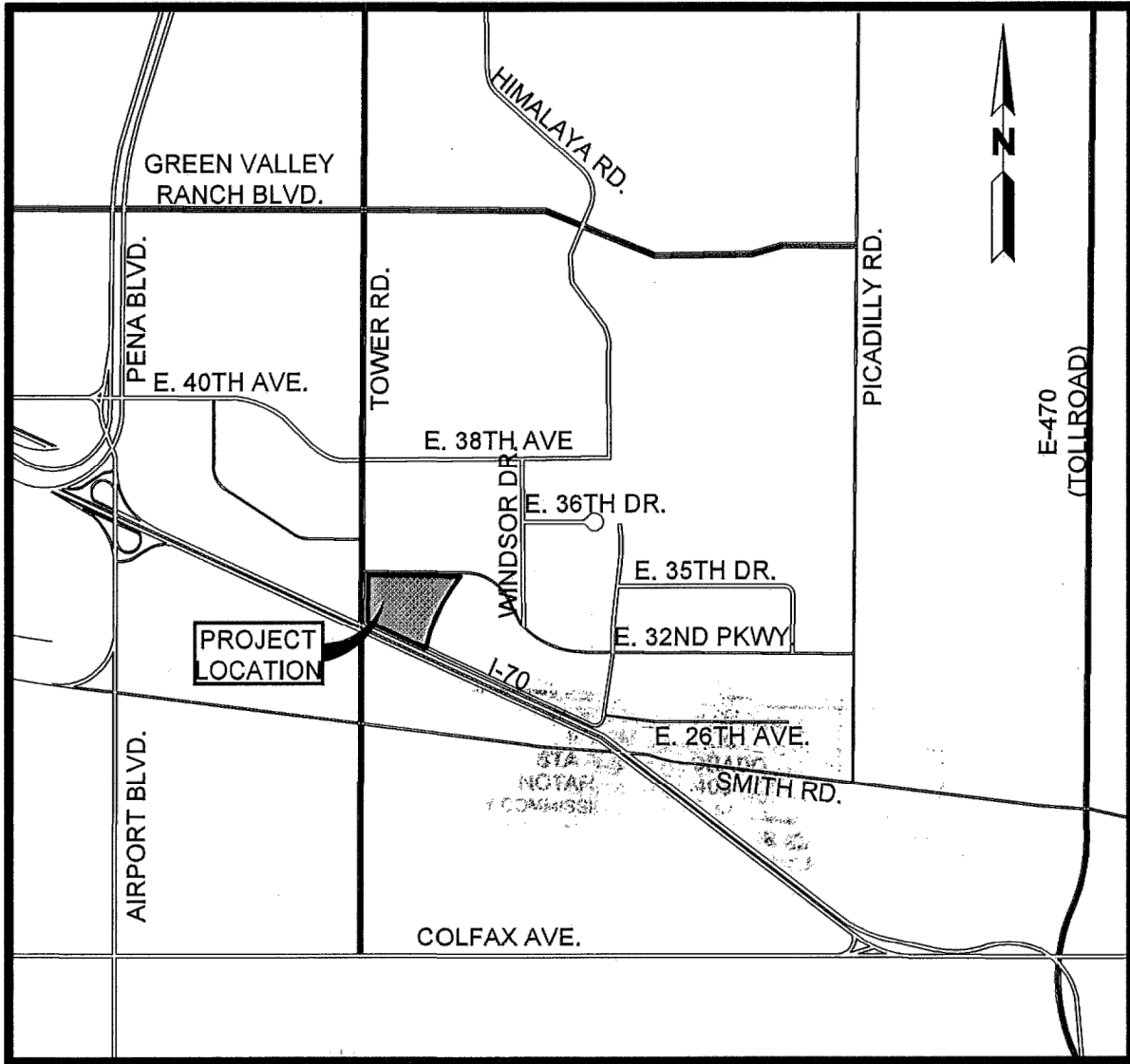


TOWER CROSSING RETAIL
MCC RETAIL SUBDIVISION - PRELIMINARY PLAT
A PORTION OF THE SOUTHWEST 1/4 SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST
OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

SITE PLAN NOTES

- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- 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 SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- 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.
- NOT WITHSTANDING 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 UNOBTSTRUCTED 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.
- 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 DRAWNGS 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.
- PRIVATE STREET LIGHTING SHALL BE AT THE OWNER'S EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED, BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
- THE OWNER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE OWNER 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.
- MULTIPLE INTERSECTIONS ARE ANTICIPATED TO BE SIGNALIZED. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL OF THESE TRAFFIC SIGNAL LOCATIONS. TOWER METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR ROADWAY AND TRAFFIC SIGNAL IMPROVEMENTS.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- PRIVATE STREET LIGHTING TO BE GALLEON LEO AREA AND SITE LUMINARIES COPPER LIGHTING BY EATON OR APPROVED EQUAL.
- ARCHITECTURAL FEATURES (I.E.: BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRORACH INTO ANY EASEMENT OR FIRE LANE.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREETLIGHT AND/OR PEDESTRIAN PHOTOMETRIC 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 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 AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- TWO POINTS OF ACCESS ARE REQUIRED IF ANY OF THE FOLLOWING CONDITIONS EXIST:
A) D104.1 BUILDINGS EXCEEDING THREE STORIES OR 30 FEET IN HEIGHT. BUILDING OR FACILITIES EXCEEDING 30 FEET OR THREE STORIES IN HEIGHT SHALL HAVE AT LEAST TWO MEANS OF FIRE APPARATUS ACCESS FOR EACH STRUCTURE.
B) D104.2 BUILDINGS OR FACILITIES HAVING A GROSS BUILDING AREA OF MORE THAN 62,000 SQUARE-FEET (5,720 m²) SHALL BE PROVIDED WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS. EXCEPTION: PROJECTS HAVING A GROSS BUILDING AREA OF UP TO 124,000 SQUARE FEET THAT HAVE A SINGLE APPROVED FIRE APPARATUS ACCESS ROAD WHEN ALL BUILDINGS ARE EQUIPPED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER SYSTEMS.
C) IF APPLICABLE; D104.3: REMOTENESS. WHERE TWO ACCESS ROADS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES.
- UNLINED PRIVATE TEMPORARY SWALES WITH SLOPES LESS THAN 2% (MINIMUM OF 0.5%) ARE PERMITTED FOR UP TO 36 MONTHS OR UNTIL ADJACENT DEVELOPMENT OCCURS. OTHERWISE REVISIONS SHALL BE SUBMITTED FOR CONCRETE LINED SWALES AT A MINIMUM OF 0.5%. IN ADDITION, THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUIRE THE CONSTRUCTION OF THE CONCRETE LINING SHOULD THERE BE AN ISSUE WITH REDUCED CAPACITY, SEDIMENTATION, PONDING, OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY OF THE AIRPORT STANDING WATER IS NOT PERMITTED. THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED.



VICINITY MAP

SCALE: 1" = 1500'

SHEET INDEX:

SHEET# COA# SHEET

C1	1	COVER SHEET & NOTES
C2	2	EXISTING OWNERSHIP MAP
C3	3	EASEMENT EXHIBIT
C4	4	OVERALL SITE PLAN
C5	5	INFRASTRUCTURE SITE PLAN
C6	6	DETENTION POND PLANS
C7	7	DETENTION POND PLANS
TM-1	8	TREE MITIGATION PLAN
L-1	9	LANDSCAPE PLAN
L-2	10	LANDSCAPE PLAN
L-3	11	LANDSCAPE PLAN

VARIANCES REQUESTED:

TEMPORARY GRASS LINED SWALES ARE SLOPED PER THIS PRELIMINARY PLAT AT THE MINIMUM GRADE 0.5%. SEE NOTE 17 THIS SHEET.

