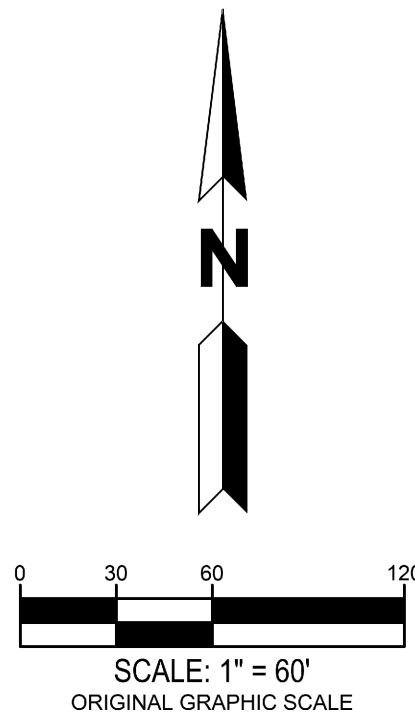


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LEGEND:

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

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

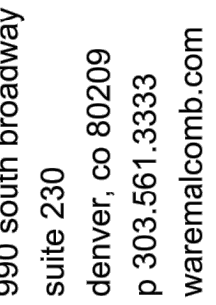
FOR AND ON BEHALF
OF WARE MALCOMB

MCC RETAIL FILING NO. 1
TOWER CROSSING
EXISTING OWNERSHIP MAP

NO.	DATE	REMARKS

JOB NO.:	DCS20-4011
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

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FOR AND ON BEHALF
OF WARE MALCOMB

MCC RETAIL FILING NO. 1
TOWER CROSSING
OVERALL SITE PLAN

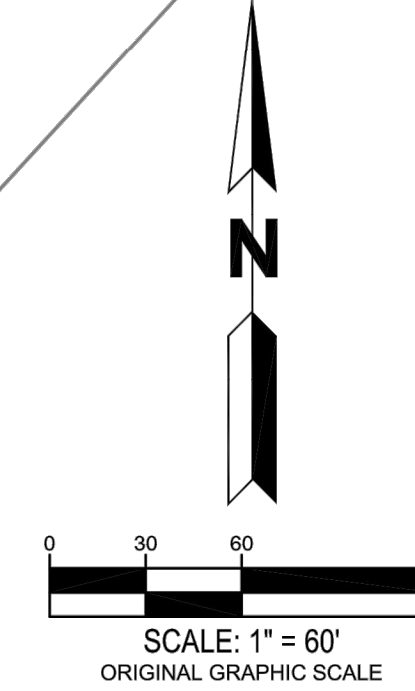
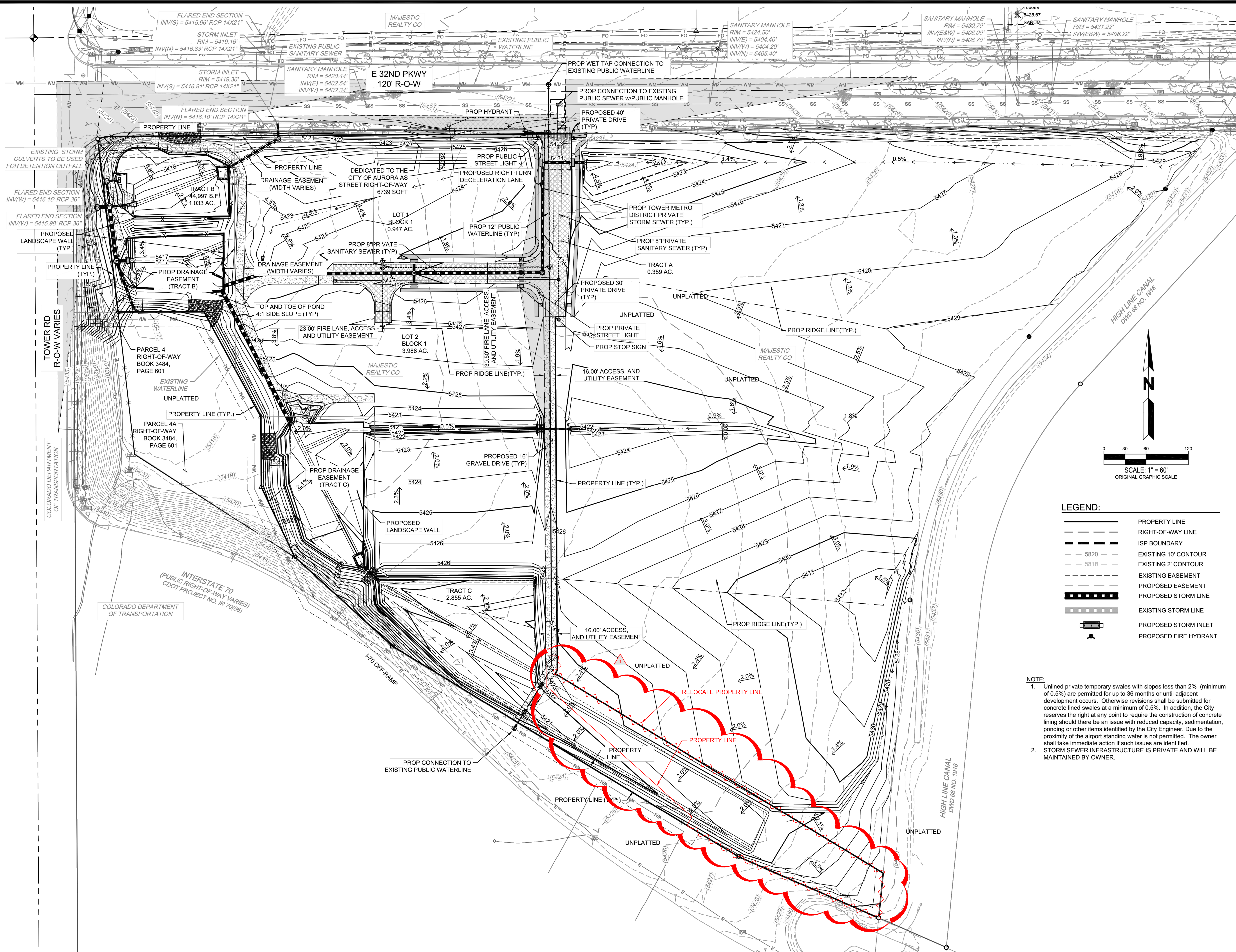
REMARKS

