

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

ARAPAHOE?

COUNTY HAS BEEN UPDATED



VICINITY MAP
1"=1000'

MM RESPONSE
2024.07.03

Provide site plan and grading notes

Refer to the COA website (link below) for the new and up to date site plan notes and grading notes.

https://view.officeapps.live.com/office/view.aspx?src=https://3A%2F%2Fcdns5-hosted.civiclive.com%2FUserFiles%2FServers%2FServer_1881137%2FFile%2F02.24_Site%2520Plan%2520Notes_Final%2520Revised.docx&wdOrigin=BROWSELINK

SITE PLAN AND GRADING NOTES HAVE BEEN PROVIDED

add

Per Per COA 2022 Real Property Services Site Plan Checklist: 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, and the undersigned, its successors and assigns, further agrees to remove, repair, or otherwise adjust said crossings or encroachments 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 remove or relocate any City facilities located on any easement or fire lane at any time and in such a manner as it may determine. The undersigned agrees to allow any structural features (i.e. bay windows, overhang, gutters, eaves, foundation, footings, cantilevered) to be allowed to encroach into any easement or fire lane.

Advisory:
The master plan (RSN 1765045) to this ISP needs to be approved prior to the approval of this ISP.

COMMENT NOTED

LEGAL DESCRIPTION HAS BEEN PROVIDED ON SHEET 1

SITE PLAN NOTE HAS BEEN PROVIDED

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 WHEREOF, _____ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____

BY: _____
(PRINCIPALS OR OWNERS)

STATE OF _____)
COUNTY OF _____) SS

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 _____

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

The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

COMMENT NOTED

2B. Please add a data block and site plan notes to cover sheet with your next submittal.

LANDSCAPE ARCHITECT INFO HAS BEEN INCLUDED

Add the Landscape Architects contact information.

DATA BLOCK AND SITE PLAN NOTES HAVE BEEN INCLUDED

Create a table for the cover sheet showing the landscaping installation time frame. Provide what will be installed and when it will be installed.



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 CONTRACTOR'S 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.

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:

SHEET LIST TABLE	
SHEET #	SHEET TITLE
1	COVER
2	OVERALL SITE ULTIMATE SECTION FULL ROW BUILDOUT
3	OVERALL MAP ULTIMATE SECTION
4	SITE PLAN
5	SITE PLAN
6	POND YANKEE
7	POND ZULU
8	POND A
9	LANDSCAPE KEY MAP & NOTES
10	PLAN DETAILS & WATER-USE PLAN
11	PLANT & GROUNDCOVER SCHEDULE
12	LANDSCAPE PLAN
13	LANDSCAPE PLAN



NOT FOR CONSTRUCTION

GUN CLUB BUSINESS PARK
INFRASTRUCTURE SITE PLAN
COVER

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

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

Sheet Number:
1

GUN CLUB BUSINESS PARK - INFRASTRUCTURE SITE PLAN

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

ARAPAHOE?

COUNTY HAS BEEN UPDATED

SECTION LINE BEARING
HAS BEEN PROVIDED

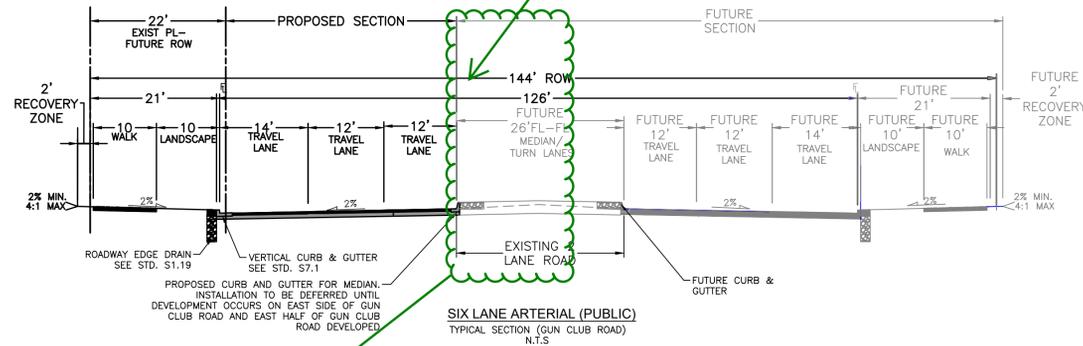
Label exterior Bearings &
Distances to match property
description on sheet 1.

DIMENSION TO EXISTING
PROPERTY LINE HAS BEEN
PROVIDED

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

Add Reception
Number for existing
ROW and label that
width.

