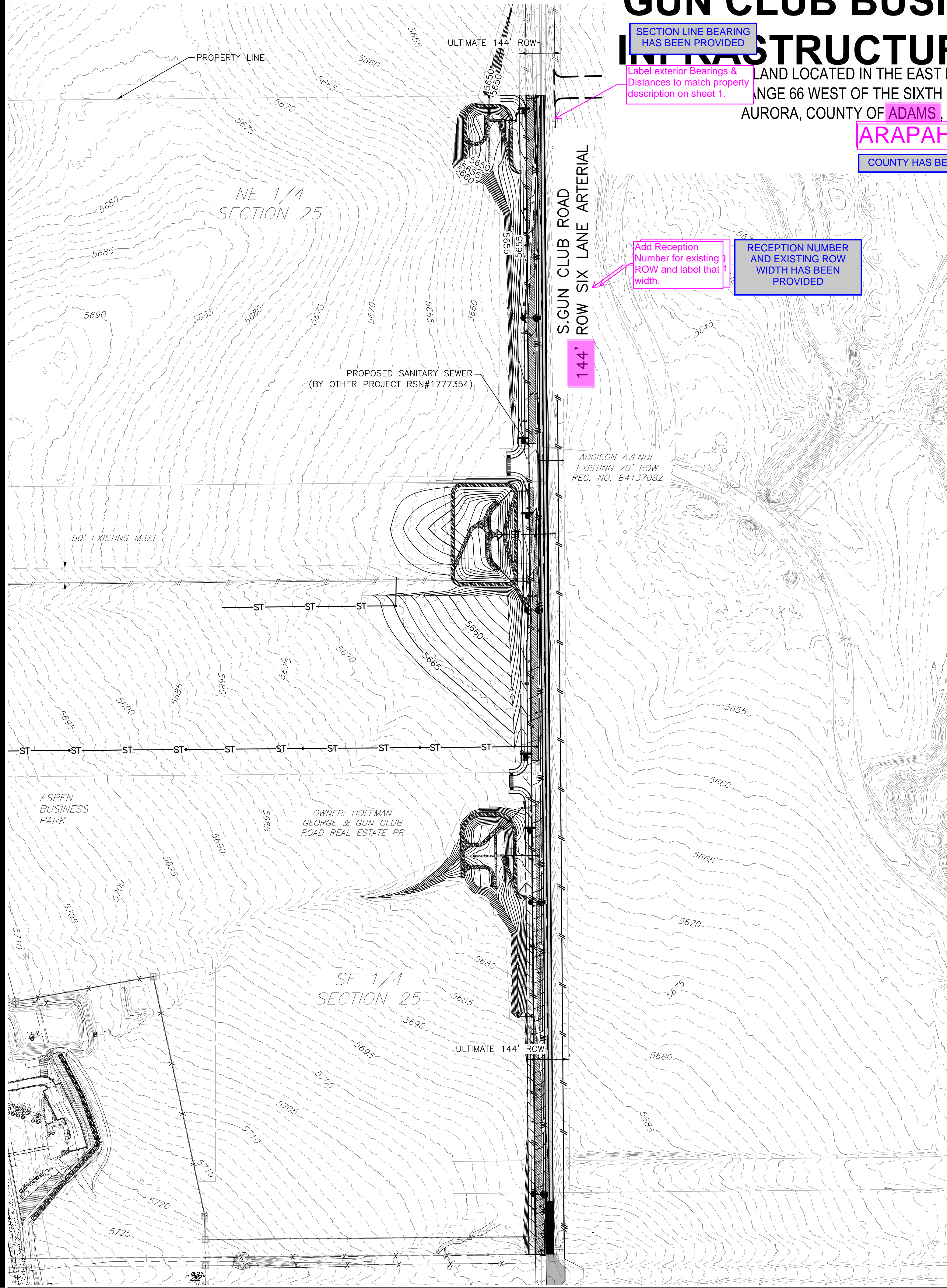


PLOT DATE: Thursday, April 25, 2024 10:40 AM LAST SAVED BY: JRODRIGUEZ
DRAWING LOCATION: G:\LE\23.1060-Crippen - Master Plan\04 Gun Club Road\PLANS\SP\OVERALL MAP.dwg



GUN CLUB BUSINESS PARK - INFRASTRUCTURE SITE PLAN

LAND LOCATED IN THE EAST HALF OF SECTION 25, TOWNSHIP 4
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
AURORA, COUNTY OF ADAMS, STATE OF COLORADO

ARAPAHOE?

COUNTY HAS BEEN UPDATED

SECTION LINE BEARING
HAS BEEN PROVIDED

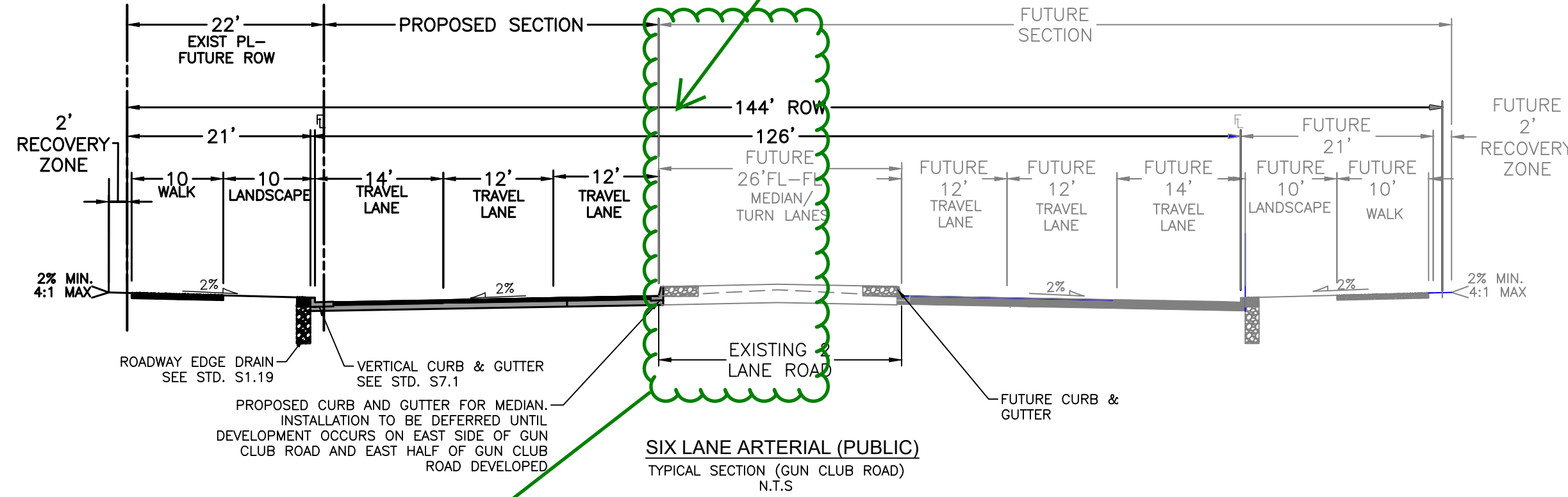
Label exterior Bearings &
Distances to match property
description on sheet 1.

Add Reception
Number for existing
ROW and label that
width.

RECEPTION NUMBER
AND EXISTING ROW
WIDTH HAS BEEN
PROVIDED

DIMENSION TO EXISTING
PROPERTY LINE HAS BEEN
PROVIDED

Provide dimension between the
center line on Gun Club to the
existing property line.



Revise the section to
show the developer
responsibility for half
of the median.

SECTION HAS BEEN
UPDATED

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 PROPOSED ROADWAY IMPROVEMENTS.

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 PROPOSED ROADS AT INTERSECTIONS. FUTURE SITE PLANS THAT MODIFY PROPOSED ROADWAYS WILL REQUIRE THE SPECIFIC DEVELOPER OF THAT SITE PLAN TO MODIFY SIGNAGE AND MARKING ASSOCIATED WITH PROPOSED ROADS.
- 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 WITHIN 1 WATER ZONE (ZONE 3) 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 PROPOSED ROADWAYS 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.

Please discuss phasing
intentions within the
LOI with the next
submission.

ROADWAY
PHASING NOTE
HAS BEEN
UPDATED

Where possible, please add the existing
and future east - west cross street names
to the drawings to ensure proper location
of the proposed fire hydrants.

EXISTING EAST WEST
CROSSINGS STREETS
HAVE BEEN PROVIDED
SUCH AS YALE AVE

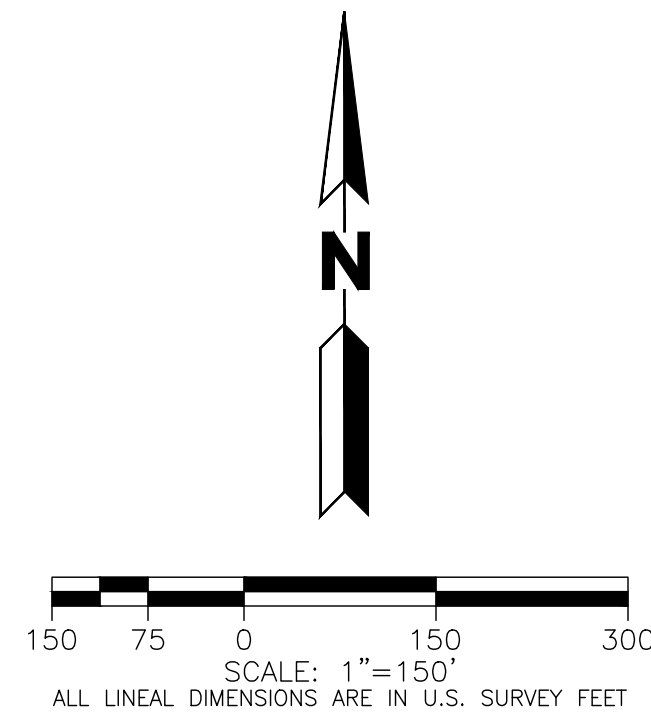
BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BASED ON THE CITY OF AURORA HORIZONTAL CONTROL NETWORK BEARING OF S89°26'34"W, BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP FLUSH WITH SURFACE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER AND A 3" BRASS CAP IN RANGE BOX WITH NO LID PLS #16419 AT THE EAST QUARTER CORNER.

BENCHMARK:

BENCHMARK ID 5S6527SW001: ELEVATIONS ARE BASED ON THE CITY OF AURORA VERTICAL CONTROL NETWORK. FOUND A 2" DIAMETER BRASS CAP IN CONCRETE AT THE SURFACE OF 0.5 FEET EAST OF NORTH-SOUTH FENCE AND 3.5 FEET SOUTH OF EAST-WEST FENCE ON THE NORTH BANK OF MAJOR NORTHEAST-SOUTHWEST GULCH ON THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 65 WEST.

ELEVATION = 6015.93 (NAVD 1988) CITY OF AURORA DATUM



GUN CLUB BUSINESS PARK

INFRASTRUCTURE SITE PLAN

OVERALL SITE ULTIMATE SECTION
FULL ROW BUILDOUT

| No. | Description of Revisions | Date | Name |
|-----|--------------------------|----------|------|
| 1 | 1ST COA SUBMITTAL | 04/25/24 | MM |

| | |
|--------------------------|---------------------------|
| Job Number 23.1060 | Project Manager G. PROULX |
| Design By D.BEJA | Drawn By D.BEJA, J.RODR |
| Principal in Charge D.LE | |

Sheet Number:

2

A PARCEL OF LAND LOCATED IN COUNTY NAME HAS BEEN UPDATED OF SEC BEEN WNSHIP 4
SOUTH, RANGE 66 WEST OF COUNTY NAME HAS BEEN UPDATED PRINCIPAL M MULTI-LANE TTY OF
SIZES

1. STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH 60TH AVENUE 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.

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.

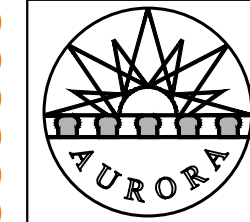
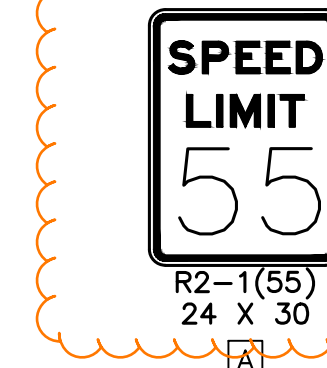
1. TRAFFIC SIGNALS TO BE INSTALLED WHEN REQUIRED BY TRAFFIC REPORT ASSOCIATED WITH FUTURE PROJECTS. THE CITY OF CHANDLER ORDINANCE APPLIES TO ALL TRAFFIC SIGNALS.

1. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS IN THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER
OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN BASED ON THE CITY OF AURORA HORIZONTAL CONTROL
NETWORK BEARING OF S89°26'34"W, BEING MONUMENTED BY A 2-1/2"
ALUMINUM CAP FLUSH WITH SURFACE AT THE SOUTHWEST CORNER OF THE
NORTHEAST QUARTER AND A 3" BRASS CAP IN RANGE BOX WITH NO LID PLS
#16419 AT THE EAST QUARTER CORNER.

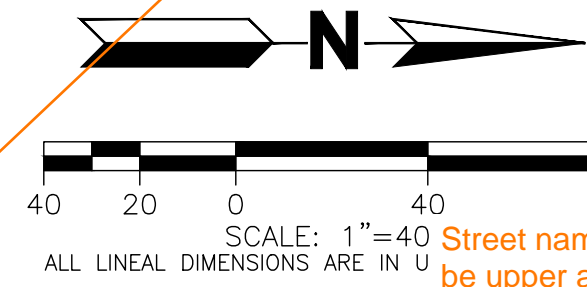
BENCHMARK ID 5S65275W001: ELEVATIONS ARE BASED ON THE CITY OF AURORA VERTICAL CONTROL NETWORK. FOUND A 2" DIAMETER BRASS CAP IN CONCRETE AT THE SURFACE OF 0. FEET EAST OF NORTH-SOUTH FENCE AND 3.5 FEET SOUTH OF EAST-WEST FENCE ON THE NORTH BANK OF MAJOR NORTHEAST-SOUTHWEST GULCH. THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 6 WEST.

ELEVATION = 6015.93 (NAVD 1988) CITY OF AURORA DATUM



GUN CLUB

(SPECIAL
C)



SIGNS HAVE
BEEN
PROVIDED
FOR
ACCESSSES

- Will need street name signs for the accesses.

STREET
SIGNS HAVE
BEEN
UPDATED TO
MULTI-LANE
SIZES

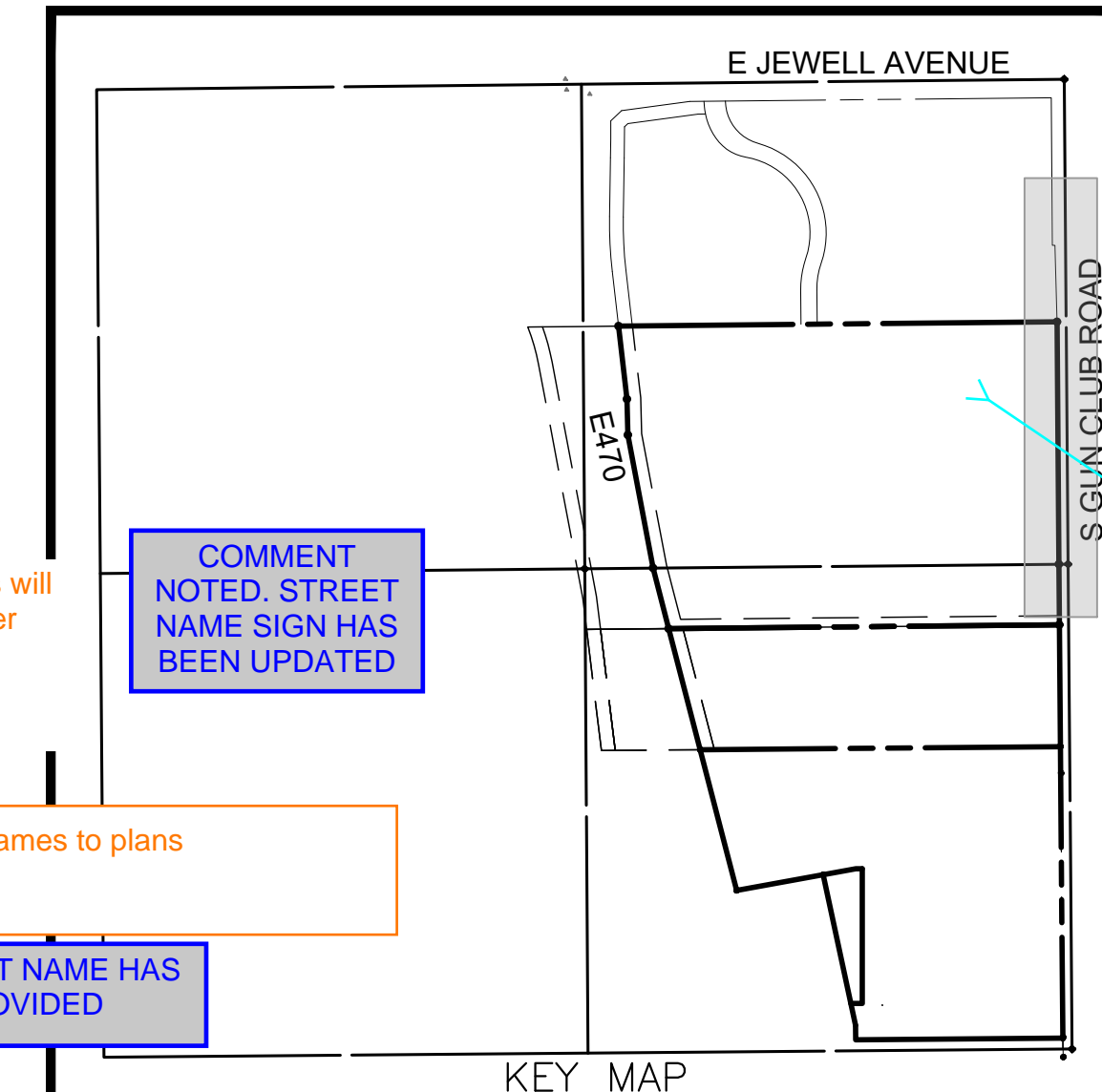
- Signs will need to meet multi-lane sizes.

40 **U** Street name signs will be upper and lower case letters. See 4.09.1 in COA roadway manual.

Add cross street names to plans

CROSS STREET NAME
 25TH STREET

COMMENT
NOTED. STREET
NAME SIGN HAS
BEEN UPDATED



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CONSULTING ENGINEERS

WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
6100 MARTINMARTIN.COM

The shading does not reflect the ISP construction. Please adjust..

SHADING HAS
BEEN UPDATE

NOT FOR CONSTRUCTION

GUN CLUB BUSINESS PARK

INFRASTRUCTURE SITE PLAN

SITE PLAN

[illegible]

| | |
|---------------------|----------------|
| Job Number | 23.1060 |
| Project Manager | G.PROULX |
| Design By | D.BEJA |
| Drawn By | D.BEJA, J.RODR |
| Principal in Charge | DLE |

Sheet Number

5

PLOT DATE: Thursday, April 25, 2024 8:19 AM LAST SAVED BY: GPROULX
DRAWING LOCATION: G:\LE\23.1060-Crippen - Master Plan\CO4 Gun Club Road\PLANS\SP\SITE PLAN.dwg

PLOT DATE: Thursday, April 25, 2024 8:20 AM LAST SAVED BY: JRODRIGUEZ
DRAWING LOCATION: G:\LE\23-1060-Crippen - Master Plan\CO4 Gun Club Road\PLANS\ISP\PONDSD.dwg

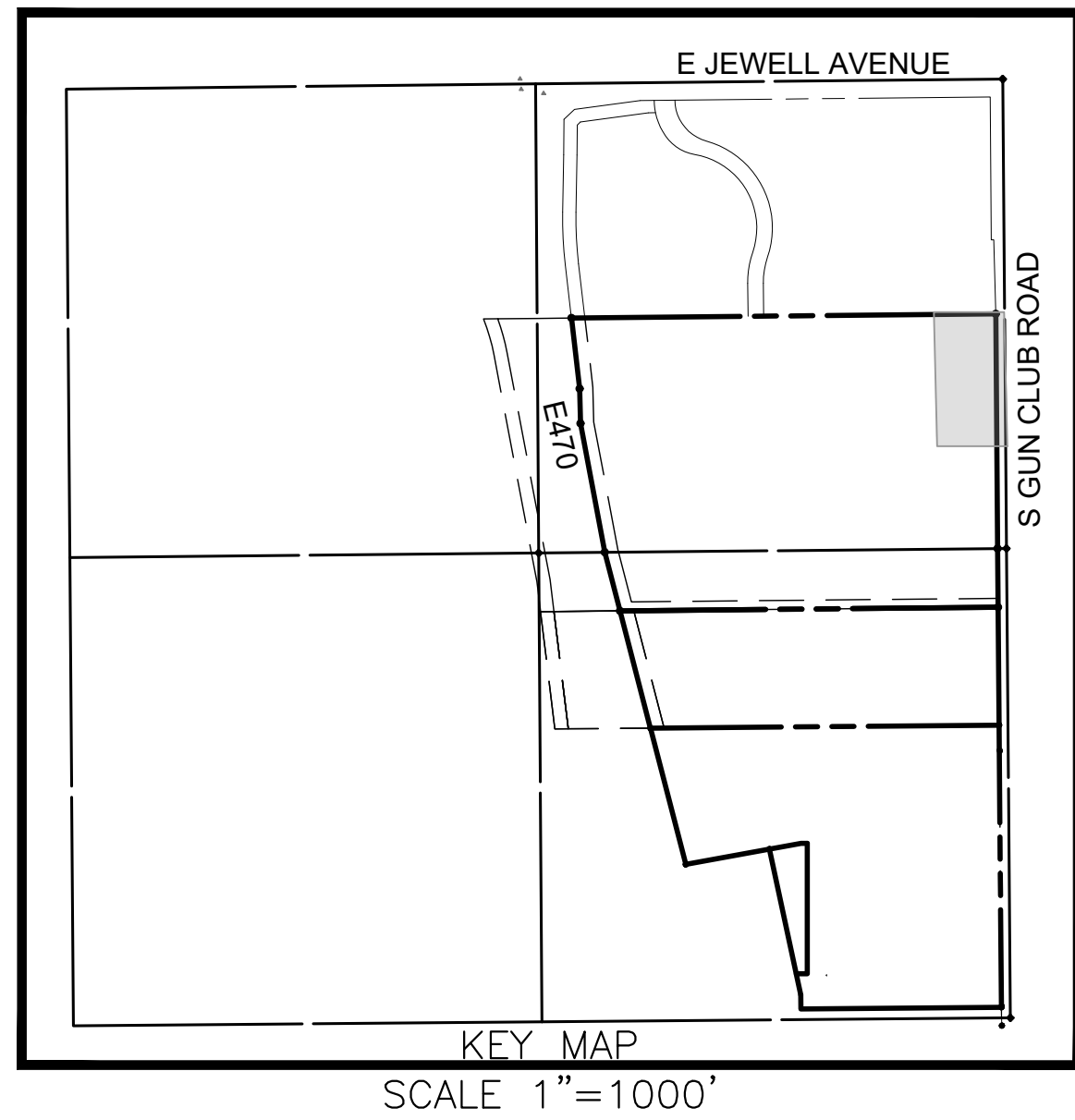
Drainage plans are not required in the site plan. They must be submitted with the PDR. Please remove these sheets from this site plan (TYP)

COMMENT NOTED. DRAINAGE INFORMATION HAS BEEN REMOVED HOWEVER THIS SHEET WILL STILL BE INCLUDED SINCE PONDS ARE ASSOCIATED WITH THE SITE PLAN

GUN CLUB BUSINESS PARK - INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

COUNTY HAS BEEN UPDATED



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12495 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