SITE BENCHMARK

CITY OF AURORA BENCHMARK #3S6628SE002 BEING A 3" DIAM. BRASS CAP (STAMPED COLO DEPT. OF HIGHWAYS, STATE HWY, 1.0 XX 185, MILE POST, CONTROL MONUMENT) BEING AT THE N.W. CORNER OF TOWER RD. & I-70, BEING THE WEST BOUND RAMP; SAID MON. BEING 10.5 FT S.E. OF THE N.W. FLOWLINE OF THE CONC. COVERED ISLAND SD. CAP INSCRIBED COLO. DEPT. HIGHWAYS MILE POST CONTROL MON.

OWNER/APPLICANT

MAJESTIC REALTY
20100 E. 32ND PKWY., SUITE 150
AURORA, COLORADO 80011
303-574-8902
MICHAEL KAPOOR

CIVIL ENGINEER

WARE MALCOMB
990 S. BROADWAY, SUITE 230
DENVER, CO 80209
303-561-3333
CHRIS STRAWN

LANDSCAPE ARCHITECT

THK ASSOCIATES
2953 S. PEORIA ST, SUITE 101
AURORA, CO 80014
303-770-7201
JULIE GAMEC

DATA BLOCK

MCC RETAIL PRELIMINARY PLAT LAND AREA	378,085 S.F. 8.680 ACRES 413,938 S.F. (100%) (9.503 ACRES)
PROP DEVELOPABLE LAND AREA	216,677 S.F. (52.34%) (4.974 ACRES)
DEDICATED RIGHT-OF-WAY AREA	6,739 S.F. (1.62%) (0.155 ACRES)
HARD SURFACE COVERAGE (DRIVES)	16,948 S.F. (4.09%) (0.389 AC)
HARD SURFACE COVERAGE (SIDEWALKS)	4,195 S.F. (1.01%) (0.096 AC)
DESIGNATED TRACTS FOR DETENTION w/LANDSCAPE COVERAGE	133,526 S.F. 3.065 ACRES 169,379 S.F. (40.92%) (3.888 AC) 35.32%
PRESENT ZONING CLASSIFICATION	I-1

VARIANCE FROM CITY OF AURORA ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS DATED OCTOBER 2016: A VARIANCE IS REQUESTED BY WM ON BEHALF OF "THE OWNER" TO CHANGE THE MINIMUM ALLOWABLE SLOPE IN LANDSCAPED AREAS AND WITHIN EARTHEN SWALES FROM 2.0% TO 0.5%.

OWNERS SIGNATURES

TOWER CROSSING RETAIL - PRELIMINARY PLAT

LEGAL DESCRIPTION: A PARCEL OF LAND IN MAJESTIC COMMERCE CENTER FILING NO. 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO:

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,

MAJESTIC REALTY CO., A CALIFORNIA CORPORATION

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 26th DAY OF June AD. 2023

BY:

NAME: Randall C. Hertel

TITLE: Executive Vice President

STATE OF COLORADO

COUNTY OF Adams

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY

OF June AD. 2023 BY

Majestic Realty Co.
(PRINCIPAL OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

JAMIE R. CALDWELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184031920
MY COMMISSION EXPIRES JULY 16, 2026

MY COMMISSION EXPIRES July 15, 2026

NOTARY BUSINESS ADDRESS: 20100 E. 32nd Parkway

IN WITNESS THEREOF,

ZADAMS PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. _____

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____ AD. _____ BY

(PRINCIPAL OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

AMENDMENTS

05.10.2024 - AMENDMENT #1
-REVISED OVERALL ISP BOUNDARY AND TRACT C BOUNDARY
-REVISED LANDSCAPING IN TRACT C

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: 6/30/23

PLANNING DIRECTOR:
DATE: 6/28/2023

ATTEST: _____ DATE: N/A
(CITY CLERK)

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF _____ COLORADO AT _____ O'CLOCK M, THIS _____

DAY OF _____, 20____ A.D.

CLERK AND RECORDER: _____

DEPUTY: _____

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

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

FOR AND ON BEHALF
OF WARE MALCOMB

MCC RETAIL FILING NO. 1
TOWER CROSSING
COVER SHEET & NOTES

REMARKS

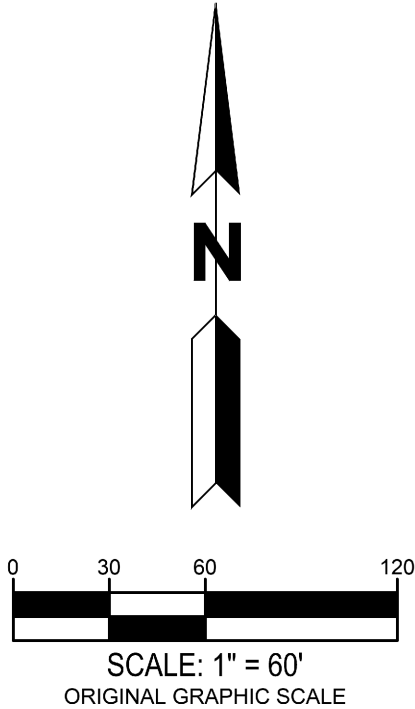
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PA / PM: EAM
DRAWN BY: EAM
DATE: 1/4/2022
PLOT DATE:

SHEET

C1

Sheet 1

W:\DCS\20401100\Civil\CAD\Sheets\Planning\DCS20-4011_C2_Existing Ownership Map.dwg BHOLMES



LEGEND:

- RIGHT-OF-WAY LINE
- - - PRELIM PLAT BOUNDARY
- MAJESTIC REALTY CO.
- CDOT RIGHT-OF WAY
- CITY OF AURORA RIGHT-OF WAY

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p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

MCC RETAIL FILING NO. 1
TOWER CROSSING
EXISTING OWNERSHIP MAP

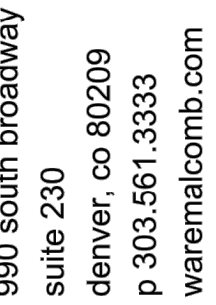
NO.	DATE	REMARKS

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PA / PM:	EAM
DRAWN BY:	EAM
DATE:	1/4/2022
PLOT DATE:	

SHEET

C2

Sheet 2



FOR AND ON BEHALF OF THE WARE MALCOMB

MCC RETAIL FILING NO. 1
TOWER CROSSING
EASEMENT EXHIBIT

[illegible]

DB NO.:	DCS20-4011
A / PM:	EAM
DRAWN BY:	EAM
DATE:	1/4/2022
LOT DATE:	

