

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.)



CIVIL | SURVEY | PLANNING | LANDSCAPE

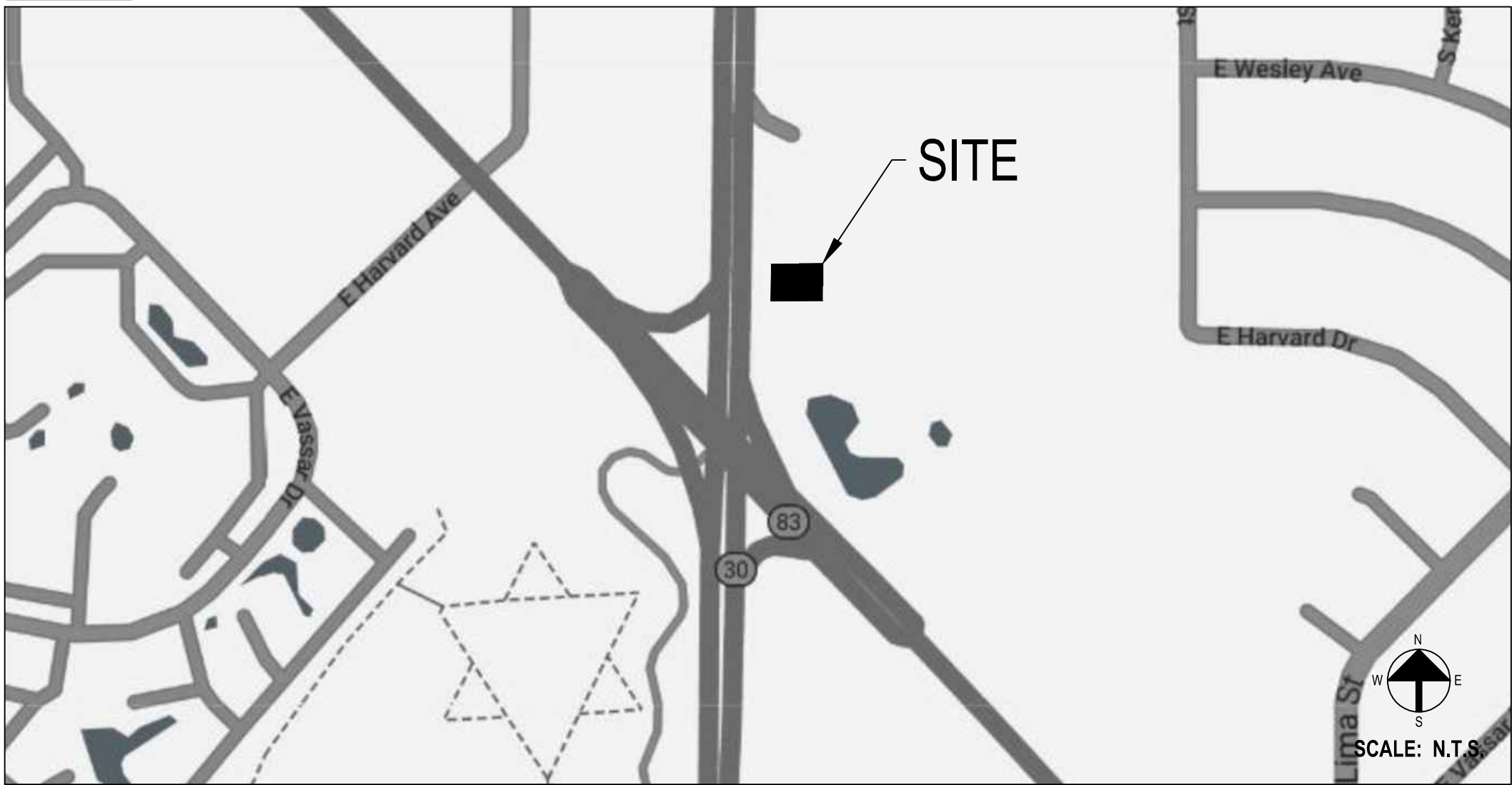
3461 RINGSBY CT., SUITE #125
DENVER, CO 80216

720.594.9494
INFO@ALTTITUDELANDCO.COM
WWW.ALTTITUDELANDCO.COM

GENERAL CONSTRUCTION NOTES:

- CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, 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.
- ALL ROADWAY CONSTRUCTION SHALL CONFORM TO THE CITY OF AURORA "ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS," LATEST EDITION.
- 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.
- 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.
- THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC IMPROVEMENT INSPECTIONS DIVISION, 303-739-7420, 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- 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.
- 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.
- 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.
- THE OWNER/DEVELOPER MUST OBTAIN THE WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
- CONCRETE SHALL NOT BE PLACED UNTIL THE FORMS HAVE BEEN INSPECTED AND A POUR SLIP ISSUED.
- 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.
- 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.
- ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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.
- 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 ENGINEER'S 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.
- ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, UNLESS OTHERWISE NOTED BY THE CITY OF AURORA.
- 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:



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.

