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

SIGNATURE BLOCKS

GUN CLUB BUSINESS PARK–INFRASTRUCTURE SITE PLAN

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, _____ HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD._____.

BY: _____
(PRINCIPALS OR OWNERS)

STATE OF _____)SS

COUNTY OF _____)

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

BY _____
(PRINCIPALS OR OWNERS)

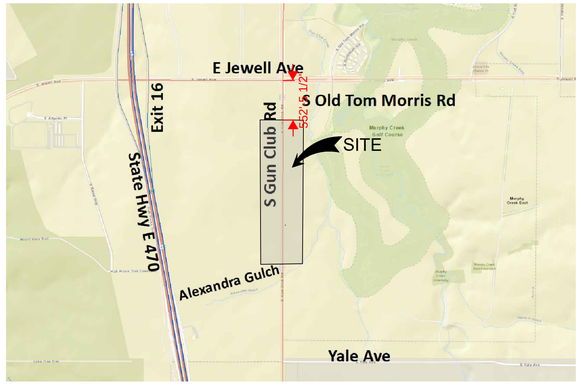
WITNESS MY HAND AND OFFICIAL SEAL

_____
(NOTARY PUBLIC)

NOTARY BUSINESS ADDRESS:

MY COMMISSION EXPIRES _____ _____

_____



VICINITY MAP
1"=1000'

OWNER'S REPRESENTATIVE:

SILVERBLUFF COMPANIES
TED L. LAUDICK
303–638–9553

OWNER

GUN CLUB BUSINESS PARK DISTRICT 1
4100 E. MISSISSIPPI AVE., SUITE 500
DENVER, CO 80246
303–984–9800
CONTACT MEGAN WALDSCHMIDT

ENGINEER:

MARTIN/MARTIN, INC.
ATTN: DAVID LE, P.E.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
PH: (720) 544–5490
DLE@MARTINMARTIN.COM

Sheet List Table

SHEET NUMBER	SHEET TITLE
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2	OVERALL SITE
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4	SITE PLAN
5	POND YANKEE
6	POND ZULU
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8	LANDSCAPE KEY MAP & NOTES
9	PLAN DETAILS & WATER–USE PLAN
10	PLANT & GROUNDCOVER SCHEDULE
11	LANDSCAPE PLAN
12	LANDSCAPE PLAN

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING & ZONING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(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: _____

AMENDMENTS:

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

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

CALL 811 2–BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE FOR
MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY THE PROJECT'S SUE CONSULTANT. THE ASCE (38) UTILITY QUALITY LEVEL IS AS INDICATED ON THE STAMPED/SIGNED SUE PLANS PREPARED BY THE PROJECT'S SUE CONSULTANT. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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NOT FOR CONSTRUCTION

GUN CLUB BUSINESS PARK
INFRASTRUCTURE SITE PLAN
COVER

No.	Description of Revisions	Date	Name
1	1ST COA SUBMITTAL	03/25/24	MM

Job Number 23.1060
Project Manager D.LE
Design By D.BEJARANO
Drawn By D.BEJARANO
Principal In Charge D.LE

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Sheet Number:
1

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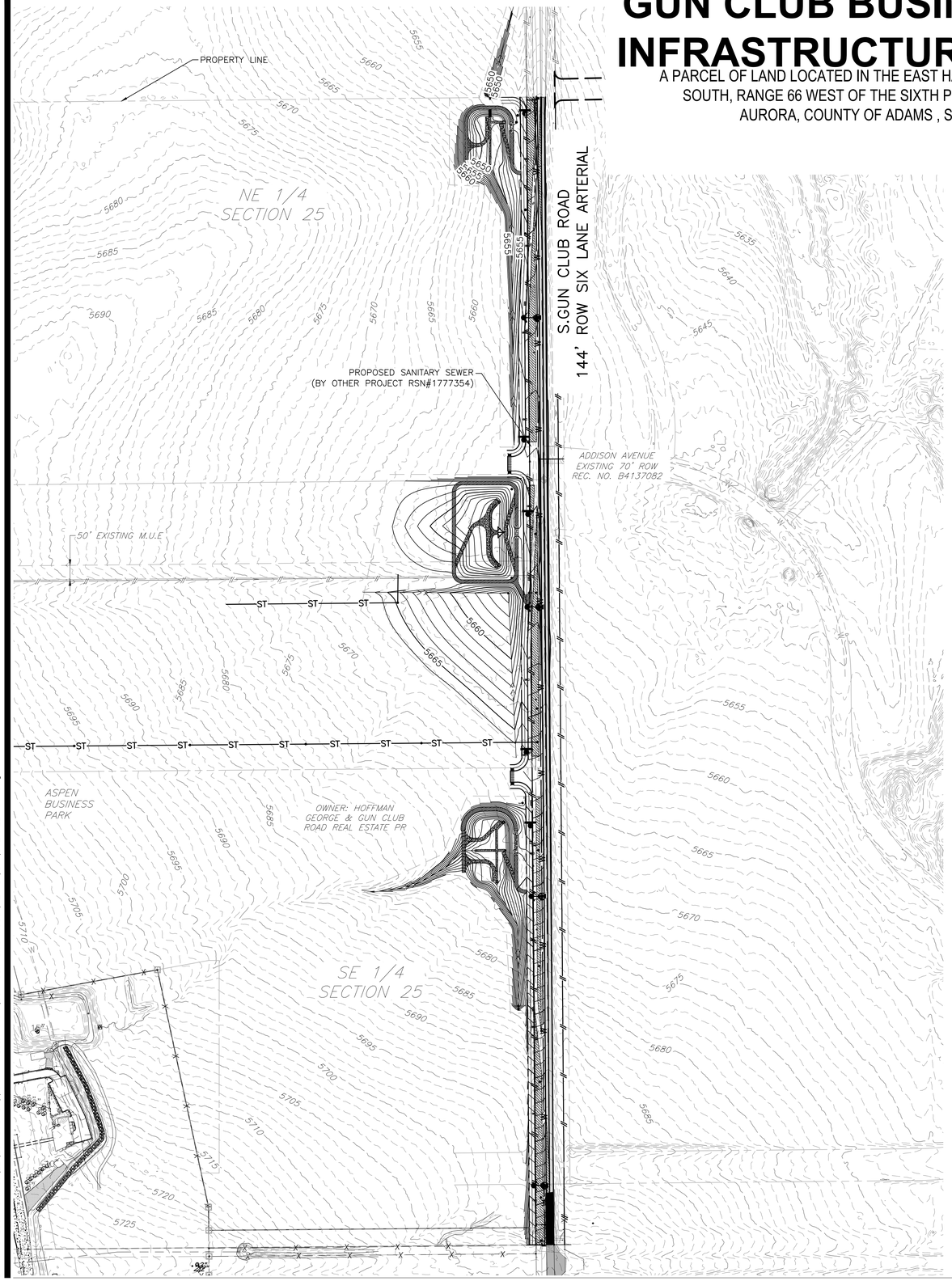

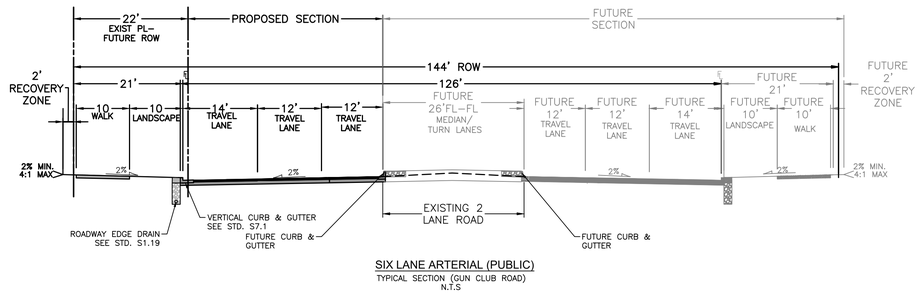

SIX LANE ARTERIAL (PUBLIC)
TYPICAL SECTION (GUN CLUB ROAD)
N.T.S

INFRASTRUCTURE NOTES:

ROADWAY PHASING:

1. ROADWAY IS ANTICIPATED TO POSSIBLY BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. A TRAFFIC IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE ANY ADDITIONAL REQUIRED PROPOSED ROADWAY IMPROVEMENTS.

