

PLOT DATE: Thursday, October 3, 2024 9:54 AM LAST SAVED BY: JRODRIGUEZ  
DRAWING LOCATION: G:\LE\23.1060-Crippen - Master Plan\004 Gun Club Road\PLANS\ISP\COVER.dwg

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.

SITE PLAN

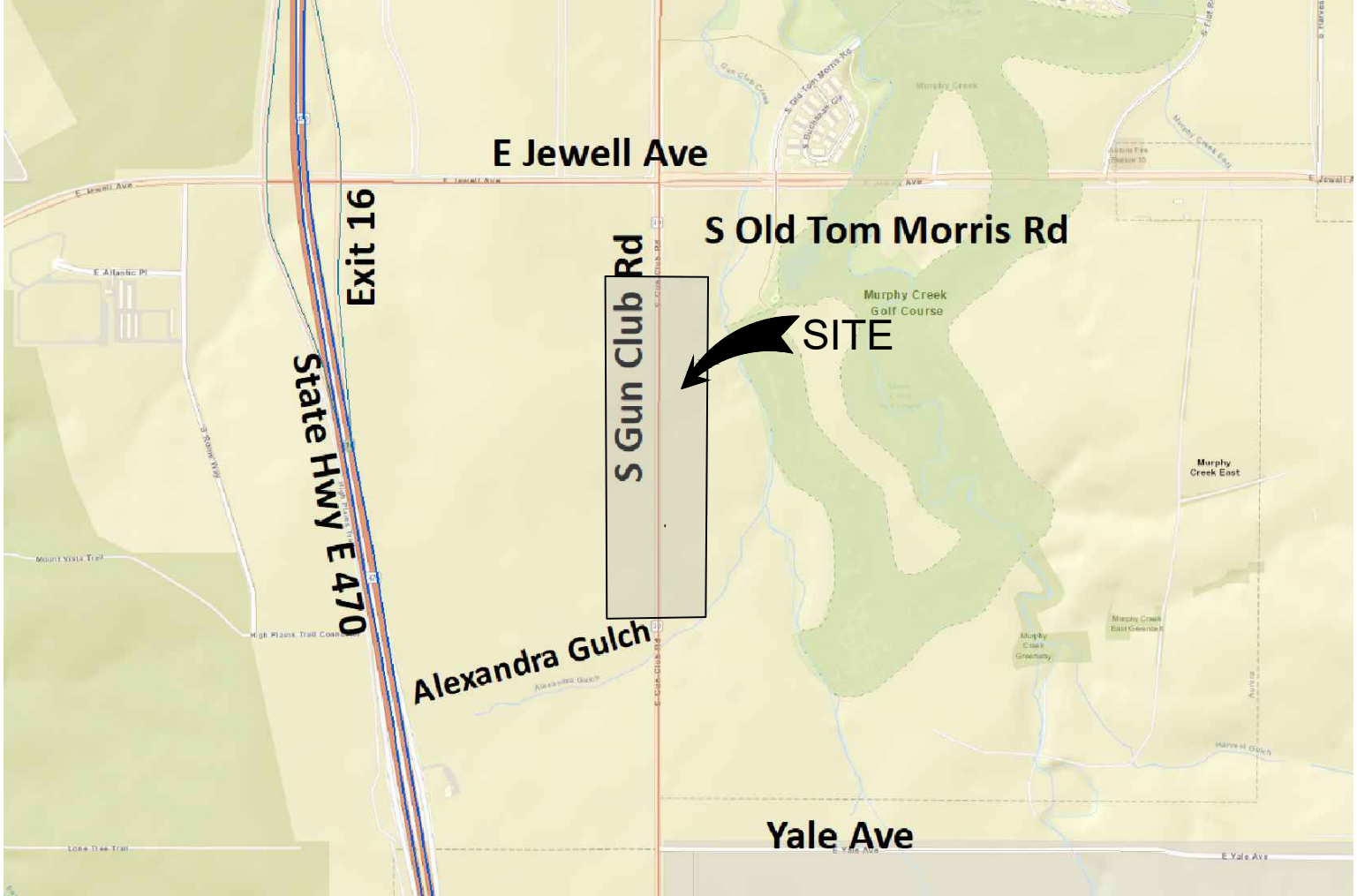
- THE DEVELOPER, SUCCESSORS OR ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- RIGHT–OF–WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING – FIRE LANE".
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH IBC CHAPTER 11,AND ICC A117.1.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, SUCCESSORS OR 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 AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS–OF–WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS–OF–WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT–OF–WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146–1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
- FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.

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.

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 ARAPAHOE , STATE OF COLORADO



VICINITY MAP  
1"=1000'

SHEET LIST	
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	SITE PLAN
7	POND YANKEE
8	POND ZULU
9	POND A
10	LANDSCAPE KEY MAP & NOTES
11	PLAN DETAILS & WATER–USE PLAN
12	PLANT & GROUNDCOVER SCHEDULE
13	LANDSCAPE PLAN
14	LANDSCAPE PLAN
15	LANDSCAPE PLAN

GRADING NOTES:

- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
- (THIS NOTE IS REQUIRED ONLY WHEN FIRE LANES ARE REQUIRED) THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
- (THIS NOTE IS REQUIRED ONLY WHEN ACCESSIBLE PARKING IS REQUIRED) THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
- (THIS NOTE IS REQUIRED ONLY WHEN ACCESSIBLE EXTERIOR ROUTE IS REQUIRED) THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

**OWNER'S REPRESENTATIVE:**  
SILVERBLUFF COMPANIES  
TED L. LAUDICK  
303–638–9553

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

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

**LANDSCAPE:**  
PCS GROUP  
ALAN CUNNINGHAM, PLA  
200 KALAMATH STREET  
DENVER, CO 80223  
(720) 529–8247

PROPERTY SERVICES SITE PLAN NOTES:

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 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.

GUN CLUB BUSINESS PARK LANDSCAPE INSTALLATION		
AREA	LANDSCAPE TO BE INSTALLED	PHASE/TIMING
TREELAWN ALONG GUN CLUB ROAD	ALL TREES SHRUBS, GRASSES, GROUNDCOVERS, AND ASSOCIATED IRRIGATION	AT TIME OF SITE DEVELOPMENT AND VERTICAL IMPROVEMENTS FOR ADJACENT DEVELOPMENT PARCEL PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
DETENTION PONDS	ALL TREES SHRUBS, GRASSES, GROUNDCOVERS, AND ASSOCIATED IRRIGATION	AS NEEDED TO ACCOMMODATE SITE DRAINAGE AND GUN CLUB ROAD IMPROVEMENTS

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 \_\_\_\_\_

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:



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.

**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

GUN CLUB BUSINESS PARK

INFRASTRUCTURE SITE PLAN

No.	Description of Revisions	Date	Name
1	FOR CITY APPROVAL	09/12/24	MM

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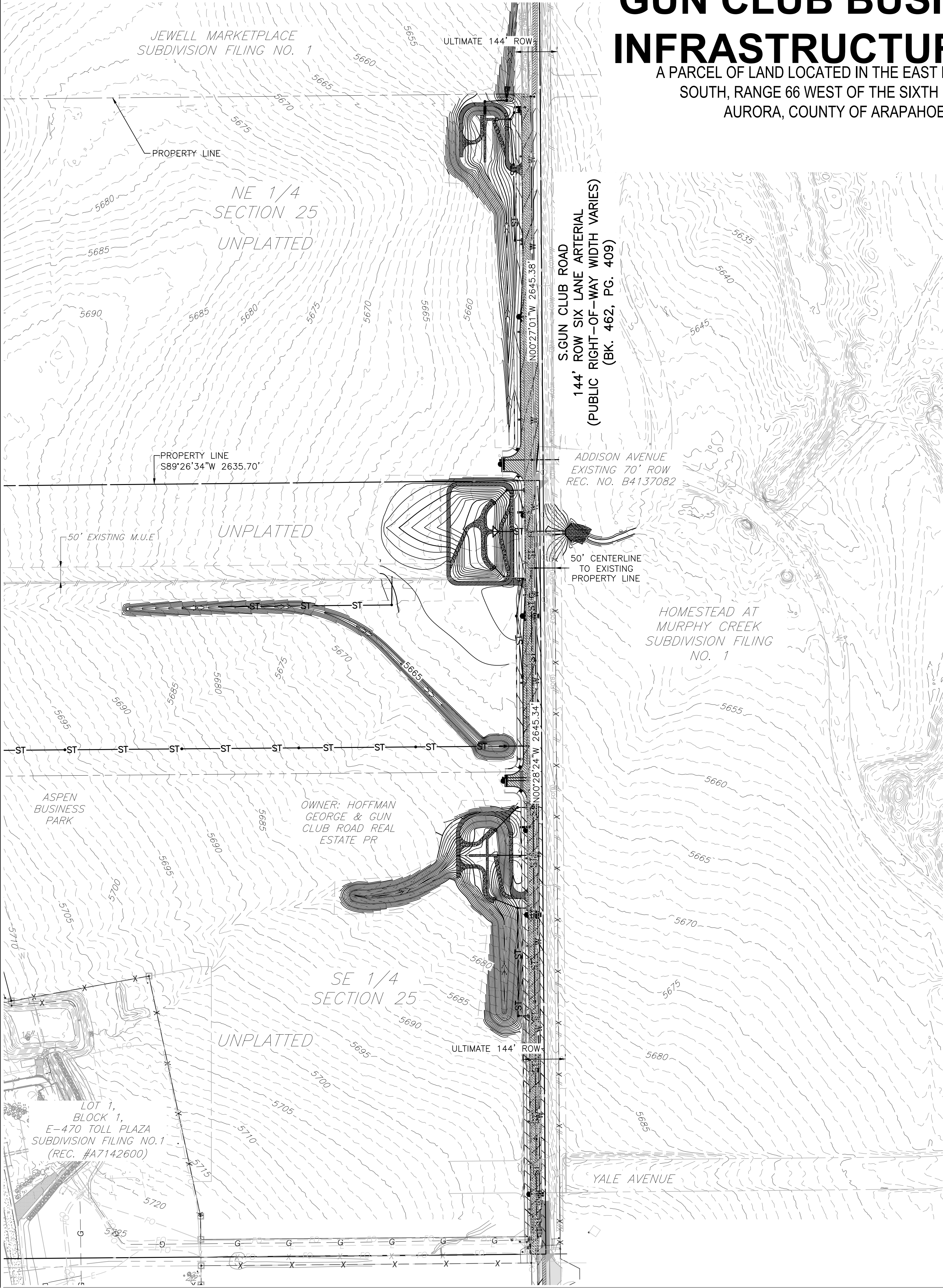
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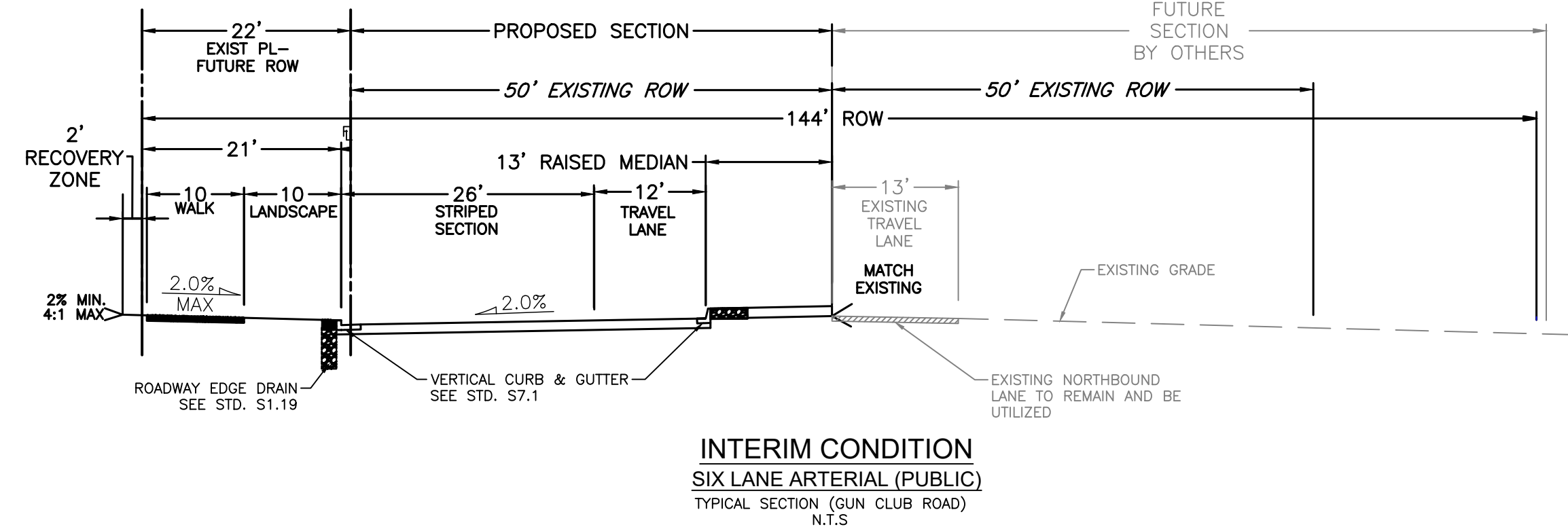


PLOT DATE: Thursday, October 3, 2024 9:54 AM LAST SAVED BY: JRODRIGUEZ  
DRAWING LOCATION: G:\LE\23.1060-Crippen - Master Plan\04 Gun Club Road\PLANS\SP\OVERALL MAP.dwg



# GUN CLUB BUSINESS PARK - INFRASTRUCTURE SITE PLAN

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 ARAPAHOE , STATE OF COLORADO



## INFRASTRUCTURE NOTES:

### ROADWAY PHASING:

- 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.