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

SHEET

C4

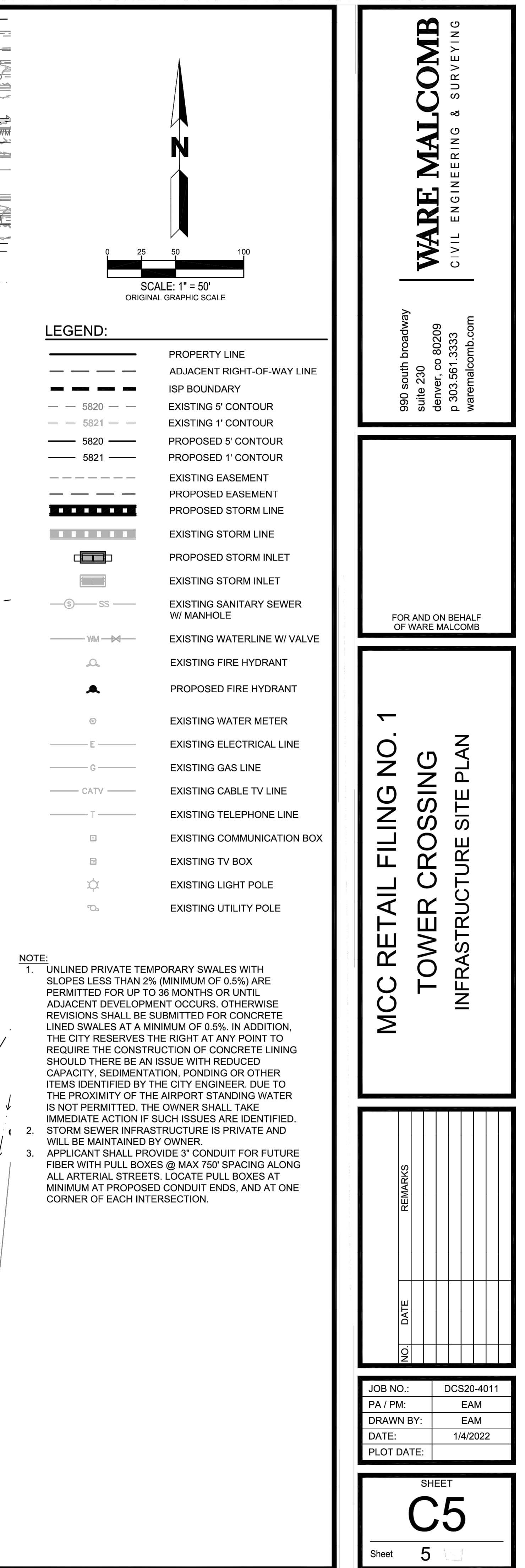
Sheet 4



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.