SIGNAGE AND STRIPING NOTES:

1. THE DEVELOPER IS RESPONSIBLE FOR STRIPING SHOWN ON THESE PLANS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON 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.
2. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN.
3. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS AND PRIVATE STREETS.

WATER MAIN:

1. THE PROJECT IS WITHIN 1 WATER ZONE (ZONE 3) OF THE CITY OF AURORA WATER NETWORK.

2. EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.

DRAINAGE / STORM SEWER:

1. STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH PROPOSED ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.

2. BMPS AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSIVE CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.

GENERAL NOTES:

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

BASIS OF BEARINGS

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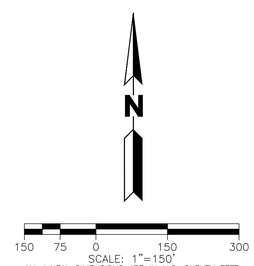

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

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NOT FOR CONSTRUCTION

GUN CLUB BUSINESS PARK

INFRASTRUCTURE SITE PLAN

OVERALL SITE

No.	Description of Revisions	Date	Name
1	1ST COA SUBMITTAL	03/25/24	MM

Job Number 23.1060
Project Manager D.LE
Design By D.BEJARANO
Drawn By D.BEJARANO
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2

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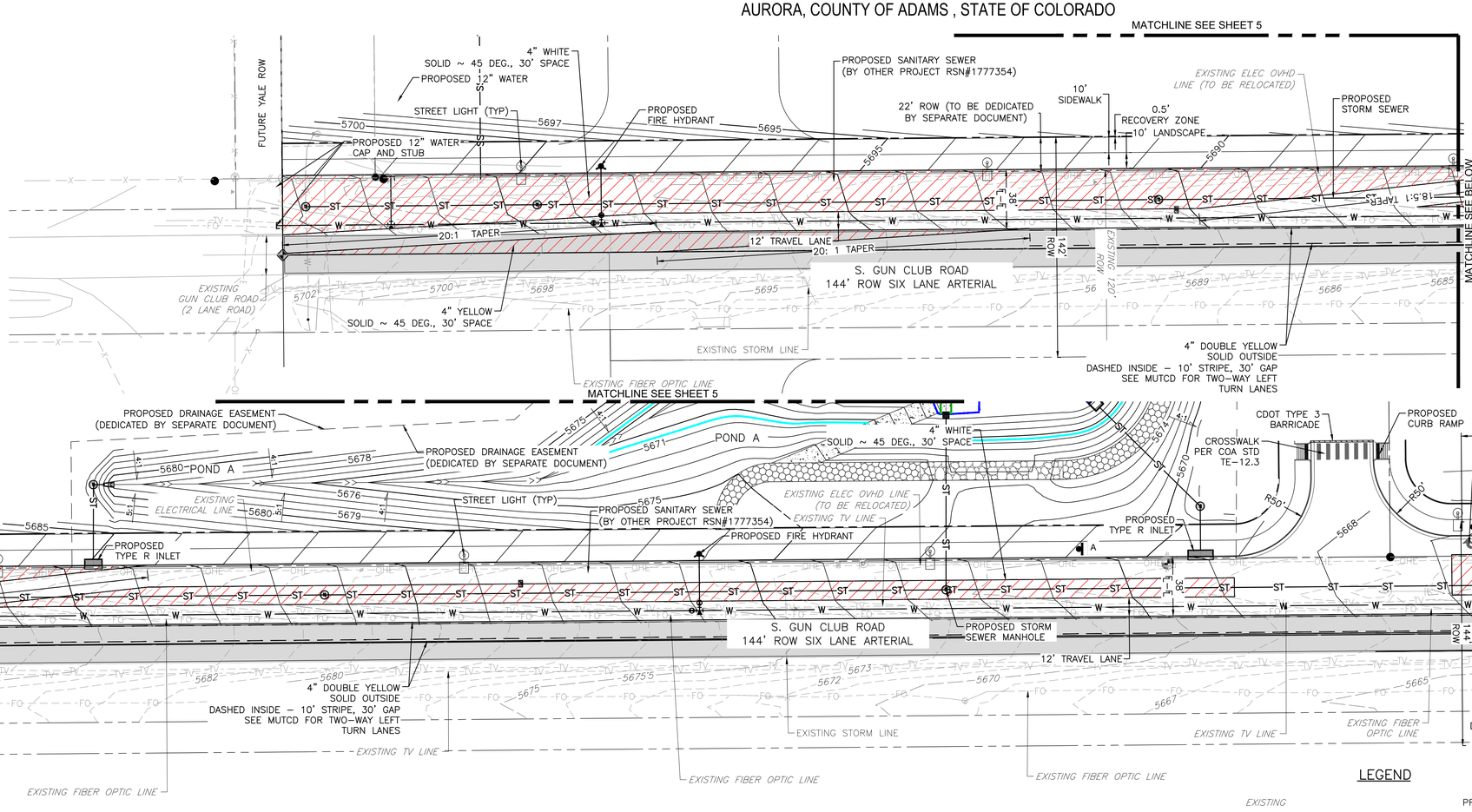

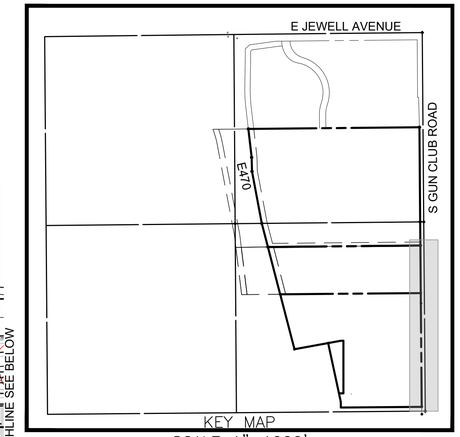

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ROADWAY PHASING:

1. TRAFFIC SIGNALS TO BE INSTALLED WHEN REQUIRED BY TRAFFIC REPORT ASSOCIATED WITH FUTURE PROJECTS. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL THESE TRAFFIC SIGNAL LOCATIONS.

STREET LIGHTS:

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.

R2–1(55)
24 X 30
A

R3–7R
30 X 30
B

(SPECIAL)
C

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ELEVATION = 6015.93 (NAVD 1988) CITY OF AURORA DATUM

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	SIGHT TRIANGLE	
	EASEMENT	
5750	CONTOURS	5750
	CURB & GUTTER	
	HANDICAP RAMPS	
	GRADING ARROW	
ST	STORM SEWER	ST
ST	STORM MANHOLE	ST
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	SS
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
	SWALE	
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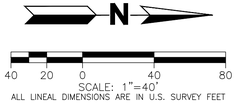
	SIGN	



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GUN CLUB BUSINESS PARK

INFRASTRUCTURE SITE PLAN

SITE PLAN

No.	Description of Revisions	Date	Name
1	1ST COA SUBMITTAL	05/25/24	MM

Job Number 23.1060
Project Manager D.LE
Design By D.BEJARANO
Drawn By D.BEJARANO
Principal In Charge D.LE