## 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.

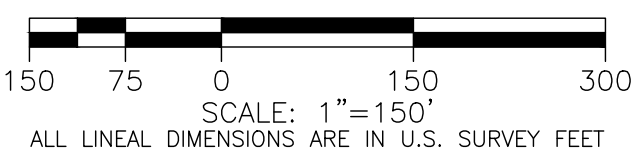
## BENCHMARK:

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

## LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	SIGHT TRIANGLE	---
---	EASEMENT	---
---	CONTOURS	---
---	CURB & GUTTER	---
---	HANDICAP RAMPS	---
---	GRADING ARROW	---
---	STORM SEWER	---
---	STORM MANHOLE	---
---	STORM INLET	---
---	FLARED END SECTION	---
---	SANITARY SEWER	---
---	SANITARY MANHOLE	---
---	WATER LINE	---
---	WATER VALVE	---
---	FIRE HYDRANT	---
---	SWALE	---
---	LIGHT POLE	---
---	SIGN	---
---	EMERGENCY SPILLWAY	---



GUN CLUB BUSINESS PARK

INFRASTRUCTURE SITE PLAN

OVERALL SITE ULTIMATE SECTION  
FULL ROW BUILDOUT

No.	Description of Revisions	Date	Name
1	FOR CITY APPROVAL	09/12/24	MM
Job Number 23.1060	Project Manager G. PROULX		
	Design By D.BEJA		
	Drawn By D.BEJA, J.RDR		
	Principal in Charge D.LE		
THIS IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY INFORMATION EXTRACTED FROM THIS SHEET IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THE FINAL DESIGN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.			

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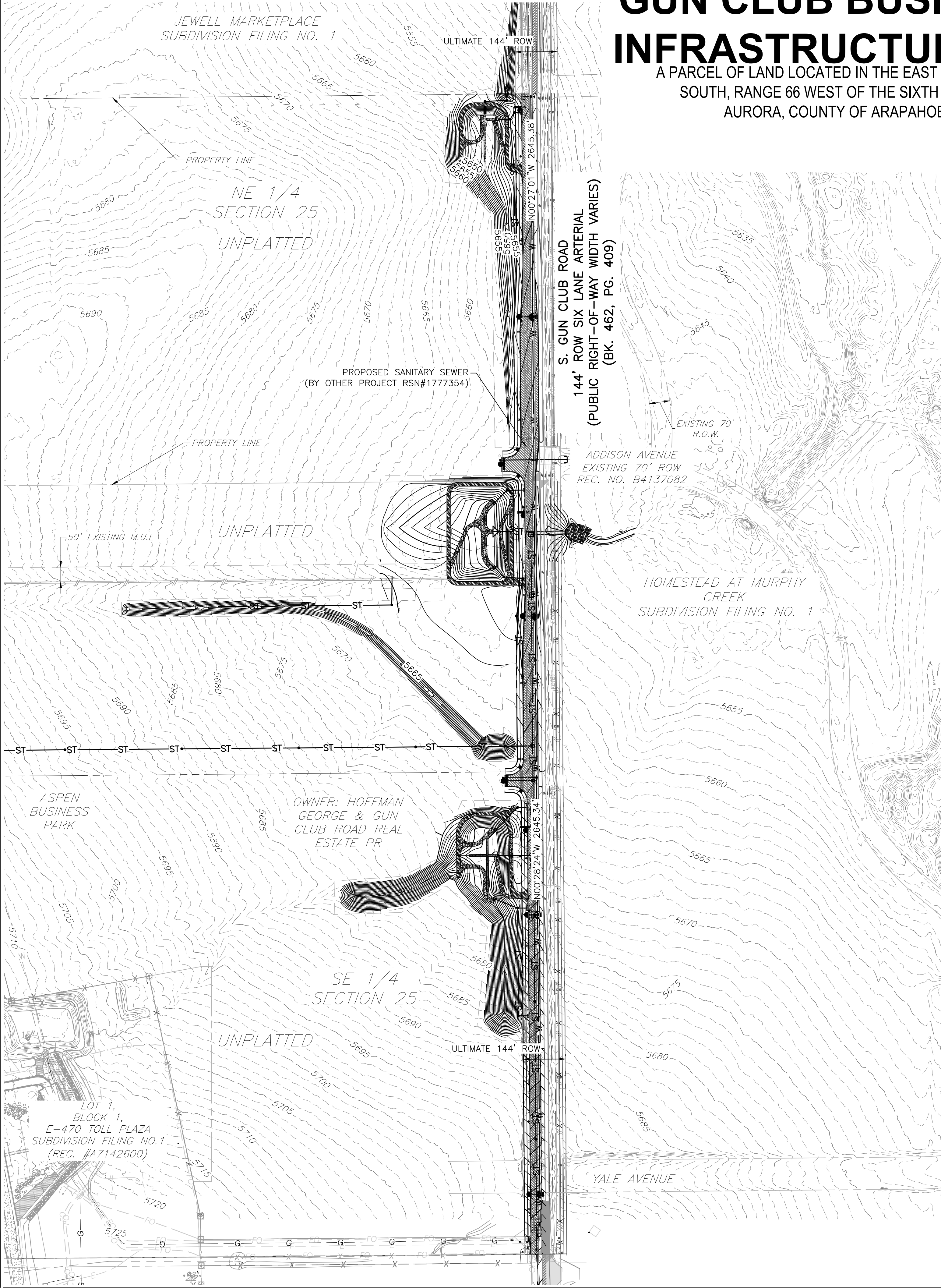
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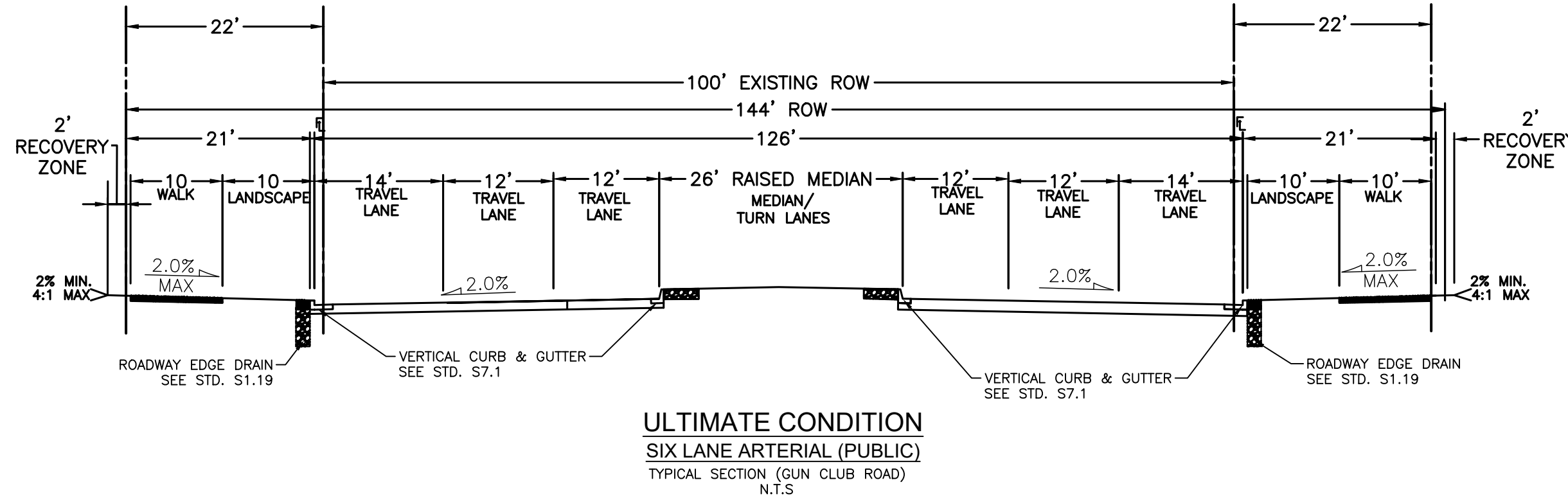


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DRAWING LOCATION: G:\LEV\23.1060-Crippen - Master Plan\004 Gun Club Road\Plans\ISP\OVERALL MAP ULTIMATE SECTION.dwg



# 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 ARAPAHOE , STATE OF COLORADO



## INFRASTRUCTURE NOTES:

### ROADWAY PHASING:

- 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.

## 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.

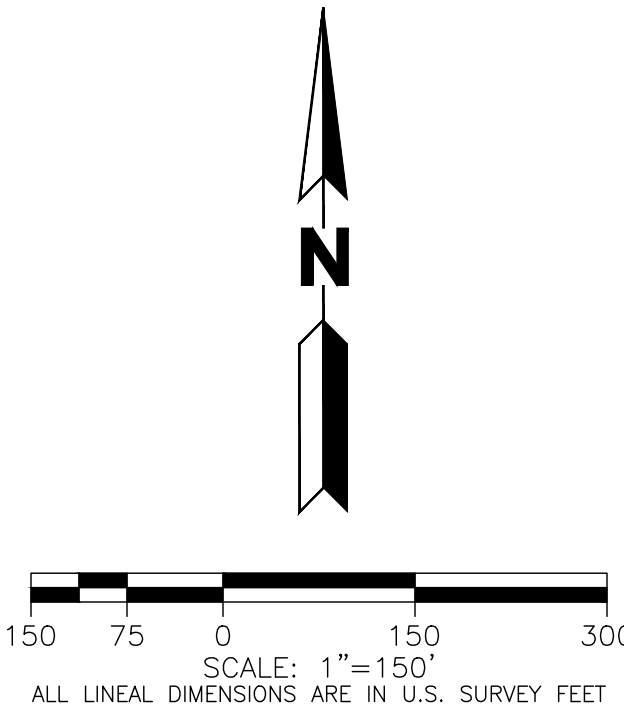
## BENCHMARK:

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

## LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	SIGHT TRIANGLE	---
---	EASEMENT	---
---	CONTOURS	---
---	CURB & GUTTER	---
---	HANDICAP RAMPS	---
---	GRADING ARROW	---
---	STORM SEWER	---
---	STORM MANHOLE	---
---	STORM INLET	---
---	FLARED END SECTION	---
---	SANITARY SEWER	---
---	SANITARY MANHOLE	---
---	WATER LINE	---
---	WATER VALVE	---
---	FIRE HYDRANT	---
---	SWALE	---
---	LIGHT POLE	---
---	SIGN	---
---	EMERGENCY SPILLWAY	---



## GUN CLUB BUSINESS PARK

## INFRASTRUCTURE SITE PLAN

Name	Date
MM	10/03/24

No.	Description of Revisions
1	FOR CITY APPROVAL

Sheet Number:

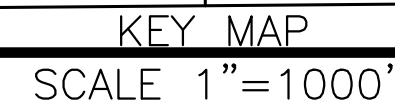
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A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 25, TOWNSHIP 4  
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF  
AURORA, COUNTY OF ARAPAHOE , STATE OF COLORADO

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.

