

GUN CLUB BUSINESS PARK - INFRASTRUCTURE SITE PLAN

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

SIGNATURE BLOCKS

GUN CLUB BUSINESS PARK—INFRASTRUCTURE SITE PLAN

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

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

BY: _____
(PRINCIPALS OR OWNERS)

STATE OF _____)SS
COUNTY OF _____)

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

BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

NOTARY BUSINESS ADDRESS:

MY COMMISSION EXPIRES _____



VICINITY MAP
1"=1000'

Sheet List Table	
SHEET NUMBER	SHEET TITLE
1	COVER
2	OVERALL SITE
3	SITE PLAN
4	SITE PLAN
5	POND YANKEE
6	POND ZULU
7	POND A
8	LANDSCAPE KEY MAP & NOTES
9	PLAN DETAILS & WATER-USE PLAN
10	PLANT & GROUNDCOVER SCHEDULE
11	LANDSCAPE PLAN
12	LANDSCAPE PLAN

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

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____
PLANNING DIRECTOR: _____ DATE: _____
PLANNING & ZONING COMMISSION: _____ DATE: _____
CITY COUNCIL: _____ DATE: _____
(MAYOR)
ATTEST: _____ DATE: _____
(CITY CLERK)

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____
COLORADO AT _____ O'CLOCK _____ M,
THIS _____ DAY OF _____ AD, _____
CLERK AND RECORDER: _____ DEPUTY: _____

AMENDMENTS:

BASIS OF BEARINGS

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

BENCHMARK:

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

ELEVATION = 6015.93 (NAVD 1988) CITY OF AURORA DATUM



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.

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303-631-6100 MARTINMARTIN.COM

