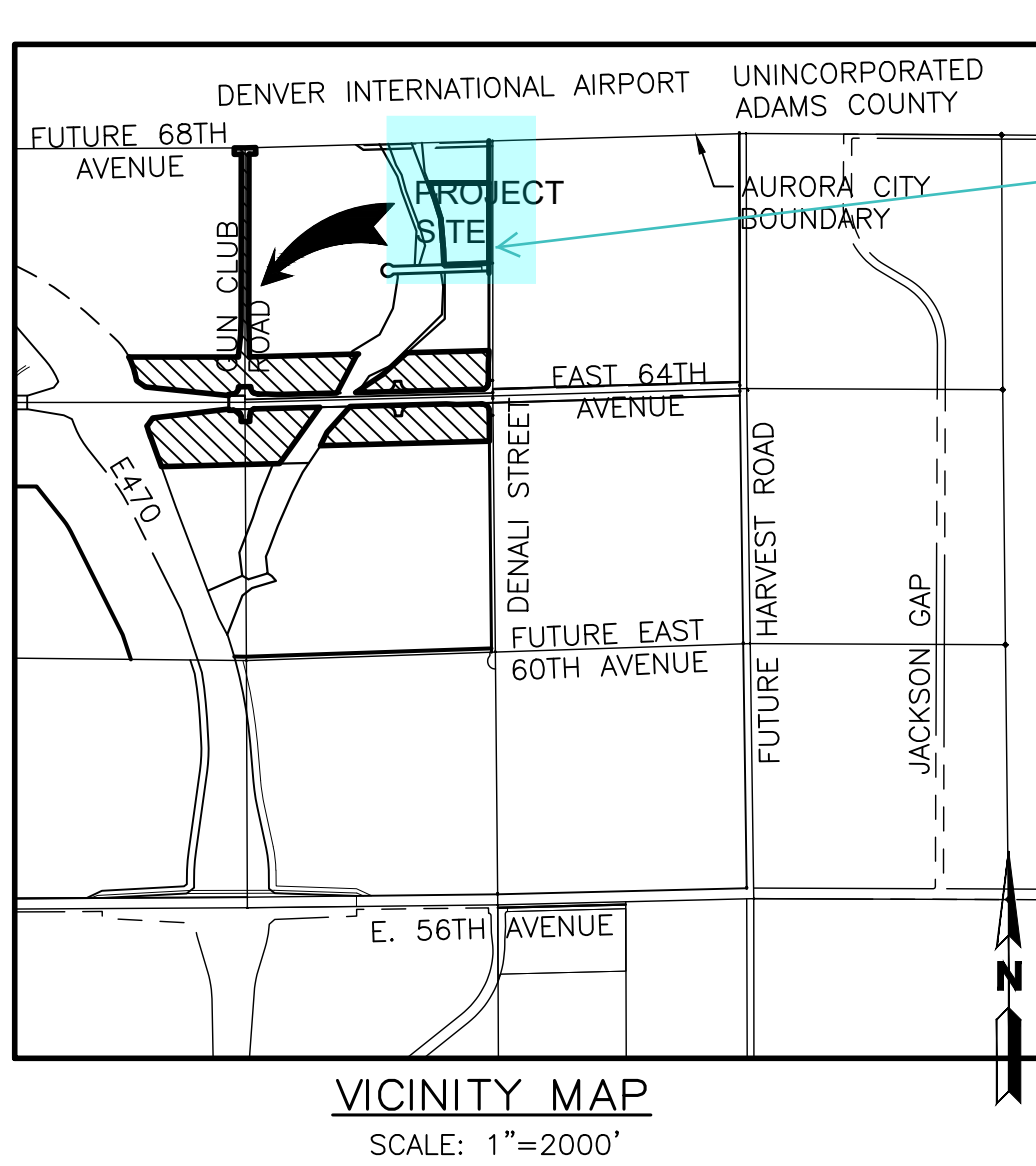


The site plan will not be approved by public works until the preliminary drainage letter/report is approved

Plat needs to be resubmitted with previous traffic comments addresses.  
All previously requested traffic signal easements need to be provided.



Previous comment: site data must match plat. Site area cannot be verified with this review

PROPOSED SIDEWALK AREA: 89,070± SQ FT (2.05± ACRES)  
 PROPOSED ROADWAY ASPHALT AREA: 140,925± SQ FT (3.24± ACRES)  
 PROPOSED LANDSCAPE AREA: 226,472± SQ FT (5.20± ACRES)  
 PRESENT ZONING CLASSIFICATION: AIRPORT DISTRICT (AD)  
 OVERALL ISP DISTURBANCE AREA: 456,467± SQ FT (10.49± ACRES)

Include area of all lots and right-of-way in Data Block.

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 WHEREOF, \_\_\_\_\_ HAS CAUSED THESE \_\_\_\_\_ IN WITNESS WHEREOF, \_\_\_\_\_ HAS CAUSED THESE  
PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_  
BY: \_\_\_\_\_  
(PRINCIPALS OR OWNERS) (PRINCIPALS OR OWNERS)

STATE OF \_\_\_\_\_ )SS STATE OF \_\_\_\_\_ )SS  
COUNTY OF \_\_\_\_\_ ) COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_

BY \_\_\_\_\_ BY \_\_\_\_\_  
(PRINCIPALS OR OWNERS) (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

NOTARY BUSINESS ADDRESS:

MY COMMISSION EXPIRES \_\_\_\_\_

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_.

BY: \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

STATE OF \_\_\_\_\_ )SS  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
 \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_

BY \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL

(NOTARY PUBLIC)

SIDEWALKS, LANDSCAPING AND		ARY BUSINESS ADDRESS:
----------------------------	--	-----------------------

MY COMMISSION EXPIRES \_\_\_\_\_ PLATTED AREA BECAUSE THE PLATTED AREA INCLUDES THE ADJACENT COMMERCIAL LOTS

**LANDSCAPE ARCHITECT:**  
**NORRIS DESIGN**  
DAVID LANE, PLA, LEED AP  
1101 BANNOCK ST,  
DENVER, CO 80204  
303-892-1166

**CIVIL ENGINEER/ SURVEYOR:**  
MARTIN/MARTIN INC.  
PAT HORN PE.  
12499 WEST COLFAX AVE.  
LAKEWOOD, CO 80215  
303-431-6100

PAUL HYDE  
800 LASALLE AVE., SUITE 1210  
MINNEAPOLIS, MINNESOTA 55402  
612-845-1991

ANDREW KLEIN  
4100 EAST MISSISSIPPI AVENUE, SUITE 500  
DENVER, CO 80246  
303-984-9800

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DENVER, CO 80246  
303-984-9800

PAUL HYDE  
800 LASALLE AVE., SUITE 1210  
MINNEAPOLIS, MINNESOTA 55402  
612-845-1991

As a result, the model is able to capture the temporal dependencies between the input and output sequences. The model is trained using a loss function that measures the difference between the predicted and actual values. The model is evaluated using a validation set to ensure that it generalizes well to new data. The model is then used to predict the output sequence for a given input sequence. The model is trained using a loss function that measures the difference between the predicted and actual values. The model is evaluated using a validation set to ensure that it generalizes well to new data. The model is then used to predict the output sequence for a given input sequence.

Date	Submission / Revision
12/23/2020	1ST SUBMITTAL
02/16/2021	2ND SUBMITTAL
05/11/2021	3RD SUBMITTAL

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
[www.norris-design.com](http://www.norris-design.com)



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CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO 80215  
303.431.6100  
MARTINMARTIN.COM

# GUN CLUB ROAD INFRASTRUCTURE SITE PLAN

AURORA, COLORADO

Design Project No.  
**19.1043.C.10**

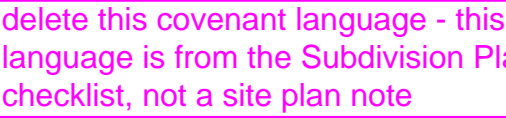
Drawing Title

COVER

Drawing No.

# 1





A PARCEL OF LAND LOCATED IN THE SE1/4 OF SECTION 1, THE NE1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
THE SW1/4 OF SECTION 6 AND THE NW1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

THE UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS,  
COVENANT AND AGREE WITH THE CITY OF AURORA;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

LEGAL DESCRIPTION:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, N88°20'48"E A DISTANCE OF 10.77 FEET;  
THENCE S01°39'12"E A DISTANCE OF 66.00 FEET;  
THENCE ALONG A LINE 66.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 6, S88°20'48"W A DISTANCE OF 53.29 FEET TO A POINT OF CURVATURE;  
THENCE 30.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 88°18'29", AND A CHORD WHICH BEARS S44°11'33"W A DISTANCE OF 27.86 FEET;  
THENCE ALONG A LINE 40.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, S00°02'19"W A DISTANCE OF 1981.62 FEET;  
THENCE S10°07'47"E A DISTANCE OF 111.01 FEET;  
THENCE ALONG A LINE 472.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, N89°30'42"E A DISTANCE OF 1124.65 FEET TO A POINT ON A WESTERLY LINE OF TRACT A, HIGH POINT EAST SUBDIVISION FILING NO. 3;  
THENCE ALONG SAID WESTERLY LINE OF TRACT A THE FOLLOWING TWO (2) CONSECUTIVE COURSES;  
1) S58°52'29"W A DISTANCE OF 23.83 FEET;  
2) THENCE S27°43'17"W A DISTANCE OF 444.78 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 64TH AVENUE AS PLATTED BY EAST 64TH AVENUE SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2021000041023 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE;  
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST 64TH AVENUE THE FOLLOWING NINE (9) CONSECUTIVE COURSES;  
1) ALONG A LINE 72.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 6, S88°30'42"W A DISTANCE OF 618.04 FEET;  
2) THENCE N87°02'00"W A DISTANCE OF 109.43 FEET;  
3) THENCE ALONG A LINE 80.50 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 6, S88°30'42"W A DISTANCE OF 76.58 FEET TO A POINT OF CURVATURE;  
4) THENCE 139.65 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 88°54'13", AND A CHORD WHICH BEARS N47°02'12"W A DISTANCE OF 126.06 FEET;  
5) THENCE NON-TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE, S89°38'50"W A DISTANCE OF 126.71 FEET;  
6) THENCE S00°26'31"E A DISTANCE OF 9.36 FEET TO A POINT OF CURVATURE;  
7) THENCE 113.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 87°04'14", AND A CHORD WHICH BEARS S43°05'36"W A DISTANCE OF 103.32 FEET;  
8) THENCE S86°37'43"W A DISTANCE OF 31.13 FEET;  
9) THENCE S00°00'00"E A DISTANCE OF 13.02 FEET TO A POINT ON A NORTHERLY RIGHT-OF-WAY LINE OF E-470 RECORDED AT BOOK 4580 PAGE 817 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE;  
THENCE ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINES OF SAID E-470 THE FOLLOWING FOUR (4) CONSECUTIVE COURSES;  
1) N84°09'00"W A DISTANCE OF 873.65 FEET;  
2) THENCE N53°49'11"W A DISTANCE OF 111.83 FEET;  
3) THENCE N13°02'44"W A DISTANCE OF 82.79 FEET;  
4) THENCE 176.56 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 709.41 FEET, A CENTRAL ANGLE OF 4°15'37", AND A CHORD WHICH BEARS N20°10'32"W A DISTANCE OF 176.11 FEET;  
THENCE N89°52'09"E A DISTANCE OF 1144.10 FEET;  
THENCE N00°02'19"E A DISTANCE OF 30.20 FEET;  
THENCE N06°26'04"E A DISTANCE OF 236.35 FEET;  
THENCE ALONG A LINE 40.00 FEET WESTERLY OF AND PARALLEL WITH SAID WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 6, N00°02'19"E A DISTANCE OF 1825.68 FEET;  
THENCE 31.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°14'02", AND A CHORD WHICH BEARS N45°04'42"W A DISTANCE OF 28.34 FEET;  
THENCE ALONG A LINE 66.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 1, S89°48'17"W A DISTANCE OF 52.96 FEET;  
THENCE N00°11'43"W A DISTANCE OF 66.00 FEET;  
THENCE ALONG SAID NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 1, N89°48'17"E A DISTANCE OF 113.31 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6, THENCE ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, N00°00'38"W A DISTANCE OF 472.16 FEET; THENCE ALONG A LINE 472.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 6, S88°30'42"W A DISTANCE OF 40.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DENALI STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF DENALI STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 64TH AVENUE AS PLATTED BY EAST 64TH AVENUE SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2021000041023 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE THE FOLLOWING FOUR (4) CONSECUTIVE COURSES;