ELEVATION = 6015.93 (NAVD 1988) CITY OF AURORA DATUM



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GUN CLUB BUSINESS PARK

# INFRASTRUCTURE SITE PLAN

# SITE PLAN

[illegible]

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

Sheet Number:

4

PLOT DATE: Thursday, October 3, 2024 9:56 AM LAST SAVED BY: JRDRIGUEZ  
DRAWING LOCATION: G:\LE\23.1060-Crippen - Master Plan\CO4 Gun Club Road\PLANS\ISP\SITE PLAN.dwg

1. THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.

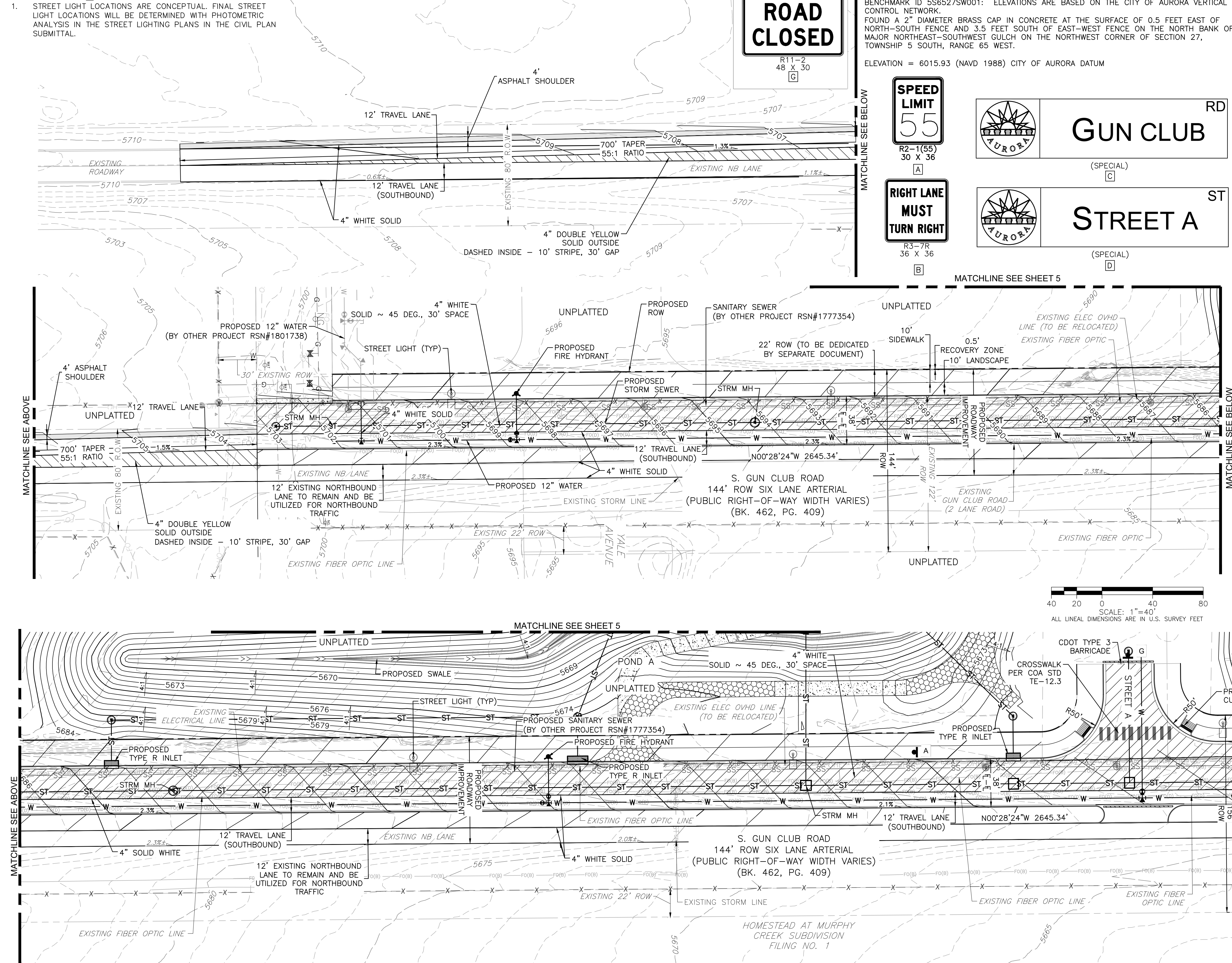
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1. STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH 60TH AVENUE SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.

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

1. 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.

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.





DRAINAGE / STORM SEWER:

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BASIS OF BEARINGS

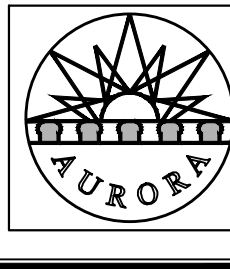
BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BASED ON THE CITY OF AURORA HORIZONTAL CONTROL NETWORK BEARING OF S89°26'34"W, BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP FLUSH WITH SURFACE AT THE SOUTHWEST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

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BENCHMARK ID 5S6527SW001: ELEVATIONS ARE BASED ON THE CITY OF AURORA VERTICAL CONTROL NETWORK.  
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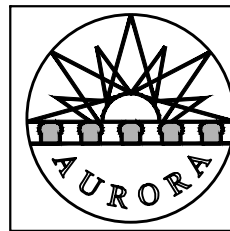
ELEVATION = 6015.93 (NAVD 1988) CITY OF AURORA DATUM

# GUN CLUB BUSINESS PARK - INFRASTRUCTURE SITE PLAN

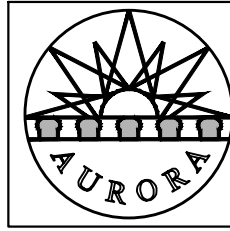
A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ARAPAHOE , STATE OF COLORADO



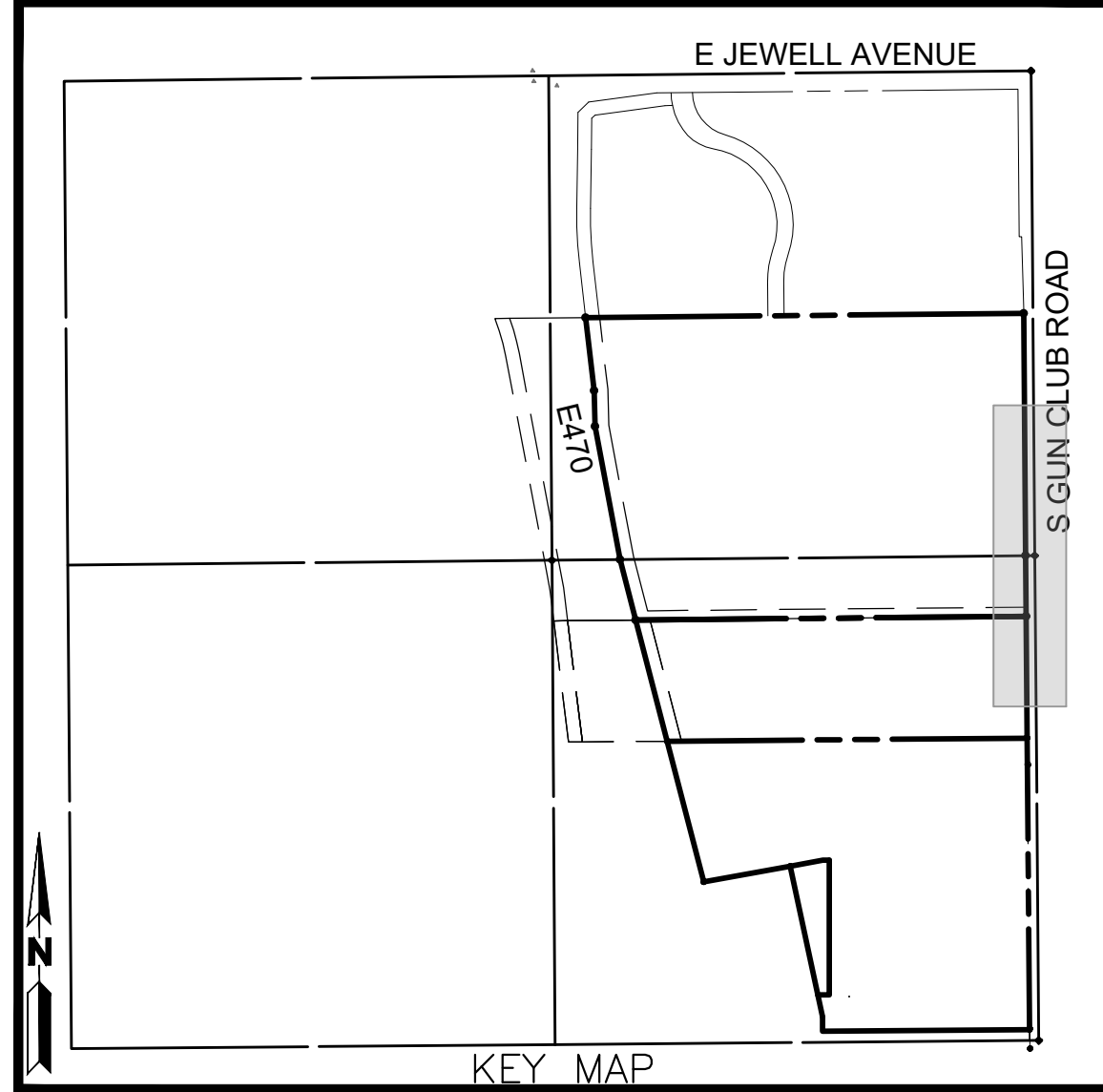
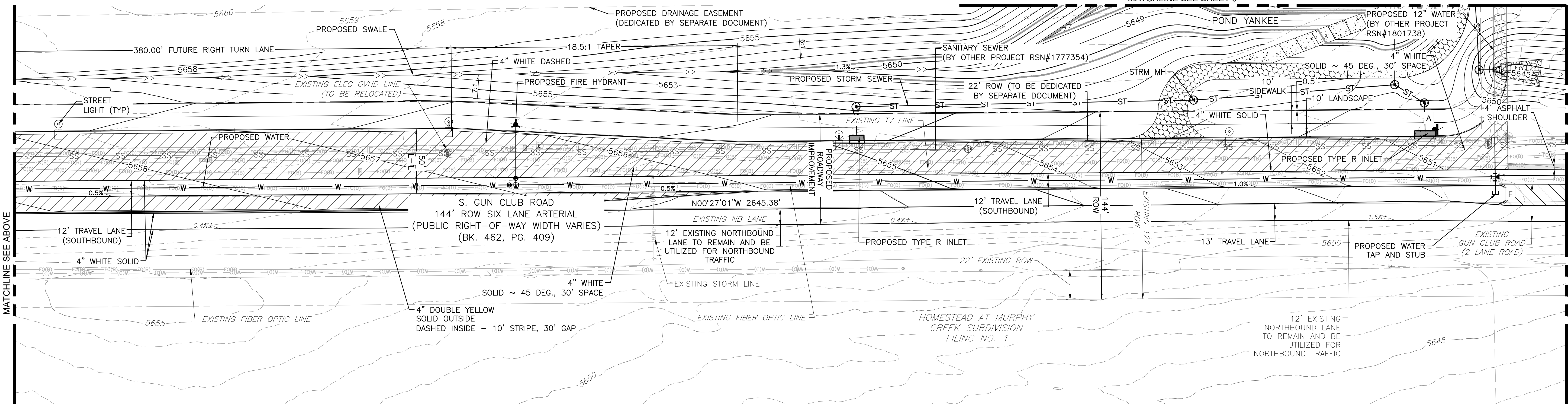
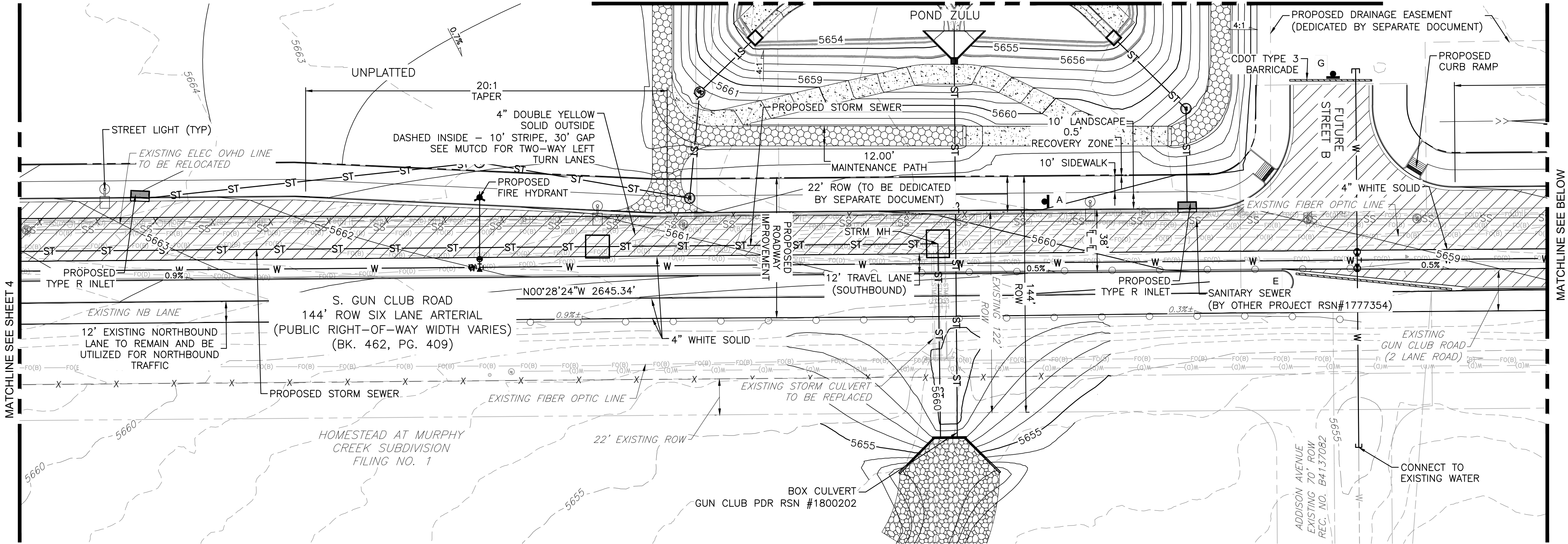
GUN CLUB