HEET

C3

Sheet

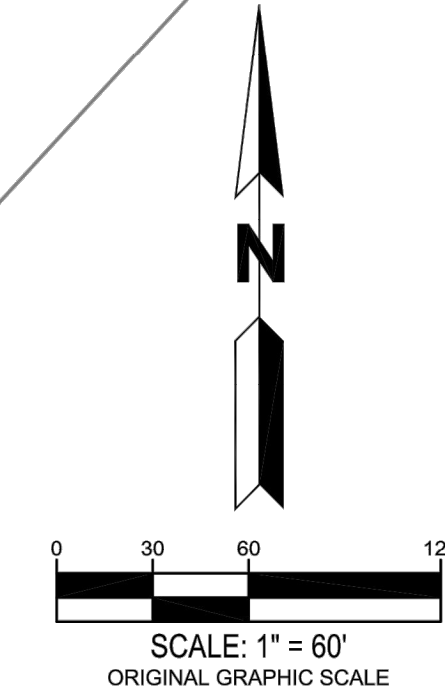
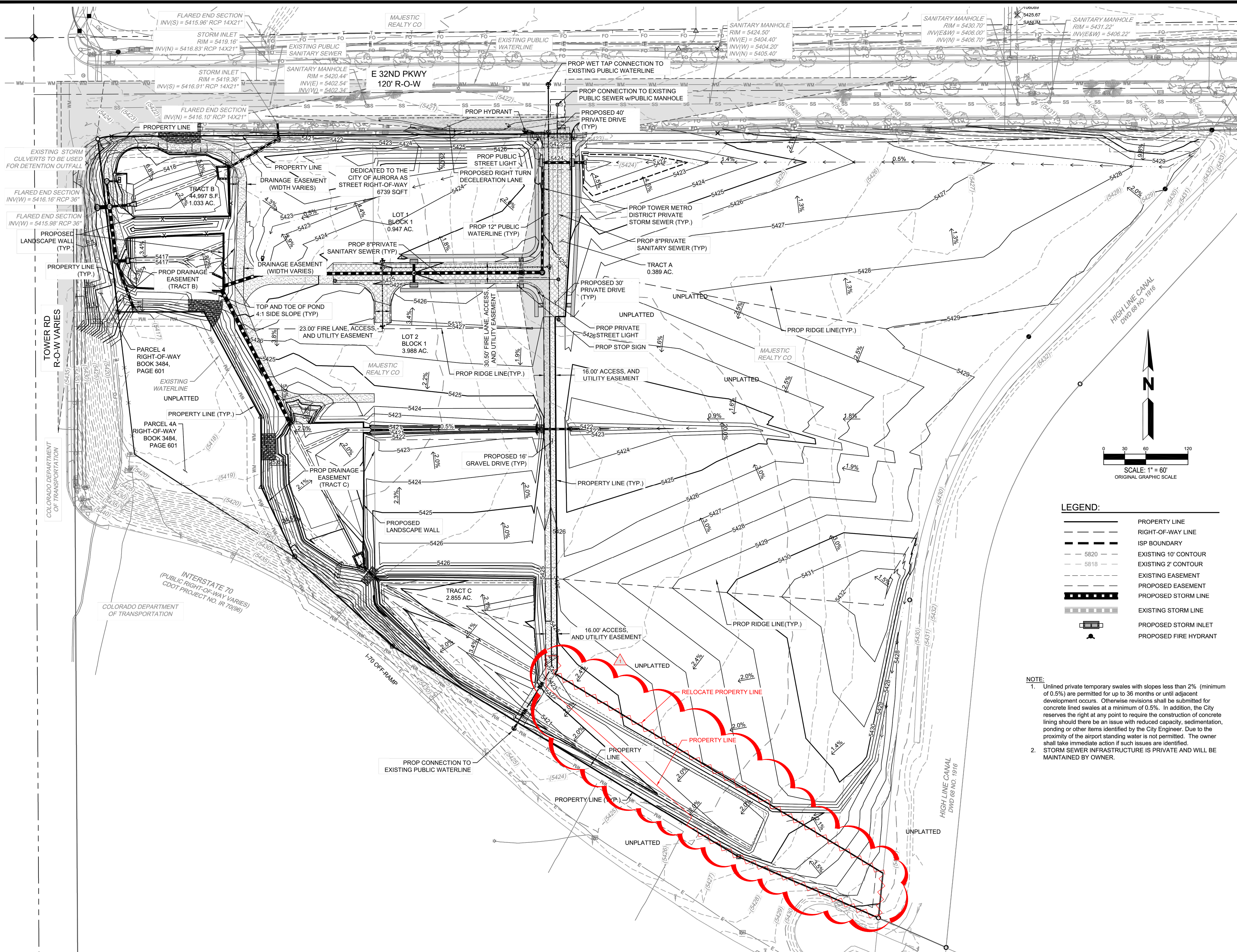
MCC RETAIL FILING NO. 1
TOWER CROSSING
OVERALL SITE PLAN

REMARKS

JOB NO.: DCS20-4011
PA / PM: EAM
DRAWN BY: EAM
DATE: 1/4/2022
PLOT DATE:

SHEET
C4

Sheet 4



LEGEND:

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY LINE
- . - .	ISP BOUNDARY
- 5820 -	EXISTING 10' CONTOUR
- 5818 -	EXISTING 2' CONTOUR
- - - -	EXISTING EASEMENT
- - - -	PROPOSED EASEMENT
- - - -	PROPOSED STORM LINE
- - - -	EXISTING STORM LINE
- - - -	PROPOSED STORM INLET
- - - -	PROPOSED FIRE HYDRANT

- NOTE:
- Unlined private temporary swales with slopes less than 2% (minimum of 0.5%) are permitted for up to 36 months or until adjacent development occurs. Otherwise revisions shall be submitted for concrete lined swales at a minimum of 0.5%. In addition, the City reserves the right at any point to require the construction of concrete lining should there be an issue with reduced capacity, sedimentation, ponding or other items identified by the City Engineer. Due to the proximity of the airport standing water is not permitted. The owner shall take immediate action if such issues are identified.
 - STORM SEWER INFRASTRUCTURE IS PRIVATE AND WILL BE MAINTAINED BY OWNER.

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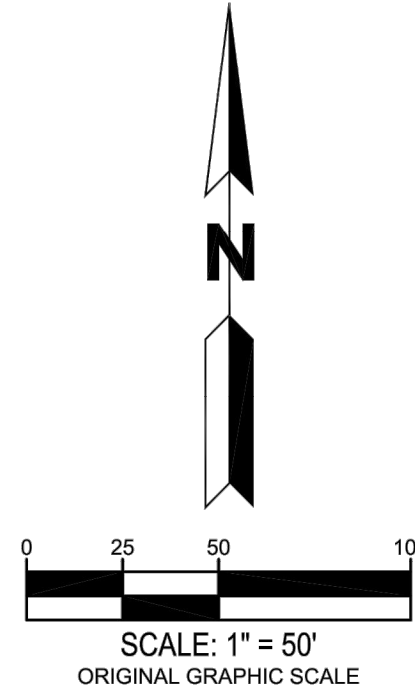
FOR AND ON BEHALF
OF WARE MALCOMB

MCC RETAIL FILING NO. 1
TOWER CROSSING
INFRASTRUCTURE SITE PLAN

NO.	DATE	REMARKS

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PA / PM:	EAM
DRAWN BY:	EAM
DATE:	1/4/2022
PLOT DATE:	