GUN CLUB BUSINESS PARK
INFRASTRUCTURE SITE PLAN
COVER

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

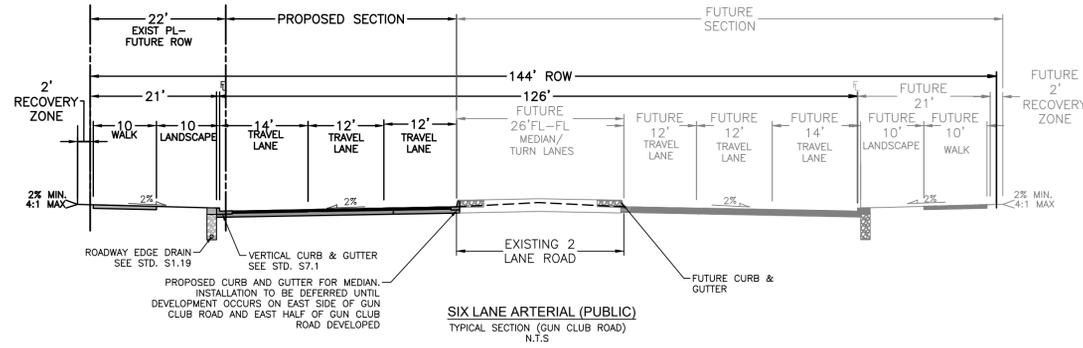
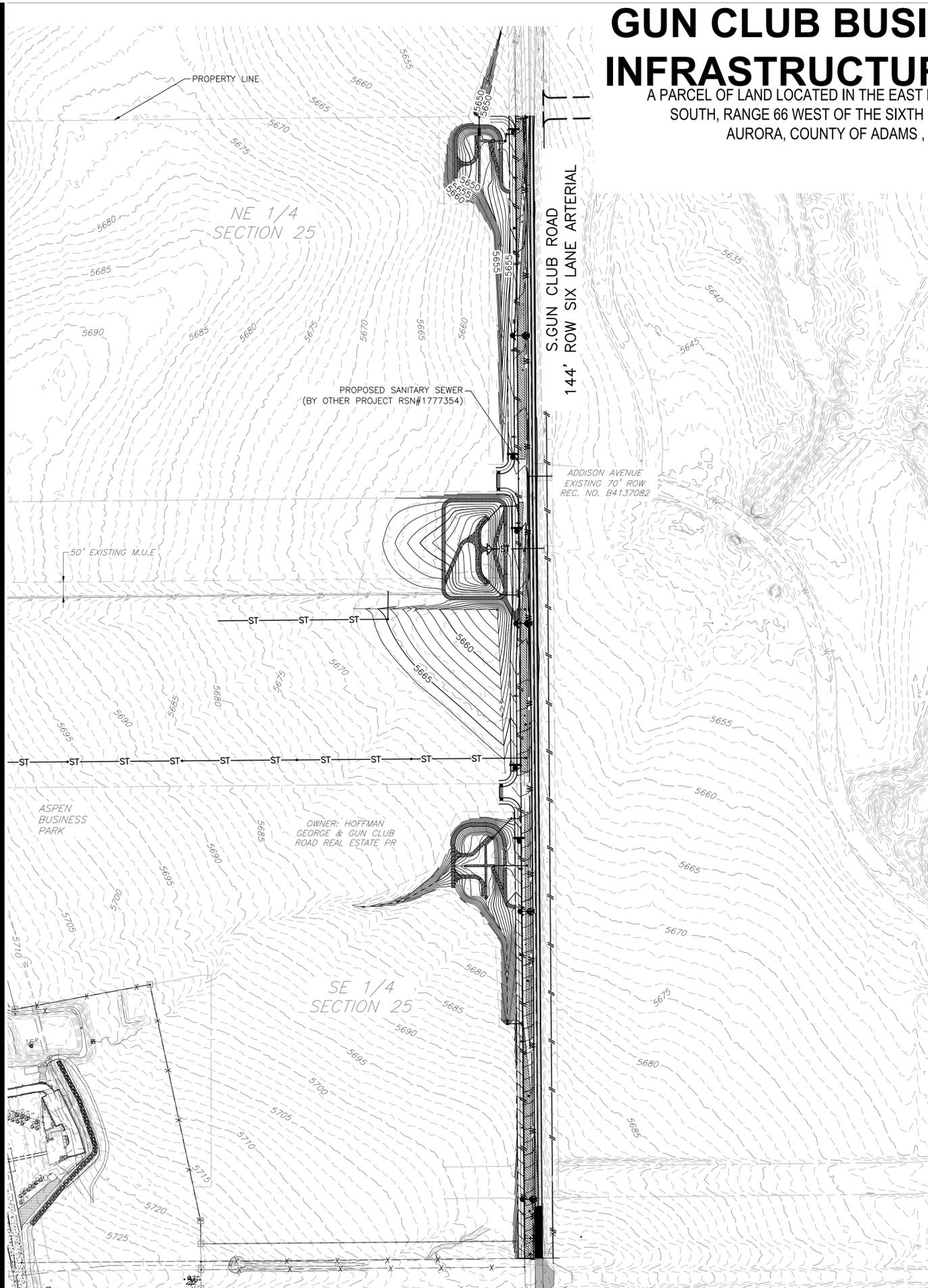
Job Number	23:1060
Project Manager	D.LE
Design By	D.BEJARANO
Drawn By	D.BEJARANO
Principal in Charge	D.LE

Sheet Number:

1

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



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.

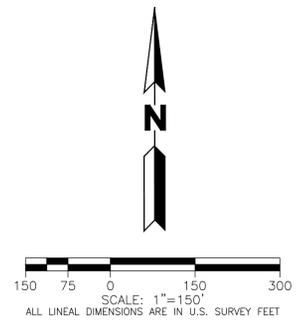
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ELEVATION = 6015.93 (NAVD 1988) CITY OF AURORA DATUM



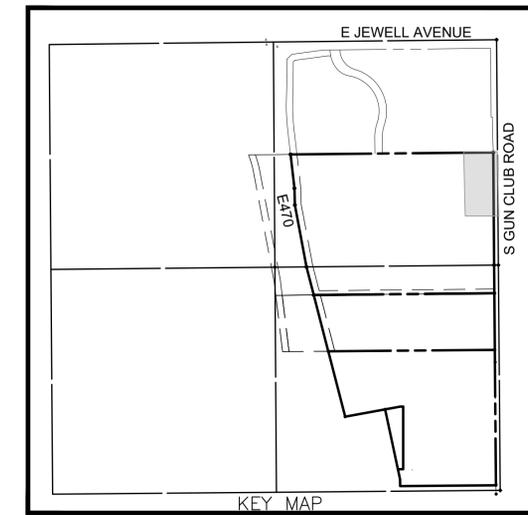
No.	Description of Revisions	Date	Name
1	1ST COA SUBMITTAL	03/25/24	MM

