



# Gun Club Business Park – Public Improvement Plan

EAST HALF OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup>  
PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE  
CITY OF AURORA, COLORADO

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Martin/Martin, Inc. Project No.: 23.1060

August 29, 2024

Prepared For: **Gun Club Business Park**  
4100 East Mississippi Avenue, Suite 500  
Denver, CO 80246  
p (303) 984-9800

Prepared By: Martin/Martin, Inc.  
12499 West Colfax Avenue  
Lakewood, Colorado 80215  
303.431.6100

Principal-in-Charge: David M. Le, PE  
Project Manager: Gregory R. Proulx, PE  
Project Engineer: Benjamin A. Meis, PE  
Project Engineer: Trevor Steenerson, EIT

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## I. PROJECT LOCATION AND DESCRIPTION

The purpose of this Master Land Use/Public Improvement Report is to discuss relevant topics regarding infrastructure planning for the Gun Club Business Park Development. More specifically, this report will discuss with each identified planning area the required roadway, storm drainage, water, and sanitary sewer infrastructure necessary to facilitate them as standalone developments.

The property is located in the East half of Section 25, Township 4 South, Range 66 West, of the Sixth Principal Meridian, City of Aurora, Arapahoe County, Colorado. The site is bounded to the south by the Aspen Park development, to the north by the future Jewell Marketplace development which is south of E Jewell Ave, to the west by E-470, and to the east by Gun Club Road. The vicinity map is below in Figure 1.