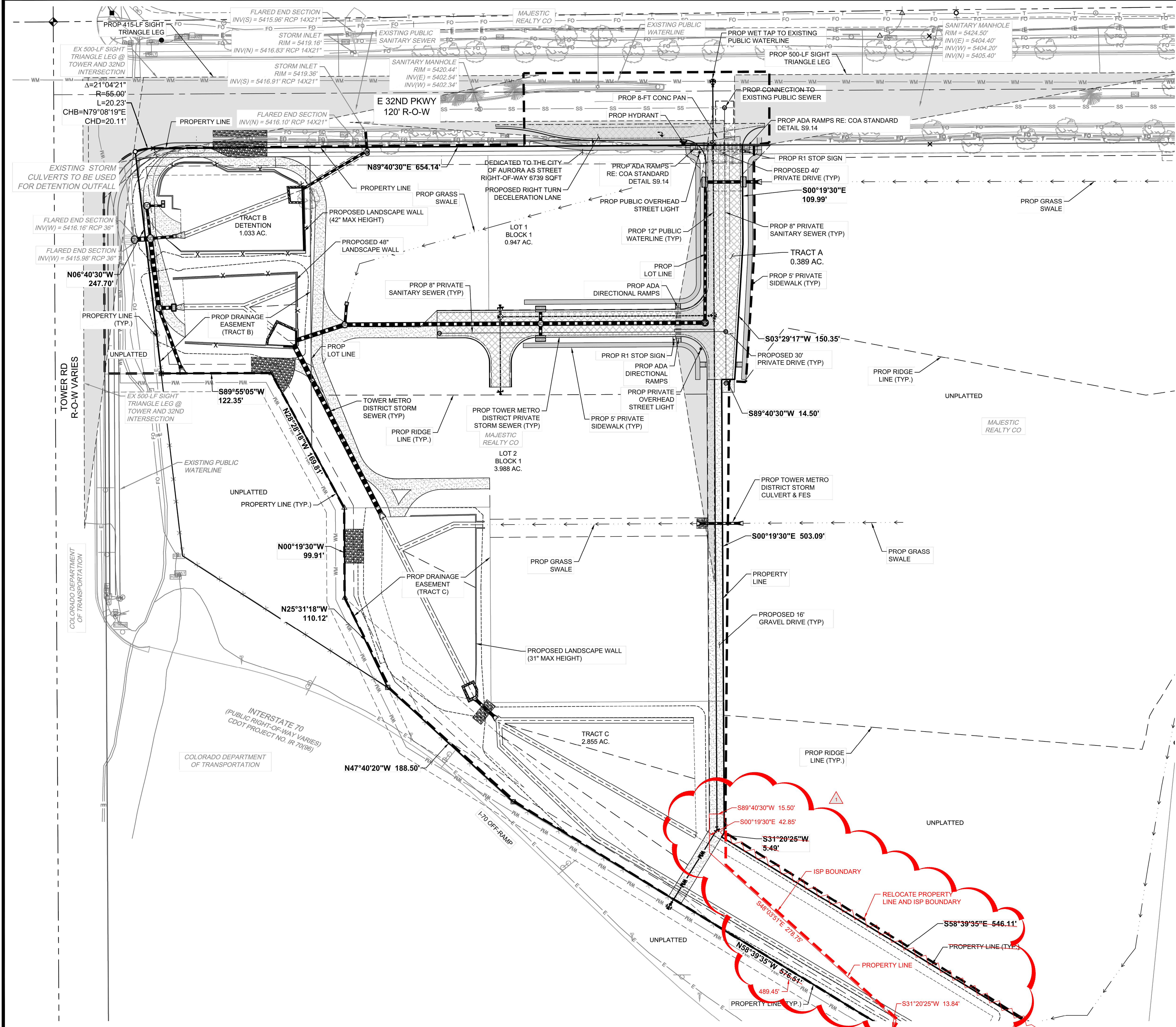
SHEET
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Sheet 5



LEGEND:

- PROPERTY LINE
- ADJACENT RIGHT-OF-WAY LINE
- ISP BOUNDARY
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING WATERLINE W/ VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER METER
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING CABLE TV LINE
- EXISTING TELEPHONE LINE
- EXISTING COMMUNICATION BOX
- EXISTING TV BOX
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE

- NOTE:
- UNLINED PRIVATE TEMPORARY SWALES WITH SLOPES LESS THAN 2% (MINIMUM OF 0.5%) ARE PERMITTED FOR UP TO 36 MONTHS OR UNTIL ADJACENT DEVELOPMENT OCCURS. OTHERWISE REVISIONS SHALL BE SUBMITTED FOR CONCRETE LINED SWALES AT A MINIMUM OF 0.5%. IN ADDITION, THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUIRE THE CONSTRUCTION OF CONCRETE LINING SHOULD THERE BE AN ISSUE WITH REDUCED CAPACITY, SEDIMENTATION, PONDING OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY OF THE AIRPORT STANDING WATER IS NOT PERMITTED. THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED. STORM SEWER INFRASTRUCTURE IS PRIVATE AND WILL BE MAINTAINED BY OWNER.
 - APPLICANT SHALL PROVIDE 3" CONDUIT FOR FUTURE FIBER WITH PULL BOXES @ MAX 750' SPACING ALONG ALL ARTERIAL STREETS. LOCATE PULL BOXES AT MINIMUM AT PROPOSED CONDUIT ENDS, AND AT ONE CORNER OF EACH INTERSECTION.



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FOR AND ON BEHALF
OF WARE MALCOMB

MCC RETAIL FILING NO. 1
TOWER CROSSING
DETENTION POND PLANS

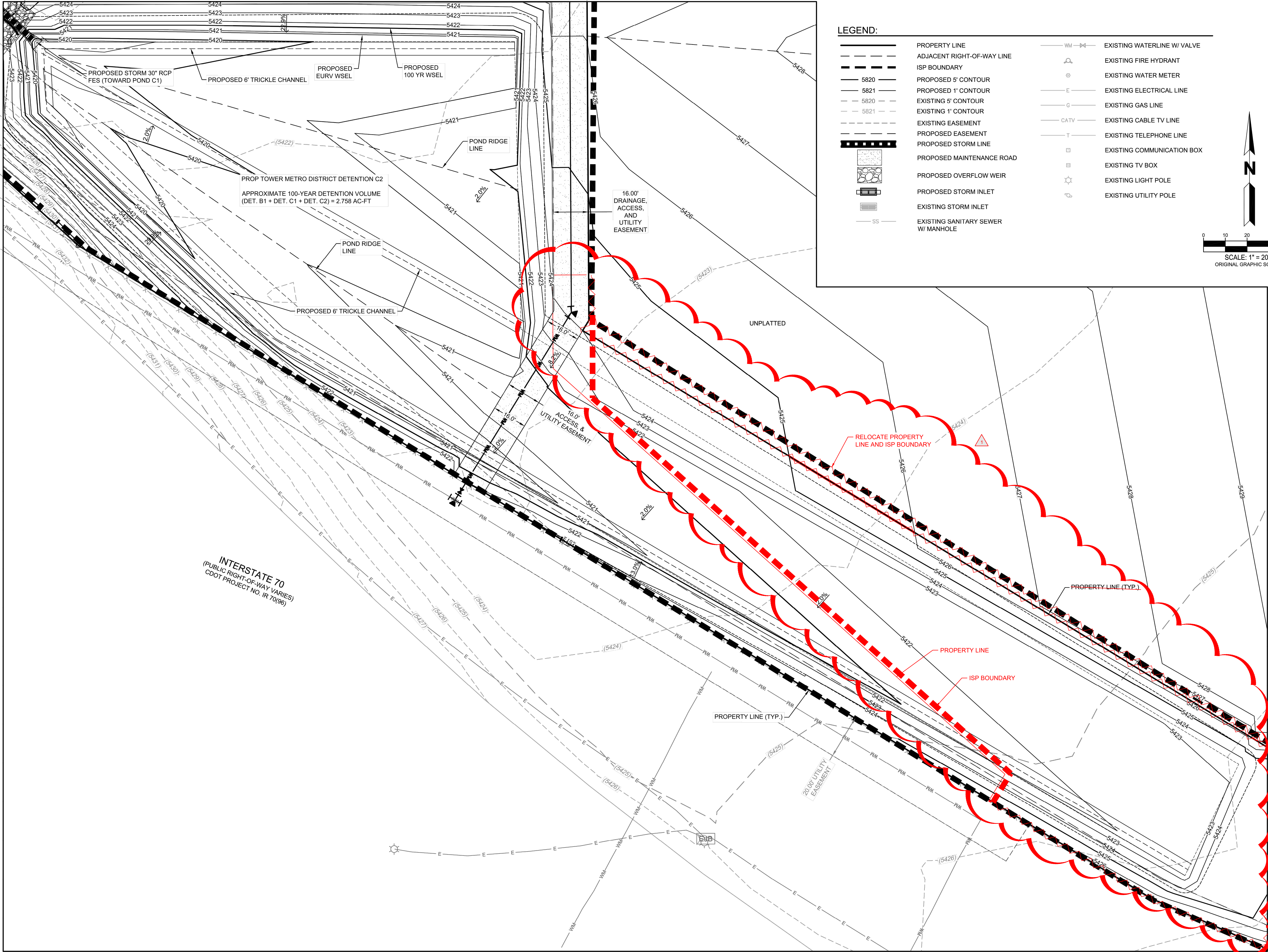
REMARKS

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PA / PM:	EAM
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DATE:	1/4/2022
PLOT DATE:	