STREET B



STREET C



LEGEND	
EXISTING	PROPOSED
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	SECTION LINE
---	SIGHT TRIANGLE
---	EASEMENT
---	CONTOURS
---	CURB & GUTTER
---	HANDICAP RAMPS
---	GRADING ARROW
---	STORM SEWER
---	STORM MANHOLE
---	STORM INLET
---	FLARED END SECTION
---	SANITARY SEWER
---	SANITARY MANHOLE
---	WATER LINE
---	WATER VALVE
---	FIRE HYDRANT
---	SWALE
---	LIGHT POLE
---	SIGN

GUN CLUB BUSINESS PARK

INFRASTRUCTURE SITE PLAN

No.	Description of Revisions	Date	Name
1	FOR CITY APPROVAL	10/03/24	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:

5

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CONSULTING ENGINEERS  
12495 WEST COLEAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

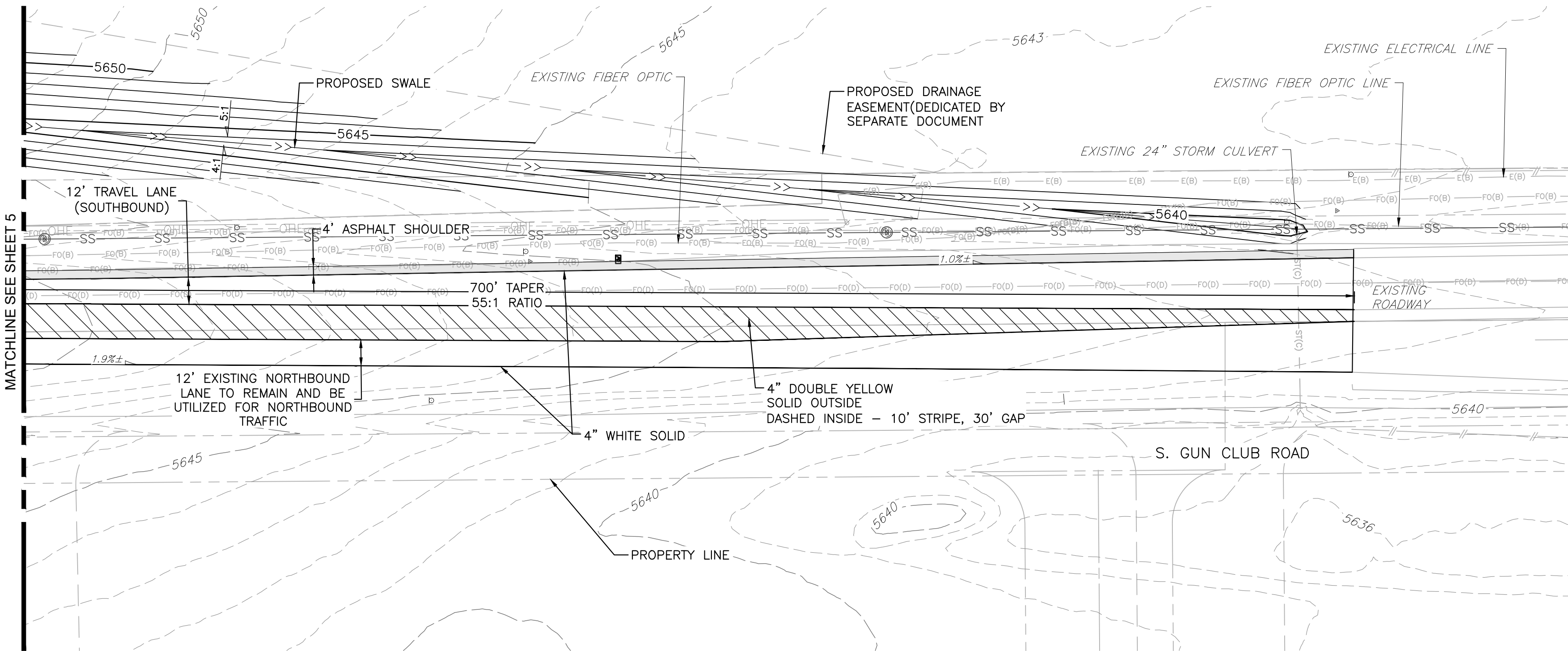
NOT FOR CONSTRUCTION

SITE PLAN



PLOT DATE: Thursday, October 3, 2024 9:55 AM LAST SAVED BY: JRODRIGUEZ  
DRAWING LOCATION: G:\LEV\23.1060-Crippen - Master Plan\CO4 Gun Club Road\SP\SITE PLAN.dwg

MATCHLINE SEE SHEET 5



**DRAINAGE / STORM SEWER:**

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**BENCHMARK:**

BENCHMARK ID 5S6527SW001: ELEVATIONS ARE BASED ON THE CITY OF AURORA VERTICAL CONTROL NETWORK.  
FOUND A 2\"/>

ELEVATION = 6015.93 (NAVD 1988) CITY OF AURORA DATUM

# GUN CLUB BUSINESS PARK - INFRASTRUCTURE SITE PLAN

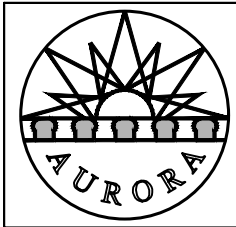
A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 25, TOWNSHIP 4  
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF  
AURORA, COUNTY OF ARAPAHOE , STATE OF COLORADO



[A]



[B]

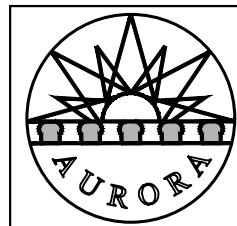


GUN CLUB

[C]

ROAD  
CLOSED

[G]



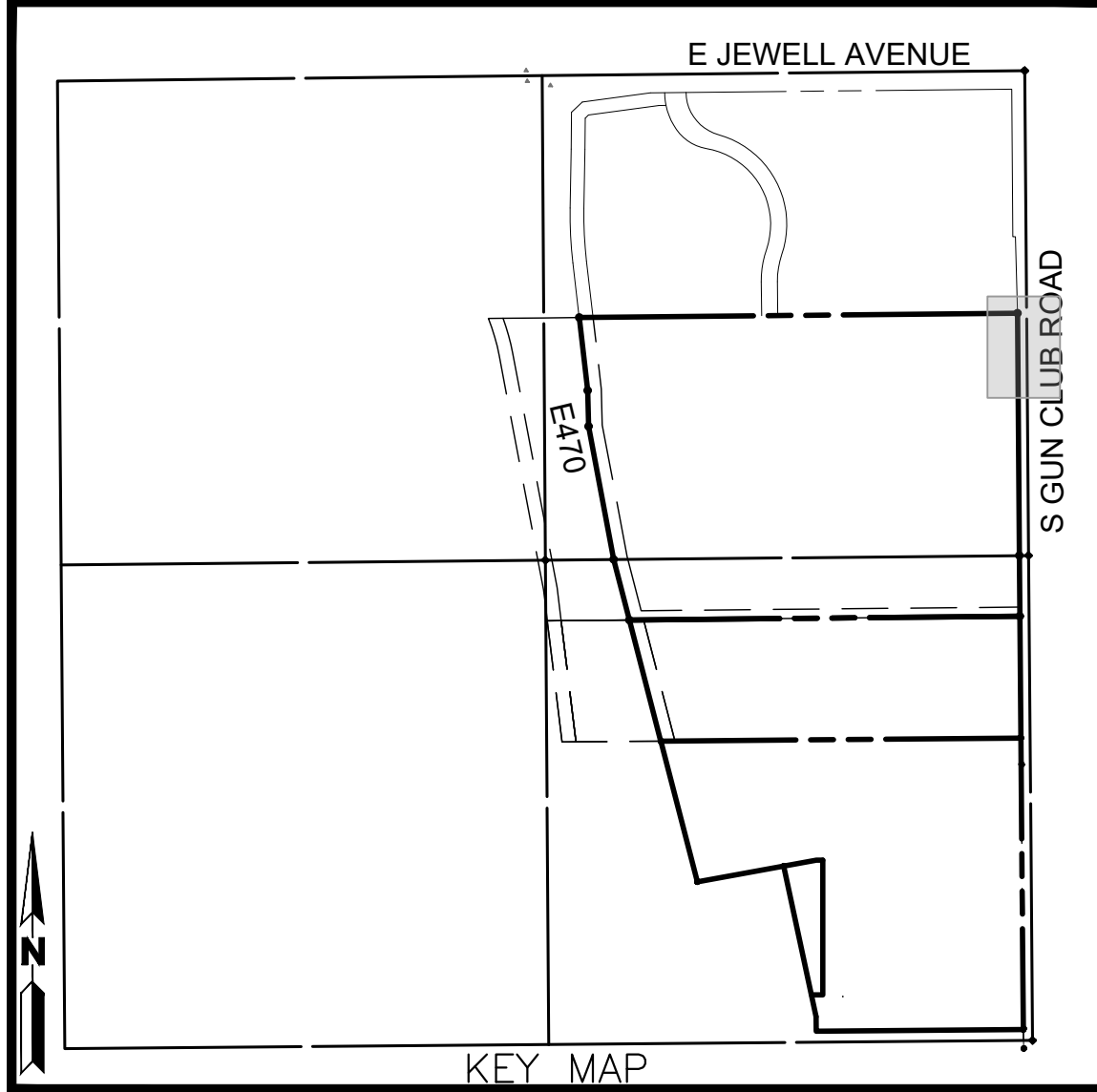
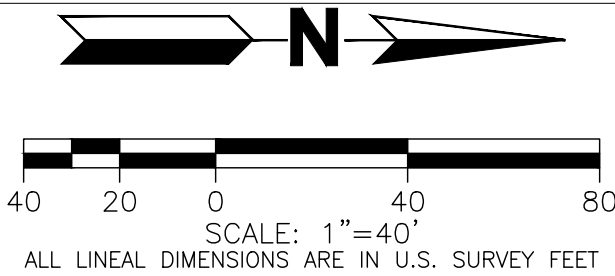
STREET B

[E]



STREET C

[F]



LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	SIGHT TRIANGLE
	EASEMENT
	CONTOURS
	CURB & GUTTER
	HANDICAP RAMPS
	GRADING ARROW
	STORM SEWER
	STORM MANHOLE
	STORM INLET
	FLARED END SECTION
	SANITARY SEWER
	SANITARY MANHOLE
	WATER LINE
	WATER VALVE
	FIRE HYDRANT
	SWALE
	LIGHT POLE
	SIGN

**GUN CLUB BUSINESS PARK**

**INFRASTRUCTURE SITE PLAN**

No.	Description of Revisions	Date	Name
1	FOR CITY APPROVAL	10/03/24	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:

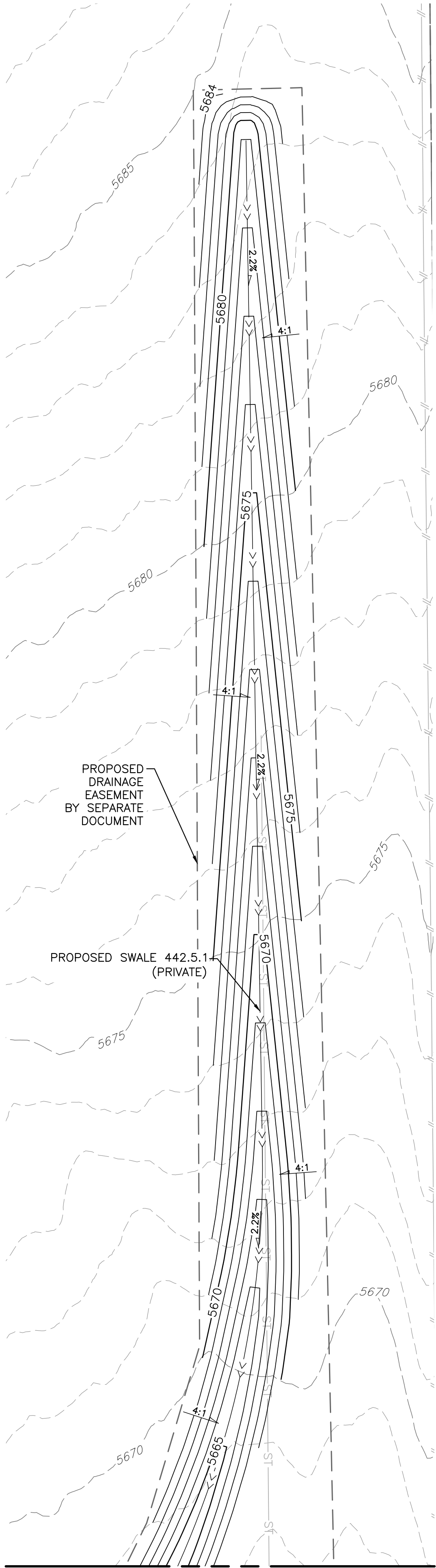
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CONSULTING ENGINEERS  
12485 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

