR COMPLEMENTARY TO ARCHITECTURE.

LAND DESCRIPTION

A PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 8 AND THE NW 1/4 OF SECTION 17, T4S, R66W, OF THE SIXTH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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- 2) THENCE N 02°11'56" W, A DISTANCE OF 126.40 FEET TO A POINT OF CURVATURE;
- 3) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 33°28'00", A RADIUS OF 452.53 FEET, AND A CHORD WHICH BEARS N 14°32'04" E, 260.58 FEET, AN ARC DISTANCE OF 264.33 FEET TO A POINT OF COMPOUND CURVATURE;
- 4) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 48°23'00", A RADIUS OF 79.24 FEET, AND A CHORD WHICH BEARS N 55°27'35" E, 64.95 FEET, AN ARC DISTANCE OF 66.92 FEET TO A POINT OF TANGENCY;
- 5) THENCE N 79°39'04" E, A DISTANCE OF 148.10 FEET TO A POINT OF CURVATURE;
- 6) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06°08'30", A RADIUS OF 691.34 FEET, AND A CHORD WHICH BEARS N 82°43'20" E, 74.07 FEET, AN ARC DISTANCE OF 74.11 FEET TO A POINT OF TANGENCY;
- 7) THENCE N 85°47'35" E, A DISTANCE OF 127.30 FEET TO A POINT OF CURVATURE;
- 8) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°38'00", A RADIUS OF 362.11 FEET, AND A CHORD WHICH BEARS N 75°58'34" E, 123.48 FEET, AN ARC DISTANCE OF 124.08 FEET TO A POINT OF TANGENCY;
- 9) THENCE N 66°09'34" E, A DISTANCE OF 497.01 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 8;

THENCE LEAVING SAID HIGHLINE CANAL R.O.W. S 00°19'36" W ALONG SAID NORTH-SOUTH CENTERLINE OF SAID SECTION 8 A DISTANCE OF 793.54 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 8; THENCE N 89°49'36" W ALONG THE SOUTH LINE OF SAID SECTION 8 A DISTANCE OF 164.77 FEET; THENCE S 17°22'46" W ALONG THE WEST LINE OF BAYBERRY CLUB FILINGS 1 AND 2 A DISTANCE OF 1322.84 FEET TO A POINT ON THE NORTH R.O.W. LINE OF EAST ALAMEDA PARKWAY; THENCE ALONG SAID NORTH R.O.W. LINE N 72°37'14" W A DISTANCE OF 657.70 FEET; THENCE LEAVING SAID NORTH R.O.W. LINE N 17°22'46" E A DISTANCE OF 5.73 FEET TO AN EXISTING MARKER ON THE EAST R.O.W. LINE OF THE HIGHLINE CANAL; THENCE ALONG SAID EASTERLY R.O.W. LINE THE FOLLOWING TWELVE COURSES, WITH COURSES 1-10 AND COURSE 12 ENDING AT AN EXISTING HIGHLINE CANAL R.O.W. MARKER:

- 1) THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°19'58", A RADIUS OF 243.22 FEET, AND A CHORD WHICH BEARS S 85°47'13" E, 110.80 FEET, AN ARC DISTANCE OF 111.78 FEET TO A POINT OF TANGENCY;
- 2) THENCE N 81°15'32" E A DISTANCE OF 156.67 FEET TO A NON-TANGENT POINT ON A CURVE;
- 3) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°06'26", A RADIUS OF 775.65 FEET, AND A CHORD WHICH BEARS N 73°29'35" E, 203.92 FEET, AN ARC DISTANCE OF 204.52 FEET TO A POINT OF COMPOUND CURVATURE;
- 4) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13°24'08", A RADIUS OF 760.19 FEET, AND A CHORD WHICH BEARS N 59°14'18" E, 177.55 FEET, AN ARC DISTANCE OF 177.96 FEET TO A POINT OF COMPOUND CURVATURE;
- 5) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 46°25'10", A RADIUS OF 252.40 FEET, AND A CHORD WHICH BEARS N 29°19'39" E, 198.94 FEET, AN ARC DISTANCE OF 204.49 FEET TO A POINT OF TANGENCY;
- 6) THENCE N 06°07'04" E A DISTANCE OF 94.72 FEET TO A POINT OF CURVATURE;
- 7) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°09'57", A RADIUS OF 230.19 FEET, AND A CHORD WHICH BEARS N 10°27'55" W, 131.19 FEET, AN ARC DISTANCE OF 133.25 FEET TO A POINT OF COMPOUND CURVATURE;
- 8) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13°40'00", A RADIUS OF 724.19 FEET, AND A CHORD WHICH BEARS N 33°52'56" W, 172.33 FEET, AN ARC DISTANCE OF 172.74 FEET TO A POINT OF COMPOUND CURVATURE;
- 9) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°47'00", A RADIUS OF 814.10 FEET, AND A CHORD WHICH BEARS N 46°36'26" W, 167.13 FEET, AN ARC DISTANCE OF 167.43 FEET TO A POINT OF TANGENCY;
- 10) THENCE N 52°29'56" W, A DISTANCE OF 252.76 FEET TO A POINT OF CURVATURE;
- 11) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°39'50", A RADIUS OF 251.64 FEET, AND A CHORD WHICH BEARS N 39°10'01" W, 116.05 FEET, AN ARC DISTANCE OF 117.11 FEET TO SAID SOUTH LINE OF SECTION 8;
- 12) THENCE CONTINUING ALONG SAID HIGHLINE CANAL R.O.W. N 89°49'36" W ALONG SAID SOUTH LINE OF SECTION 8, 27.53 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 23.228 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

All Special Plans registered and recorded hereunder shall be binding upon the applicants thereof, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land and structures included within such Plans to all conditions and limitations set forth in such Plans.

In witness thereof, W. A. Feinberg and Orville W. Shesed has caused these presents to be executed this 10th day of February, AD 1983.

By W. A. Feinberg (Principal or Owners)

Corporate Seal

NOTARIAL:

State of Colorado) ss
County of Denver)

The foregoing instrument was acknowledged before me this 10th day of February, AD 1983, by W. A. Feinberg & Orville W. Shesed (Principals or Owners).