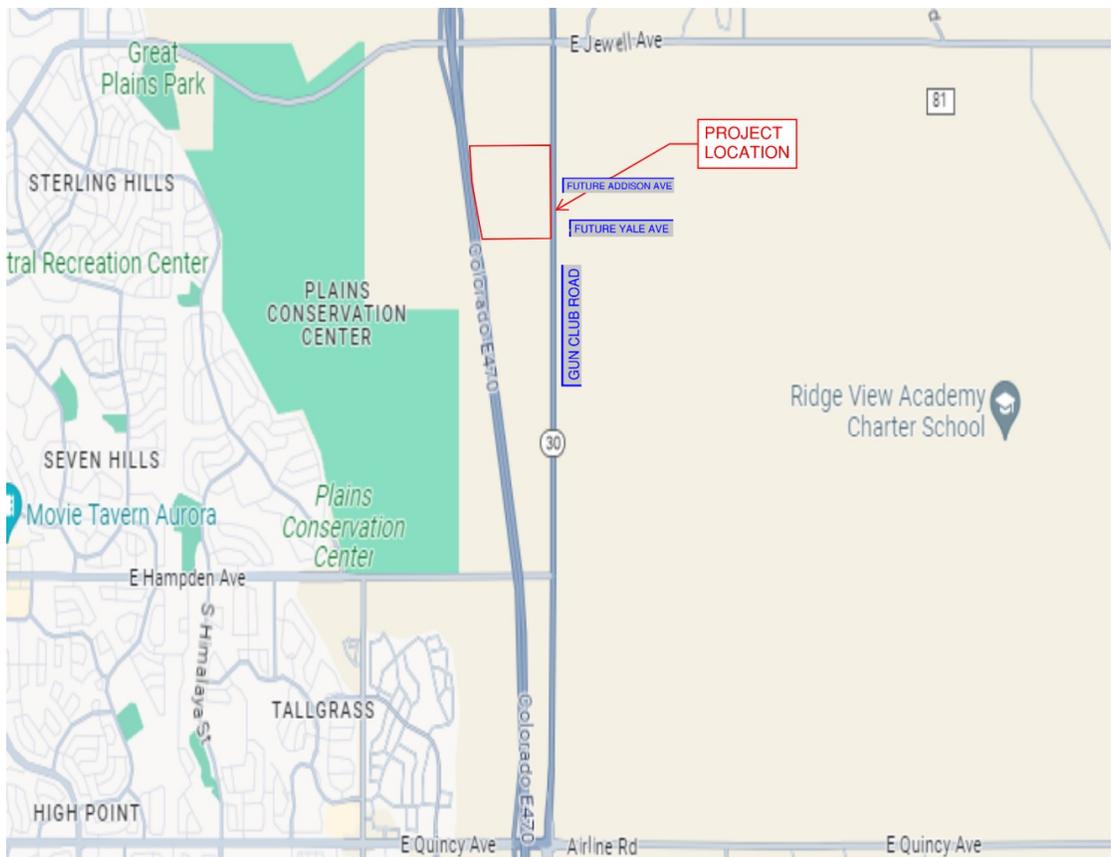


Figure 1 - Vicinity Map

#### A. Proposed Development

The property is located within the MU-R and AD zone districts and is designated as Commercial Hub and Innovation Campus within the Aurora Places Comprehensive Plan. The applicant is seeking to rezone the majority of the property to the Industrial designation leaving a parcel of approximately 5-acres for commercial use.

The property is a vacant land parcel located on approximately 118 acres south of East Jewell Avenue, west of Gun Club Road, along the E470 corridor. The proposed development consists of commercial and industrial uses (including light industrial).

## II. REFERENCES

Additional documents used to prepare this report were the Aspen Business Park Master Drainage and Utility Reports prepared by Ware Malcomb., dated June 2023, for the Aspen Business Park Development. Please refer to these documents for specific information regarding roadway, storm drainage, water, and sanitary sewer design analysis.

## III. PUBLIC IMPROVEMENTS

### A. Final Build Out

(Exhibit 1 of 3)

#### **General Parameters: Required Off-Site Infrastructure**

The Gun Club Business Park Development has been divided into 4 distinct planning areas based on market analysis and development opportunities. As such the planning areas noted herein were analyzed to determine the minimum required infrastructure necessary to support them independently. However, the actual sequential development of this project shall more than likely be determined by market demands. Furthermore, dependent upon market needs and associated infrastructure improvement costs, identified planning areas may be combined or partially skipped as needed.

Utility alignments (water, sanitary sewer, storm drainage) are shown in the exhibits for illustrative purposes to identify required infrastructure but are also subject to revisions as planning areas are developed. Final water, sanitary sewer, and storm drainage alignments will be determined in subsequent Site Plan and CD submittals. Additionally, all cost sharing agreements will be also handled with separate documents with the City.

Each planning area shall have two distinct points of access into the Gun Club Business Park Development and sufficient roadways to assure emergency vehicle access with sufficient fire hydrants to provide adequate fire flows. Access points shown on the exhibit to help identify these two points of access. On-site roadway geometry (i.e. overall road width, and curb radii), including dedicated access paths (material and section to be approved by Fire/Life Safety/Engineering), will allow for emergency vehicle access. Additionally, each planning area prepared for site development shall also provide adequate access and utility service

infrastructure as required by the City of Aurora and will be provided for review and approval at the time of their submittal processes. It also expressly understood that the City may be unable to provide fire protection to the property prior to the installation of required emergency access roadways and operable fire hydrants.

Planning areas shall adhere to and address within their respective Site Plan submittals the following requirements: 1) roadway sections shall terminate with appropriate pavement transitions and striping beyond the end of the constructed section, 2) proposed utility alignments identified within unpaved road sections shall be graded to final subgrade elevations to ensure adequate soil cover and depths, 3) proposed roadway sections, either half (two lane) or full, will require wet utilities to be installed prior to paving 4) proposed roadway design shall include sidewalks, landscape buffers or tree lawns, street lighting, striping and signage.

The Gun Club Business Park Development site is located within Zone 4 of the City of Aurora water network. Refer to the Aspen Business Park Master Utility Report for the water model and detailed information.

Similar to the required water infrastructure, off-site sanitary sewer improvements shall also be required to support the Gun Club Business Park Development and/or any of the planning areas. Per plans provided by the City, an existing gravity sanitary sewer system is located north west of the intersection of E. Jewell Ave and E-470.

If the off-site sanitary sewer system infrastructure has not yet been installed, the developing planning area will be responsible for building the necessary off-site sanitary sewer required to support the planning area. The Planning Area shall work with the City of Aurora to determine the best option for connecting to the city's existing sanitary sewer system.