- 1) ALONG A LINE 40.00 FEET WESTERLY OF AND PARALLEL WITH SAID EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 6, S00°00'38"E A DISTANCE OF 28.97 FEET;
- 2) THENCE S04°10'50"W A DISTANCE OF 102.62 FEET;
- 3) THENCE ALONG A LINE 47.50 FEET WESTERLY OF AND PARALLEL WITH SAID EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 6, S00°00'38"E A DISTANCE OF 195.92 FEET;
- 4) THENCE 115.88 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 88°31'20", AND A CHORD WHICH BEARS S44°15'02"W A DISTANCE OF 104.69 FEET;

THENCE ALONG A LINE 72.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, S88°30'42"W A DISTANCE OF 1308.30 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A, A HIGH POINT SUBDIVISION FILING NO. 3;

THENCE ALONG THE EASTERLY LINES OF SAID TRACT A THE FOLLOWING TWO (2) CONSECUTIVE COURSES;

- 1) N56°20'56"E A DISTANCE OF 336.75 FEET;
- 2) THENCE N48°11'01"E A DISTANCE OF 341.09 FEET;

THENCE ALONG A LINE 472.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 6, N88°30'42"E A DISTANCE OF 854.11 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, THENCE ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 7, S00°33'29"E A DISTANCE OF 472.06 FEET; THENCE S88°30'42"W A DISTANCE OF 40.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DENALI STREET AND THE NORTHEAST CORNER OF HIGH POINT SUBDIVISION FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY LINE OF SAID HIGH POINT SUBDIVISION FILING NO. 1, S88°30'42"W A DISTANCE OF 1760.40 FEET TO A POINT ON THE EASTERLY LINE OF TRACT PG;

THENCE ALONG SAID EASTERLY LINES OF TRACT PG THE FOLLOWING TWO (2) CONSECUTIVE COURSES;

1) N26°11'17"E, A DISTANCE OF 155.82 FEET;

2) THENCE S44°52'08"E A DISTANCE OF 360.35 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 64TH AVENUE AS PLATTED BY SAID EAST 64TH AVENUE SUBDIVISION FILING NO. 1;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINES OF EAST 64TH AVENUE THE FOLLOWING FOUR (4) CONSECUTIVE COURSES;

1) ALONG A LINE 72.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 7, N88°30'42"E A DISTANCE OF 1001.95 FEET;

2) THENCE S87°02'00"E A DISTANCE OF 109.43 FEET;

3) THENCE ALONG A LINE 80.50 FEET SOUTHERLY OF AN PARALLEL WITH SAID NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 7, N88°30'42"E A DISTANCE OF 244.46 FEET;

4) THENCE 142.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 90°55'49", AND A CHORD WHICH BEARS S46°01'23"E A DISTANCE OF 128.31 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF DENALI STREET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A LINE 40.00 FEET WESTERLY OF AND PARALLEL WITH SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 7, S00°33'29"E A DISTANCE OF 300.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT SAID NORTH QUARTER CORNER OF SAID SECTION 7, THENCE ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 7, S88°30'42"W A DISTANCE OF 1804.52 FEET;

THENCE S01°29'18"E A DISTANCE OF 72.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAST 64TH AVENUE AS PLATTED BY EAST 64TH AVENUE SUBDIVISION FILING NO. 1 AND THE NORTHWEST CORNER OF SAID TRACT PG BEING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY LINE OF SAID TRACT PG, S35°35'09"W A DISTANCE OF 721.78 FEET TO A POINT ON A NORTHERLY LINE OF SAID HIGH POINT SUBDIVISION FILING NO. 1;

THENCE ALONG SAID NORTHERLY LINE OF HIGH POINT SUBDIVISION, S88°30'42"W A DISTANCE OF 1230.18 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF E-470 RECORDED AT BOOK 4580 PAGE 817 IN ADAMS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID EASTERLY AND NORTHERLY RIGHT-OF-WAY LINES OF E-470 THE FOLLOWING FOUR (4) CONSECUTIVE COURSES;

1) N19°48'23"W A DISTANCE OF 331.95 FEET;

2) THENCE 117.25 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1442.05 FEET, A CENTRAL ANGLE OF 04°39'31", AND A CHORD WHICH BEARS N17°28'37"W A DISTANCE OF 117.22 FEET;

3) THENCE N34°52'51"E A DISTANCE OF 101.52 FEET;

4) THENCE N83°21'04"E A DISTANCE OF 797.16 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAST 64TH AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINES OF EAST 64TH AVENUE THE FOLLOWING SEVEN (7) CONSECUTIVE COURSES;

1) S00°00'00"E A DISTANCE OF 13.04 FEET;

2) THENCE N89°59'37"E A DISTANCE OF 27.69 FEET;

3) THENCE 156.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 89°46'33", AND A CHORD WHICH BEARS S45°07'07"E A DISTANCE OF 141.14 FEET;

4) THENCE S00°13'50"E A DISTANCE OF 16.12 FEET;

5) THENCE N89°54'53"E A DISTANCE OF 91.00 FEET;

6) THENCE N00°06'00"W A DISTANCE OF 41.06 FEET;

7) THENCE 139.19 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 88°36'42", AND A CHORD WHICH BEARS N44°12'21"E A DISTANCE OF 125.73 FEET;

THENCE ALONG A LINE 72.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 7, N88°30'42"E A DISTANCE OF 641.47 FEET TO THE POINT OF BEGINNING.

TOTAL GROSS AREA OF THE SUBDIVISION IS 67.129 ACRES OR 2,924,155 SQUARE FEET OR WITH A NET AREA OF 59.605 ACRES OR 2,596,436 SQUARE FEET MORE OR LESS.

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

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# GUN CLUB ROAD INFRASTRUCTURE SITE PLAN

## AURORA, COLORADO

Drawing	Title
---------	-------

2



A PARCEL OF LAND LOCATED IN THE SE1/4 OF SECTION 1, THE NE1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
THE SW1/4 OF SECTION 6 AND THE NW1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



KEYMAP  
SCALE: 1"=2000'

INFRASTRUCTURE NOTES:

ROADWAY PHASING:

1. ROADWAY IS ANTICIPATED TO POSSIBLY BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. A TRAFFIC IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE ANY ADDITIONAL REQUIRED GUN CLUB ROAD IMPROVEMENTS.
2. TRAFFIC SIGNALS TO BE INSTALLED WHEN REQUIRED BY TRAFFIC REPORT ASSOCIATED WITH FUTURE PROJECTS. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL THESE TRAFFIC SIGNAL LOCATIONS.

SIGNAGE AND STRIPING NOTES:

1. THE DEVELOPER IS RESPONSIBLE FOR STRIPING SHOWN ON THESE PLANS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON GUN CLUB ROAD AT INTERSECTIONS. FUTURE SITE PLANS THAT MODIFY GUN CLUB ROAD WILL REQUIRE THE SPECIFIC DEVELOPER OF THAT SITE PLAN TO MODIFY SIGNAGE AND MARKING ASSOCIATED WITH GUN CLUB ROAD..
2. 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.
3. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS AND PRIVATE STREETS.

WATER MAIN:

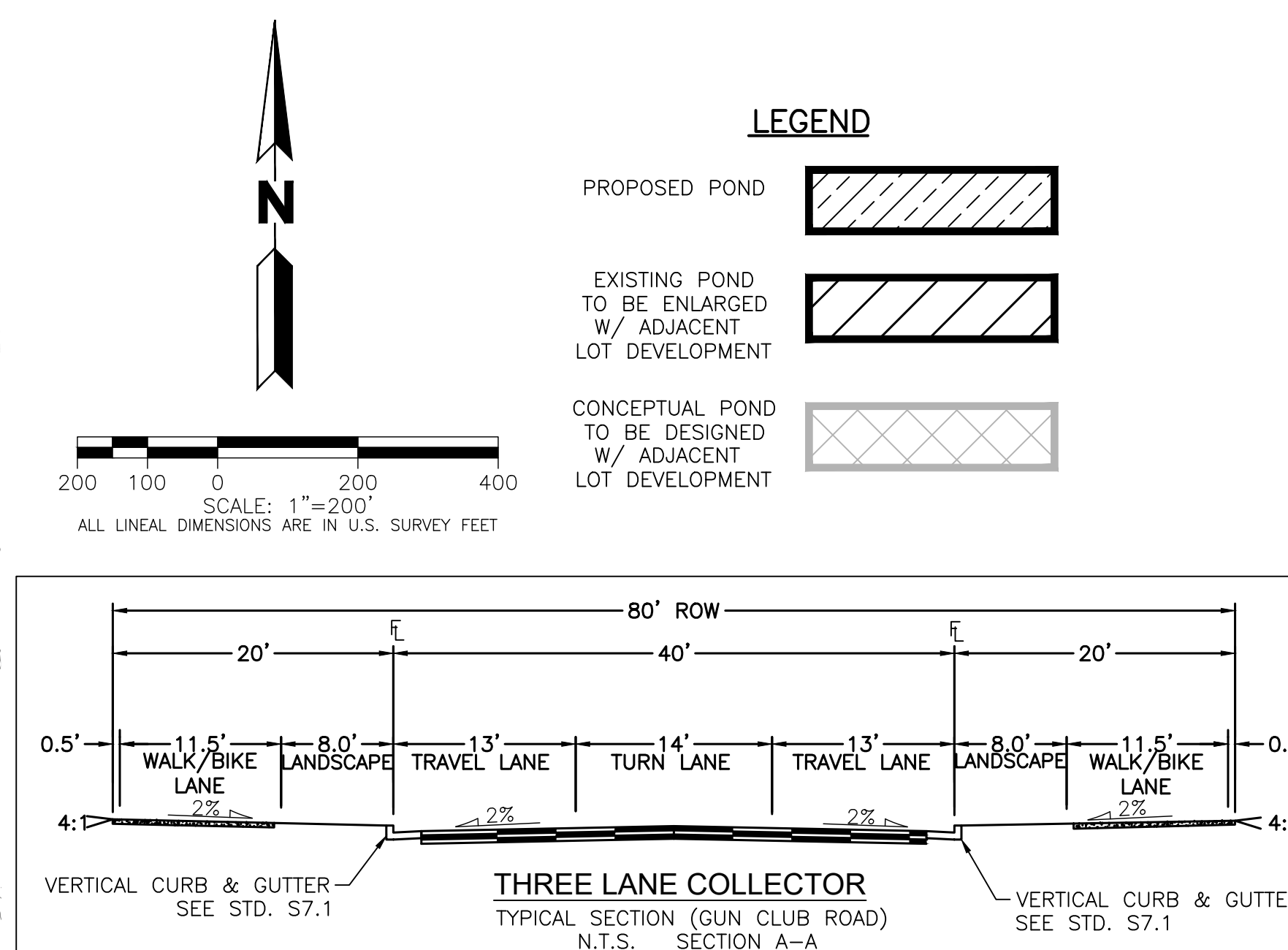
1. THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.
2. EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.

DRAINAGE / STORM SEWER:

1. STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH GUN CLUB ROAD SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.
2. BMPs AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.

