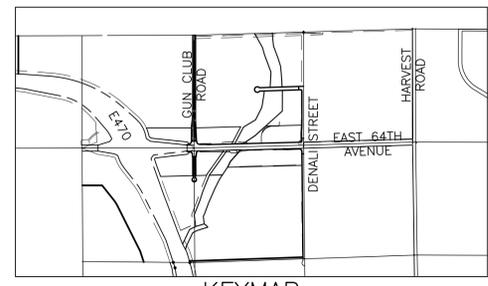
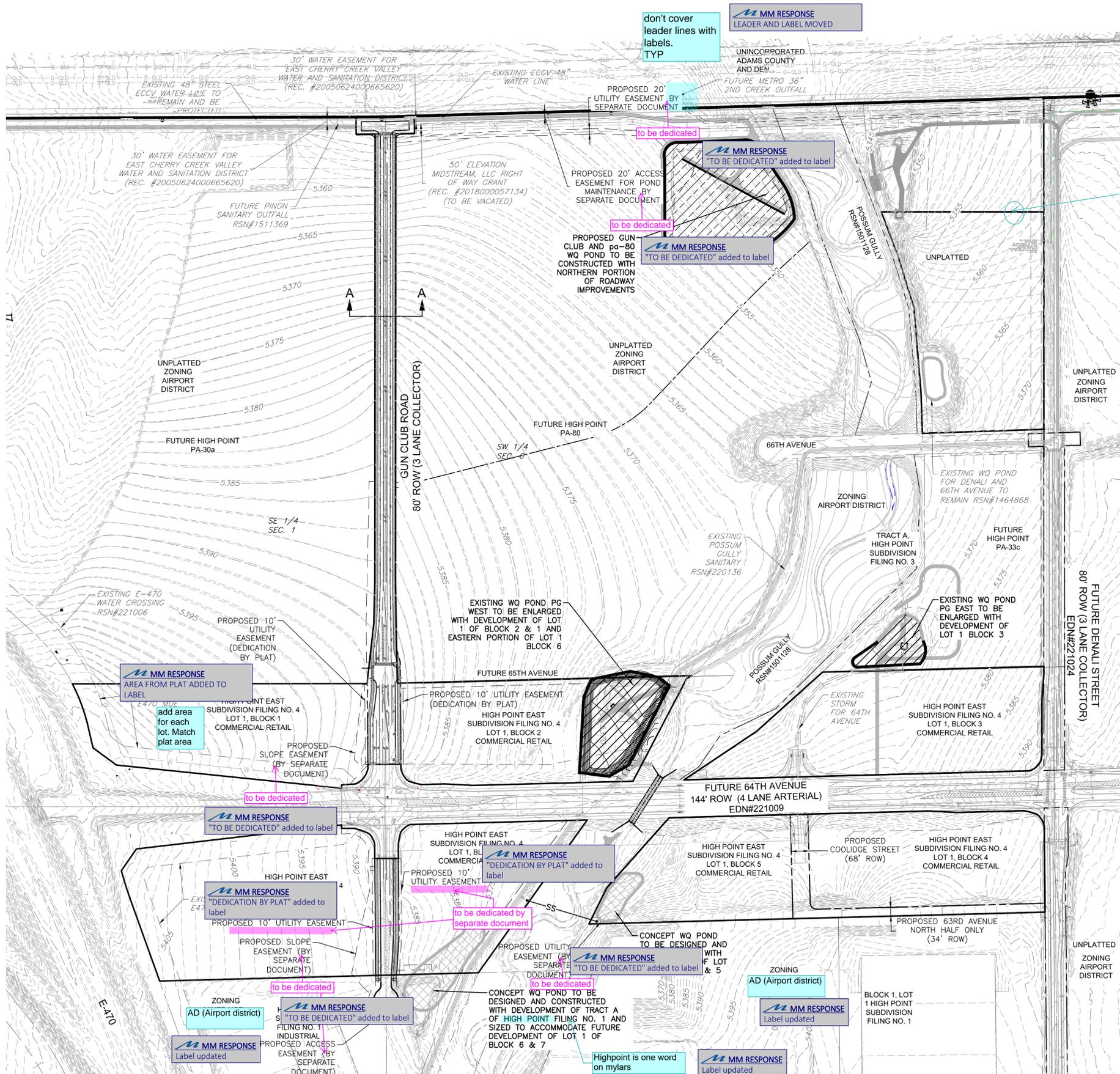


GUN CLUB ROAD - INFRASTRUCTURE SITE PLAN

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



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.

