

AURORA CROSSROADS
GUN CLUB/COLFAX INFRASTRUCTURE SITE PLAN

AN UNPLATTED PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE
STATE OF COLORADO

LEGAL DESCRIPTION:

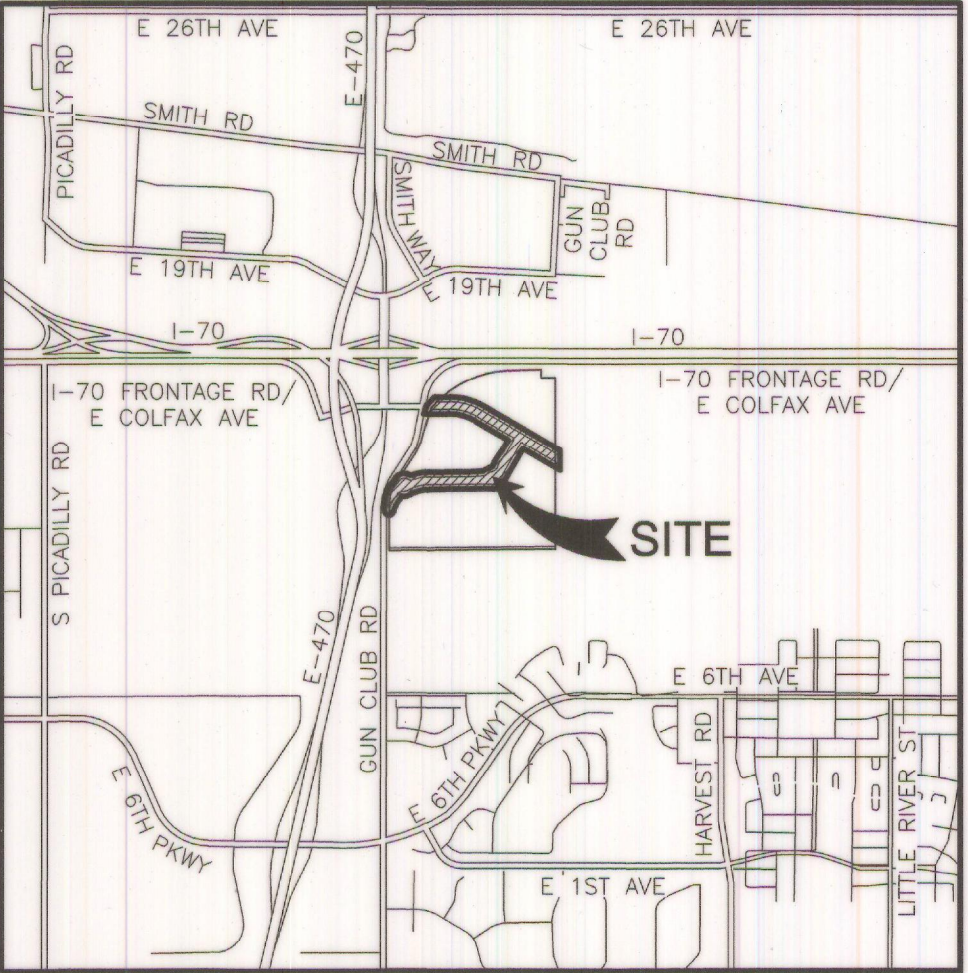
AN UNPLATTED PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6, THENCE ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 6, N00°19'02"W A DISTANCE OF 224.28 FEET; THENCE N89°40'58"E A DISTANCE OF 70.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF E-470 AS RECORDED AT RECEPTION NUMBER B1076982, SAID POINT BEING THE POINT OF BEGINNING, THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) N00°19'00"W A DISTANCE OF 42.30 FEET; 2) THENCE 297.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 748.51 FEET, A CENTRAL ANGLE OF 22°44'27" AND A CHORD WHICH BEARS N11°03'14"E A DISTANCE OF 295.14 FEET; THENCE 17.75 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 01°36'34" AND A CHORD WHICH BEARS N45°29'54"E A DISTANCE OF 17.75 FEET TO A POINT OF REVERSE CURVATURE; THENCE 14.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 08°12'32" AND A CHORD WHICH BEARS N42°11'55"E A DISTANCE OF 14.31 FEET TO A POINT OF TANGENCY; THENCE N38°05'39"E A DISTANCE OF 132.68 FEET TO A POINT OF CURVATURE; THENCE 162.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 101.00 FEET, A CENTRAL ANGLE OF 92°09'12" AND A CHORD WHICH BEARS N84°10'15"E A DISTANCE OF 145.49 FEET TO A POINT OF REVERSE CURVATURE; THENCE 25.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 38.50 FEET, A CENTRAL ANGLE OF 37°36'35" AND A CHORD WHICH BEARS S68°33'27"E A DISTANCE OF 24.82 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 48.74 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 118.50 FEET, A CENTRAL ANGLE OF 23°33'53" AND A CHORD WHICH BEARS N80°51'19"E A DISTANCE OF 48.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE 269.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 756.00 FEET, A CENTRAL ANGLE OF 20°25'26" AND A CHORD WHICH BEARS N79°17'05"E A DISTANCE OF 268.06 FEET TO A POINT OF TANGENCY; THENCE N89°29'48"E A DISTANCE OF 611.39 FEET; THENCE N86°18'57"E A DISTANCE OF 237.57 FEET; THENCE N71°57'01"E A DISTANCE OF 16.35 FEET TO A POINT OF CURVATURE; THENCE 74.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 20°25'15" AND A CHORD WHICH BEARS N61°44'24"E A DISTANCE OF 74.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE 56.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 32°14'57" AND A CHORD WHICH BEARS N67°39'15"E A DISTANCE OF 55.55 FEET TO A POINT OF REVERSE CURVATURE; THENCE 77.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 58°54'52" AND A CHORD WHICH BEARS N54°19'18"E A DISTANCE OF 73.77 FEET TO A POINT OF TANGENCY; THENCE N24°51'51"E A DISTANCE OF 36.56 FEET TO A POINT OF CURVATURE; THENCE 139.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 595.50 FEET, A CENTRAL ANGLE OF 13°24'19" AND A CHORD WHICH BEARS N30°11'37"E A DISTANCE OF 139.01 FEET TO A POINT OF REVERSE CURVATURE; THENCE 90.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 754.50 FEET, A CENTRAL ANGLE OF 06°53'47" AND A CHORD WHICH BEARS N33°26'53"E A DISTANCE OF 90.76 FEET TO A POINT OF TANGENCY; THENCE N30°00'00"E A DISTANCE OF 264.26 FEET TO A POINT OF CURVATURE; THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N15°00'00"W A DISTANCE OF 35.36 FEET; THENCE N60°00'00"W A DISTANCE OF 646.55 FEET; THENCE 456.05 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 871.00 FEET, A CENTRAL ANGLE OF 30°00'00" AND A CHORD WHICH BEARS N75°00'00"W A DISTANCE OF 450.86 FEET; THENCE N90°00'00"W A DISTANCE OF 302.95 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF E-470; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1) N15°50'26"E A DISTANCE OF 22.56 FEET; 2) THENCE N44°59'59"E A DISTANCE OF 107.00 FEET; 3) THENCE 776.38 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1712.95 FEET, A CENTRAL ANGLE OF 25°58'07" AND A CHORD WHICH BEARS N57°59'03"E A DISTANCE OF 769.75 FEET TO A POINT OF NON-TANGENCY; THENCE S10°07'27"E A DISTANCE OF 89.58 FEET; THENCE N87°28'59"E A DISTANCE OF 44.46 FEET; THENCE S76°36'45"E A DISTANCE OF 17.43 FEET; THENCE S55°25'49"E A DISTANCE OF 200.87 FEET; THENCE S63°14'08"E A DISTANCE OF 108.36 FEET; THENCE S76°49'41"E A DISTANCE OF 32.35 FEET; THENCE S58°23'59"E A DISTANCE OF 34.72 FEET; THENCE S28°13'12"W A DISTANCE OF 377.89 FEET; THENCE S60°00'00"E A DISTANCE OF 1154.51 FEET TO A POINT ON THE EASTERLY LINE OF AN EXISTING 8 FOOT FIBER OPTIC EASEMENT AS RECORDED AT RECEPTION NUMBER B1026381, SAID POINT ALSO BEING ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 6; THENCE ALONG SAID EASTERLY LINE, S00°02'02"W A DISTANCE OF 136.21 FEET; THENCE N60°00'00"W A DISTANCE OF 591.25 FEET TO A POINT OF CURVATURE; THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS S75°00'00"W A DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY; THENCE S30°00'00"W A DISTANCE OF 528.99 FEET TO A POINT OF CURVATURE; THENCE 162.22 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1481.50 FEET, A CENTRAL ANGLE OF 08°16'26" AND A CHORD WHICH BEARS S19°43'10"W A DISTANCE OF 162.14 FEET TO A POINT OF NON-TANGENCY; THENCE S56°31'16"W A DISTANCE OF 46.65 FEET TO A POINT OF CURVATURE; THENCE 66.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 50°51'27" AND A CHORD WHICH BEARS S81°57'00"W A DISTANCE OF 64.41 FEET TO A POINT OF TANGENCY; THENCE N72°37'17"W A DISTANCE OF 47.75 FEET; THENCE N74°17'59"W A DISTANCE OF 38.05 FEET TO A POINT OF CURVATURE; THENCE 52.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 94.00 FEET, A CENTRAL ANGLE OF 31°54'45" AND A CHORD WHICH BEARS S89°44'38"W A DISTANCE OF 51.68 FEET TO A POINT OF TANGENCY; THENCE S73°47'15"W A DISTANCE OF 26.37 FEET TO A POINT OF CURVATURE; THENCE 147.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.50 FEET, A CENTRAL ANGLE OF 22°51'44" AND A CHORD WHICH BEARS S85°13'08"W A DISTANCE OF 146.86 FEET TO A POINT OF REVERSE CURVATURE; THENCE 76.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 614.50 FEET, A CENTRAL ANGLE OF 07°09'11" AND A CHORD WHICH BEARS N86°55'36"W A DISTANCE OF 76.67 FEET TO A POINT OF TANGENCY; THENCE S89°29'48"W A DISTANCE OF 584.66 FEET TO A POINT OF CURVATURE; THENCE 389.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 797.00 FEET, A CENTRAL ANGLE OF 27°59'21" AND A CHORD WHICH BEARS S75°30'08"W A DISTANCE OF 385.48 FEET TO A POINT OF REVERSE CURVATURE; THENCE 49.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 101.00 FEET, A CENTRAL ANGLE OF 28°19'02" AND A CHORD WHICH BEARS S75°39'58"W A DISTANCE OF 49.41 FEET TO A POINT OF TANGENCY; THENCE S89°49'30"W A DISTANCE OF 44.02 FEET TO A POINT OF CURVATURE; THENCE 61.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 57.50 FEET, A CENTRAL ANGLE OF 61°22'38" AND A CHORD WHICH BEARS S59°08'10"W A DISTANCE OF 58.69 FEET TO A POINT OF REVERSE CURVATURE; THENCE 26.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 15°08'04" AND A CHORD WHICH BEARS S36°00'53"W A DISTANCE OF 26.34 FEET TO A POINT OF REVERSE CURVATURE; THENCE 280.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 518.00 FEET, A CENTRAL ANGLE OF 31°02'05" AND A CHORD WHICH BEARS S28°03'53"W A DISTANCE OF 277.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 19.582 ACRES (852,978 SQ. FT.), MORE OR LESS.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING S89°23'41"W AND BEING MONUMENTED BY A FOUND REBAR WITH 3" BRASS CAP PLS #16419 IN RANGE BOX AT THE WEST QUARTER CORNER AND A FOUND REBAR WITH 2" ALUMINUM CAP PLS #10945 AT THE CENTER QUARTER CORNER.



VICINITY MAP

SCALE: 1"=3000'

SHEET INDEX:

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- 03 OVERALL SITE PLAN
- 04 E. COLFAX AVE. PLAN
- 05 E. COLFAX AVE. PLAN
- 06 GUN CLUB ROAD PLAN
- 07 GUN CLUB ROAD PLAN
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SIGNATURE BLOCKS

AURORA CROSSROADS

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 THEREOF, ANDREW R. KLEIN HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS 3RD DAY OF MAY AD. 2021

BY: Andrew R. Klein
(PRINCIPALS OR OWNERS)

STATE OF Colorado)SS

COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

3 DAY OF May AD. 2021

BY: Andrew R. Klein
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

Blake Amen
(NOTARY PUBLIC)

BLAKE AMEN
Notary Public
State of Colorado
Notary ID # 20204027915
My Commission Expires 08-12-2024

MY COMMISSION EXPIRES 8/12/24

NOTARY BUSINESS ADDRESS:
4100 E. Mississippi Ave Ste 500
Glen Dale, CO 80246

CITY OF AURORA APPROVALS:

CITY ATTORNEY: [Signature] DATE: 5/24/21
PLANNING DIRECTOR: [Signature] DATE: 5-19-2021
PLANNING & ZONING COMMISSION: N/A DATE: N/A
CITY COUNCIL: N/A DATE: N/A
(MAYOR)
ATTEST: N/A DATE: N/A
(CITY CLERK)

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT _____ O'CLOCK _____M,

THIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____ DEPUTY: _____

CONTACTS

OWNER:

KEVIN SMITH
WESTSIDE INVESTMENT PARTNERS, INC.
4100 E. MISSISSIPPI AVE., SUITE 500
DENVER, CO 80246

OWNER'S REPRESENTATIVE:

SILVERBLUFF COMPANIES
TED L. LAUDICK
303-638-9553

ENGINEER:

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM
CONTACT: JEFF WHITE

LANDSCAPE ARCHITECT:

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
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www.norris-design.com
NORRIS DESIGN
Planning | Landscape Architecture

AMENDMENTS:

- MA- 2020-6021-01 - Amendment modifying landscape plans, charts, and tables to account for revised curb and median alignments, reduction in plant/boulder quantities, simplified mulch and edger patterns, converted median landscape to xeric and truck-watering for establishment.
- MA- 2020-6021-01 Removed shrubs and grasses from narrow curbside landscape beds and converted to stone mulch only with trees. Other landscape beds have been made larger to relocate shrubs and grasses from these areas to meet minimum planting requirements while others have been removed. Updates have been reflected in curbside landscape planting table, plant list and hydrozone table.

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MARTINMARTIN.COM

AURORA CROSSROADS
GUN CLUB/COLFAX INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

OWNER:

DATE:
09-29-2020
01-15-2021
03-23-2021

SHEET TITLE:
COVER
SHEET

01 OF 33

GUN CLUB-COLFAX INFRASTRUCTURE 2020-6021-00

CHECKED BY: JC, AB
DRAWN BY: AS, EG

AURORA CROSSROADS GUN CLUB/COLFAX INFRASTRUCTURE SITE PLAN

AN UNPLATTED PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE
STATE OF COLORADO

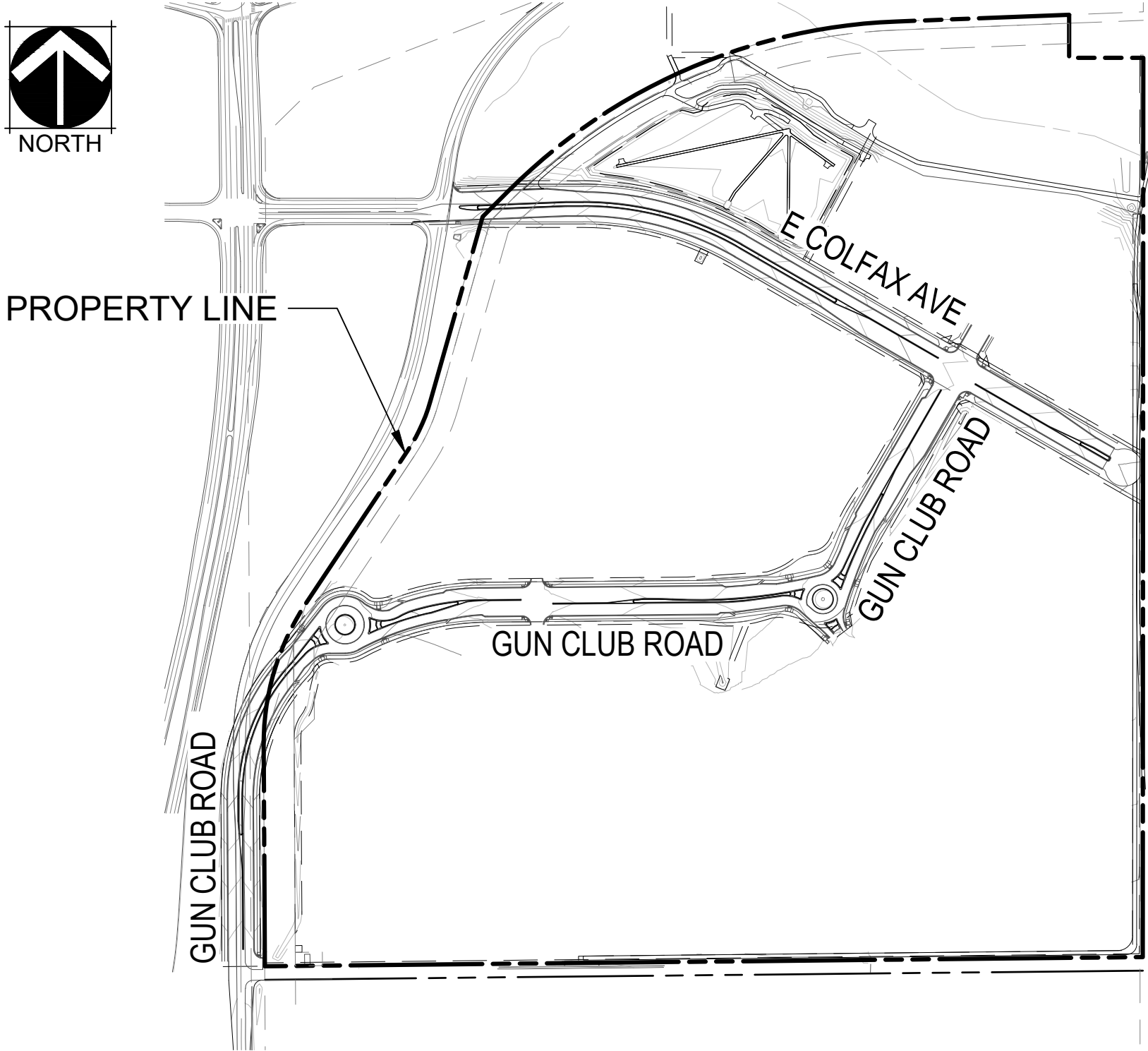
CITY OF AURORA NOTES

- 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 PLAZAS ARE TO BE BRUSHED , GRAY CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- THE OWNER/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, UPON COMPLETION OF THE ROADWAY CONSTRUCTION.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL (EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS) 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 1/2" ROCK MULCH. FOR AREAS SPECIFIED IN THE PLAN AS COBBLE, USE 4-8" RIVER ROCK - COLORS AS SPECIFIED IN MATERIAL SCHEDULE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF 1 1/2" ROCK MULCH WITH NO WEED BARRIER NECESSARY.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.02.2.10. OBJECTS AND STRUCTURES SHALL NOT IMPEDE VISION WITHIN THESE SIGHT TRIANGLES. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN THE SIGHT TRIANGLES.
- 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.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- CRUSHER FINES SHALL BE INSTALLED WITH STABILIZER AT 3" DEPTH.

