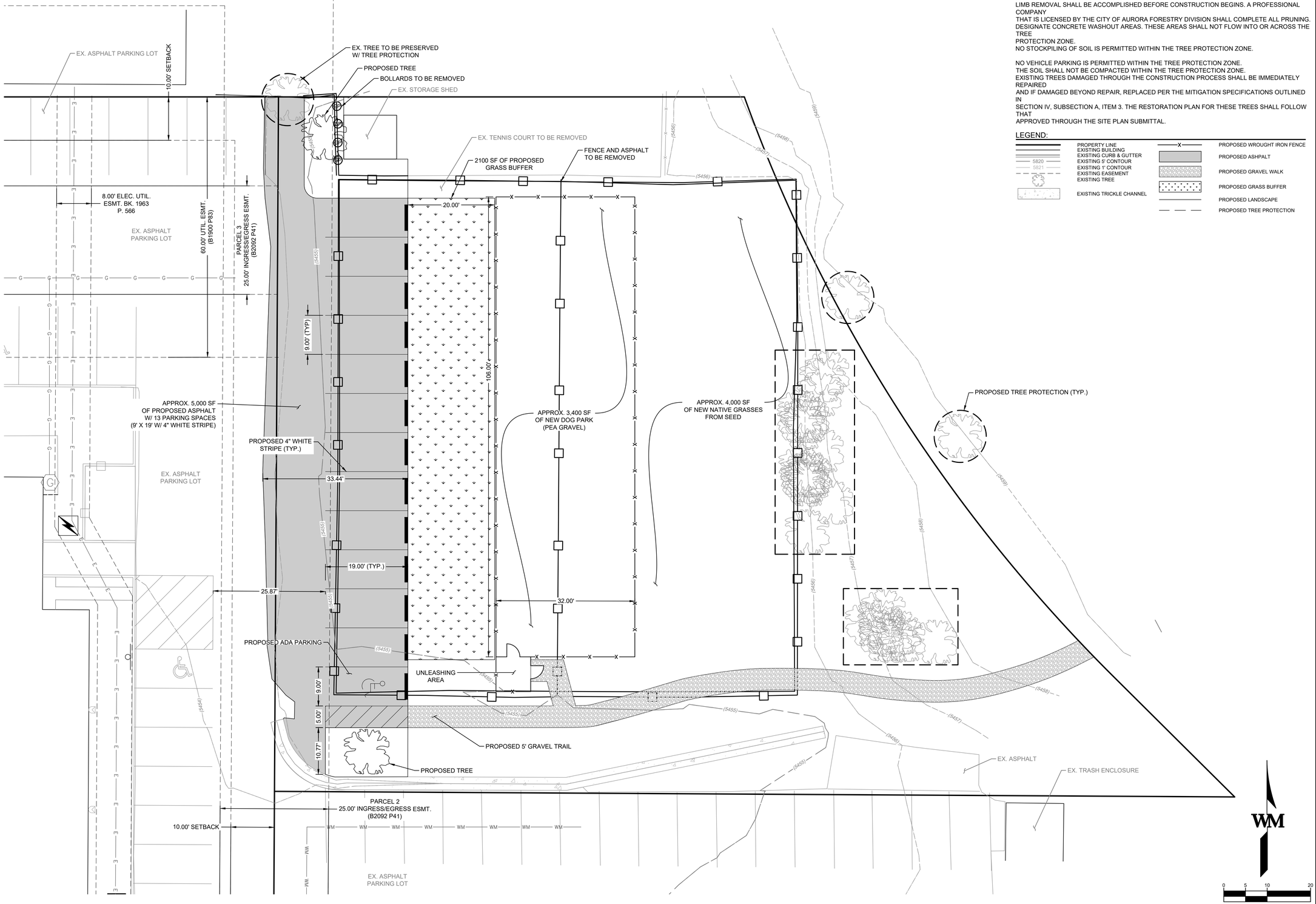
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



TREE PROTECTION GUIDELINES

PROTECTIVE FENCING SHALL BE SET UP TO VISIBLY SHOW THE TREE PROTECTION ZONE.
ALL EQUIPMENT, INCLUDING FOOT TRAFFIC SHALL REMAIN OUTSIDE OF THE TREE PROTECTION ZONE.
IF ROOTS GREATER THAN 1-INCH IN DIAMETER REQUIRE REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO 3-INCH DIAMETER ROOTS PER TREE
ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR DESIGNEE.
LIMB REMOVAL SHALL BE ACCOMPLISHED BEFORE CONSTRUCTION BEGINS. A PROFESSIONAL COMPANY
THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION SHALL COMPLETE ALL PRUNING.
DESIGNATE CONCRETE WASHOUT AREAS. THESE AREAS SHALL NOT FLOW INTO OR ACROSS THE TREE
PROTECTION ZONE.
NO STOCKPILING OF SOIL IS PERMITTED WITHIN THE TREE PROTECTION ZONE.