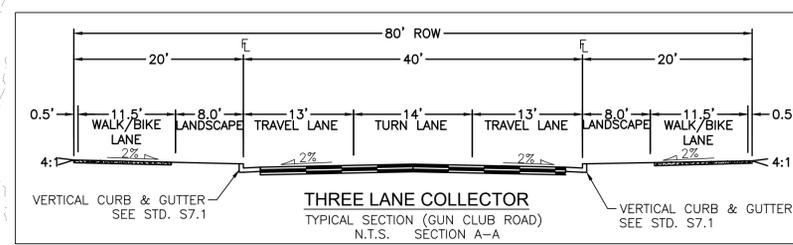
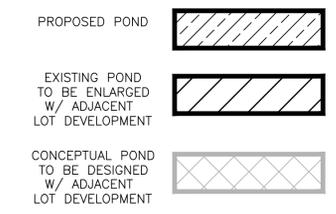
DRAINAGE / STORM SEWER:

- 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.

GENERAL NOTES:

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

LEGEND



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: OVERALL SITE PLAN

Drawing No: 3

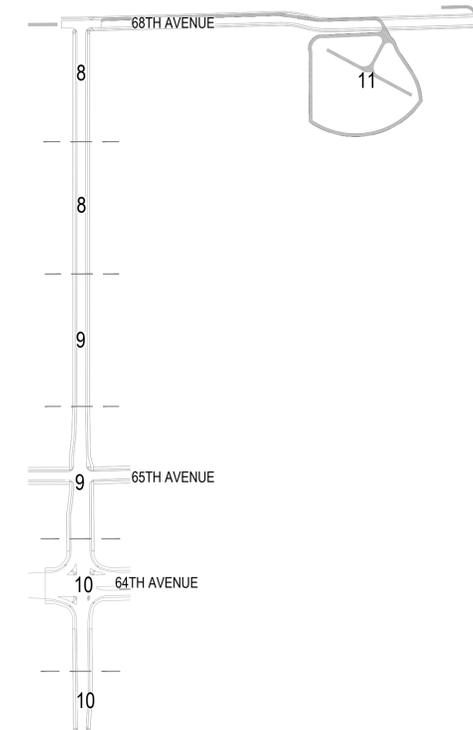
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YRDS/1,000SF.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS .
3. THE SURFACE MATERIAL OF WALKS AND TO BE BRUSHED GRAY COLORED CONCRETE.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. 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.
6. 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.
7. 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.
8. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
11. 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.
12. 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.
13. 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.

OVERALL PLAN



CURBSIDE LANDSCAPE DATA TABLE

Curbside Landscape Data Table								
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	386	141
GUN CLUB ROAD EAST	2,800	70	70	21,217	530	530	400	130
Totals:	5,619	140	140	42,288	1,057	1,057	786	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.

DETENTION POND LANDSCAPE TABLE

Detention Pond Landscape Table *to be installed at time of construction							
Area (POND)	Description	Area (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Transfers
A	DETENTION POND (1 Tree and 10 shrubs per 4,000 SF)	32,149	8	8	32	32	0
	Totals:	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.

What is the total area being landscaped? Area needs to correspond with Site Data on cover sheet

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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GUN CLUB ROAD INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

Design Project No:
19.1043.C.10

Drawing Title
LANDSCAPE NOTES

Drawing No.
6

GUN CLUB ROAD - INFRASTRUCTURE SITE PLAN

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

PLANT SCHEDULE

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	
	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	
	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	
	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	
	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

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

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

DRYLAND LOW SEED MIX OR APPROVED EQUAL.

NOTE: MAINTAIN TREES AND GRASSES TO REDUCE ATTRACTANTS FOR WILDLIFE SUCH AS RAPTOR SPECIES, BLACKBIRDS/STARLINGS, AND GEESSE.