SHEET INDEX

DRAWING NO.	DRAWING NAME	SHEET NO.
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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

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: _____

PRELIMINARY
DRAINAGE
REPORT

COVER SHEET &
NOTES

G1.0
SHEET 01 OF 06

PROJECT OWER/DEVELOPER SIGNATURE BLOCK

I HAVE REVIEWED THE INFORMATION CONTAINED WITHIN THE EROSION AND SEDIMENT CONTROL PLAN AND ACCEPT RESPONSIBILITY FOR THE REQUIREMENTS SET FORTH.

PROJECT OWNER/DEVELOPER _____ DATE _____

PLAN PREPARER SIGNATURE BLOCK

I ACKNOWLEDGE MY RESPONSIBILITY FOR THE PREPARATION OF THE EROSION AND SEDIMENT CONTROL PLAN.

PROFESSIONAL ENGINEER _____ DATE _____

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APPROVED ONE YEAR FROM THIS DATE

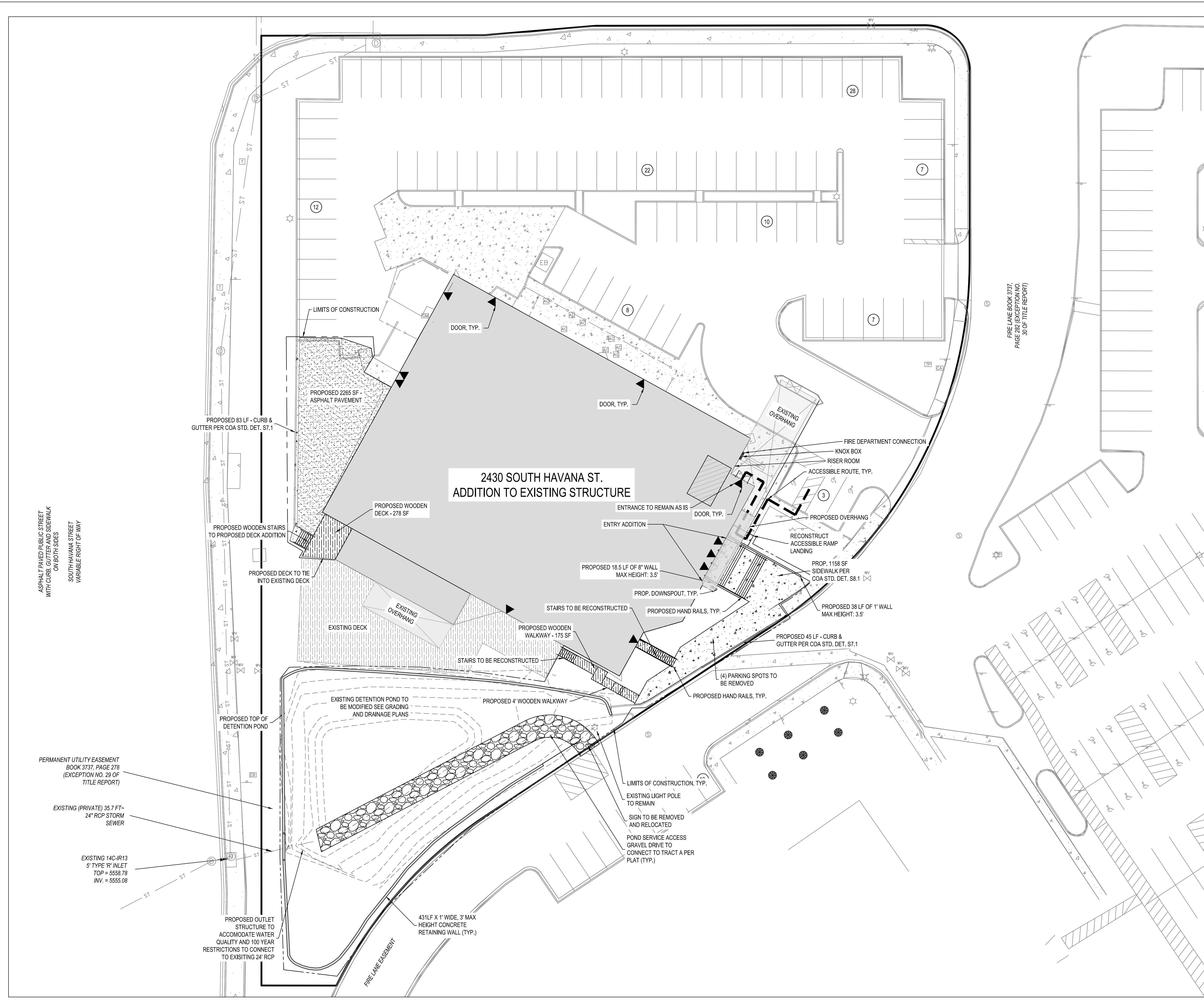
CITY ENGINEER _____ DATE _____

PARKS, RECREATION AND OPEN SPACE _____ DATE _____

WATER DEPARTMENT _____ DATE _____

FIRE DEPARTMENT _____ DATE _____

TRAFFIC MANAGER _____ DATE _____



ALTITUDE

LAND CONSULTANTS

CIVIL | SURVEY | PLANNING | LANDSCAPE

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DENVER, CO 80216

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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.

LEGEND:

PROPERTY LINE

ADJACENT PROPERTY LINE

LIMIT OF CONSTRUCTION

LIMIT OF CONSTRUCTION

PROPOSED CONCRETE

EXISTING CONCRETE

PROPOSED WOOD

EXISTING WOOD

PROPOSED ASPHALT

N

E

S

W

0

10

20

30

40

50

(IN FEET)
1 inch = 20 ft.

DATE: _____

REVIEWS: _____

WATERPARK SUBDIVISION FILING #2 MINOR

PRELIMINARY DRAINAGE REPORT

2430 S. HAVANA ST.

AURORA, CO. 80014

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DIR: _____

PRELIMINARY DRAINAGE REPORT

SITE PLAN

D1.0

SHEET 02 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.