Whelen Warning System Sirens will also be installed within the proposed Gun Club Business Park development. The requirements of the Whelen Warning System are as follows: The FEMA requirement for outdoor emergency warning systems is a 60-70-foot monopole tower using an alert siren. The City of Aurora uses the Whelen Siren System. The land requirement for the tower is a 10-foot x 10-foot easement. Each siren covers approximately 3,000 radial feet at 70db and is typically spaced one siren per square mile. The exact placement of the sirens will be determined by the City of Aurora's Office of Emergency Management to ensure that coordinated coverage is provided on a system-wide basis.

## SPECIFIC PLANNING AREA IMPROVEMENTS

### A. **Planning Area 1**

(Exhibit 2 of 3)

1. This planning area is approximately 2.44 acres and is located within the northwest portion of the Gun Club Business Park Development. The Planning area is intended for an open space/ storm detention area. This area will collect storm runoff from the planning areas directly south within the Gun Club Business Park Development. The pond in this planning area is

denoted as Pond Xray and is designed for an on-site pond. The tributary area of this pond is approximately 33 acres. Further information of this pond design can be found in the Gun Club Business Park Master Drainage Report.

## **B. Planning Area 2**

(Exhibit 2 of 3)

As previously noted, Planning Area 2 was analyzed to determine the minimum required infrastructure necessary to support it independently. However, the actual sequential development of this project shall more than likely be determined by market demands. Furthermore, dependent upon market needs, and associated infrastructure improvement costs, identified planning areas may be combined or partially skipped as needed. Refer to the “Public Improvements” section above for general parameters and required off-site infrastructure.

Utility alignments (water, sanitary sewer, storm drainage) are shown in PA-1, PA-2 & PA-4 Exhibit for illustrative purposes to identify required infrastructure but are also subject to revisions as additional planning areas are developed. Final water, sanitary sewer, and storm drainage alignments will be determined in subsequent Site Plan and construction document submittals. Additionally, all cost sharing agreements will also be handled within separate documents with the City.

### **1. Land Development**

The land development in Planning Area 2 is approximately 102.60 acres located in the west half of the Gun Club Business Park Development. The planning area is directly to the east of existing E-470 and north east of the existing E-470 tool booth. Land use of the planning area is identified as Industrial.

The infrastructure requirements necessary for the completion of this planning area include the construction onsite roadways, storm sewer, sanitary sewer, and water mains.

### **2. Roadway Improvements**

The following major roadways shall be required to support the developments within Planning Area 2:

The roadway to the east, Gun Club Road, ultimately will be a six-lane arterial. The six-lane arterial will consist of a 10-foot shared use path, 10-foot landscape area equipped with a vertical curb and gutter, and three travel lanes (14-foot, 12-foot, and 12-foot) per each side of the roadway. The middle of the future six-lane arterial will also include a median dividing the ROW. For this planning area, the western three lanes, associated turn lanes and the western half of the 26-foot median will be constructed. The proposed roadway for this planning area will span from the north side of this planning area to the south side of this planning area.

Anticipated internal roads area also shown on this exhibit. Internal roads generally border the eastern and western borders of Planning Area 2. Further development will be required to determine additional internal roads within Planning Area 2.

Completion of the remaining roadway section as shown on the planning area drawing roadway section of Gun Club Road, six-lane arterial, will be constructed as adjacent planning areas are developed or as traffic studies indicate. It should be considered that these planning areas may be developed individually and thus a traffic study should ensue in order to support the need for additional roadways.

Traffic signals for Planning Area 2 will be based on the traffic report associated with this Site Plan and will need to be evaluated with future traffic studies. Traffic signals funding will comply with the City Signal Escrow Ordinance.