Witness my hand and official seal

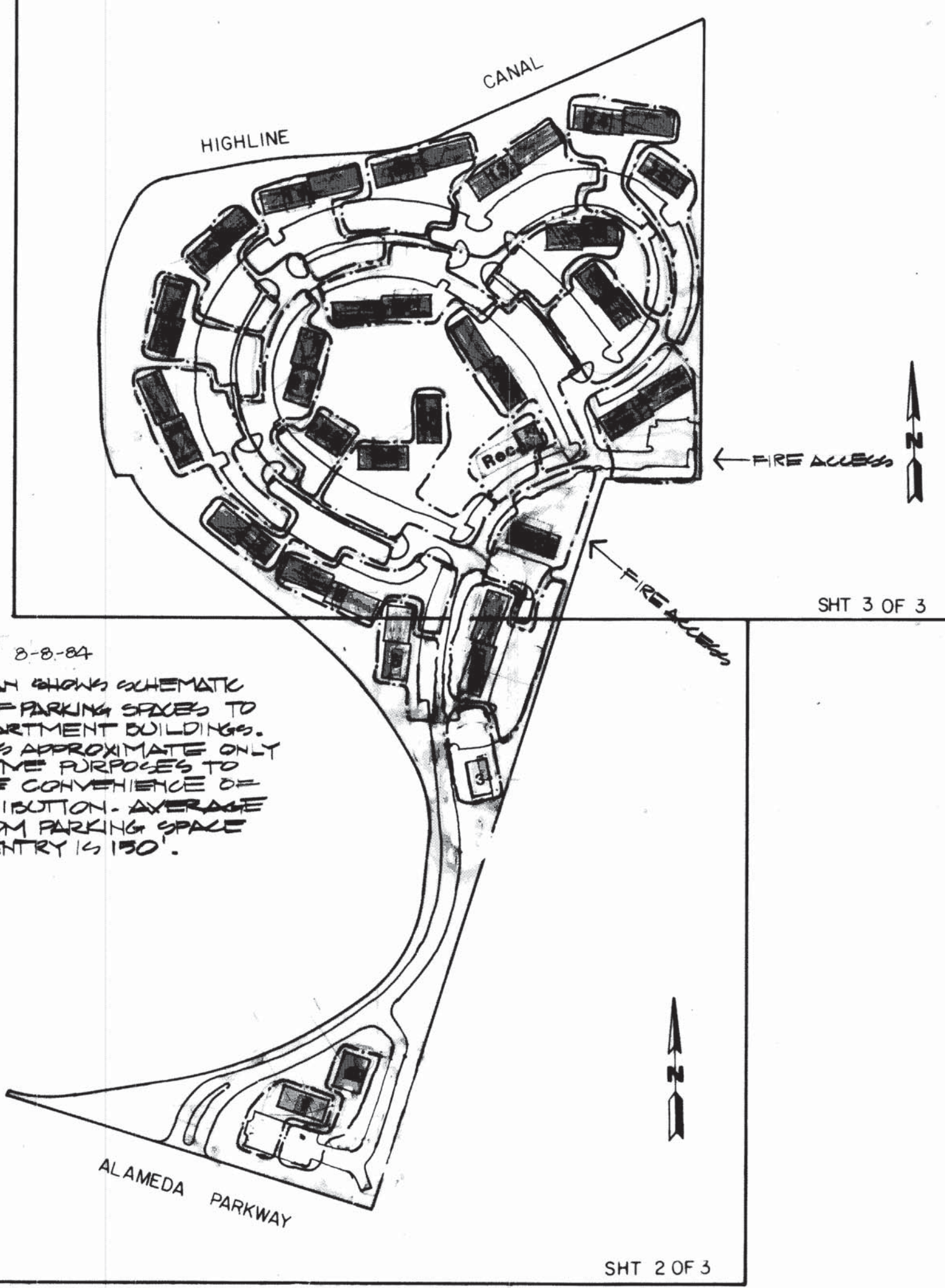
Charles R. Shesed NOTARY PUBLIC

My commission expires Oct. 24, 1986

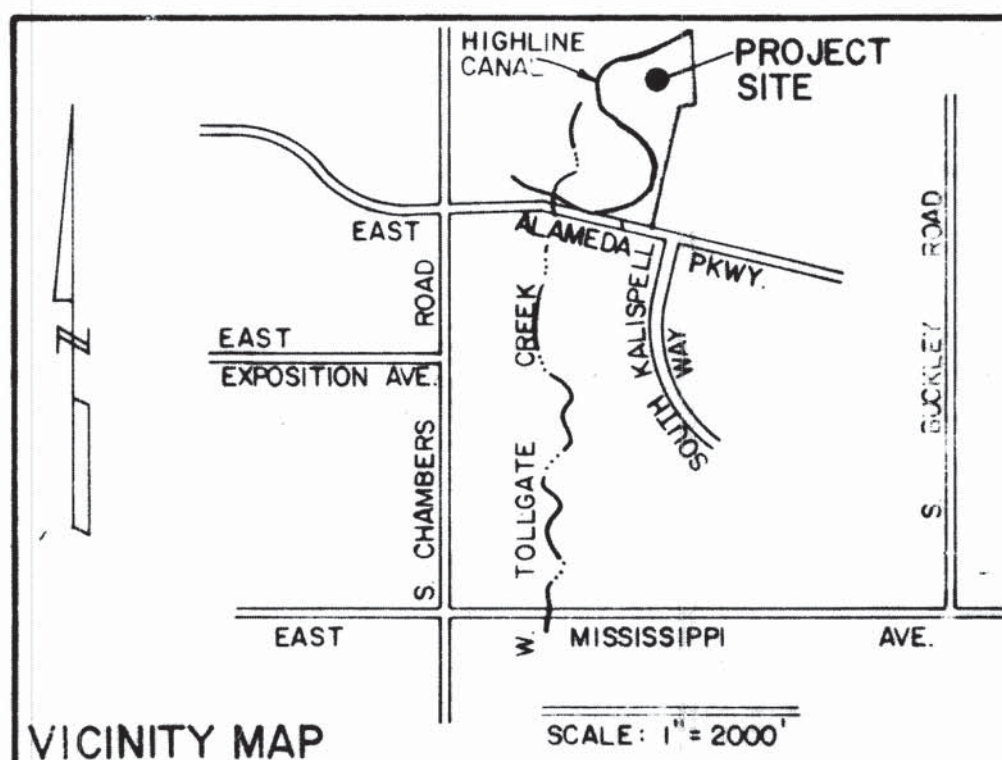
PARKING ALLOCATION/BUILDING

BLDG. NR.	COMPT. SPACES	RESID. SPACES
1	0	12
2	0	10
3	0	10
4	12	23
5	6	20
6	20	28
7	15	20
8	20	20
9	15	21
10	19	28
11	19	28
12	19	28
13	20	28
14	12	13
15	16	20
16	16	20
17	20	28
18	20	28
19	20	28
20	20	28
21	12	20
22	9	11
23	24	20
25	13	19
26	13	10
TOTAL	345	534

NOTE: THIS PLAN SHOWS SCHEMATIC ALLOCATION OF PARKING SPACES TO INDIVIDUAL APARTMENT BUILDINGS. ALLOCATION IS APPROXIMATE