MCC RETAIL FILING NO. 1
TOWER CROSSING
DETENTION POND PLANS

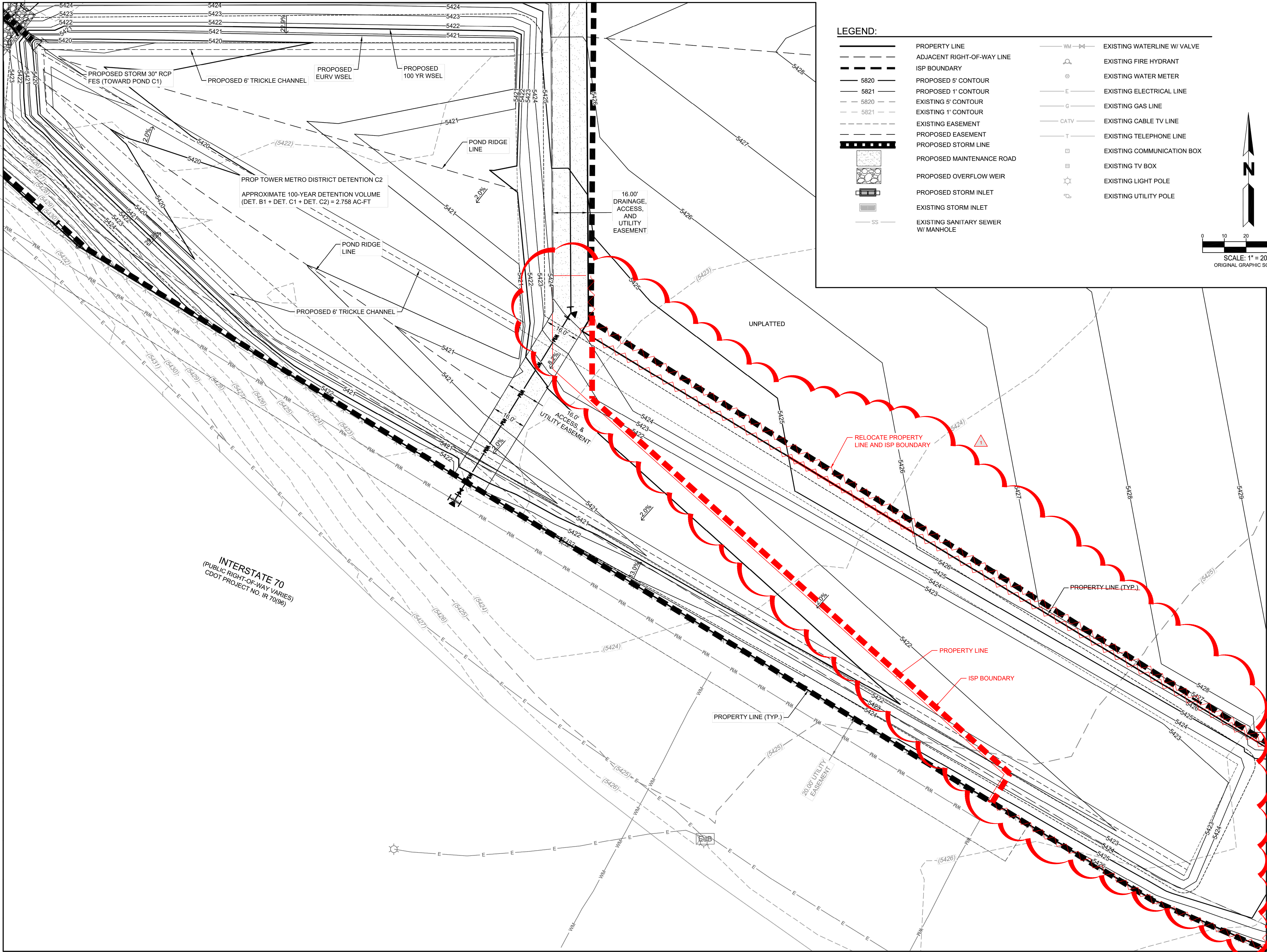
REMARKS

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

