

WATERPARK SUBDIVISION FILING #2 PRELIMINARY DRAINAGE REPORT

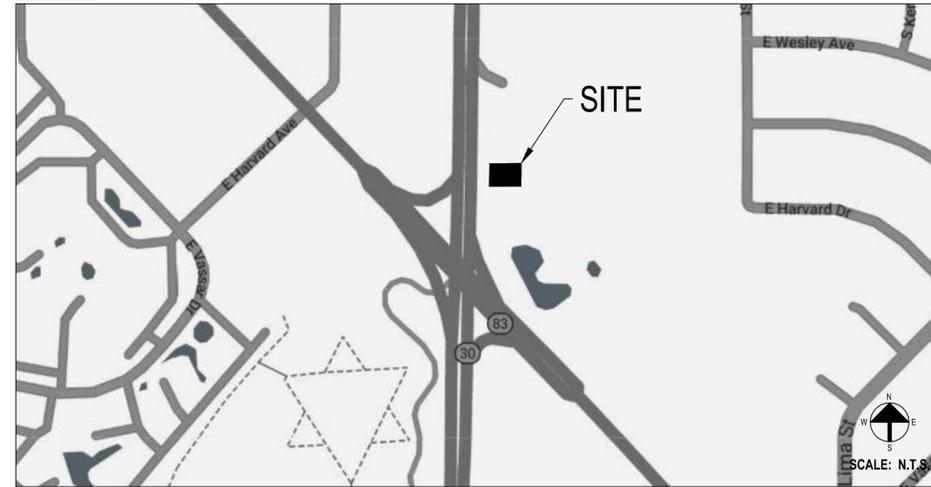
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 04 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
(2430 SOUTH HAVANA STREET, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.)



GENERAL CONSTRUCTION NOTES:

1. 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, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
2. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO THE CITY OF AURORA "ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS," LATEST EDITION.
3. ALL WATER DISTRIBUTION, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO CITY OF AURORA "STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE," LATEST REVISION.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE CITY STANDARDS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC IMPROVEMENT INSPECTIONS DIVISION, 303-739-7420, 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
6. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION, CONTACT UTILITY NOTIFICATION CENTER OF COLORADO, 1-800-922-1987 OR 811.
7. THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE PLANS (APPROVED BY THE CITY OF AURORA), ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, AND COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES.
8. IT IS THE CONSULTANT'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE, AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NEEDED DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS EITHER ON-SITE OR OFF-SITE, WHICH ARISE IN THE FIELD, WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY. THE COST TO RECTIFY ANY ADVERSE SITUATION TO MEET THE CITY STANDARDS AND SPECIFICATIONS AND THE CITY CODE SHALL BE BORNE SOLELY BY THE DEVELOPER.
9. THE OWNER/DEVELOPER MUST OBTAIN THE WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
10. CONCRETE SHALL NOT BE PLACED UNTIL THE FORMS HAVE BEEN INSPECTED AND A POUR SLIP ISSUED.
11. PAVING OF PUBLIC STREETS SHALL NOT START UNTIL A SOIL REPORT AND PAVEMENT DESIGN IS APPROVED BY THE CITY ENGINEER, PROOF ROLLING, AND SUBGRADE AND TRENCH COMPACTION TESTS TAKEN BY THE DEVELOPER'S GEOTECH ARE APPROVED BY PUBLIC IMPROVEMENTS INSPECTIONS/MATERIALS LAB.
12. STANDARD CITY OF AURORA CURB RAMPS SHALL BE CONSTRUCTED AT ALL CURB RETURNS, AT ALL "T" INTERSECTIONS AND AT ALL CURBSIDE KIOSKS OR CLUSTERS, UNLESS OTHERWISE MODIFIED BY THESE PLANS.
13. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
14. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR CONTACTING CDOT TO ENSURE ALL WORK ON OR ADJACENT TO STATE HIGHWAYS OR CDOT R.O.W. MEETS CDOT REQUIREMENTS.
15. THE STREETLIGHT INSTALLATION COST IS FUNDED BY THE DEVELOPER/OWNER. COORDINATE THE STREETLIGHT LOCATIONS AND INSTALLATION WITH XCEL ENERGY USING THE APPROVED SITE PLANS/CIVIL PLANS THAT SHOW THE PROPOSED STREET LIGHT LOCATIONS.
16. THE OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.
17. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE ARMY CORP OF ENGINEERS FOR WETLAND MITIGATION OR WORK WITHIN THE WATERS OF THE U.S., IF REQUIRED. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PROVIDE A COPY OF THE ARMY CORP OF ENGINEERS REQUIREMENTS TO THE CITY OF AURORA. IF THERE ARE NO REQUIREMENTS BY THE ARMY CORP OF ENGINEERS, THEN A WRITTEN NOTIFICATION FROM THE ARMY CORP OF ENGINEERS SHALL BE SUBMITTED TO THE CITY OF AURORA STATING SUCH. CITY APPROVAL OF THE CONSTRUCTION PLANS IS SUBJECT TO THE OWNER/CONTRACTOR OBTAINING A 404 PERMIT, IF APPLICABLE. A COPY OF THIS PERMIT SHALL BE SUBMITTED TO THE CITY OF AURORA PRIOR TO ANY PERMITS BEING ISSUED.
18. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, UNLESS OTHERWISE NOTED BY THE CITY OF AURORA.
19. THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY EACH STORMWATER DETENTION POND AND/OR WATER QUALITY BMP IS BUILT ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE PLATES FOR DETENTION AND WQCV AND OTHER PERMANENT BMP REQUIREMENTS ARE INSTALLED PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW THE AS-BUILT DESIGN VOLUMES (WQCV, 10-YEAR, 200-YEAR, EURV) AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQ BMP USED. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION PRINCIPAL ENGINEER. AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO THE RETURN OF ANY FISCAL SECURITY DEPOSIT (AS WELL AS SATISFYING OTHER CONDITIONS OF THE STORMWATER PERMIT) FOR SITES THAT DO NOT REQUIRE A CERTIFICATE OF OCCUPANCY. EXAMPLES OF THESE SITES INCLUDE BUT ARE NOT LIMITED TO: SITES WITHOUT VERTICAL CONSTRUCTION, OIL AND GAS WELL PADS, OUTDOOR STORAGE, AND TOW YARDS. AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF BUSINESS OPERATIONS. IN NO CASE SHALL A CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY BE ISSUED WITHOUT APPROVED POND CERTIFICATE.