GENERAL NOTES:

1. INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO A FUTURE SITE PLAN.



Date	Submission / Revision
12/23/2020	1ST SUBMITTAL
02/16/2021	2ND SUBMITTAL
05/11/2021	3RD SUBMITTAL

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INFRASTRUCTURE SITE PLAN  
AURORA, COLORADO

Design Project No.  
**19.1043.C.10**

Drawing Title

OVERALL SITE  
PLAN

Drawing No.

3



MM RESPONSE  
WEIR UPDATED TO CONCRETE

# GUN CLUB ROAD - INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SE1/4 OF SECTION 1, THE NE1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
THE SW1/4 OF SECTION 6 AND THE NW1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Maintenance access to the  
top of the outlet structure  
can't go over the emergency  
overflow weir unless it is  
concrete

MM RESPONSE  
ACCESS PATH RADIUS LABELS  
ADDED

Verify 50' minimum  
centerline radius  
for maintenance  
access

Access is to extend  
to the top of the  
outlet structure.

MM RESPONSE  
ACCESS PATH PROVIDED TO  
WITHIN 10 FEET OF OUTLET  
STRUCTURE.

MM RESPONSE  
"TO BE DEDICATED" LABEL UPDATED.

to be dedicated

Label slopes: 4:1  
max for pond sides  
and min 2% for  
pond bottom

MM RESPONSE  
LABELS ADDED AND UPDATED.

MM RESPONSE  
"TO BE DEDICATED" LABEL UPDATED.

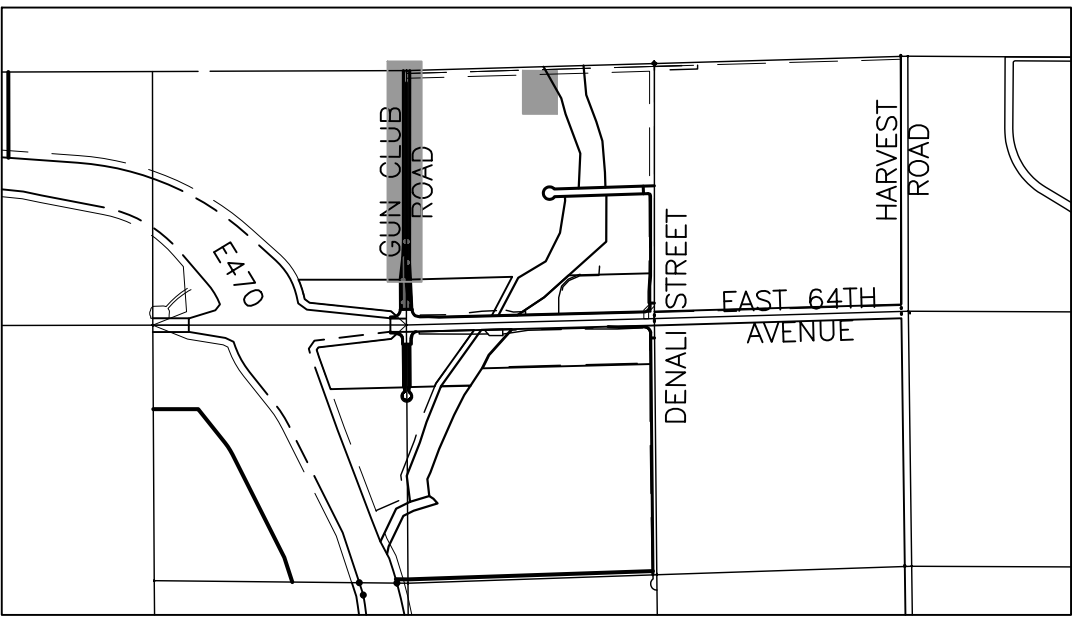
MM RESPONSE  
"TO BE DEDICATED" LABEL UPDATED.

to be dedicated

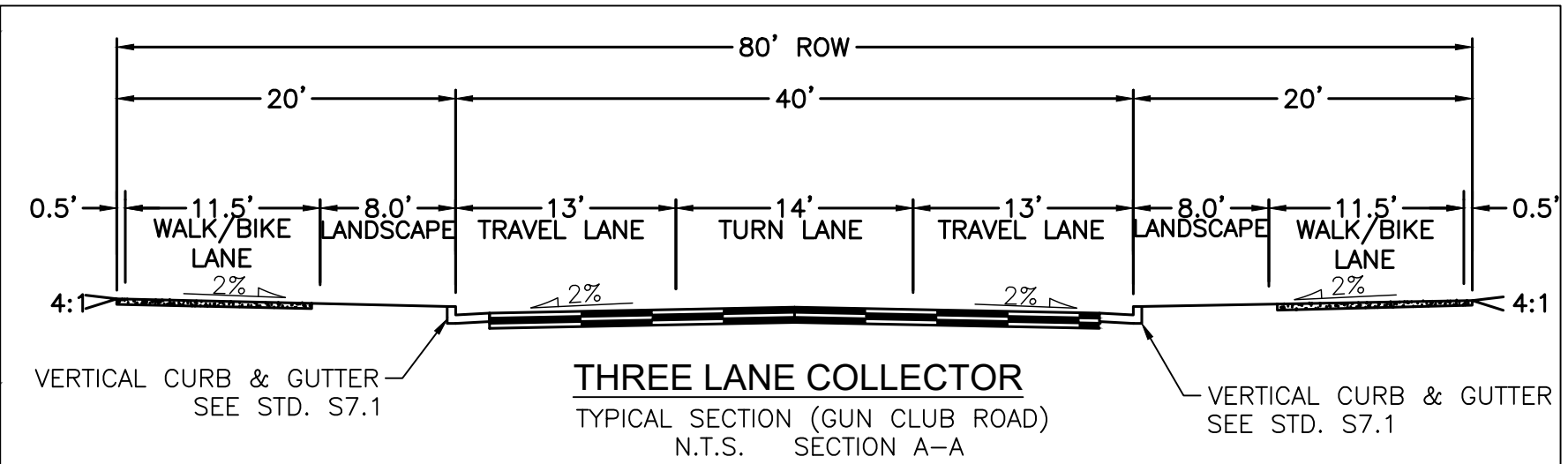
MM RESPONSE  
SIGN RELOCATED TO ABOUT 100'  
NORTH OF 65TH AVENUE

MM RESPONSE  
"TO BE DEDICATED" LABEL UPDATED.

MM RESPONSE  
"TO BE DEDICATED" LABEL UPDATED.



KEYMAP  
SCALE: 1"=2000'



## LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	SIGHT TRIANGLE	---
---	EASEMENT	---
---	CONTOURS	---
---	CURB & GUTTER	---
---	HANDICAP RAMPS	---
---	GRADING ARROW	---
---	STORM SEWER	---
---	STORM MANHOLE	---
---	STORM INLET	---
---	FLARED END SECTION	---
---	SANITARY SEWER	---
---	SANITARY MANHOLE	---
---	WATER LINE	---
---	WATER VALVE	---
---	FIRE HYDRANT	---
---	SWALE	---
---	LIGHT POLE	---
---	SIGN	---
---	INDICATES TO BE COMPLETED WITH 64TH AVE PROJECT	---
---	EMERGENCY SPILLWAY	---

## INFRASTRUCTURE NOTES: ROADWAY PHASING:

- ROADWAY IS ANTICIPATED TO POSSIBLY BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. A TRAFFIC IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE ANY ADDITIONAL REQUIRED GUN CLUB ROAD IMPROVEMENTS.
- TRAFFIC SIGNALS TO BE INSTALLED WHEN REQUIRED BY TRAFFIC REPORT ASSOCIATED WITH FUTURE PROJECTS. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL THESE TRAFFIC SIGNAL LOCATIONS.

## SIGNAGE AND STRIPING NOTES:

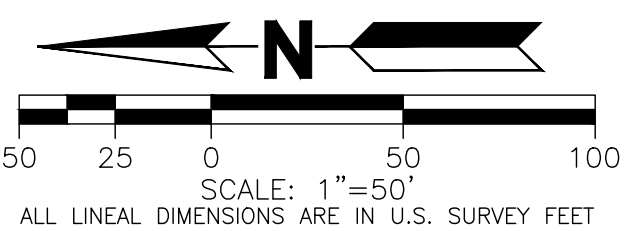
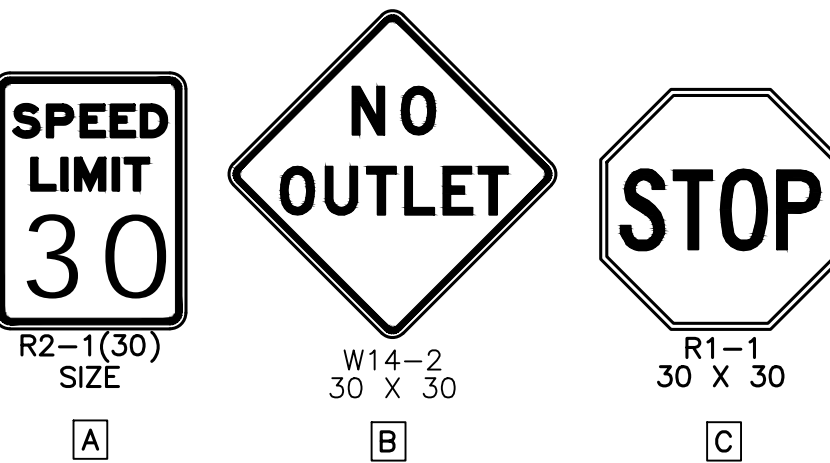
- THE DEVELOPER IS RESPONSIBLE FOR STRIPING SHOWN ON THESE PLANS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON GUN CLUB ROAD AT INTERSECTIONS. FUTURE SITE PLANS THAT MODIFY GUN CLUB ROAD WILL REQUIRE THE SPECIFIC DEVELOPER OF THAT SITE PLAN TO MODIFY SIGNAGE AND MARKING ASSOCIATED WITH GUN CLUB ROAD.
- 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.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS AND PRIVATE STREETS.

## WATER MAIN:

- THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.
- EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.

## DRAINAGE / STORM SEWER:

- STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH GUN CLUB ROAD SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.
- BMPS AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.



SEE SHEET 5 FOR CONTINUATION

Date	Submission / Revision
12/23/2020	1ST SUBMITTAL
02/16/2021	2ND SUBMITTAL
05/11/2021	3RD SUBMITTAL

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## GUN CLUB ROAD INFRASTRUCTURE SITE PLAN AURORA, COLORADO

Design Project No.  
19.1043.C.10

Drawing Title

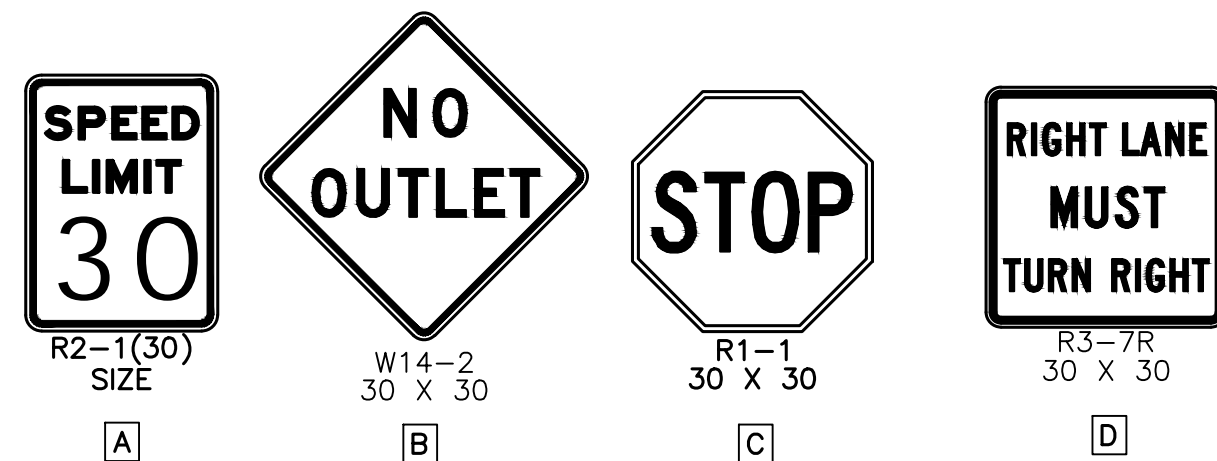
GUN CLUB ROAD

Drawing No.