RECEPTION NUMBER
AND EXISTING ROW
WIDTH HAS BEEN
PROVIDED



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

SECTION HAS BEEN
UPDATED

INFRASTRUCTURE NOTES:

ROADWAY PHASING:

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

SIGNAGE AND STRIPING NOTES:

- THE DEVELOPER IS RESPONSIBLE FOR STRIPING SHOWN ON THESE PLANS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON PROPOSED ROADS AT INTERSECTIONS. FUTURE SITE PLANS THAT MODIFY PROPOSED ROADWAYS WILL REQUIRE THE SPECIFIC DEVELOPER OF THAT SITE PLAN TO MODIFY SIGNAGE AND MARKING ASSOCIATED WITH PROPOSED ROADS.
- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS AND PRIVATE STREETS.

WATER MAIN:

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

DRAINAGE / STORM SEWER:

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

GENERAL NOTES:

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

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

ROADWAY
PHASING NOTE
HAS BEEN
UPDATED

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

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

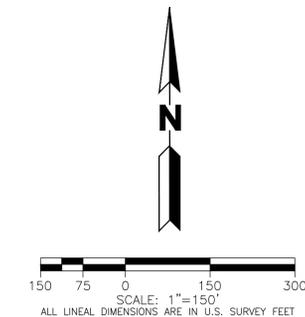
BASIS OF BEARINGS

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

BENCHMARK:

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

ELEVATION = 6015.93 (NAVD 1988) CITY OF AURORA DATUM



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

GUN CLUB BUSINESS PARK

INFRASTRUCTURE SITE PLAN

OVERALL SITE ULTIMATE SECTION
FULL ROW BUILDOUT

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

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

THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AURORA AND THE STATE OF COLORADO. ANY INFORMATION EXTRACTED FROM THIS SHEET IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE USER SHALL BE RESPONSIBLE FOR THE RISK OF THE USE AND NOT MARTIN/MARTIN, INC.

Sheet Number:

2

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

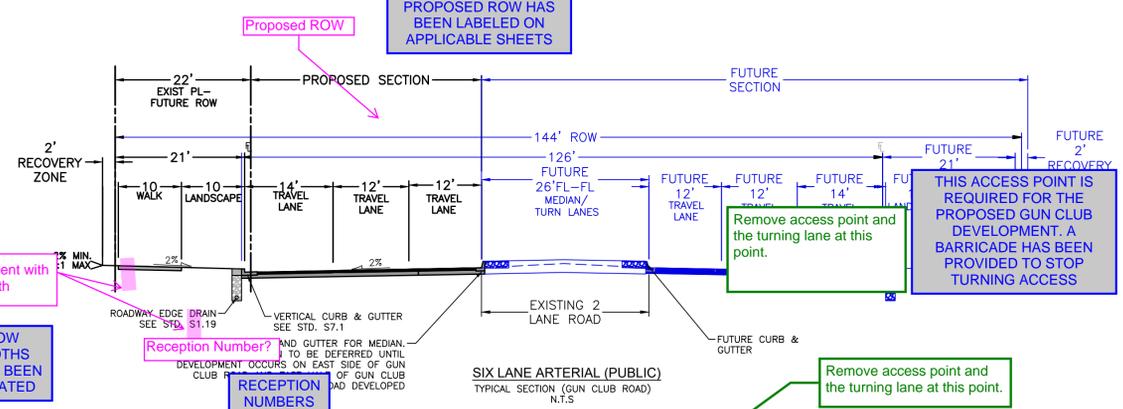
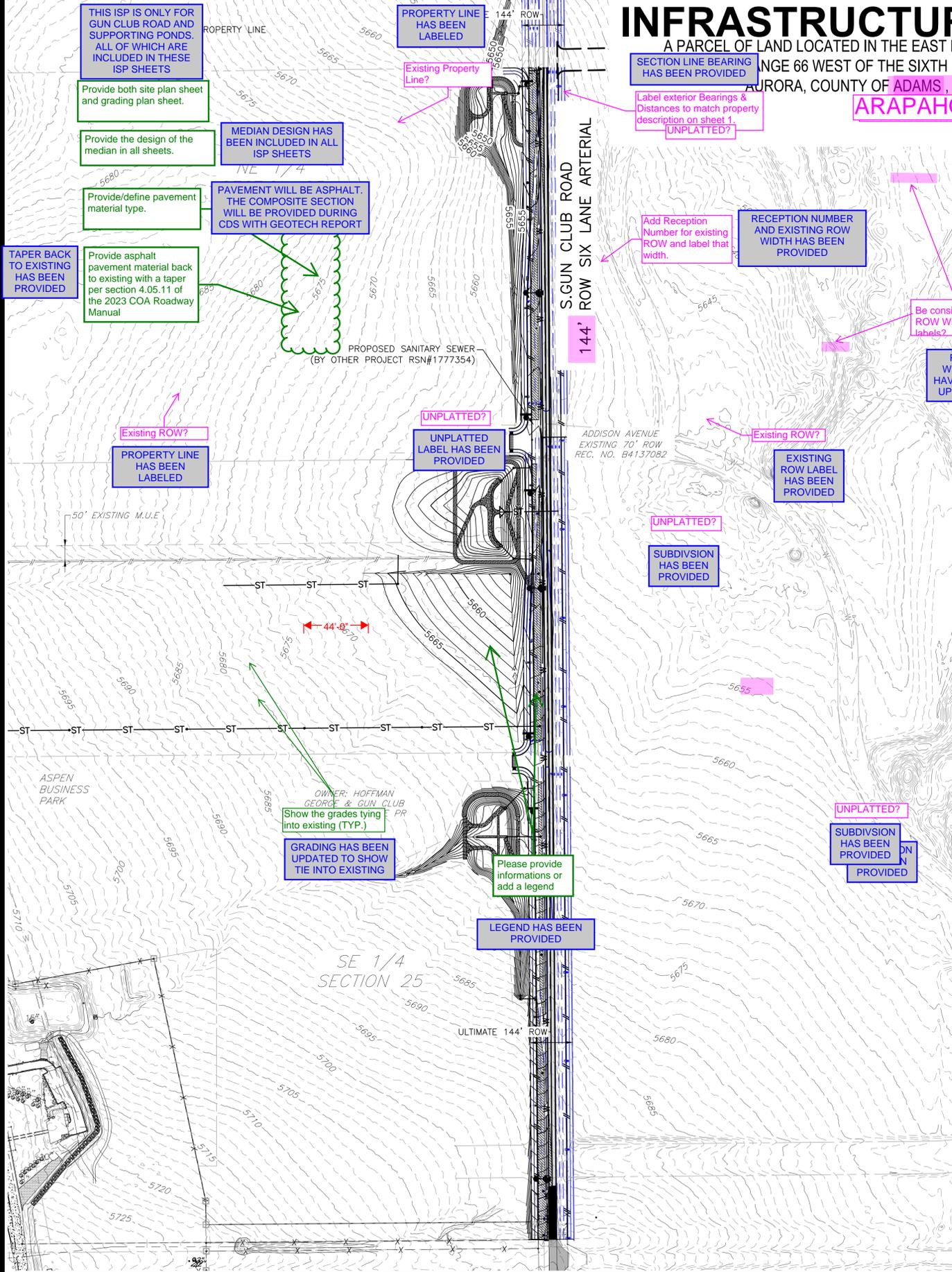
NOT FOR CONSTRUCTION

GUN CLUB BUSINESS PARK - INFRASTRUCTURE SITE PLAN

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

ARAPAHOE?

COUNTY NAME HAS BEEN UPDATED



INFRASTRUCTURE NOTES:

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- 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.

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GENERAL NOTES:

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

Label longitudinal roadway slopes (TYP.)

ROADWAY SLOPES HAVE BEEN PROVIDED ON THE SITE PLAN SHEETS. A SLOPE LABEL ON THIS SHEET WOULD BE TOO LARGE AND WOULD COVER UP THE ROAD

SITE PLAN AND GRADING NOTES HAVE BEEN PROVIDED ON COVER

Refer to the COA website (link below) for the new and up to date site plan notes and grading notes.
https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fcdnsms5-hosted.civilive.com%2FUserFiles%2FServer%2FServer_1881137%2FFile%2F02.24_Site%2520Plan%2520Notes_Final%2520Revised.docx&wdOrigin=BROWSELINK

COMMENT NOTED

Public streets shall have public streetlights in conformance with COA standards.

For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:

- Roadway Classification (typical section name)
- Adjacent Land Use Category (i.e., TOD), as applicable
- Number of lanes
- Back-to-back curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations

This information (if its not already shown) can be added to the street sections provided if desired.