ONLY FOR ILLUSTRATIVE PURPOSES TO DEMONSTRATE CONVENIENCE OF ACCESS/DISTRIBUTION. AVERAGE DISTANCE FROM PARKING SPACE TO BUILDING ENTRY IS 150'.



PARKING SCHEMATIC

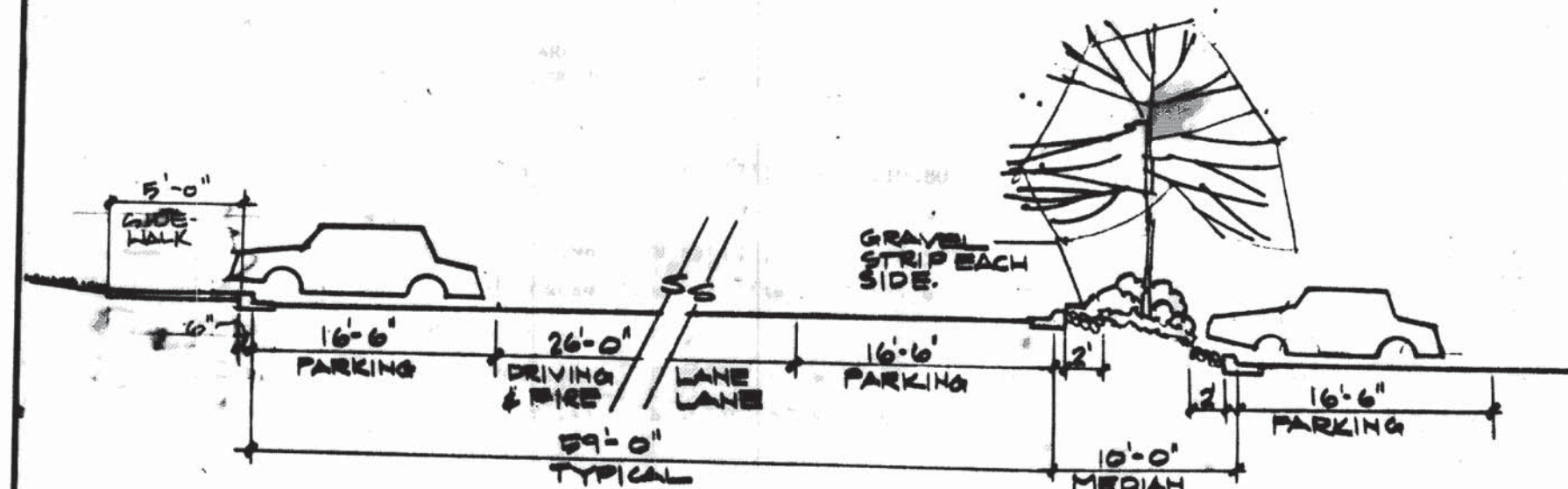


Final Submittal 11-23-82

REVISION 12-23-82 1/5/83 2/7/83 2/18/83

HIGHLINE VILLAGE

82-4028-1 SHT 1 OF 3



TYPICAL SECTION A-A' (SEE SHEET 3)

MATCH LINE

HIGHLINE VILLAGE
A Residential Planned Unit Development
FINAL LANDSCAPE PLAN

10/27/82

REV 11-23-82

REV 12-23-82

REV 1/5/83

UNPLANNED 2/7/83

Rev. 2/18/83

Rev. 4/27/83

8' WIDE UTILITY EASEMENT
AROUND ENTIRE SITE (TYP.)