DATE: _____
REVISIONS: _____

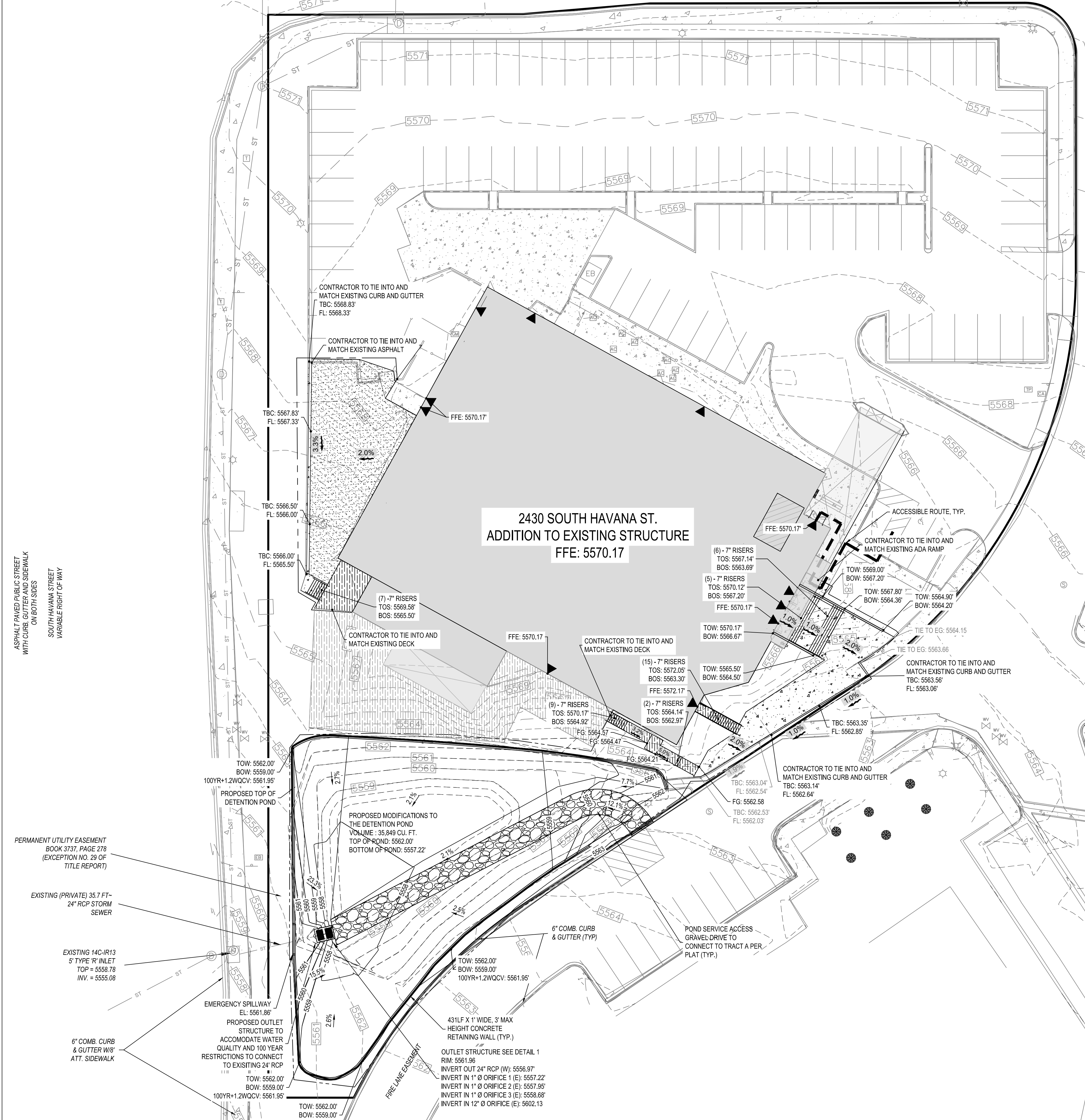
**WATERPARK SUBDIVISION FILING #2 MINOR
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PRELIMINARY
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GRADING PLAN

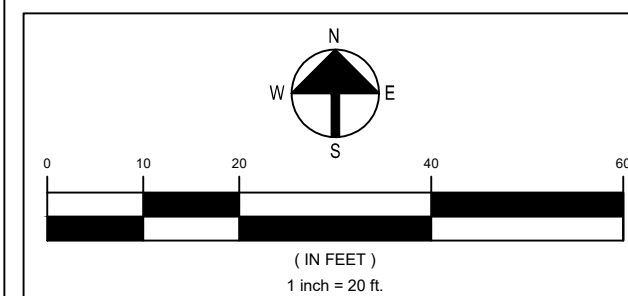
D2.0
SHEET 01 OF 06



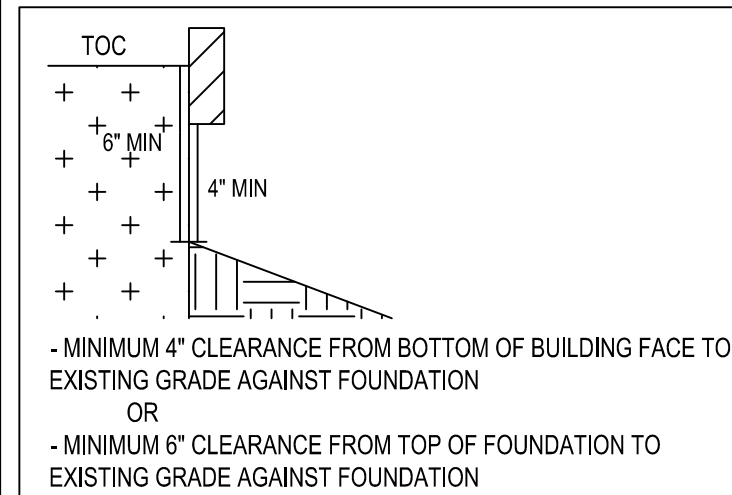
LEGEND:

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

ALL PLANIMETRIC LINEWORK 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.