NOT FOR CONSTRUCTION

GUN CLUB BUSINESS PARK

INFRASTRUCTURE SITE PLAN

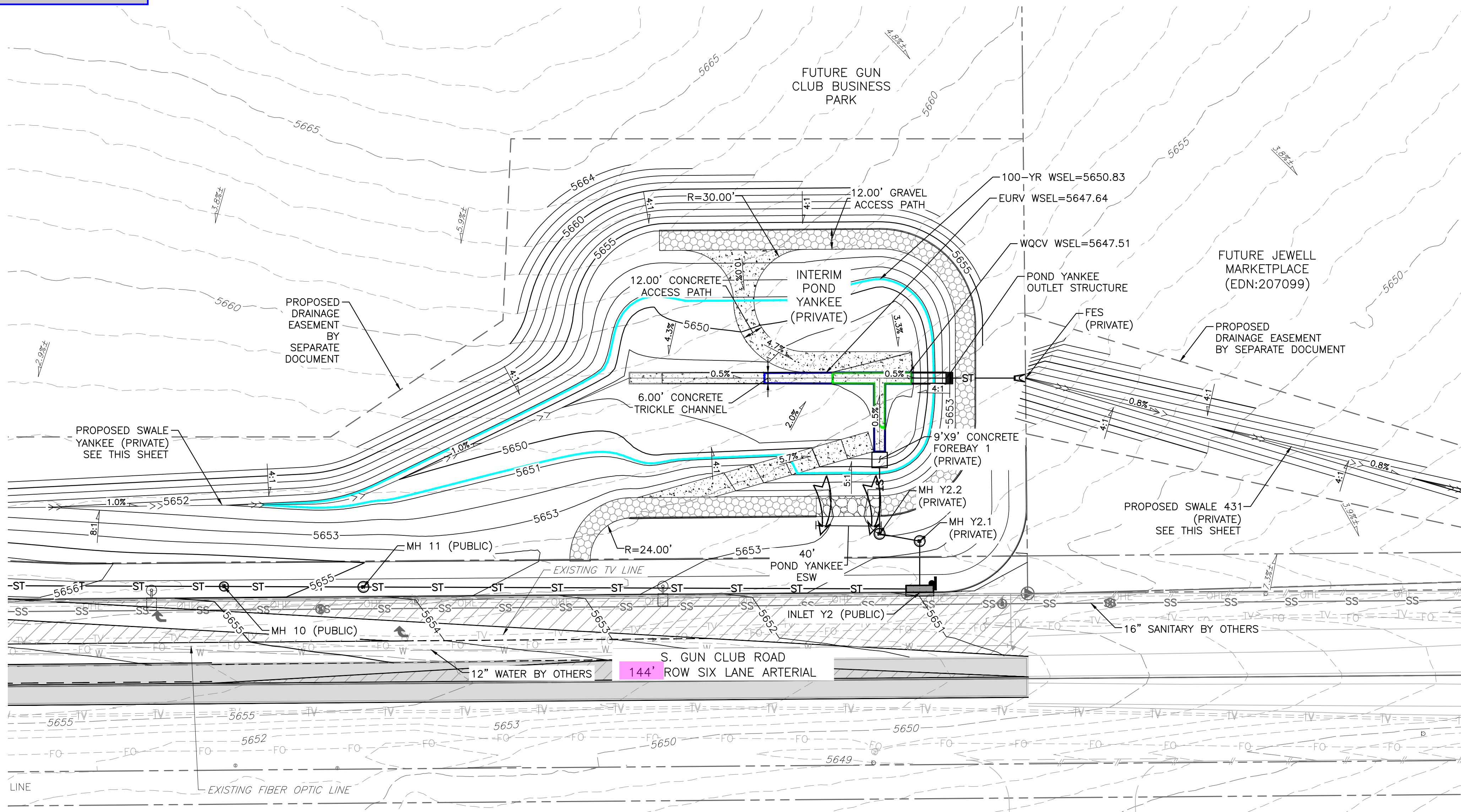
POND YANKEE

| No. | Description of Revisions | Date | Name |
|-----|--------------------------|----------|------|
| 1 | 1ST COA SUBMITTAL | 04/25/24 | MM |

| | |
|--------------------------|---------------------------|
| Job Number 23-1060 | Project Manager G. PROULX |
| Design By D.BEJA | Drawn By D.BEJA, J.RDR |
| Principal in Charge D.LE | |

Sheet Number:

6



DRAINAGE LEGEND

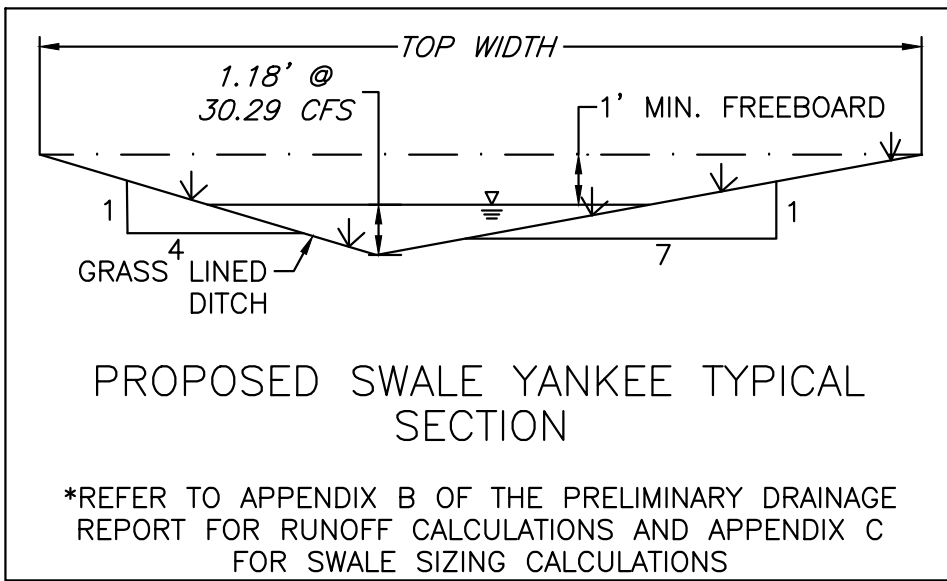
| | |
|-------------------------|--|
| WQCV WSEL | |
| EURV WSEL | |
| 100-YEAR WSEL | |
| PROPOSED PIPED SEGMENT | |
| SWALE CENTERLINE | |
| EMERGENCY OVERFLOW PATH | |

NOTES:

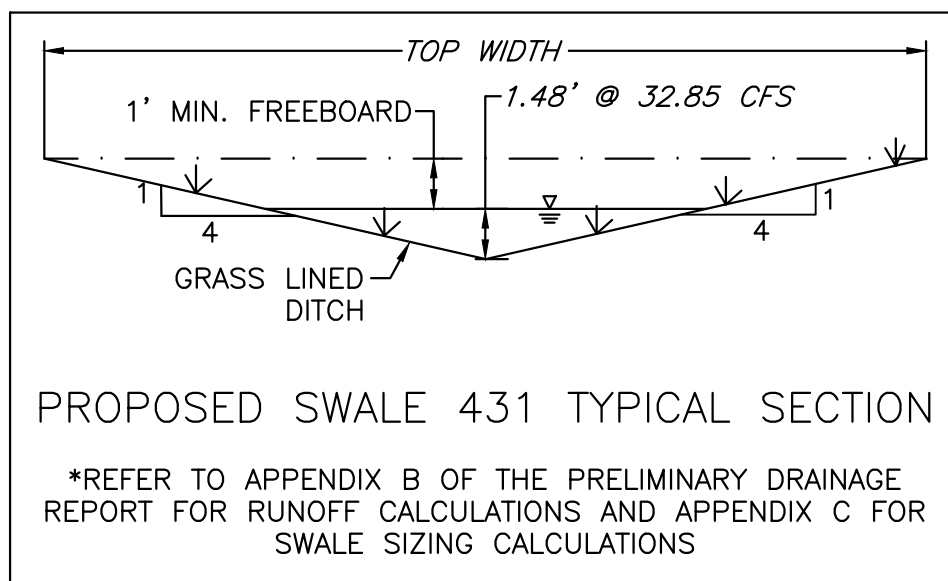
- CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN. OF DIMENSIONS AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THE DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
- ALL STORM INFRASTRUCTURE WITHIN THE GUN CLUB ROAD RIGHT-OF-WAY IS PUBLIC AND DESIGNED FOR THE 100-YEAR RECURRENCE INTERVAL STORM EVENT.
- STORM SEWER SHOWN OUTSIDE OF THE GUN CLUB ROAD RIGHT-OF-WAY IS PRIVATE AND IS DESIGNED FOR THE 100-YEAR RECURRENCE INTERVAL STORM EVENT.
- DETENTION AND WATER QUALITY MAINTENANCE ACCESS PATHS SHOWN HAVE A MINIMUM CENTERLINE RADIUS OF 30FT.
- DETENTION AND WATER QUALITY POND GRADING SHOWN IS INTERIM TO SUPPORT THE GUN CLUB ROADWAY IMPROVEMENTS. THE PONDS ACCOUNT FOR UPSTREAM TRIBUTARY AREA AS EXISTING CONDITIONS. OUTLET STRUCTURE AND OUTLET PIPE WILL BE DESIGNED FOR THE FULLY DEVELOPED CONDITION.

| POND ROAD POND SUMMARY | | | | | | | | | | | | | | |
|------------------------|------------|--------|---------|----------|---------------------------------|------------|---------|---------|-----------|---------|---------|-----------|-----------|-------------|
| POND | TRIB. AREA | % IMP. | Q2 (IN) | Q2 (OUT) | Q100 (IN) | Q100 (OUT) | WQ VOL. | V2 | EURV VOL. | V100 | WQ WSEL | 2-YR WSEL | EURV WSEL | 100-YR WSEL |
| | (AC) | | (CFS) | (CFS) | ROW DIMENSION HAS BEEN PROVIDED | | (AC-FT) | (AC-FT) | (AC-FT) | (AC-FT) | | | | |
| A | 88.98 | 9.6% | 4.83 | 0.42 | 126.61 | 103.86 | 0.48 | 0.33 | 0.71 | 2.28 | 5665.98 | 5667.51 | 5666.21 | 5670.45 |
| ZULU | 31.13 | 15.6% | 4.07 | 0.27 | 63.84 | 55.68 | 0.25 | 0.21 | 0.42 | 1.07 | 5654.59 | 5656.00 | 5656.76 | 5657.74 |
| YANKEE | 35.15 | 12.4% | 1.98 | 0.07 | 41.12 | 32.85 | 0.24 | 0.20 | 0.37 | 0.83 | 5647.51 | 5649.24 | 5647.64 | 5650.83 |

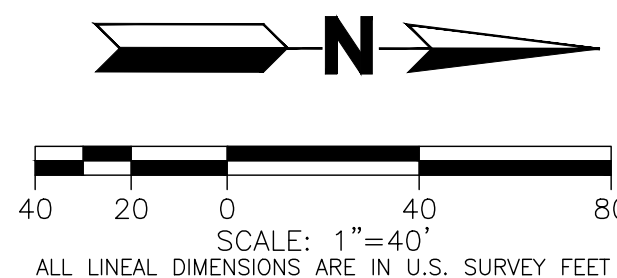
| POND YANKEE RUNOFF SUMMARY | | | | | | | |
|----------------------------|--------------|--------------|--------|------|------|----------|------------|
| BASIN | DESIGN POINT | AREA (ACRES) | % IMP. | C2 | C100 | Q2 (CFS) | Q100 (CFS) |
| 442 | Y | 20.29 | 5.0% | 0.03 | 0.50 | 0.61 | 30.29 |
| 431.1 | Y | 12.56 | 10.1% | 0.06 | 0.53 | 1.17 | 27.52 |
| Y1 | Y1 | 1.20 | 90.0% | 0.74 | 0.85 | 1.99 | 6.53 |
| Y2 | Y2 | 1.10 | 89.5% | 0.74 | 0.85 | 1.84 | 6.07 |
| SITE COMPOSITE | | 35.15 | 12.4% | 0.09 | 0.53 | 5.60 | 70.41 |



*REFER TO APPENDIX B OF THE PRELIMINARY DRAINAGE REPORT FOR RUNOFF CALCULATIONS AND APPENDIX C FOR SWALE SIZING CALCULATIONS



*REFER TO APPENDIX B OF THE PRELIMINARY DRAINAGE REPORT FOR RUNOFF CALCULATIONS AND APPENDIX C FOR SWALE SIZING CALCULATIONS