VICINITY MAP:



SHEET INDEX

DRAWING NO.	DRAWING NAME	SHEET NO.
G1.0	COVER SHEET & NOTES	01 OF 06
D1.0	SITE PLAN	02 OF 06
D2.0	GRADING PLAN	03 OF 06
D3.0	HISTORICAL DRAINAGE PLAN	04 OF 06
D3.1	PROPOSED DRAINAGE PLAN	05 OF 06
D3.2	CIVIL DETAILS	06 OF 06

REVISIONS

REVISION NO.	DESCRIPTION OF MODIFICATIONS
R1	EXTENDING THE ASPHALT PARKING LOT. ADDITION OF DECK THAT WILL TIE INTO EXISTING DECK. ADDITION OF STAIRWAY TO PROPOSED DECK.
R2	RECONSTRUCTING THE STAIR ENTRY TO THE EXISTING DECK. RECONSTRUCTING THE STAIR ENTRY AT THE SOUTHWEST CORNER OF THE BUILDING. MODIFICATIONS TO THE FRONT ENTRY, ADDING A CONCRETE WALKWAY AND STAIRS TO THE ENTRY. REMOVING 4 PARKING SPOTS AND REPLACING WITH SIDEWALK, CURB, & GUTTER. RECONSTRUCTING THE ACCESSIBLE LANDING IN THE EXISTING ACCESSIBLE RAMP.
R3	ADDITION OF WALL AROUND POND TO INCREASE CAPACITY TO ACCOUNT FOR THE ADDITIONAL IMPERVIOUS AREA.