### 3. Storm/Drainage Improvements

Required drainage improvements include on-site ponds, culvert design, drainage channel, and associated storm sewer. At the time of this report, these facilities have not yet been constructed and shall be the responsibility of each individual planning area of the Gun Club Business Park Development, as previously discussed in the Final Build Out section. As proposed, there are two ponds associated with this planning area. The remaining ponds are on-site ponds, denoted as Pond Xray and Pond Zulu, which is located in Planning Areas 1 and 4. The final location of the ponds and storm sewer networks will be determined during the Site Plan process. Please refer to the Gun Club Business Park – Master Drainage Plan (RSN:1771528) for more detailed Storm/Drainage Improvements.

### 4. Water Improvements

#### **Off-Site**

This planning area is located within Zone 4 of the City of Aurora water network. As proposed, the water network will connect into the proposed public water system at two separate locations to provide a looped system. The water main bordering to the west is an existing 12-inch water main that is located within the E-470 Multi-use Easement. The other point of connection is within Gun Club Road 200-feet north of the project. A 12-inch line will need to be constructed within Gun Club Road to this connection point. As required by City of Aurora, all wet utilities constructed within unpaved road sections shall be graded to final subgrade to ensure adequate soil cover and depths. Refer to the section “Public Improvements, Required Off-Site Infrastructure” for additional information.

#### **On-Site**

In order to provide an internal loop within the development of Planning Area 2, a 12-inch water line will be constructed throughout planning areas 2 and 3. Location of the future internal loop will be based on the future Site Plan. Currently, a 12” waterline is provided adjacent to the development on the surrounding sides so there is flexibility for where connections can be made. Utility easements will be provided for all water lines which are located on private property. When this planning area is developed, an individual Site Plan

and or water study may be required if the land use or planning area has changed before the development of this area.

## 5. Sanitary Sewer Improvements

### **Off-Site**

Similar to the required water infrastructure, significant off-site sanitary sewer improvements are required to support the Gun Club Business Park Development. As proposed, the on-site sanitary sewer network will connect into the future separate project (*Gun Club Business Park -Offsite Sanitary Improvements (RSN:1777354)*) 14-inch to 16-inch sanitary sewer main located within Gun Club Road. When this planning area is developed, an individual Site Plan and or sanitary plan may be required if the land use or planning area has changed before the time of development. Excerpts from the *Gun Club business Park – Offsite Sanitary Improvements* have been provided in Appendix A for reference. Refer to the section “Public Improvements, Required Off-Site Infrastructure” for additional information.

### **On-Site**

The on-site sanitary sewer system will branch from this 14-inch to 16-inch sanitary sewer main (RSN:1777354) located in Gun Club Road and will be routed into Planning Area 2 via an 8” sanitary line. This proposed 8” sanitary line will travel roughly 500’ west of the intersection of the North Access and Gun Club and will provide a sanitary stub connection. Additional sanitary stubs will be provided along the eastern border of Planning Area 2 to account for future connections. The proposed on-site sanitary networks may be subject to change based on future developments and sanitary requirements of the planning area.

## **C. Planning Area 3**

(Exhibit 3 of 3)

As previously noted, Planning Area 3 was analyzed to determine the minimum required infrastructure necessary to support it independently. However, the actual sequential development of this project shall more than likely be determined by market demands. Furthermore, dependent upon market needs, and associated infrastructure improvement costs, identified planning areas may be combined or partially skipped as needed. Refer to the “Public Improvements” section above for general parameters and required off-site infrastructure.

Utility alignments (water, sanitary sewer, storm drainage) are shown in PA-3 Exhibit for illustrative purposes to identify required infrastructure but are also subject to revisions as additional planning areas are developed. Final water, sanitary sewer, and storm drainage alignments will be determined in subsequent Site Plan and construction document submittals. Additionally, all cost sharing agreements will also be handled within separate documents with the City.

## 1. Land Development

The land development in Planning Area 3 is approximately 5.04 acres located in the northeast portion of the Gun Club Business Park Development. The planning area is directly to the west of Gun Club Road. Land use of the planning area is identified as commercial.

The infrastructure requirements necessary for the completion of this planning area include the construction of local roadways, storm sewer, sanitary sewer, and water mains.