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.

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05/10/2021	3RD SUBMITTAL

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GUN CLUB ROAD INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

Design Project No:
19.1043.C.10

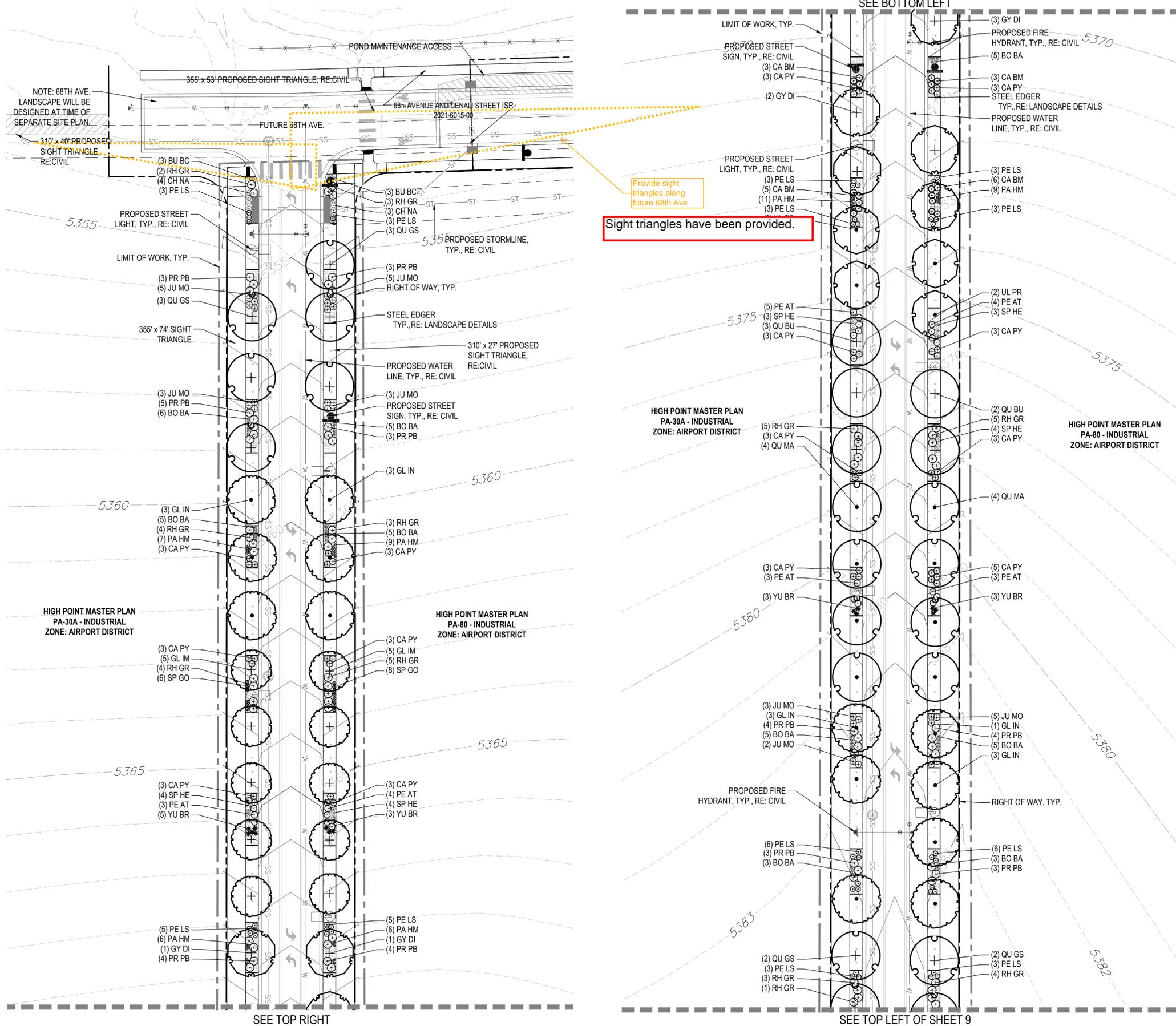
Drawing Title
LANDSCAPE SCHEDULES

Drawing No.
7

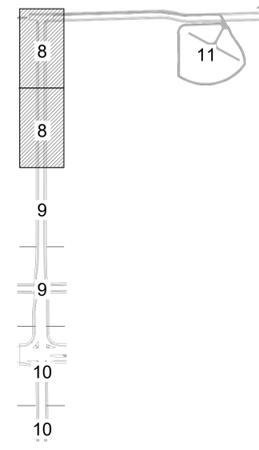
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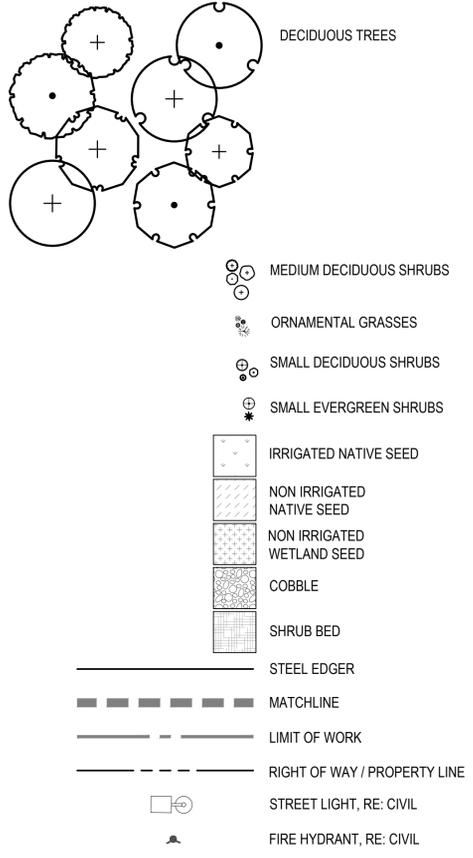
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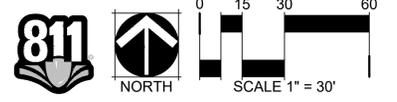
KEY MAP