SHEET

C7

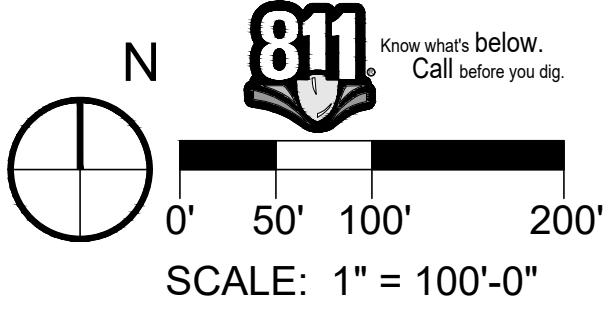
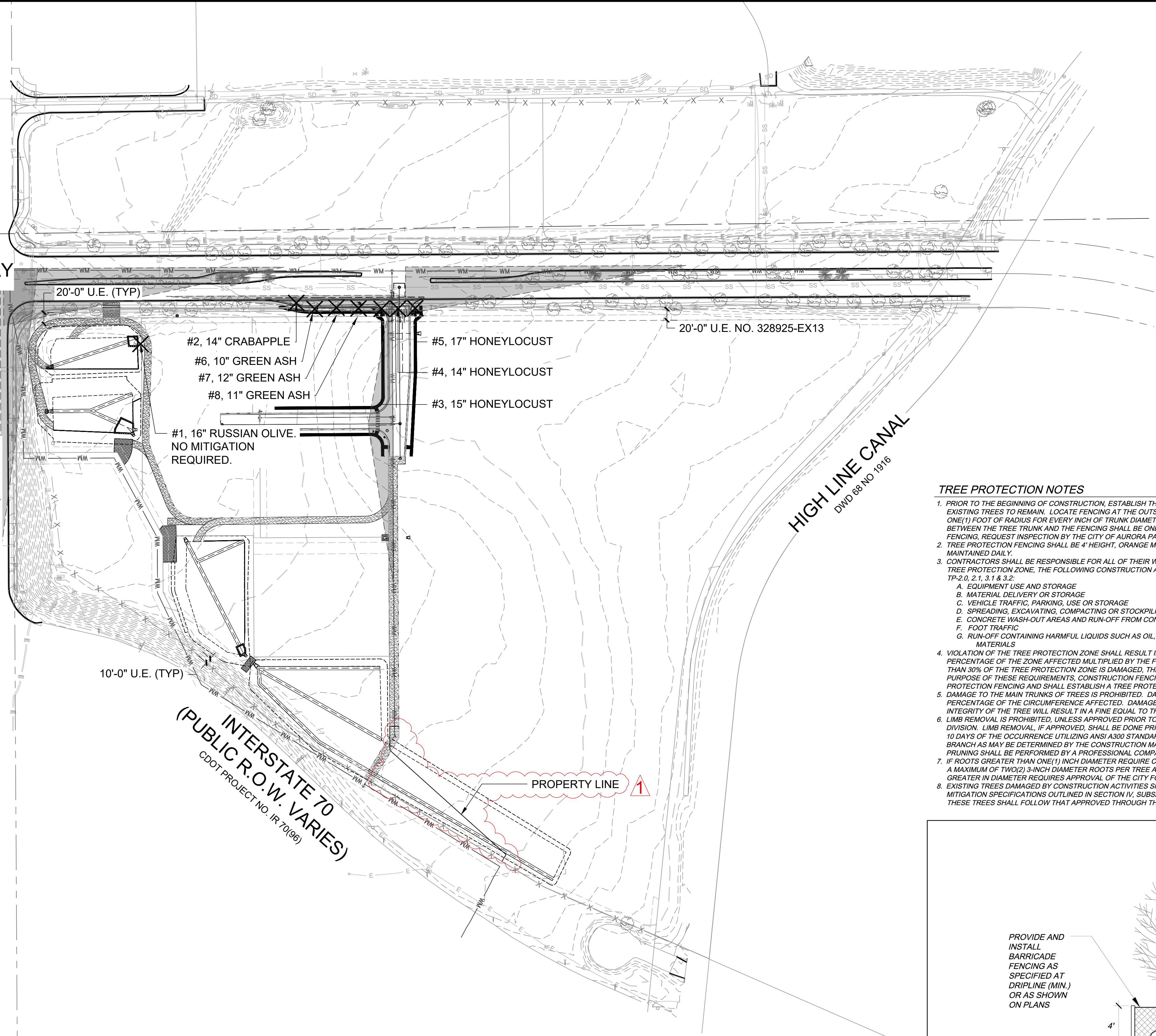
Sheet 7



DETENTION POND D
SCALE 1"=20'