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

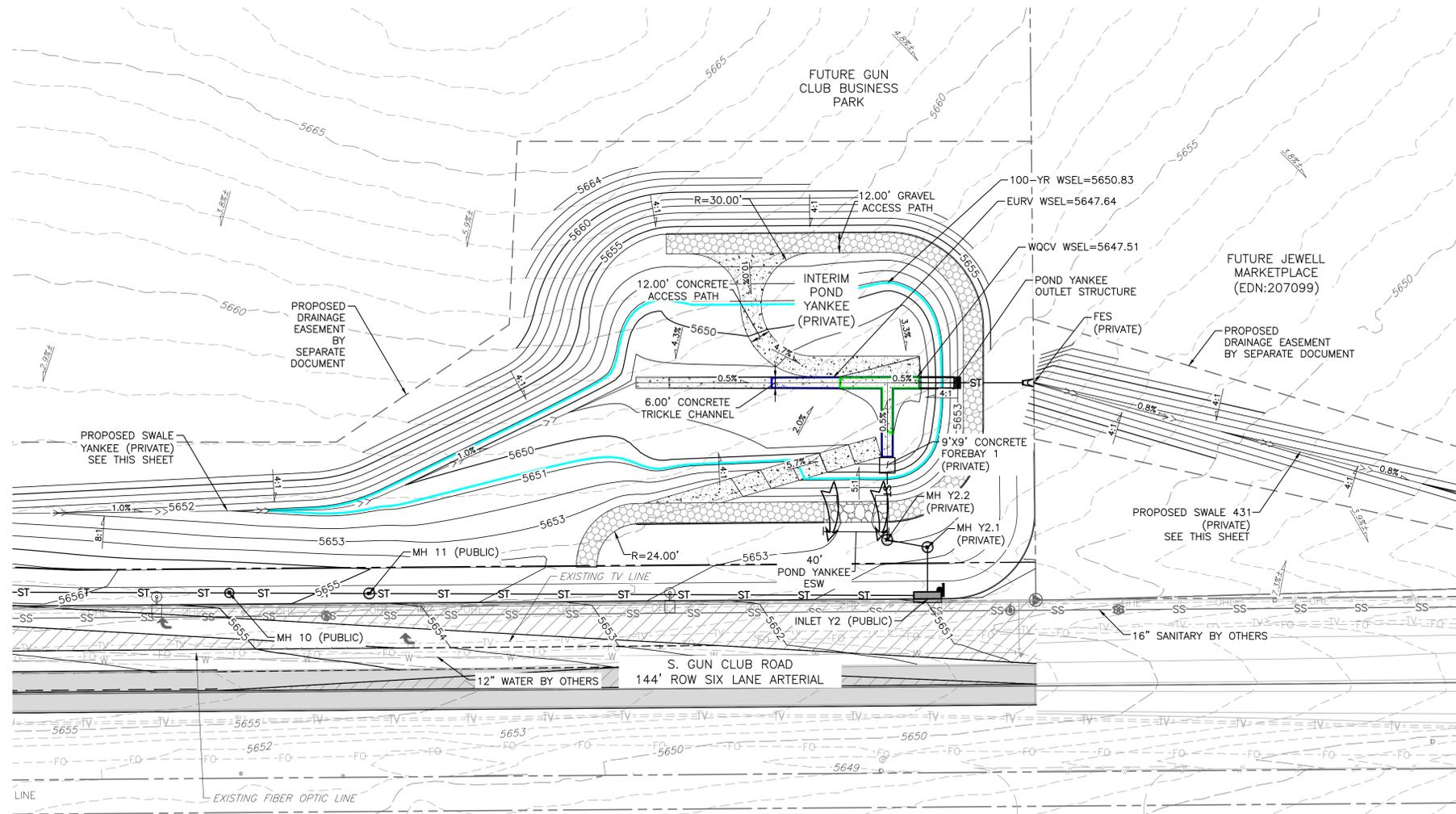
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DRAWING LOCATION: G:\LE\23.1060-Crippen - Master Plan\04 Gun Club Road\PLANS\ISP\OVERALL_MAP.dwg