WATERBURY CLUB
SUBDIVISION
FILING NO. 2
LOT 1, BLOCK 1

6' HIGH MAX. WOOD FENCE

HEDGE

20' WIDE SANITARY
SEWER EASEMENT
(TYP.)

PEDESTRIAN WALK (4' WIDE)

16' WIDE STORM
SEWER EASEMENT
(TYP.)

BAYBERRY CLUB
SUBDIVISION
FILING NO. 1, LOT 1, BLOCK 1

GRASS BED

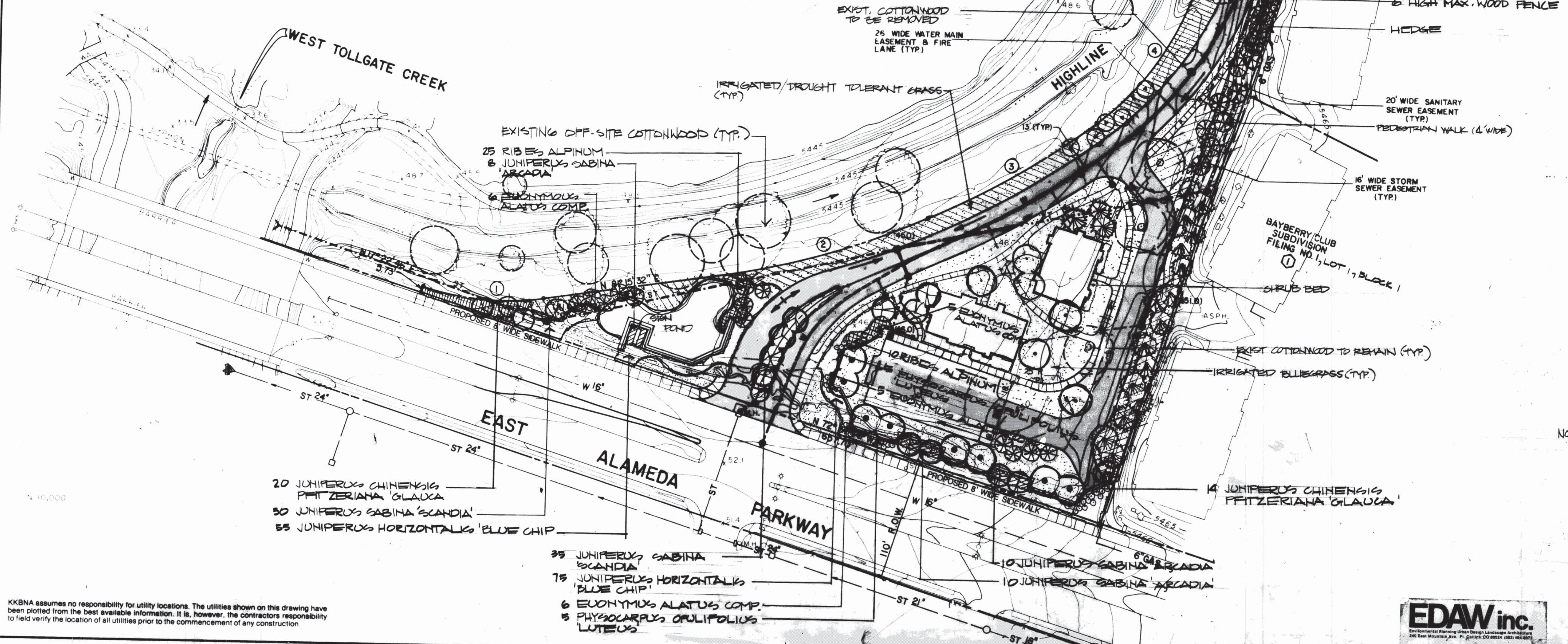
EXIST. COTTONWOOD TO REMAIN (TYP.)

