

**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

HIGHLINE APARTMENTS  
SUBDIVISION FILING NO. 2  
SITE PLAN

NO.	DATE	REVISIONS PER CITY COMMENTS	REMARKS
1	07/05/2020		

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

SHEET  
**C1.0**  
Sheet 1 of 3

**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.

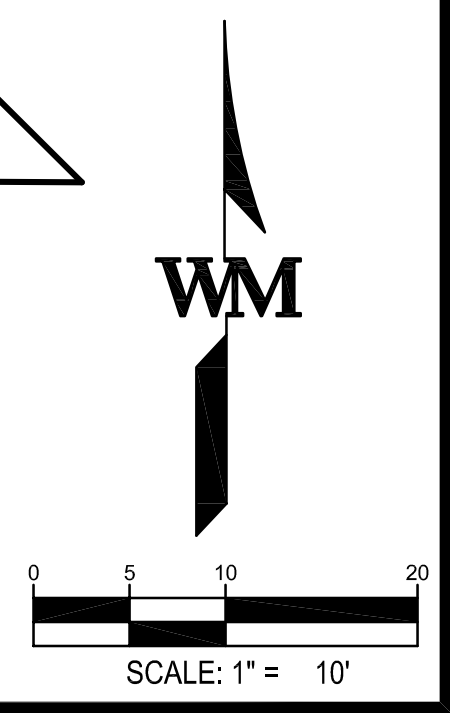