SITE PLAN

NOT FOR CONSTRUCTION





# GUN CLUB BUSINESS PARK - INFRASTRUCTURE SITE PLAN

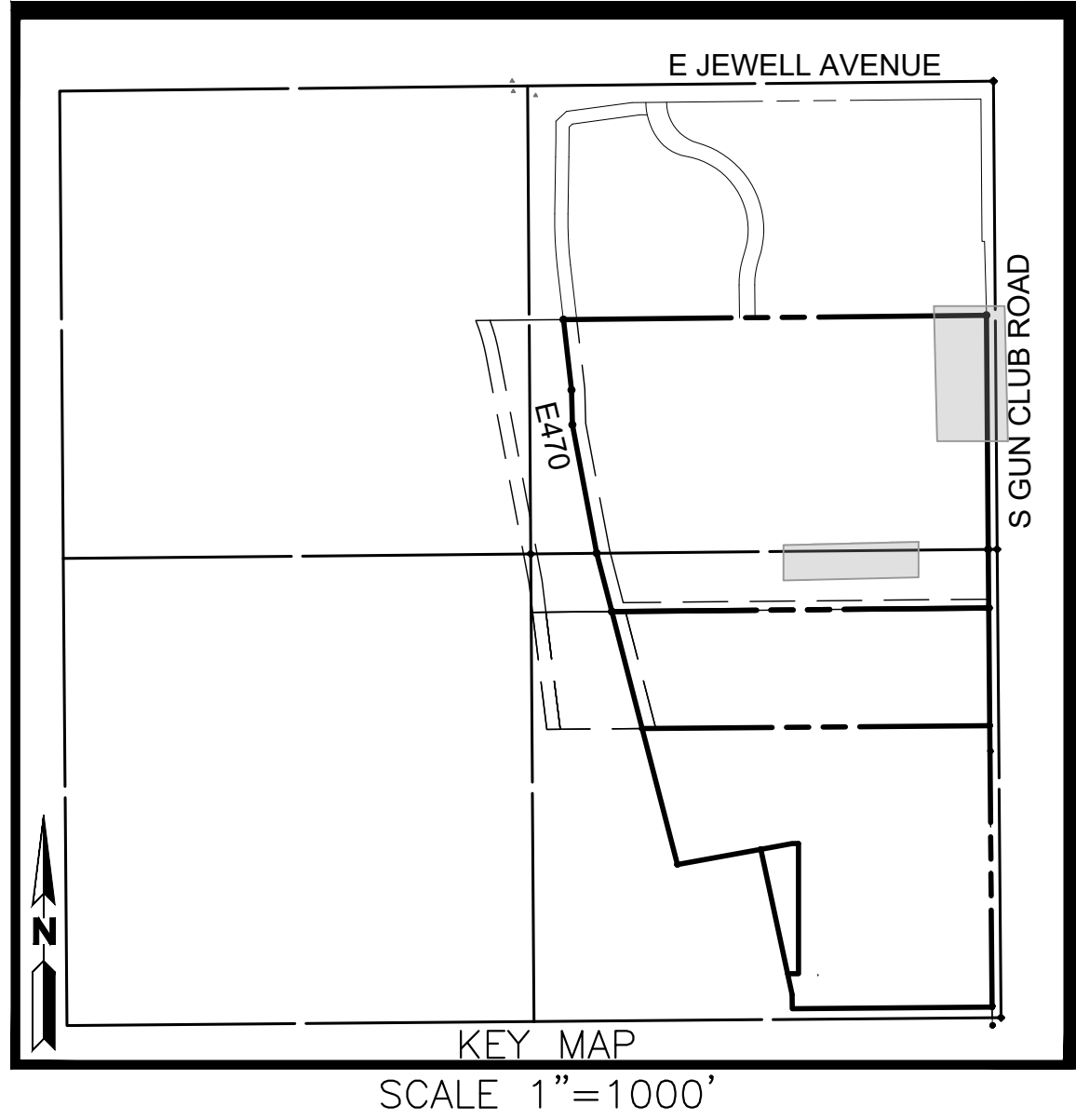
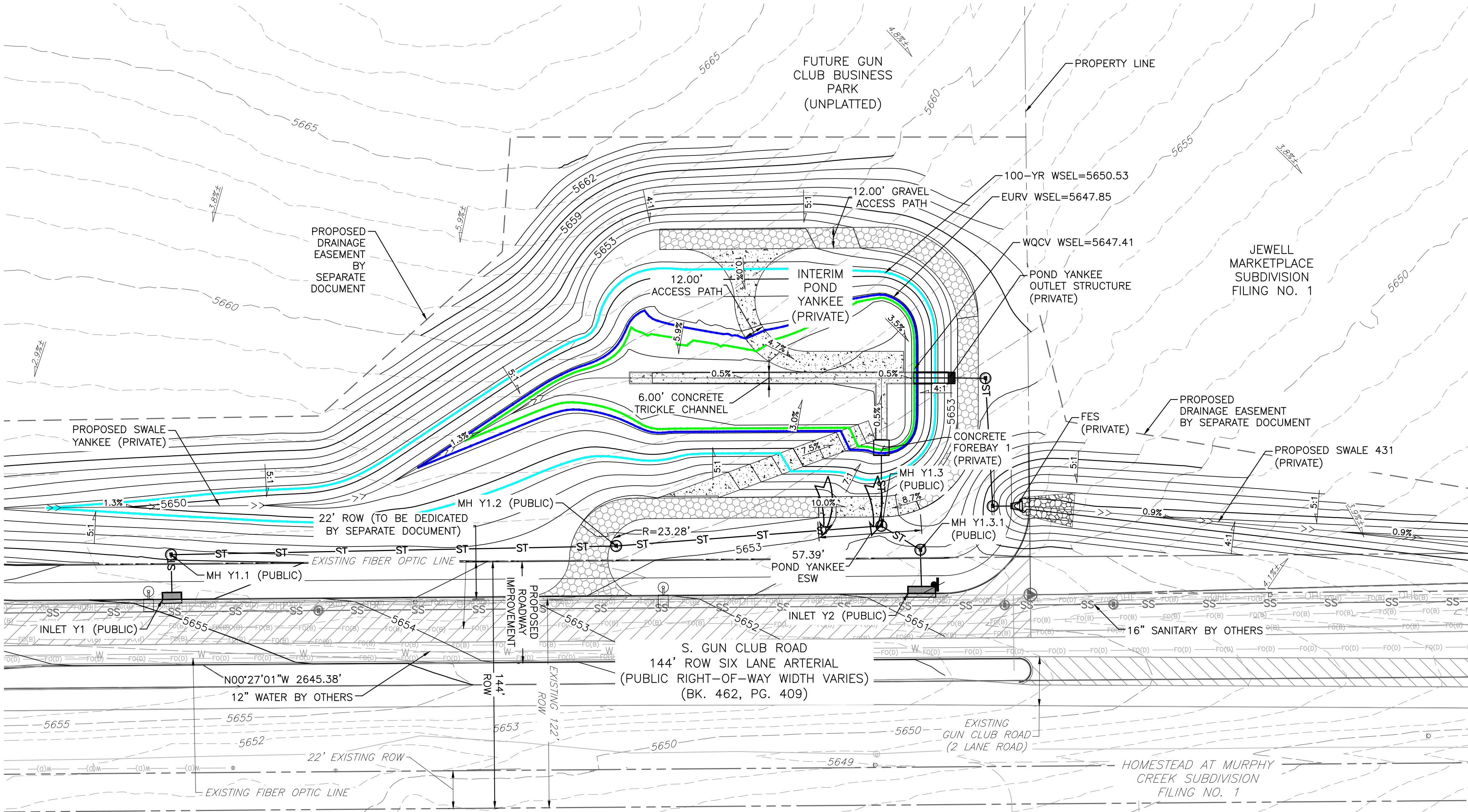
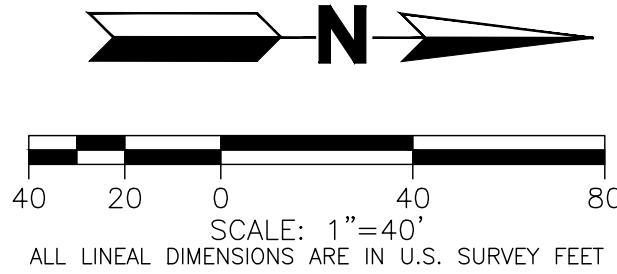
A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 25, TOWNSHIP 4  
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF  
AURORA, COUNTY OF ARAPAHOE , STATE OF COLORADO

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2. ALL STORM INFRASTRUCTURE WITHIN THE GUN CLUB ROAD RIGHT-OF-WAY IS PUBLIC AND DESIGNED FOR THE 100-YEAR RECURRENCE INTERVAL STORM EVENT.
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.

## DRAINAGE LEGEND

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



## GUN CLUB BUSINESS PARK

## INFRASTRUCTURE SITE PLAN

POND YANKEE

No.	Description of Revisions	Date	Name
1	FOR CITY APPROVAL	10/03/24	MM

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

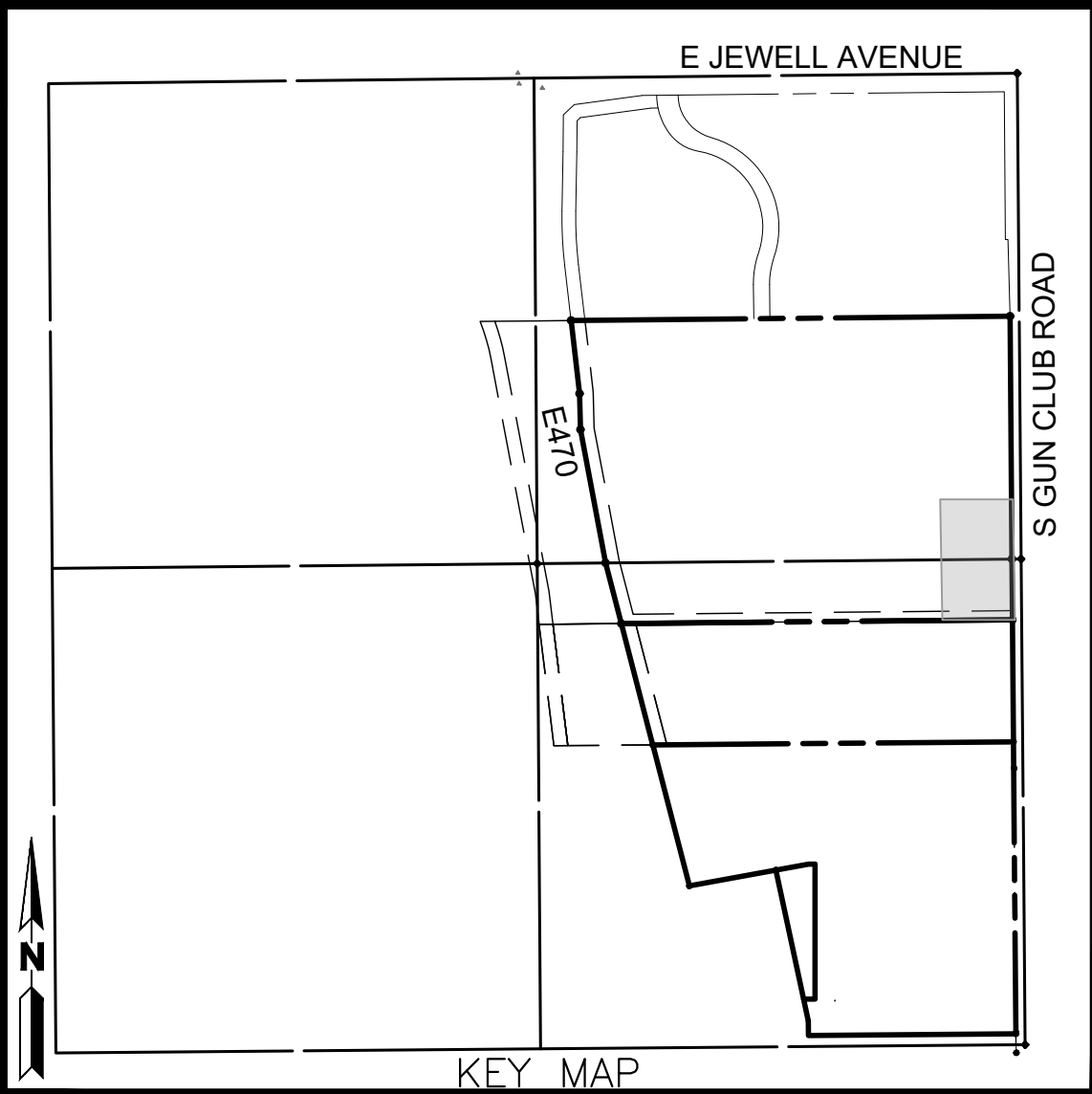
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7