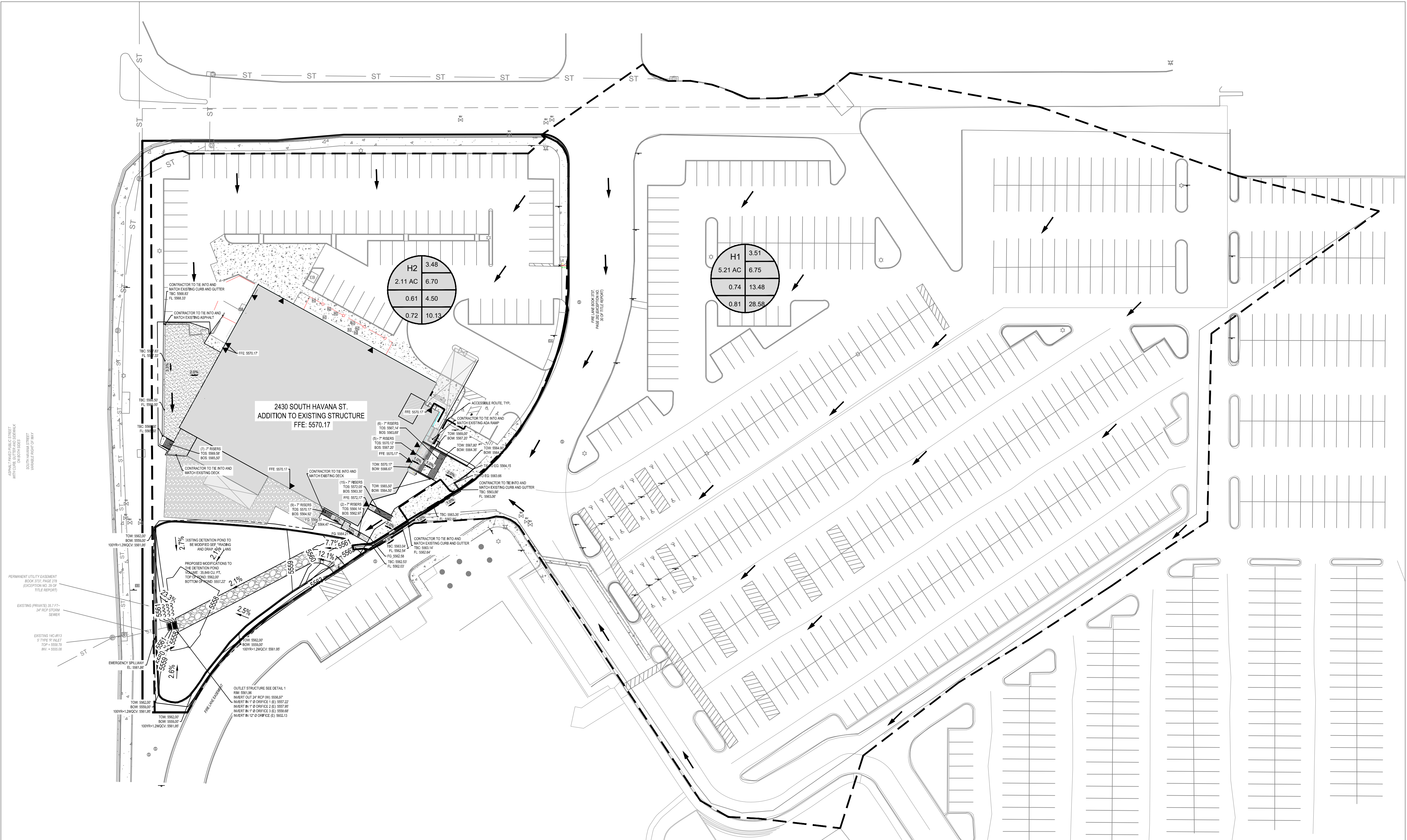
FOUNDATION DETAIL



ABBREVIATION LEGEND

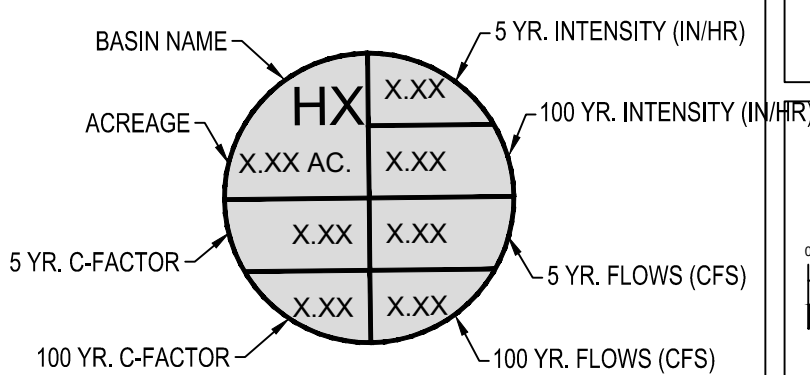
FG: FINISHED GRADE
EG: EXISTING GRADE
FL: FLOW LINE
TC: TOP OF CURB
BC: BOTTOM OF CURB
BS: BOTTOM OF STEP
TS: TOP OF STEP
GB: GRADE BREAK
GS: GROUND SHOT
TW: TOP OF WALL
BW: BOTTOM OF WALL
DS: DOWNSPOUT
FFE: FINISHED FLOOR ELEVATION
HP: HIGH POINT