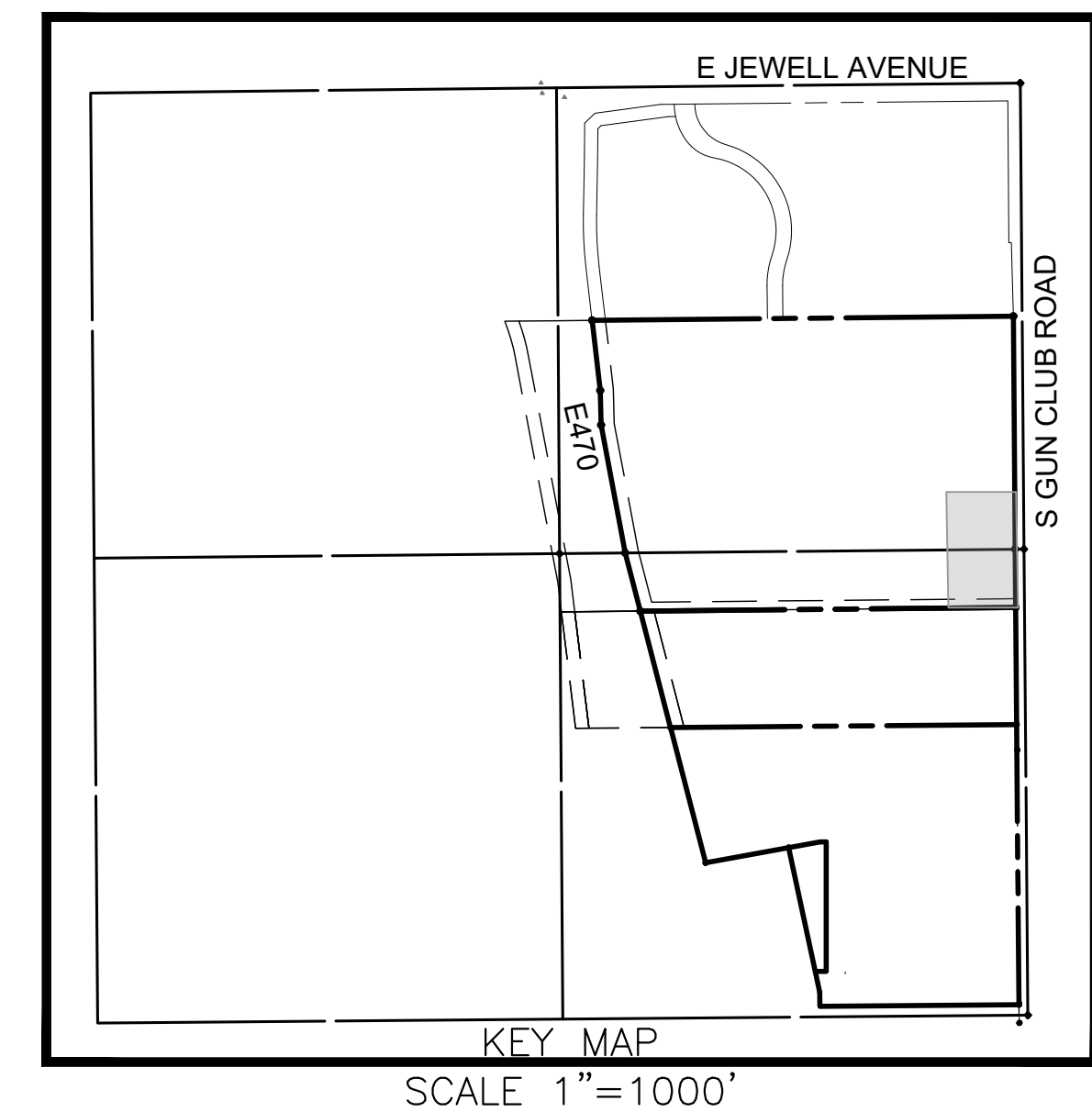
A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 25, TOWNSHIP 4
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF
AURORA, COUNTY OF ADAMS, STATE OF COLORADO

PROPOSED SWALE 442.5.1 TYPICAL SECTION

*REFER TO APPENDIX B OF THE PRELIMINARY DRAINAGE REPORT FOR RUNOFF CALCULATIONS AND APPENDIX C FOR SWALE SIZING CALCULATIONS

| INTERIM GUN CLUB ROAD POND SUMMARY | | | | | | | | | | | | | | |
|------------------------------------|------------|--------|---------|----------|-----------|------------|---------|---------|-----------|---------|---------|-----------|-----------|-------------|
| POND | TRIB. AREA | % IMP. | Q2 (IN) | Q2 (OUT) | Q100 (IN) | Q100 (OUT) | WQ VOL. | V2 | EURV VOL. | V100 | WQ WSEL | 2-YR WSEL | EURV WSEL | 100-YR WSEL |
| | (AC) | | (CFS) | (CFS) | (CFS) | (CFS) | (AC-FT) | (AC-FT) | (AC-FT) | (AC-FT) | | | | |
| A | 88.98 | 9.6% | 4.83 | 0.42 | 126.61 | 103.86 | 0.48 | 0.33 | 0.71 | 2.28 | 5665.98 | 5667.51 | 5666.21 | 5670.45 |
| ZULU | 31.13 | 15.6% | 4.07 | 0.27 | 63.84 | 55.68 | 0.25 | 0.21 | 0.42 | 1.07 | 5654.59 | 5656.00 | 5656.76 | 5657.74 |
| YANKEE | 35.15 | 12.4% | 1.98 | 0.07 | 41.12 | 32.85 | 0.24 | 0.20 | 0.37 | 0.83 | 5647.51 | 5649.24 | 5647.64 | 5650.83 |

| POND ZULU RUNOFF SUMMARY | | | | | | | |
|--------------------------|--------|---------|-------|------|------|-------|-------|
| BASIN | DESIGN | AREA | % | C2 | C100 | Q2 | Q100 |
| | POINT | (ACRES) | IMP. | | | (CFS) | (CFS) |
| 442-1 | Z | 27.77 | 10.9% | 0.07 | 0.53 | 2.24 | 48.76 |
| 443-2 | Z | 1.43 | 5.0% | 0.03 | 0.50 | 0.08 | 4.11 |
| Z1 | Z1 | 1.42 | 90.2% | 0.74 | 0.85 | 2.36 | 7.76 |
| Z2 | Z2 | 0.51 | 90.6% | 0.75 | 0.85 | 1.03 | 3.38 |
| SITE COMPOSITE | | 31.13 | 15.6% | 0.11 | 0.55 | 5.72 | 64.02 |



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CONSULTING ENGINEERS

112499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

NOT FOR CONSTRUCTION

GUN CLUB BUSINESS PARK

INFRASTRUCTURE SITE PLAN

POND ZULU

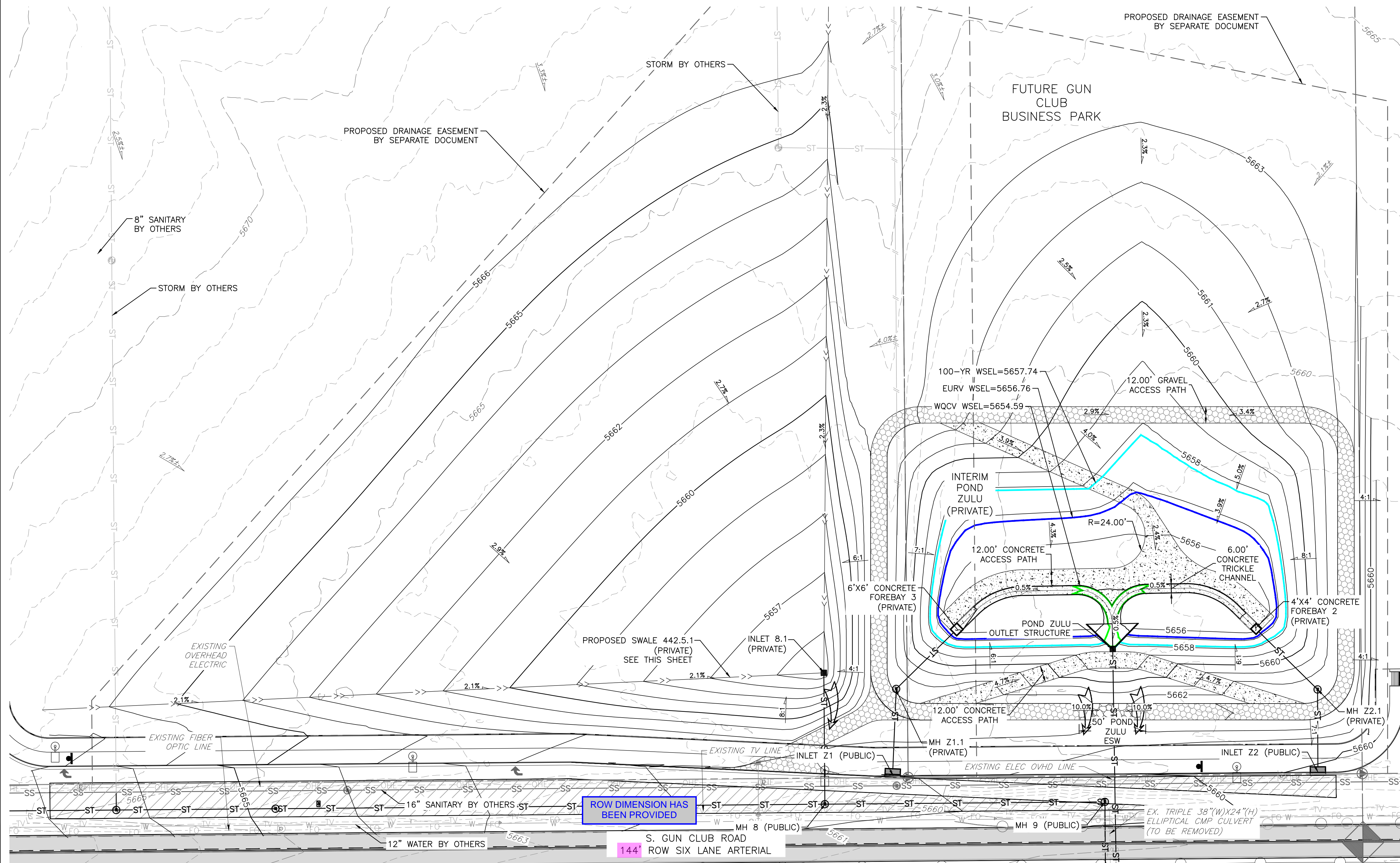
| Job Number 23.1060 | | No. | Description of Revisions | Date | Name |
|--------------------------|--|-----|--------------------------|----------|------|
| Project Manager G-PROULX | | 1 | 1ST COA SUBMITTAL | 04/25/24 | MM |
| Design By D.BEJA | | | | | |
| Drawn By D.BEJA, J.RODR | | | | | |
| Principal In Charge D.LE | | | | | |

THE SECOND STAMP HEREIN IS NON-CONFORMING TO THE TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION & MODEL'S PROTOCOLS ARE ONLY FOR THIS PROJECT. ANY CHANGES TO THE PROJECT MUST BE MADE IN ACCORDANCE WITH THE SPACING PROTOCOL FOR THIS STAMP. THE STAMP IS NOT TO BE USED FOR ANY OTHER PROJECT.

Sheet Number:

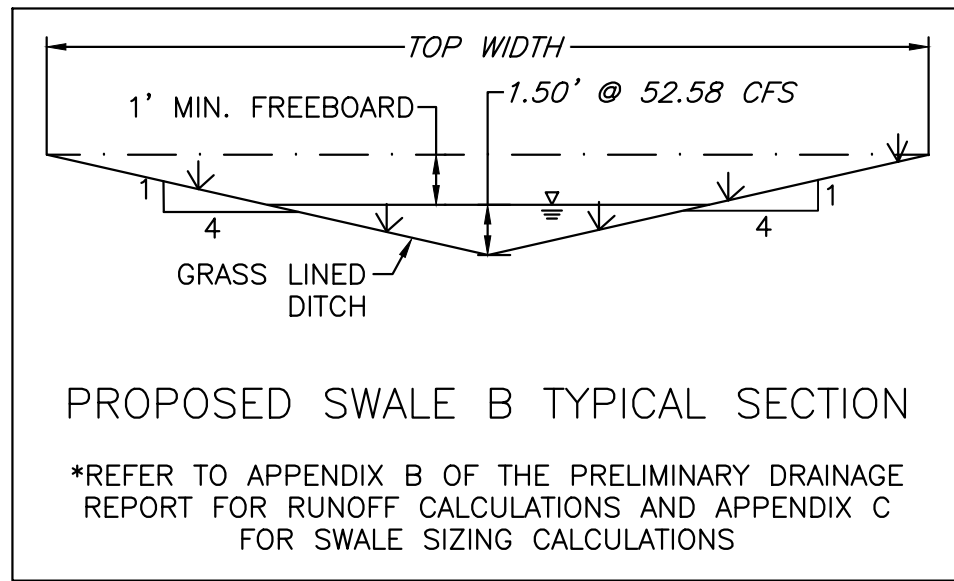
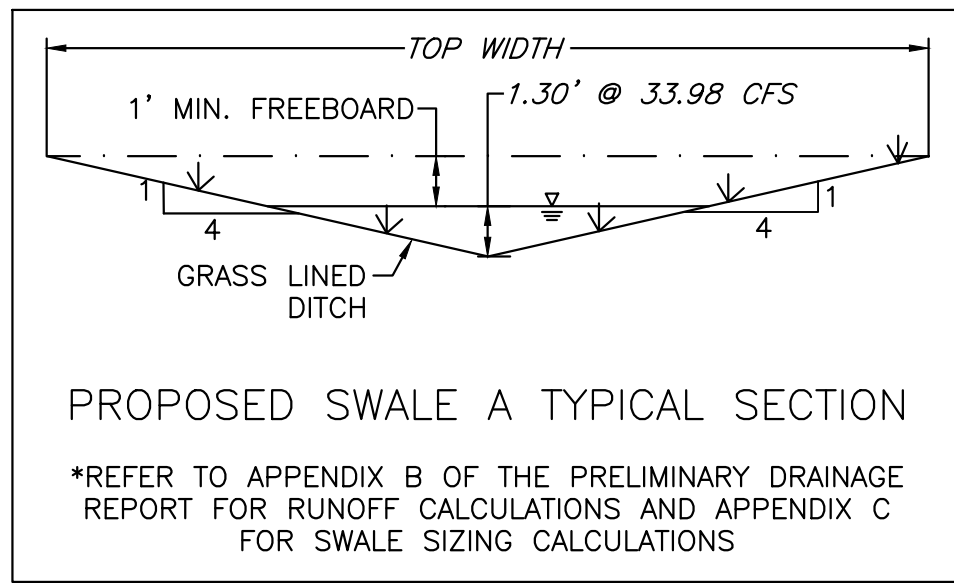
7