## 2. Roadway Improvements

The following major roadways shall be required to support the developments within Planning Area 3:

The roadway to the east, Gun Club Road, ultimately will be a six-lane arterial. The six-lane arterial will consist of a 10-foot shared use path, 10-foot landscape area equipped with a vertical curb and gutter, and three travel lanes (14-foot, 12-foot, and 12-foot) per each side of the roadway. The middle of the future six-lane arterial will also include a median dividing the ROW. For this planning area, the western three lanes and associated turn lanes will be constructed. For this planning area, the western three lanes, associated turn lanes and the western half of the 26-foot median will be constructed. The proposed roadway for this planning area will span from the north side of this planning area to the south side of this planning area.

There are currently no anticipated internal roads area also shown on this exhibit, for this planning area. Further development will be required to determine additional internal roads within Planning Area 3.

Completion of the remaining roadway section as shown on the planning area drawing roadway section of Gun Club Road, six-lane arterial, will be constructed as adjacent planning areas are developed or as traffic studies indicate. It should be considered that these planning areas may be developed individually and thus a traffic study should ensue in order to support the need for additional roadways.

Traffic signals for Planning Area 3 will be based on the traffic report associated with this Site Plan and will need to be evaluated with future traffic studies. Traffic signals funding will comply with the City Signal Escrow Ordinance.

## 3. Storm/Drainage Improvements

Required drainage improvements include on-site ponds, culvert design, drainage channel, and associated storm sewer. At the time of this report, these facilities have not yet been constructed and shall be the responsibility of each individual planning area of the Gun Club Business Park Development, as previously discussed in the Final Build Out section. As proposed, there is one pond associated with this planning area. The pond is located to the northeast within Planning Area 3 which is denoted as Pond Yankee. The final location of the

ponds and storm sewer networks will be determined during the Site Plan process. Please refer to the Gun Club Business Park – Master Drainage Plan (RSN:1771528) for more detailed Storm/Drainage Improvements.

#### 4. Water Improvements

##### **Off-Site**

This planning area is located within Zone 4 of the City of Aurora water network. As proposed, the water network will connect into the proposed public water system at two separate locations to provide a looped system. The water main bordering to the west is an existing 12-inch water main that is located within the E-470 Multi-use Easement. The other point of connection is within Gun Club Road 200-feet north of the project. A 12-inch line will need to be constructed within Gun Club Road to this connection point. As required by City of Aurora, all wet utilities constructed within unpaved road sections shall be graded to final subgrade to ensure adequate soil cover and depths. Refer to the section “Public Improvements, Required Off-Site Infrastructure” for additional information.

##### **On-Site**

In order to provide an internal loop within the development of Planning Area 3, a 12-inch water line will be constructed throughout Planning Areas 2 and 3. Location of the future internal loop will be based on the future Site Plan. Currently, a 12” waterline is provided adjacent to the development on the surrounding sides so there is flexibility for where connections can be made. Utility easements will be provided for all water lines which are located on private property. When this planning area is developed, an individual Site Plan and or water study may be required if the land use or planning area has changed before the development of this area.

#### 5. Sanitary Sewer Improvements

##### **Off-Site**

Similar to the required water infrastructure, significant off-site sanitary sewer improvements are required to support the Gun Club Business Park Development. As proposed, the on-site sanitary sewer network will connect into the future separate project (*Gun Club Business Park -Offsite Sanitary Improvements (RSN:1777354)*) 16-inch sanitary sewer main located within Gun Club Road. When this planning area is developed, an individual Site Plan and or sanitary plan may be required if the land use or planning area has changed before the time of development. Excerpts from the *Gun Club business Park – Offsite Sanitary Improvements* have been provided in Appendix A for reference. Refer to the section “Public Improvements, Required Off-Site Infrastructure” for additional information.

##### **On-Site**

The on-site sanitary sewer system will branch from this 16-inch sanitary sewer main (RSN:1777354) located in Gun Club Road and will be routed into Planning Area 2 via an 8”

sanitary line. This proposed 8" sanitary line will travel roughly 200' west of the intersection of the North Access and Gun Club and will provide a sanitary stub connection. An additional sanitary stub will be provided near the south east corner of this planning area based on site requirements. The proposed on-site sanitary networks may be subject to change based on future developments and sanitary requirements of the planning area.