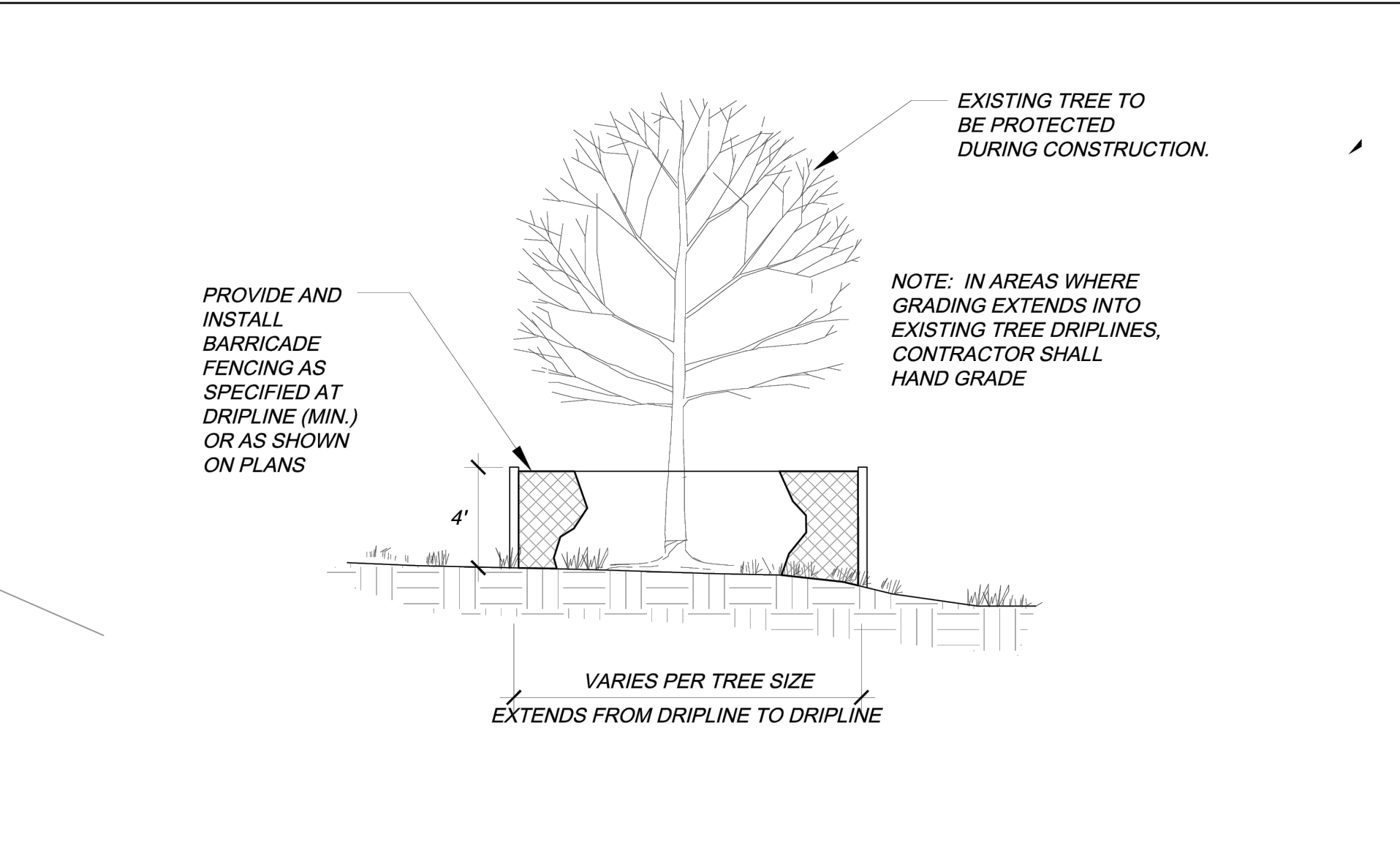
E. 32ND PARKWAY
REC. NO. 1971020344288

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:	

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denver, co 80209
p 303.561.3333
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FOR AND ON BEHALF
OF WARE MALCOMB