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Sheet Number:
3

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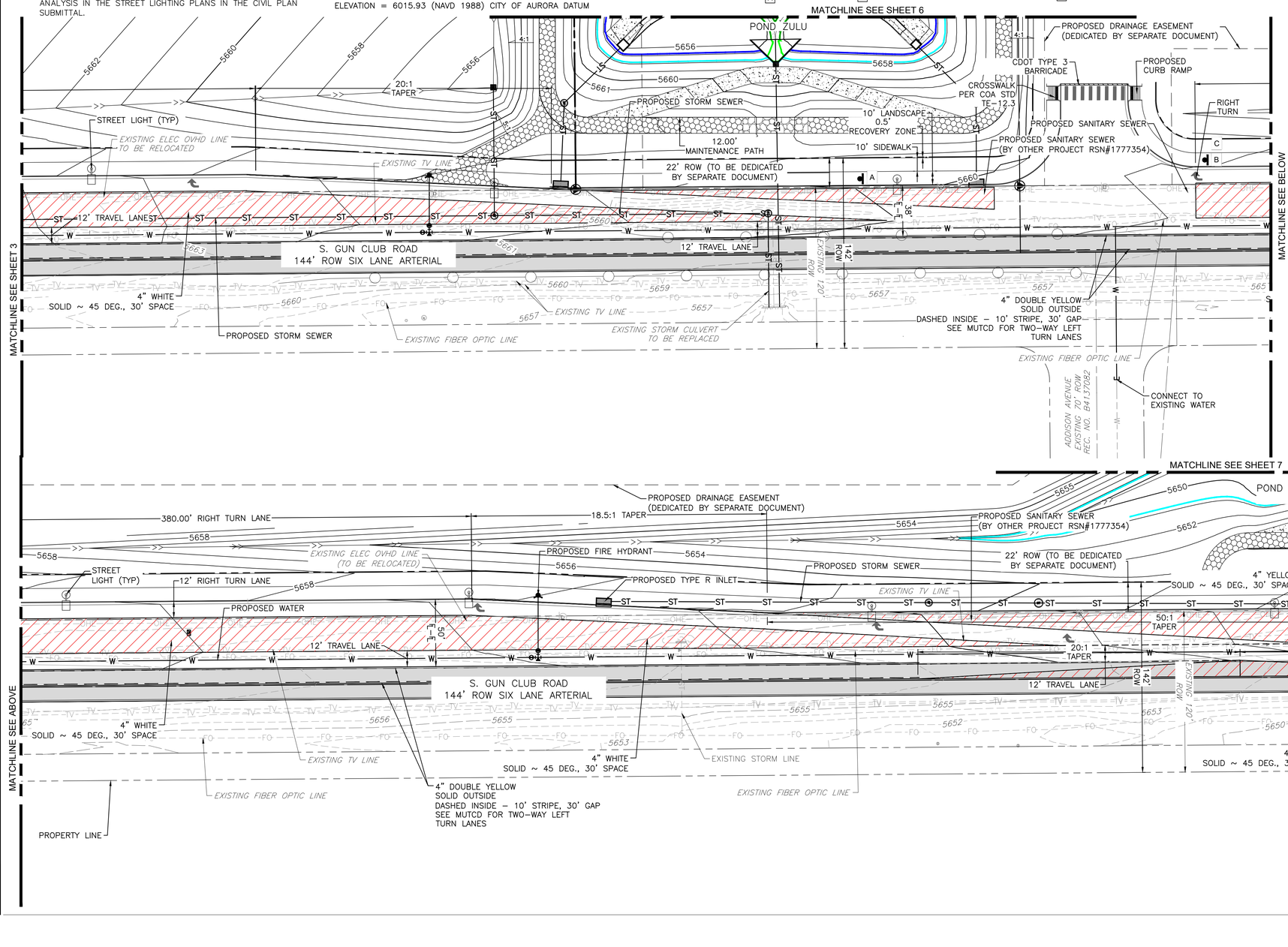
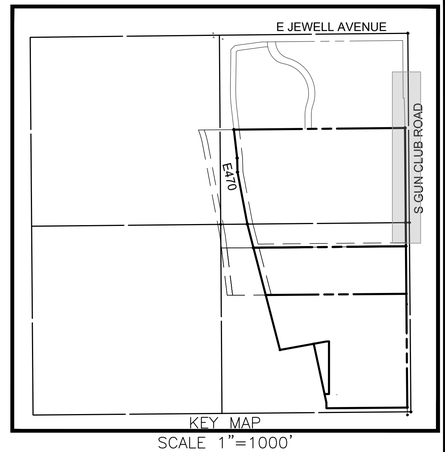
N

40 20 0 40 80
SCALE: 1"=40'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET





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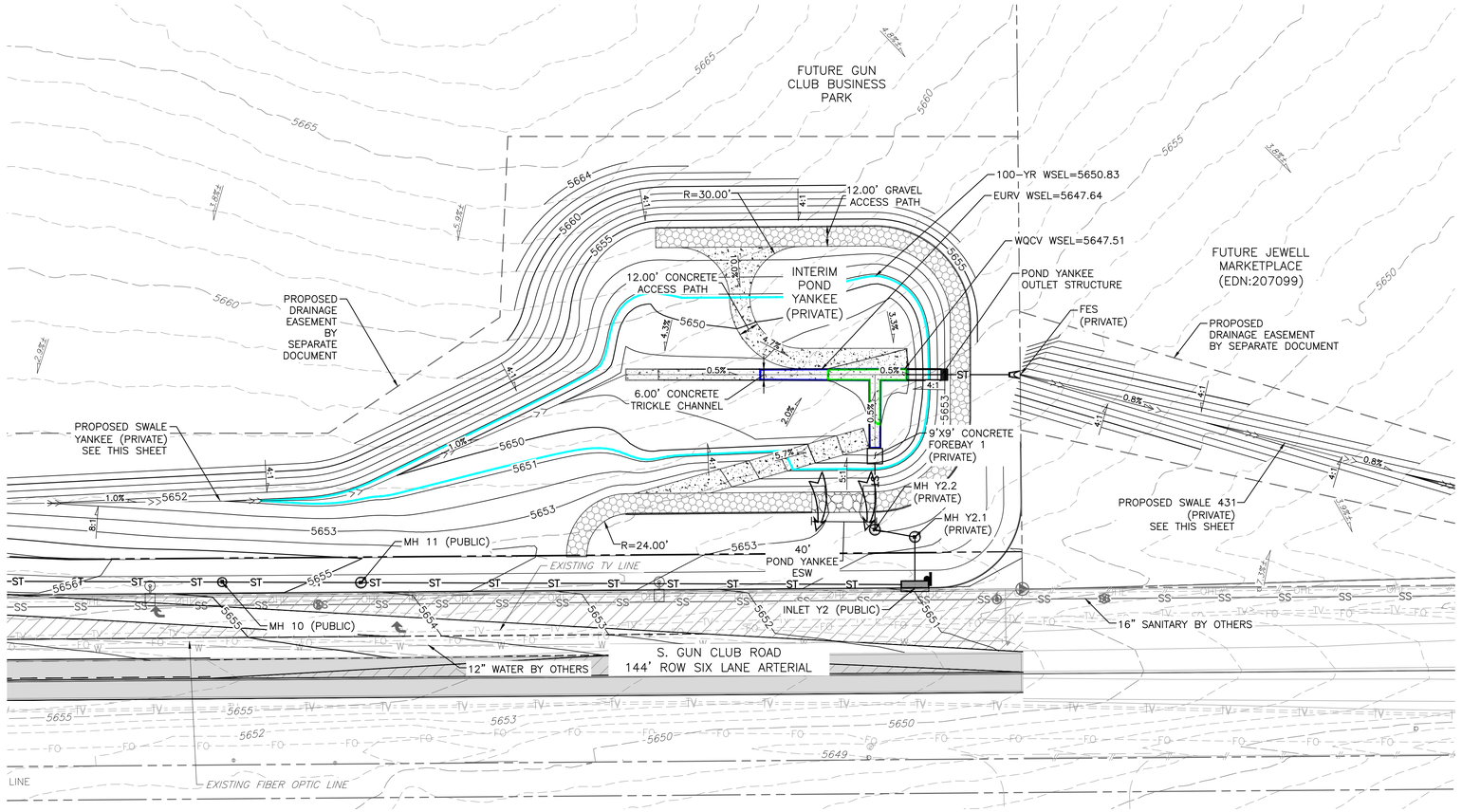
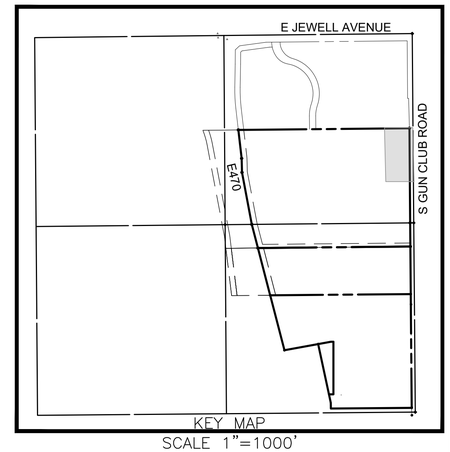