LEGEND



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



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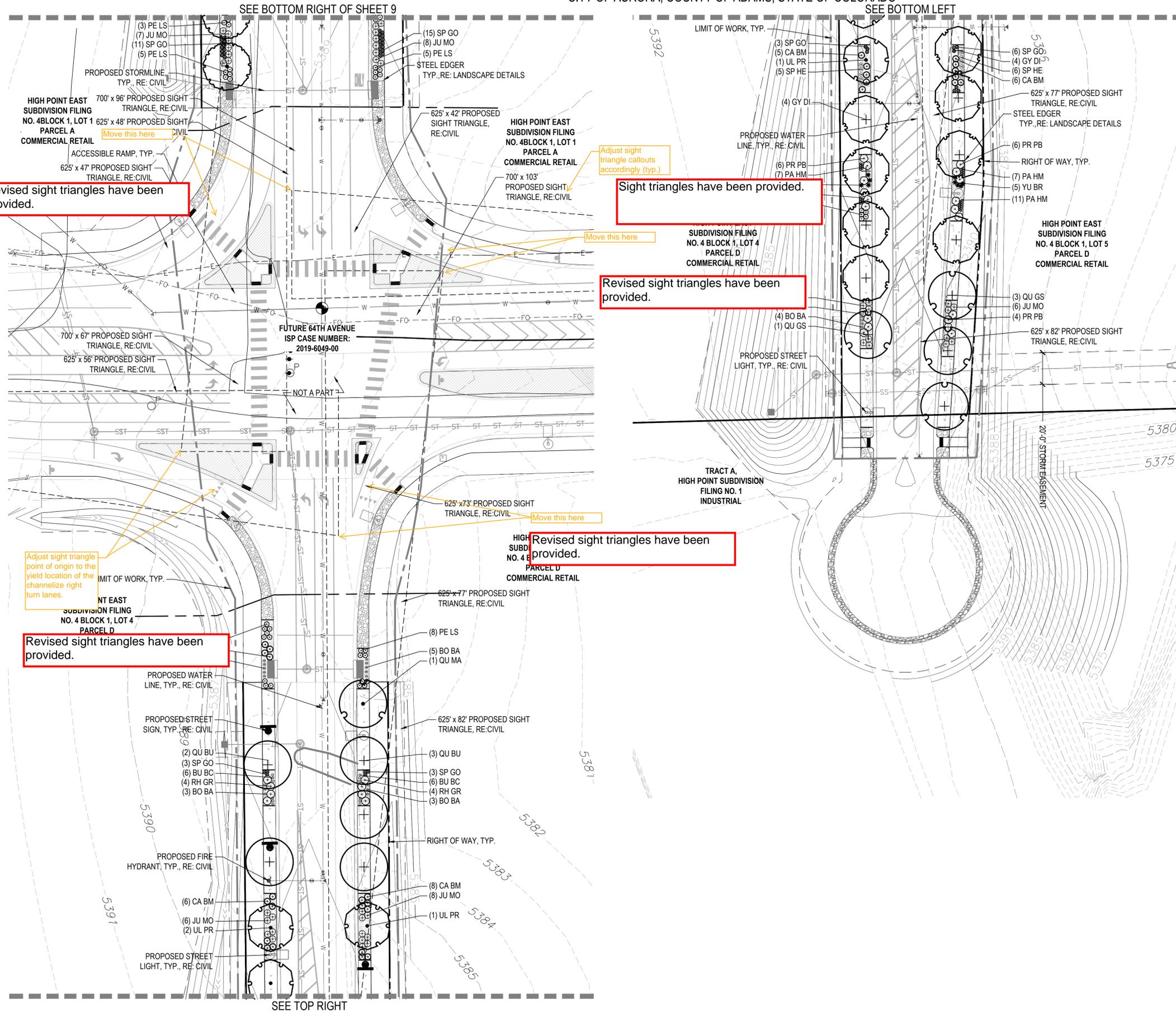
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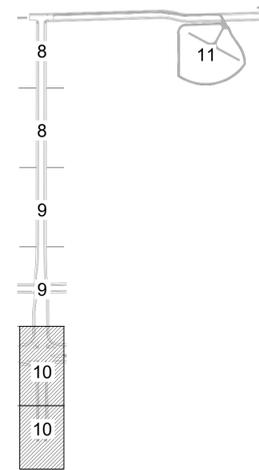
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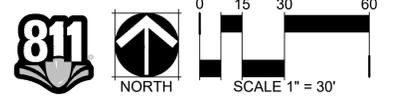
KEY MAP



LEGEND

- DECIDUOUS TREES
- MEDIUM DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- SMALL DECIDUOUS SHRUBS
- SMALL EVERGREEN SHRUBS
- IRRIGATED NATIVE SEED
- NON IRRIGATED NATIVE SEED
- NON IRRIGATED WETLAND SEED
- COBBLE
- SHRUB BED
- STEEL EDGER
- MATCHLINE
- LIMIT OF WORK
- RIGHT OF WAY / PROPERTY LINE
- STREET LIGHT, RE: CIVIL
- FIRE HYDRANT, RE: CIVIL