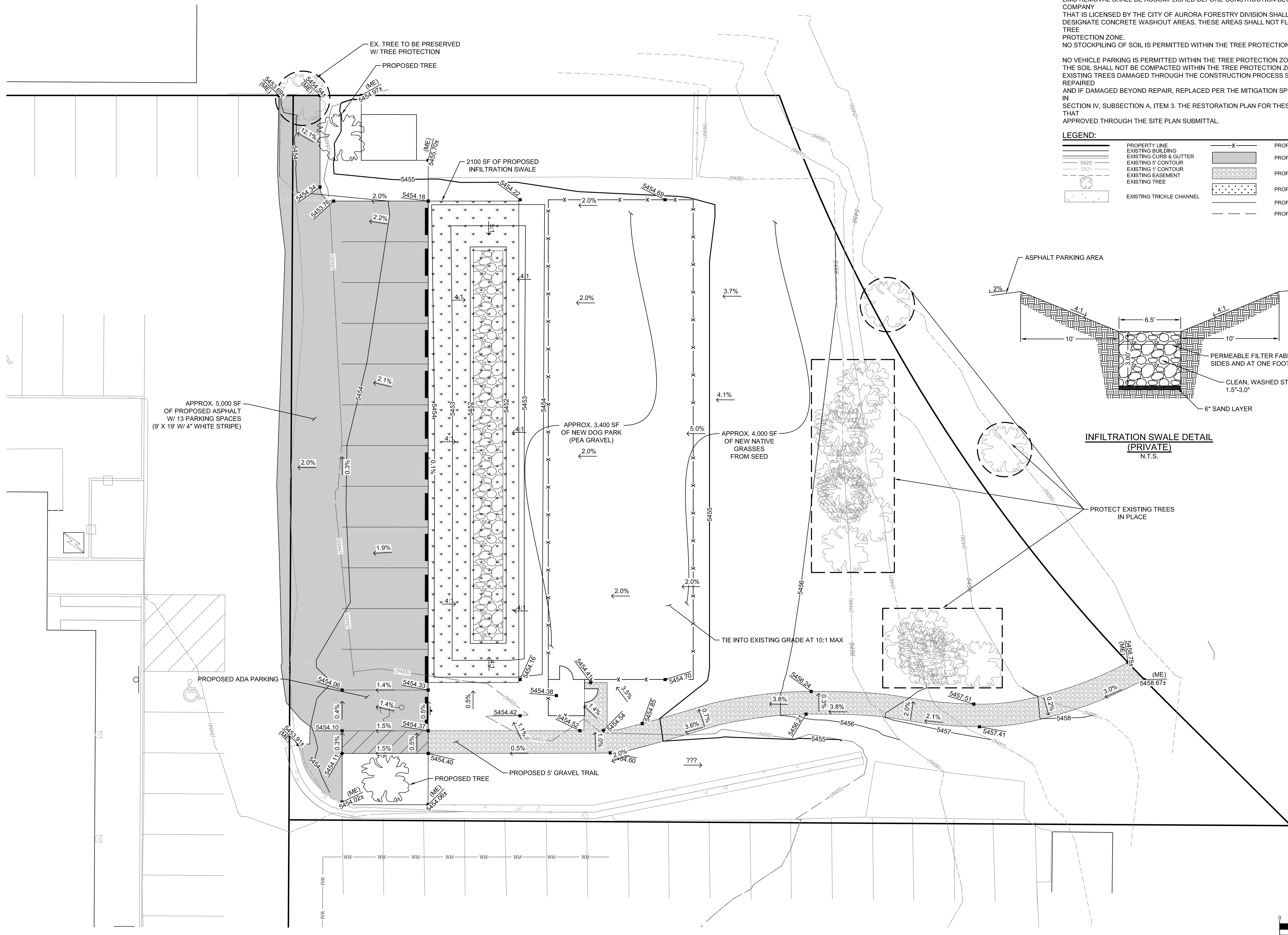
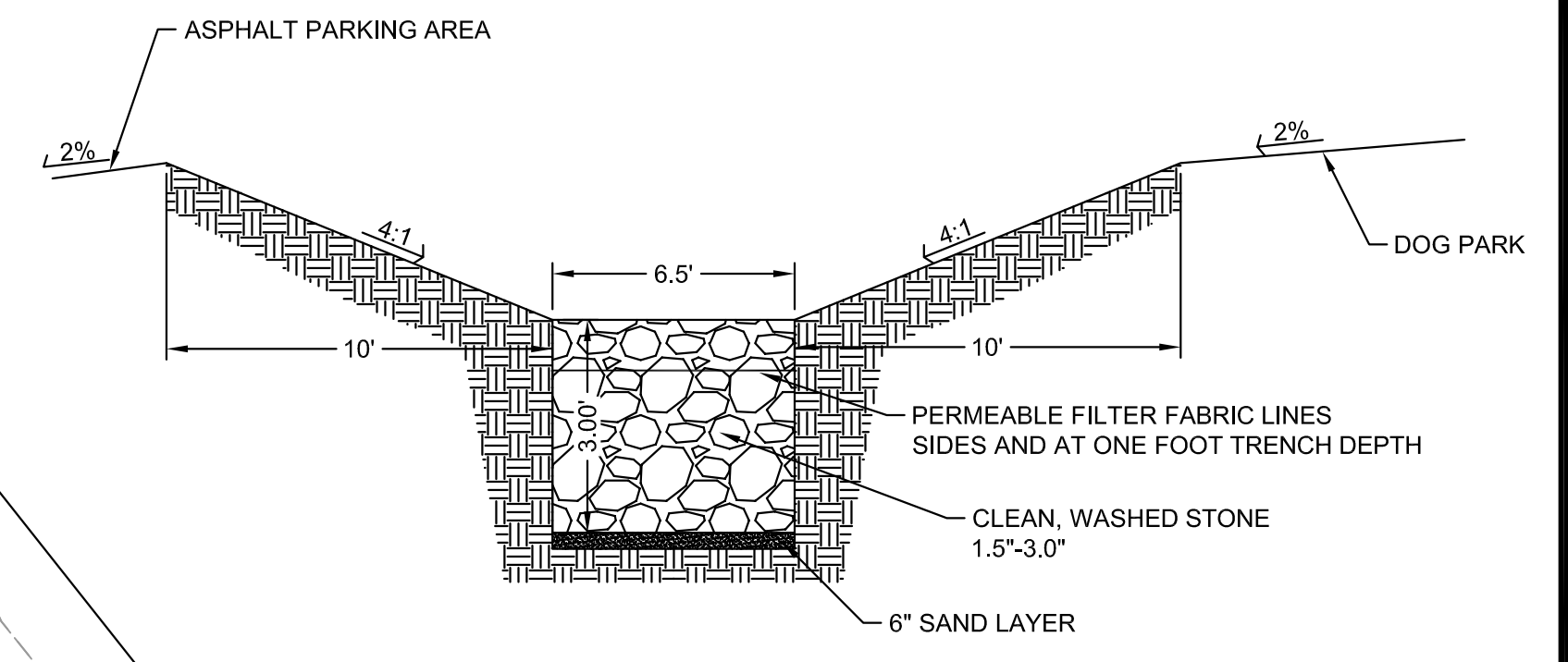
LIBB REMOVAL SHALL BE ACCOMPLISHED BEFORE CONSTRUCTION BEGINS. A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION SHALL COMPLETE ALL PRUNING. DESIGNATE CONCRETE WASHOUT AREAS. THESE AREAS SHALL NOT FLOW INTO OR ACROSS THE TREE PROTECTION ZONE.