DRAINAGE LEGEND

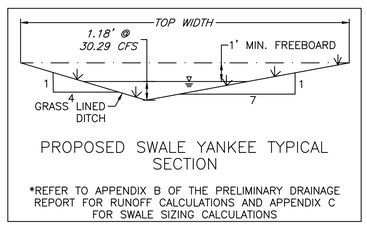
- WQCV WSEL
- EURV WSEL
- 100-YEAR WSEL
- PROPOSED PIPED SEGMENT (ST)
- SWALE CENTERLINE (>>)
- EMERGENCY OVERFLOW PATH

INTERIM GUN CLUB ROAD POND SUMMARY

POND	TRIB. AREA (AC)	% IMP.	Q2 (IN) (CFS)	Q2 (OUT) (CFS)	Q100 (IN) (CFS)	Q100 (OUT) (CFS)	WQ VOL. (AC-FT)	V2 (AC-FT)	EURV VOL. (AC-FT)	V100 (AC-FT)	WQ WSEL	2-YR WSEL	EURV WSEL	100-YR WSEL
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

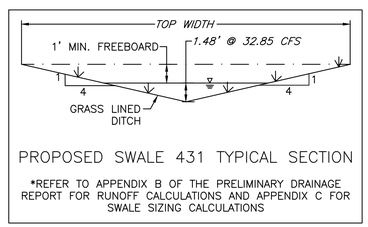
POND YANKEE RUNOFF SUMMARY

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**



PROPOSED SWALE YANKEE TYPICAL SECTION

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



PROPOSED SWALE 431 TYPICAL SECTION

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

N

40 20 0 40 80

SCALE: 1"=40'

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

NOTES:

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3. 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.
4. DETENTION AND WATER QUALITY MAINTENANCE ACCESS PATHS SHOWN HAVE A MINIMUM CENTERLINE RADIUS OF 30FT.
5. 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.

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GUN CLUB BUSINESS PARK

INFRASTRUCTURE SITE PLAN

POND YANKEE

No.	Description of Revisions	Date	Name
1	1ST COA SUBMITTAL	03/25/24	MM

Job Number 23.1060
Project Manager D.LE
Design By D.BEJARANO
Drawn By D.BEJARANO
Principal In Charge D.LE

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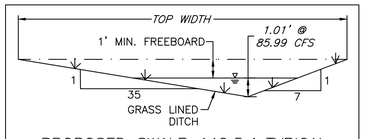
GUN CLUB BUSINESS PARK - INFRASTRUCTURE SITE PLAN

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



PROPOSED SWALE 442.5.1 TYPICAL SECTION

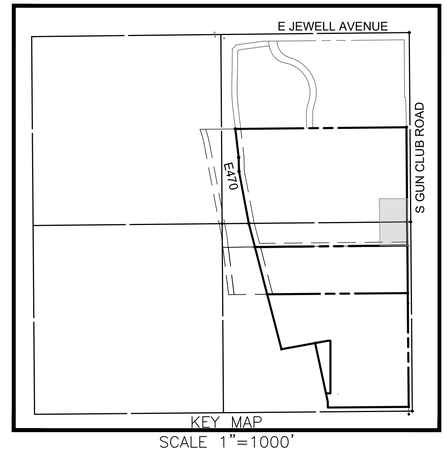
*REFER TO APPENDIX B OF THE PRELIMINARY DRAINAGE REPORT FOR RUNOFF CALCULATIONS AND APPENDIX C FOR SWALE SIZING CALCULATIONS

INTERIM GUN CLUB ROAD POND SUMMARY

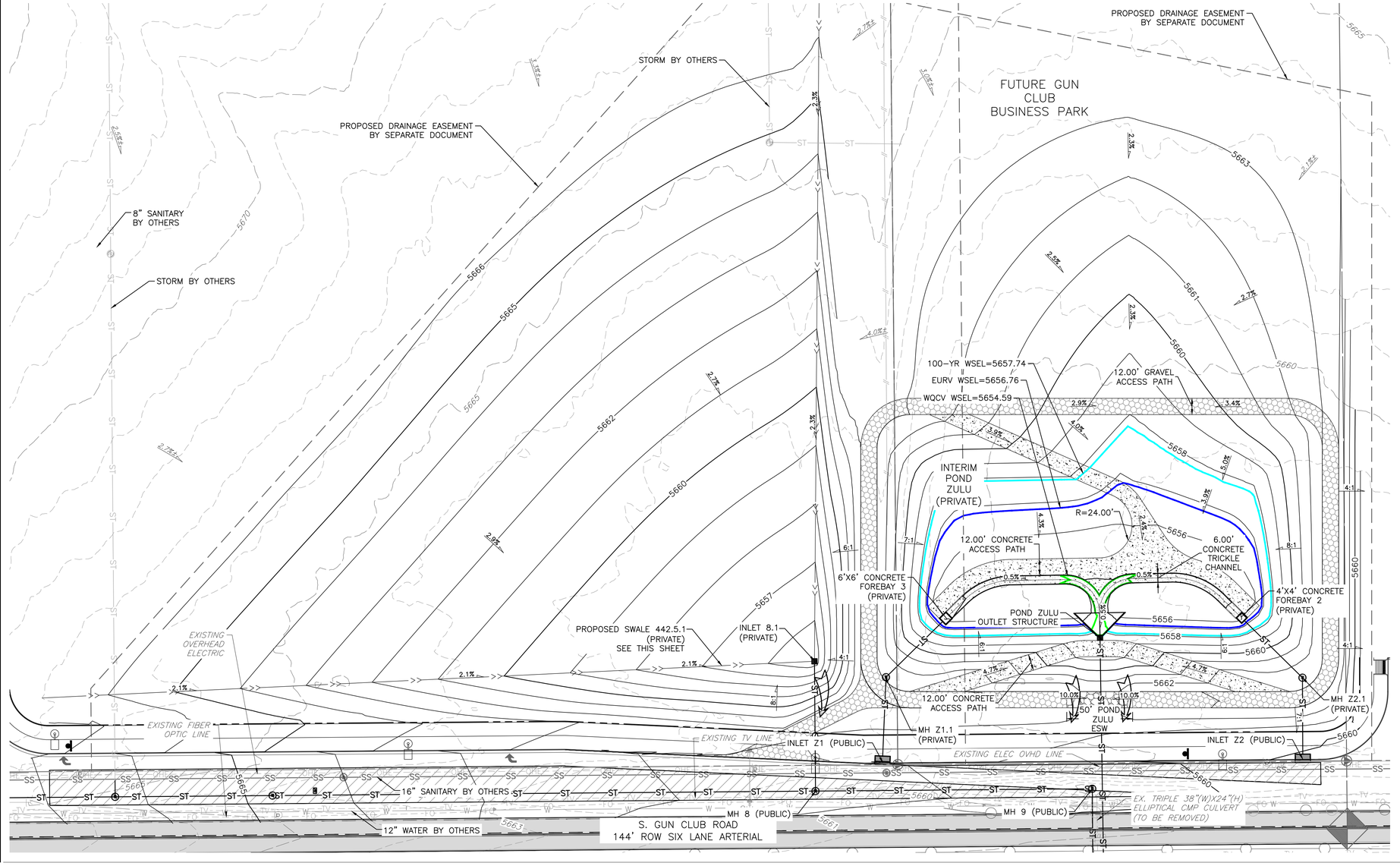
POND	TRIB. AREA (AC)	% IMP.	Q2 (IN) (CFS)	Q2 (OUT) (CFS)	Q100 (IN) (CFS)	Q100 (OUT) (CFS)	WQ VOL. (AC-FT)	V2 (AC-FT)	EURV VOL. (AC-FT)	V100 (AC-FT)	WQ WSEL	2-YR WSEL	EURV WSEL	100-YR WSEL
A	88.98	9.6%	4.83	0.42	126.61	103.86	0.48	0.33	0.71	2.28	5665.98	5667.51	5666.21	5670.45
ZULU	31.13	15.6%	4.07	0.27	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 POINT	AREA (ACRES)	% IMP.	C2	C100	Q2 (CFS)	Q100 (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**