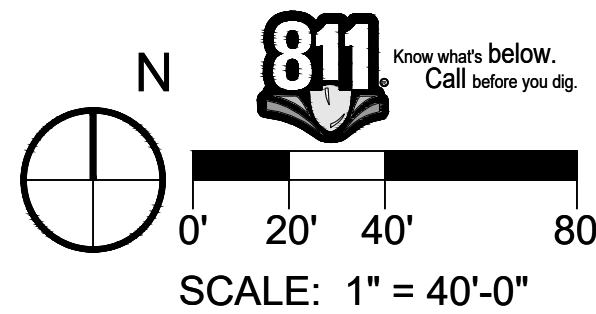
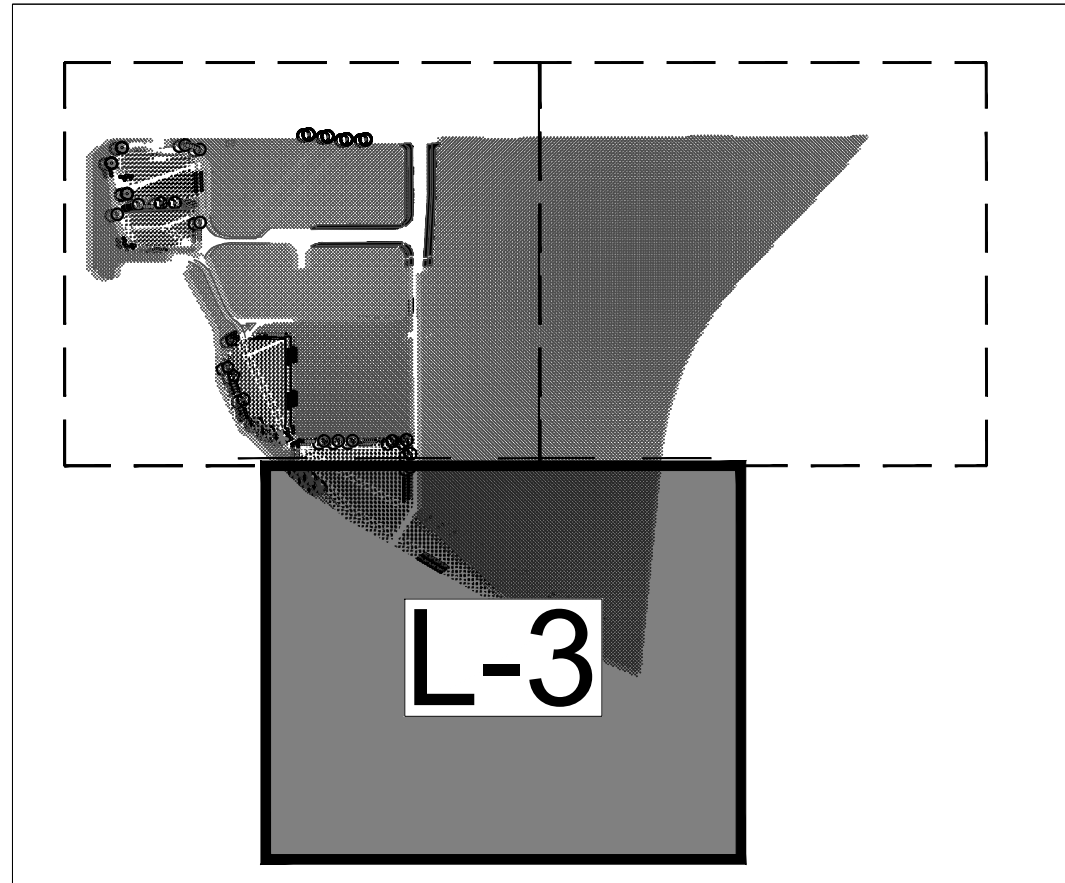
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NOT FOR CONSTRUCTION

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

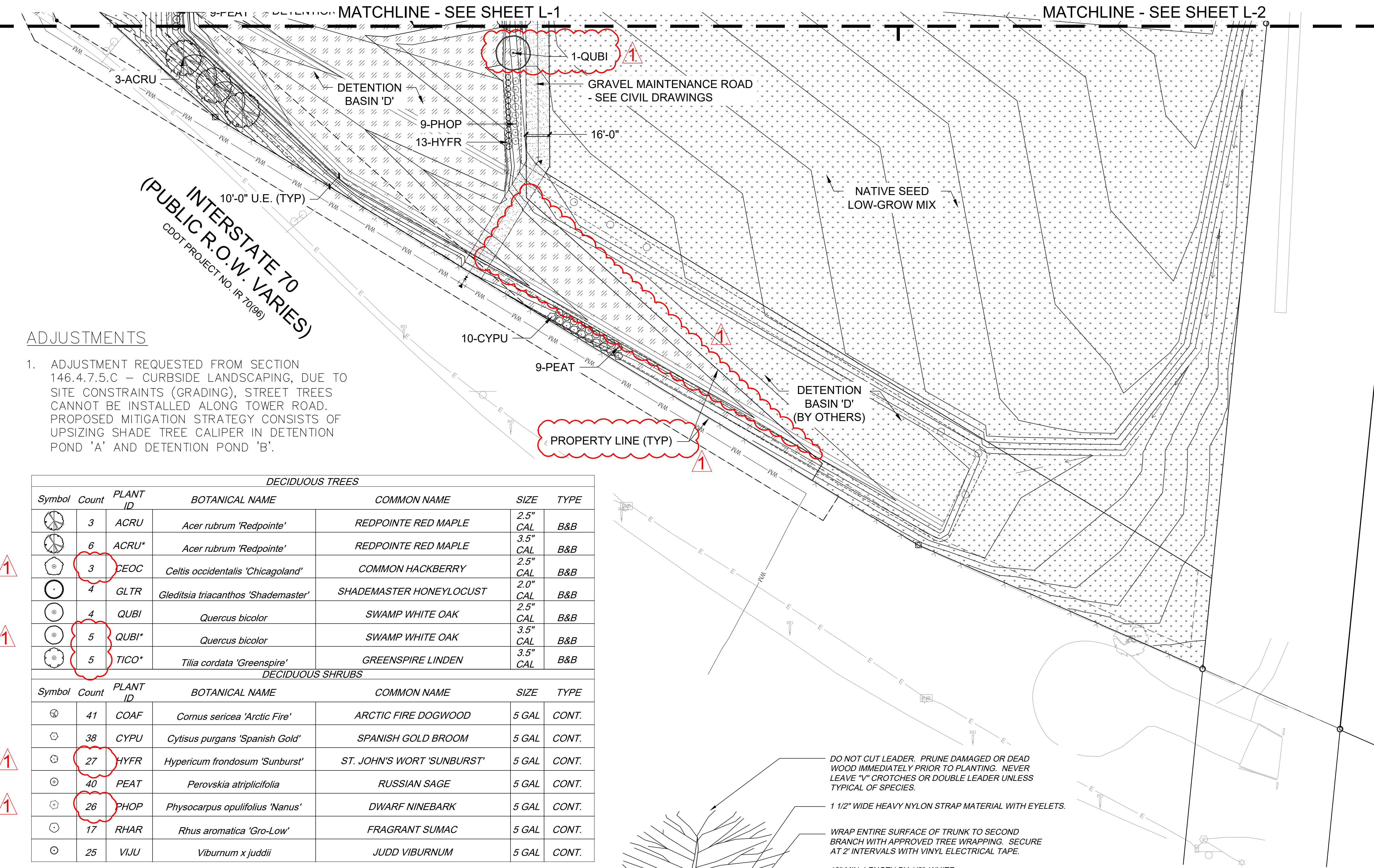
JOB NO.:	DCS20-4011
PA / PM:	JGC
DRAWN BY:	WJP
DATE:	01/06/2022
PLOT DATE:	