HYDRO-ZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE (%)
HIGH WATER USE	0 SF	0 %
LOW WATER USE NATIVE SEED	45,065 SF	11.6 %
LOW WATER USE CURBSIDE BED	53,578 SF	13.8 %
TEMPORARY IRRIGATED NATIVE SEED	93,662 SF	24.1 %
TEMPORARY TRUCK IRRIGATED WATER USE HYDROZONE	33,057 SF	8.5 %
NON-IRRIGATED DETENTION BASIN	163,129 SF	42.0 %
TOTAL:	388,491 SF	100 %
TOTAL IRRIGATED AREA TAP #TBD	225,362 SF	

OVERALL MAP 1" = 400'



Standard Rights-of-Way Street Tree Table				
Street Tree Description	Length (LF)	Trees Required	Shrub Equivalent Transfers	Trees Provided
GUN CLUB ROAD NORTH (1 Tree / 40 LF)	3,073	77	0	81
GUN CLUB ROAD SOUTH (1 Tree / 40 LF)	2,992	75	0	75
E. COLFAX AVENUE NORTH (1 Tree / 40 LF)	1,988	50	0	50
E. COLFAX AVENUE SOUTH (1 Tree / 40 LF)	1,952	49	0	49
Totals:	10,005	251	0	255

NOTES:

1.) Distances measured between tangent points, and intersecting drives are excluded.

Median Landscape Table					
Description	Area / Length (LF)	Plant Maximum	Plants Provided	Boulder Maximum	Boulders Provided
GUN CLUB ROAD NORTH	280	56	38	14	11
GUN CLUB ROAD CENTRAL	732	146	81	37	23
GUN CLUB ROAD SOUTH	647	129	95	32	24
E. COLFAX AVE EAST	95	19	9	4	3
E. COLFAX AVE WEST	1,122	224	119	56	24

NOTES:

1.) No trees shall be placed in medians per PROS Dedication and Development Criteria Manual, Sec. 6.15.F.

2.) No more than 20 plants per 100 linear feet of median. Excludes roundabouts and areas wider than 26', next to roundabouts.

3.) No more than 5 boulders per 100 linear feet of median. Excludes roundabouts and areas wider than 26', next to roundabouts.

Curbside Landscape Table					
Curbside Description	Area (SF)	Shrubs Equivalents Required	Shrubs Provided	Ornamental Grasses Provided (40% Max)	Shrubs to Tree Equivalents
GUN CLUB ROAD NORTH (0.025 Shrubs per 1 Square Foot of Curbside Landscape)	25,754	644	406	241	0
GUN CLUB ROAD SOUTH (0.025 Shrubs per 1 Square Foot of Curbside Landscape)	23,310	583	358	219	0
E. COLFAX AVENUE NORTH (0.025 Shrubs per 1 Square Foot of Curbside Landscape)	25,933	648	386	251	0
E. COLFAX AVENUE SOUTH (0.025 Shrubs per 1 Square Foot of Curbside Landscape)	25,282	632	372	246	0
Totals:	100,279	2,507	1,522	957	0

NOTES:

1.) Shrubs and grasses shown in table are a minimum of container #5 size.

2.) Curbside landscape replacement area calculated based on non-sod area within the respective curbside landscape.

Detention Pond Landscape Table					
Description	Area (SF)	Trees Required	Trees Provided	Shrubs Equivalents Required	Shrubs Provided
Detention Pond (1 Tree and 10 Shrubs per 4,000 square foot above 100 year water surface elevation)	88,055	23	23	226	226
Totals:	88,055	23	23	226	226

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AURORA CROSSROADS
GUN CLUB/COLFAX INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

OWNER:

NOT FOR
CONSTRUCTION

DATE:
09-29-2020
01-15-2021
03-23-2021
09/12/2024 - REV - 01
03/20/2025 - REV - 02

SHEET TITLE:
LANDSCAPE
NOTES

AURORA CROSSROADS

GUN CLUB/COLFAX INFRASTRUCTURE SITE PLAN

AN UNPLATTED PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE
STATE OF COLORADO

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
DECIDUOUS TREES					
AC RP	6	ACER RUBRUM 'FRANK JR.' TM	REDPOINTE RED MAPLE	B & B	2.5" CAL.
AC GM	7	ACER SACCHARUM 'GREEN MOUNTAIN' TM	GREEN MOUNTAIN SUGAR MAPLE	B & B	2.5" CAL.
AC NS	22	ACER TRUNCATUM X PLATANOIDES 'KEITHSFORM' TM	NORWEGIAN SUNSET MAPLE	B & B	2.5" CAL.
CA SP	27	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL.
CE OC	12	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.
GI AG	10	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD GINKGO	B & B	2.5" CAL.
GI PS	12	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	B & B	2.5" CAL.
GL SK	8	GLEDITSIA TRIACANTHOS INERMIS 'DRAVES' TM	STREET KEEPER HONEY LOCUST	B & B	2.5" CAL.
GL HA	22	GLEDITSIA TRIACANTHOS INERMIS 'HARVE' TM	NORTHERN ACCLAIM THORNLESS HONEY LOCUST	B & B	2.5" CAL.
GL SH	10	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2.5" CAL.
GY DI	14	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2.5" CAL.
KO PA	17	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	B & B	2.5" CAL.
QU MA	12	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL.
QU MU	17	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL.
QU SH	4	QUERCUS SHUMARDII	SHUMARD RED OAK	B & B	2.5" CAL.
TI RE	10	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2.5" CAL.
TI ST	3	TILIA TOMENTOSA 'STERLING'	STERLING SILVER LINDEN	B & B	2.5" CAL.
UL PR	10	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2.5" CAL.
UL CC	23	ULMUS DAVIDIANA CHOICECITY	CHOICE CITY ELM	B & B	2.5" CAL.
UL MG	9	ULMUS X 'MORTON GLOSSY' TM	TRIUMPH ELM	B & B	2.5" CAL.

ORNAMENTAL TREES					
AC FL	5	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	B & B	2" CAL.
AM AB	5	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2" CAL.
CR CR	3	CRATAEGUS CRUS-GALLI INERMIS 'CRUSADER'	CRUSADER COCKSPUR HAWTHORN	B & B	2" CAL.
MA PF	4	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	B & B	2" CAL.
MA SS	3	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2" CAL.
PR VS	3	PRUNUS VIRGINIANA 'SHUBERT'	CANADA RED CHERRY	B & B	2" CAL.

DECIDUOUS SHRUBS					
AM RG	20	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	CONT	5 GAL
AM CA	37	AMORPHA CANESCENS	LEADPLANT	CONT	5 GAL
AM NA	9	AMORPHA NANA	FALSE INDIGO	CONT	5 GAL
AR CA	53	ARTEMISIA CANA	SILVER SAGEBRUSH	CONT	5 GAL
AR TI	39	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	CONT	5 GAL
CA BM	90	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	CONT	5 GAL
CA DK	21	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	CONT	5 GAL
CH ML	31	CHAMAEBATIARIA MILLEFOLIUM	DESERT SWEET	CONT	5 GAL
ER DB	102	ERICAMERIA NAUSEOSA VAR. SPECIOSA	TALL BLUE RABBITBRUSH	CONT	5 GAL
ER DD	236	ERICAMERIA NAUSEOSUS VAR. NAUCEOSUS	DWARF BLUE RABBITBRUSH	CONT	5 GAL
FA PA	18	FALLUGIA PARADOXA	APACHE PLUME	CONT	5 GAL
PE AT	102	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONT	5 GAL
PE LS	87	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	CONT	5 GAL
PO MW	67	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE BUSH CINQUEFOIL	CONT	5 GAL
PR BE	20	PRUNUS BESSEYI	WESTERN SAND CHERRY	CONT	5 GAL
PR PB	131	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT	5 GAL
RH GL	66	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT	5 GAL
RH AU	59	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT	5 GAL
RO NW	114	ROSA X 'NEARLY WILD'	NEARLY WILD ROSE	CONT	5 GAL
SA IR	23	SALIX IRRORATA	DEWYSTEM WILLOW	#2 CONT.	5 GAL
SA DA	17	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	#2 CONT.	5 GAL

EVERGREEN SHRUBS					
AG PA	10	AGAVE PARRYI	PARRY'S AGAVE	CONT	5 GAL
AG NM	10	AGAVE PARRYI NEOMEXICANA	NEW MEXICO AGAVE	CONT	5 GAL
AG AC	10	AGAVE PARRYI TRUNCATA	ARTICHOKE PARRY'S AGAVE	CONT	5 GAL
AR CH	63	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	CHIEFTAIN MANZANITA	CONT	5 GAL
AR PA	112	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT	5 GAL
CY SP	57	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT	5 GAL
CY LN	53	CYTISUS X 'LENA'	LENA BROOM	CONT	5 GAL
CY LT	64	CYTISUS X 'LILAC TIME'	LILAC TIME BROOM	CONT	5 GAL
HE PF	65	HESPERALOE PARVIFLORA	RED YUCCA	CONT	5 GAL
HE YW	43	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	CONT	5 GAL
JU BR	4	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	CONT	5 GAL
PI WB	20	PINUS MUGO 'WHITE BUD'	WHITE BUD MUGO PINE	CONT	5 GAL
YU BA	38	YUCCA BACCATA	BANANA YUCCA	CONT	5 GAL
YU AN	41	YUCCA FILAMENTOSA	ADAM'S NEEDLE	CONT	5 GAL
YU CG	25	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD ADAM'S NEEDLE	CONT	5 GAL

ORNAMENTAL GRASSES					
BO BA	323	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT	5 GAL
CA BR	178	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	CONT	5 GAL
HE SE	35	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT	5 GAL
MU RE	114	MUHLENBERGIA REVERCHONI 'UNDAUNTED'	UNDAUNTED MUHLY	CONT	5 GAL
PA HM	94	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	CONT	5 GAL
PA SH	24	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	CONT	5 GAL
SC ST	335	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION BLUESTEM GRASS	CONT	5 GAL

PERENNIALS					
NE WL	23	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	CONT	1 GAL
SE BS	75	SEDUM REFLEXUM 'BLUE SPRUCE'	BLUE SPRUCE-LEAVED STONECROP	CONT	1 GAL
SE AJ	15	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	CONT	1 GAL

PERMANENTLY IRRIGATED NATIVE SEED

DRYLAND SEED MIX OR APPROVED EQUAL. CONTRACTOR TO SUBMIT CUTSHEETS FOR APPROVAL

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	28%	6.2 LBS.
BIG BLUESTEM	ANDROPOGON GRARDII	28%	6.2 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	10%	2.2 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	6%	1.2 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	2.2 LBS.
INDIANGRASS	SORGHASTRUM NUTANS	10%	2.2 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	8%	1.8 LBS.
TOTAL		100%	22.0 LBS.

TEMPORARY IRRIGATED SHORT NATIVE SEED

DRYLAND LOW SEED MIX OR APPROVED EQUAL. CONTRACTOR TO SUBMIT CUTSHEETS FOR APPROVAL

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	25%	5.5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	25%	5.5 LBS.
BUFFALOGRASS	BUCHLOE DACTYLOIDES	10%	2.2 LBS.
GREEN NEEDLEGRASS	BOUTELOUA GRACILIS	20%	4.4 LBS.
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	20%	4.4 LBS.
TOTAL		100%	22.0 LBS.

NON-IRRIGATED DETENTION BASIN NATIVE SEED

DRYLAND LOW SEED MIX OR APPROVED EQUAL. CONTRACTOR TO SUBMIT CUTSHEETS FOR APPROVAL

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
SLOUGHGRASS	BECKMANNIA SYZIGACHNE	9%	3.0 LBS.
WILD RYE	ELYMUS MAELLANICUS VAR. BLUE	9%	3.0 LBS.
IDAHO FESCUE	FESTUCA IDAHOENSIS VAR. JOSEPH	6%	2.0 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII VAR. ARIBA	9%	3.0 LBS.
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	15%	5.0 LBS.
ALKALI SACATON	SPOROBOLUS AIROIDES	12%	4.0 LBS.
FRINGED SAGE	ARTEMISIA FRIGIDA	6%	3 OZ.
PRAIRIE ASTER	ASTER TANACETIFOLIUS	8%	4 OZ.
WILD LUPINE	LUPINUS ARGENTEUS	6%	3 OZ.
BLACK-EYED SUSAN	RUDBECKIA HIRTA	8%	4 OZ.
MILKWEED	ASCLEPIAS INCARNATA	12%	6 OZ.
TOTAL		100%	21.25 LBS.

MATERIAL SCHEDULE

ITEM	DESCRIPTION	PROVIDER	SIZE / DIMENSIONS	COLOR / FINISH / MODEL	NOTES
A	LANDSCAPE MULCH (STONE MULCH A)	PIONEER SAND, OR APPROVED EQUAL. www.pioneerco.com	¾"	WYOMING RED ROCK	INSTALL AT 3" DEPTH OVER GEOTEXTILE WEED CONTROL FABRIC PER GENERAL LANDSCAPE NOTES. SUBMIT SAMPLE FOR APPROVAL.
B	ACCENT MULCH (STONE MULCH B)	PIONEER SAND, OR APPROVED EQUAL. www.pioneerco.com	¾"	BLACK GRANITE	INSTALL AT 3" DEPTH WITH STABILIZER PER GENERAL LANDSCAPE NOTES. SUBMIT SAMPLE FOR APPROVAL.
C	COBBLE MULCH (STONE MULCH C)	PIONEER SAND, OR APPROVED EQUAL. www.pioneerco.com	1 ½"	LOCAL RIVER ROCK	INSTALL AT 3" DEPTH OVER GEOTEXTILE WEED CONTROL FABRIC PER GENERAL LANDSCAPE NOTES. SUBMIT SAMPLE FOR APPROVAL.
D	CRUSHER FINES	PIONEER SAND, OR APPROVED EQUAL. www.pioneerco.com	¾" MINUS	MOUNTAIN GRANITE BREEZE	INSTALL AT 4" DEPTH OVER GEOTEXTILE WEED CONTROL FABRIC PER GENERAL LANDSCAPE NOTES. SUBMIT SAMPLE FOR APPROVAL.
E	LANDSCAPE BOULDERS	COLORADO MATERIALS, INC. www.coloradomaterialsinc.com	24-30" AND 36"-42"	COLORADO RED BOULDER	BURNT ORANGE, GOLD, BROWN AND TAN. REFER TO DETAIL 1, SHEET 33. SUBMIT SAMPLE FOR APPROVAL.
F	PAVING TYPE 1	COLORADO HARDSCAPES www.coloradohardscapes.com	4-6"	STANDARD GRAY, BROOM FINISH	REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION

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AURORA CROSSROADS
GUN CLUB/COLFAX INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

OWNER:

NOT FOR
CONSTRUCTION

DATE:
09-29-2020
01-15-2021
03-23-2021

09/12/2024 - REV - 01
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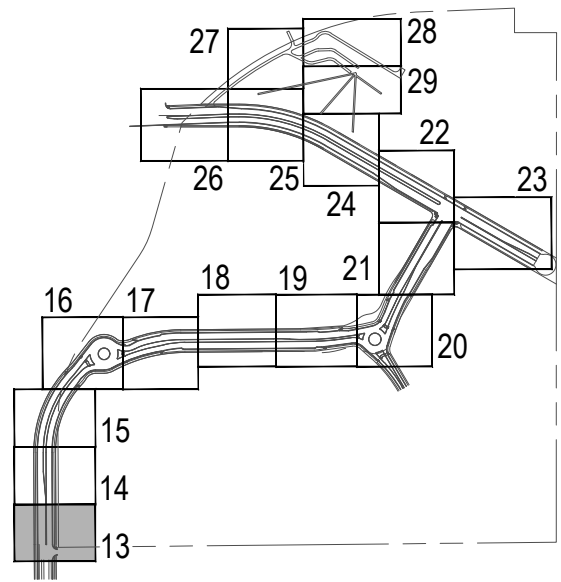
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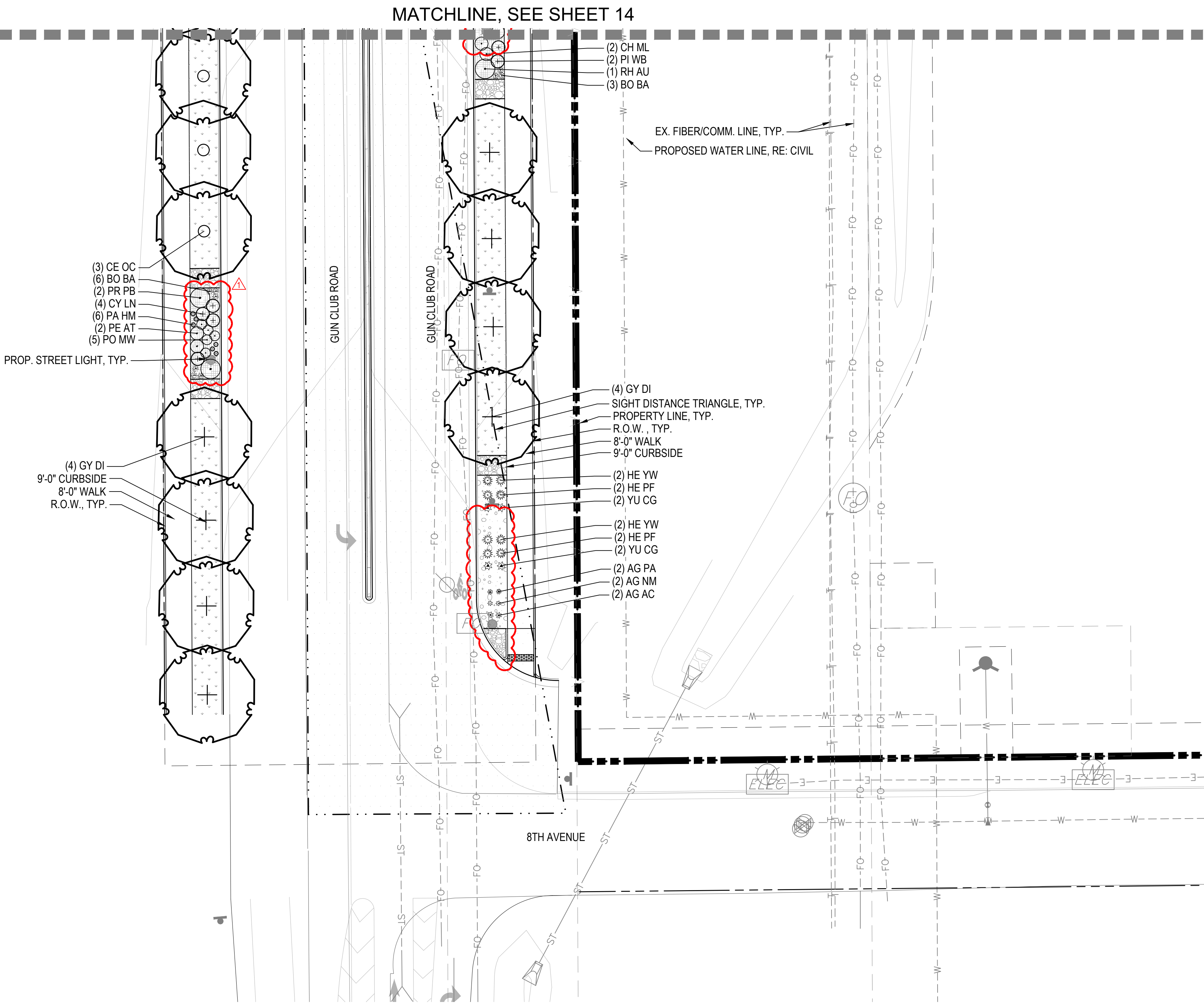
AN UNPLATTED PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6,
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CITY OF AURORA, COUNTY OF ARAPAHOE
STATE OF COLORADO