4



A PARCEL OF LAND LOCATED IN THE SE1/4 OF SECTION 1, THE NE1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
THE SW1/4 OF SECTION 6 AND THE NW1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



1	ROADWAY IS ANTICIPATED TO POSSIBLY BE PHASED TO SUPPORT
<b>MM RESPONSE</b>	DEVELOPMENTS AND REGIONAL NEEDS. A TRAFFIC IMPACT
NOTED. CIVIL	COMPLETED WITH EACH ASSOCIATED DEVELOPMENT
CONSTRUCTION DOCUMENT PLANS	PLAN PROCESS TO DETERMINE ANY ADDITIONAL
LOW PLAN AND PROFILE	LOCAL ROAD IMPROVEMENTS.

TO BE INSTALLED WHEN REQUIRED BY TRAFFIC  
SIGNAL ESCROW ORDINANCE APPLIES TO ALL THESE TRAFFIC SIGNAL  
LOCATIONS.

SIGNAGE AND STRIPING NOTES:

1. THE DEVELOPER IS RESPONSIBLE FOR STRIPING SHOWN ON THESE PLANS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON GUN CLUB ROAD AT INTERSECTIONS. FUTURE SITE PLANS THAT MODIFY GUN CLUB ROAD WILL REQUIRE THE SPECIFIC DEVELOPER OF THAT SITE PLAN TO MODIFY SIGNAGE AND MARKING ASSOCIATED WITH GUN CLUB ROAD..
2. 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.
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DRAINAGE / STORM SEWER:

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LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	SIGHT TRIANGLE	
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	SWALE	
	LIGHT POLE	
	SIGN	

INDICATES TO BE COMPLETED WITH 64TH AVE PROJECT

Date	Submission / Revision
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# GUN CLUB ROAD INFRASTRUCTURE SITE PLAN

## AURORA, COLORADO

Design Project No.  
**19.1043.C.10**

GUN CLUB ROAD

Drawing No.

5



A PARCEL OF LAND LOCATED IN THE SE1/4 OF SECTION 1, THE NE1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
THE SW1/4 OF SECTION 6 AND THE NW1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YRDS/1,000SF.

ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.

THE SURFACE MATERIAL OF WALKS AND TO BE BRUSHED GRAY COLORED CONCRETE.

ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.

THE OWNER/DEVELOPER, THEIR 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 ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7.3.C MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.

A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.

LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS). TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.

SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1.5" MULTI-COLOR LOCAL RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 4-6" MULTI-COLOR LOCAL RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH.

OBJECTS AND STRUCTURES SHALL NOT IMPEDE VISION WITHIN THESE SIGHT TRIANGLES. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN THE SIGHT TRIANGLES. SHOW SIGHT TRIANGLES ON THE SITE PLAN AND LANDSCAPING PLAN AT ALL ACCESS POINTS IN ACCORDANCE WITH CITY OF AURORA STANDARD TRAFFIC DETAIL TE-13 IN ADDITION, STREET TREES SHALL BE SET BACK FROM STOP SIGNS AND OTHER REGULATORY SIGNS AS DETAILED IN CITY OF AURORA STANDARD TRAFFIC DETAIL TE-13.3. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

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.

Location / Description	Length (LF)	Trees Required	Trees Provided	Area (SF)	Shrubs Required	Total Provided (Shrubs + Grasses)	Shrubs Provided	Grasses Provided
GUN CLUB ROAD WEST	2,819	70	70	21,071	527	527	396	141
GUN CLUB ROAD EAST	2,800	70	70	21,217	530	530	400	130
<b>Totals:</b>	5,619	140	140	42,288	1,057	1,057	796	271

**NOTES:**

- 1.) Shrubs shown in table are a minimum of container #5 Size
- 2.) 0.025 Shrubs per 1 Square Foot of Tree Lawn
- 3.) 1 Tree per 40 LF
- 4.) Distances measured between tangent points, intersecting drives are excluded.

<b>Area (POND)</b>	<b>Description</b>	<b>Area (SF)</b>	<b>Trees Required</b>	<b>Trees Provided</b>	<b>Shrubs Required</b>	<b>Shrubs Provided</b>	<b>Transfers</b>
<b>A</b>	<b>DETENTION POND</b> (1 Tree and 10 shrubs per 4,000 SF)	32,149	8	8	32	32	0
	<b>Totals:</b>	32,149	8	8	32	32	0

**NOTES:**



- 1) Calculated to reflect 1 tree and 10 shrubs per 4,000 SF above the 100 year water surface elevation of the ponds.
- 2) Additional pond landscape, if needed, will be provided with the adjacent Site Plan.
- 3) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.



The total landscape area is shown on the site data block and in the hydrozone along with the amount being irrigated (at the bottom of table). Per phone call on June 8th.



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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	WATER USE
	GL IM	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' TM	IMPERIAL HONEY LOCUST	B&B	2.5" CAL.	18	HIGH
	GL IN	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM	SKYLINE THORNLESS HONEY LOCUST	B&B	2.5" CAL.	25	HIGH
	GY DI	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B&B	2.5" CAL.	22	MED
	QU BU	QUERCUS BUCKLEYI	BUCKLEY OAK	B&B	2.5" CAL.	20	MED
	QU MA	QUERCUS MACROCARPA	BURR OAK	B&B	2.5" CAL.	17	MED
	QU GS	QUERCUS X MACDANIELI 'CLEMONS' TM	HERITAGE OAK	B&B	2.5" CAL.	22	MED
	UL LT	ULMUS JAPONICA X WILSONIANA 'MORTON' TM	ACCOLADE ELM	B&B	2.5" CAL.	10	HIGH
	UL PR	ULMUS WILSONIANA 'PROSPECTOR'	ELM	B&B	2.5" CAL.	14	HIGH
ORNAMENTAL GRASSES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	WATER USE
	BO BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	#5 CONT.		104	LOW
	PA HM	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	#5 CONT.		105	LOW
	PA SH	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	#5 CONT.		14	LOW
	SP HE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#5 CONT.		49	LOW
MEDIUM DECIDUOUS SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	WATER USE
	CA BM	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	#5 CONT.		86	LOW
	PE AT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5 CONT.		42	MED
	PR PB	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	#5 CONT.		71	HIGH
	RH GR	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT.		85	LOW
SMALL DECIDUOUS SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	WATER USE
	BU BC	BUDDLEJA X 'BLUE CHIP JR.' TM	BLUE CHIP BUTTERFLY BUSH	#5 CONT.		28	MED
	CA PY	CARAGANA PYGMAEA	PYGMY PEASHRUB	#5 CONT.		73	LOW
	CH NA	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS	DWARF BLUE RABBITBRUSH	#5 CONT.		22	LOW
	PE LS	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	#5 CONT.		133	MED
	SP GO	SPIRAEA JAPONICA 'GOLDFLAME'	SPIREA	#5 CONT.		103	HIGH
SMALL EVERGREEN SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	WATER USE
	GE SE	GENISTA LYDIA 'SELECT' TM	BANGLE DYERS GREENWOOD	#5 CONT.		9	LOW
	JU MO	JUNIPERUS COMMUNIS 'MONDAP' TM	ALPINE CARPET COMMON JUNIPER	#5 CONT.		141	MED
	YU BR	YUCCA FLACCIDA 'BRIGHT EDGE'	BRIGHT EDGE YUCCA	#5 CONT.		26	LOW

MATERIAL SCHEDULE				
ITEM	DESCRIPTION	SIZE / DIMENSIONS	COLOR / FINISH / MODEL	NOTES
	ROCK MULCH	3" DEPTH	1.5" MULTI-COLOR LOCAL RIVER ROCK	INSTALL AT 3" DEPTH PER GENERAL LANDSCAPE NOTES. REFER TO PLANS FOR LOCATION.
	COBBLE	3" DEPTH	4-6" MULTI-COLOR LOCAL RIVER ROCK	INSTALL AT 3" DEPTH PER GENERAL LANDSCAPE NOTES. REFER TO PLANS FOR LOCATION.

IRRIGATED & NON-IRRIGATED NATIVE SEED MIX				
COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE	
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS	
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS	
BLUE GRAMA	BOUTELOUA GRACILIS	10 %	3.0 LBS	
SWITCHGRASS	PANICUM VIRGATUM	10 %	3.0 LBS	
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10 %	3.0 LBS	
		TOTAL 100%	30.0 LBS DRILLED	

NON-IRRIGATED WETLAND SEED			NWS
COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
REED CANARY GRASS	PHALARIS ARUNDINACEA	45%	4.5 LBS
IMPROVED MEADOWS BROME	BROMUS BIEBERSTEINII	25%	2.5 LBS
GARRISON CREEPING FOXTAIL	ALOPECURUS ARUNDINACEUS POIR	25 %	2.5 LBS
CLIMAX TIMOTHY	PHLEUM PRATENSE	5 %	0.5 LBS
		TOTAL 100%	10.0 LBS DRILLED

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# GUN CLUB ROAD INFRASTRUCTURE SITE PLAN

## AURORA, COLORADO

Design Project No.  
**19.1043.C.10**

Drawing Title

LANDSCAPE  
SCHEDULES

Drawing No.