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 ASPHALT
	EXISTING CURB & GUTTER		PROPOSED GRAVEL WALK
	EXISTING 6' CONTOUR		PROPOSED GRASS BUFFER
	EXISTING 1' CONTOUR		PROPOSED LANDSCAPE
	EXISTING EASEMENT		PROPOSED TREE PROTECTION
	EXISTING TREE		
	EXISTING TRICKLE CHANNEL		



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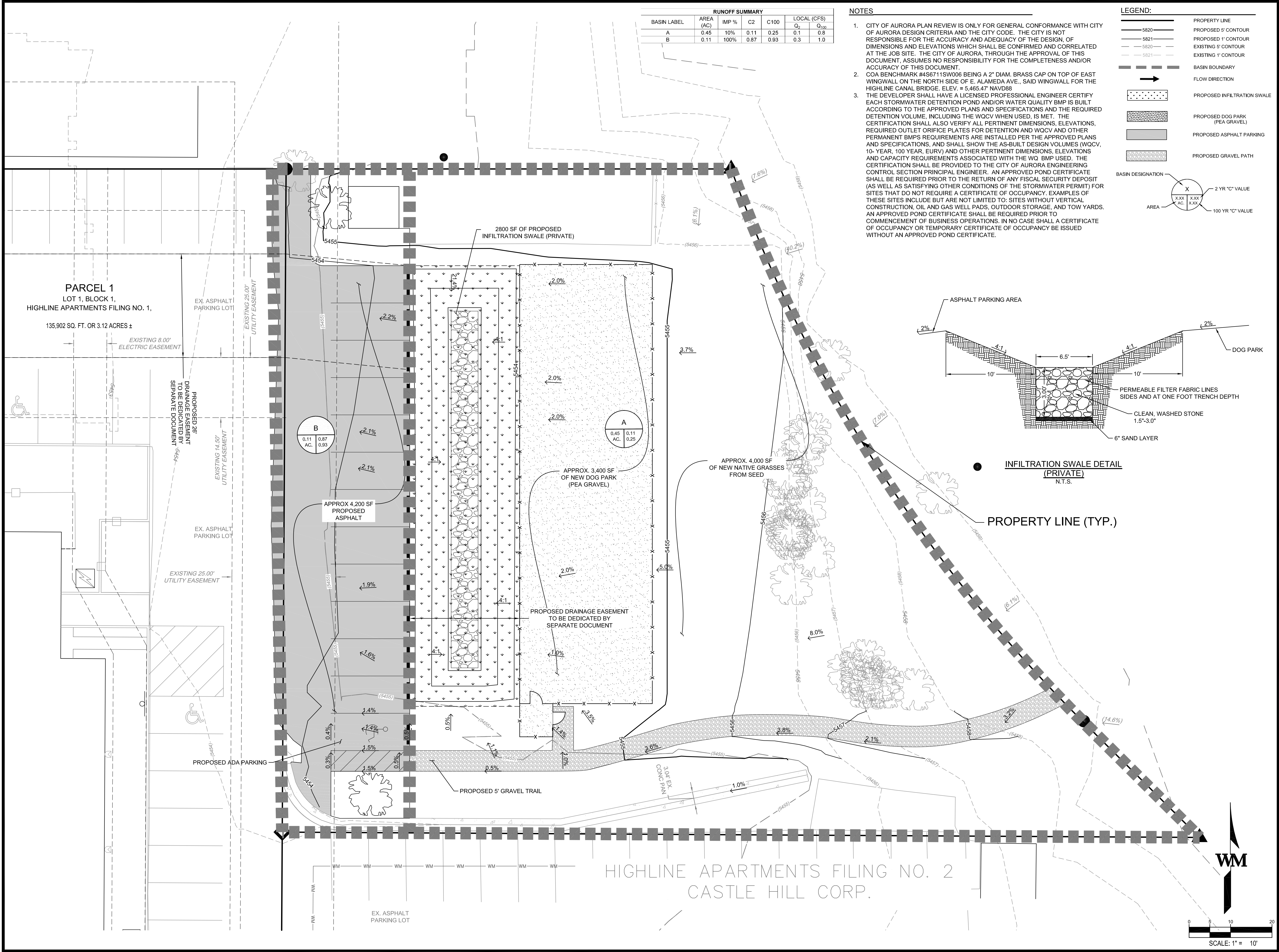
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RUNOFF SUMMARY					
BASIN LABEL	AREA (AC)	IMP %	C2	C100	LOCAL (CFS)
A	0.45	10%	0.11	0.25	0.1
B	0.11	100%	0.87	0.93	0.3

- NOTES
- 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.
  - COA BENCHMARK #456711SW006 BEING A 2" DIAM. BRASS CAP ON TOP OF EAST WINGWALL ON THE NORTH SIDE OF E. ALAMEDA AVE., SAID WINGWALL FOR THE HIGHLINE CANAL BRIDGE. ELEV. = 5,465.47' NAVD88
  - 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 DESIGN VOLUMES (WQCV, 10-YEAR, 100 YEAR, EURV) 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 PRINCIPAL ENGINEER. AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO THE RETURN OF ANY FISCAL SECURITY DEPOSIT (AS WELL AS SATISFYING OTHER CONDITIONS OF THE STORMWATER PERMIT) FOR SITES THAT DO NOT REQUIRE A CERTIFICATE OF OCCUPANCY. EXAMPLES OF THESE SITES INCLUDE BUT ARE NOT LIMITED TO: SITES WITHOUT VERTICAL CONSTRUCTION, OIL AND GAS WELL PADS, OUTDOOR STORAGE, AND TOW YARDS. AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF BUSINESS OPERATIONS. IN NO CASE SHALL A CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY BE ISSUED WITHOUT AN APPROVED POND CERTIFICATE.

LEGEND:

- PROPERTY LINE
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- BASIN BOUNDARY
- FLOW DIRECTION
- PROPOSED INFILTRATION SWALE
- PROPOSED DOG PARK (PEA GRAVEL)
- PROPOSED ASPHALT PARKING
- PROPOSED GRAVEL PATH

BASIN DESIGNATION

2 YR "C" VALUE

100 YR "C" VALUE