DATE: _____
REVISIONS: _____

**WATERPARK SUBDIVISION FILING #2 MINOR
PRELIMINARY DRAINAGE REPORT**
2430 S. HAVANA ST.
AURORA, CO. 80014

DRAWN BY: _____ DPT
CHECKED BY: _____ SCC
DATE: 11-28-23
ALC # 18-224
CAD FILE: _____
DIR: _____

<p>PROJECT OWNER/DEVELOPER SIGNATURE BLOCK I HAVE REVIEWED THE INFORMATION CONTAINED WITHIN THE EROSION AND SEDIMENT CONTROL PLAN AND ACCEPT RESPONSIBILITY FOR THE REQUIREMENTS SET FORTH.</p> <p>PROJECT OWNER/DEVELOPER _____ DATE _____</p> <p>PLAN PREPARER SIGNATURE BLOCK I ACKNOWLEDGE MY RESPONSIBILITY FOR THE PREPARATION OF THE EROSION AND SEDIMENT CONTROL PLAN.</p> <p>PROFESSIONAL ENGINEER _____ DATE _____</p>	<p>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 DIMENSION, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOBSITE. THE CITY OF AURORA THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO OTHER RESPONSIBILITY OTHER THAN AS STATED ABOVE FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.</p>	<p>APPROVED ONE YEAR FROM THIS DATE</p>	
		<p>CITY ENGINEER _____ DATE _____</p> <p>PARKS, RECREATION AND OPEN SPACE _____ DATE _____</p> <p>WATER DEPARTMENT _____ DATE _____</p> <p>FIRE DEPARTMENT _____ DATE _____</p> <p>TRAFFIC MANAGER _____ DATE _____</p>	<p>PRELIMINARY DRAINAGE REPORT</p> <p>COVER SHEET & NOTES</p> <p style="font-size: 2em; font-weight: bold;">G1.0</p> <p>SHEET 01 OF 06</p>

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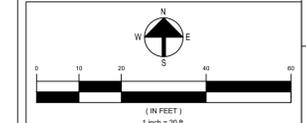
- SURVEY CONTROL NOTES:**
1. FIELD WORK PERFORMED IN MAY, 2018 BY CHESNOE AND ASSOCIATES.
 2. THIS SURVEY IS NOT A COMPLETE BOUNDARY SURVEY AND IS PREPARED AS A SURVEY CONTROL DRAWING ONLY.
 3. **BASIS OF BEARINGS:** A PLAT BEARING OF N00°00'46"E BETWEEN TWO MONUMENTS 426.00 FEET APART BEING THE WEST LINE OF LOT 4, WATERPARK SUBDIVISION FILING NO. 2, ONE MONUMENT BEING A NO. 5 REBAR W/ 1.25" DIAMETER ORANGE CAP STAMPED P.E. & L.S. #9489 AT THE SOUTHWEST CORNER OF SAID LOT 4 AND THE OTHER BEING A 1.5" DIAMETER ALUMINUM CAP ILLEGIBLE AT THE NORTHWEST CORNER OF SAID LOT 4.
 4. ALL LINEAR MEASUREMENTS WERE TAKEN USING THE U.S. SURVEY FOOT.
 5. **BENCHMARK:** TOP OF A FOUND 1.5" DIAMETER ALUMINUM CAP, NO. ILLEGIBLE, AT THE NORTHWEST PROPERTY CORNER. ELEVATION = 5571.02, NAVD 88 DATUM.

LEGAL NOTICE:
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS LAND SURVEY PLAT WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT IS DISCOVERED. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS LAND SURVEY PLAT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

DRAWN BY: DPT
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LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	LIMIT OF CONSTRUCTION
	LIMIT OF CONSTRUCTION
	PROPOSED CONCRETE
	EXISTING CONCRETE
	PROPOSED WOOD
	EXISTING WOOD
	PROPOSED ASPHALT