SHEET

C7

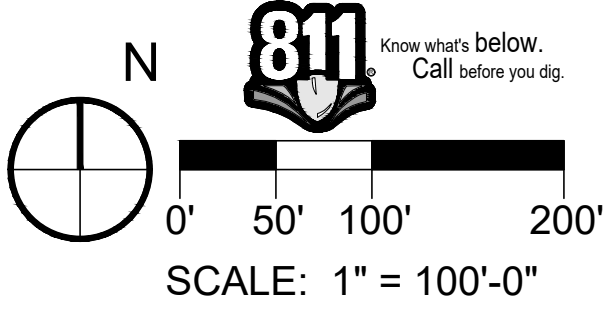
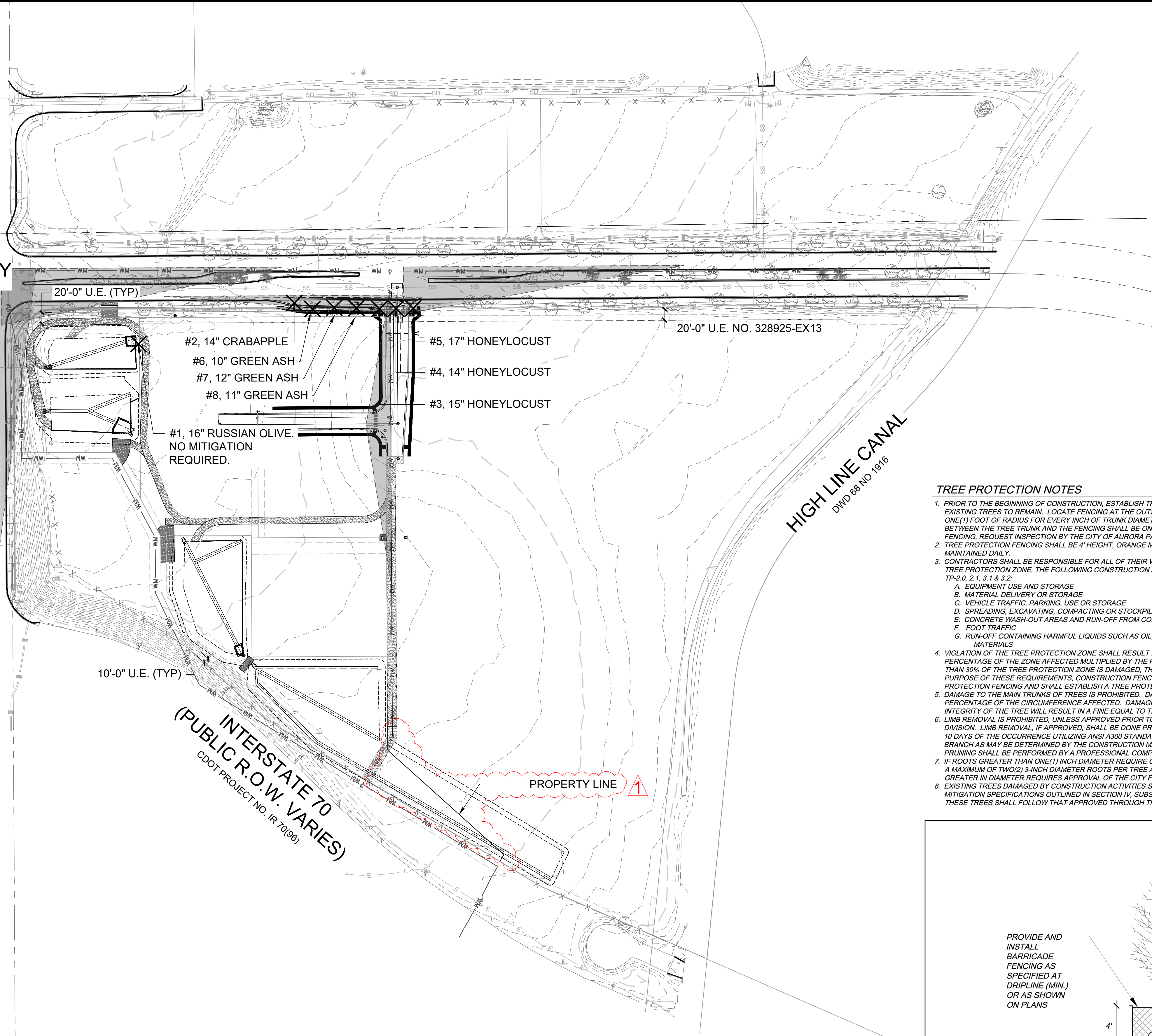
Sheet 7



DETENTION POND D
SCALE 1"=20'