PLOT DATE: Thursday, April 25, 2024 8:20 AM LAST SAVED BY: JRDRIGUEZ
DRAWING LOCATION: G:\LE\23.1060-Crippen - Master Plan\C04 Gun Club Road\PLANS\SP1 POND5.dwg



PLOT DATE: Thursday, April 25, 2024 8:20 AM LAST SAVED BY: JRODRIGUEZ
DRAWING LOCATION: G:\LEV\23.1060-Crippen - Master Plan\CO4 Gun Club Road\PLANS\ISP\POONDS.dwg

| POND A RUNOFF SUMMARY | | | | | | | |
|-----------------------|--------|---------|--------|------|------|-------|--------|
| BASIN | DESIGN | AREA | % | C2 | C100 | Q2 | Q100 |
| | POINT | (ACRES) | IMP. | | | (CFS) | (CFS) |
| 470 | A1.1 | 37.75 | 5.0% | 0.03 | 0.50 | 1.47 | 73.15 |
| 441 | A1.1 | 17.76 | 11.0% | 0.07 | 0.53 | 1.57 | 33.98 |
| 441-1 | A2.1 | 30.02 | 5.0% | 0.03 | 0.50 | 1.05 | 52.58 |
| 442.5-1 | A2.1 | 0.91 | 100.0% | 0.83 | 0.89 | 2.21 | 6.78 |
| A1 | A1 | 1.37 | 89.5% | 0.74 | 0.85 | 2.50 | 8.24 |
| A2 | A2 | 1.17 | 89.9% | 0.74 | 0.85 | 2.25 | 7.41 |
| SITE COMPOSITE | | 88.98 | 9.6% | 0.07 | 0.52 | 11.05 | 182.14 |

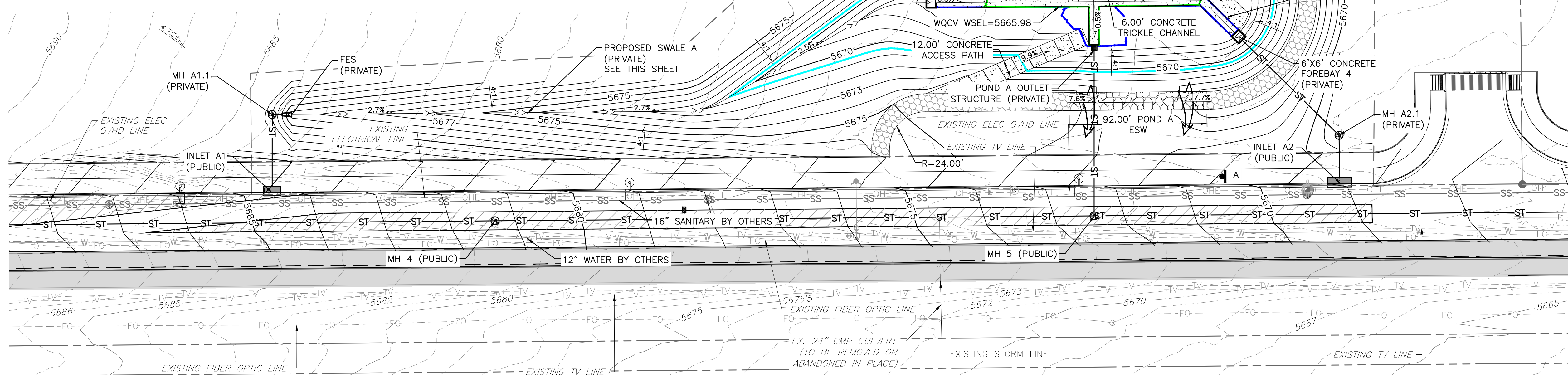


DRAINAGE LEGEND

| | |
|-------------------------|------|
| WQCV WSEL | — |
| EURV WSEL | — |
| 100-YEAR WSEL | — |
| PROPOSED PIPED SEGMENT | —ST— |
| SWALE CENTERLINE | —>>— |
| EMERGENCY OVERFLOW PATH | → |

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 THE DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
- ALL STORM INFRASTRUCTURE WITHIN THE GUN CLUB ROAD RIGHT-OF-WAY IS PUBLIC AND DESIGNED FOR THE 100-YEAR RECURRENCE INTERVAL STORM EVENT.
- STORM SEWER SHOWN OUTSIDE OF THE GUN CLUB ROAD RIGHT-OF-WAY IS PRIVATE AND IS DESIGNED FOR THE 100-YEAR RECURRENCE INTERVAL STORM EVENT.
- DETENTION AND WATER QUALITY MAINTENANCE ACCESS PATHS SHOWN HAVE A MINIMUM CENTERLINE RADIUS OF 30FT.
- DETENTION AND WATER QUALITY POND GRADING SHOWN IS INTERIM TO SUPPORT THE GUN CLUB ROADWAY IMPROVEMENTS. THE PONDS ACCOUNT FOR UPSTREAM TRIBUTARY AREA AS EXISTING CONDITIONS. OUTLET STRUCTURE AND OUTLET PIPE WILL BE DESIGNED FOR THE FULLY DEVELOPED CONDITION.

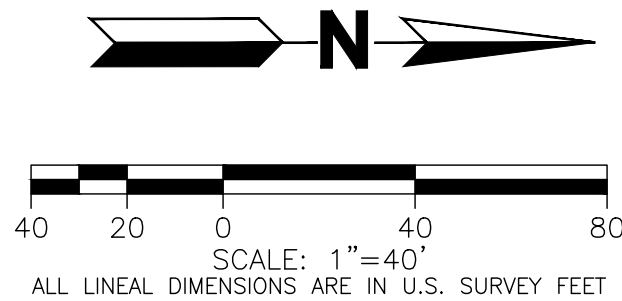
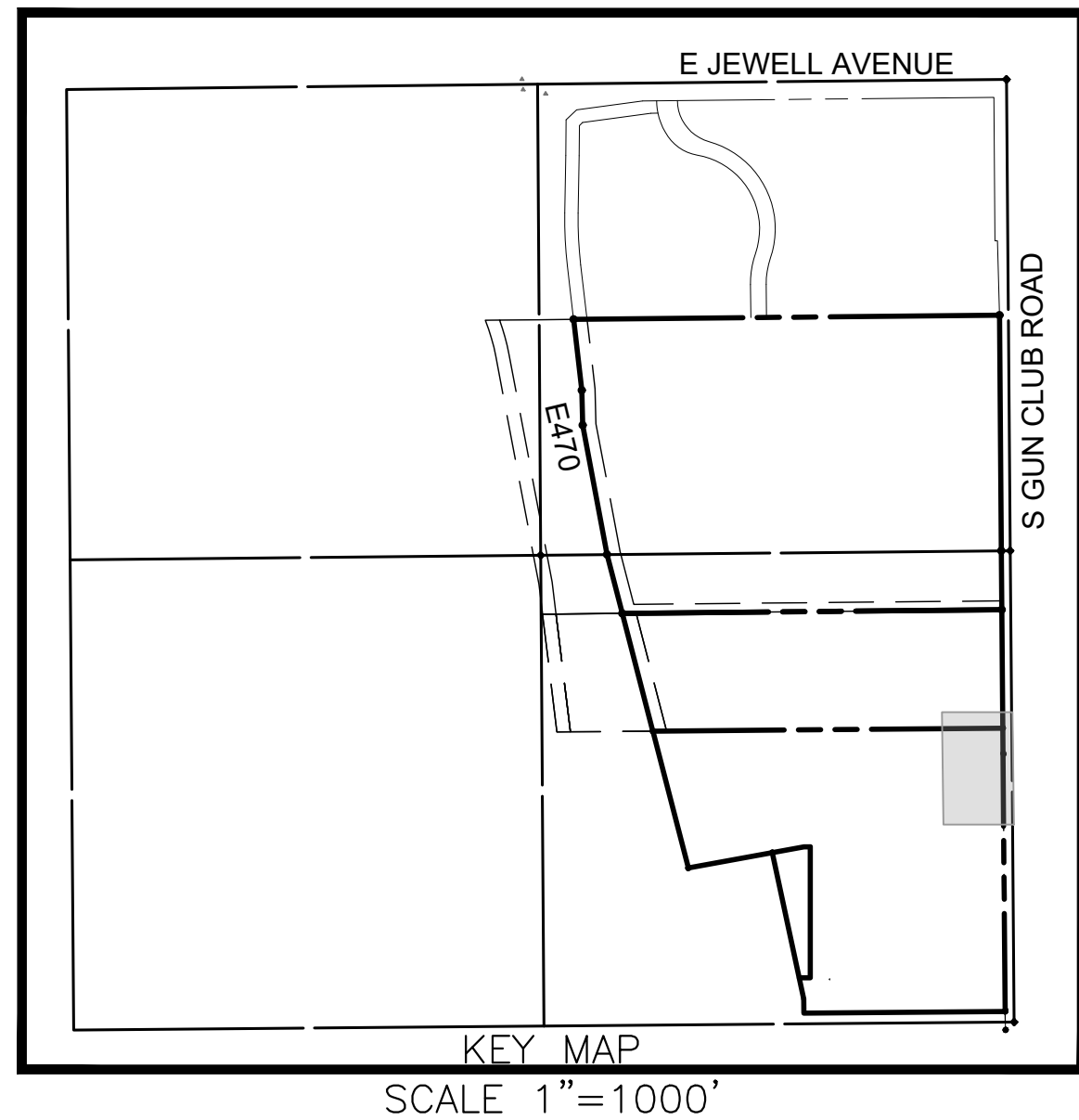


| INTERIM GUN CLUB ROAD POND SUMMARY | | | | | | | | | | | | | |
|------------------------------------|------------|--------|---------|----------|-----------|------------|---------|---------|-----------|---------|---------|-----------|-----------|
| POND | TRIB. AREA | % IMP. | Q2 (IN) | Q2 (OUT) | Q100 (IN) | Q100 (OUT) | WQ VOL. | V2 | EURV VOL. | V100 | WQ WSEL | 2-YR WSEL | EURV WSEL |
| | (AC) | | (CFS) | (CFS) | (CFS) | (CFS) | (AC-FT) | (AC-FT) | (AC-FT) | (AC-FT) | | | |
| A | 88.98 | 9.6% | 4.83 | 0.42 | 126.61 | 103.86 | 0.48 | 0.33 | 0.71 | 2.28 | 5665.98 | 5667.51 | 5666.21 |
| ZULU | 31.13 | 15.6% | 4.07 | 0.27 | 63.84 | 55.68 | 0.25 | 0.21 | 0.42 | 1.07 | 5654.59 | 5656.00 | 5656.76 |
| YANKEE | 35.15 | 12.4% | 1.98 | 0.07 | 41.12 | 32.85 | 0.24 | 0.20 | 0.37 | 0.83 | 5647.51 | 5649.24 | 5647.64 |

GUN CLUB BUSINESS PARK - INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 25, TOWNSHIP 4
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF
AURORA, COUNTY OF ADAMS, STATE OF COLORADO