GUN CLUB BUSINESS PARK - INFRASTRUCTURE SITE PLAN

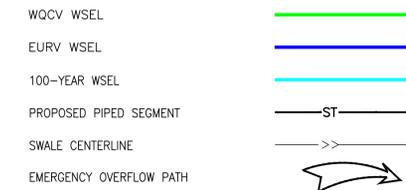
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SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
AURORA, COUNTY OF ADAMS, STATE OF COLORADO



KEY MAP
SCALE 1"=1000'



DRAINAGE LEGEND

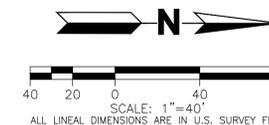
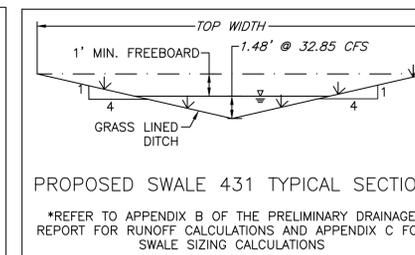
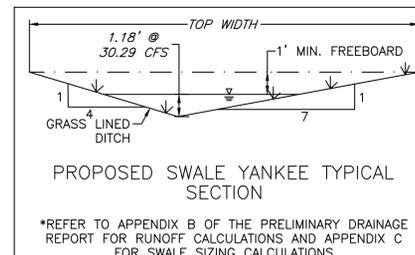


NOTES:

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- 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.
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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)	(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
ZULU	31.13	15.6%	4.07	0.27	63.84	55.68	0.25	0.21	0.42	1.07	5654.59	5656.00	5656.76	5657.74
YANKEE	35.15	12.4%	1.98	0.07	41.12	32.85	0.24	0.20	0.37	0.83	5647.51	5649.24	5647.64	5650.83

POND YANKEE RUNOFF SUMMARY							
BASIN	DESIGN POINT	AREA (ACRES)	% IMP.	C2	C100	Q2	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 SUBMITAL	03/25/24	MM

Job Number 23:1060
 Project Manager D.LE
 Design By D.BEJARANO
 Drawn By D.BEJARANO
 Principal in Charge D.LE

Sheet Number:

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

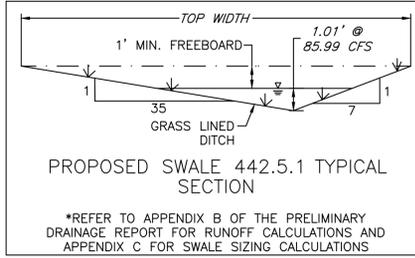
NOT FOR CONSTRUCTION

POND YANKEE

PLOT DATE: Friday, March 22, 2024 7:07 PM LAST SAVED BY: GKIRALY DRAWING LOCATION: G:\E\23-1060-Crippen - Master Plan\CO4 Gun Club Road\PLANS\ISP\PONDS.dwg