GUN CLUB BUSINESS PARK -  
INFRASTRUCTURE SITE PLAN

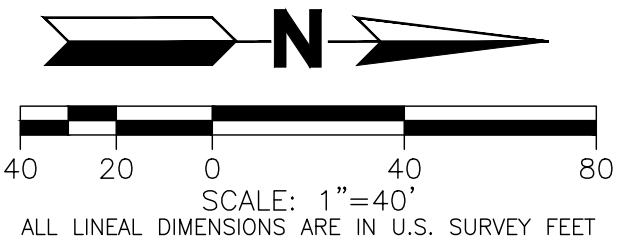
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SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF  
AURORA, COUNTY OF ARAPAHOE , STATE OF COLORADO



SCALE 1"=1000'

NOTES:

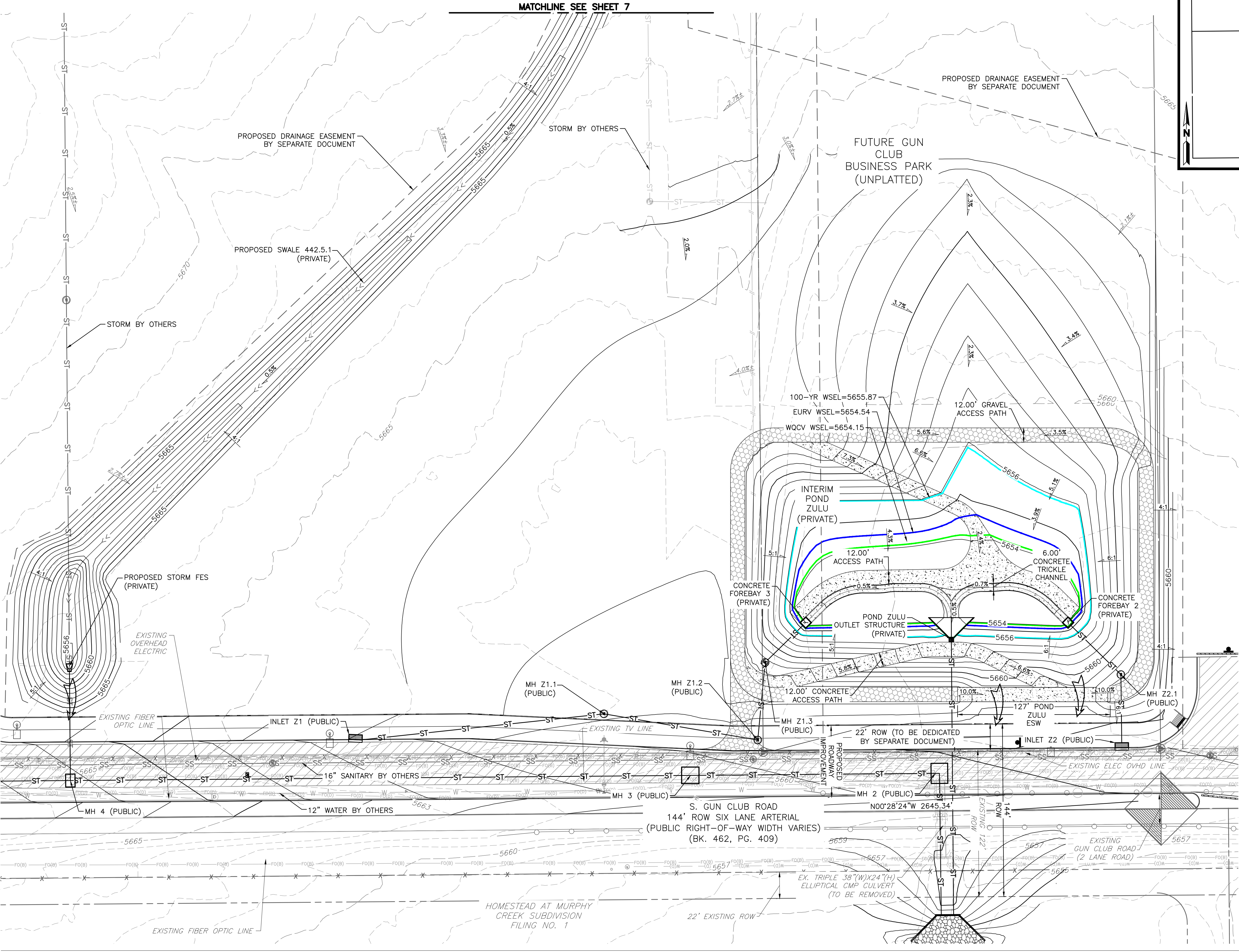
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DRAINAGE LEGEND

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

PLOT DATE: Thursday, October 3, 2024 9:55 AM LAST SAVED BY: JRODRIGUEZ  
DRAWING LOCATION: G:\LE\23.1060-Crippen - Master Plan\04 Gun Club Road\PLANS\ISP\PONDSDWG



GUN CLUB BUSINESS PARK

INFRASTRUCTURE SITE PLAN

POND ZULU

No.	Description of Revisions	Date	Name
1	FOR CITY APPROVAL	10/03/24	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

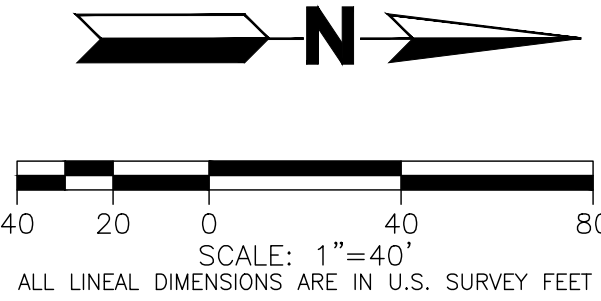
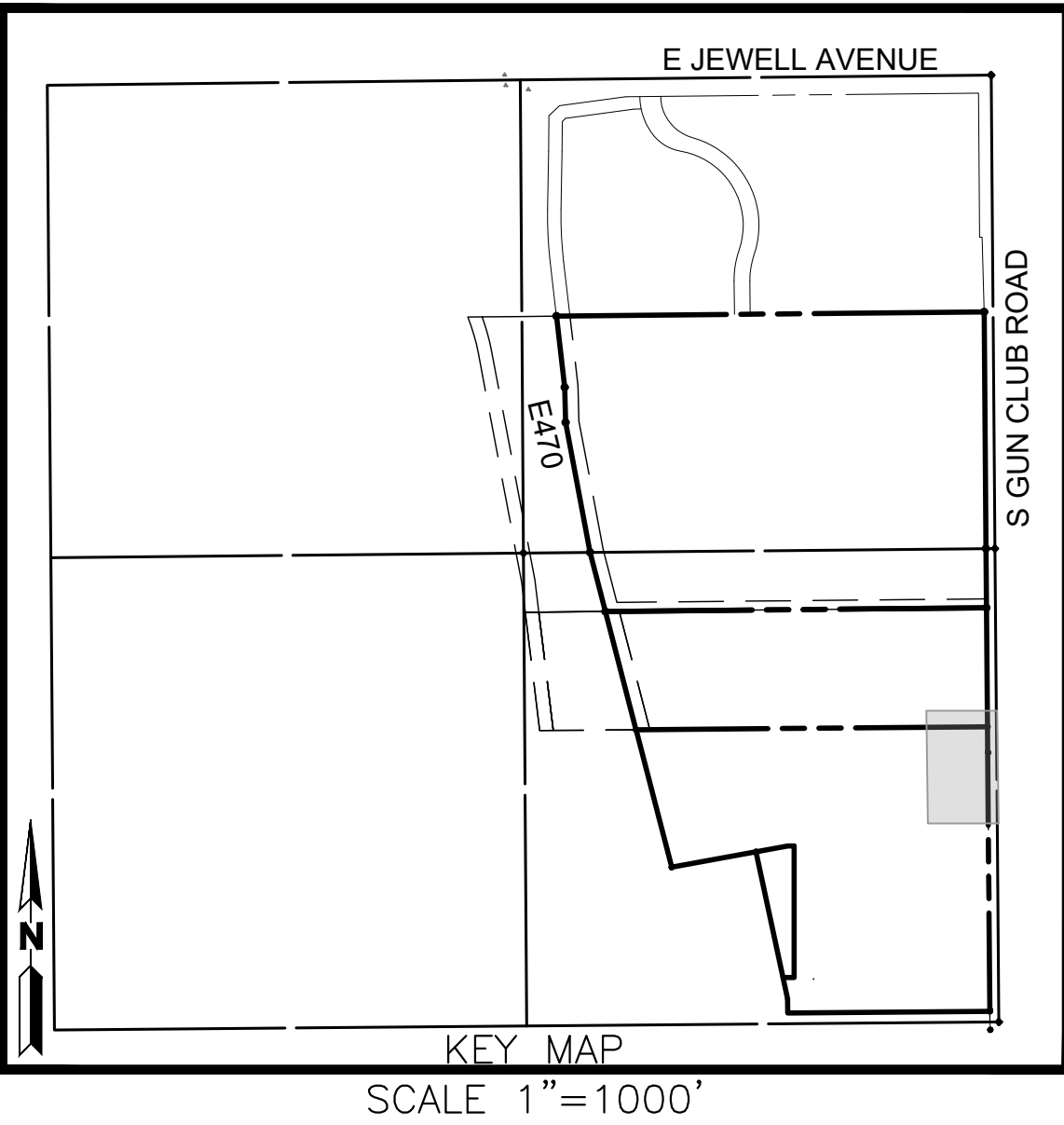
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CONSULTING ENGINEERS  
12485 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

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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  
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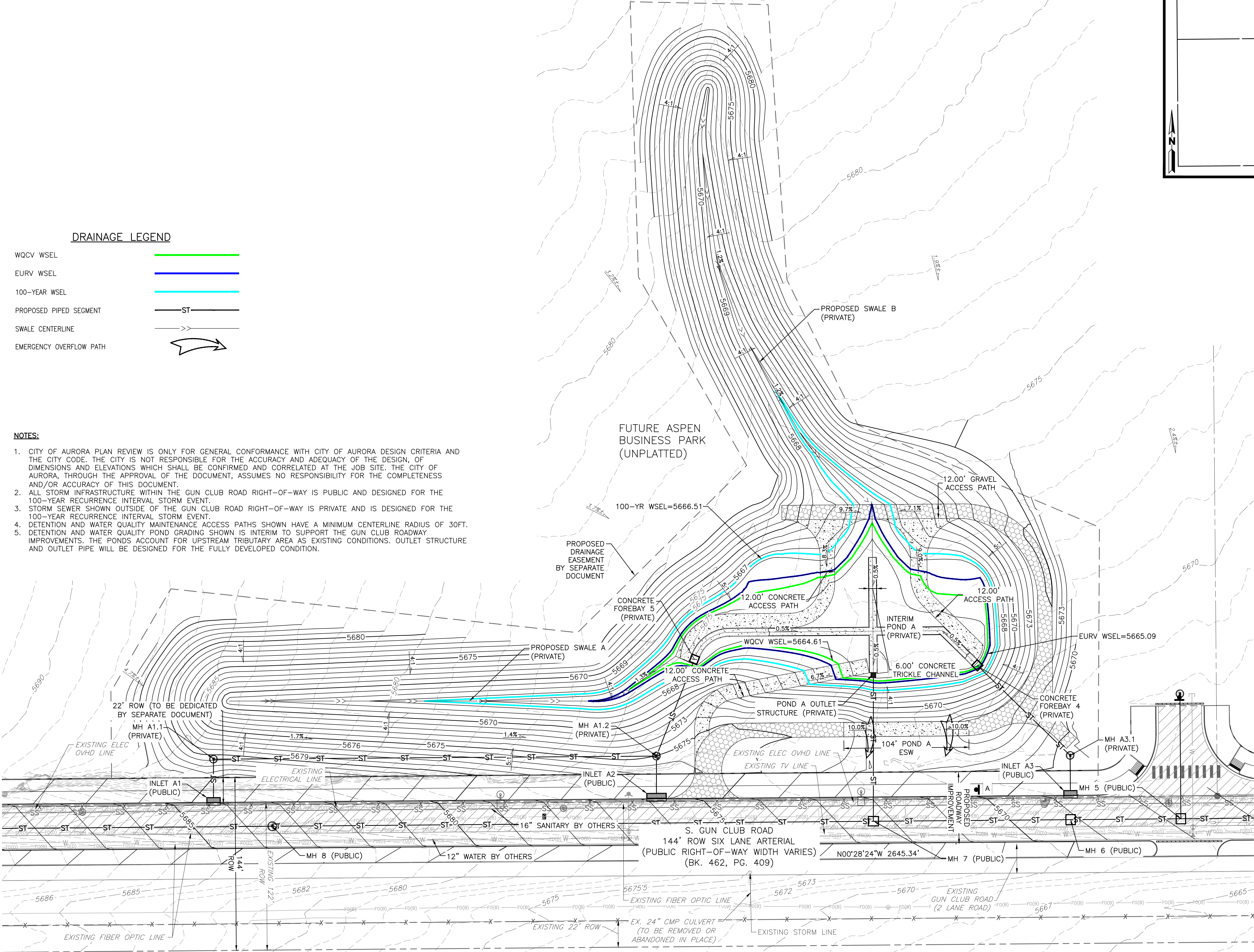