NO VEHICLE PARKING IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
THE SOIL SHALL NOT BE COMPACTED WITHIN THE TREE PROTECTION ZONE.
EXISTING TREES DAMAGED THROUGH THE CONSTRUCTION PROCESS SHALL BE IMMEDIATELY REPAIRED
AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN
SECTION IV, SUBSECTION A, ITEM 3. THE RESTORATION PLAN FOR THESE TREES SHALL FOLLOW THAT
APPROVED THROUGH THE SITE PLAN SUBMITTAL.

LEGEND:

PROPERTY LINE	PROPOSED WROUGHT IRON FENCE
EXISTING BUILDING	PROPOSED ASHPALT
EXISTING CURB & GUTTER	PROPOSED GRAVEL WALK
5820 EXISTING 5' CONTOUR	PROPOSED GRASS BUFFER
5821 EXISTING 1' CONTOUR	PROPOSED LANDSCAPE
EXISTING EASEMENT	PROPOSED TREE PROTECTION
EXISTING TREE	
EXISTING TRICKLE CHANNEL	

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

SKYLINE APARTMENTS TENNIS COURT REMOVAL

SITE PLAN

NO.	DATE	REMARKS

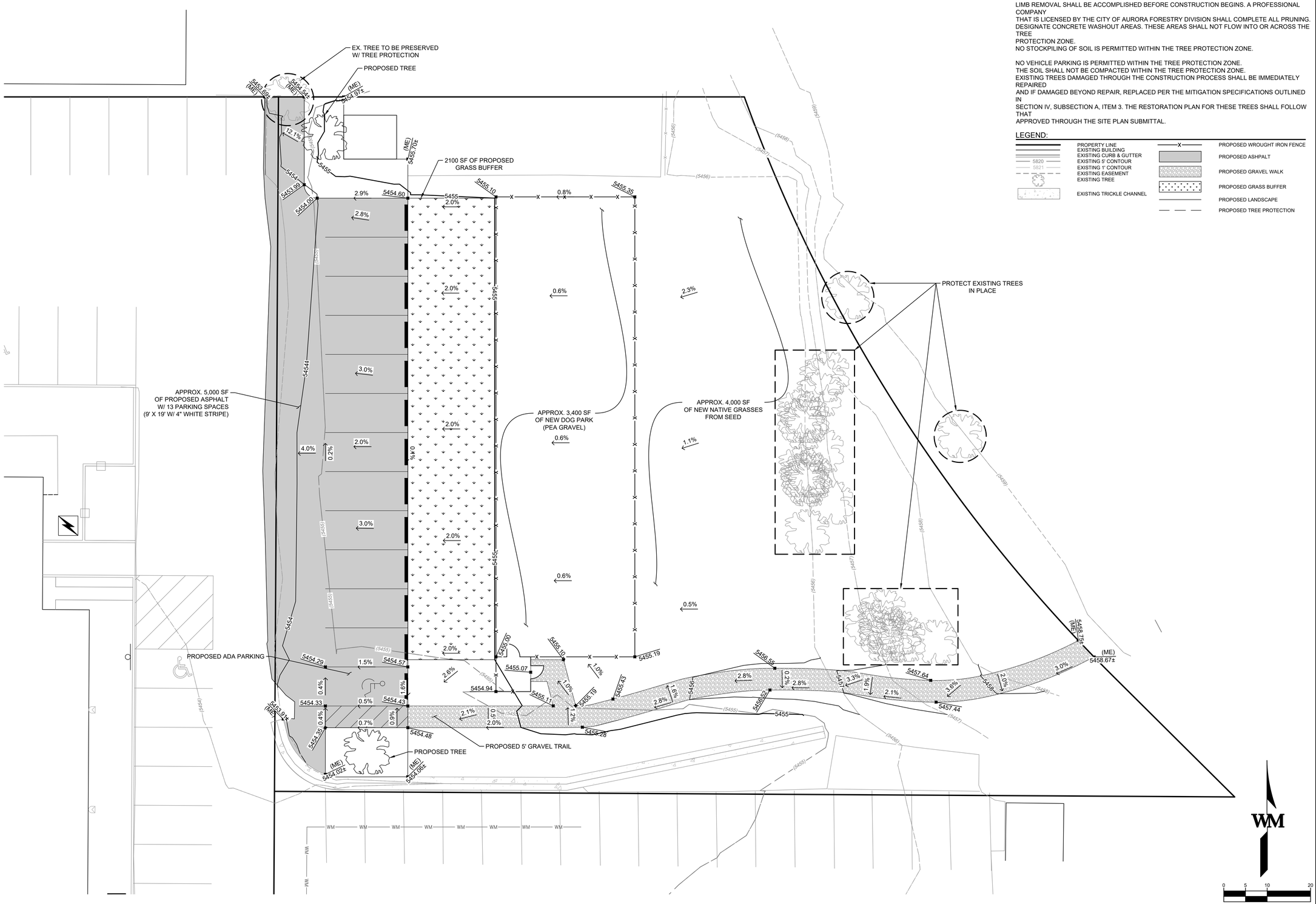
JOB NO.:	DCS19-4075
PA / PM:	C. STRAWN
DRAWN BY:	A. NELSON
DATE:	05/26/2020