A. **Planning Area 4**

1. This planning area is approximately 6.30 acres and is located within the southeast portion of the Gun Club Business Park Development. The Planning area is intended for an open space/ storm detention area. This area will collect storm runoff from the planning areas directly south and west within the Gun Club Business Park Development. The pond in this planning area is denoted as Pond Zulu and is designed for an on-site pond. The tributary area of this pond is approximately 87 acres. Further information of this pond design can be found in the Gun Club Business Park Master Drainage Report. For the open space portion of this planning area, it may include gathering areas with hardscape and seating. Enhanced landscape and park like amenities will be designed at site plan depending on the final user.

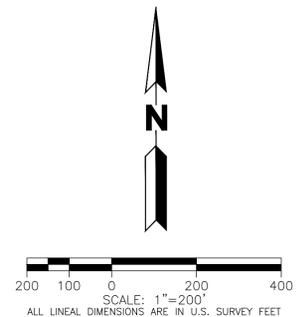
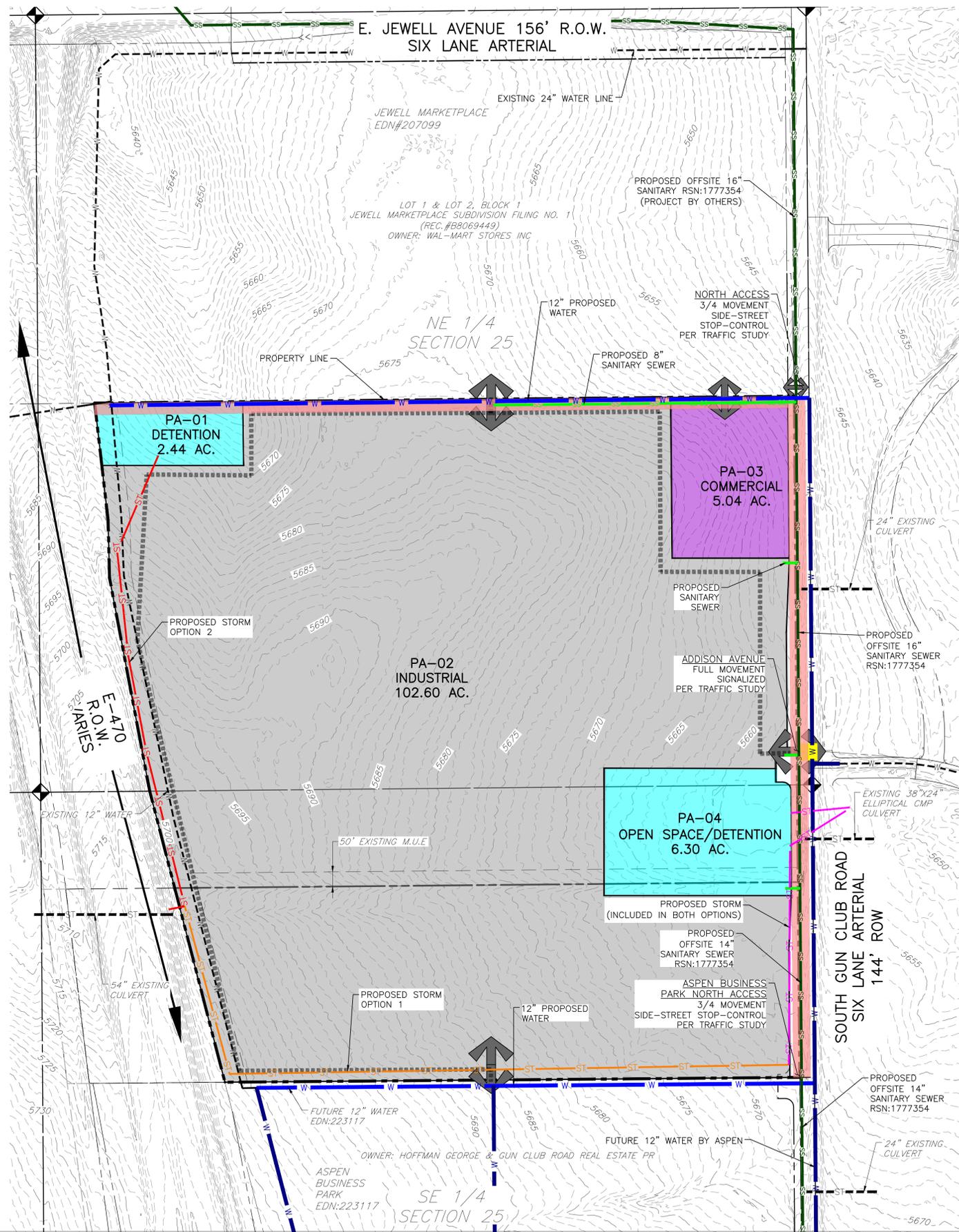
#### IV. APPENDIX EXHIBITS