COUNTY HAS BEEN UPDATED



GUN CLUB BUSINESS PARK

INFRASTRUCTURE SITE PLAN

POND A

| No. | Description of Revisions | Date | Name |
|---------------------|--------------------------|----------|------|
| 1 | 1ST COA SUBMITAL | 04/25/24 | MM |
| Job Number | 23.1060 | | |
| Project Manager | G.PROJULX | | |
| Design By | D.BEJA | | |
| Drawn By | D.BEJA, J.RODR | | |
| Principal in Charge | D.LE | | |

Sheet Number:

8

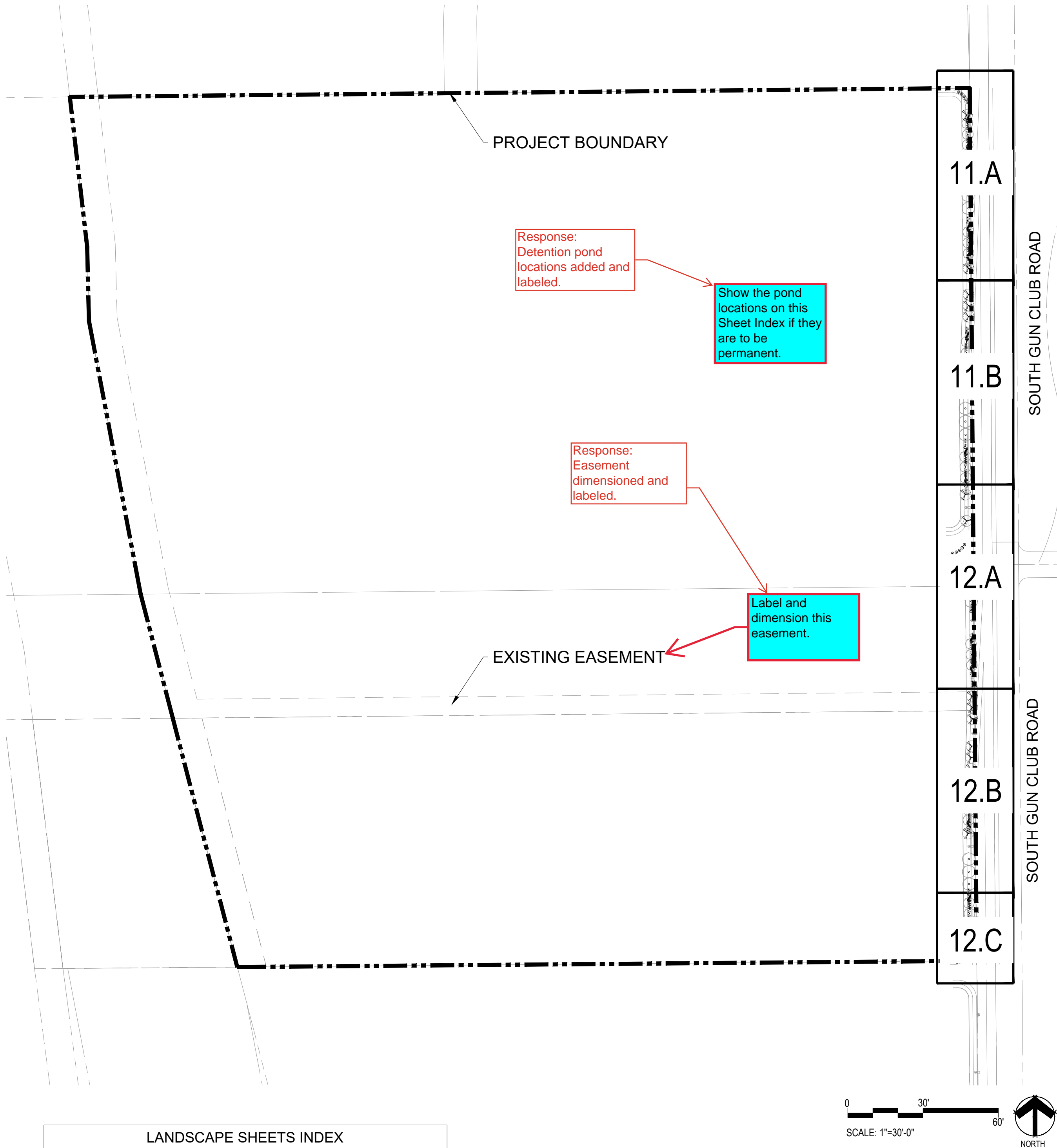
MARTIN/MARTIN
CONSULTING ENGINEERS
12485 WEST COLEAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

NOT FOR CONSTRUCTION

GUN CLUB BUSINESS PARK - INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE EAST HALF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO

SHEET INDEX



| LANDSCAPE SHEETS INDEX | |
|------------------------|---------------------------------|
| 8 | LANDSCAPE KEY MAP & NOTES |
| 9 | PLANT DETAILS & WATER-USE PLAN |
| 10 | PLANT AND GROUND COVER SCHEDULE |
| 11 | LANDSCAPE PLAN |
| 12 | LANDSCAPE PLAN |

GENERAL NOTES

- DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, PCS GROUP, INC. RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE WORK AREA LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEAN OUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCKPILES CONCRETE IN THE STORM SEWER IS PROHIBITED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- CONTRACTOR SHALL MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.

CITY OF AURORA NOTES:

- SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET AND TILLED 8" DEPTH INTO SOIL. PRIOR TO INSTALLATION OF PLANT MATERIALS, ALL AREAS SHALL BE THOROUGHLY LOOSENEED.
 - THE DEVELOPER, HIS 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, UPON COMPLETION OF THE ROADWAY INFRASTRUCTURE.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
 - ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATVIE, RESTORATIVE AND DRYLAND GRASS AREAS ~~THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND 146-1435~~ 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.
 - LIGHTING PROPOSED WITHIN THIS PLAN ARE OVERHEAD STREET LIGHTS. PLEASE REFER TO ENGINEERING PLANS FOR FURTHER DETAIL.
 - SURFACE MATERIAL FOR VEHICLES ARE TYPICALLY ASPHALT FOR ROADS AND CONCRETE FOR ALLEYS. SIDEWALKS ARE TYPICALLY CONCRETE. PLEASE REFER TO ENGINEERING PLANS FOR MORE DETAIL.
 - ALL FUTURE PHASES THAT ARE DISTURBED BY CONSTRUCTION WILL BE SEEDED AND STABILIZED IN ACCORDANCE WITH REQUIREMENTS FOUND IN THE CITY OF AURORA ROADWAY SPECIFICATIONS MANUAL CHAPTER 45.00 EROSION AND SEDIMENT CONTROL ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
 - NO PERSON SHALL PLACE OR MAINTAIN ANY STRUCTURES, FENCES, LANDSCAPING, OR ANY OTHER OBJECTS WITHIN ANY SIGHT TRIANGLE THAT OBSCURES SIGHT VISIBILITY ABOVE THE SIGHT TRIANGLE AREA FOR MORE THAN SIX HORIZONTAL INCHES BETWEEN A HEIGHT OF 26 INCHES AND 96 INCHES ABOVE THE ROADWAY SURFACE. TREES WITH AN EXPECTED MATURE DIAMETER AT BREAST HEIGHT (DBH) OF SIX INCHES OR LESS MAY BE PLANTED AND MAINTAINED WITHIN THE SIGHT TRIANGLE AREA IF ALL BRANCHES ARE TRIMMED TO MAINTAIN A CLEAR VISION FOR A VERTICAL HEIGHT OF 96 INCHES ABOVE THE ROADWAY SURFACE PER AURORA MUNICIPAL CODE 146-4.2.3.1
- FIRE LIFE SAFETY LANDSCAPE NOTES:
- 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 DISCERNIBLE. 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 DESIGNED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

Date

Submission / Revision

CASE NO.:
XXXX-XXXX-XX

NOT FOR
CONSTRUCTION

www.pcsengr.com
p.o. box 16007 denver, co 80216
720.531.4952

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80235
303.451.6100 - MARTIN@MARTIN.COM

INFRASTRUCTURE SITE PLAN

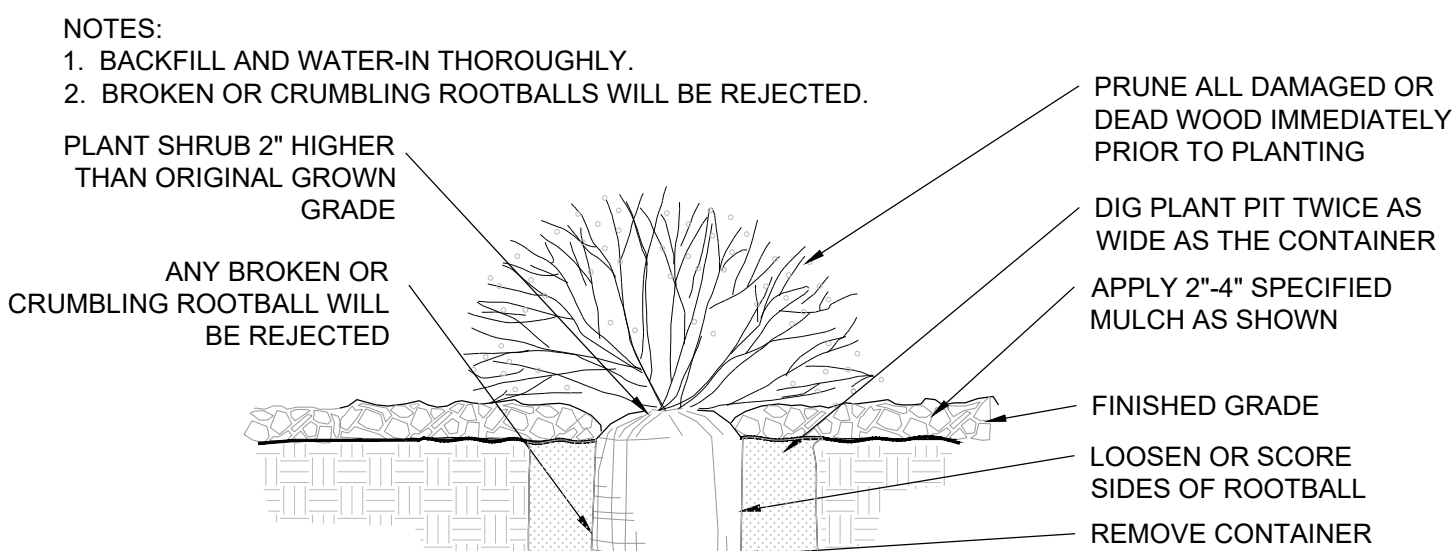
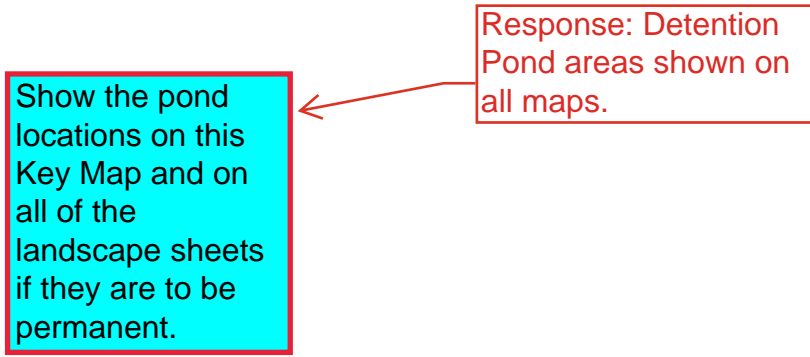
GUN CLUB BUSINESS PARK
AURORA, COLORADO

Design Project No:
XX.XXXX

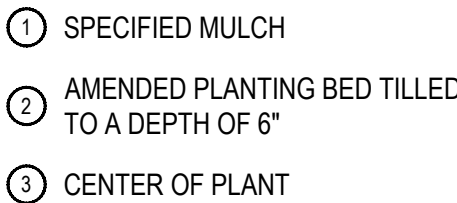
Drawing Title
LANDSCAPE KEY
MAP & NOTES

Drawing No.
9

A PARCEL OF LAND LOCATED IN THE EAST HALF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



NOT TO SCALE



NOT TO SCALE



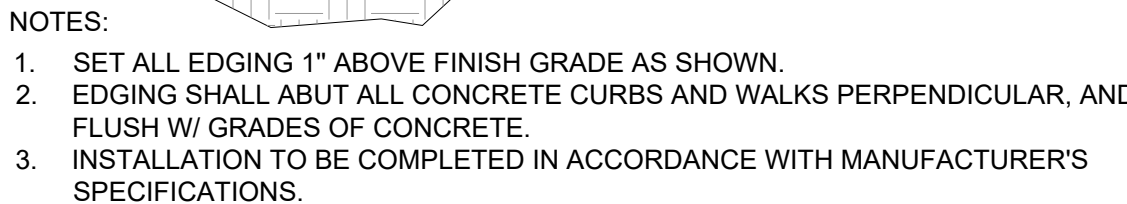
- ## STAKING NOTES

1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON. FOLLOWS:
 - 1.1 1- $\frac{1}{2}$ " CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1.2 1- $\frac{1}{2}$ " - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
 - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1- $\frac{1}{2}$ " OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- ## PRUNING NOTES

1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT FEET FOR THAT PORTION OF THE PLANT LOCATED OVER THE SIDEWALK AND/OR WITHIN SIGHT TRIANGLES.