KEY MAP
SCALE 1"=1000'



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N

40 20 0 40 80

SCALE: 1"=40'

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

DRAINAGE LEGEND

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

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GUN CLUB BUSINESS PARK

INFRASTRUCTURE SITE PLAN

POND ZULU

No.	Description of Revisions	Date	Name
1	1ST COA SUBMITTAL	03/25/24	MM

Job Number 23.1060
Project Manager D.LE
Design By D.BEJARANO
Drawn By D.BEJARANO
Principal In Charge D.LE

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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

POND A RUNOFF SUMMARY							
BASIN	DESIGN POINT	AREA (ACRES)	% IMP.	C2	C100	Q2 (CFS)	Q100 (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**

PROPOSED SWALE A TYPICAL SECTION

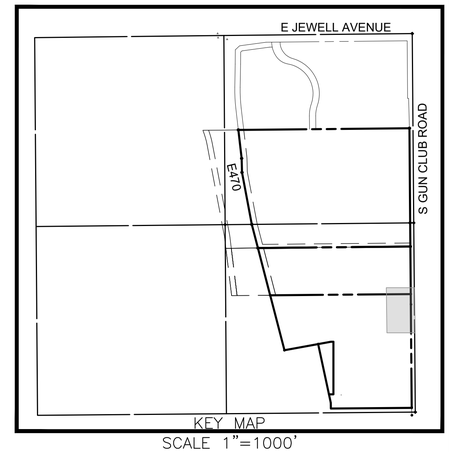
*REFER TO APPENDIX B OF THE PRELIMINARY DRAINAGE REPORT FOR RUNOFF CALCULATIONS AND APPENDIX C FOR SWALE SIZING CALCULATIONS

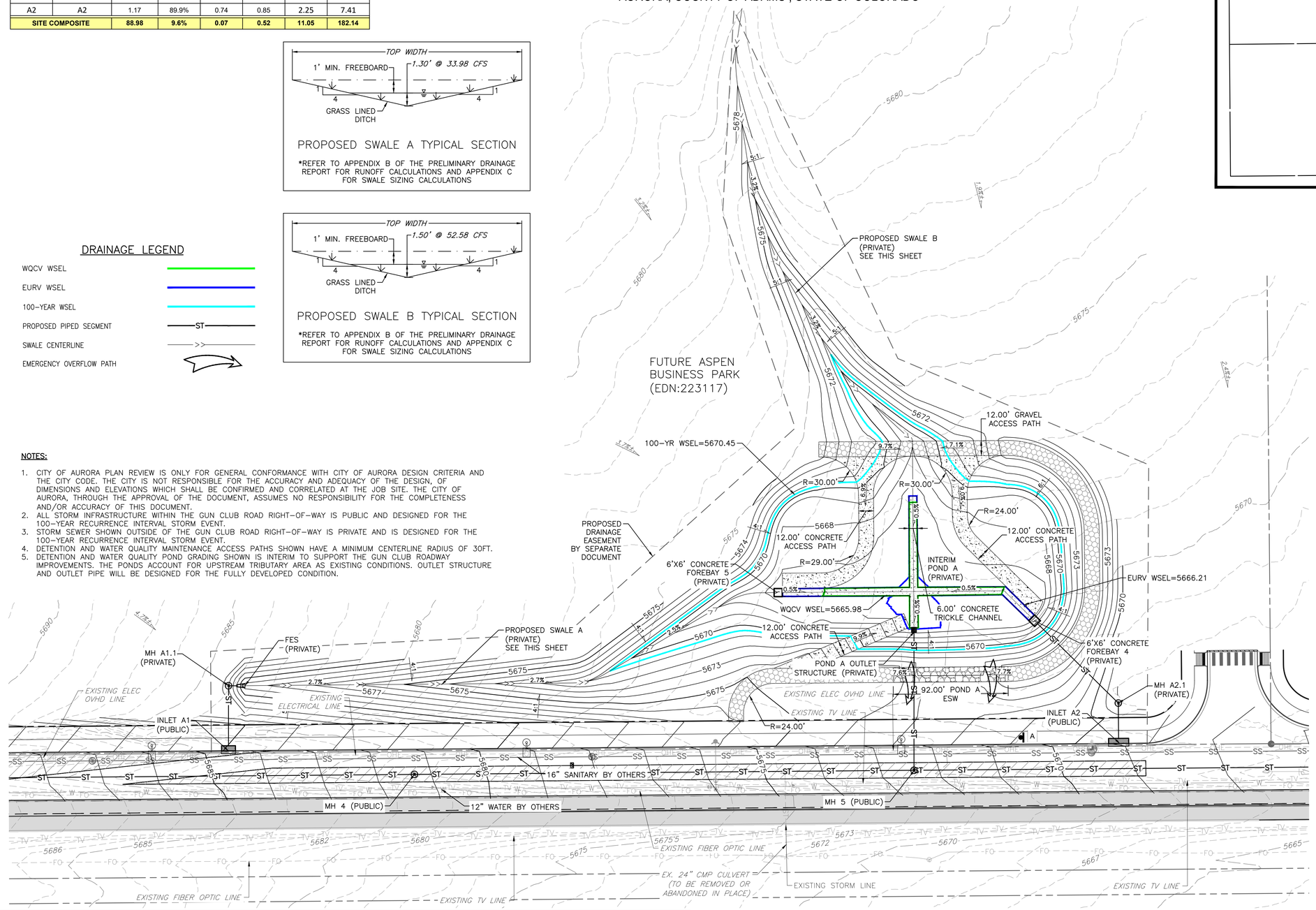
PROPOSED SWALE B TYPICAL SECTION

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

DRAINAGE LEGEND

- WQCV WSEL
- EURV WSEL
- 100-YEAR WSEL
- PROPOSED PIPED SEGMENT (ST)
- SWALE CENTERLINE
- EMERGENCY OVERFLOW PATH





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GUN CLUB BUSINESS PARK

INFRASTRUCTURE SITE PLAN

POND A

No.	Description of Revisions	Date	Name
1	1ST COA SUBMITTAL	03/25/24	MM

Job Number 23.1060
Project Manager D.LE
Design By D.BEJARANO
Drawn By D.BEJARANO
Principal In Charge D.LE