Final Build Out, Exhibit 1 of 3

Planning Areas 1, 2, and 4, Exhibit 2 of 3

Planning Area 3, Exhibit 3 of 3

PLOT DATE: Thursday, August 29, 2024 10:41 AM LAST SAVED BY: BMEIS  
 DRAWING LOCATION: G:\E\23.1060-Crippen - Master Plan\PLANS\PIPOVERBALL MAP.dwg



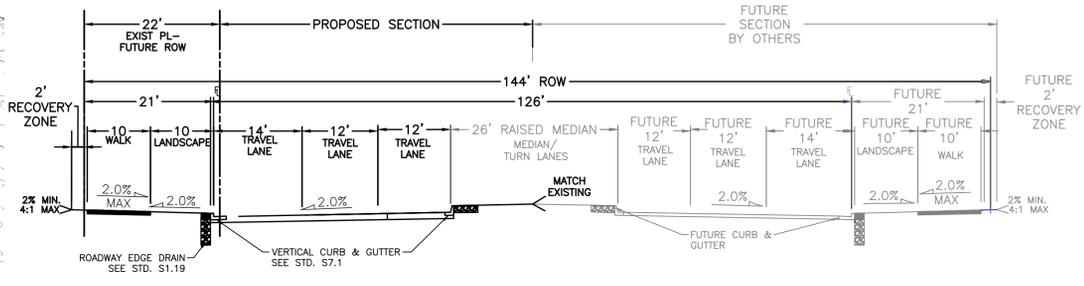
**LEGEND**

- PROPERTY LINE
- PROPOSED SANITARY SEWER
- FUTURE OFF-SITE SANITARY SEWER
- PROPOSED ON-SITE WATERLINE
- FUTURE OFF-SITE WATERLINE
- EXISTING WATERLINE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER OPTION 1
- PROPOSED STORM SEWER OPTION 2
- EXISTING STORM SEWER
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CENTER LINE
- POTENTIAL INTERIOR ROAD OR ROAD-LIKE CONNECTIONS
- PROPOSED ROADWAY
- PROPOSED PLANNING AREA
- PLANNING AREA BEING DESCRIBED
- DETENTION / OPEN SPACE
- POTENTIAL ACCESS POINT
- WHELEN WARNING SYSTEM SIREN
- SIGNALIZED INTERSECTION

\*GUN CLUB BUSINESS PARK PROPERTY NEEDS 12" WATER/SANITARY FOR THIS LINE TO MEET PROPOSED GUN CLUB BUSINESS PARK DEMANDS FOR THE FDP AREA. INCREASE IN PIPE SIZE BASED ON COA COMMENTS. OTHER OFFSITE COA DEMANDS/LOOPING, AND PLANNING CAPITAL IMPROVEMENT PROJECTS.