DRAINAGE LEGEND



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GUN CLUB BUSINESS PARK

INFRASTRUCTURE SITE PLAN

POND A

No.	Description of Revisions	Date	Name
1	FOR CITY APPROVAL	10/03/24	MM

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

Sheet Number:

9

MARTIN/MARTIN  
CONSULTING ENGINEERS  
12485 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
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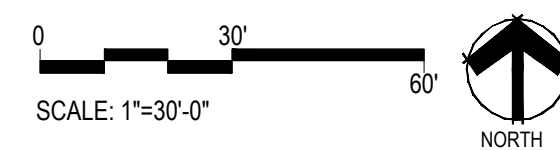
NOT FOR CONSTRUCTION



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 ARAPAHOE, STATE OF COLORADO

The site plan illustrates the layout of the Gun Club Business Park. A thick black dash-dot line delineates the **PROJECT BOUNDARY**. The central area is labeled **GUN CLUB BUSINESS PARK**. To the south, the **ASPEN BUSINESS PARK** is indicated. A horizontal dashed line represents a **50' EXISTING M.U.E.** (Municipal Utility Easement), with a dimension of **50'-0"** shown. On the right side, **SOUTH GUN CLUB ROAD** runs vertically. Along this road, four specific areas are highlighted with callouts: **12.A**, **12.B**, **13.A**, and **14.A**. A large area is designated as **DETENTION PONDS**. The plan also includes various utility lines, such as water, sewer, and gas, and shows the proposed building footprints and parking areas within the project boundary.

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



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 LOOSENEED.
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 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.
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 146-4.2.3.1

**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).

[illegible]

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# INFRASTRUCTURE SITE PLAN

**GUN CLUB BUSINESS PARK**  
AURORA, COLORADO

Design Project No.

Following Title

LANDSCAPE KEY  
MAP & NOTES

owing No.

10







MERIDIAN , CITY OF AURORA, COUNTY OF ARAPAHOE , STATE OF COLORADO

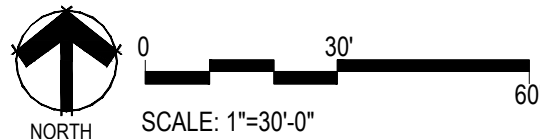
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT WIDTH	IRR ZONE	SIGNATURE
DECIDUOUS TREES									
	CO2	21	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL	50' X 40'	LOW	FULL SUN
	GS	13	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2.5" CAL	45' X 50'	LOW	FULL SUN
	AE3	11	ULMUS X 'FRONTIER'	AMERICAN ELM	B & B	2.5" CAL	50' X 40'	LOW-MOD	FULL SUN
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH	IRR ZONE	SIGNATURE	
DECIDUOUS SHRUBS									
	BR	112	BERBERIS THUNBERGII 'ROYAL BURGUNDY'	ROYAL BURGUNDY BARBERRY	5 GAL	2' X 2'	LOW-MOD	FULL SUN	
	RA	56	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	5' X 4'	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	
	SA	80	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	5 GAL	3' X 3'	LOW	F/P 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	173	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	5 GAL	2' X 3'	LOW	F/P SUN	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT				
MULCH									
	RM	16,538 SF	ROCK MULCH	ROCK MULCH	MULCH				
	WM	6,624 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)	% GRASSES OUT OF TOTAL PLANTS (NOT TO EXCEED 40%)
SOUTH GUN CLUB ROAD	NORTH	1,080		10		10,800	270	275		275	33%
	SOUTH	883		10		8,830	221*	269*		269	31%

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	18*

**\*\* NO PROPOSED STOP SIGNS ALONG GUN CLUB ROAD**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT WIDTH	IRR ZONE
<b>DECIDUOUS TREES</b>								
	CO2	5	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL	50' X 40'	LOW
	QB	4	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL	50' X 50'	LOW
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH	IRR ZONE	
<b>DECIDUOUS SHRUBS</b>								
	CPB	6	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL	2' X 3'	MODERATE	
	BR2	5	BERBERIS THUNBERGII 'ROSE GLOW'	ROSY GLOW BARBERRY	5 GAL	5' X 4'	LOW	
	BR	9	BERBERIS THUNBERGII 'ROYAL BURGUNDY'	ROYAL BURGUNDY BARBERRY	5 GAL	2' X 2'	LOW-MOD	
	MN	6	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	5 GAL	7' X 7'	LOW	
	GC	2	RIBES AUREUM	GOLDEN CURRANT	5 GAL	6' X 6'	LOW	
	SA2	15	SPIRAEA JAPONICA 'ALBIFLORA'	WHITE JAPANESE SPIREA	5 GAL	2' X 2'	MODERATE	
	SA	13	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	5 GAL	3' X 3'	LOW	
	MKL	10	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5 GAL	4' X 5'	LOW	
	VL	7	VIBURNUM LANTANA 'MOHICAN'	MOHICAN WAYFARING TREE	5 GAL	8' X 8'	LOW	
<b>EVERGREEN SHRUBS</b>								
	CC	5	COTONEASTER APICULATUS	CORAL BEAUTY COTONEASTER	5 GAL	2' X 5'	LOW	
	CH	12	COTONEASTER HORIZONTALIS	ROCK COTONEASTER	5 GAL	3' X 5'	MODERATE	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT			
<b>SEED</b>								
	NS	52,214 SF	NATIVE SEED MIX	NATIVE SEED MIX	SEED			
<b>MULCH</b>								
	WM	2,814 SF	WOOD MULCH	WOOD MULCH	MULCH			

12



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

PROJECT BOUNDARY

DETENTION PONDS

50' 0"

50' EXISTING M.U.E.

PROJECT BOUNDARY

12.A

12.B

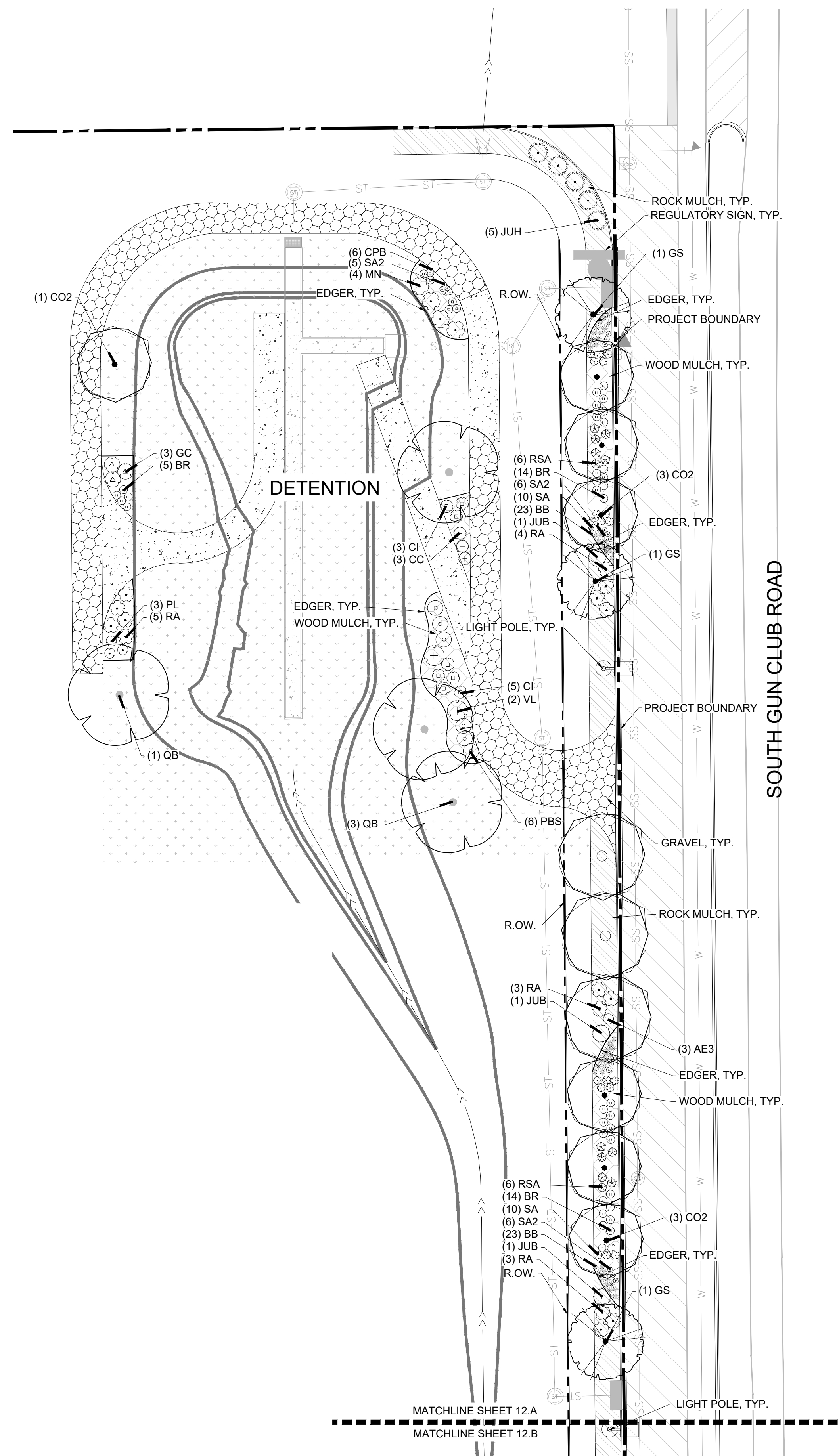
13.A

13.B

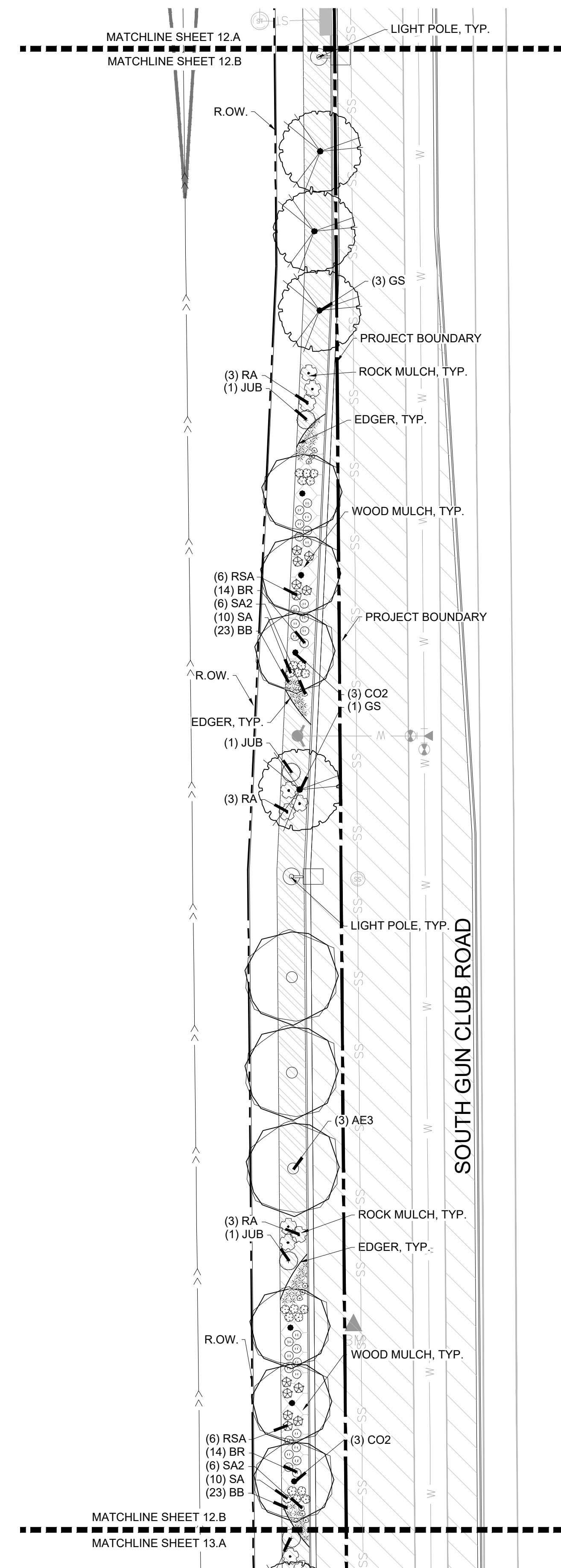
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SOUTH GUN CLUB ROAD

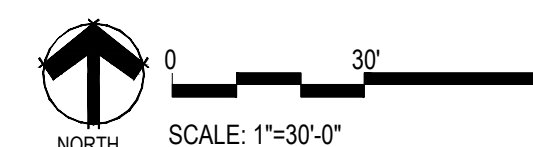
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12A YANKEE POND



12P NORTH OF GUN CLUB ROAD ENTRY

[illegible]

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## INFRASTRUCTURE SITE PLAN

**GUN CLUB BUSINESS PARK**  
AURORA, COLORADO

Design Project No.