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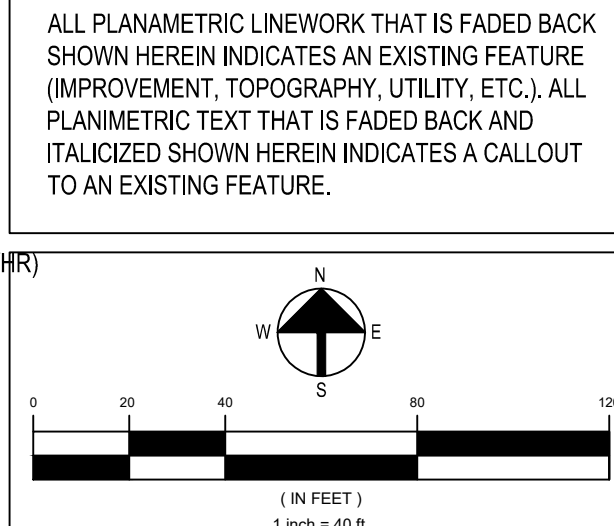
GENERAL NOTES:
1. BASE INFORMATION SHOWN HEREIN HAS BEEN PROVIDED BY OWNER AND IS BASED ON CIVIL DRAWINGS AND DESIGN FILES FROM CHESSNOE AND ASSOCIATES MAY 2018
2. SITE ADDRESS IS: 2430 S. HAVANA ST., AURORA, CO 80014
3. **BENCHMARK:** TOP OF A FOUND 1.5" DIAMETER ALUMINUM CAP, NO. ILLEGIBLE, AT THE 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
- EXISTING STORM SEWER MANHOLE
- EXISTING CONTOUR
- 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