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GUN CLUB BUSINESS PARK - INFRASTRUCTURE SITE PLAN

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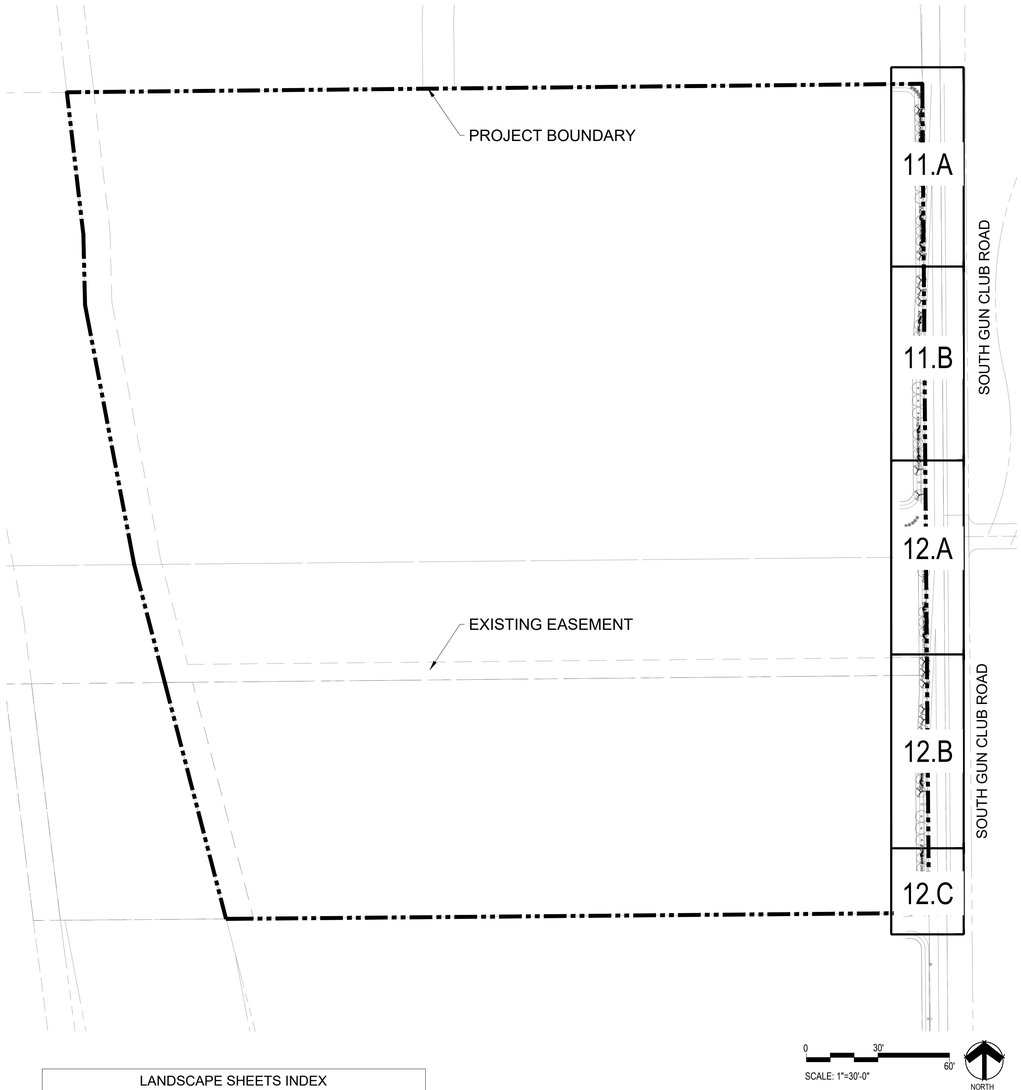
SHEET INDEX



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

1. 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.
2. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
10. 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.
11. 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.
12. 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.
13. 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.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
15. 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.
16. 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.
17. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEAN OUT AREAS WITH OWNER'S REPRESENTATIVE.
18. 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.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCKPILES CONCRETE IN THE STORM SEWER IS PROHIBITED.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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:

1. 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 LOOSENED.
2. 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.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
4. 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 / O SEC. 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.
5. LIGHTING PROPOSED WITHIN THIS PLAN ARE OVERHEAD STREET LIGHTS. PLEASE REFER TO ENGINEERING PLANS FOR FURTHER DETAIL.
6. 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.
7. 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.
8. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
9. 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.I

FIRE LIFE SAFETY LANDSCAPE NOTES:

10. 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.
11. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
12. 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

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INFRASTRUCTURE SITE PLAN

GUN CLUB BUSINESS PARK
AURORA, COLORADO

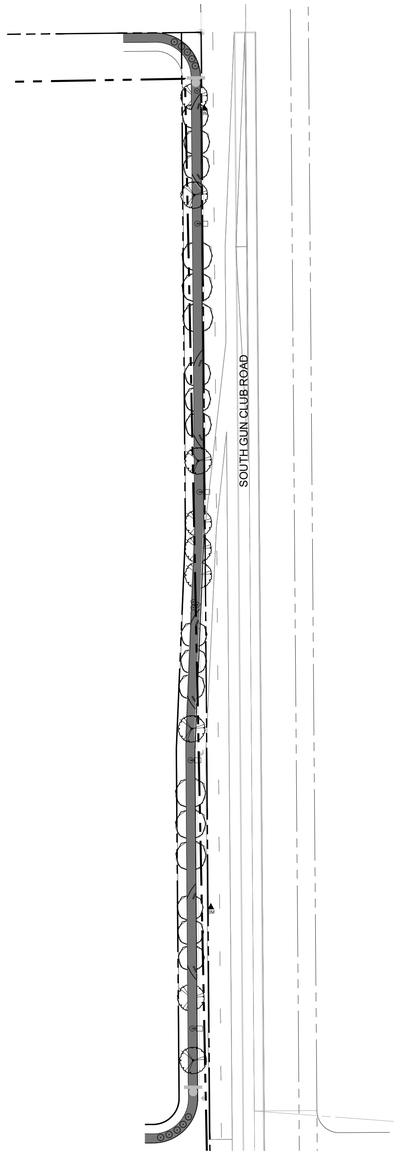
Design Project No.
XX.XXXX

Drawing Title
LANDSCAPE KEY MAP & NOTES

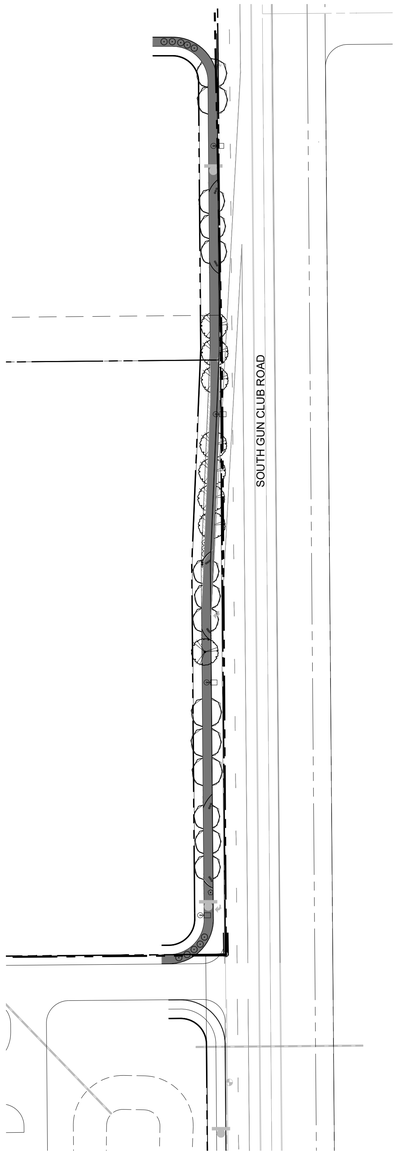
Drawing No.
8

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



9A NORTH STREET
WATER USE EXHIBIT

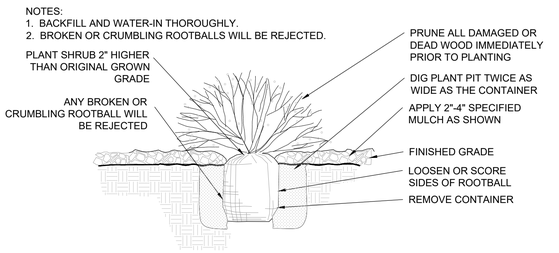


9B SOUTH STREET
WATER USE EXHIBIT

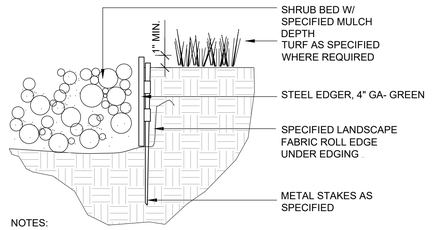
SCALE: 1"=30'-0"