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
- STORM SEWER
- WATER
- 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

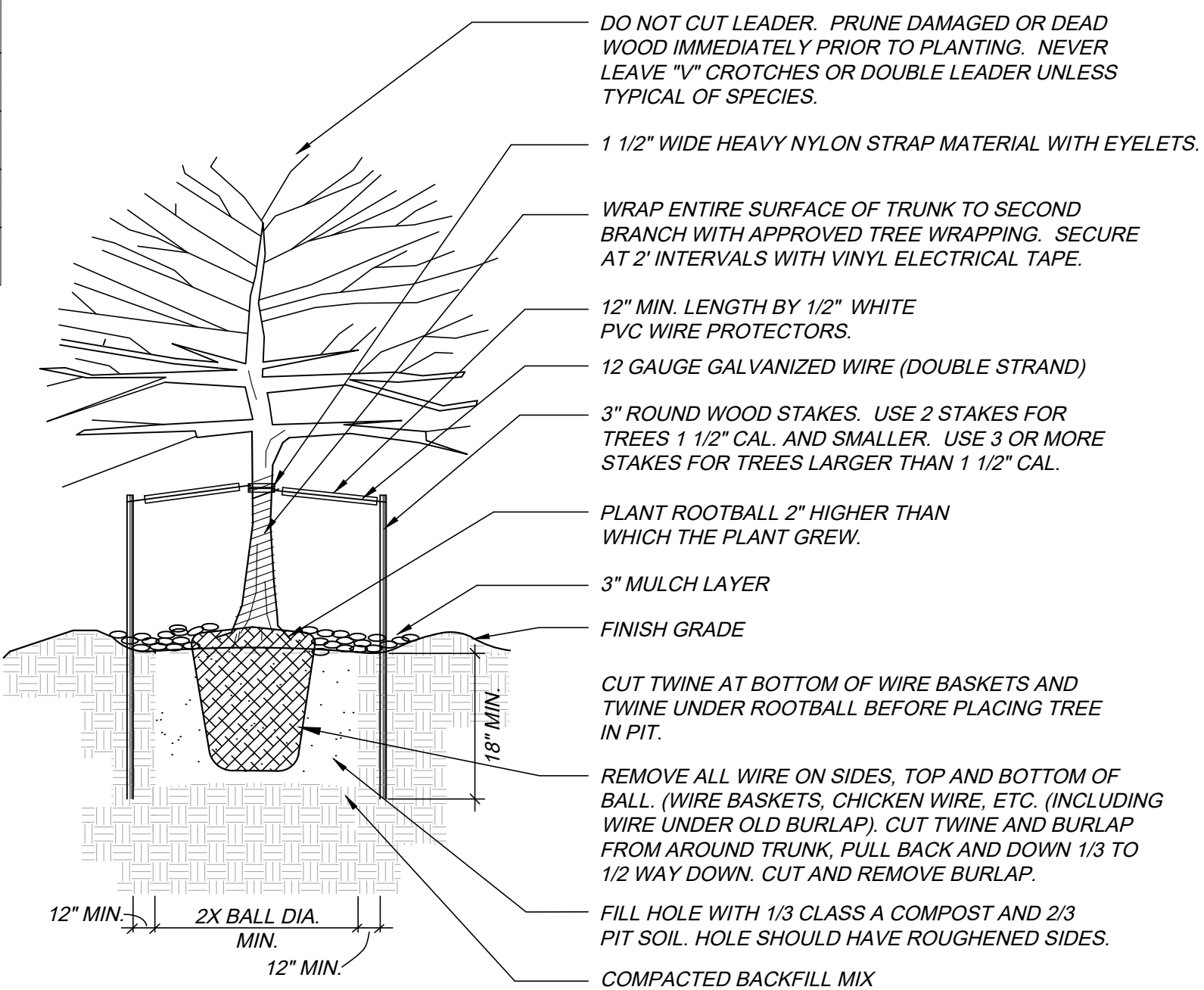
AREA	DESCRIPTION	LENGTH	REQUIRED/PROVIDED TREES (1 EVERY 40 FT.)
A	TOWER ROAD	198'	5/0*