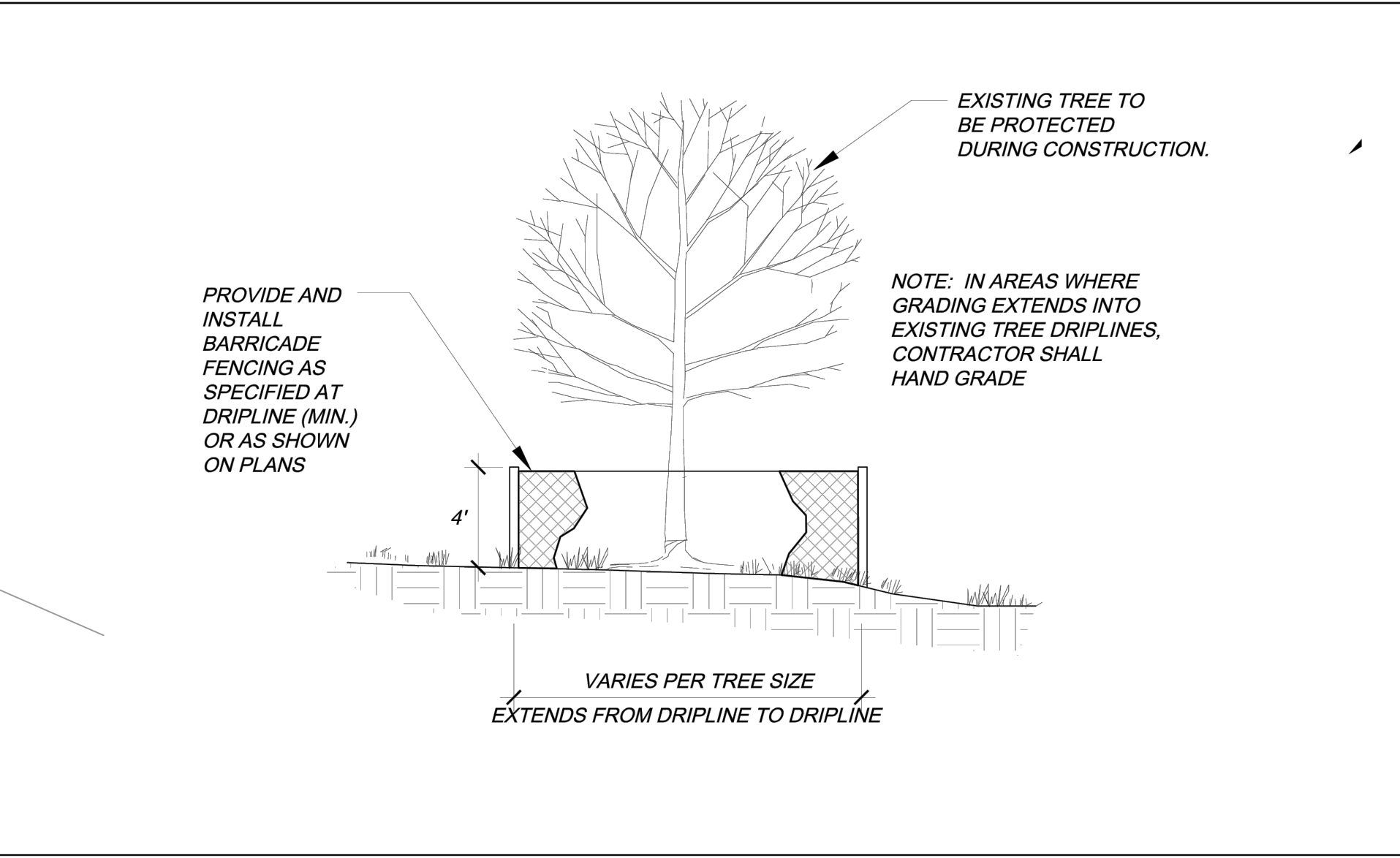
E. 32ND PARKWAY
REC. NO. 1971020344288

TOWER ROAD
BOOK 2800, PAGE 679



- LEGEND**
- ROW / PROPERTY LINE
 - PARCEL LINE
 - EASEMENT
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EX. DECIDUOUS TREE TO REMAIN
 - EX. EVERGREEN TREE TO REMAIN
 - ✕ EX. DECIDUOUS TREE TO BE REMOVED
 - SS STORM SEWER
 - WM WATER
 - T TELEPHONE

- TREE PROTECTION NOTES**
- PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-739-7177) OR AUTHORIZED DESIGNER.
 - TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO T POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2:
 - EQUIPMENT USE AND STORAGE
 - MATERIAL DELIVERY OR STORAGE
 - VEHICLE TRAFFIC, PARKING, USE OR STORAGE
 - SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
 - CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
 - FOOT TRAFFIC
 - RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
 - VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
 - DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
 - LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$300 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
 - IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO(2) 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 AUTHORIZED DESIGNER.
 - EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.



TREE PRESERVATION TABLE

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATE	CALIPER INCHES REPLACED FOR MITIGATION AND/OR AMOUNT PAID TO "TREE PLANTING FUND"
109"	0"	37.5" REPLACED*

* CALIPER INCHES REPLACED PER THE FOLLOWING:
— DECIDUOUS TREES: 2.0" CALIPER REQUIRED, 2.5" AND 3.5" CALIPER CALLED FOR = 0.5" TO 1.5" CALIPER PER TREE



City of Aurora
Parks, Recreation & Open Space Dept.
Date: October 2020

TREE PROTECTION
FENCING

PROS
TP-3.0

TOWER CROSSING RETAIL
MCC RETAIL FILING NO 1
TREE MITIGATION PLANS

NO.	DATE	REMARKS
	2/8/2021	3RD SUBMITTAL TO CITY
	4/9/2021	4TH SUBMITTAL TO CITY
	7/16/2021	5TH SUBMITTAL TO CITY
	1/10/2022	6TH SUBMITTAL TO CITY
	6/12/2023	7TH SUBMITTAL TO CITY
	2/23/2024	TMD REVISIONS
A	5/13/2024	AMENDMENT #1 - PROPERTY LINE

JOB NO.:	DCS20-4011
PA / PM:	JGC
DRAWN BY:	WJP
DATE:	01/06/2022
PLOT DATE:	

SHEET
TM-1
Sheet 9 of

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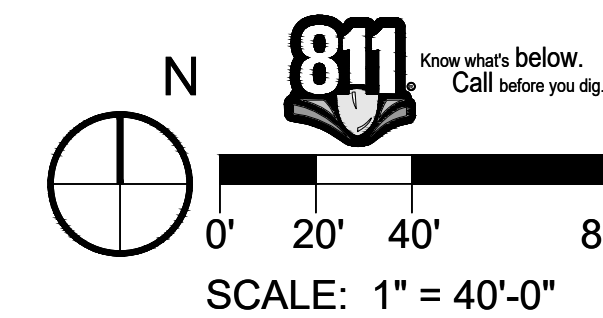
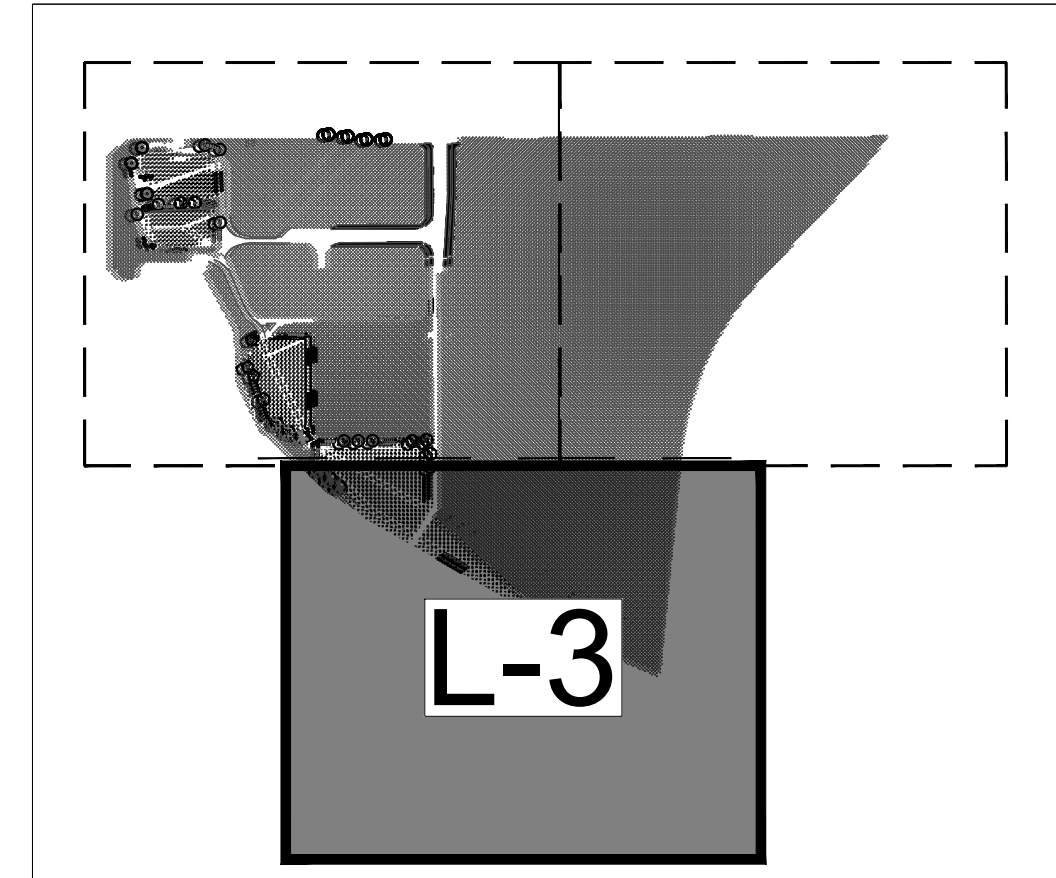
FOR AND ON BEHALF
OF WARE MALCOMB

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS
1	2/8/2021	3RD SUBMITTAL TO CITY
2	4/9/2021	4TH SUBMITTAL TO CITY
3	7/16/2021	5TH SUBMITTAL TO CITY
4	1/10/2022	6TH SUBMITTAL TO CITY
5	6/12/2023	7TH SUBMITTAL TO CITY
6	2/23/2024	TWO REVISIONS
7	5/13/2024	AMENDMENT #1 - PROPERTY LINE