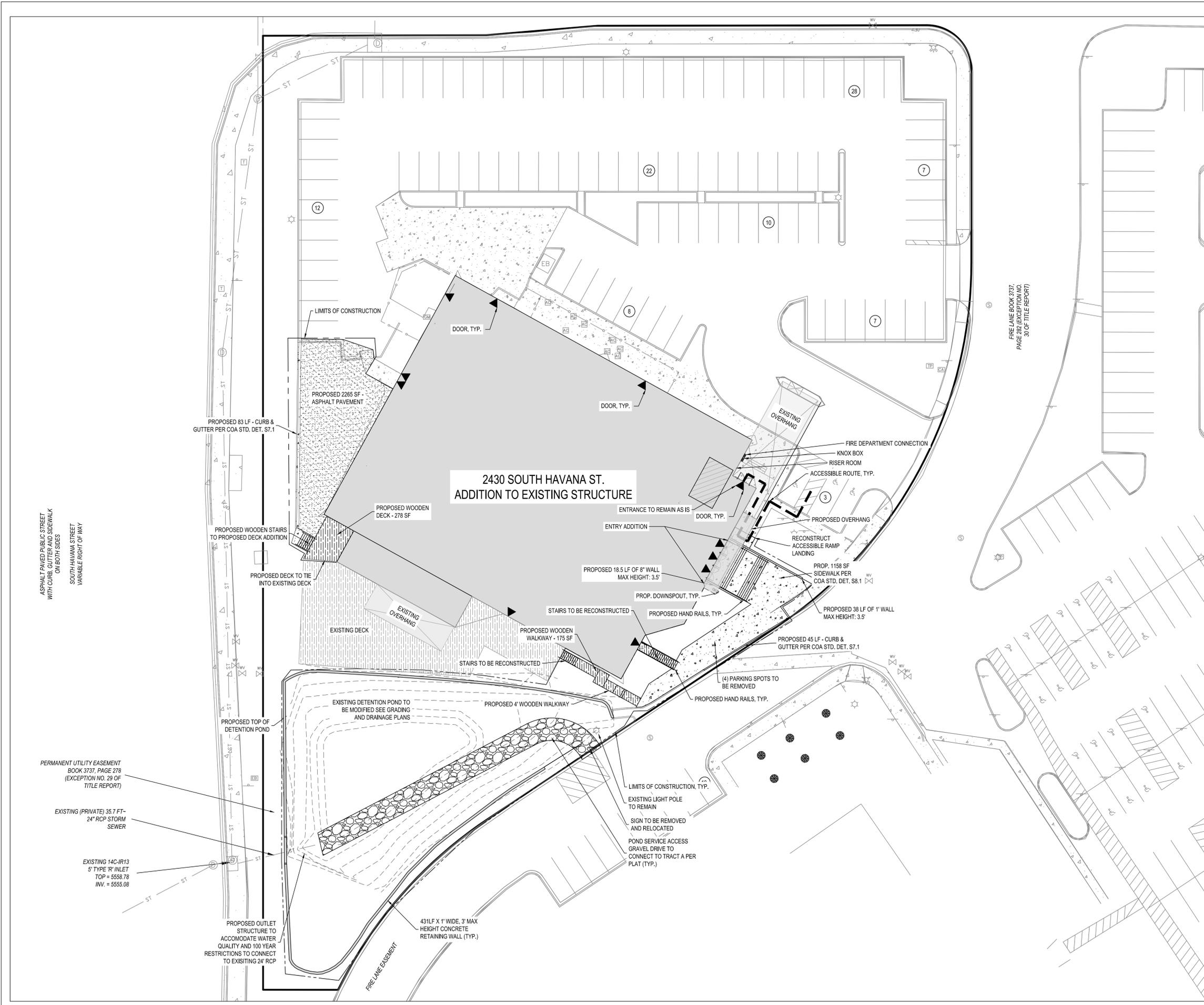


PRELIMINARY
DRAINAGE
REPORT

SITE PLAN

D1.0

SHEET 02 OF 06



FIRE LANE BOOK 3737,
PAGE 278 (EXCEPTION NO. 29 OF TITLE REPORT)

ASPHALT PAVED PUBLIC STREET
WITH CURB, GUTTER AND SIDEWALK
ON BOTH SIDES
SOUTH HAVANA STREET
VARIABLE RIGHT OF WAY

PERMANENT UTILITY EASEMENT
BOOK 3737, PAGE 278
(EXCEPTION NO. 29 OF
TITLE REPORT)

EXISTING (PRIVATE) 35.7 FT-
24" RCP STORM
SEWER

EXISTING 14C-IR13
5' TYPE 'R' INLET
TOP = 5558.78
INV. = 5555.08

PROPOSED OUTLET
STRUCTURE TO
ACCOMMODATE WATER
QUALITY AND 100 YEAR
RESTRICTIONS TO CONNECT
TO EXISTING 24" RCP

431 LF X 1' WIDE, 3' MAX
HEIGHT CONCRETE
RETAINING WALL (TYP.)

LIMITS OF CONSTRUCTION, TYP.
EXISTING LIGHT POLE
TO REMAIN
SIGN TO BE REMOVED
AND RELOCATED
POND SERVICE ACCESS
GRAVEL DRIVE TO
CONNECT TO TRACT A PER
PLAT (TYP.)