SHEET C1.0

Sheet 1 of 3

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



TREE PROTECTION GUIDELINES

PROTECTIVE FENCING SHALL BE SET UP TO VISIBLY SHOW THE TREE PROTECTION ZONE.
ALL EQUIPMENT, INCLUDING FOOT TRAFFIC SHALL REMAIN OUTSIDE OF THE TREE PROTECTION ZONE.
IF ROOTS GREATER THAN 1-INCH IN DIAMETER REQUIRE REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO 3-INCH DIAMETER ROOTS PER TREE
ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR DESIGNEE.
LIMB REMOVAL SHALL BE ACCOMPLISHED BEFORE CONSTRUCTION BEGINS. A PROFESSIONAL COMPANY
THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION SHALL COMPLETE ALL PRUNING.
DESIGNATE CONCRETE WASHOUT AREAS. THESE AREAS SHALL NOT FLOW INTO OR ACROSS THE TREE
PROTECTION ZONE.
NO STOCKPILING OF SOIL IS PERMITTED WITHIN THE TREE PROTECTION ZONE.

NO VEHICLE PARKING IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
THE SOIL SHALL NOT BE COMPACTED WITHIN THE TREE PROTECTION ZONE.
EXISTING TREES DAMAGED THROUGH THE CONSTRUCTION PROCESS SHALL BE IMMEDIATELY REPAIRED
AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN
SECTION IV, SUBSECTION A, ITEM 3. THE RESTORATION PLAN FOR THESE TREES SHALL FOLLOW THAT
APPROVED THROUGH THE SITE PLAN SUBMITTAL.

LEGEND:

PROPERTY LINE	PROPOSED WROUGHT IRON FENCE
EXISTING BUILDING	PROPOSED ASHPALT
EXISTING CURB & GUTTER	PROPOSED GRAVEL WALK
5820 EXISTING 5' CONTOUR	PROPOSED GRASS BUFFER
5821 EXISTING 1' CONTOUR	PROPOSED LANDSCAPE
EXISTING EASEMENT	PROPOSED TREE PROTECTION
EXISTING TREE	
EXISTING TRICKLE CHANNEL	

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

SKYLINE APARTMENTS TENNIS COURT REMOVAL

GRADING PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS19-4075
PA / PM:	C. STRAWN
DRAWN BY:	A. NELSON
DATE:	05/26/2020