7

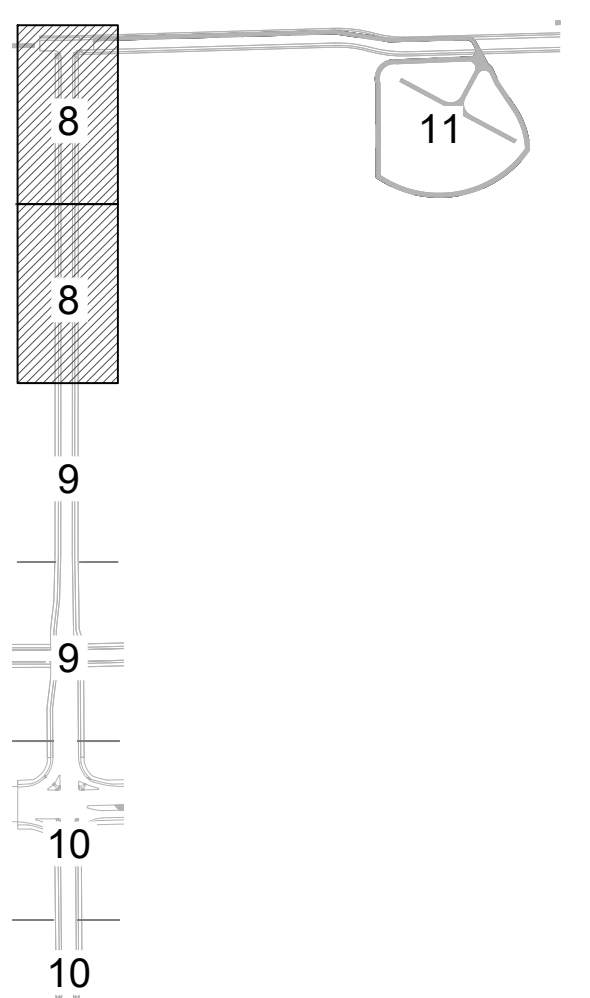


# GUN CLUB ROAD - INFRASTRUCTURE SITE PLAN

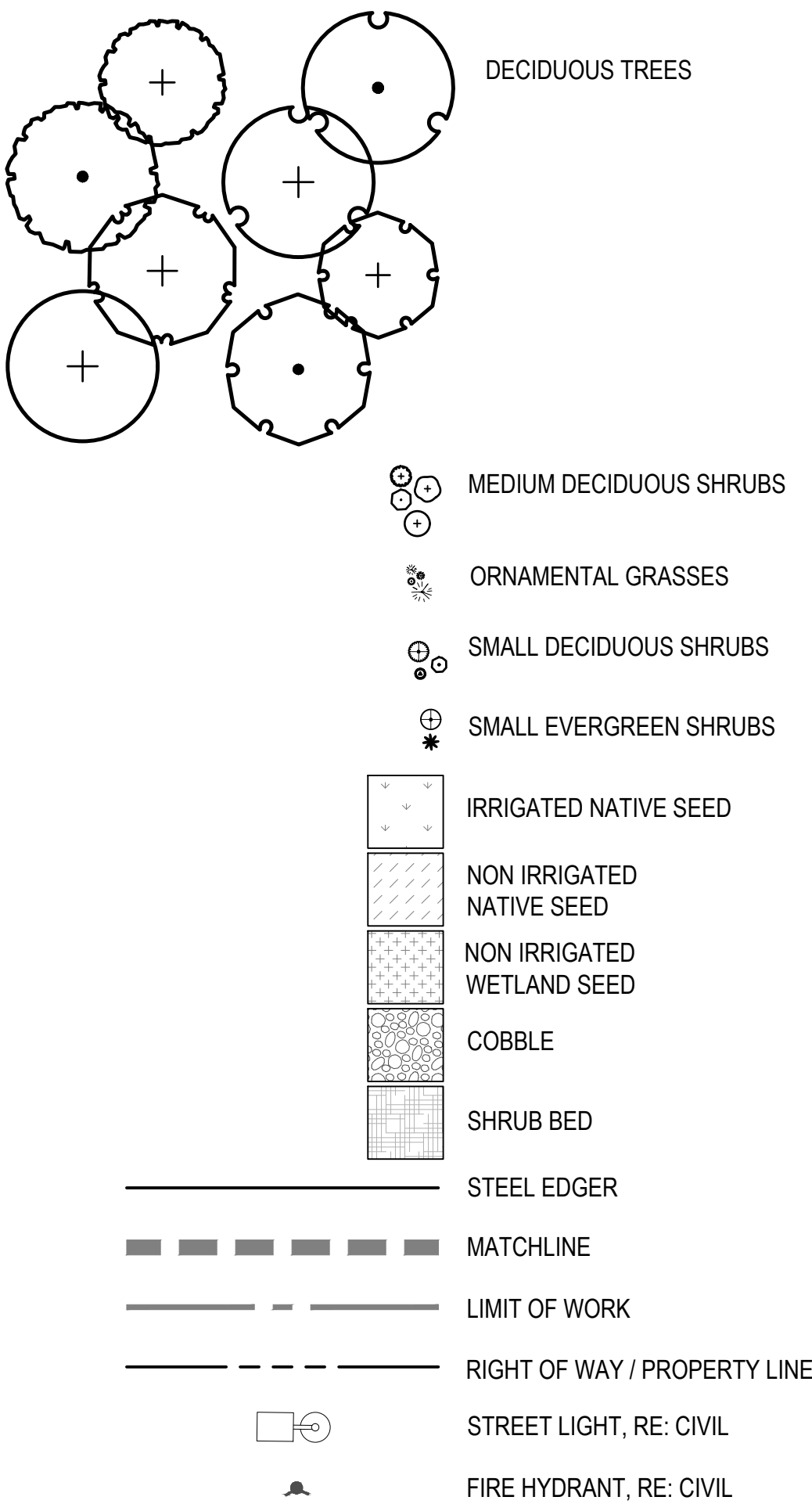
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NOT FOR CONSTRUCTION

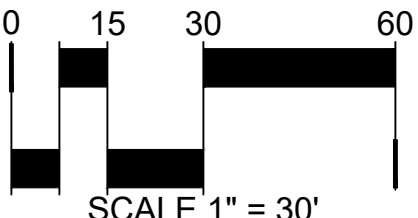
## KEY MAP



## LEGEND



NOTE: RIGHT-OF-WAY LANDSCAPING IMPROVEMENTS TO BE INSTALLED WHEN THE ADJACENT PARCELS ARE DEVELOPED



Date	Submission / Revision
12/23/2020	1ST SUBMITTAL
02/16/2021	2ND SUBMITTAL
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## GUN CLUB ROAD INFRASTRUCTURE SITE PLAN AURORA, COLORADO

Design Project No. 19.1043.C.10

Drawing Title  
**LANDSCAPE PLAN**

Drawing No.

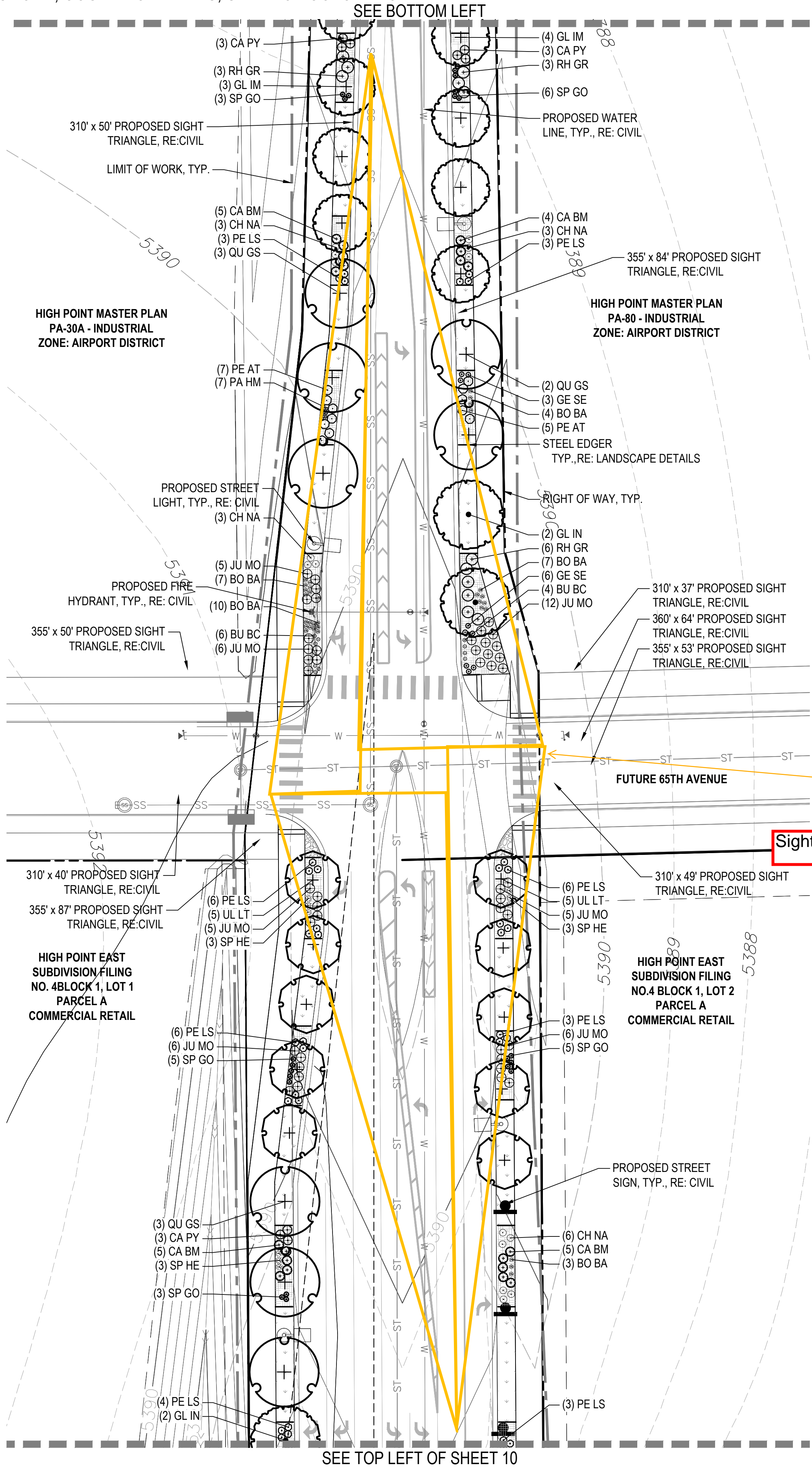
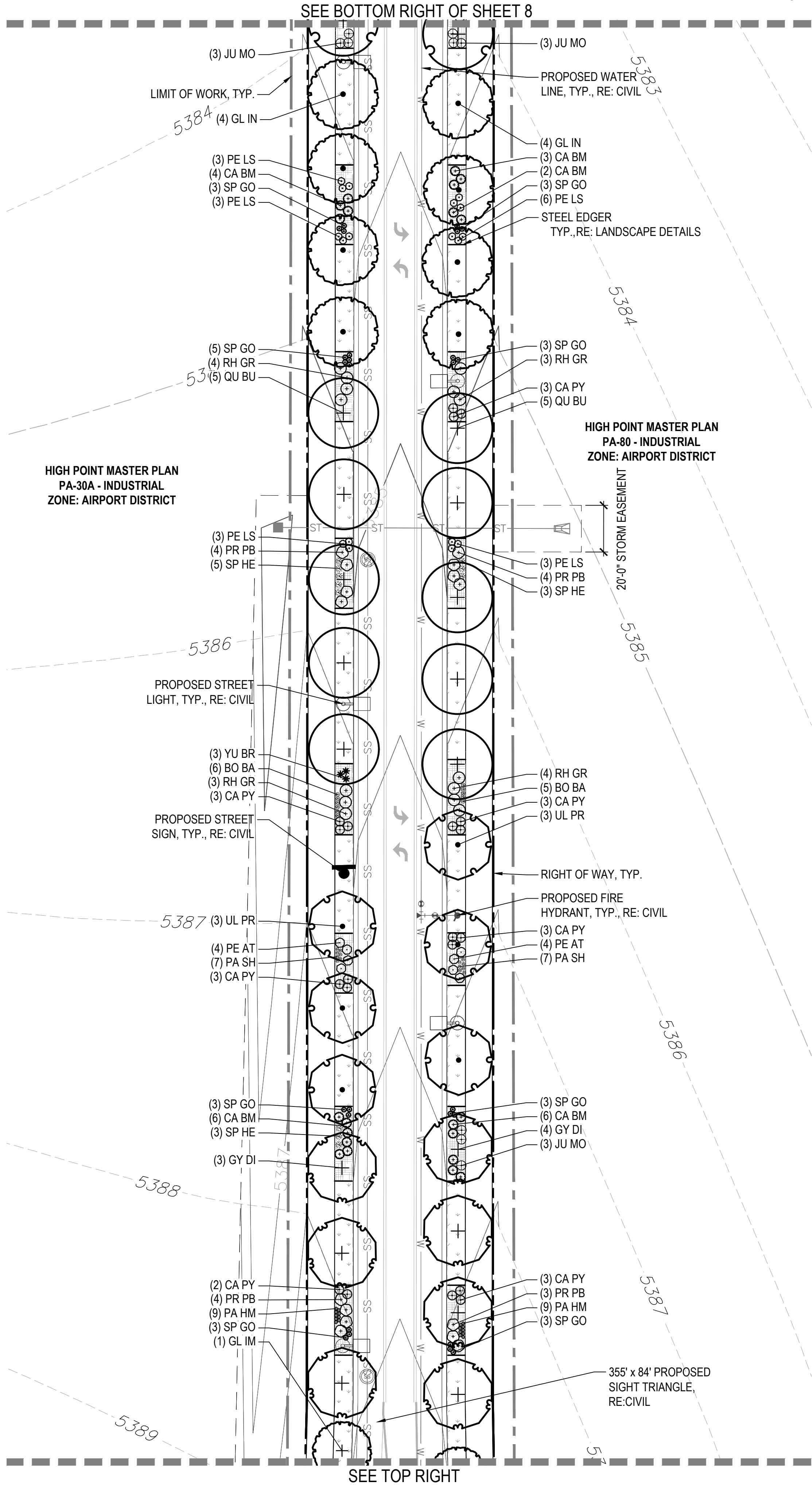
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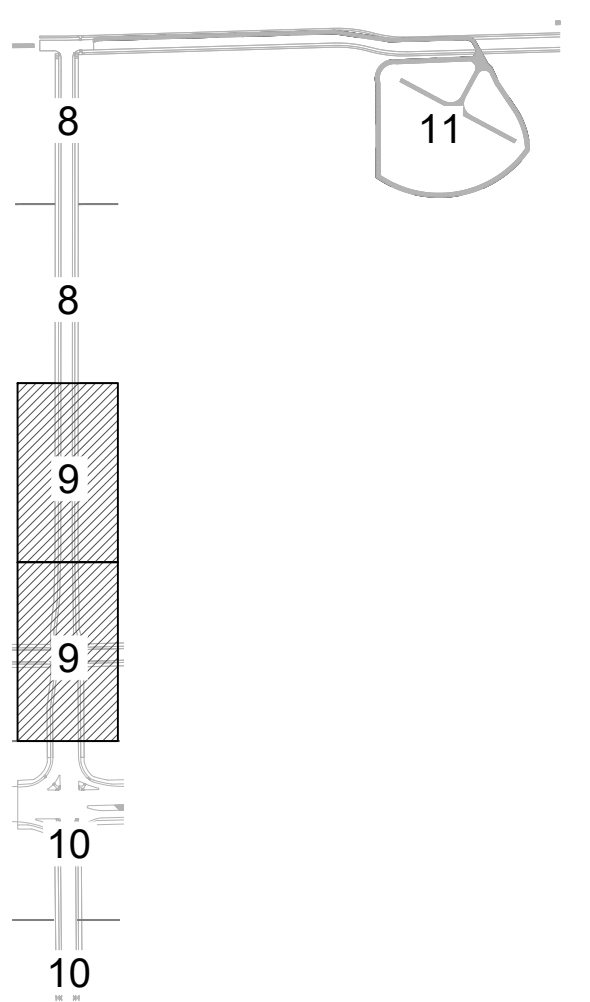
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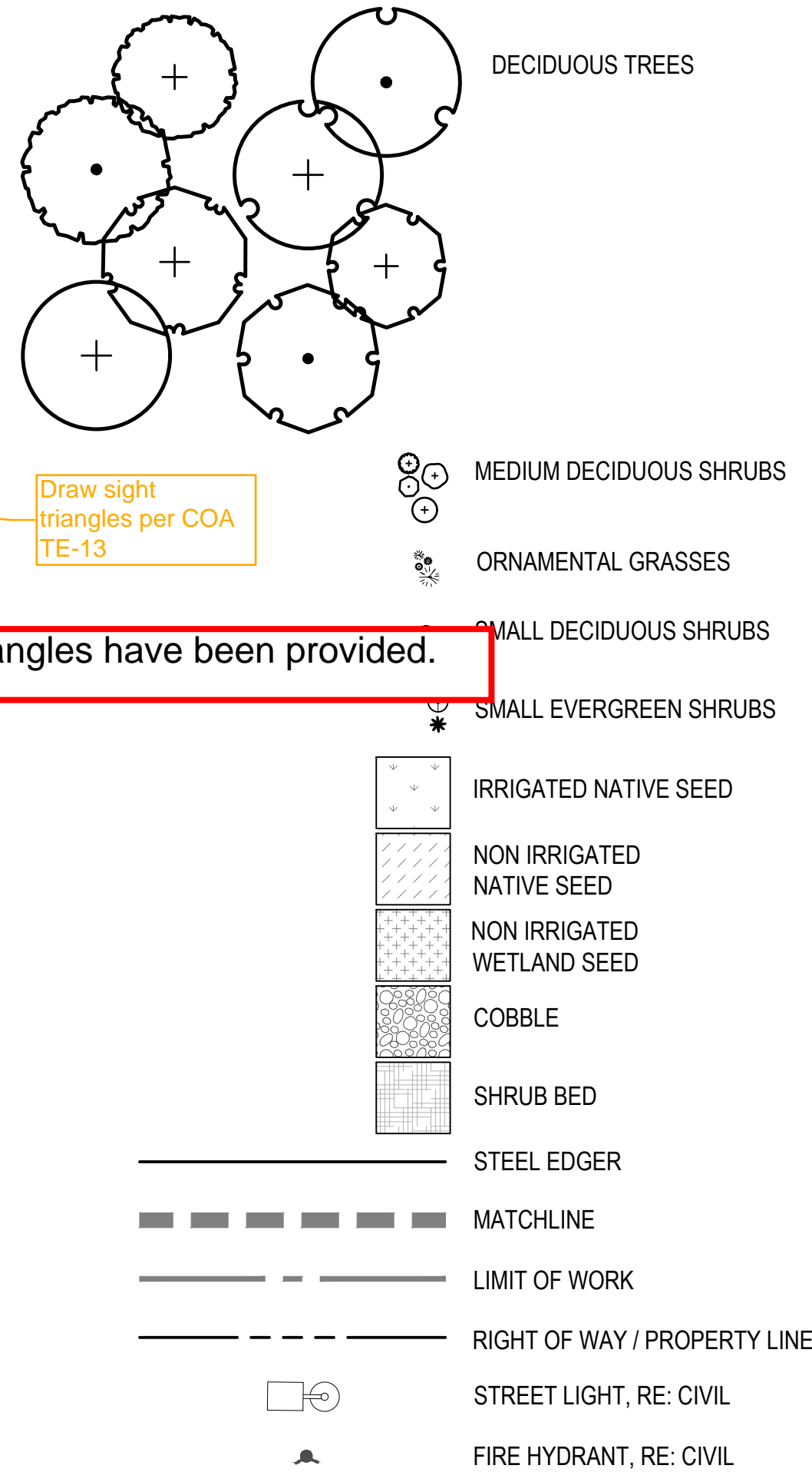
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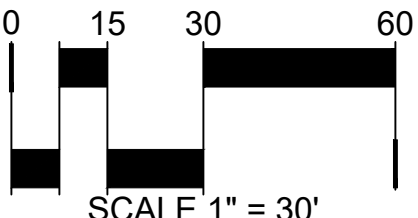
## KEY MAP