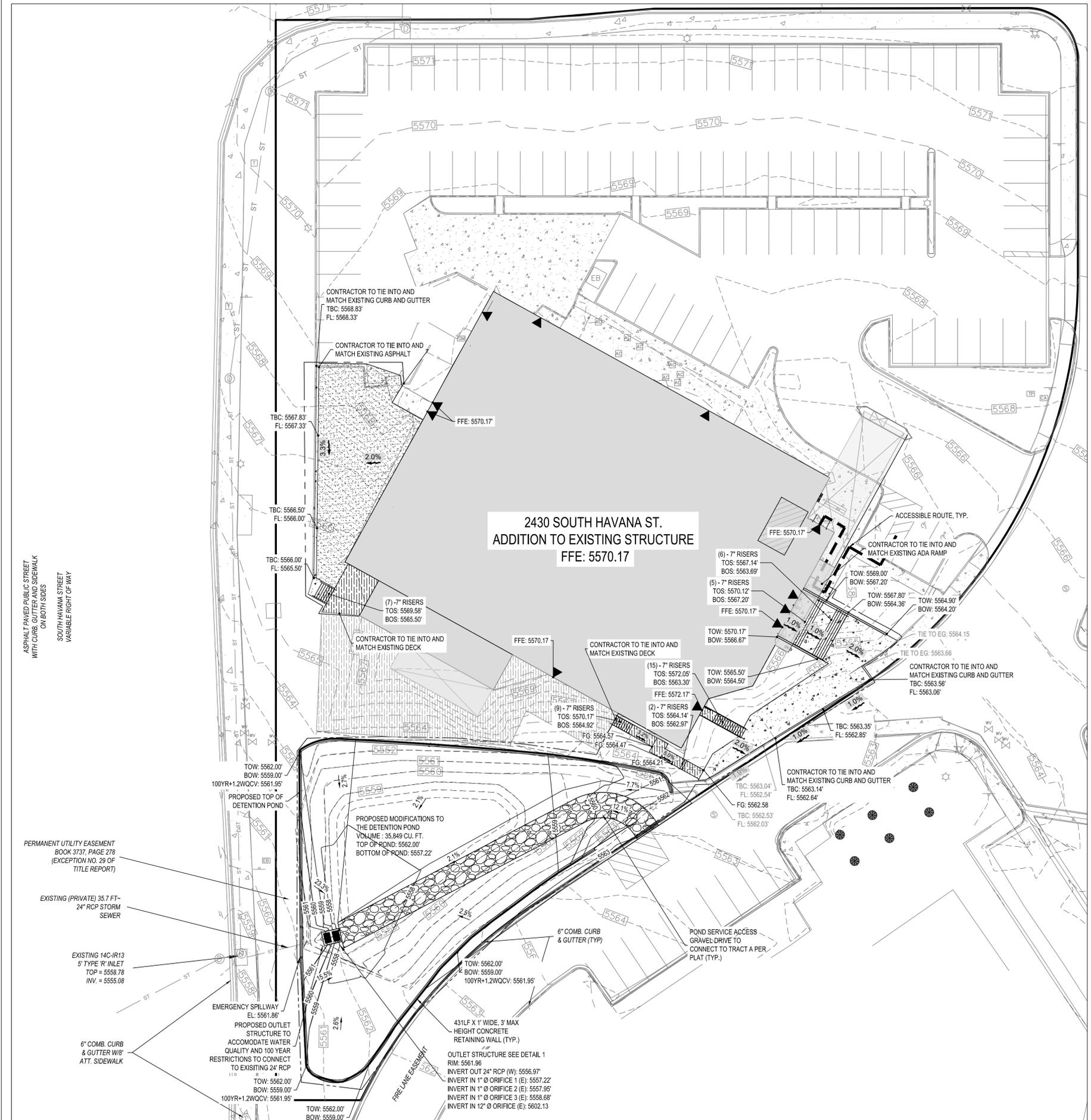
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PRELIMINARY
DRAINAGE
REPORT

GRADING PLAN
D2.0
SHEET 01 OF 06

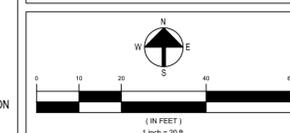
GRADING PLAN NOTES:
1. BENCHMARK: TOP OF A FOUND 1.5" DIAMETER ALUMINUM CAP, NO. ILLEGIBLE, AT THE NORTHWEST PROPERTY CORNER, ELEVATION = 5571.02, NAVD 88 DATUM.
2. ALL FINISHED FLOOR ELEVATIONS HAVE BEEN ASSUMED.