KEY MAP



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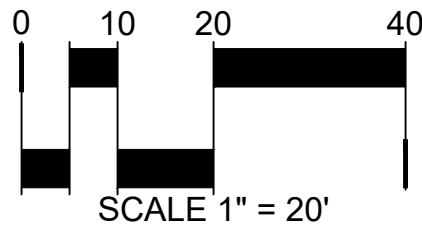
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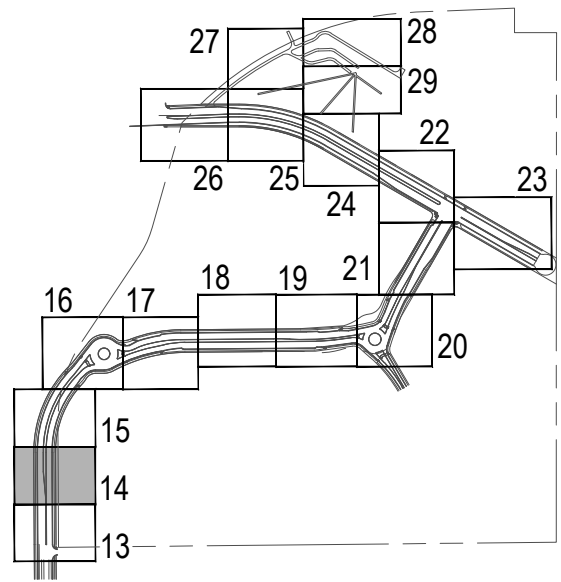


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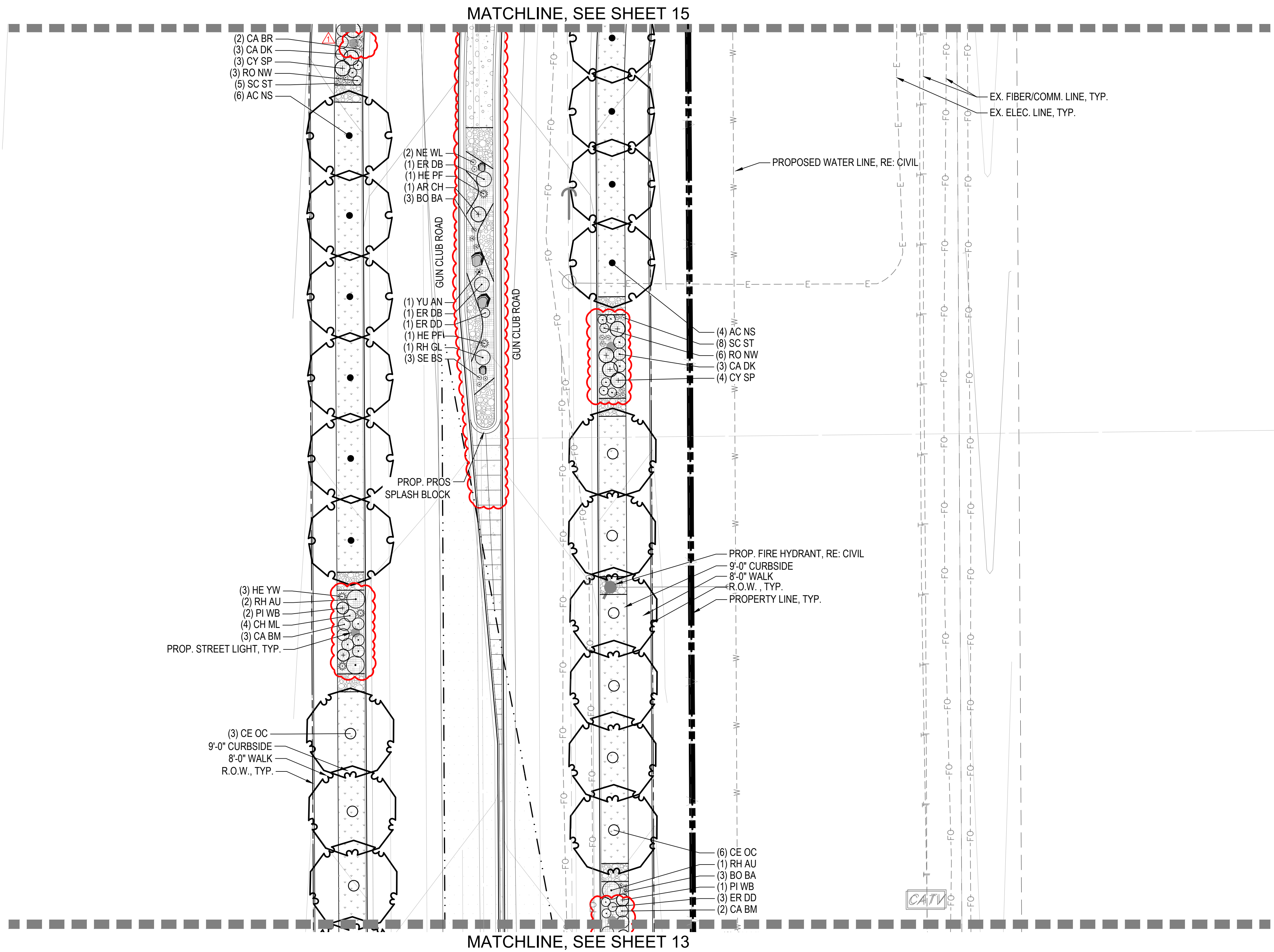
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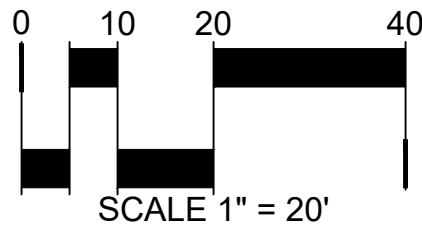
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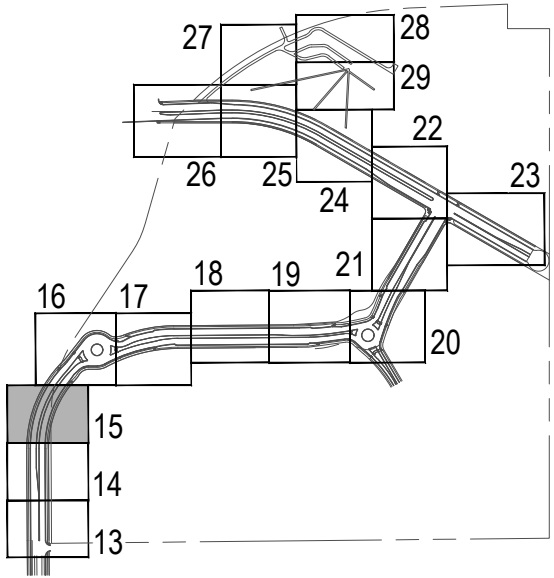
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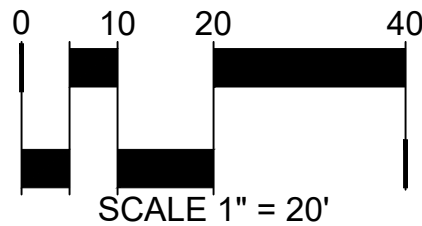
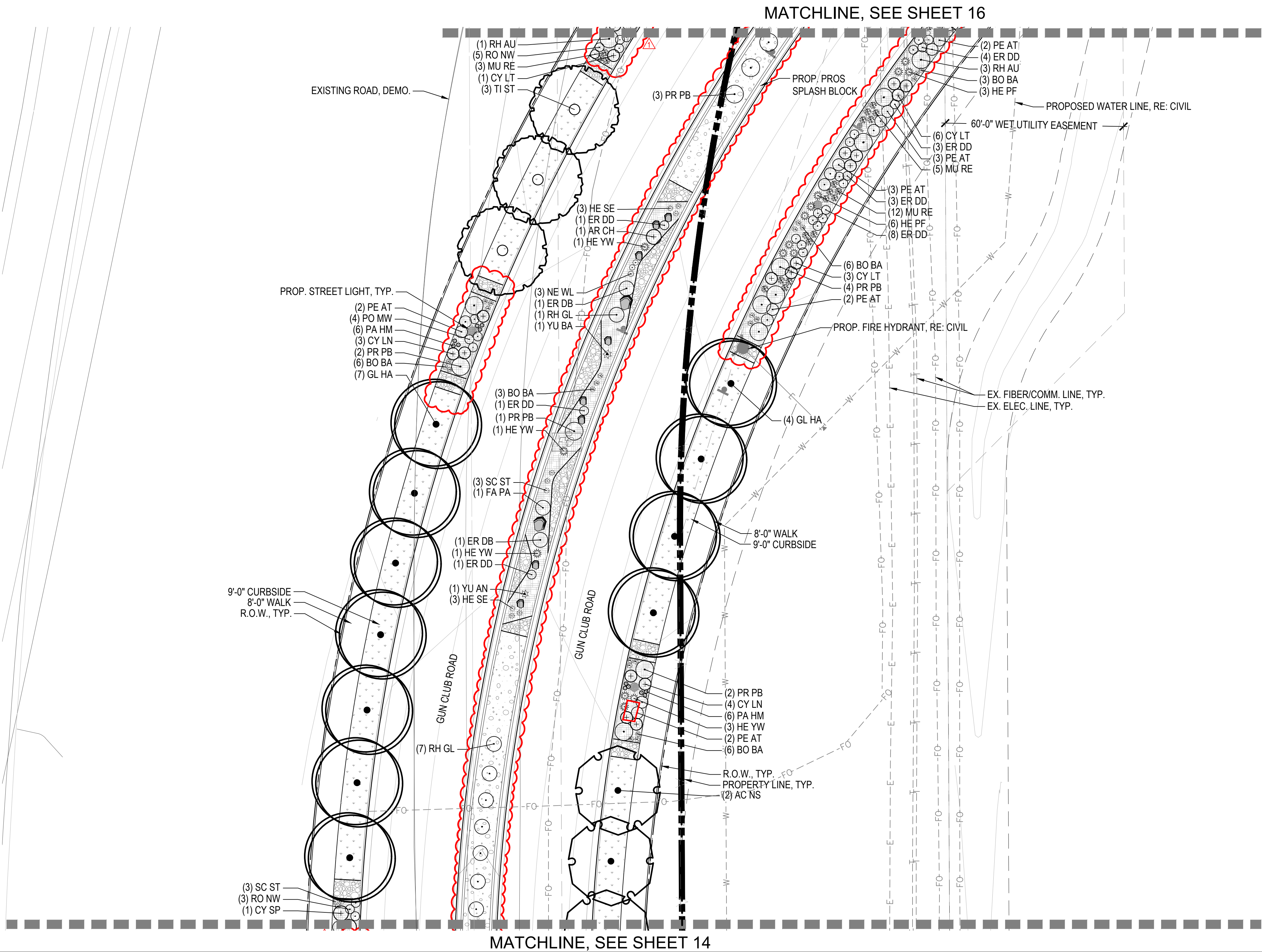
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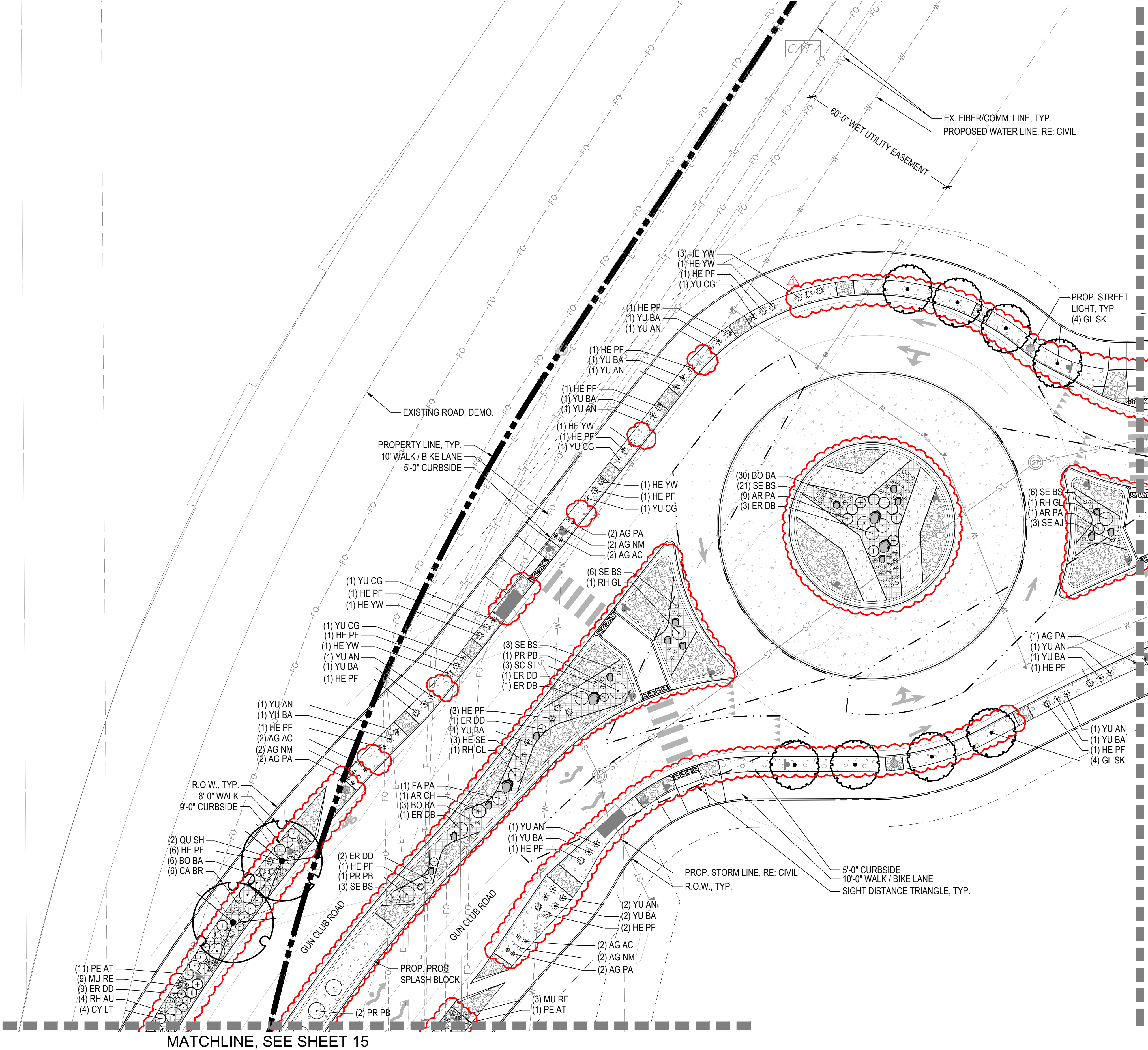
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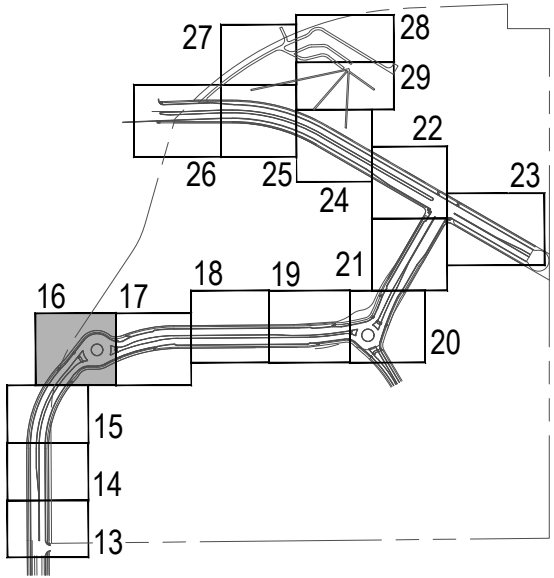
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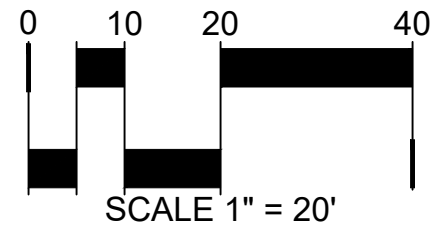
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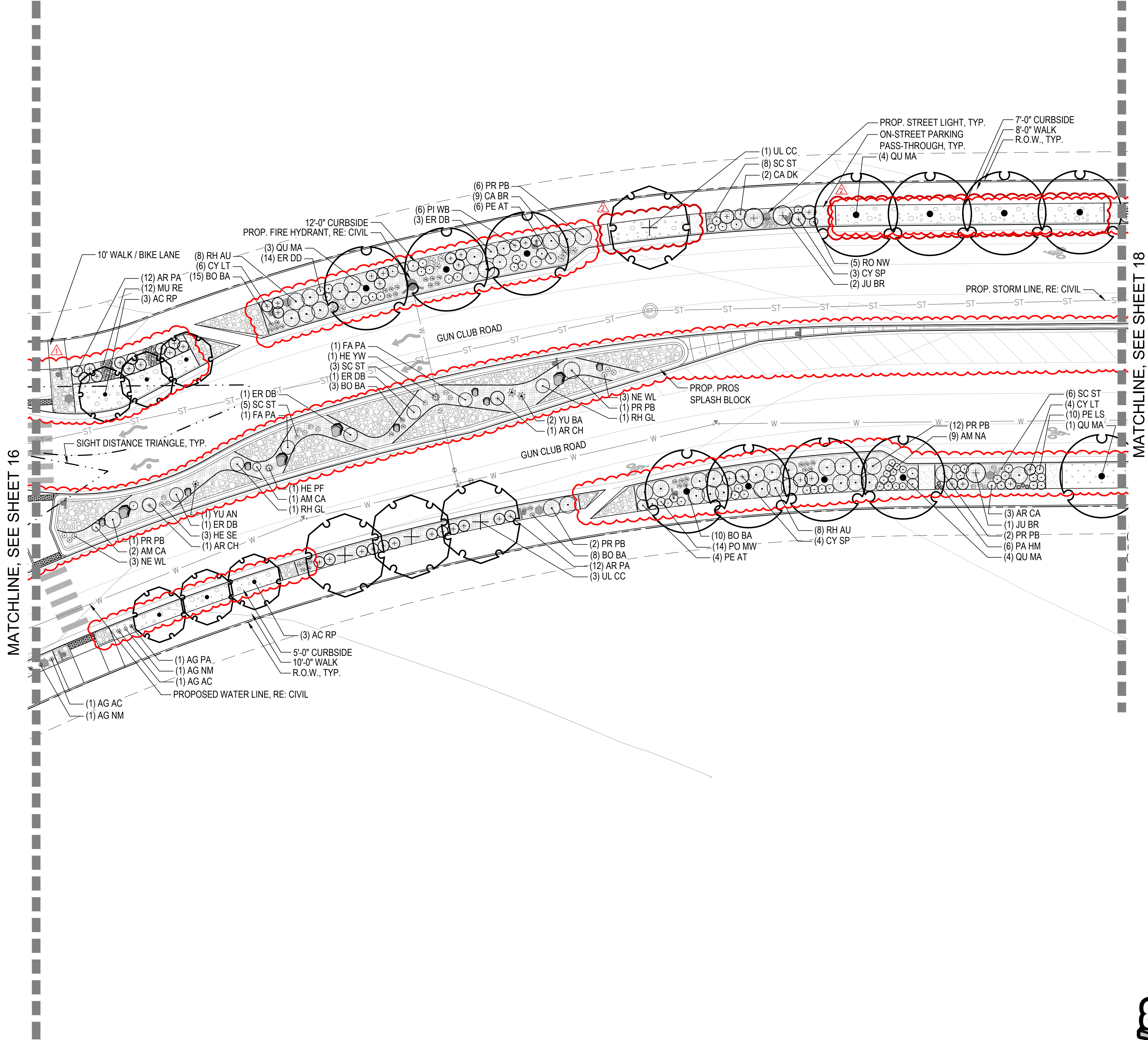
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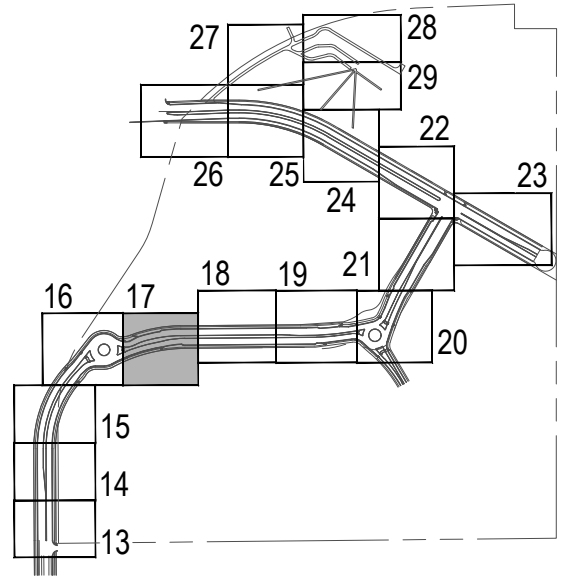
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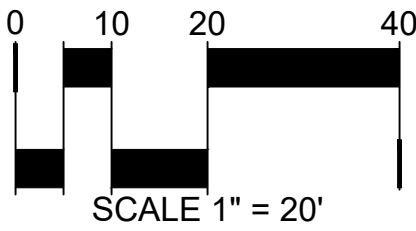
AURORA CROSSROADS
GUN CLUB/COLFAX INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