## LEGEND



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Design Project No: 19.1043.C.10

Drawing Title  
LANDSCAPE PLAN

Drawing No.

9

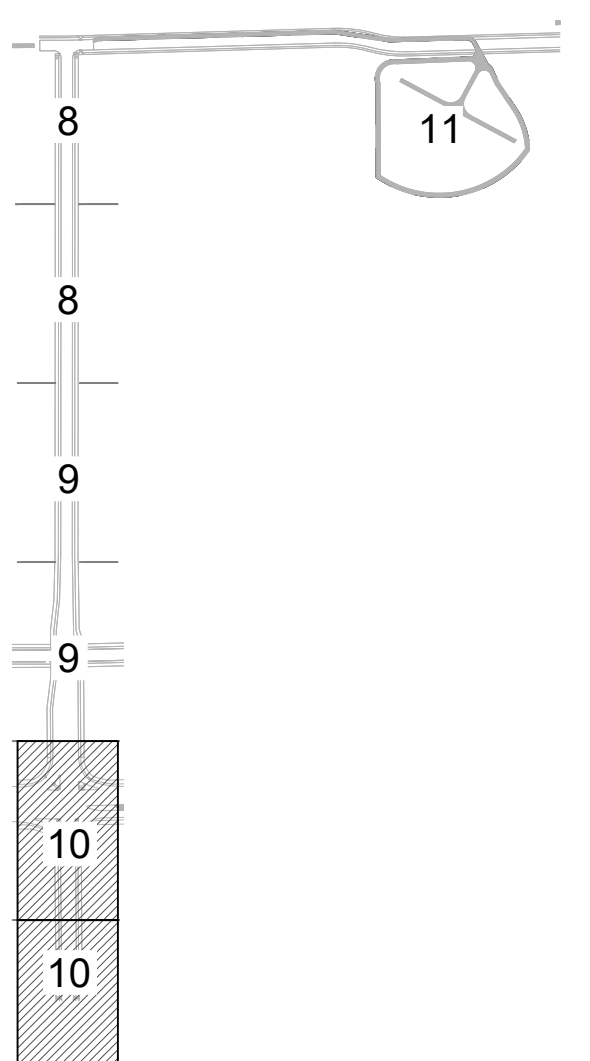


# GUN CLUB ROAD - INFRASTRUCTURE SITE PLAN

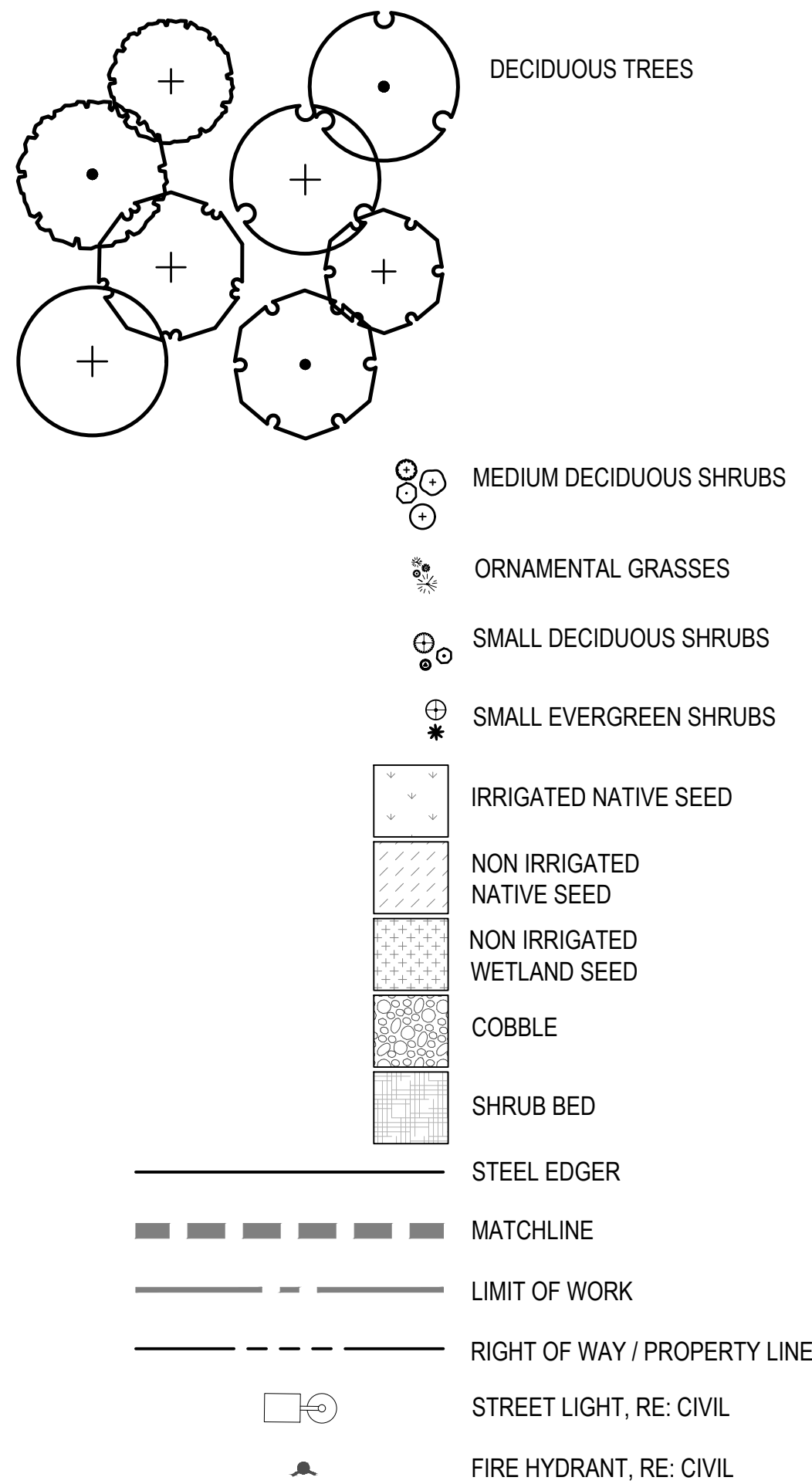
A PARCEL OF LAND LOCATED IN THE SE1/4 OF SECTION 1, THE NE1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
THE SW1/4 OF SECTION 6 AND THE NW1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOT FOR CONSTRUCTION