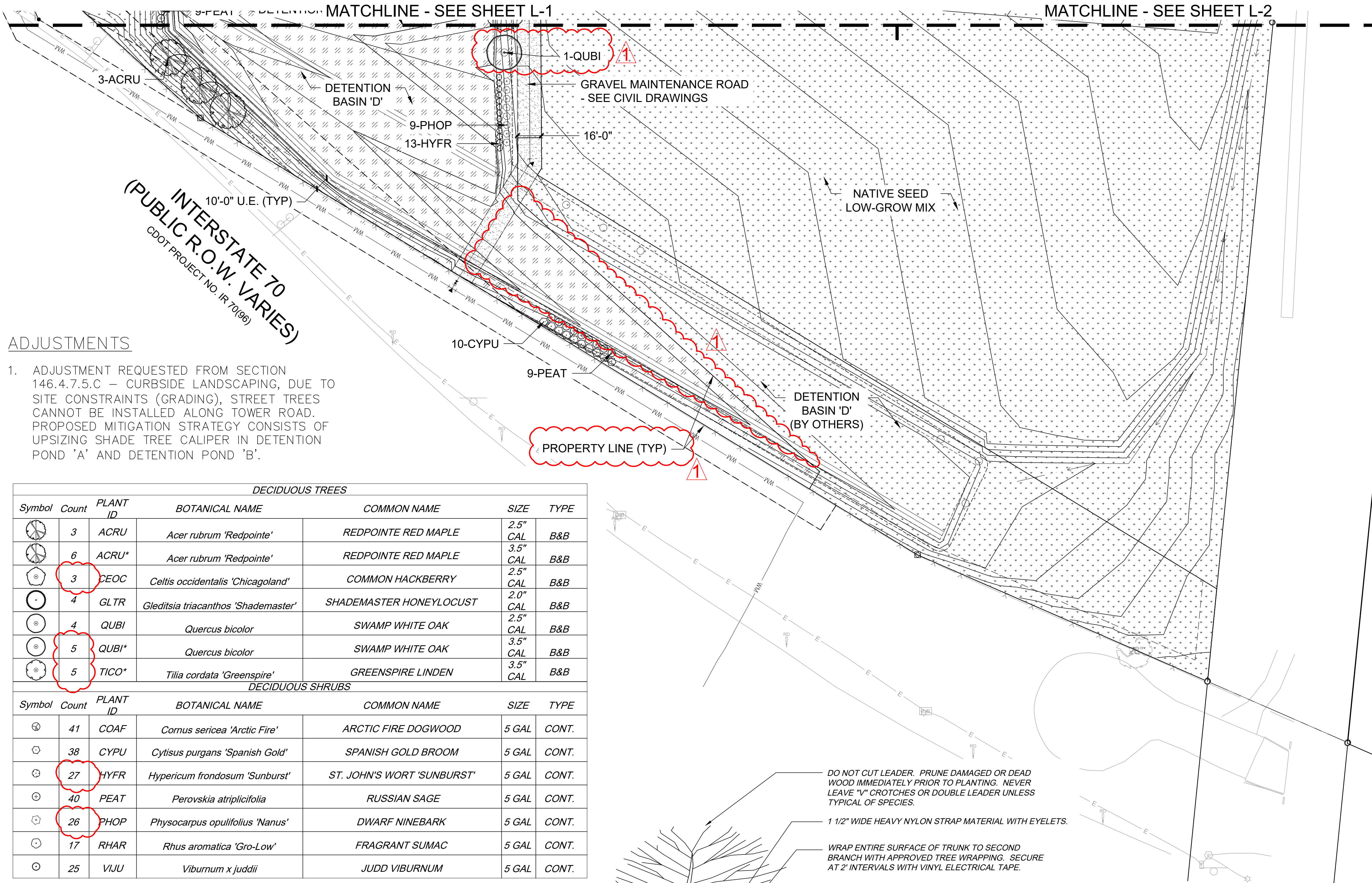
JOB NO.:	DCS20-4011
PA / PM:	JGC
DRAWN BY:	WJP
DATE:	01/06/2022
PLOT DATE:	

KEY MAP



LEGEND

- ROW / PROPERTY LINE
- PARCEL LINE
- EASEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- [Pattern] LAWN SOD
- [Pattern] NATIVE SEED LOW-GROW MIX
- [Pattern] DETENTION BASIN SEED MIX
- [Pattern] CRUSHED AGGREGATE MAINTENANCE PATH
- [Pattern] GRAVEL MAINTENANCE ROAD
- [Symbol] DECIDUOUS TREES
- [Symbol] SHRUBS
- [Symbol] STORM SEWER
- [Symbol] WATER
- [Symbol] TELEPHONE



ADJUSTMENTS

- ADJUSTMENT REQUESTED FROM SECTION 146.4.7.5.C - CURBSIDE LANDSCAPING, DUE TO SITE CONSTRAINTS (GRADING), STREET TREES CANNOT BE INSTALLED ALONG TOWER ROAD. PROPOSED MITIGATION STRATEGY CONSISTS OF UPSIZING SHADE TREE CALIPER IN DETENTION POND 'A' AND DETENTION POND 'B'.

DECIDUOUS TREES					
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE TYPE
[Symbol]	3	ACRU	<i>Acer rubrum</i> 'Redpointe'	REDPOINTE RED MAPLE	2.5" CAL B&B
[Symbol]	6	ACRU*	<i>Acer rubrum</i> 'Redpointe'	REDPOINTE RED MAPLE	3.5" CAL B&B
[Symbol]	3	CEOC	<i>Celtis occidentalis</i> 'Chicagoland'	COMMON HACKBERRY	2.5" CAL B&B
[Symbol]	4	GLTR	<i>Gleditsia triacanthos</i> 'Shademaster'	SHADEMASTER HONEYLOCUST	2.0" CAL B&B
[Symbol]	4	QUBI	<i>Quercus bicolor</i>	SWAMP WHITE OAK	2.5" CAL B&B
[Symbol]	5	QUBI*	<i>Quercus bicolor</i>	SWAMP WHITE OAK	3.5" CAL B&B
[Symbol]	5	TICO*	<i>Tilia cordata</i> 'Greenspire'	GREENSPIRE LINDEN	3.5" CAL B&B
DECIDUOUS SHRUBS					
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE TYPE
[Symbol]	41	COAF	<i>Cornus sericea</i> 'Arctic Fire'	ARCTIC FIRE DOGWOOD	5 GAL CONT.
[Symbol]	38	CYPU	<i>Cytisus purgans</i> 'Spanish Gold'	SPANISH GOLD BROOM	5 GAL CONT.
[Symbol]	27	HYFR	<i>Hypericum frondosum</i> 'Sunburst'	ST. JOHN'S WORT 'SUNBURST'	5 GAL CONT.
[Symbol]	40	PEAT	<i>Perovskia atriplicifolia</i>	RUSSIAN SAGE	5 GAL CONT.
[Symbol]	26	PHOP	<i>Physocarpus opulifolius</i> 'Nanus'	DWARF NINEBARK	5 GAL CONT.
[Symbol]	17	RHAR	<i>Rhus aromatica</i> 'Gro-Low'	FRAGRANT SUMAC	5 GAL CONT.
[Symbol]	25	VIJU	<i>Viburnum x juddii</i>	JUDD VIBURNUM	5 GAL CONT.