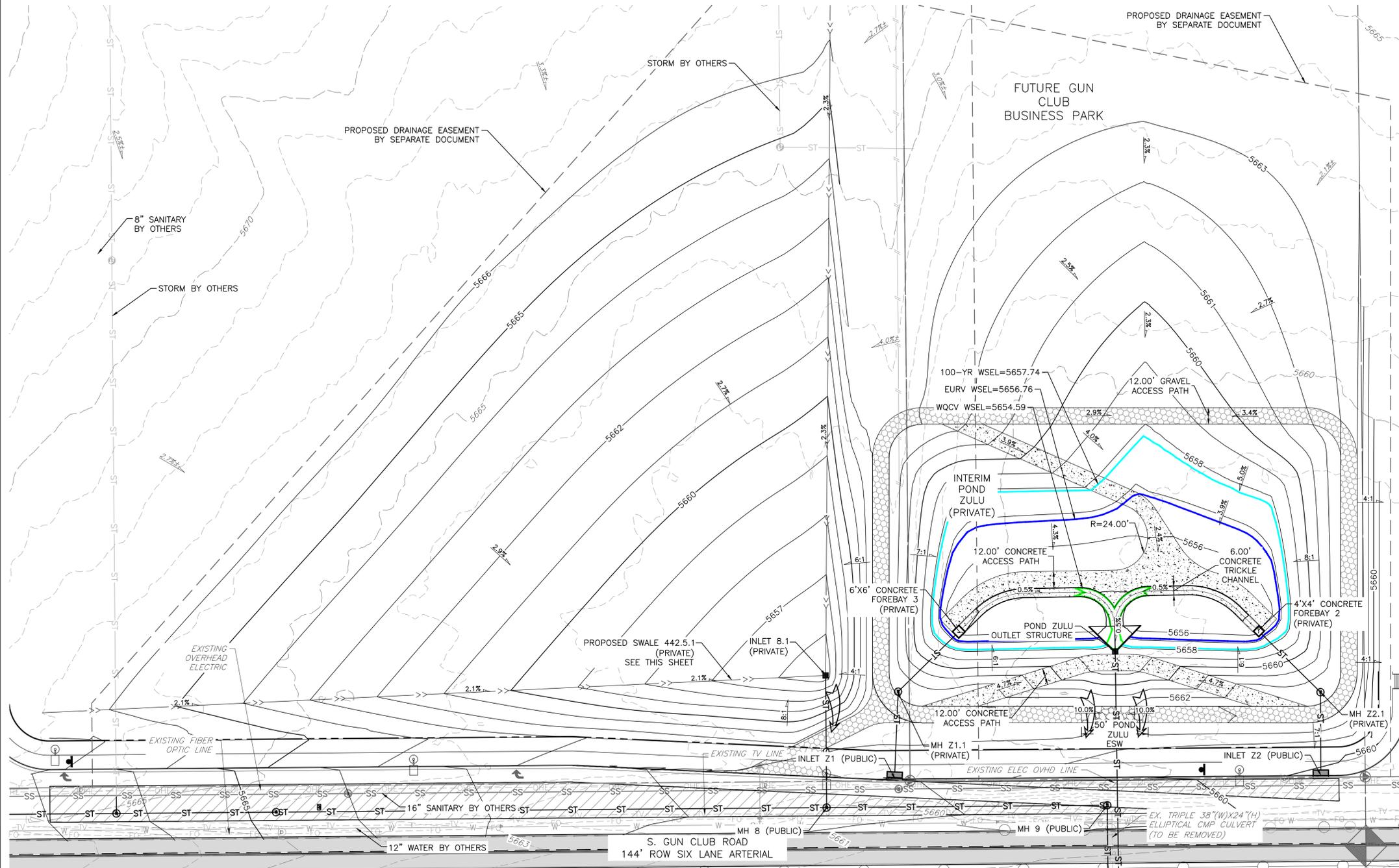
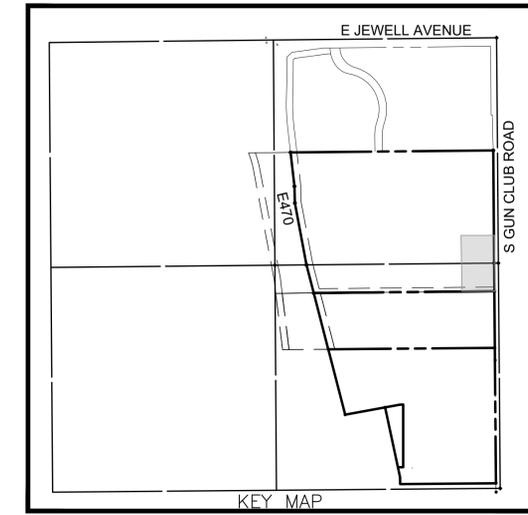
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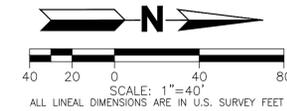
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POND	TRIB. AREA (AC)	% IMP.	Q2 (IN)	Q2 (OUT)	Q100 (IN)	Q100 (OUT)	WQ VOL.	V2	EURV VOL.	V100	WQ WSEL	2-YR WSEL	EURV WSEL	100-YR WSEL
			(CFS)	(CFS)	(CFS)	(CFS)	(AC-FT)	(AC-FT)	(AC-FT)	(AC-FT)				
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ZULU	31.13	15.6%	4.07	0.27	63.84	55.68	0.25	0.21	0.42	1.07	5654.59	5656.00	5656.76	5657.74
YANKEE	35.15	12.4%	1.98	0.07	41.12	32.85	0.24	0.20	0.37	0.83	5647.51	5649.24	5647.64	5650.83