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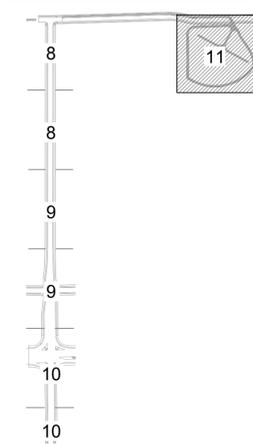
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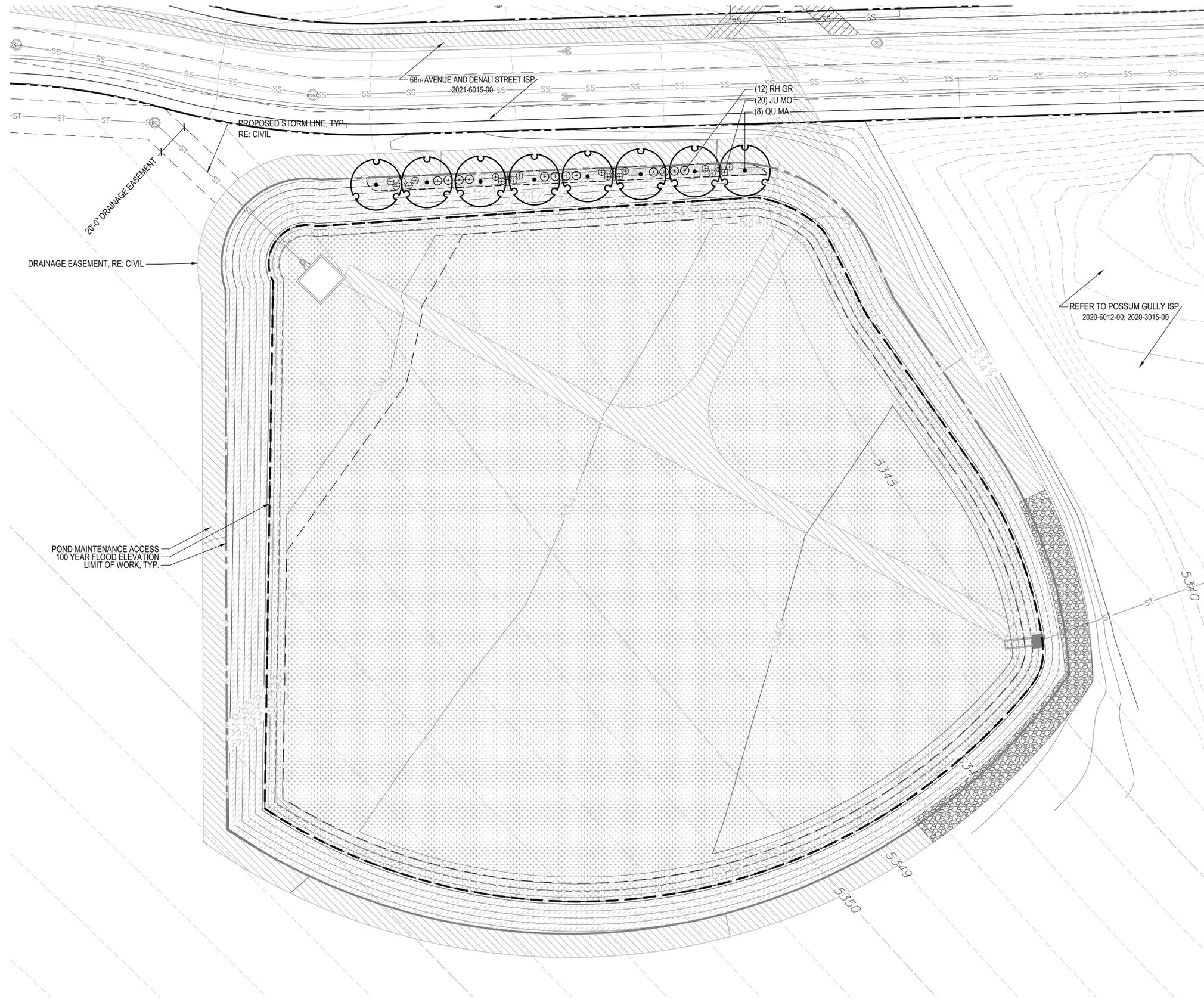
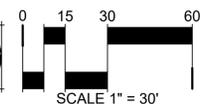
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LEGEND