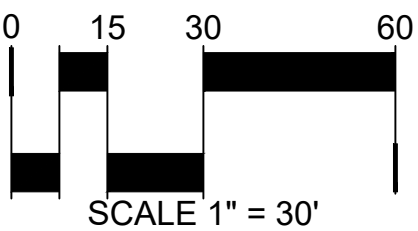
## KEY MAP



## LEGEND



NOTE: RIGHT-OF-WAY LANDSCAPING IMPROVEMENTS TO BE  
INSTALLED WHEN THE ADJACENT PARCELS ARE DEVELOPED



Date	Submission / Revision
12/23/2020	1ST SUBMITTAL
02/16/2021	2ND SUBMITTAL
05/10/2021	3RD SUBMITTAL

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## GUN CLUB ROAD INFRASTRUCTURE SITE PLAN AURORA, COLORADO

Design Project No:  
**19.1043.C.10**

Drawing Title  
**LANDSCAPE  
PLAN**

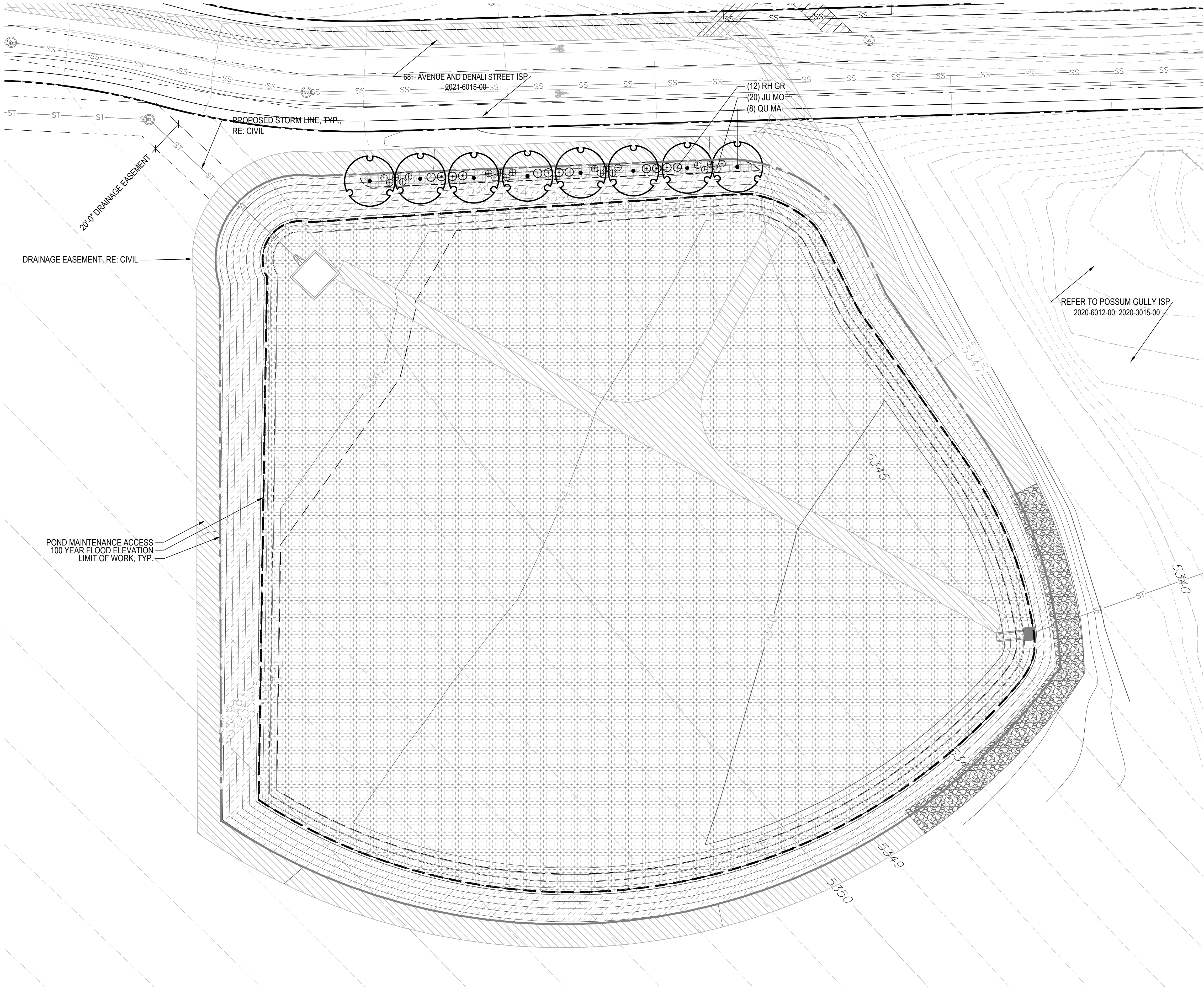
Drawing No.

**10**



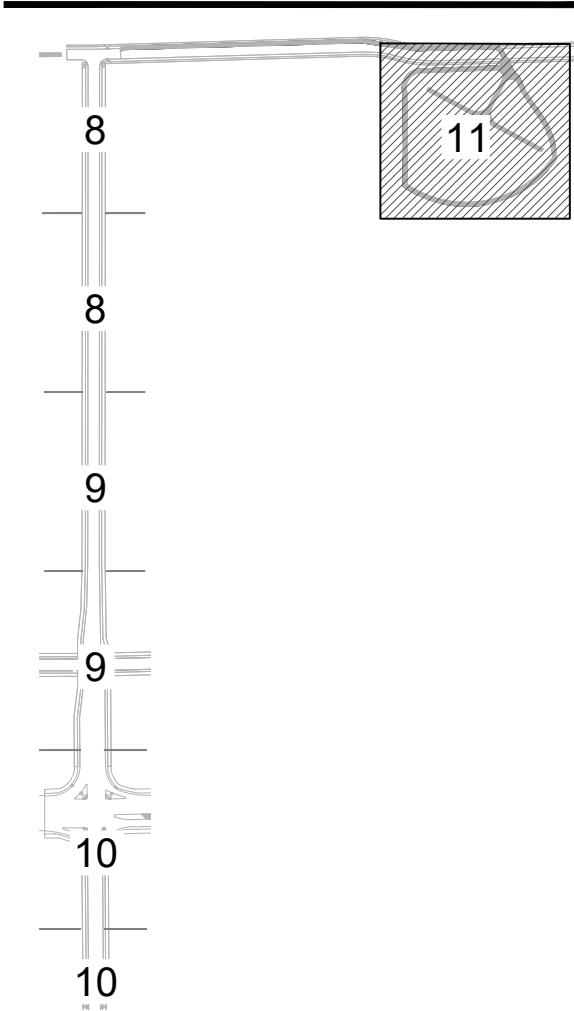
# GUN CLUB ROAD - INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SE1/4 OF SECTION 1, THE NE1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
THE SW1/4 OF SECTION 6 AND THE NW1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

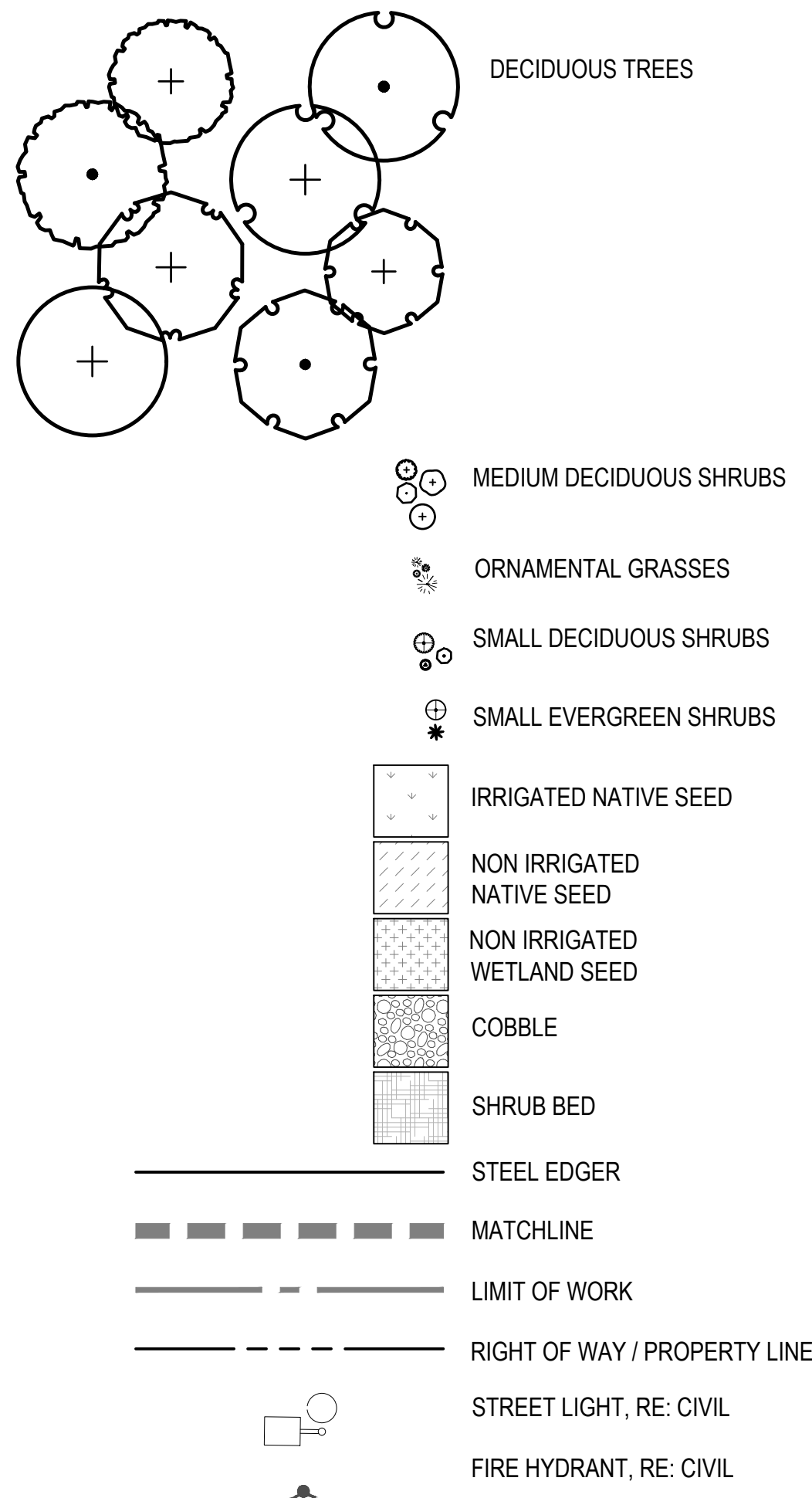


NOT FOR CONSTRUCTION

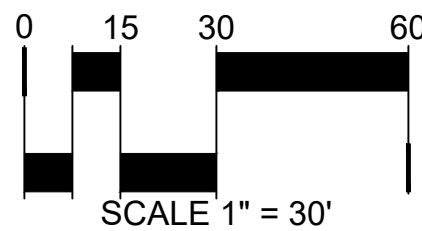
## KEY MAP



## LEGEND



NOTE: RIGHT-OF-WAY LANDSCAPING IMPROVEMENTS TO BE  
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## GUN CLUB ROAD INFRASTRUCTURE SITE PLAN AURORA, COLORADO