LEGEND

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

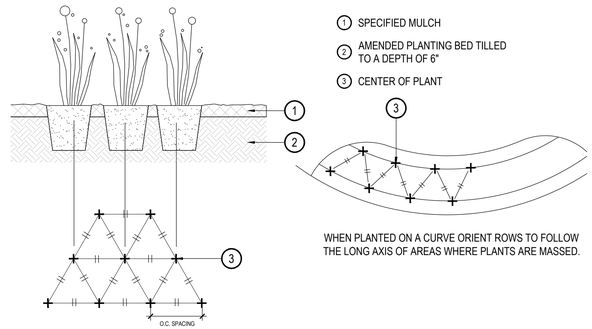


1 SHRUB PLANTING
NOT TO SCALE



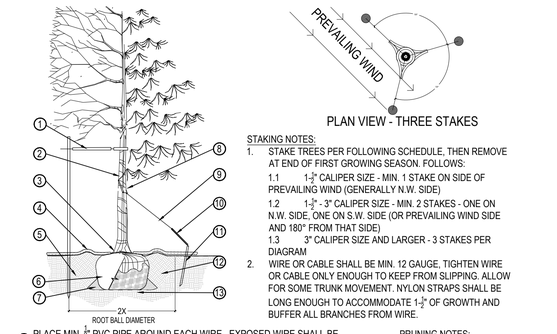
NOTES:
1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

2 STEEL EDGER
NOT TO SCALE



3 ORN GRASS. - PERRENNIAL PLANTING
NOT TO SCALE

KEYMAP



STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON. FOLLOWS:
   1.1 1-½" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
   1.2 1-½" - 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 1-½" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

1. PLACE MIN. 2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
2. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
3. PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
4. 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
5. 1:1 SLOPE ON SIDES OF PLANTING HOLE.
6. REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
7. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
8. GROMMETED NYLON STRAPS
9. 10. GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
11. STAKE SHALL BE DRIVEN OUTSIDE ROOT BALL AND IN UNDISTURBED SOIL.
12. 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
13. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

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.

4 TREE PLANTING
NOT TO SCALE

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INFRASTRUCTURE SITE PLAN
GUN CLUB BUSINESS PARK
AURORA, COLORADO

Design Project No.
XX.XXXX

Drawing Title
PLANT DETAILS & WATER-USE PLAN

Drawing No.
9

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 SU
	GS	17	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM	SHADEMASTER LOCUST	B & B	2.5"CAL	45`X50`	LOW	FULL SU
	AE3	11	ULMUS X `FRONTIER`	AMERICAN ELM	B & B	2"CAL	50` X 40`	LOW-MOD	FULL SU

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	1½" CLEAR CREEK GRANITE
	WM	6,616 SF	WOOD MULCH	WOOD MULCH	MULCH

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

NORTH

0 30' 60'

SCALE: 1"=30'-0"

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INFRASTRUCTURE SITE PLAN

GUN CLUB BUSINESS PARK
AURORA, COLORADO

Design Project No.
XX.XXXX

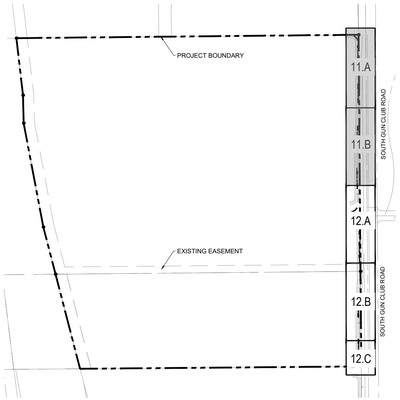
Drawing Title
PLANT & GROUNDCOVER SCHEDULE

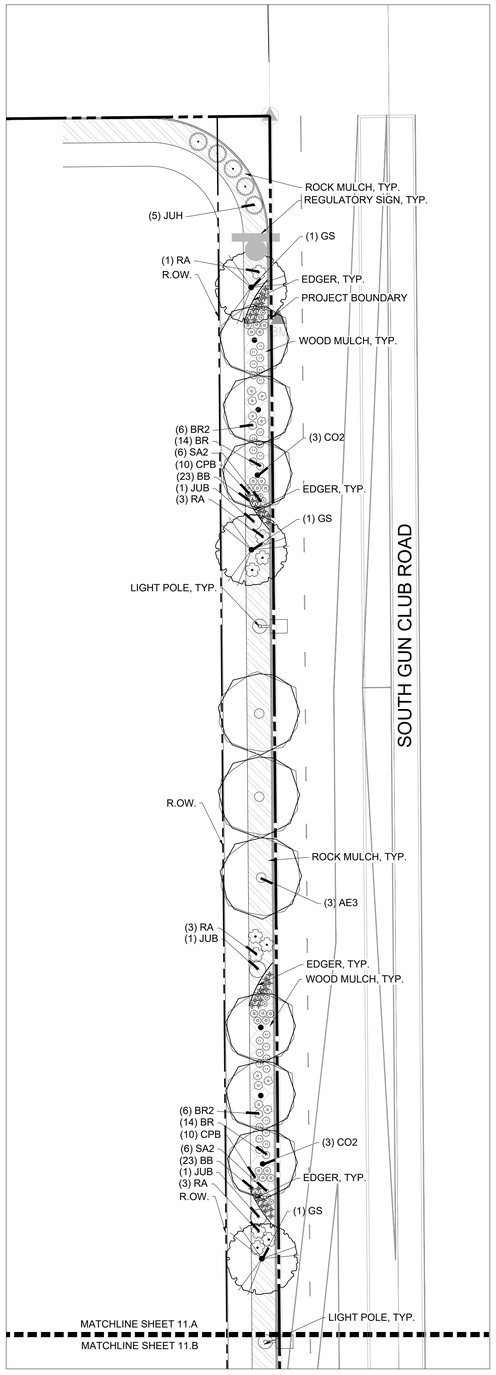
Drawing No.
10

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

KEYMAP





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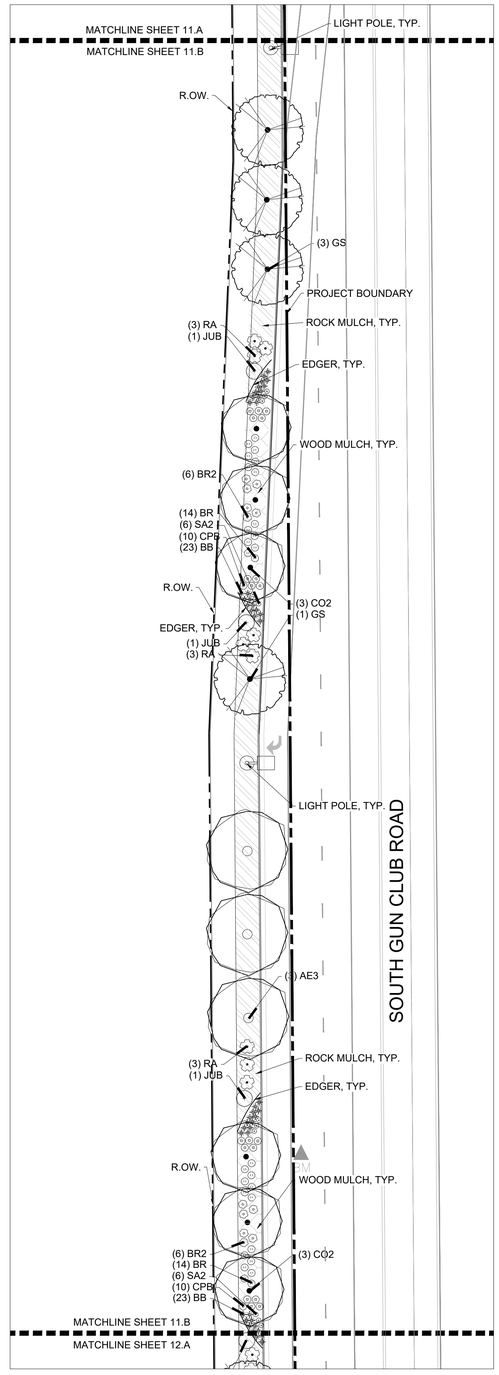