POND ZULU RUNOFF SUMMARY							
BASIN	DESIGN POINT	AREA (ACRES)	% IMP.	C2	C100	Q2	Q100
						(CFS)	(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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DRAINAGE LEGEND

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

PLOT DATE: Friday, March 22, 2024 7:07 PM LAST SAVED BY: GKIRALY
DRAWING LOCATION: G:\LE\23.1060-Crippen - Master Plan\04 Gun Club Road\PLANS\ISP\PONDS.dwg

**GUN CLUB BUSINESS PARK
INFRASTRUCTURE SITE PLAN**

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

Sheet Number:
6

MARTIN/MARTIN
CONSULTING ENGINEERS

12495 WEST COLEFAV AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

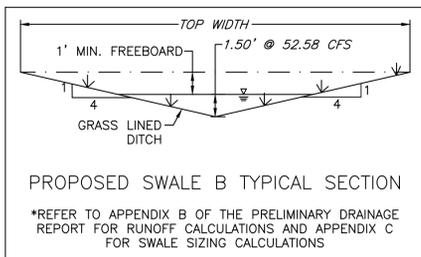
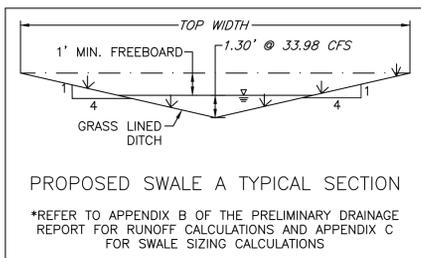
NOT FOR CONSTRUCTION

POND ZULU

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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