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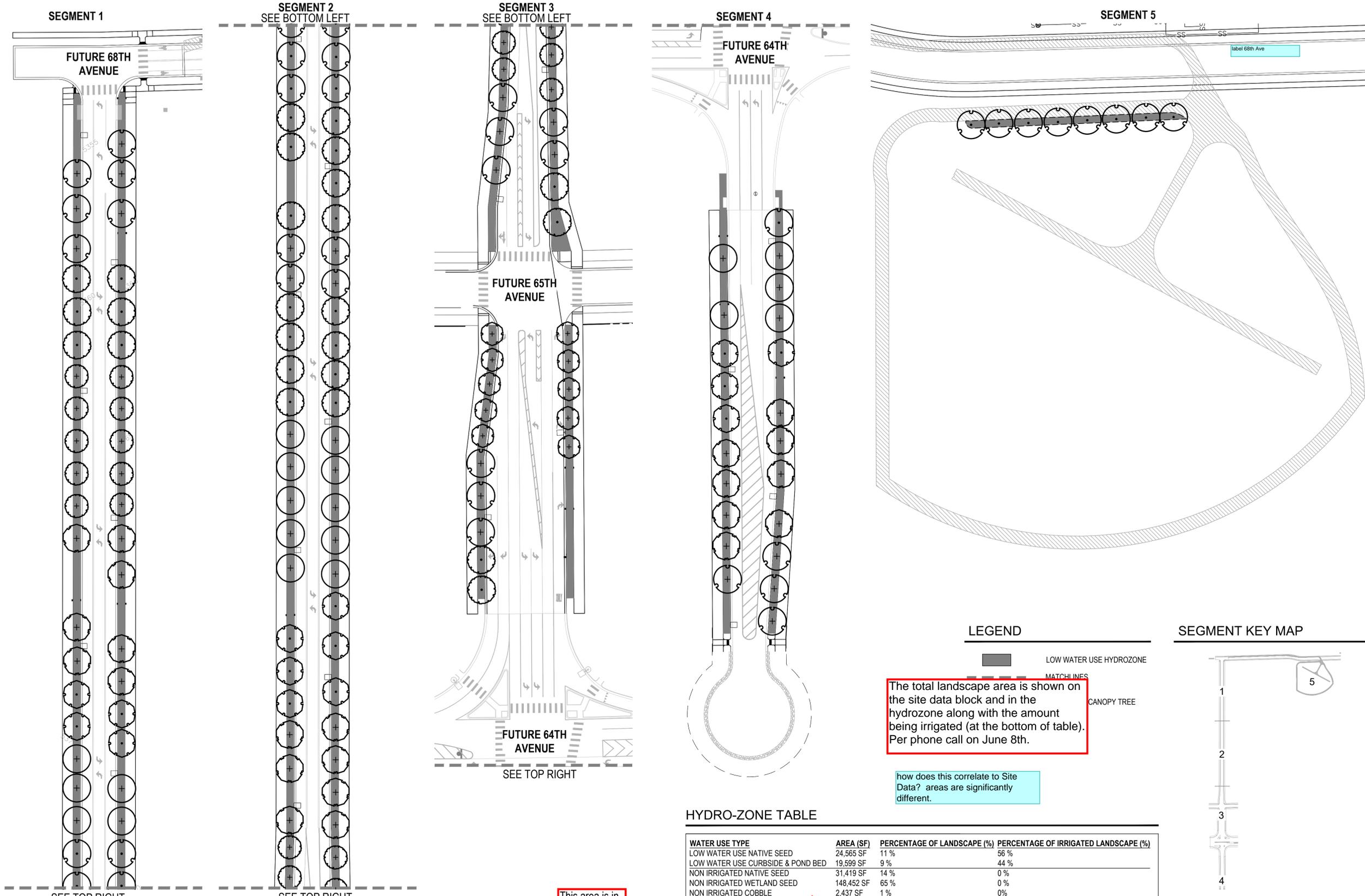
Drawing Title
LANDSCAPE PLAN

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



LEGEND

- LOW WATER USE HYDROZONE
- MATCHLINES
- CANOPY TREE

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.

how does this correlate to Site Data? areas are significantly different.

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 %

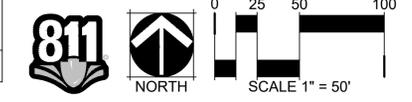
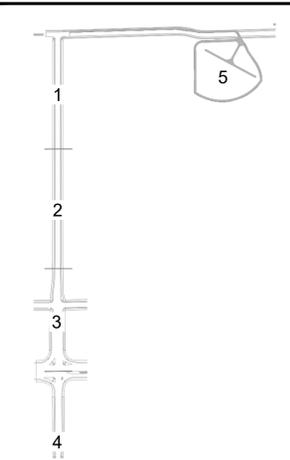
CANOPY TREES	QUANTITY	AREA VALUE (SF)
TREES TOTAL:	0	706.5
TREES TOTAL:	0 SF (0%)	

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