OWNER:

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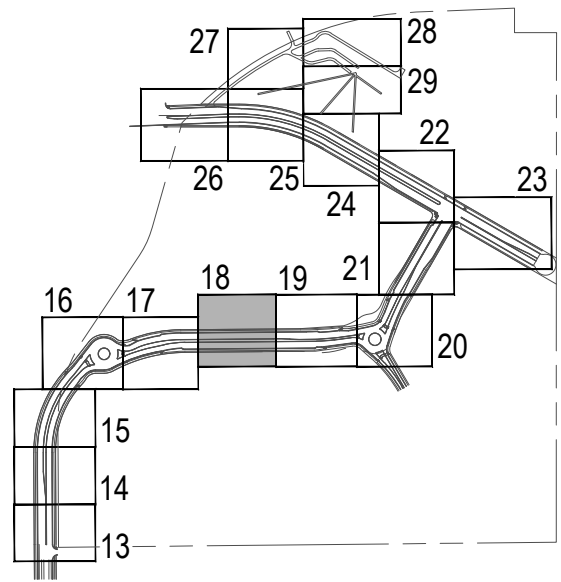
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SHEET TITLE:
LANDSCAPE
PLAN



AURORA CROSSROADS
GUN CLUB/COLFAX INFRASTRUCTURE SITE PLAN
AN UNPLATTED PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE
STATE OF COLORADO

KEY MAP



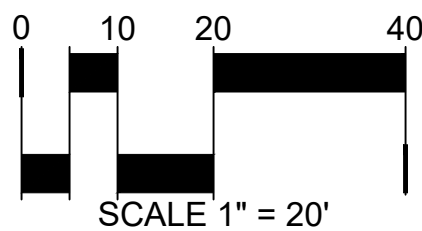
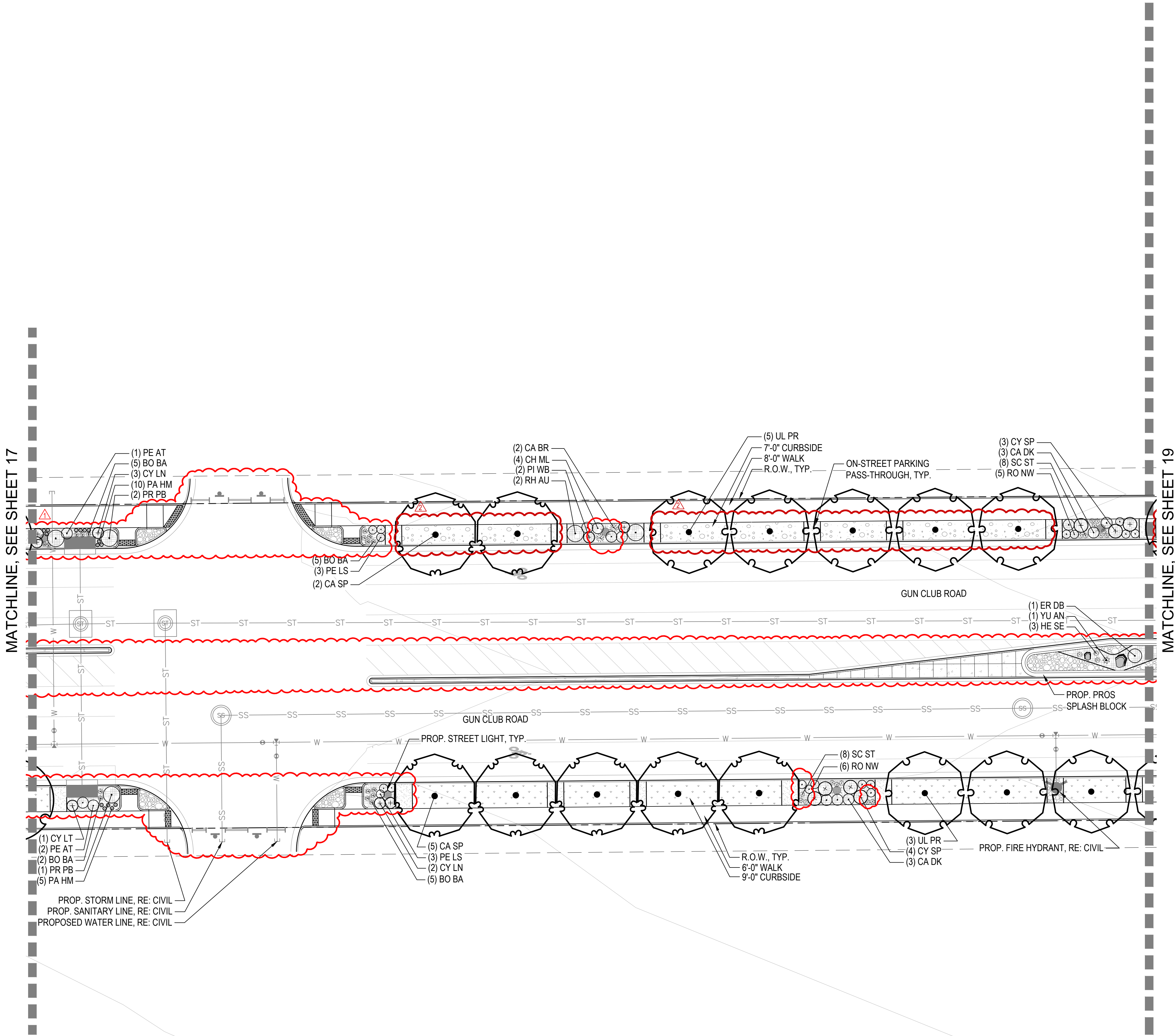
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LEGEND

- STONE MULCH A
- STONE MULCH B
- STONE MULCH C
- CRUSHER FINES
- IRRIGATED NATIVE
- TEMPORARY-IRRIGATED NATIVE
- NON-IRRIGATED
DETENTION BASIN NATIVE
- DECIDUOUS CANOPY TREE
(VARIES SEE SCHEDULE)
- DECIDUOUS ORNAMENTAL TREE
(VARIES SEE SCHEDULE)
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- LANDSCAPE BOULDERS
- STREET LIGHT, RE: CIVIL
- FIRE HYDRANT, RE: CIVIL
- SIGN, RE: CIVIL
- METAL EDGER
- RIGHT OF WAY
- SIGHT DISTANCE TRIANGLE
- PROPERTY LINE
- MATCHLINE



AURORA CROSSROADS
GUN CLUB/COLFAX INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

OWNER:

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SHEET TITLE:
LANDSCAPE
PLAN

AN UNPLATTED PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6,
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STATE OF COLORADO

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STONE MULCH A

STONE MULCH B

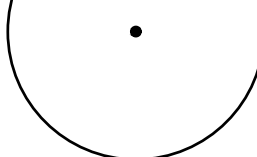
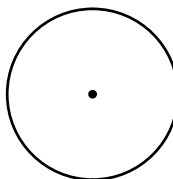








STONE MULCH C

CRUSHER FINES

IRRIGATED NATIVE

TEMPORARY-IRRIGATED NATIVE



NON-IRRIGATED
DETENTION BASIN NATIVE

	DECIDUOUS CANOPY TREE (VARIES SEE SCHEDULE)
	DECIDUOUS ORNAMENTAL TREE (VARIES SEE SCHEDULE)
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS
	LANDSCAPE BOULDERS
	STREET LIGHT, RE: CIVIL
	FIRE HYDRANT, RE: CIVIL
	SIGN, RE: CIVIL

_____ METAL EDGER
 - - - - - RIGHT OF WAY
 SIGHT DISTANCE TRIANGLE
 _____ ■ _____ PROPERTY LINE
 ■ ■ ■ ■ ■ MATCHLINE

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SHEET TITLE:
LANDSCAPE
PLAN

9 OF 33

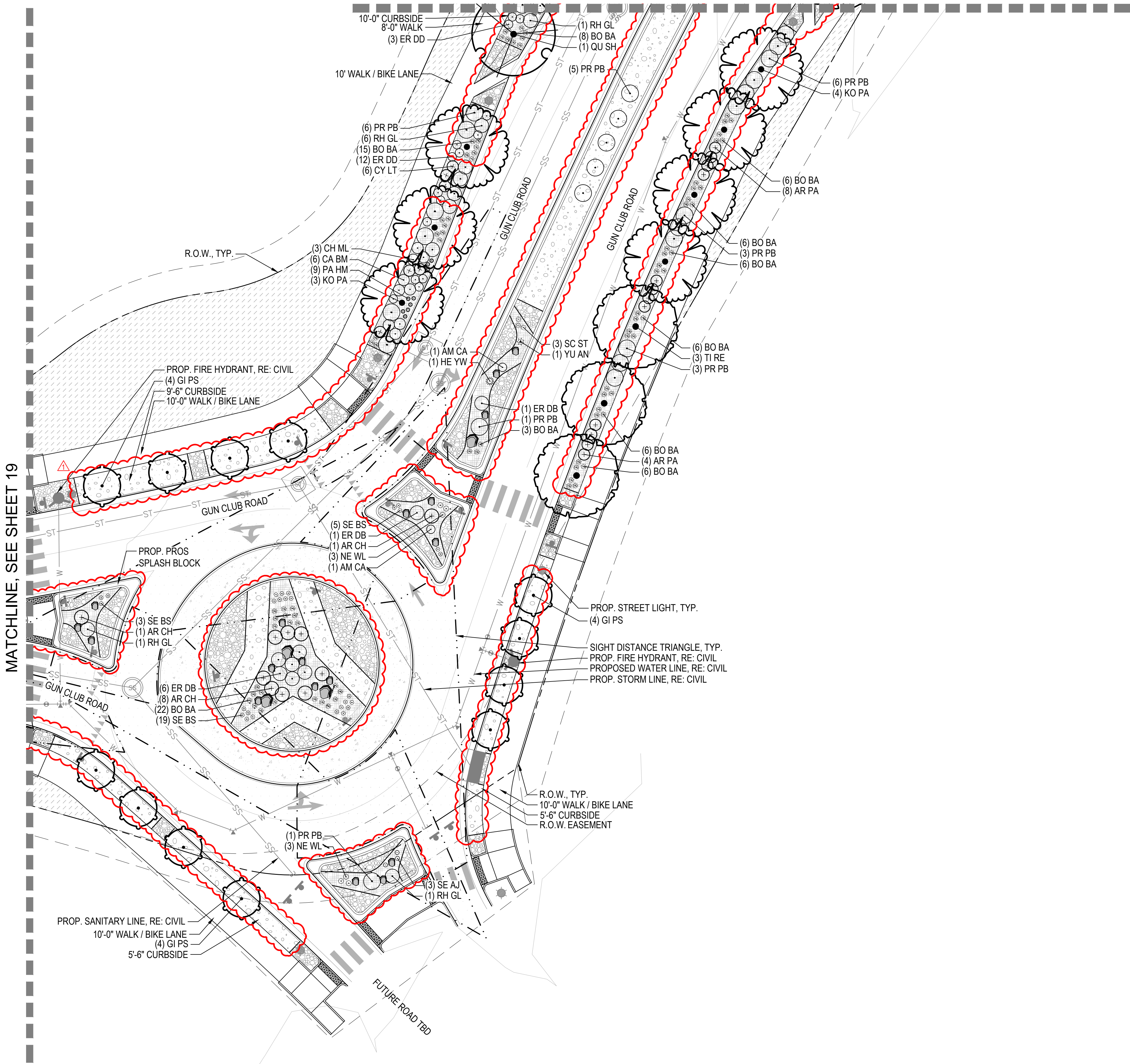
MATCHLINE, SEE SHEET 18

MATCHLINE SEE SHEET 20

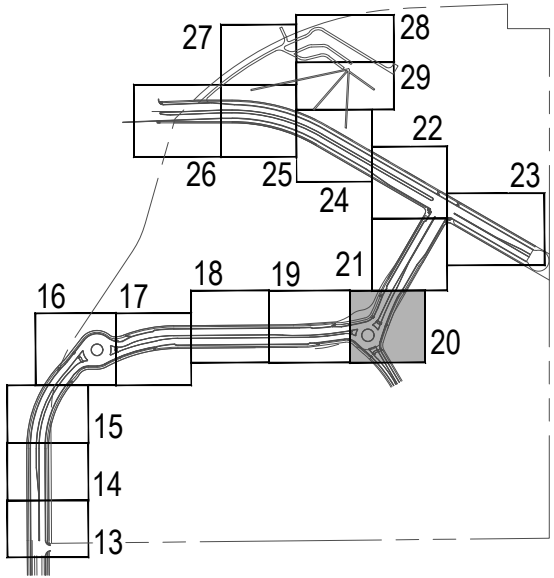
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GUN CLUB/COLFAX INFRASTRUCTURE SITE PLAN

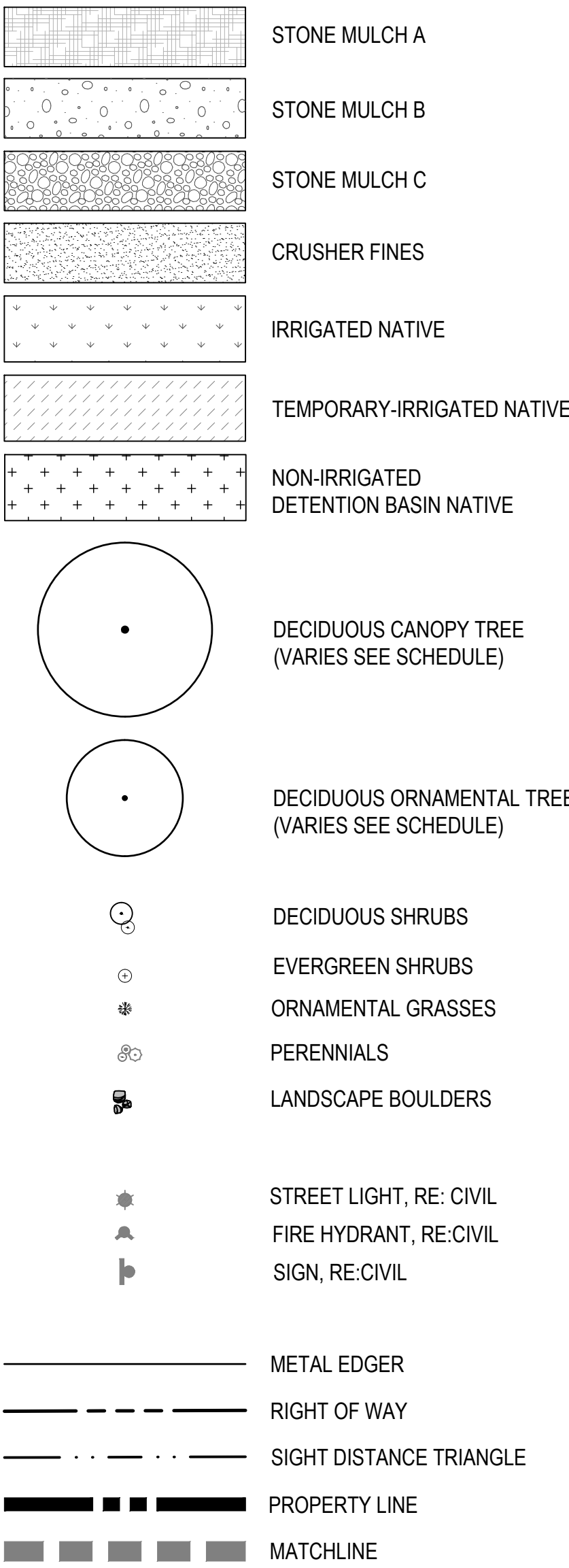
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TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE
STATE OF COLORADO
MATCHLINE, SEE SHEET 21



KEY MAP



LEGEND



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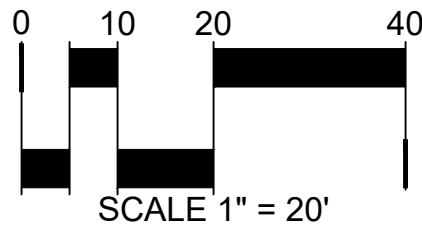
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GUN CLUB/COLFAX INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

OWNER:

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SHEET TITLE:
LANDSCAPE
PLAN

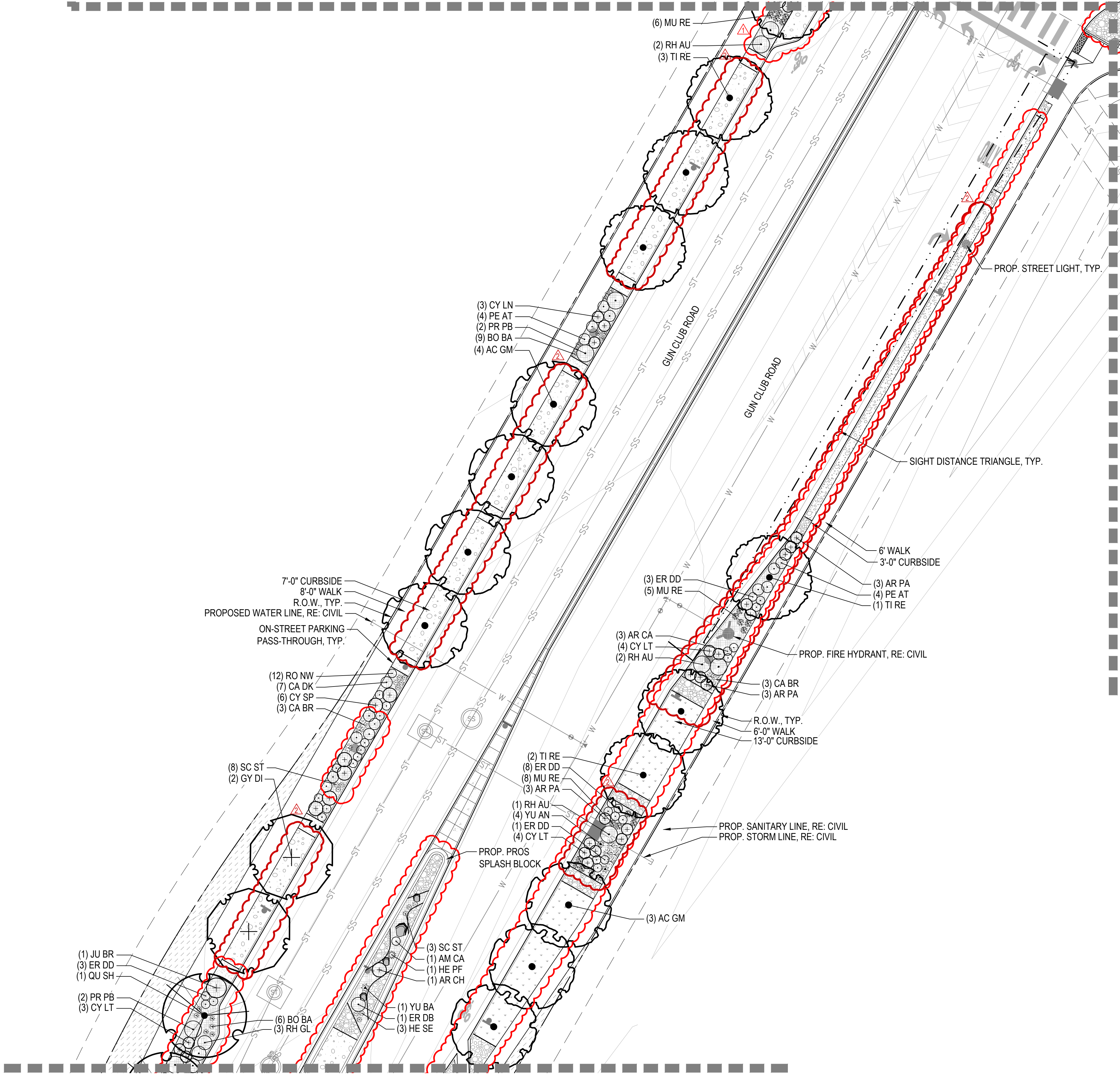


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GUN CLUB/COLFAX INFRASTRUCTURE SITE PLAN

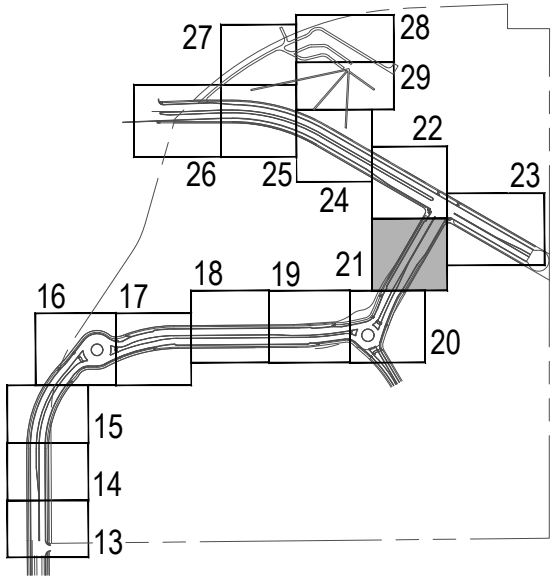
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CITY OF AURORA, COUNTY OF ARAPAHOE
STATE OF COLORADO

MATCHLINE, SEE SHEET 22



MATCHLINE, SEE SHEET 20

KEY MAP



LEGEND

- STONE MULCH A
- STONE MULCH B
- STONE MULCH C
- CRUSHER FINES
- IRRIGATED NATIVE
- TEMPORARY-IRRIGATED NATIVE
- NON-IRRIGATED DETENTION BASIN NATIVE
- DECIDUOUS CANOPY TREE (VARIES SEE SCHEDULE)
- DECIDUOUS ORNAMENTAL TREE (VARIES SEE SCHEDULE)
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- LANDSCAPE BOULDERS
- STREET LIGHT, RE: CIVIL
- FIRE HYDRANT, RE: CIVIL
- SIGN, RE: CIVIL
- METAL EDGER
- RIGHT OF WAY
- SIGHT DISTANCE TRIANGLE
- PROPERTY LINE
- MATCHLINE

MATCHLINE, SEE SHEET 23

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GUN CLUB/COLFAX INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

OWNER:

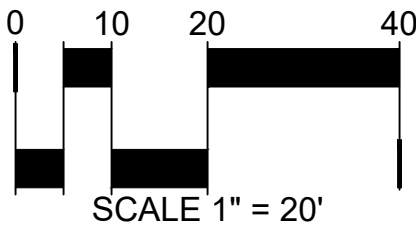
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SHEET TITLE:
LANDSCAPE
PLAN

21 OF 33

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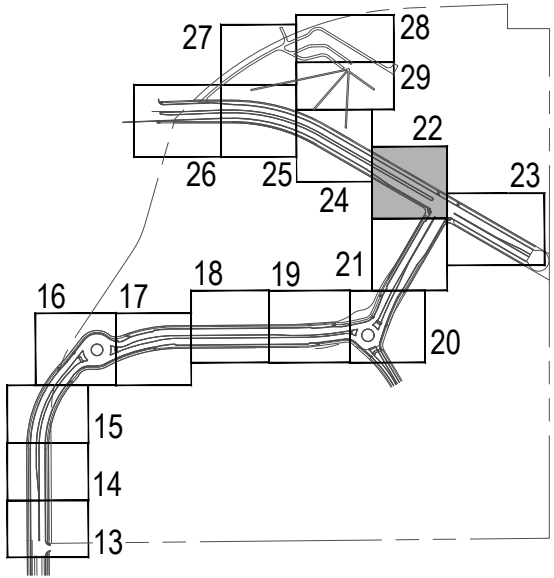


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AN UNPLATTED PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6,
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STATE OF COLORADO

KEY MAP



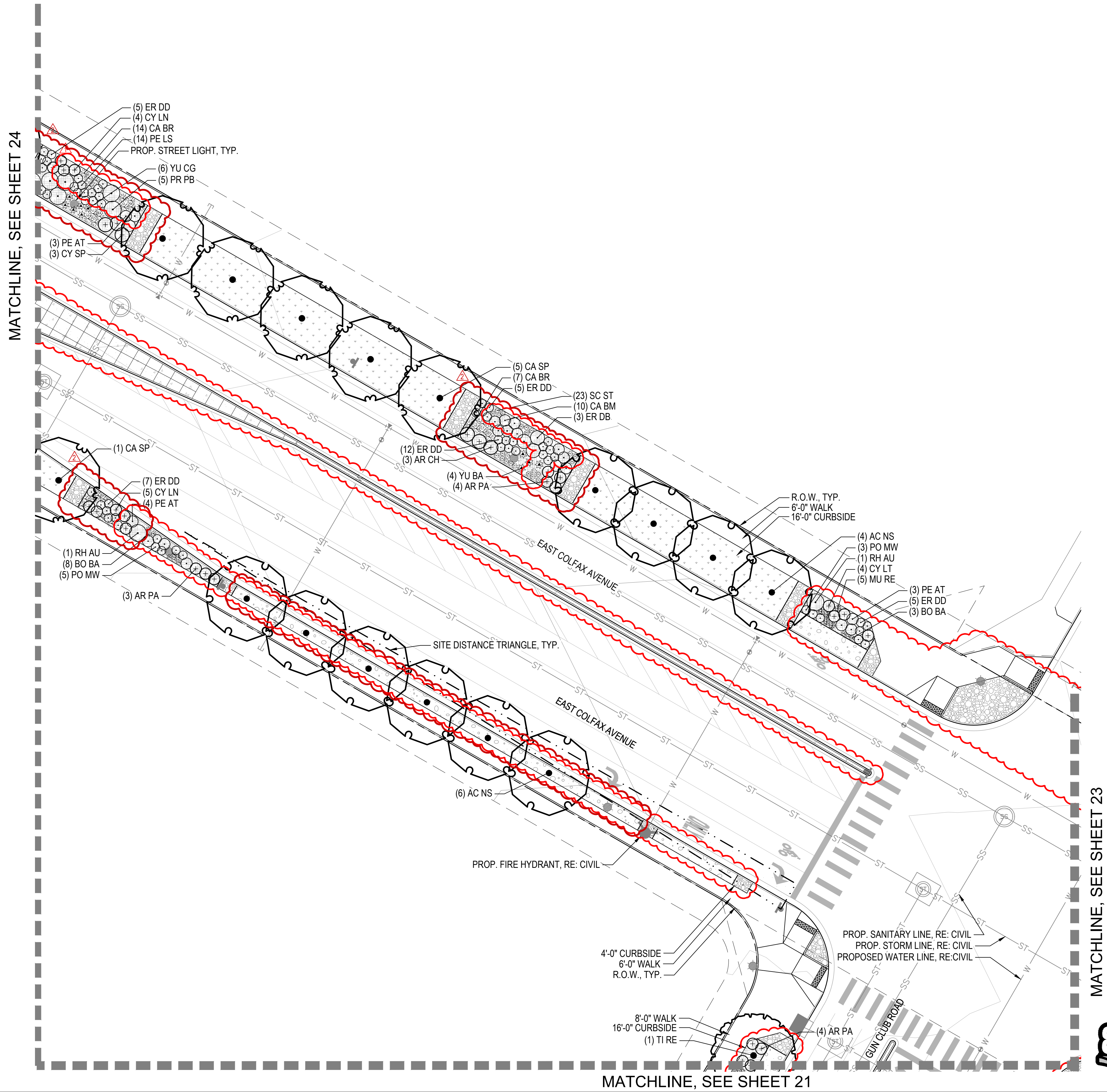
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LEGEND

- STONE MULCH A
- STONE MULCH B
- STONE MULCH C
- CRUSHER FINES
- IRRIGATED NATIVE
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- NON-IRRIGATED
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- STREET LIGHT, RE: CIVIL
- FIRE HYDRANT, RE: CIVIL
- SIGN, RE: CIVIL
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- RIGHT OF WAY
- SIGHT DISTANCE TRIANGLE
- PROPERTY LINE
- MATCHLINE



AURORA CROSSROADS
GUN CLUB/COLFAX INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

OWNER:

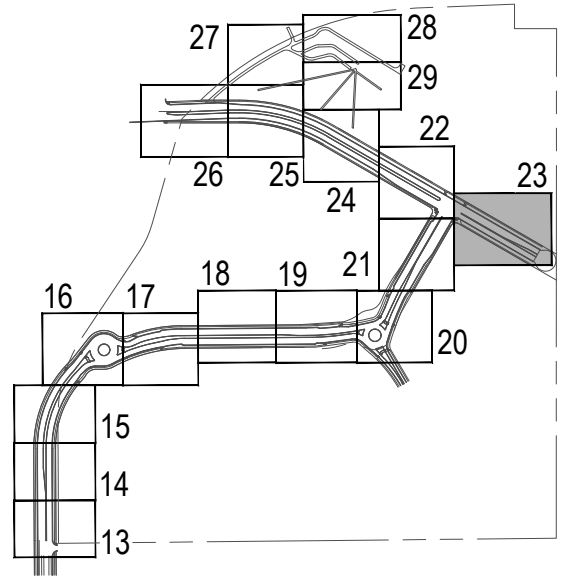
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SHEET TITLE:
LANDSCAPE
PLAN

AURORA CROSSROADS
GUN CLUB/COLFAX INFRASTRUCTURE SITE PLAN
AN UNPLATTED PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE
STATE OF COLORADO

KEY MAP



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LEGEND

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AURORA CROSSROADS
GUN CLUB/COLFAX INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

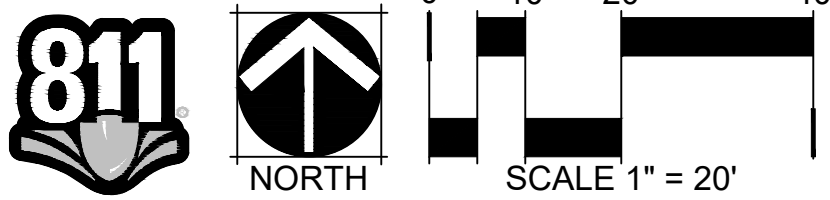
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SHEET TITLE:
LANDSCAPE
PLAN

23 OF 33

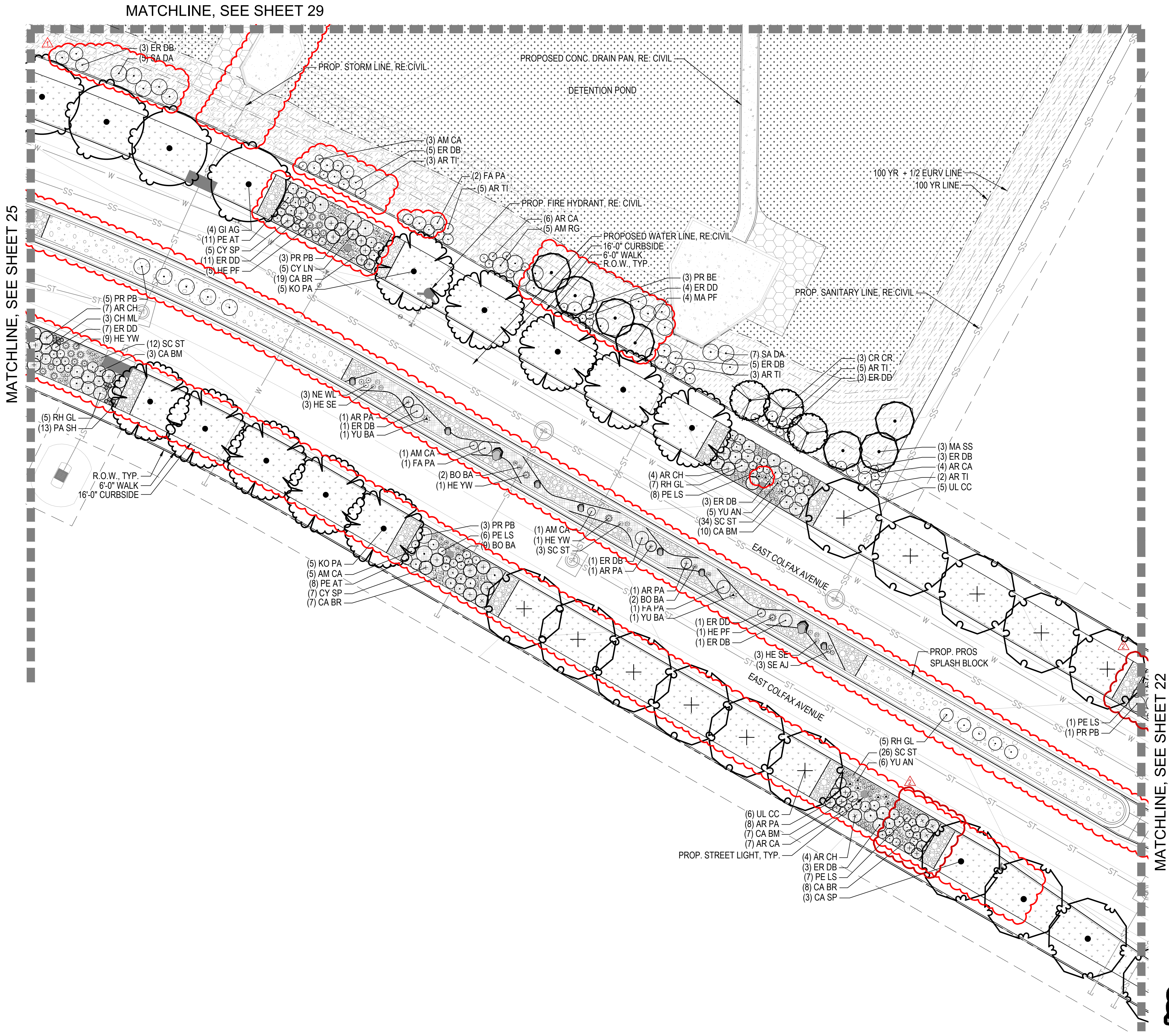


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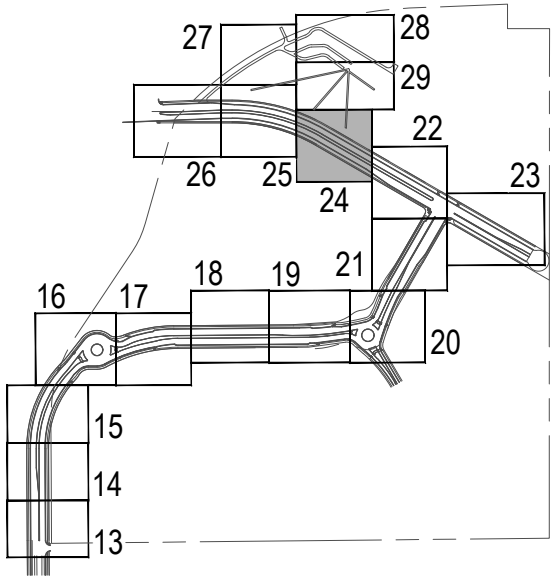
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GUN CLUB/COLFAX INFRASTRUCTURE SITE PLAN

AN UNPLATTED PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE
STATE OF COLORADO



KEY MAP



LEGEND

- STONE MULCH A
- STONE MULCH B
- STONE MULCH C
- CRUSHER FINES
- IRRIGATED NATIVE
- TEMPORARY-IRRIGATED NATIVE
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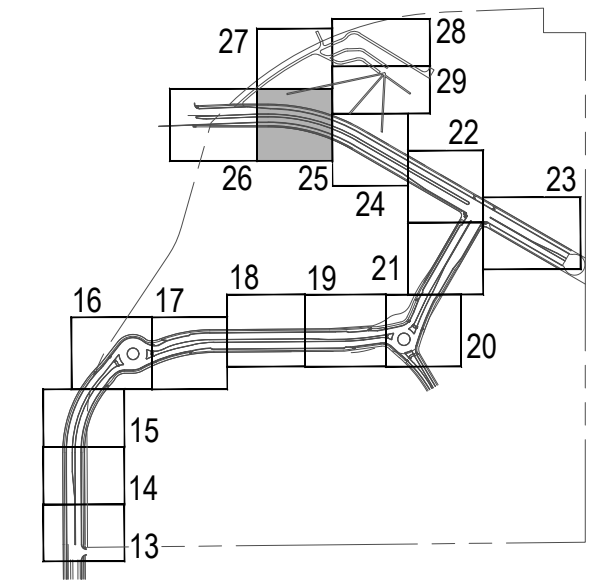
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SHEET TITLE:
LANDSCAPE
PLAN

25 OF 33

MATCHLINE, SEE SHEET 26

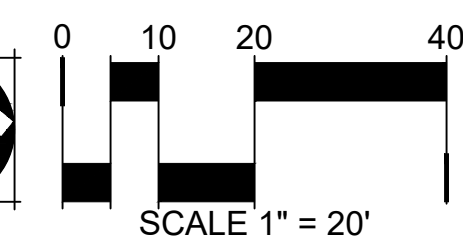
MATCHLINE, SEE SHEET 29

MATCHLINE, SEE SHEET 24

LEGEND

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	STONE MULCH B
	STONE MULCH C
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	IRRIGATED NATIVE
	TEMPORARY-IRRIGATED NATIVE
	NON-IRRIGATED DETENTION BASIN NATIVE
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	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS
	LANDSCAPE BOULDERS
	STREET LIGHT, RE: CIVIL
	FIRE HYDRANT, RE: CIVIL
	SIGN, RE: CIVIL
	METAL EDGER
	RIGHT OF WAY
	SIGHT DISTANCE TRIANGLE
	PROPERTY LINE
	MATCHLINE