NOT TO SCALE



NOT TO SCALE



9B SOUTH STREET
WATER USE EXHIBIT

0 30' 60'

SCALE: 1"=30'-0"

NORTH

 TOTAL LOW-WATER USE PLANTINGS
DRIP IRRIGATION = 24,453 SF.
(CURBSIDE PLANTING BEDS)

CASE NO.:
XXXX-XXXX-XX

NOT FOR
CONSTRUCTION



INFRASTRUCTURE SITE PLAN

GUN CLUB BUSINESS PARK
AURORA, COLORADO

Design Project No. **XX.XXXX**

Drawing Title

**PLANT DETAILS &
WATER-USE PLAN**

Drawing No.

GUN CLUB BUSINESS PARK - INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE EAST HALF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO

PLANT & GROUNDCOVER SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | ROOT | CALIPER/HT. | HEIGHT WIDTH | IRR ZONE | SIGNA |
|--------|------|-----|----------------|-------------|------|-------------|--------------|----------|-------|
|--------|------|-----|----------------|-------------|------|-------------|--------------|----------|-------|

DECIDUOUS TREES

| | | | | | | | | | |
|--|-----|----|--|--------------------|-------|----------|-----------|---------|---------|
| | CO2 | 21 | CELTIS OCCIDENTALIS | COMMON HACKBERRY | B & B | 2.5" CAL | 50' X 40' | LOW | FULL SL |
| | GS | 17 | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM | SHADEMASTER LOCUST | B & B | 2.5" CAL | 45' X 50' | LOW | FULL SL |
| | AE3 | 11 | ULMUS X 'FRONTIER' | AMERICAN ELM | B & B | 2" CAL | 50' X 40' | LOW-MOD | FULL SL |

Response: Crimson Pygmy Barberry and Rosy Glow Barberry replaced with other shrubs to add variety.

Response: Understood. All tree caliper changed to 2.5" caliper.

All street trees are required to be 2.5" caliper along arterial and collector streets.

The curbside landscape is supposed to have a variety of shrub species that differ in height, color and width. Provide different varieties of shrubs and not mostly barberry to comply with code.

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT/WIDTH | IRR ZONE | SIGNATURE |
|--------|------|-----|----------------|-------------|------|--------------|----------|-----------|
|--------|------|-----|----------------|-------------|------|--------------|----------|-----------|

DECIDUOUS SHRUBS

| | | | | | | | | |
|--|-----|----|--------------------------------------|-------------------------|-------|-----------|----------|----------|
| | CPB | 70 | BERBERIS THUNBERGII 'CRIMSON PYGMY' | CRIMSON PYGMY BARBERRY | 5 GAL | 2' X 3' | MODERATE | F/P SUN |
| | BR2 | 42 | BERBERIS THUNBERGII 'ROSE GLOW' | ROSY GLOW BARBERRY | 5 GAL | 5' X 4' | LOW | FULL SUN |
| | BR | 98 | BERBERIS THUNBERGII 'ROYAL BURGUNDY' | ROYAL BURGUNDY BARBERRY | 5 GAL | 2' X 2' | LOW-MOD | FULL SUN |
| | RA | 46 | RHUS TRILOBATA 'AUTUMN AMBER' | AUTUMN AMBER SUMAC | 5 GAL | 1.5' X 6' | LOW | FULL SUN |
| | SA2 | 42 | SPIRAEA JAPONICA 'ALBIFLORA' | WHITE JAPANESE SPIREA | 5 GAL | 2' X 2' | MODERATE | FULL SUN |

EVERGREEN SHRUBS

| | | | | | | | | |
|--|-----|----|------------------------------------|-------------------|-------|---------|---------|----------|
| | JUH | 20 | JUNIPERUS HORIZONTALIS | CREeping JUNIPER | 5 GAL | 5" X 8' | LOW-MOD | FULL SUN |
| | JUB | 15 | JUNIPERUS HORIZONTALIS 'BLUE CHIP' | BLUE CHIP JUNIPER | 5 GAL | 8" X 7' | LOW | FULL SUN |

GRASSES

| | | | | | | | | |
|--|----|-----|--------------------------------------|----------------------------|-------|---------|-----|---------|
| | BB | 161 | BOUTELOUA GRACILIS 'BLONDE AMBITION' | BLONDE AMBITION BLUE GRAMA | 1 GAL | 2' X 3' | LOW | F/P SUN |
|--|----|-----|--------------------------------------|----------------------------|-------|---------|-----|---------|

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT |
|--------|------|-----|----------------|-------------|------|
|--------|------|-----|----------------|-------------|------|

MULCH

| | | | | | |
|--|----|-----------|------------|------------|----------------------------|
| | RM | 18,175 SF | ROCK MULCH | ROCK MULCH | 1 1/2" CLEAR CREEK GRANITE |
| | WM | 6,616 SF | WOOD MULCH | WOOD MULCH | MULCH |

Please confirm if the ponds shown on the civil plans are to be temporary or permanent. If they are permanent, provide the Landscape table for the Detention Area Requirements.

Response: Ponds are permanent and landscape tables included.

Response: Blonde Ambition ornamental grass changed to be 5-gallon rather than 1-gallon.

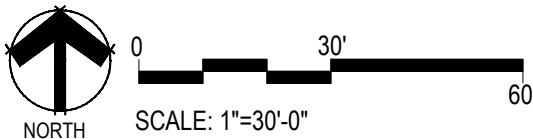
Note that 5 gallon ornamental grasses are required in the curbside landscape area.

CURBSIDE TREE LAWN PLANTING REQUIREMENTS

| STREET NAME | TREE LAWN SIDE OF STREET | TREE LAWN LENGTH (LF) | X | TREE LAWN WIDTH (LF) | = | AREA OF CURBSIDE LANDSCAPE (SF) | TOTAL SHRUBS REQUIRED (1/40 SF) | TOTAL SHRUBS & EQUIVALENT PROVIDED | = | PROVIDED SHRUBS (5 GAL) | + | PROVIDED ORN. GRASS (3:1 RATIO OF 1 GAL GRASS TO 5 GAL SHRUB) | % GRASSES OUT OF TOTAL PLANTS (NOT TO EXCEED 40%) |
|---------------------|--------------------------|-----------------------|---|----------------------|---|---------------------------------|---------------------------------|------------------------------------|---|-------------------------|---|---|---|
| SOUTH GUN CLUB ROAD | NORTH | 1,080 | | 10 | | 10,800 | 270 | 270 | | 178 | | 92 | 34% |
| | SOUTH | 883 | | 10 | | 8,830 | 221 | 223 | | 154 | | 69 | 31% |

RIGHT OF WAY STREET TREE REQUIREMENTS

| STREET NAME | STREET SIDE | CURBISDE LENGTH (LF) | NO. OF STREET SIGNS (REQUIRES 50' CLEAR ZONE) | TOTAL TREES REQUIRED | TREES PROVIDED |
|---------------------|-------------|----------------------|---|----------------------|----------------|
| SOUTH GUN CLUB ROAD | NORTH | 1,080 | 0 | 27 | 27 |
| | SOUTH | 883 | 0 | 22 | 22 |



Date

Submission / Revision

CASE NO.: XXXX-XXXX-XX

NOT FOR CONSTRUCTION

INFRASTRUCTURE SITE PLAN

GUN CLUB BUSINESS PARK

AURORA, COLORADO

Design Project No: XX.XXXX

Drawing Title

PLANT & GROUNDCOVER SCHEDULE

Drawing No.

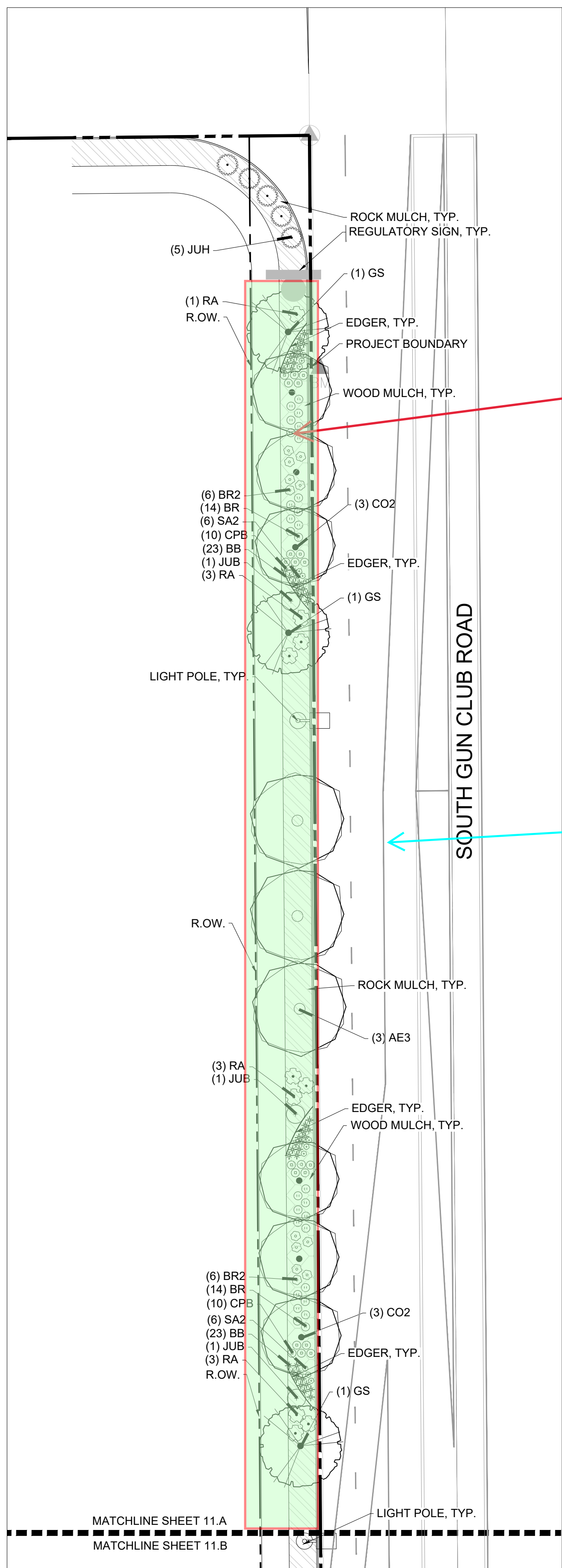
11

A PARCEL OF LAND LOCATED IN THE EAST HALF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

For all planting sheets, show the water, sewer and drainage lines, include the fire hydrants if known, to ensure that there are no conflicts with the proposed trees.