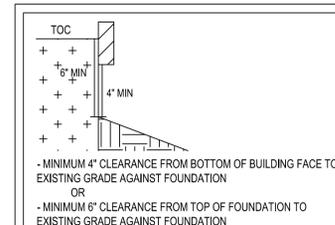
LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	LIMIT OF CONSTRUCTION
	ADA ROUTE
	PROPOSED CONCRETE
	EXISTING CONCRETE
	PROPOSED WOOD
	PROPOSED WOOD
	PROPOSED ASPHALT
	SPOT ELEVATION

ALL PLANIMETRIC LINWORK THAT IS FADED BACK SHOWN HEREIN INDICATES AN EXISTING FEATURE (IMPROVEMENT, TOPOGRAPHY, UTILITY, ETC.). ALL PLANIMETRIC TEXT THAT IS FADED BACK AND ITALICIZED SHOWN HEREIN INDICATES A CALLOUT TO AN EXISTING FEATURE.



FOUNDATION DETAIL

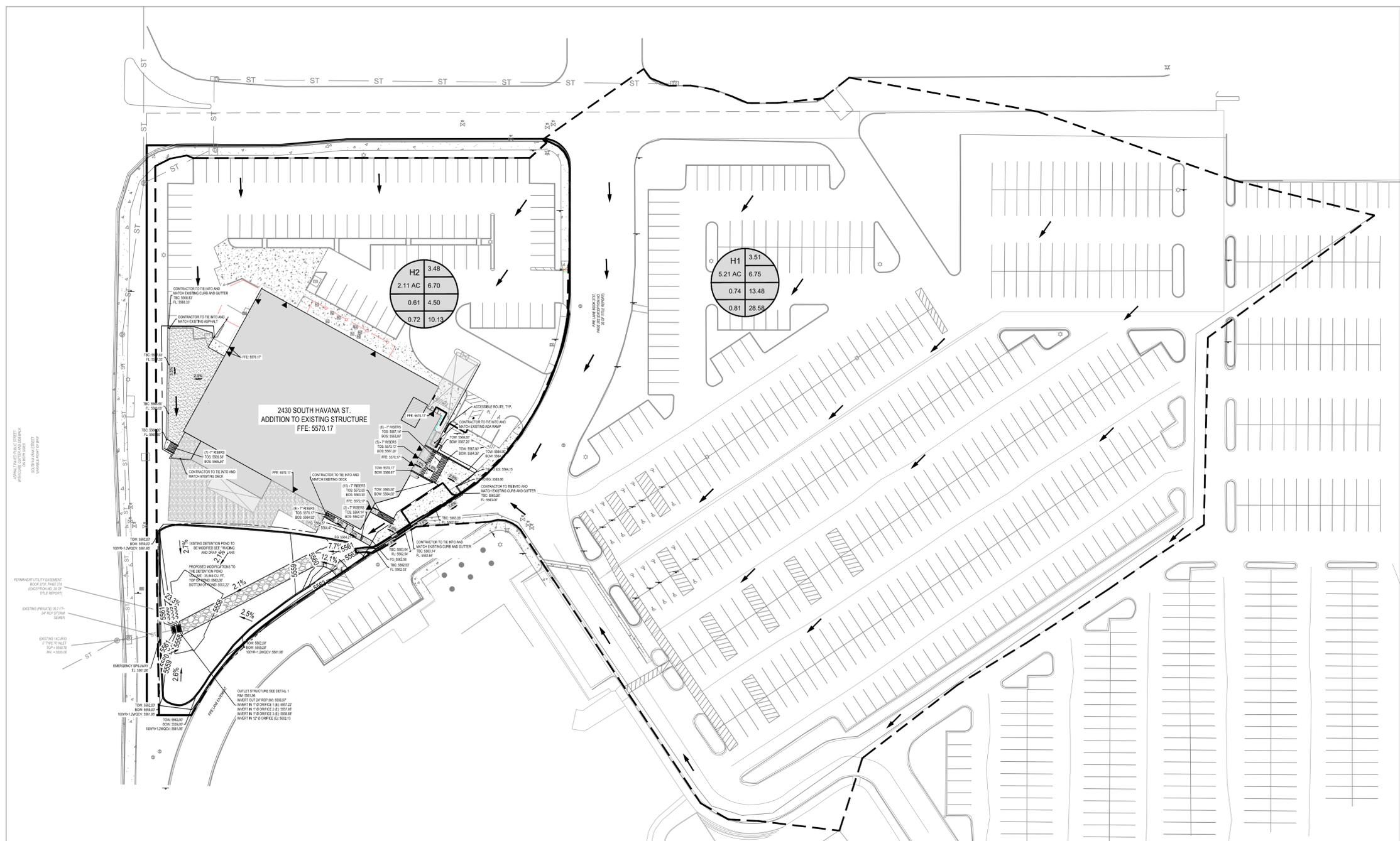


ABBREVIATION LEGEND

FG	FINISHED GRADE
EG	EXISTING GRADE
FL	FLOW LINE
TC	TOP OF CURB
BC	BOTTOM OF CURB
BS	BOTTOM OF STEP
TS	TOP OF STEP
GB	GRADE BREAK
GS	GROUND SHOT
TW	TOP OF WALL
BW	BOTTOM OF WALL
DS	DOWNSPOUT
FFE	FINISHED FLOOR ELEVATION
HP	HIGH POINT

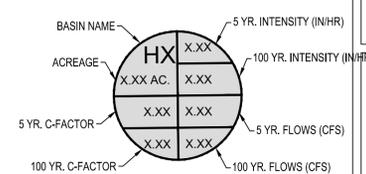
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GENERAL NOTES:
1. BASE INFORMATION SHOWN HEREIN HAS BEEN PROVIDED BY OWNER AND IS BASED ON CIVIL DRAWINGS AND DESIGN FILES FROM CHESNOE AND ASSOCIATES MAY 2018
2. SITE ADDRESS IS: 2430 S. HAVANA ST., AURORA, CO 80014
3. **BENCHMARK:** TOP OF A FOUND 1.5" DIAMETER ALUMINUM CAP, NO. ILLEGIBLE, AT THE NORTHWEST PROPERTY CORNER, ELEVATION = 5571.02' VAD 88 DATUM.
4. PER SDDTC 2.34.K STORM INFRASTRUCTURE IS PRIVATE AND SIZED FOR THE 100-YEAR STORM UNLESS OTHERWISE NOTED

Basin ID	Area (AC)	Imperviousnes s	C5	I5 (in/hr)	Q5 (CFS)	C100	I100 (in/hr)	Q100 (CFS)
H1	5.21	86.59%	0.74	3.51	13.48	0.81	6.75	28.58
H2	2.11	71.89%	0.61	3.48	4.50	0.72	6.70	10.13



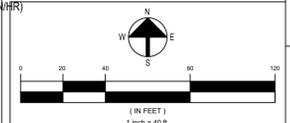
LEGEND:

- PROPERTY LINE
- ST - EXISTING STORM SEWER MAIN
- (D) - EXISTING STORM SEWER MANHOLE
- 5556 - EXISTING CONTOUR
- 5555 - PROPOSED CONTOUR
- PROPOSED CONCRETE
- PROP. CONCRETE RETAINING WALL
- STORMWATER CONTROL OULET
- PROP. CONCRETE TRICKLE CHANNEL
- PROP. GRAVEL SERVICE ACCESS