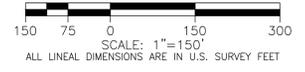
BASIS OF BEARINGS

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ELEVATION = 6015.93 (NAVD 1988) CITY OF AURORA DATUM



GUN CLUB BUSINESS PARK

INFRASTRUCTURE SITE PLAN

OVERALL MAP
ULTIMATE SECTION

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

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

Sheet Number:

3



NOT FOR CONSTRUCTION

PLOT DATE: Thursday, April 25, 2024 9:04 AM LAST SAVED BY: JRODRIGUEZ
DRAWING LOCATION: G:\LEV\23.1060-Crippen - Master Plan\CO4 Gun Club Road\PLANS\ISP\OVERALL MAP ULTIMATE SECTION.dwg

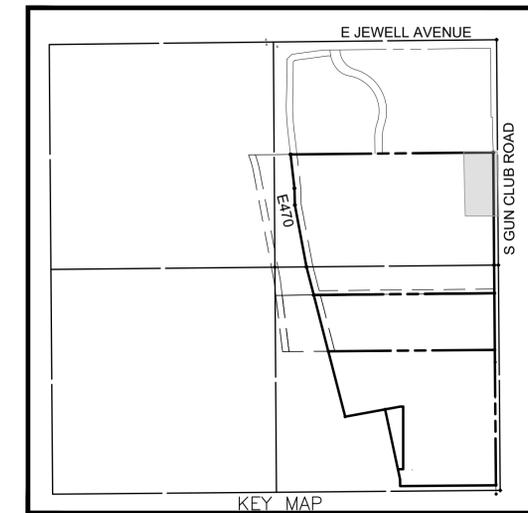
GUN CLUB BUSINESS PARK - INFRASTRUCTURE SITE PLAN