IRRIGATED BLUEGRASS (TYP.)

NOTE: SEE SHEET 4 FOR
PLANT MATERIALS LEGEND

EDAW inc.
Environmental Planning Group
240 East Mountain Ave. Ft. Collins, CO 80524 (303) 484-0871

SCALE 1" = 50'



KKBNA assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

10-27-82

REV. 12-23-82

REV. 1/5/83

Rev. 2/7/83

Rev. 2/18/83

Rev. 4/27/83

E 10,000

**COLUMBIA CREEK
DRAINAGE EASEMENT**

AURORA
CENTRETECH PARK
SUBDIVISION FILING
#3, LOT 5, BLOCK 3
(2)

NOTE: SEE SHEET 4 FOR
PLANT MATERIALS LEGEND.

MATCH LINE

EDAW inc.
Environmental Planning Urban Design Landscape Architecture
240 East Mountain Ave. Ft. Collins CO 80526 (303) 484-6073

HIGHLINE VILLAGE

82-4088-1

SHT 3 OF 4

L/S

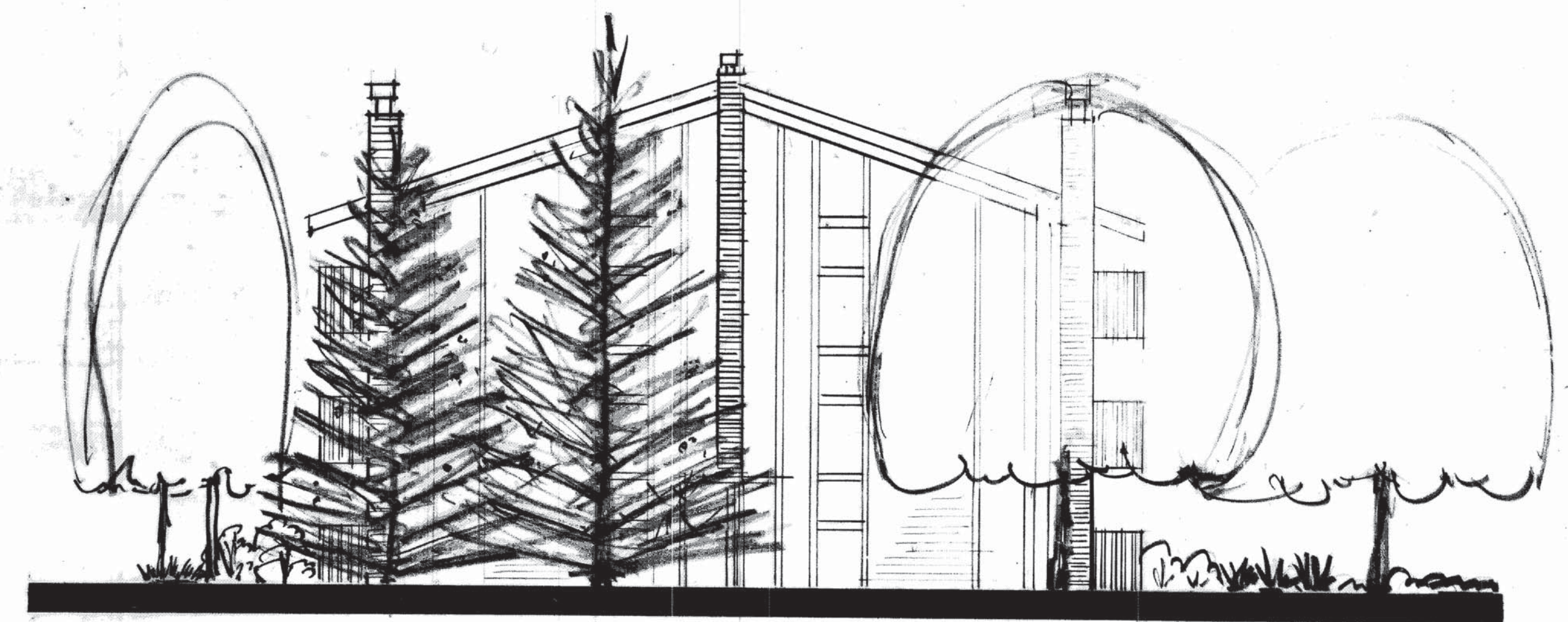
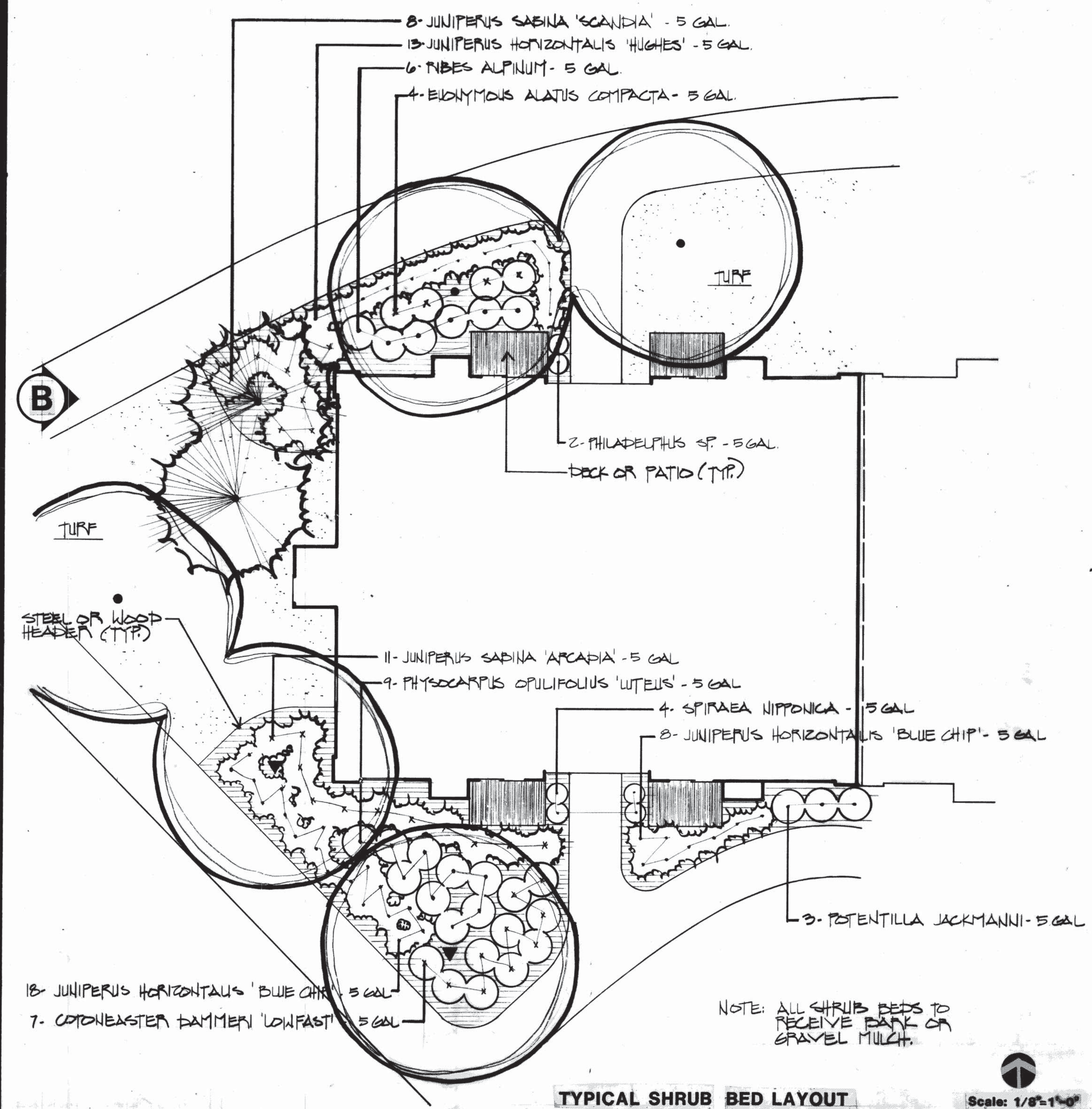
KKBNA assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