STANDARD RIGHTS OF WAY LANDSCAPE

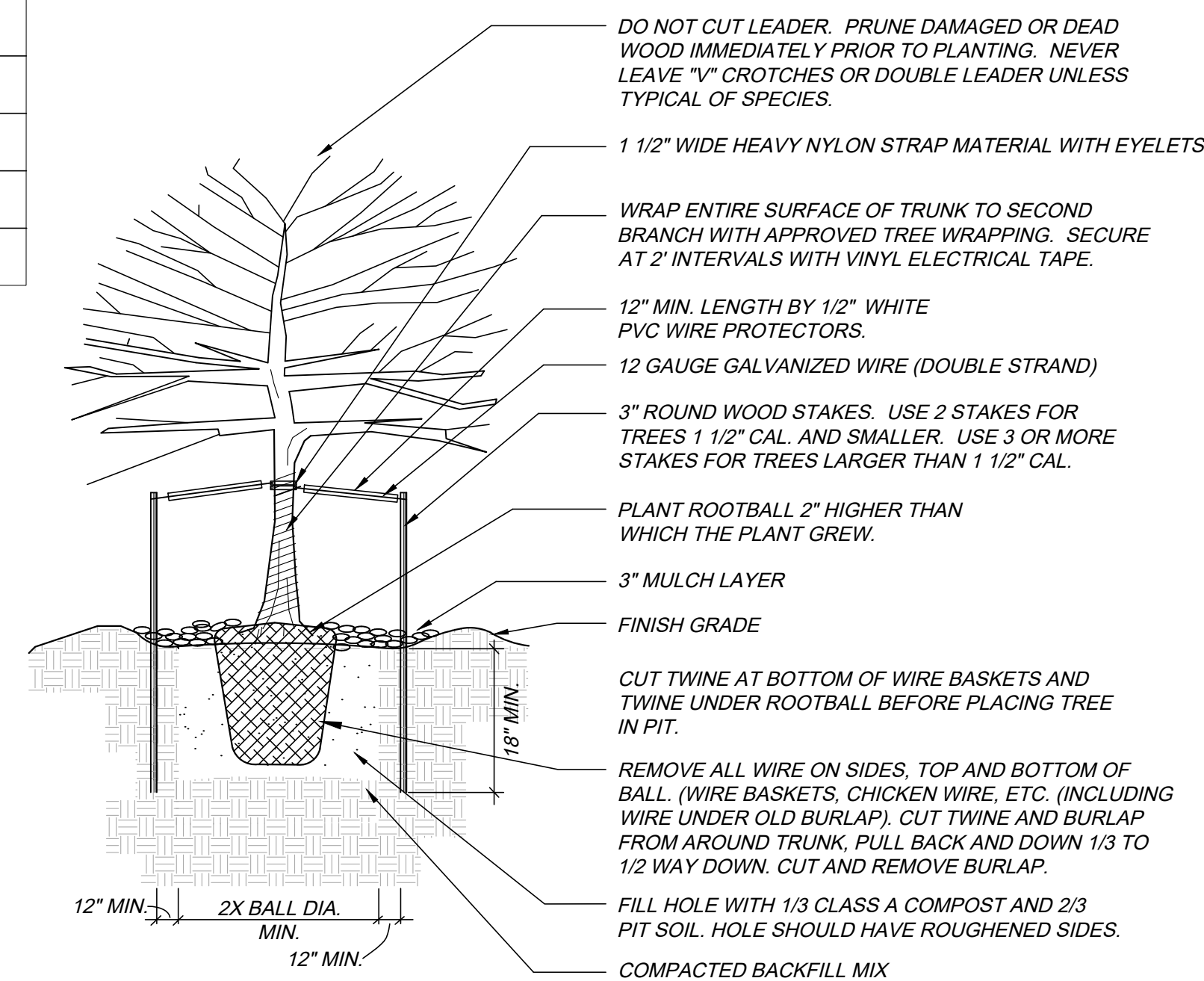
AREA	DESCRIPTION	LENGTH	REQUIRED/PROVIDED TREES (1 EVERY 40 FT.)
A	TOWER ROAD	198'	5/0*

* ADJUSTMENT REQUESTED FOR STREET TREES ALONG TOWER ROAD DUE TO STEEP GRADING.

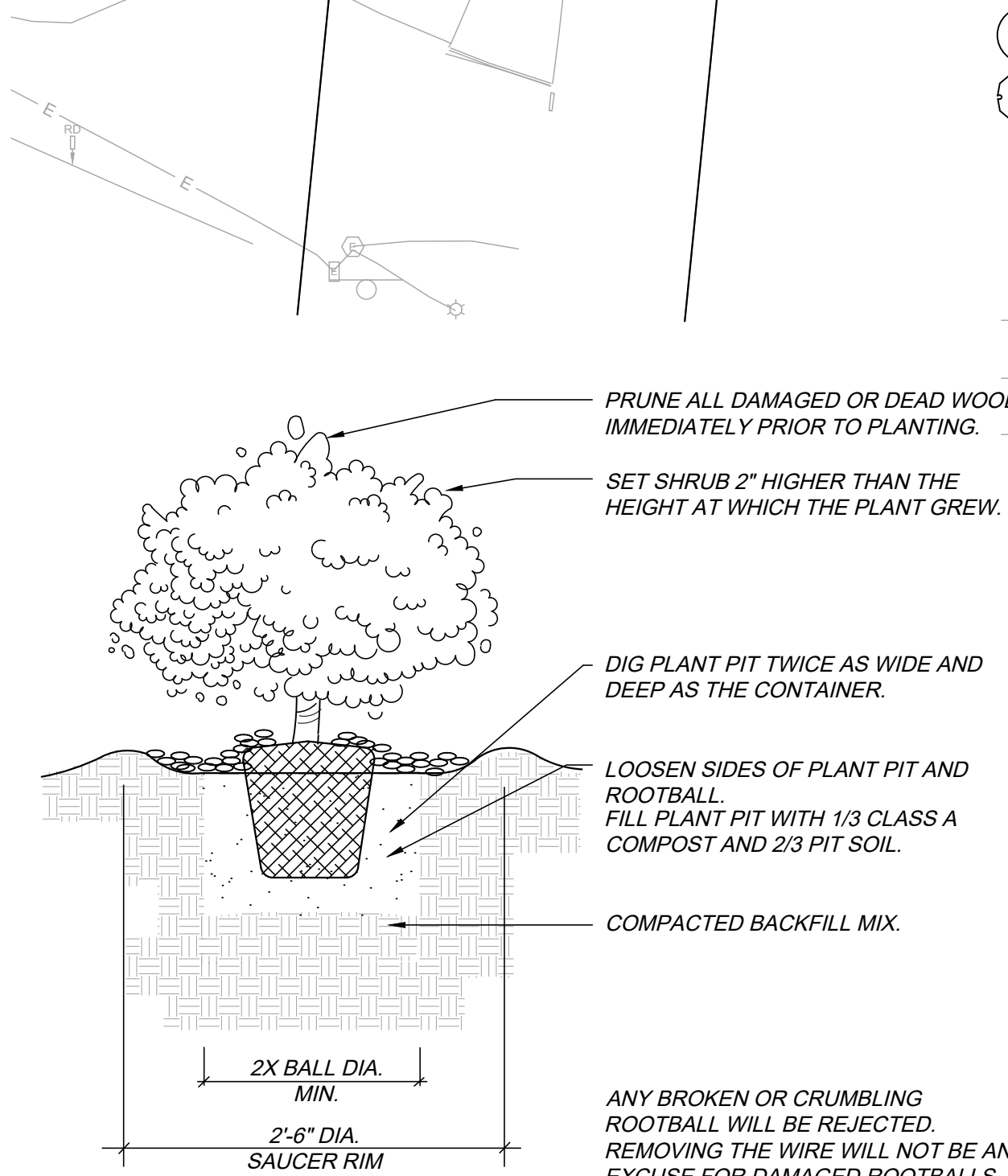
DETENTION POND LANDSCAPING

AREA	DESCRIPTION	AREA	TREES 1 TREE PER 4,000 S.F.	SHRUBS 10 SHRUBS PER 4,000 S.F.
A	DETENTION POND	14,854 S.F.	4 / 5	37 / 27*
B	DETENTION POND	18,626 S.F.	5 / 5	46 / 46
C	DETENTION POND	27,150 S.F.	7 / 7	68 / 68
D	DETENTION POND	39,368 S.F.	10 / 10	110 / 99

* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE



DECIDUOUS TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.