11B

NORTH

0 30' 60'

SCALE: 1"=30'-0"

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INFRASTRUCTURE SITE PLAN

GUN CLUB BUSINESS PARK
AURORA, COLORADO

Design Project No.
XX.XXXX

Drawing Title
LANDSCAPE PLAN

Drawing No.
11

GUN CLUB BUSINESS PARK - INFRASTRUCTURE SITE PLAN

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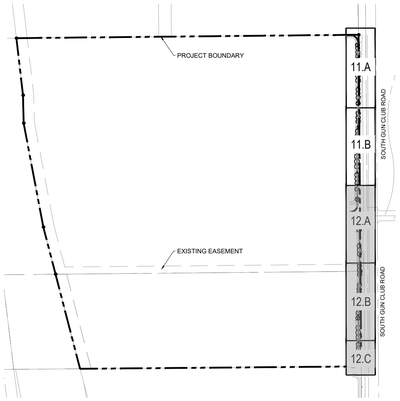
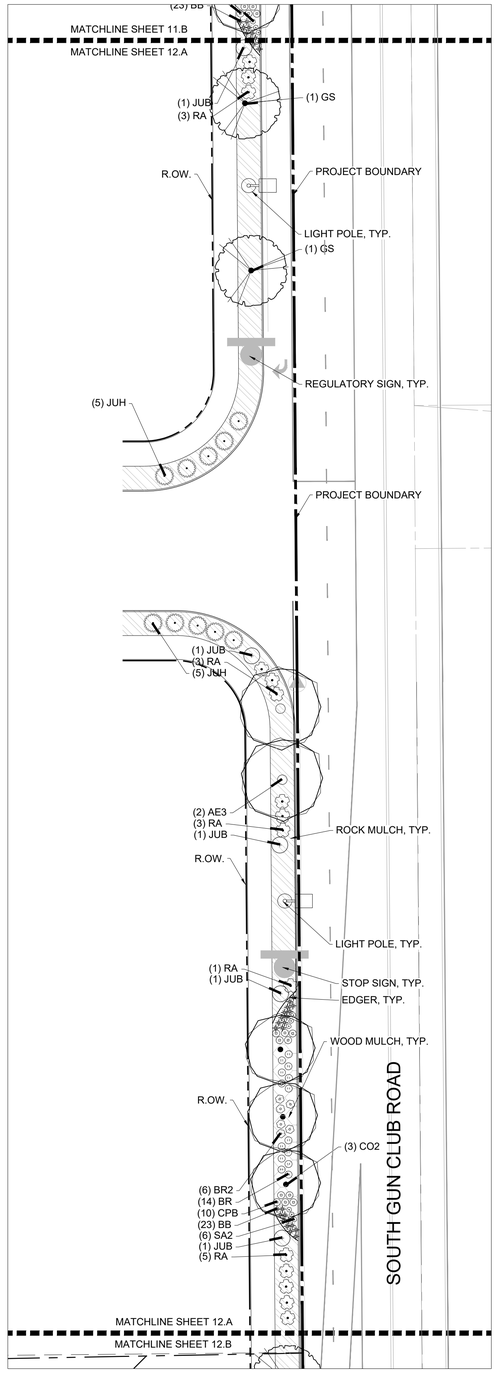
KEYMAP





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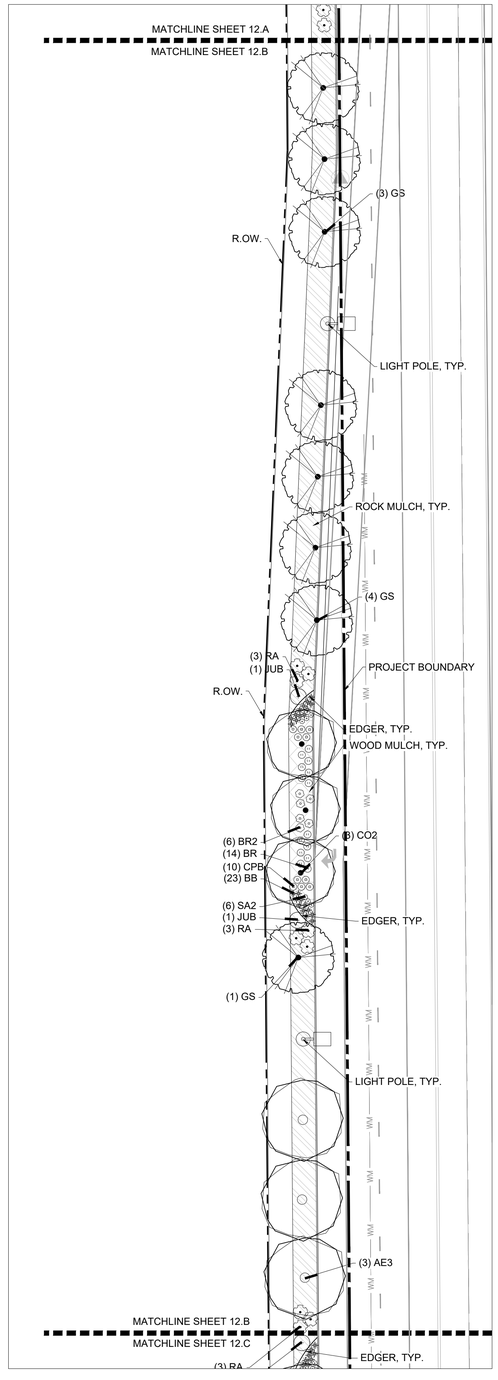

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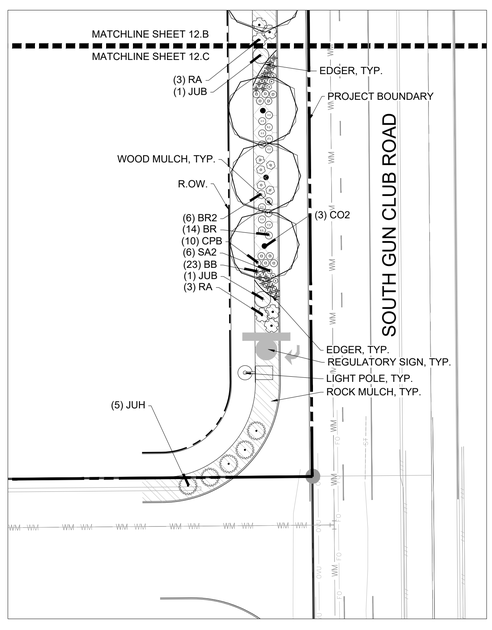

12C

NORTH

0 30' 60'

SCALE: 1"=30'-0"

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Drawing Title
LANDSCAPE PLAN

Drawing No.
12