**NOTES:**

1. STORM DRAINAGE IS SHOWN IN THE EXHIBIT FOR ILLUSTRATIVE PURPOSES TO IDENTIFY REQUIRED INFRASTRUCTURE BUT ARE ALSO SUBJECT TO REVISIONS AS PLANNING AREAS ARE DEVELOPED.
2. FINAL WATER, SANITARY SEWER, AND STORM DRAINAGE ALIGNMENTS WILL BE DETERMINED IN SUBSEQUENT SITE PLAN AND CD SUBMITTALS. ADDITIONALLY, ALL COST SHARING AGREEMENTS WILL BE HANDLED WITH SEPARATE DOCUMENTS WITH THE CITY.
3. THE FIRST PRIMARY OFFSITE DISCHARGE POINT ENTERING THE GUN CLUB BUSINESS PARK DEVELOPMENT IS FROM THE E-470 RIGHT OF WAY AND PARTIALLY DEVELOPED PROPERTIES WEST OF GUN CLUB BUSINESS PARK. THESE FLOWS WILL BE PIPED THROUGH THE DEVELOPMENT TO AN OFFSITE STORM SEWER MAIN LOCATED WITHIN THE GUN CLUB ROAD RIGHT OF WAY AND DISCHARGE INTO GUN CLUB CREEK, WHICH IS TRIBUTARY TO MURPHY CREEK. A SECOND OPTION FOR THIS STORM SYSTEM IS TO ROUTE FLOWS FROM E-470 TO THE NORTHWEST, TOWARDS POND XRAY BASED ON THE DRAINAGE MODEL. MORE DETAIL ON THE OPTIONS ARE SHOWN IN THE MASTER DRAINAGE REPORT.
4. THE SECOND PRIMARY OFFSITE DISCHARGE POINT ENTERS THE GUN CLUB BUSINESS PARK DEVELOPMENT AT THE SOUTHEAST CORNER OF THE PROPERTY AND INCLUDES THE FUTURE ASPEN BUSINESS PARK DEVELOPMENT, E-470 RIGHT OF WAY, UNDEVELOPED LAND SOUTH OF YALE AVE., AND UNDEVELOPED LAND WEST OF E-470. FLOWS WILL ENTER A BYPASS STORM SEWER SYSTEM WHICH WILL CONTINUE WITHIN THE GUN CLUB ROAD RIGHT OF WAY, THEN TO GUN CLUB CREEK, WHICH IS TRIBUTARY TO MURPHY CREEK.
5. THE DEVELOPER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL ON-SITE AND OFF-SITE INFRASTRUCTURE NEEDED TO ESTABLISH TWO POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND EACH INTERNAL PHASE OF CONSTRUCTION. THIS REQUIREMENT INCLUDES BUT IS NOT LIMITED TO, THE CONSTRUCTION OF ANY EMERGENCY CROSSINGS IMPROVEMENTS, LOOPED WATER SUPPLY, AND FIRE HYDRANT AS REQUIRED BY THE ADOPTED FIRE CODE AND CITY ORDINANCES.
6. MEDIAN LANDSCAPE TO BE DESIGNED AND INSTALLED IF THE EASTERN HALF OF THE ULTIMATE STREET CROSS SECTION, INCLUDING THE MEDIAN CURB AND GUTTER, IS CONSTRUCTED FIRST BY AN ADJACENT DEVELOPMENT.



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



**VICINITY MAP**  
 1"=1000'



**GUN CLUB BUSINESS PARK**

**PUBLIC IMPROVEMENT PLAN**

No.	Description of Revisions	Date

Job Number: 23.1060  
 Project Manager: G. PROULX  
 Design By: J. RODRIGUEZ  
 Drawn By: J. RODRIGUEZ  
 Principal in Charge: D. LE

THE DESIGN SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, SPECIFICATIONS, AND NOTES IS THE PROPERTY OF MARTIN/MARTIN CONSULTING ENGINEERS. NO PART OF THIS DESIGN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MARTIN/MARTIN CONSULTING ENGINEERS. THE USER OF THIS DESIGN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Sheet Number:  
**OVERALL MAP**  
**1 OF 3**

NOT FOR CONSTRUCTION