NOTES:

- Landscape installation shall be completed prior to issuance of certificate of occupancy.
- Soil Preparation: The existing soils vary in type from clayey loam in the low lying areas along Alameda Parkway to fairly shallow, sandy soils in upper areas. In all cases, organic matter in the form of rotted manures will be added to turf areas, spread 1-1/2" deep and incorporated into the top 6" of soil. In addition, a balanced chemical fertilizer will be added to the soil, designed to compensate for the nutrient deficiencies of the various soils. All tree and shrub backfill will include organic matter (peat moss) and slow release fertilizer.
- All turf areas shall be irrigated using an automatic spray system. All shrub beds shall be irrigated using a spray and/or drip system.
- All walks and drives shall be illuminated using 25' high (max) fixtures - refer to site plan for locations. (DOWNCAST LIGHTING)
- All trees 2" caliper or larger shall be guyed. All smaller trees shall be staked.

PLANT MATERIALS LEGEND NOTE: ALL TREES CALLED FOR ARE SHOWN ON PLAN. SHRUBS PLANTING SHALL BE AS SHOWN IN TYPICAL LAYOUT BELOW W/ SHRUBS FOR SITE PER LEGEND BELOW.

SYMBOL	QUAN	DESCRIPTION	SIZE	REMARKS
	15	ACER SACCHARINUM SILVER MAPLE	2"-2 1/2" CAL.	
	17	ELEAGNUS ANGUSTIFOLIA RUSSIAN OLIVE	1 1/4" - 1 1/2" CAL.	
	52	PRAXINUS PENN. LAKEURATA 'MARSHALL' MARSHALL SEEDLESS ASH	2"-2 1/2" CAL.	ALT. 'SUMMIT'
	31	GLEDTISIA TRIACANTHOS 'SHADEMASTER' HONEYLOCUST	2"-2 1/2" CAL.	ALT. 'SKYLINE' OR 'IMPERIAL'
	36	MALUS 'ZUMI' CRAB	1 1/4" - 1 1/2" CAL.	ALT. 'DOUG' OR 'HOP'
	61	PICEA PUNGENS GLAUCA BLUE SPRUCE	6'-8' HT.	
	126	PINUS PONDEROSA PONDEROSA PINE	6'-8' HT.	ALT. P. NIGRA
	50	POPULUS ANGUSTIFOLIA COTTONWOOD	2"-2 1/2" CAL.	ALT. ACUMINATA OR SARGENT
	46	PYRUS CALLERYANA 'BRADFORD' BRADFORD PEAR	1 1/4" - 1 1/2" CAL.	ALT. CRATAEGUS CRUSGALLI OR ACER. GINNALA
	3	SALIX ALBA 'TRISTIS' WEeping WILLOW	2"-2 1/2" CAL.	
	21	TILIA CORDATA 'GREENSPIRE' LINDEN	2"-2 1/2" CAL.	ALT. AMERICAN OR REDMOND
495 - 21 TREES PER ACRE OF SITE				
	350	COTONEASTER DAMMERI 'LOWFAST'	SPREADING COTONEASTER	5 GAL.
	200	EUONYMUS ALATUS COMPACTA	DWF. BURNING BUSH	
	200	JUNIPERUS CHINENSIS FITZGERIANA 'GLAUC'	BLUE FITZGER JUNIPER	
	600	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	
	600	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	
	500	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	
	400	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	
	90	PHILADELPHUS SP.	MOCK ORANGE	
	450	PHYSOCARPUS OPULIFOLIUS 'LUTEUS'	GOLDEN NINEBARK	
	200	POTENTILLA JACKMANNI	POTENTILLA	
	500	RISES ALPINUM	ALPINE CURRANT	
	200	SPIRAEA NIPPONICA	SNOWMOUND SPIREA	
		IRRIGATED BLUEGRASS (SOD)		
		IRRIGATED DROUGHT TOLERANT GRASS (SEED)		
		SHRUB BED (SEE THIS SHEET FOR TYPICAL)		



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