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

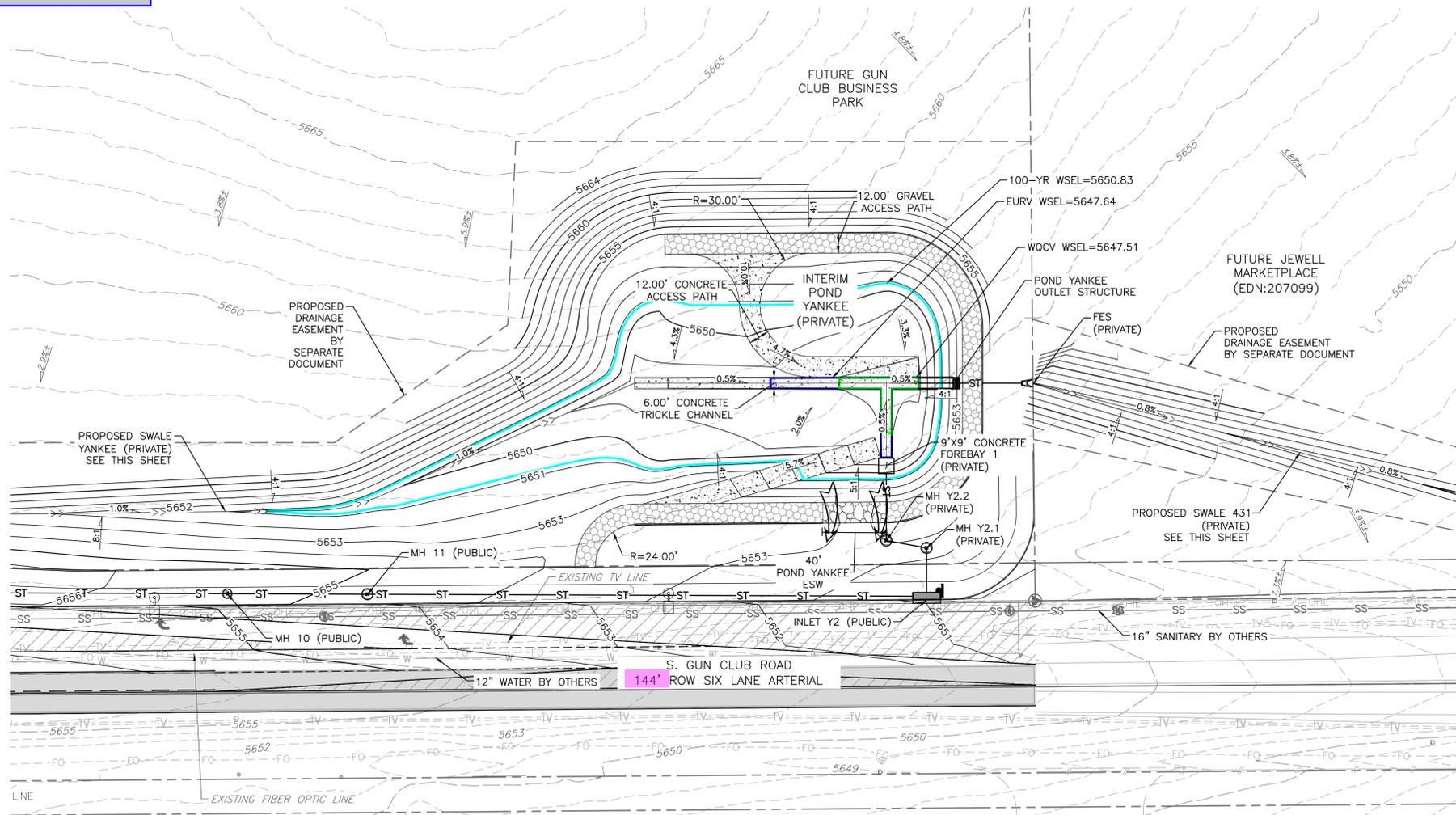
COUNTY HAS BEEN UPDATED

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

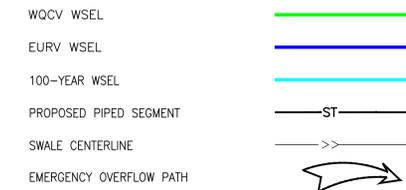
COMMENT NOTED. DRAINAGE INFORMATION HAS BEEN REMOVED HOWEVER THIS SHEET WILL STILL BE INCLUDED SINCE PONDS ARE ASSOCIATED WITH THE SITE PLAN



SCALE 1"=1000'



DRAINAGE LEGEND



NOTES:

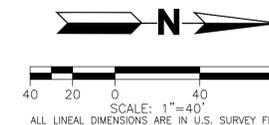
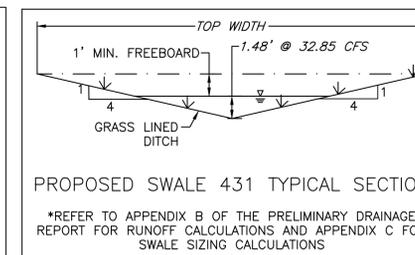
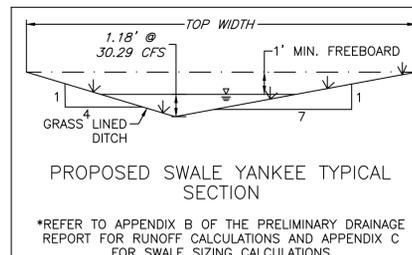
- CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OF DIMENSIONS AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH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

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

Dimension the ROW.

ROW DIMENSION HAS BEEN PROVIDED

BASIN	DESIGN POINT	AREA (ACRES)	% IMP.	C2	C100	Q2	Q100
						(CFS)	(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



GUN CLUB BUSINESS PARK INFRASTRUCTURE SITE PLAN

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

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

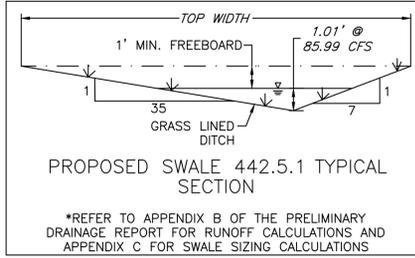
THE DESIGN, CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION, REPAIRS, REPLACEMENTS AND MODIFICATIONS ARE ONLY FOR THE SPECIFIC PROJECT. ANY INFORMATION EXTRACTED FROM THIS SHEET AND USED FOR ANY OTHER PROJECT IS AT THE USER'S SOLE RISK OF THE USER AND NOT MARTIN/MARTIN, INC.

Sheet Number:

GUN CLUB BUSINESS PARK - INFRASTRUCTURE SITE PLAN

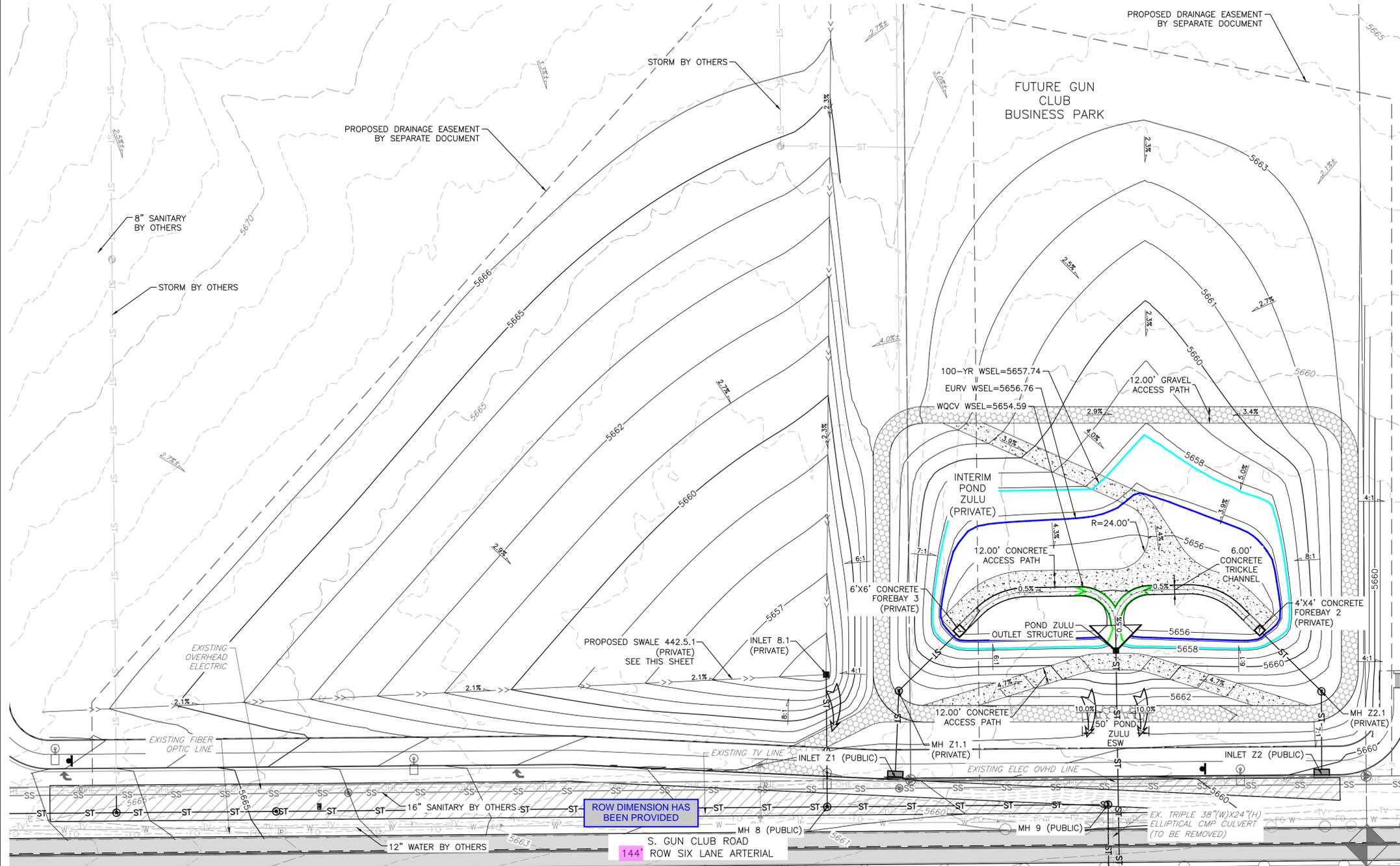
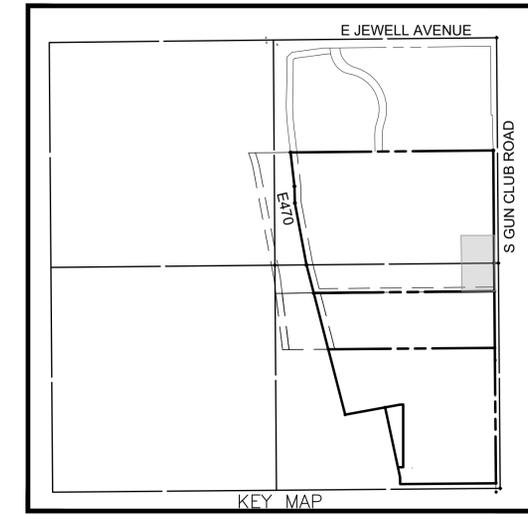
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COUNTY HAS BEEN
UPDATED



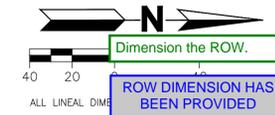
POND	TRIB. AREA (AC)	% IMP.	Q2 (IN) (CFS)	Q2 (OUT) (CFS)	Q100 (IN) (CFS)	Q100 (OUT) (CFS)	WQ VOL. (AC-FT)	V2 (AC-FT)	EURV VOL. (AC-FT)	V100 (AC-FT)	WQ WSEL	2-YR WSEL	EURV WSEL	100-YR WSEL
A	88.98	9.6%	4.83	0.42	126.61	103.86	0.48	0.33	0.71	2.28	5665.98	5667.51	5666.21	5670.45
ZULU	31.13	15.6%	4.07	0.27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