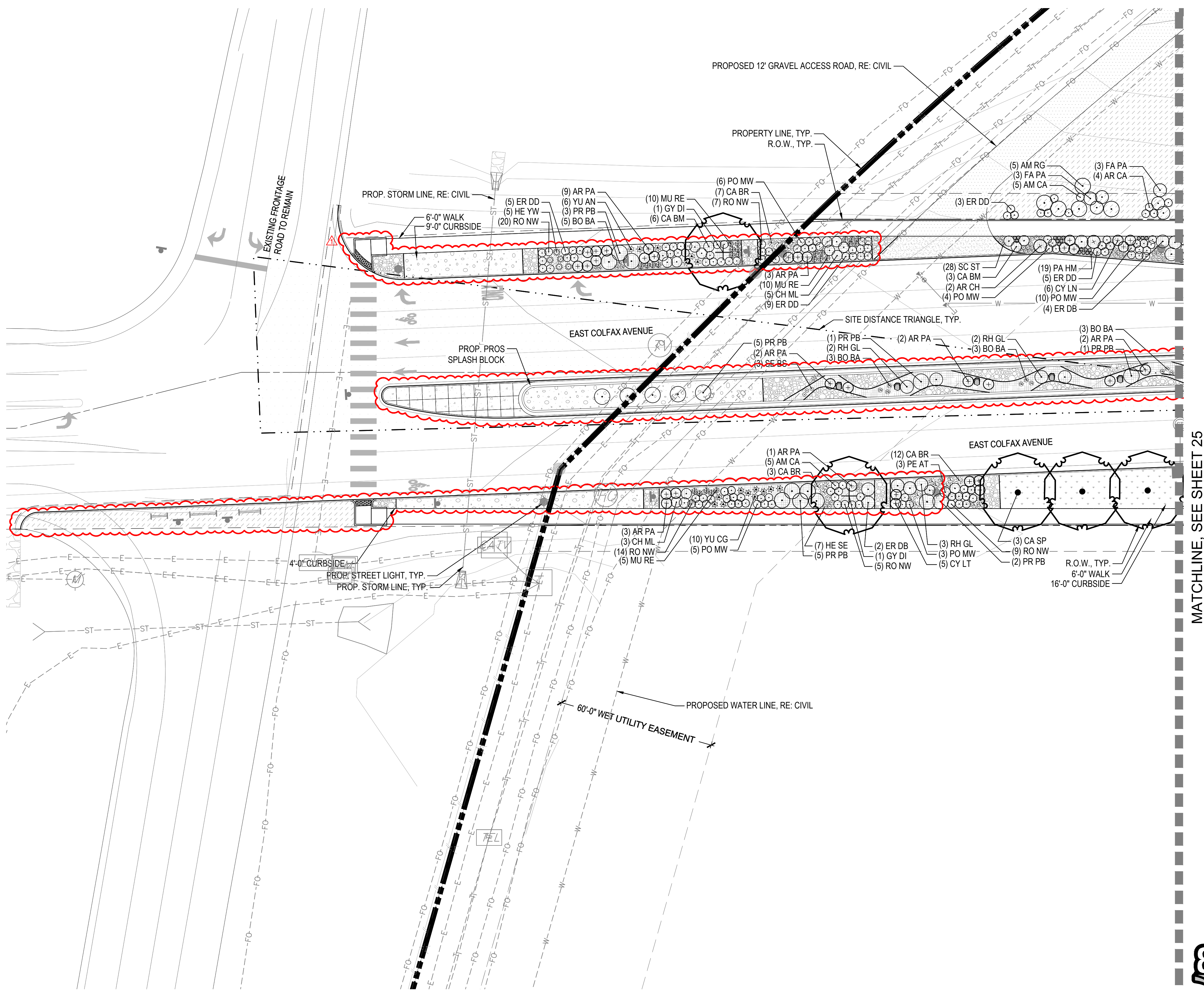
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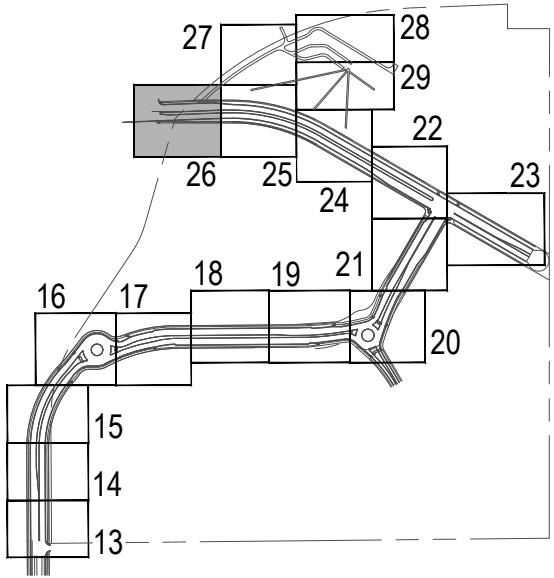
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AN UNPLATTED PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6,
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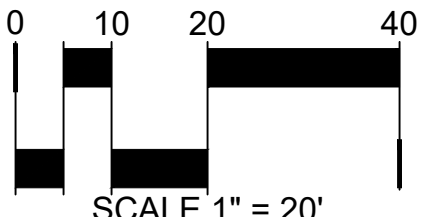


KEY MAP



LEGEND

- STONE MULCH A
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AURORA, COLORADO

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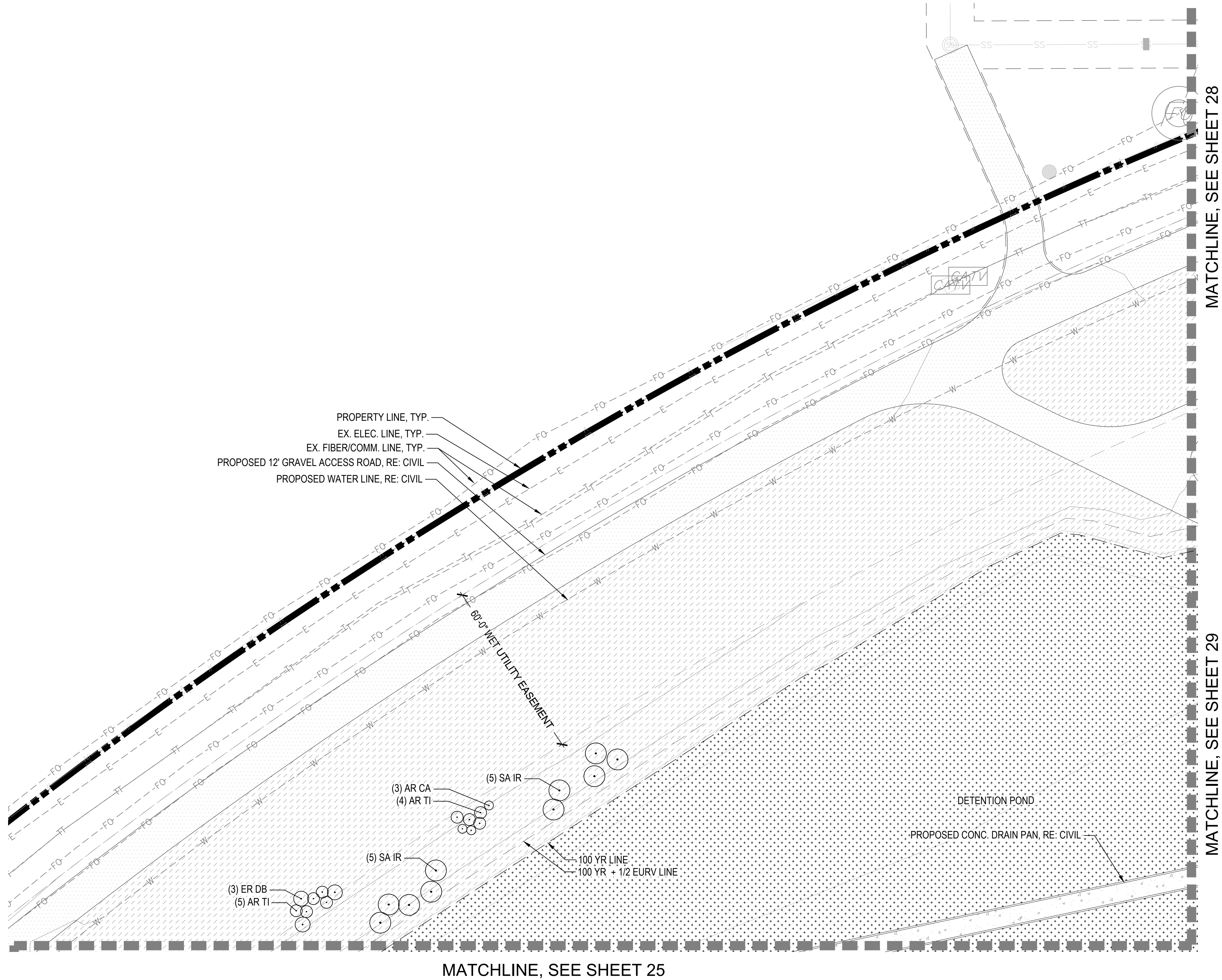
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SHEET TITLE:
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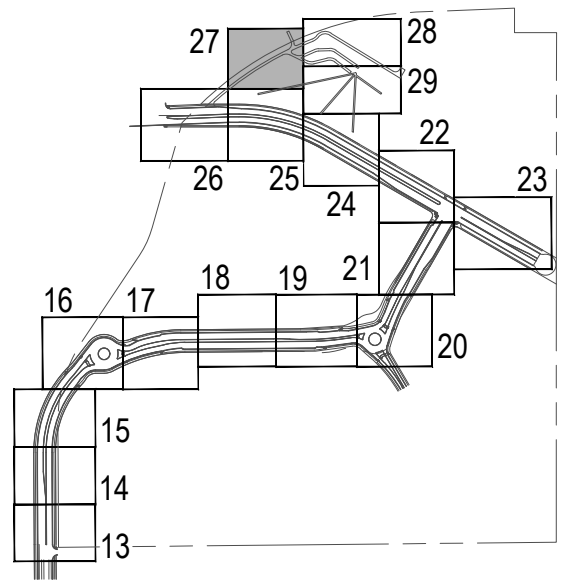
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KEY MAP



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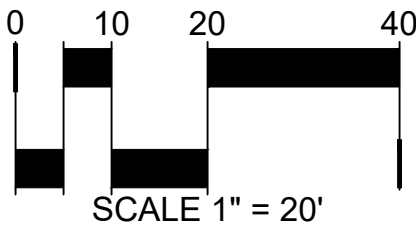
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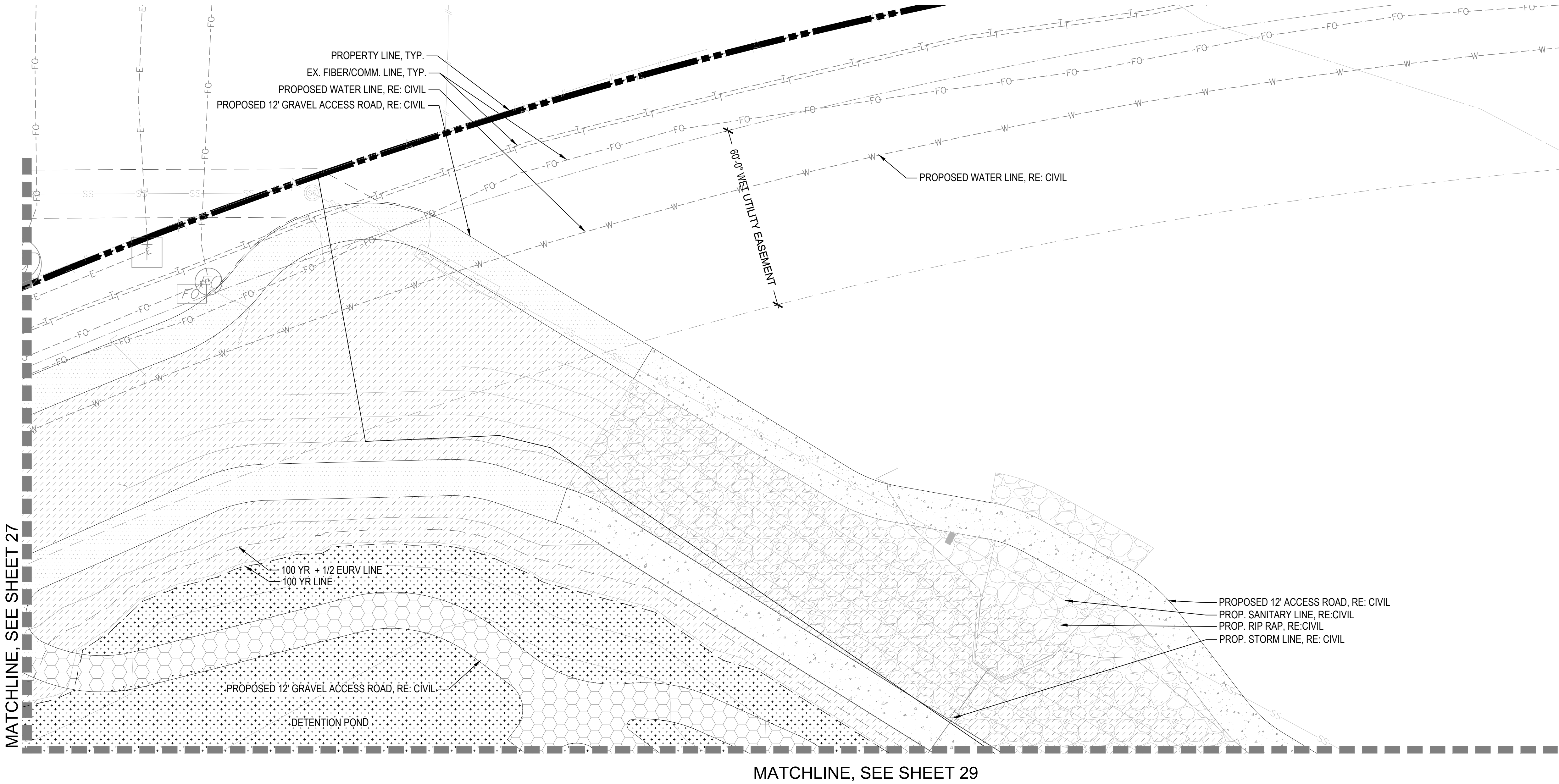
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LANDSCAPE
PLAN

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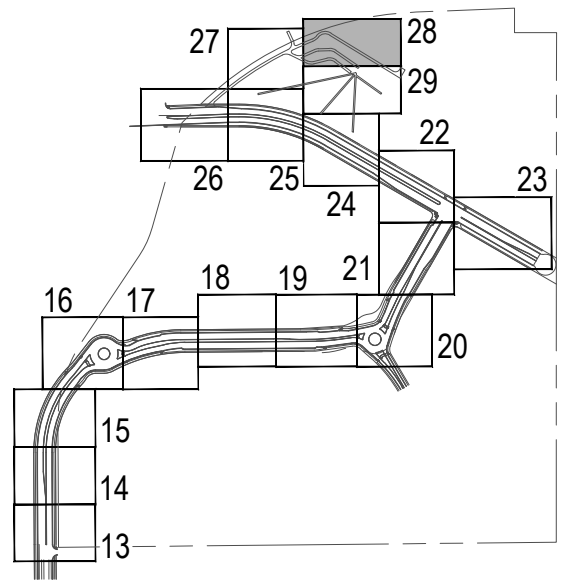
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AURORA CROSSROADS
GUN CLUB/COLFAX INFRASTRUCTURE SITE PLAN
AN UNPLATTED PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE
STATE OF COLORADO



KEY MAP



LEGEND

- STONE MULCH A
- STONE MULCH B
- STONE MULCH C
- CRUSHER FINES
- IRRIGATED NATIVE
- TEMPORARY-IRRIGATED NATIVE
- NON-IRRIGATED DETENTION BASIN NATIVE
- DECIDUOUS CANOPY TREE (VARIES SEE SCHEDULE)
- DECIDUOUS ORNAMENTAL TREE (VARIES SEE SCHEDULE)
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- LANDSCAPE BOULDERS
- STREET LIGHT, RE: CIVIL
- FIRE HYDRANT, RE: CIVIL
- SIGN, RE: CIVIL
- METAL EDGER
- RIGHT OF WAY
- SIGHT DISTANCE TRIANGLE
- PROPERTY LINE
- MATCHLINE