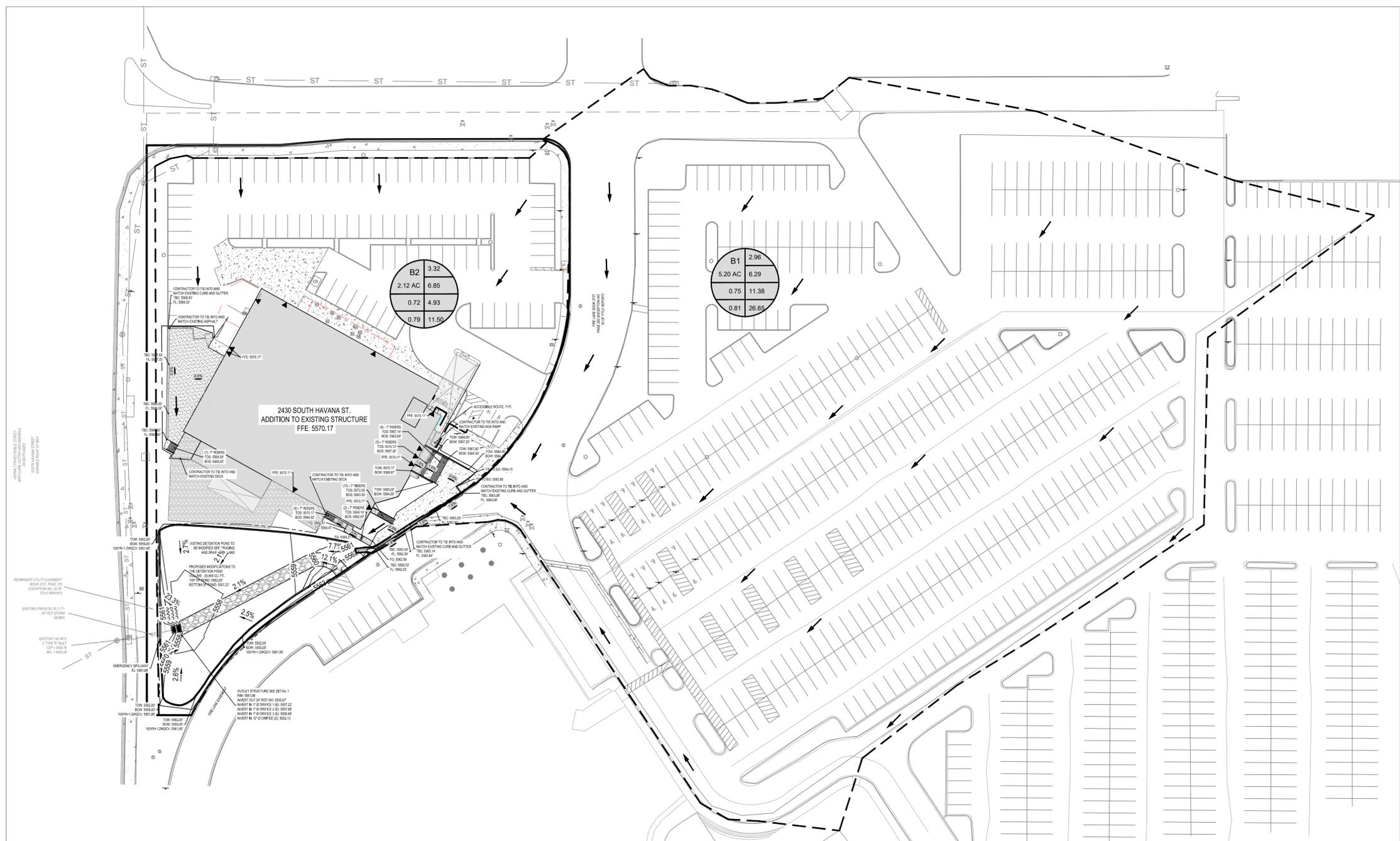
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PRELIMINARY DRAINAGE REPORT
HISTORIC DRAINAGE PLAN
D3.0
SHEET 04 OF 06



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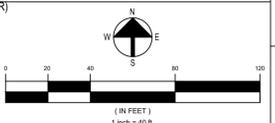
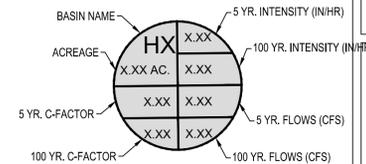
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3. BENCHMARK: TOP OF A FOUND 1.5" DIAMETER ALUMINUM CAP, NO. ILLEGIBLE, AT THE NORTHWEST PROPERTY CORNER, ELEVATION = 5571.02' VAD 88 DATUM.

Basin ID	Area (AC)	Imperviousnes s	C5	I5 (in/hr)	Q5 (CFS)	C100	I100 (in/hr)	Q100 (CFS)
B1	5.20	86.67%	0.74	2.96	11.38	0.81	6.29	26.65
B2	2.12	84.02%	0.72	3.23	4.93	0.79	6.85	11.50

LEGEND:

- PROPERTY LINE
- ST — EXISTING STORM SEWER MAIN
- ⊙ EXISTING STORM SEWER MANHOLE
- 5556 EXISTING CONTOUR
- 5555 PROPOSED CONTOUR
- PROPOSED CONCRETE
- PROP. CONCRETE RETAINING WALL
- STORMWATER CONTROL OULET
- PROP. CONCRETE TRICKLE CHANNEL
- PROP. GRAVEL SERVICE ACCESS

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PRELIMINARY DRAINAGE REPORT

PROPOSED DRAINAGE PLAN

D3.1
SHEET 05 OF 06