Please ensure that trees are not planted in Aurora Water easements and are at least 8 ft away from all utilities not located within easements. Shrubs shall be at least 5 ft away from hydrants and shall not obscure hydrants from the ROW (TYP)

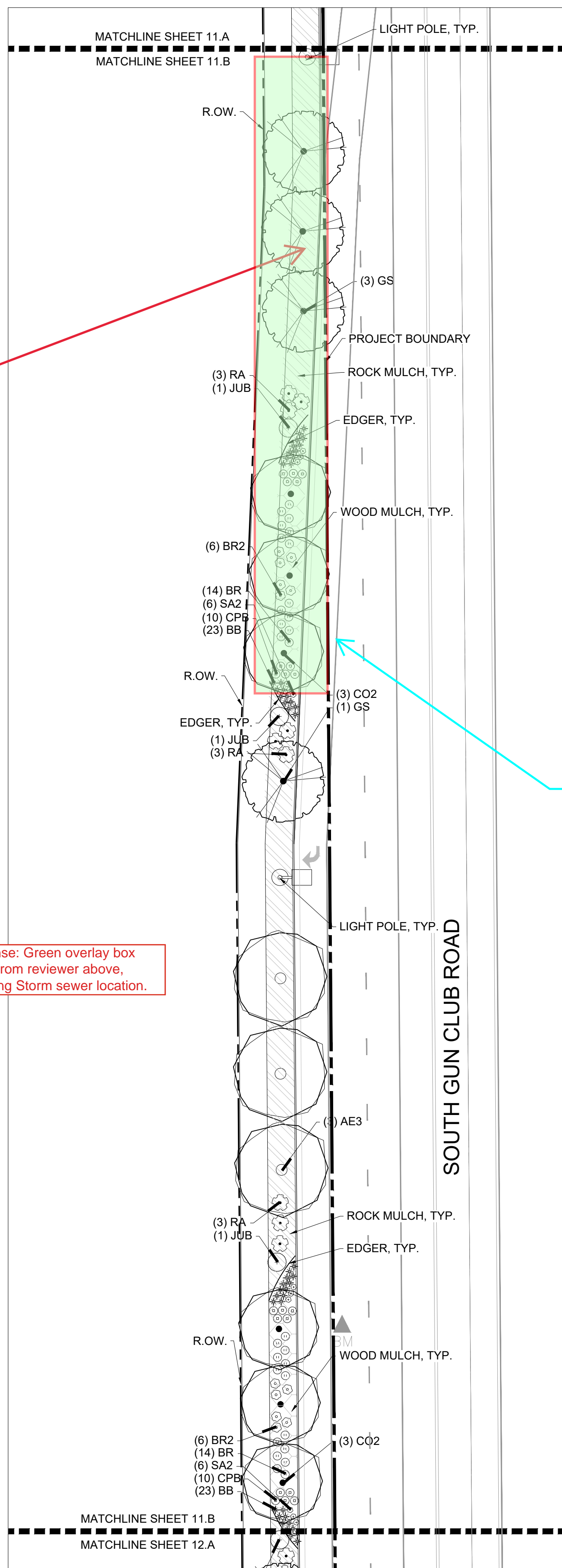
Show all proposed ponds and ensure plantings are all above the 100-yr WSEL. The 100-yr WSEL must be shown on the landscape sheets (TYP)



Overlay the Storm sewer from the Civil plans in this area as there are conflicts with the trees in the northern part of the project.

What does the green shading indicate? Please clarify.

Response: Green overlay box added from reviewer above, regarding Storm sewer location.



What does the green shading indicate? Please clarify.

Response: Green overlay box added from reviewer above, regarding Storm sewer location.

[illegible]

CASE NO.:
XXX-XXX-XX

NOT FOR
CONSTRUCTION



INFRASTRUCTURE SITE PLAN

GUN CLUB BUSINESS PARK
AURORA, COLORADO

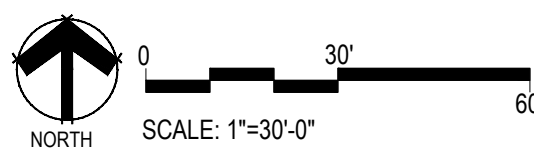
Design Project No. **XX.XXXX**

Drawing Title

LANDSCAPE PLAN

Drawing No.

12



A PARCEL OF LAND LOCATED IN THE EAST HALF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

PROJECT BOUNDARY

EXISTING EASEMENT

11.A

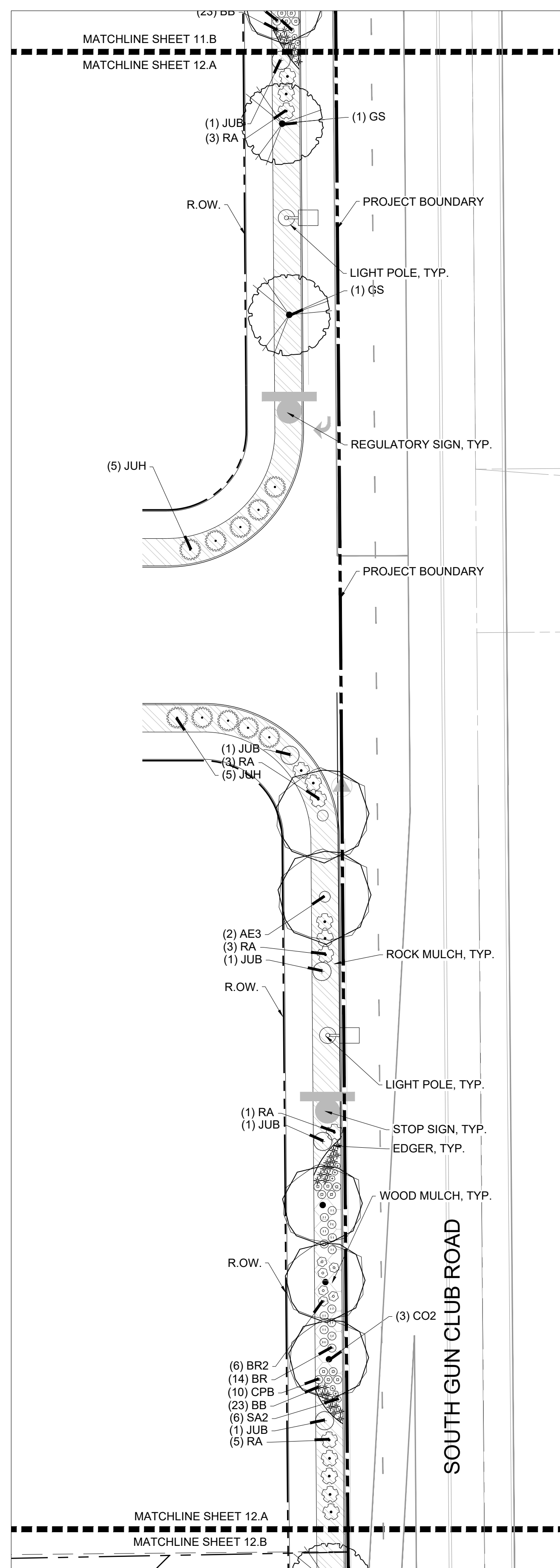
11.B

12.A

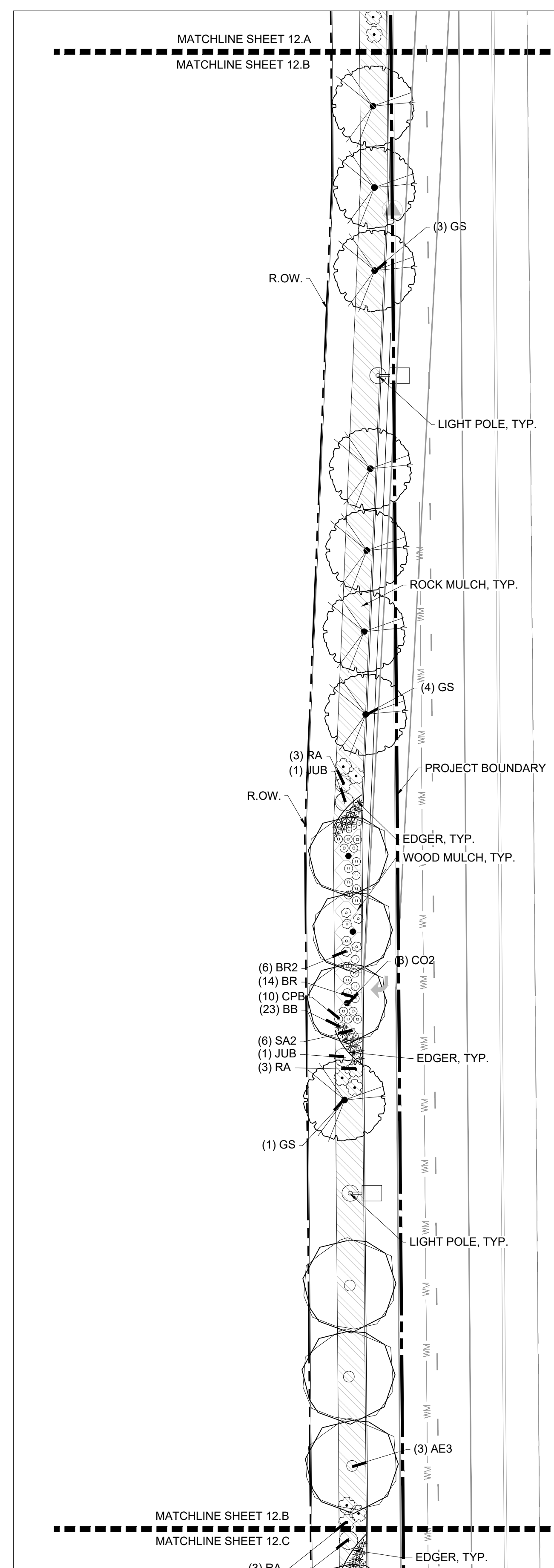
12.B

12.C

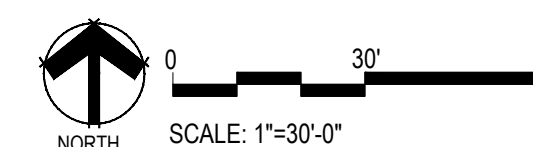
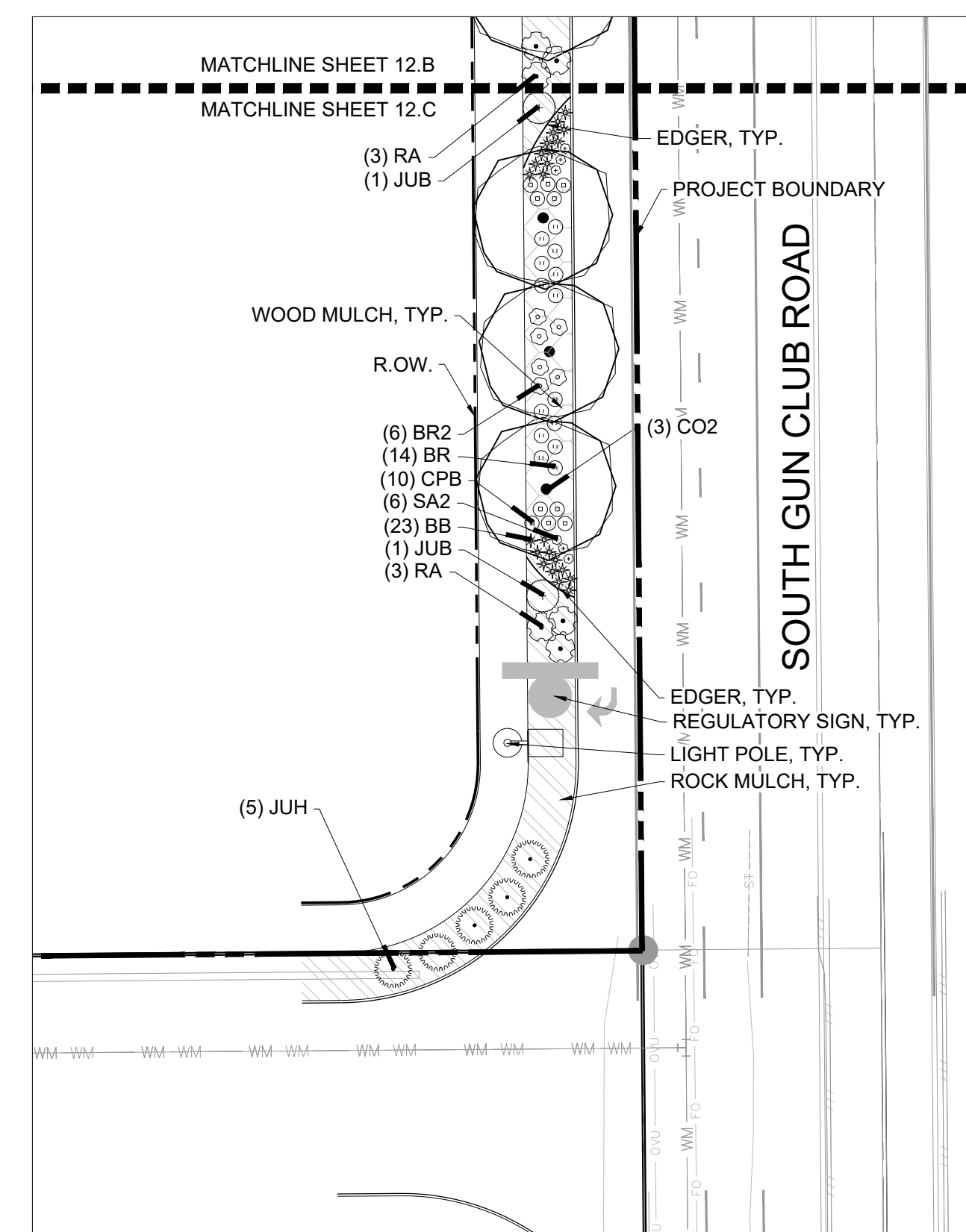
SOUTH CIRCLE ROAD



12B



12C

[illegible]