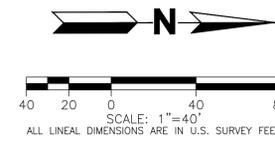
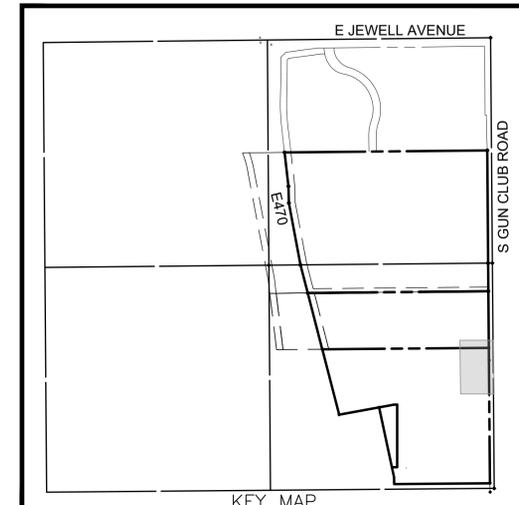
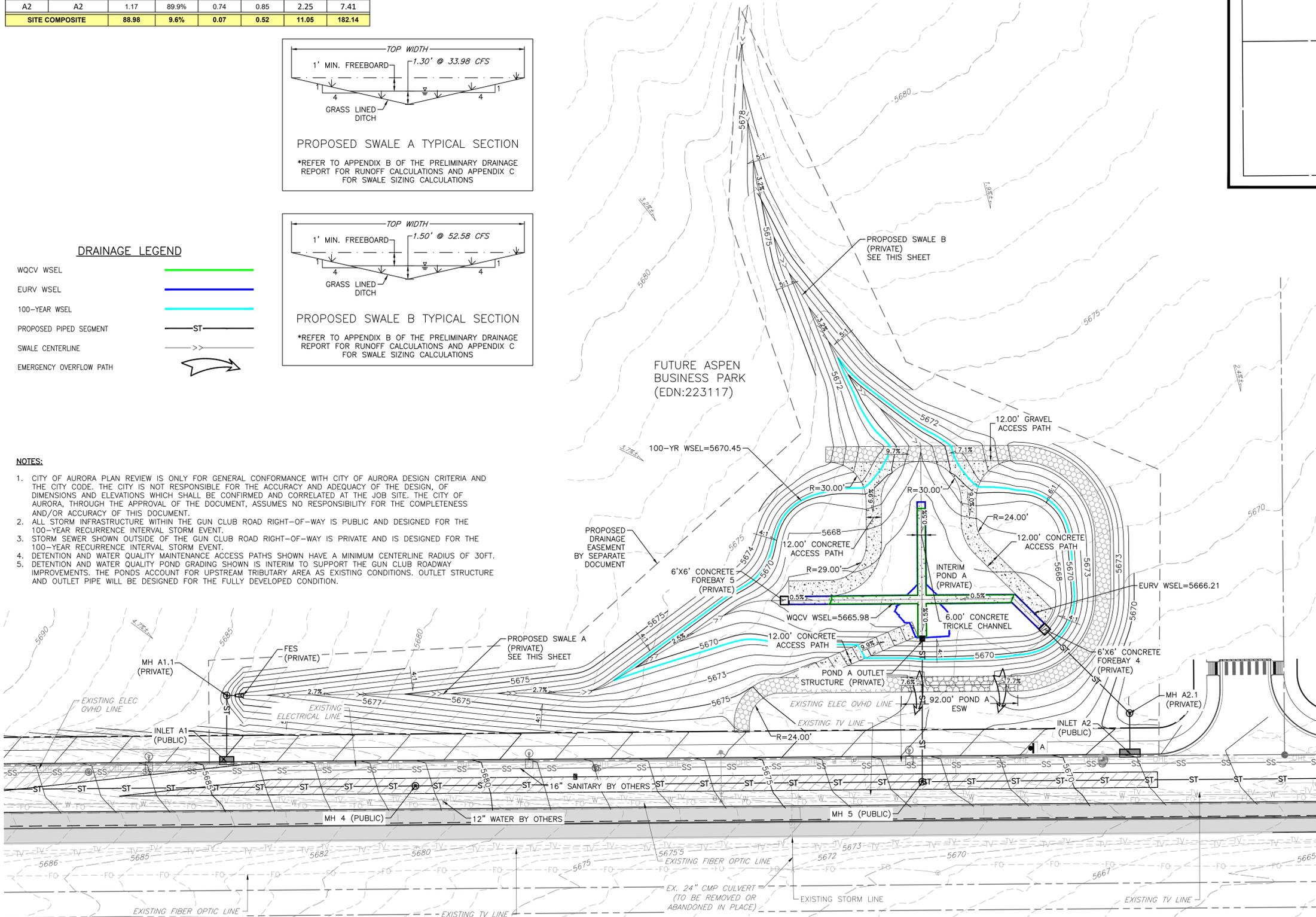


DRAINAGE LEGEND

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

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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

GUN CLUB BUSINESS PARK

INFRASTRUCTURE SITE PLAN

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

Job Number 23:1060
 Project Manager D.LE
 Design By D.BEJARANO
 Drawn By D.BEJARANO
 Principal in Charge D.LE

Sheet Number:
7

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PLOT DATE: Friday, March 22, 2024 7:07 PM LAST SAVED BY: GKIRALY
 DRAWING LOCATION: G:\LEV\23-1060-Crippen - Master Plan\04 Gun Club Road\PLANS\ISP\PONDS.dwg