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



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- ALL STORM INFRASTRUCTURE WITHIN THE GUN CLUB ROAD RIGHT-OF-WAY IS PUBLIC AND DESIGNED FOR THE 100-YEAR RECURRENCE INTERVAL STORM EVENT.
- STORM SEWER SHOWN OUTSIDE OF THE GUN CLUB ROAD RIGHT-OF-WAY IS PRIVATE AND IS DESIGNED FOR THE 100-YEAR RECURRENCE INTERVAL STORM EVENT.
- DETENTION AND WATER QUALITY MAINTENANCE ACCESS PATHS SHOWN HAVE A MINIMUM CENTERLINE RADIUS OF 30FT.
- DETENTION AND WATER QUALITY POND GRADING SHOWN IS INTERIM TO SUPPORT THE GUN CLUB ROADWAY IMPROVEMENTS. THE PONDS ACCOUNT FOR UPSTREAM TRIBUTARY AREA AS EXISTING CONDITIONS. OUTLET STRUCTURE AND OUTLET PIPE WILL BE DESIGNED FOR THE FULLY DEVELOPED CONDITION.



DRAINAGE LEGEND

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

**GUN CLUB BUSINESS PARK
INFRASTRUCTURE SITE PLAN**

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

Sheet Number:
7

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

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POND ZULU

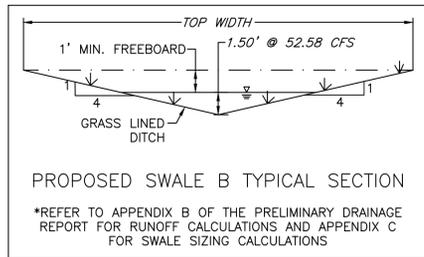
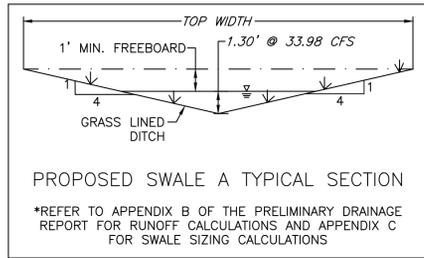
PLOT DATE: Thursday, April 25, 2024 8:20 AM LAST SAVED BY: JRODRIGUEZ
DRAWING LOCATION: G:\LE\23.1060-Crippen - Master Plan\04 Gun Club Road\PLANS\ISP\PONDS.dwg

GUN CLUB BUSINESS PARK - INFRASTRUCTURE SITE PLAN

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

COUNTY HAS BEEN UPDATED

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
441	A1.1	17.76	11.0%	0.07	0.53	1.57	33.98
441-1	A2.1	30.02	5.0%	0.03	0.50	1.05	52.58
442.5-1	A2.1	0.91	100.0%	0.83	0.89	2.21	6.78
A1	A1	1.37	89.5%	0.74	0.85	2.50	8.24
A2	A2	1.17	89.9%	0.74	0.85	2.25	7.41
SITE COMPOSITE		88.98	9.6%	0.07	0.52	11.05	182.14