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

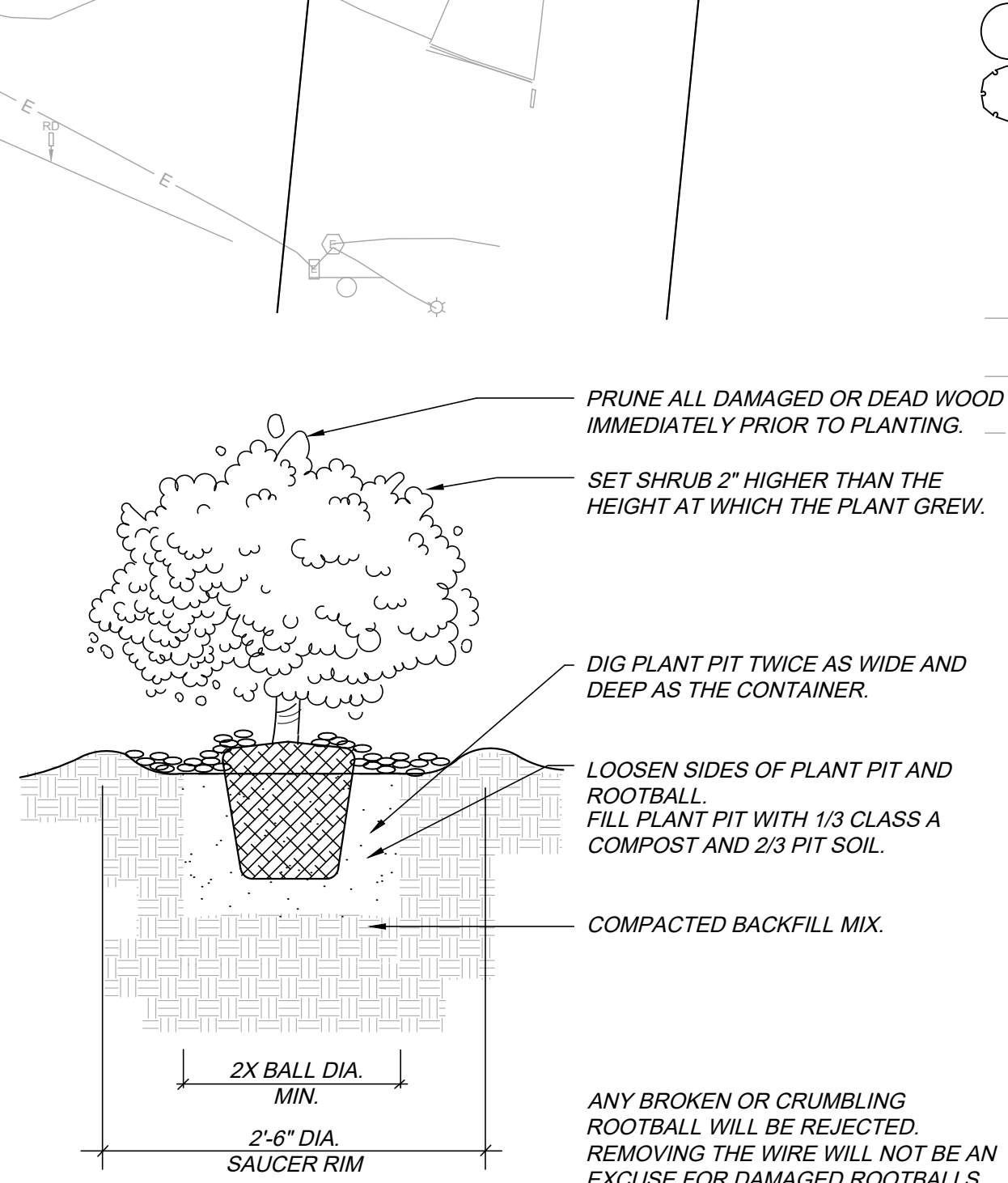
DETENTION POND LANDSCAPING

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.