SHEET
C2.0
Sheet 2 of 3

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

RUNOFF SUMMARY

BASIN LABEL	DESIGN POINT	AREA	LOCAL (CFS)	
			Q2	Q100
A1		0.57	0.10	1.40

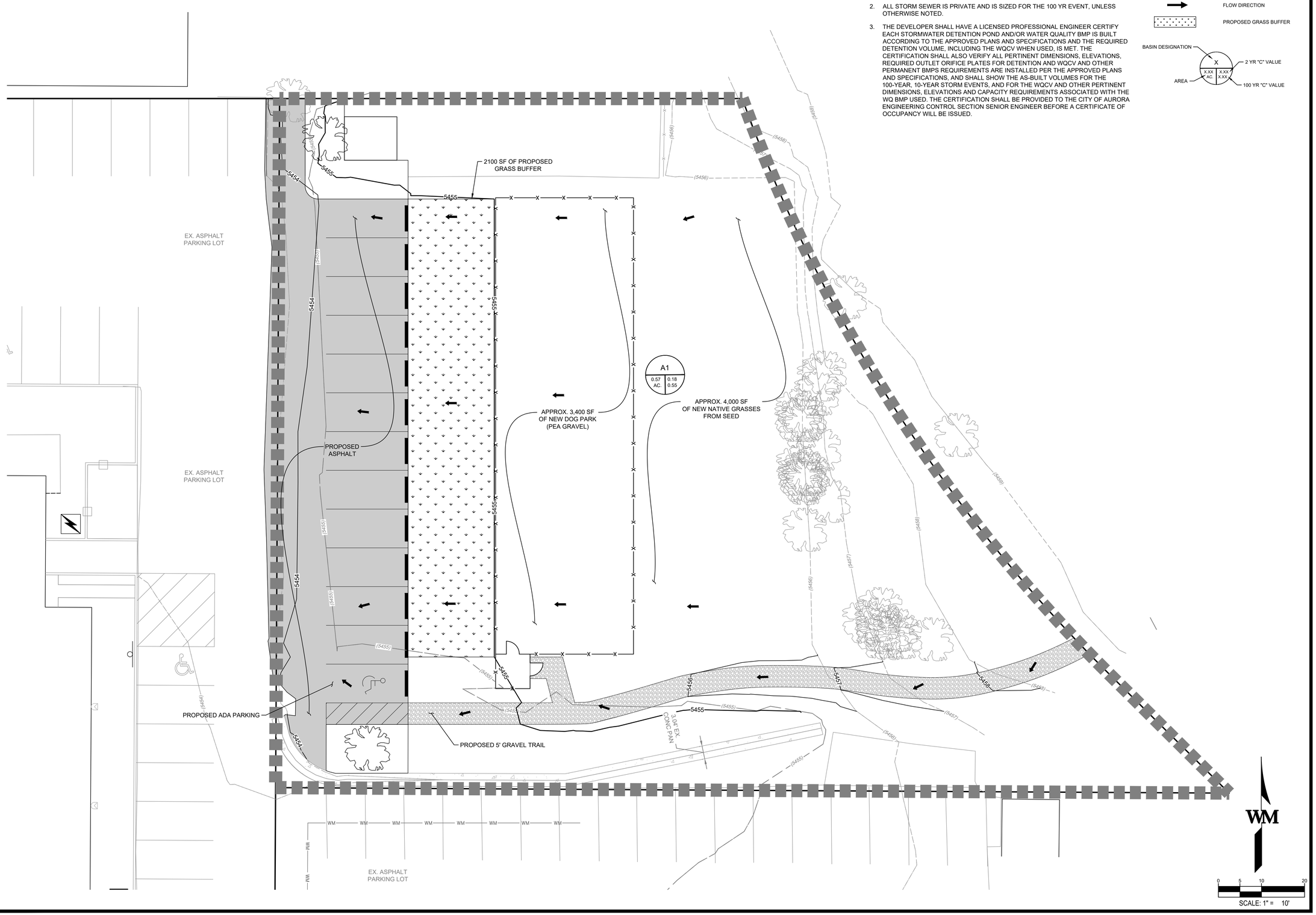
NOTES

1. CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OF DIMENSIONS AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
2. ALL STORM SEWER IS PRIVATE AND IS SIZED FOR THE 100 YR EVENT, UNLESS OTHERWISE NOTED.
3. THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY EACH STORMWATER DETENTION POND AND/OR WATER QUALITY BMP IS BUILT ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE PLATES FOR DETENTION AND WQCV AND OTHER PERMANENT BMPS REQUIREMENTS ARE INSTALLED PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW THE AS-BUILT VOLUMES FOR THE 100-YEAR, 10-YEAR STORM EVENTS, AND FOR THE WQCV AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQ BMP USED. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION SENIOR ENGINEER BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.

LEGEND:

- PROPERTY LINE
- 5820 — PROPOSED 5' CONTOUR
- 5821 — PROPOSED 1' CONTOUR
- 5820 — EXISTING 5' CONTOUR
- 5821 — EXISTING 1' CONTOUR
- BASIN BOUNDARY
- FLOW DIRECTION
- PROPOSED GRASS BUFFER

BASIN DESIGNATION — X — 2 YR "C" VALUE
AREA — X.XX AC. — X.XX — 100 YR "C" VALUE



WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

SKYLINE APARTMENTS TENNIS COURT REMOVAL

DRAINAGE PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS19-4075
PA / PM:	C. STRAWN
DRAWN BY:	A. NELSON
DATE:	05/26/2020

SHEET
C3.0
Sheet 3 of 3

NOT FOR CONSTRUCTION