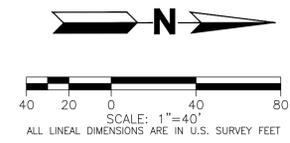
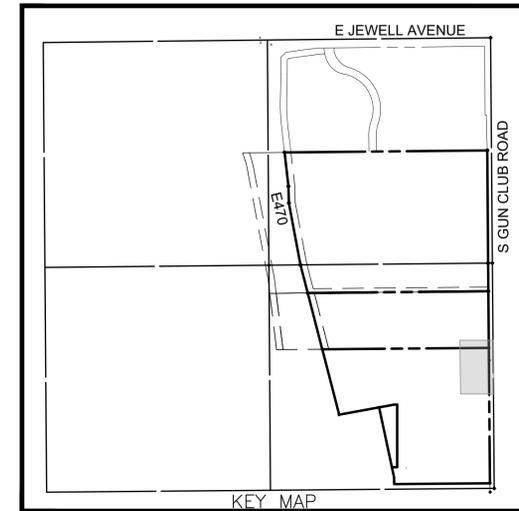
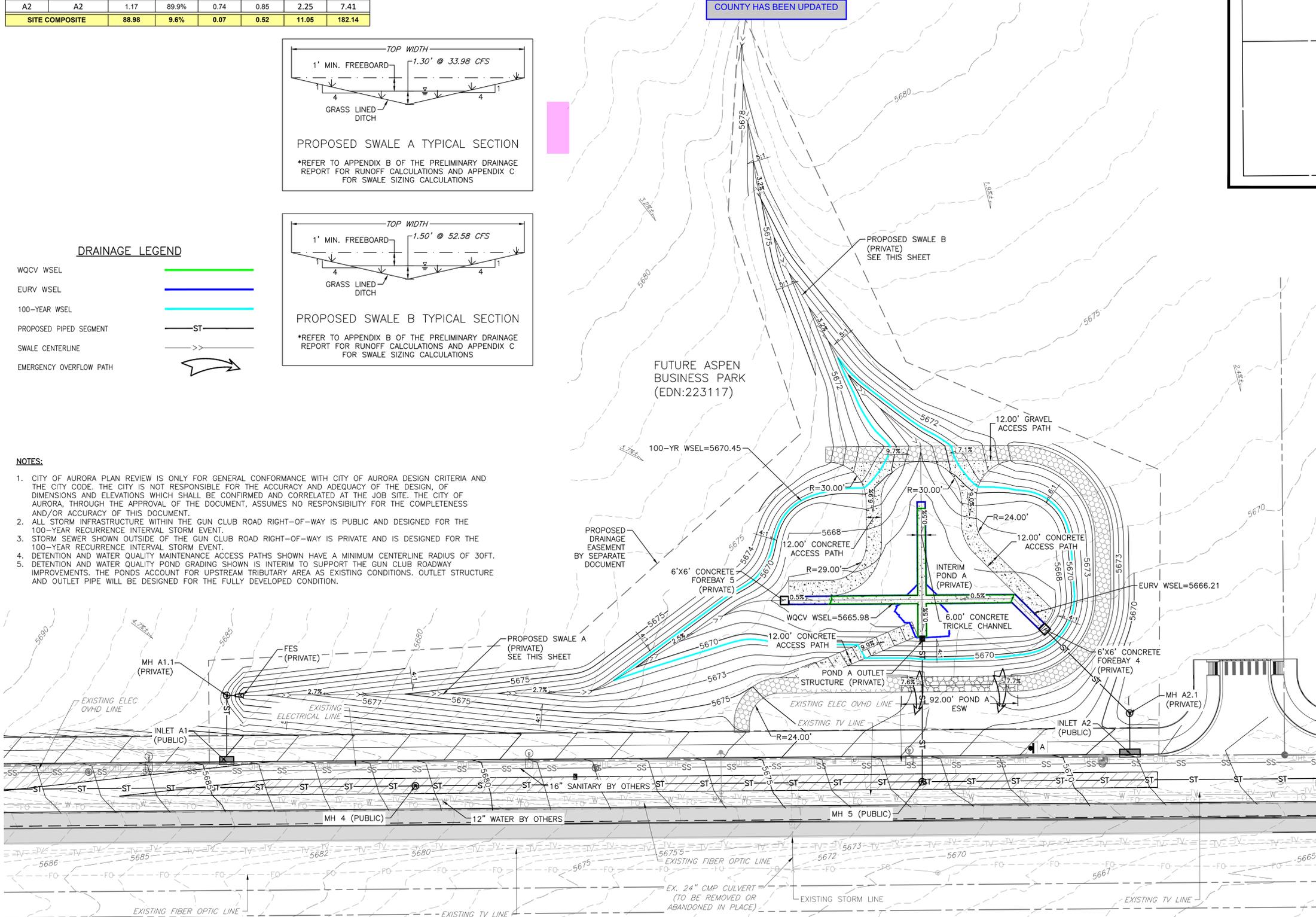


DRAINAGE LEGEND

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

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INTERIM GUN CLUB ROAD POND SUMMARY

POND	TRIB. AREA (AC)	% IMP.	Q2 (IN)	Q2 (OUT)	Q100 (IN)	Q100 (OUT)	WQ VOL.	V2	EURV VOL.	V100	WQ WSEL	2-YR WSEL	EURV WSEL	100-YR WSEL
			(CFS)	(CFS)	(CFS)	(CFS)	(AC-FT)	(AC-FT)	(AC-FT)	(AC-FT)				
A	88.98	9.6%	4.83	0.42	126.61	103.86	0.48	0.33	0.71	2.28	5665.98	5667.51	5666.21	5670.45
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GUN CLUB BUSINESS PARK

INFRASTRUCTURE SITE PLAN

POND A

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

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

Sheet Number:

8

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