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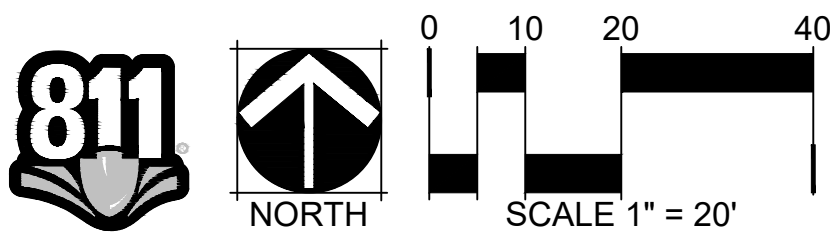
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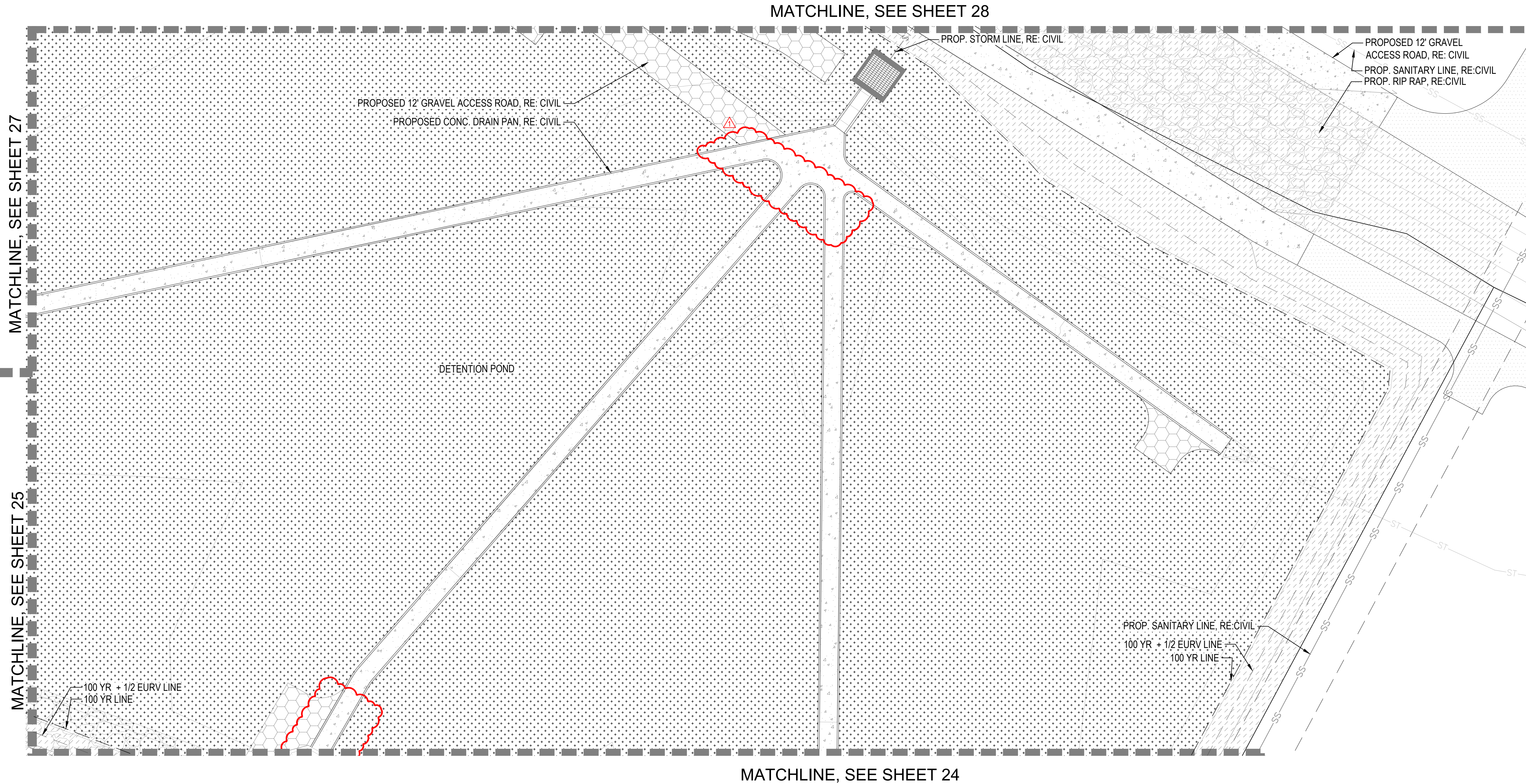
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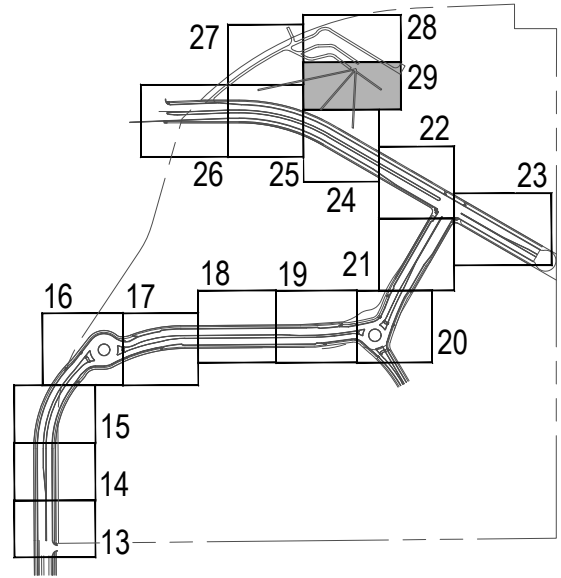
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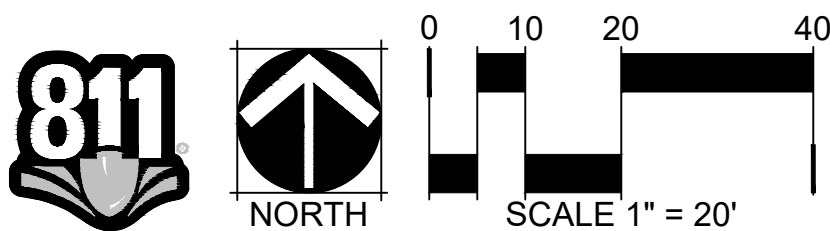
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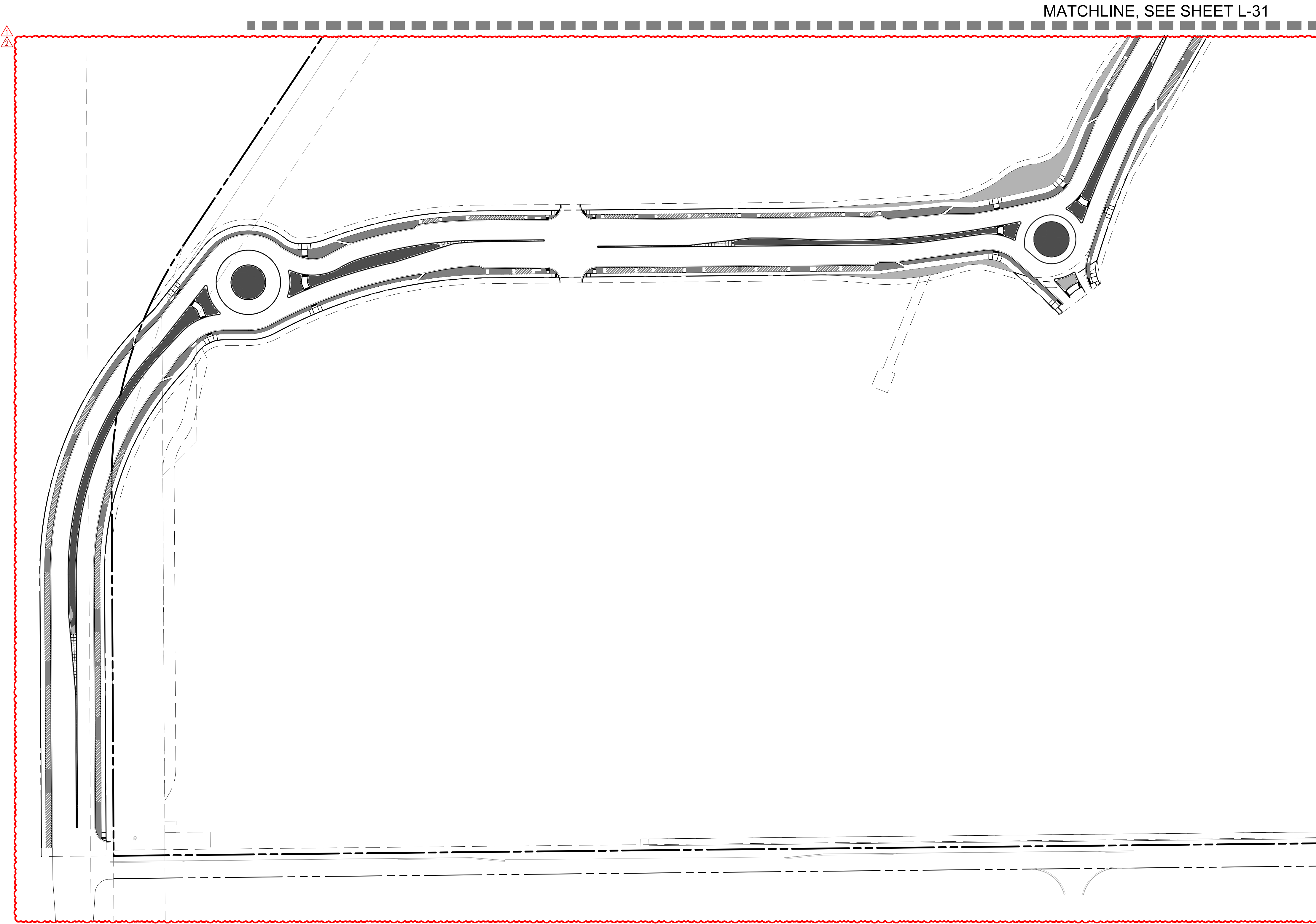
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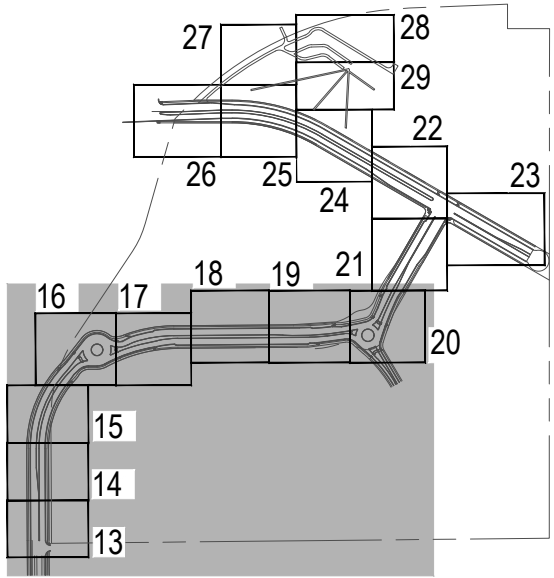


AURORA CROSSROADS GUN CLUB/COLFAX INFRASTRUCTURE SITE PLAN

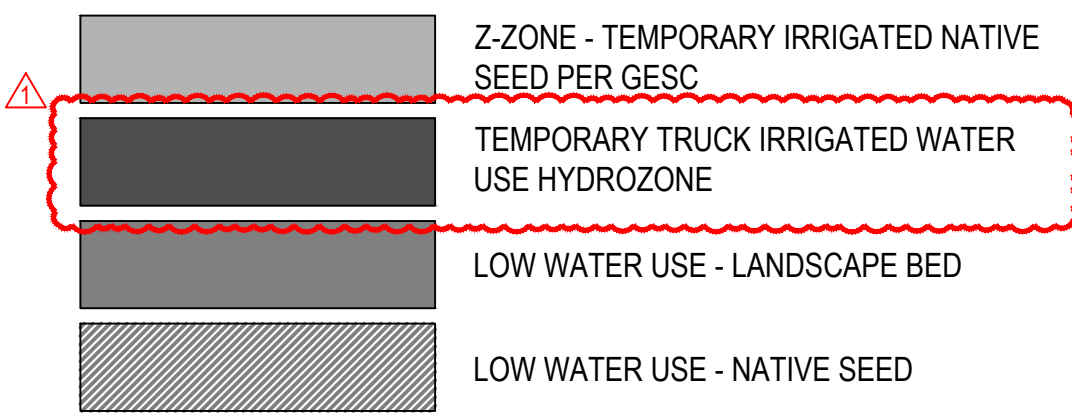
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CITY OF AURORA, COUNTY OF ARAPAHOE
STATE OF COLORADO



KEY MAP



LEGEND



HYDRO-ZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE (%)
HIGH WATER USE	0 SF	0 %
LOW WATER USE NATIVE SEED	45,065 SF	11.6 %
LOW WATER USE CURBSIDE BED	53,578 SF	13.8 %
TEMPORARY IRRIGATED NATIVE SEED	93,662 SF	24.1 %
TEMPORARY TRUCK IRRIGATED WATER USE HYDROZONE	33,057 SF	8.5 %
NON-IRRIGATED DETENTION BASIN	163,129 SF	42.0 %
TOTAL:	388,491 SF	100 %
TOTAL IRRIGATED AREA TAP #TBD	225,362 SF	

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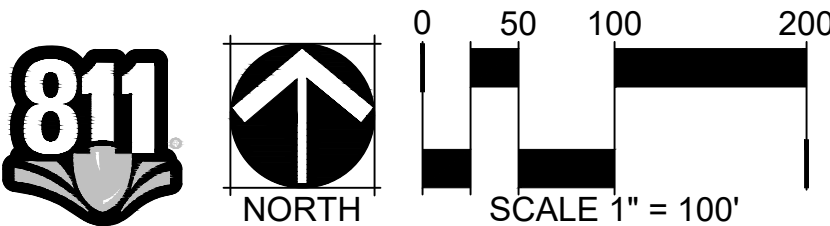
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AURORA, COLORADO

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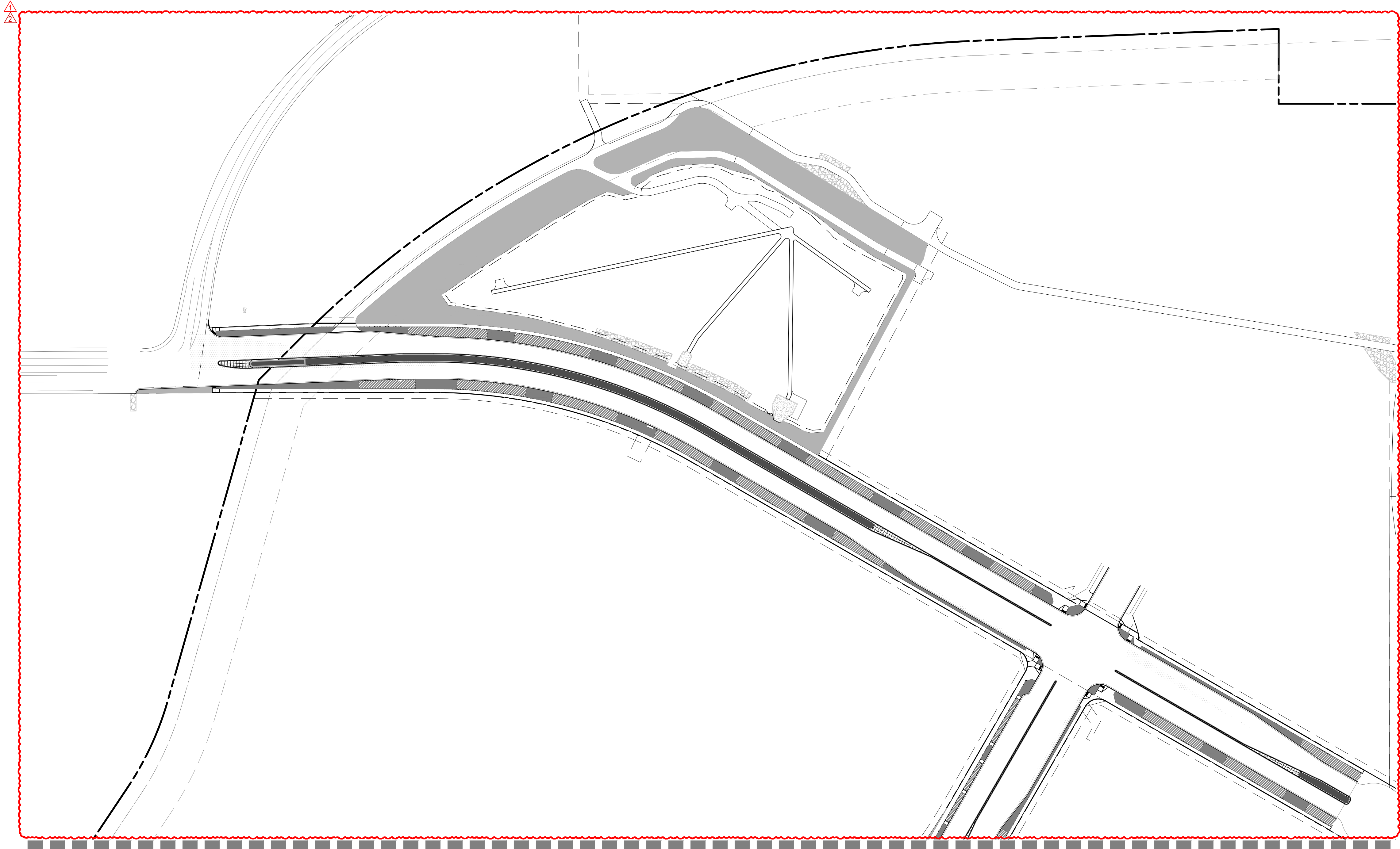
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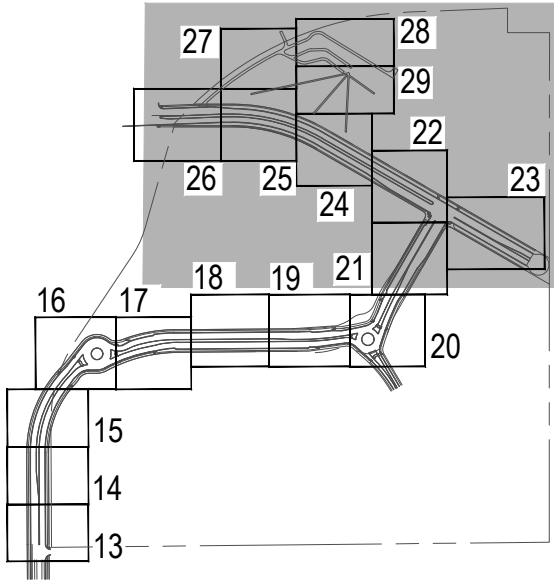
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STATE OF COLORADO



MATCHLINE, SEE SHEET 30

KEY MAP



LEGEND

	Z-ZONE - TEMPORARY IRRIGATED NATIVE SEED PER GESO
	TEMPORARY TRUCK IRRIGATED WATER USE HYDROZONE
	LOW WATER USE - LANDSCAPE BED
	LOW WATER USE - NATIVE SEED

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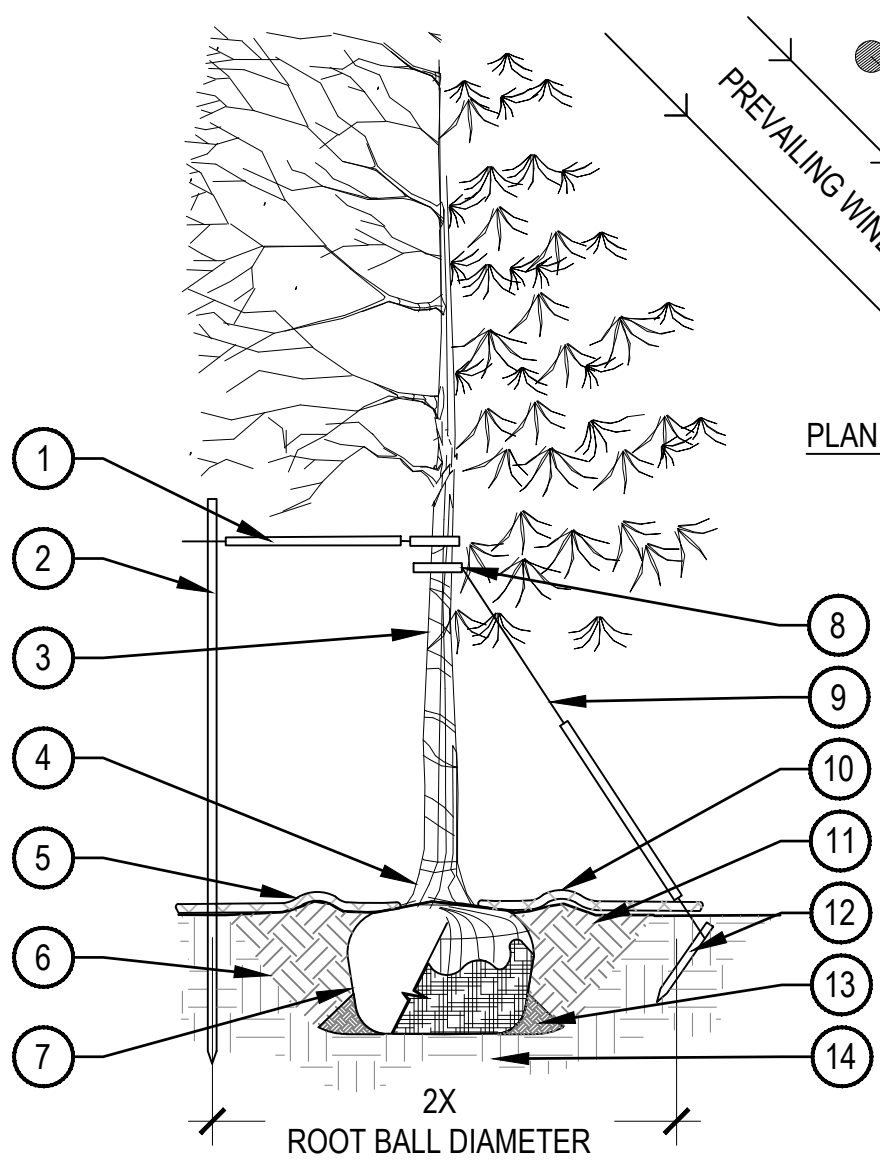
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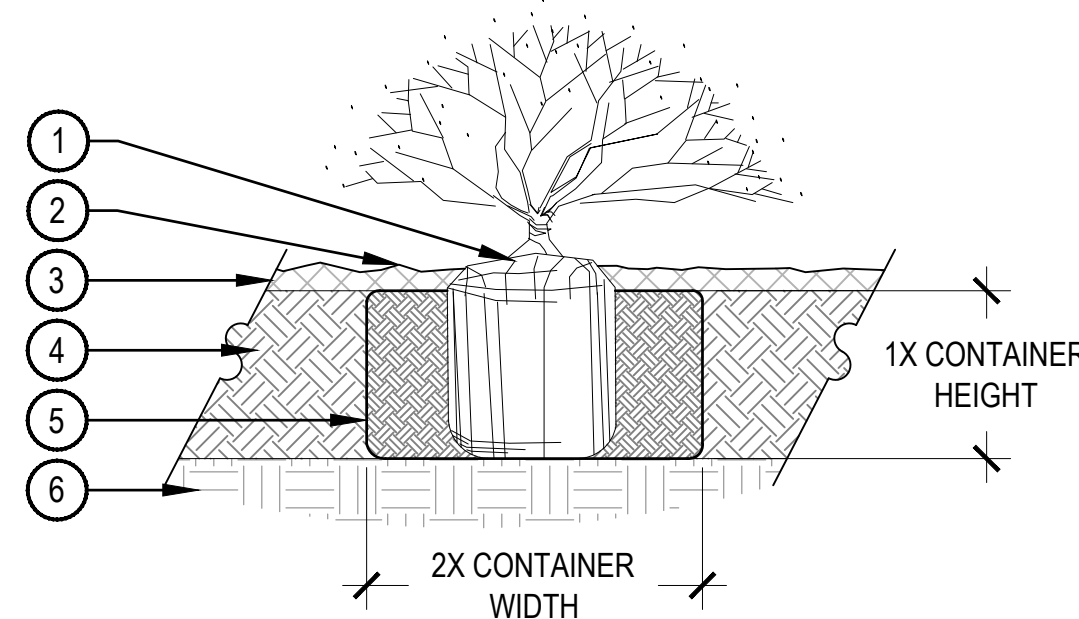
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- PRUNING NOTES:
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - 1-1/2" - 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).
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
 - 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 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
- 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 1:1 SLOPE ON SIDES OF PLANTING HOLE
- ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 4'-6" HIGH WATER SAUCER IN NON-TURF AREAS
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT



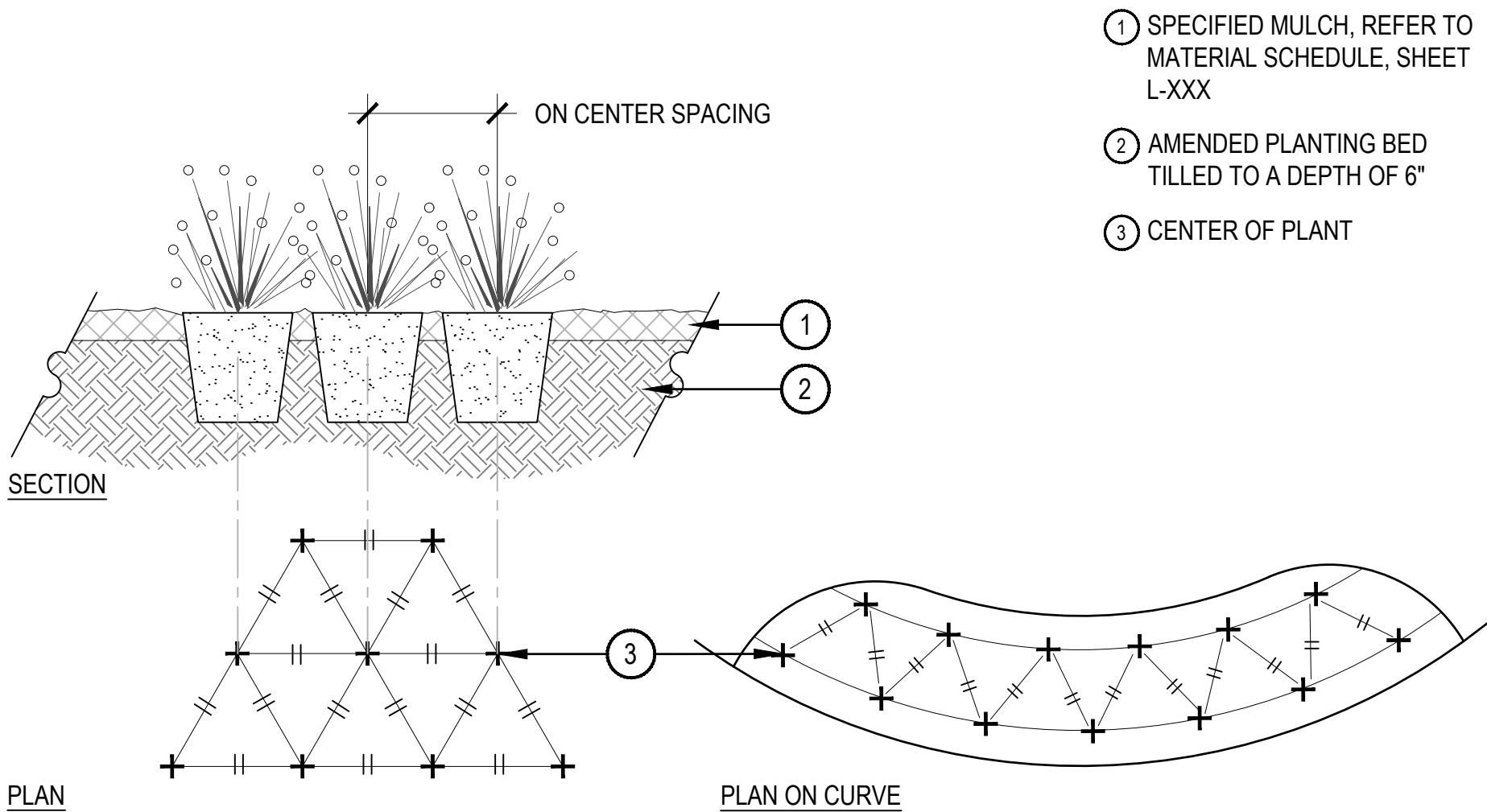
- NOTE:
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 - DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
 - PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

2 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"

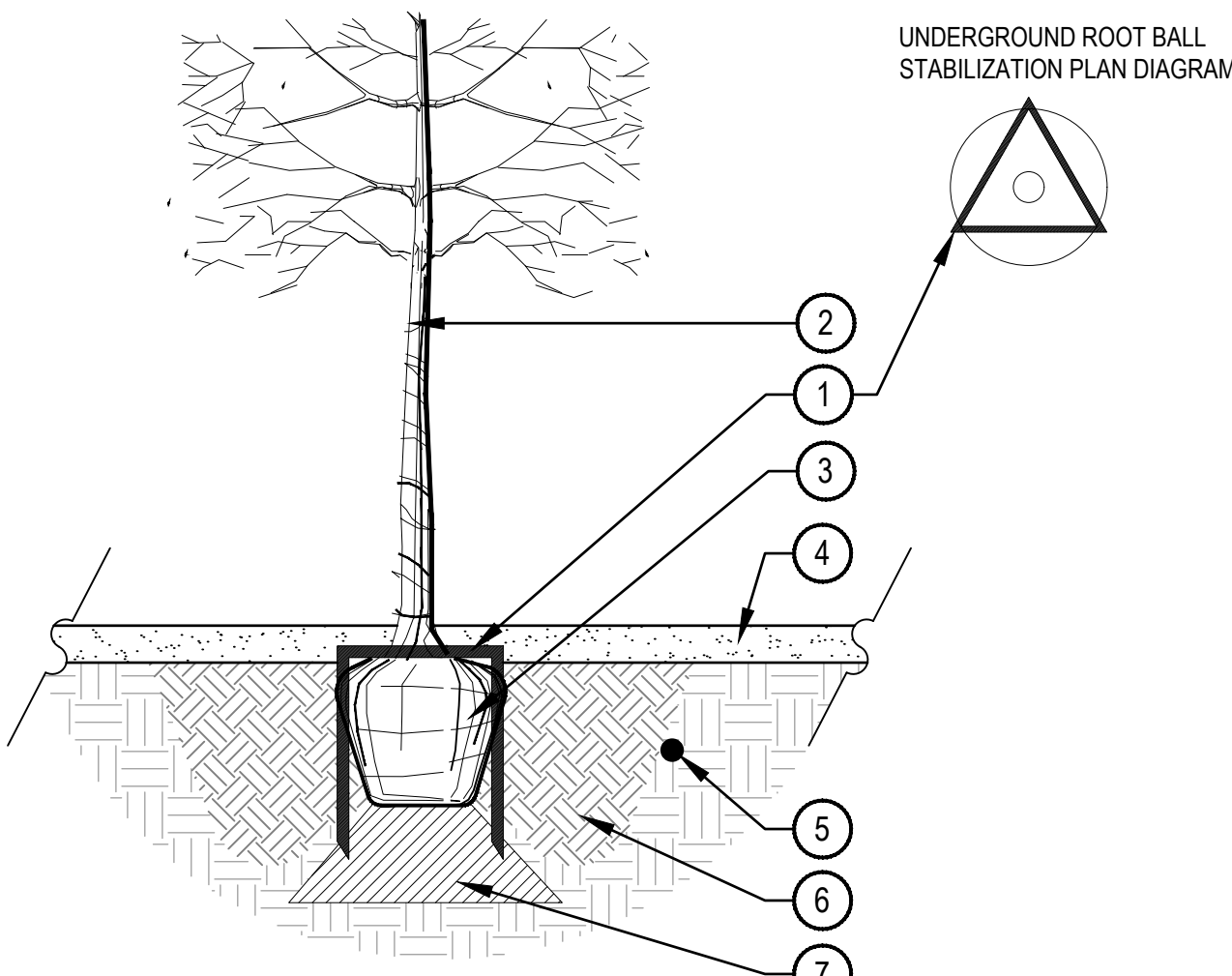


- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT

- NOTES:
- WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



- NOTES:
- SET ROOT BALL 2"-3" ABOVE GRADE. ANY BROKEN OR CRUMBLING ROOT BALL WILL BE REJECTED.
 - REFER TO IRRIGATION FOR POLY DRIP TUBING CONNECTIONS.

4 TREE IN CRUSHER FINES

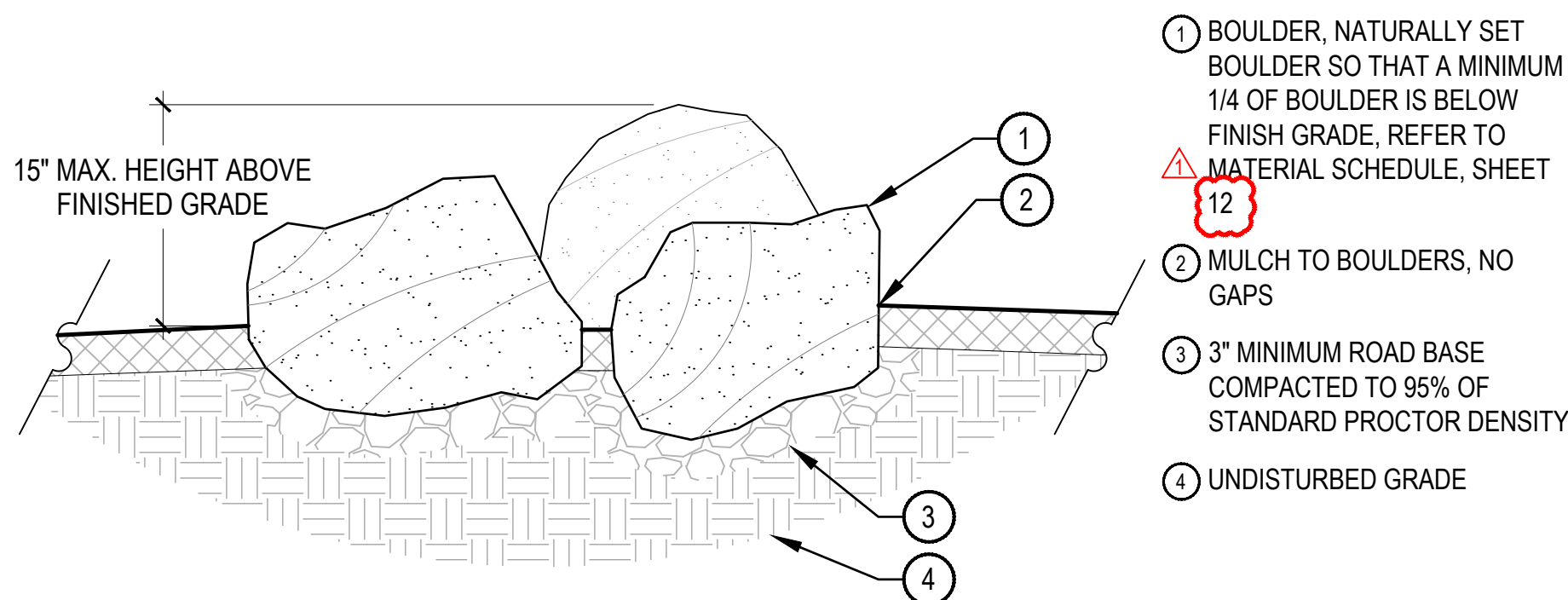
SCALE: 1/2" = 1'-0"

- UNDERGROUND ROOT BALL STABILIZATION, 2"x2" WOOD TRIANGLE OVER THE TOP OF THE ROOT BALL, SCREWED INTO VERTICAL 2"x2" WOOD STAKES DRIVEN INTO EDGE OF ROOT BALL, ROOT BALL STABILIZATION IS APPLIED PRIOR TO BACKFILLING PLANTING HOLE
- 4" TREE TAPE (DECIDUOUS TREES ONLY), WRAP ENTIRE TRUNK TO SECOND BRANCH SECURED AT 2" INTERVALS WITH GRAFTING CORD OR STAPLES
- REMOVE WIRE BASKET AFTER TREE IS IN THE PIT, REMOVE TWINE & PULL BURLAP FROM TREE TRUNK
- SPECIFIED CRUSHER FINES
- POLY DRIP TUBING
- 1/3 BACKFILL MIX AND 2/3 PIT SOIL
- COMPACT SOIL UNDER TREE BALL TO PREVENT SETTLING OF ROOT BALL

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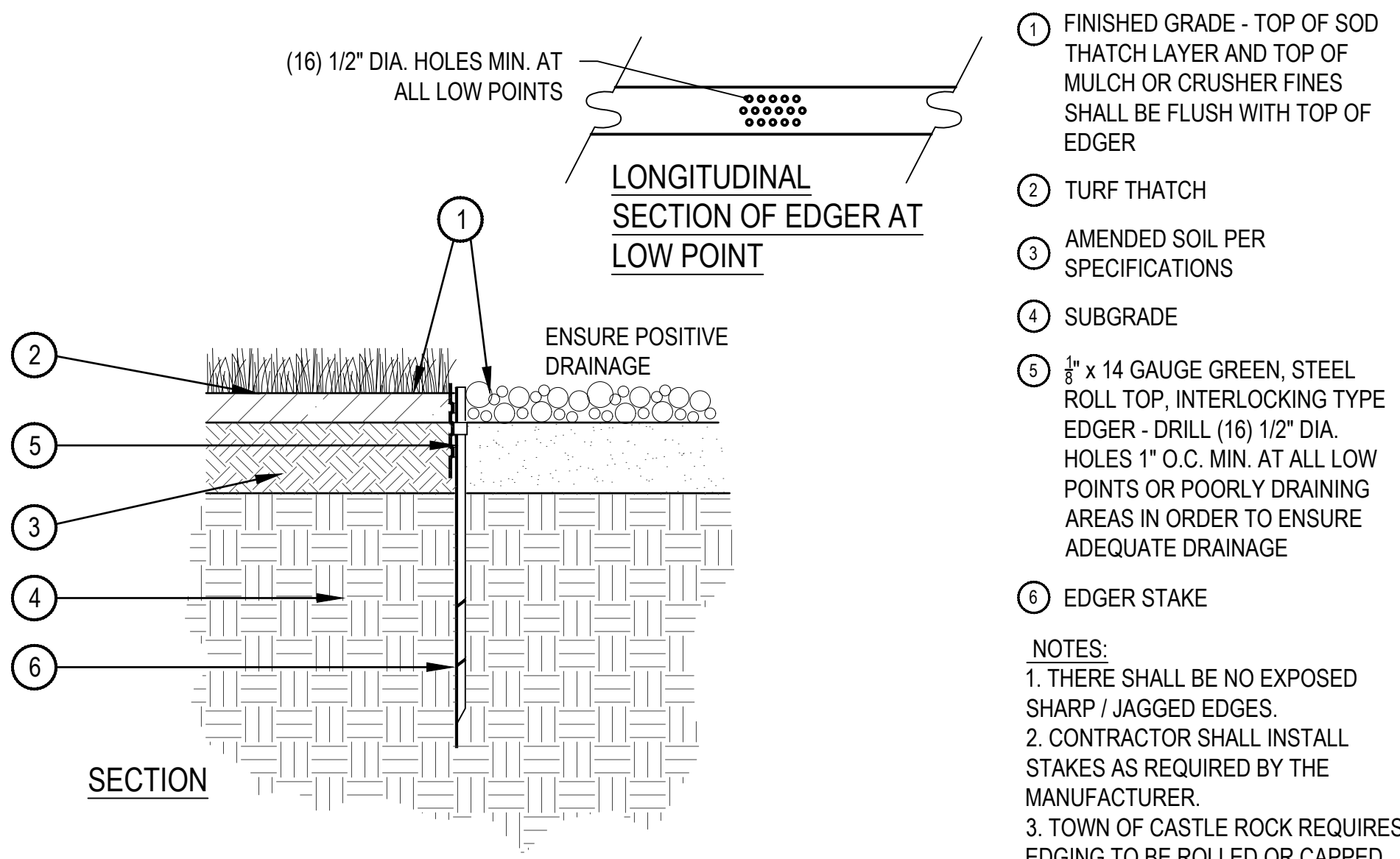


BOULDER SIZES		
QTY.	ITEM	SIZE
SEE PLAN	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
SEE PLAN	'B' SIZED BOULDER	36" - 42" DIAMETER X 24" MINIMUM DEPTH

- NOTES:
- BOULDERS IN MEDIAN SHALL NOT EXCEED 15" ABOVE FINISHED GRADE.
 - 'A' BOULDERS SHALL BE NO CLOSER THAN 4' FROM FLOWLINE. 'B' BOULDERS SHALL BE NO CLOSER THAN 6' FROM FLOWLINE.
 - BOULDERS SET IN SIGHT DISTANCE TRIANGLES SHALL BE SET AT A MAX HEIGHT IN ACCORDANCE TO SIGHT DISTANCE TRIANGLE, WHEN MEASURED FROM ROADWAY ELEVATION.

1 BOULDERS

SCALE: 1" = 1'-0"



2 STEEL EDGER

SCALE: 1" = 1'-0"

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