Design Project No:  
**19.1043.C.10**

Drawing Title  
**LANDSCAPE  
PLAN**

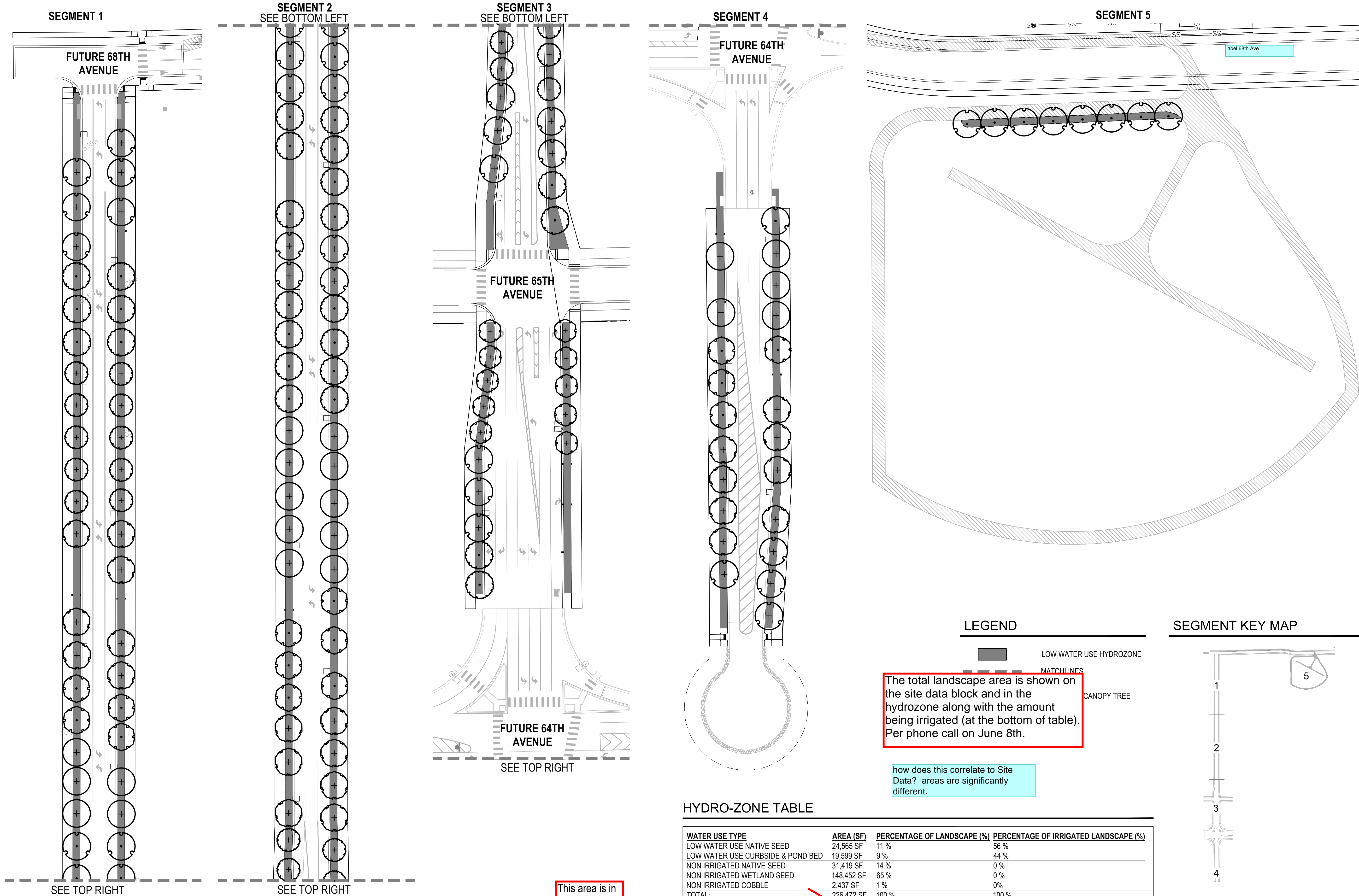
Drawing No.

**11**



# GUN CLUB ROAD - INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SE1/4 OF SECTION 1, THE NE1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
THE SW1/4 OF SECTION 6 AND THE NW1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



HYDRO-ZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE OF LANDSCAPE (%)	PERCENTAGE OF IRRIGATED LANDSCAPE (%)
LOW WATER USE NATIVE SEED	24,565 SF	11 %	56 %
LOW WATER USE CURBSIDE & POND BED	19,599 SF	9 %	44 %
NON IRRIGATED NATIVE SEED	31,419 SF	14 %	0 %
NON IRRIGATED WETLAND SEED	148,452 SF	65 %	0 %
NON IRRIGATED COBBLE	2,437 SF	1 %	0%
TOTAL	226,472 SF	100 %	100 %

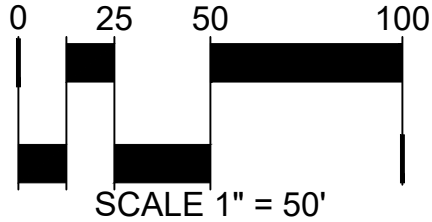
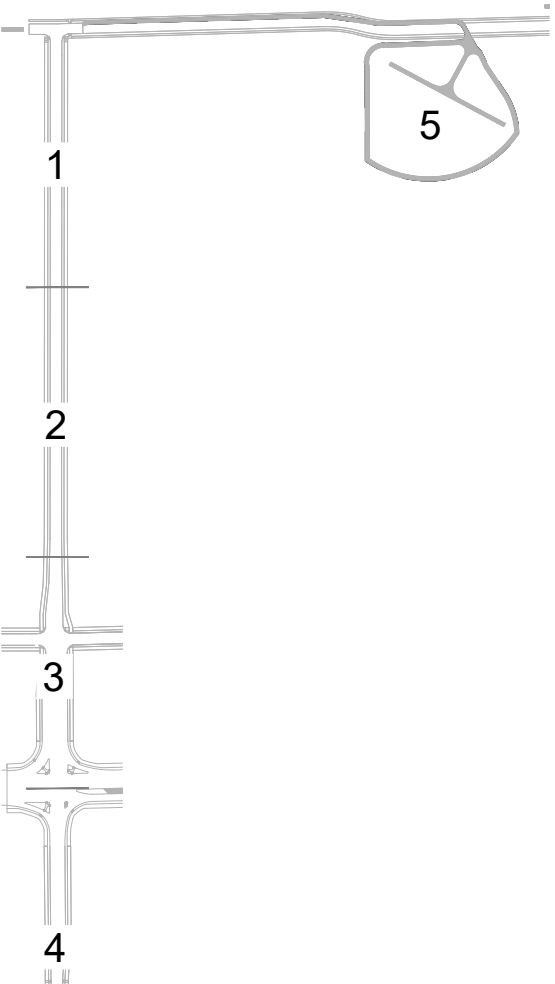
CANOPY TREES	QUANTITY	AREA VALUE (SF)
TREES TOTAL: 0 SF (0%)	0	706.5

TOTAL IRRIGATED AREA TAP #TBD 44,164 SF

This area is in site data block

Total irrigated area.

SEGMENT KEY MAP



Date	Submission / Revision
12/23/2020	1ST SUBMITTAL
02/16/2021	2ND SUBMITTAL
05/10/2021	3RD SUBMITTAL

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GUN CLUB ROAD INFRASTRUCTURE SITE PLAN  
AURORA, COLORADO

Design Project No: 19.1043.C.10

Drawing Title

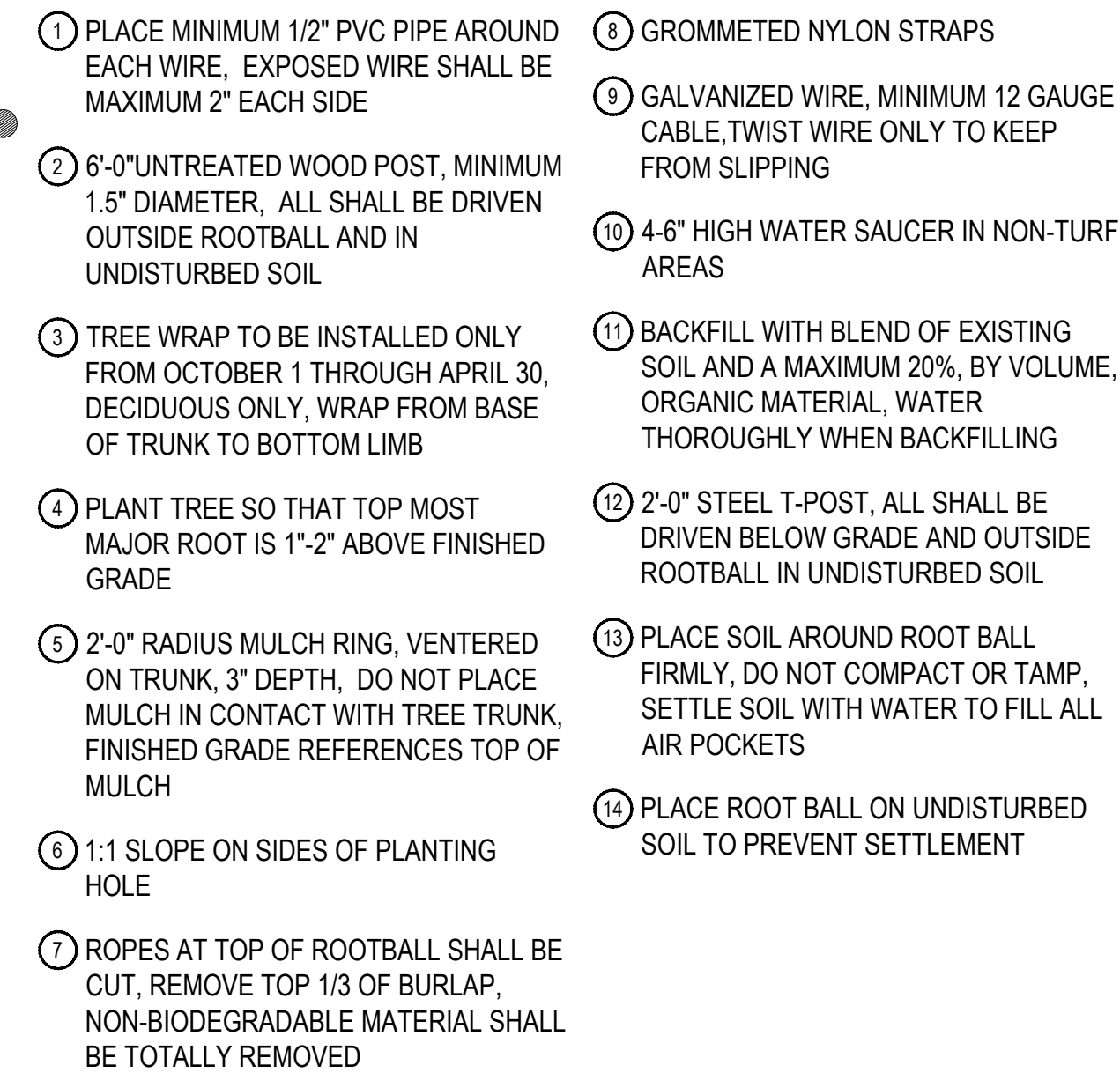
LANDSCAPE HYDROZONE

Drawing No.

12



A PARCEL OF LAND LOCATED IN THE SE1/4 OF SECTION 1, THE NE1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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- ## ① TREE PLANTING DETAIL