Drawing Title

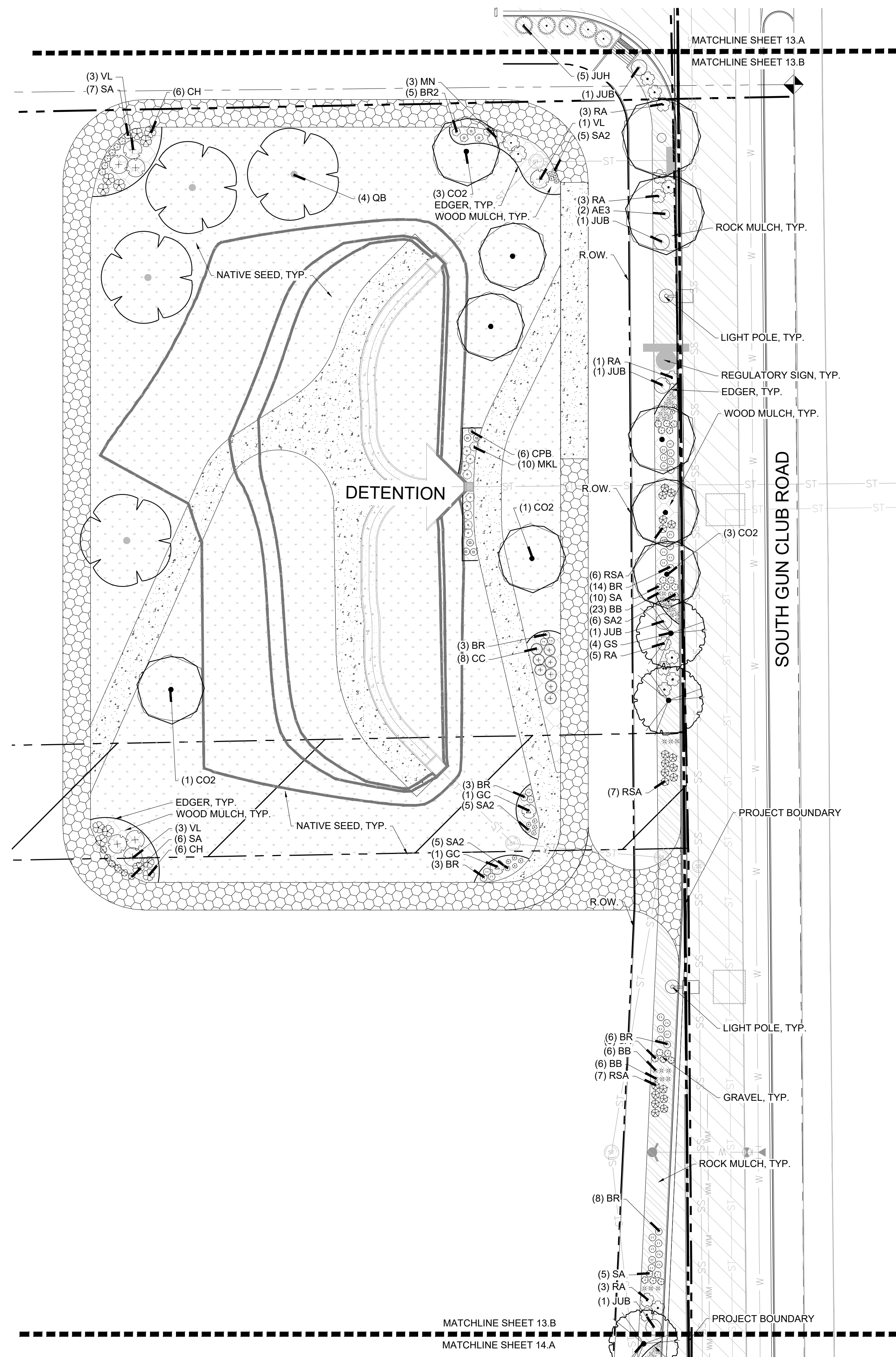
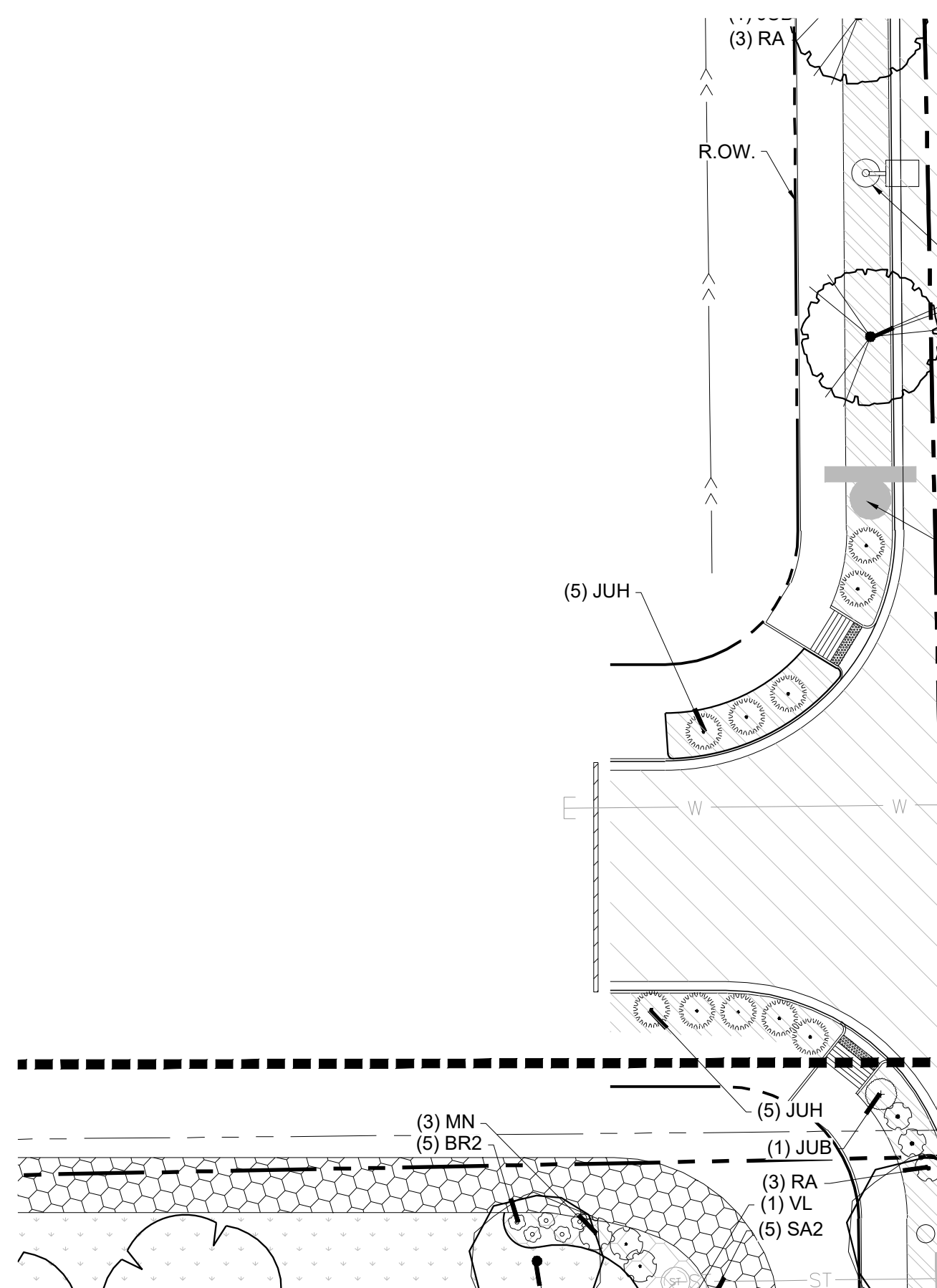
LANDSCAPE PLAN

Drawing No.

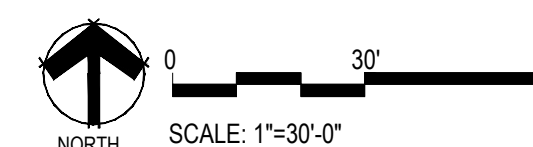
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A PARCEL OF LAND LOCATED IN THE EAST HALF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



13B ZULU POND

[illegible]

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INFRASTRUCTURE SITE PLAN

**GUN CLUB BUSINESS PARK**  
AURORA, COLORADO

Design Project No.

Drawing Title

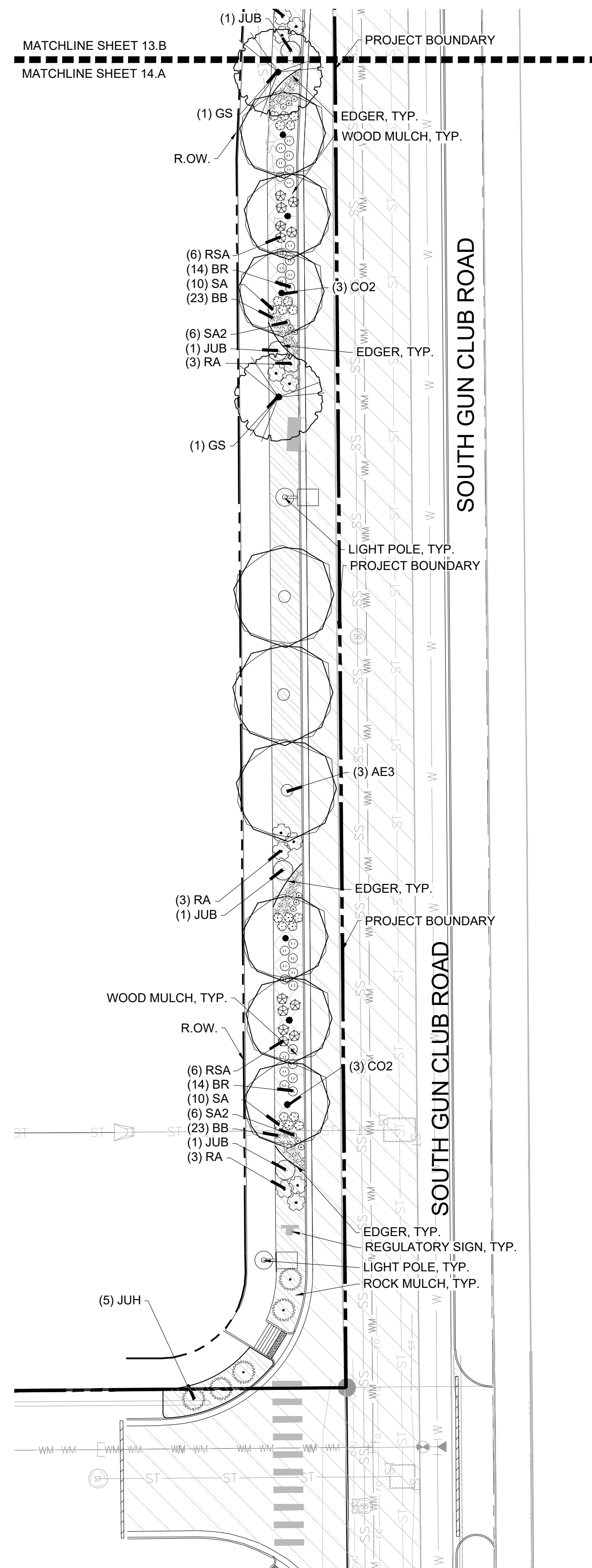
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Drawing No.

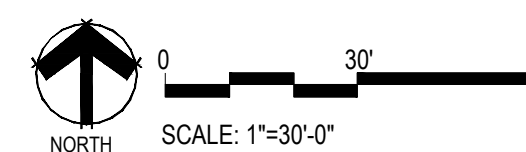
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A PARCEL OF LAND LOCATED IN THE EAST HALF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



14A SOUTH OF GUN CLUB ROAD ENTRY

[illegible]