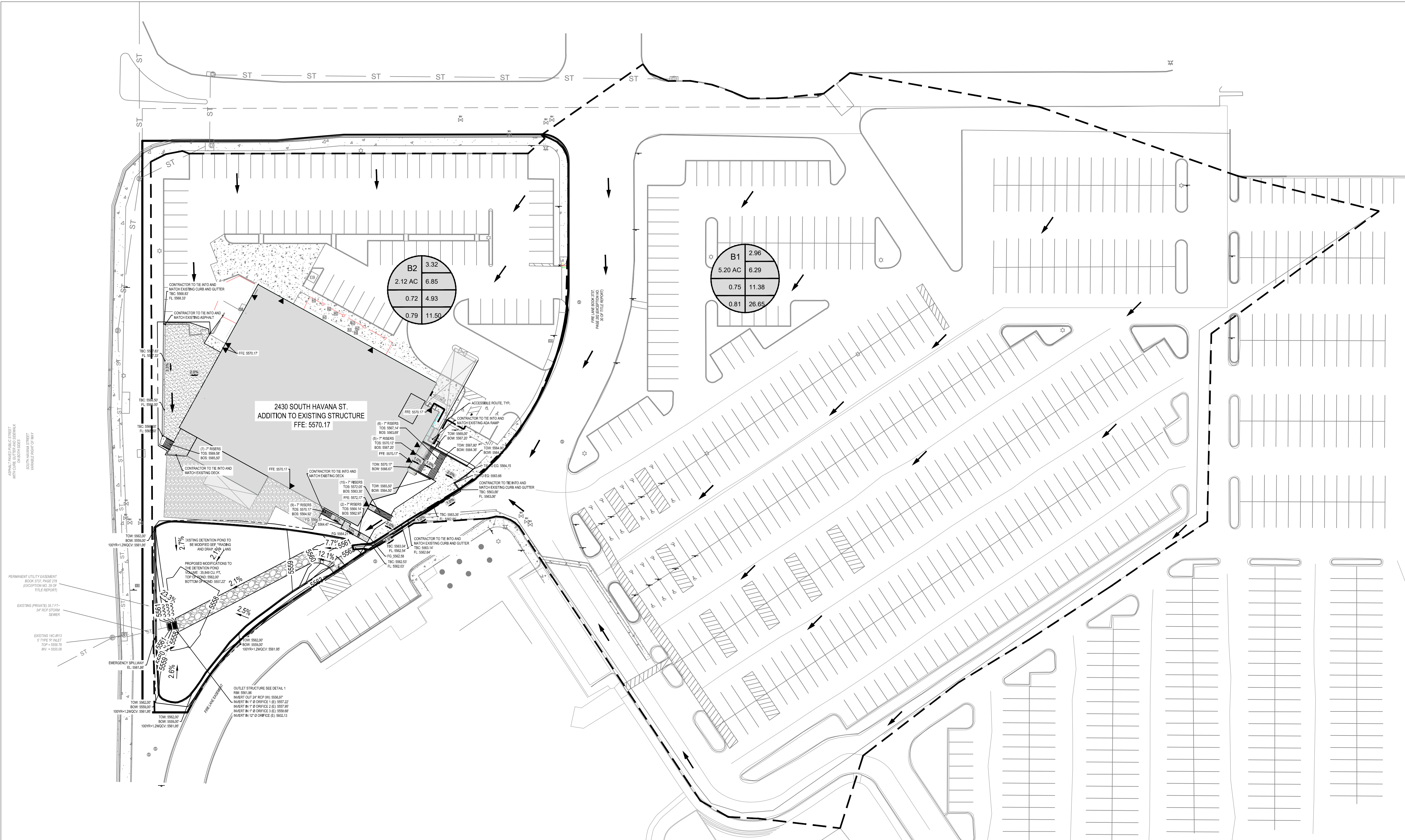
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PRELIMINARY
DRAINAGE
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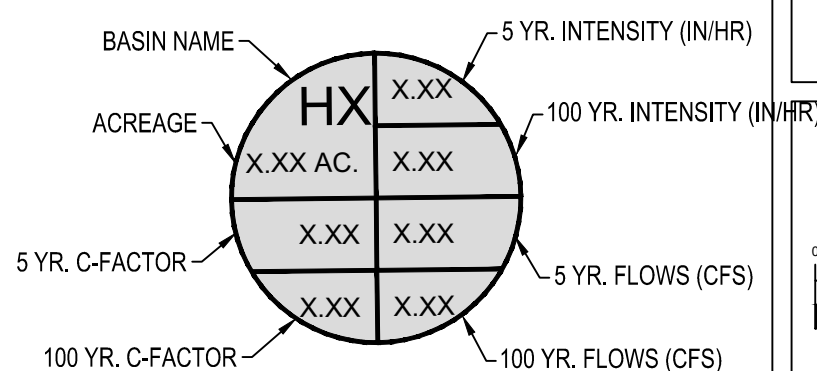
**PROPOSED
DRAINAGE
PLAN**

D3.1
SHEET 05 OF 06



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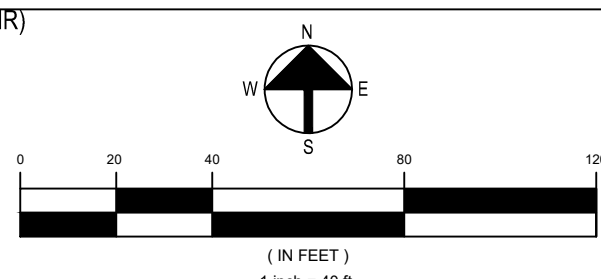
Basin ID	Area (AC)	Imperviousnes s	C5	I5 (in/hr)	Q5 (CFS)	C100	I100 (in/hr)	Q100 (CFS)
B1	5.20	86.67%	0.74	2.96	11.38	0.81	6.29	26.65
B2	2.12	84.02%	0.72	3.23	4.93	0.79	6.85	11.50



LEGEND:

- PROPERTY LINE
- ST - EXISTING STORM SEWER MAIN
- EXISTING STORM SEWER MANHOLE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CONCRETE
- PROP. CONCRETE RETAINING WALL
- STORMWATER CONTROL OUTLET
- PROP. CONCRETE TRICKLE CHANNEL
- PROP. GRAVEL SERVICE ACCESS

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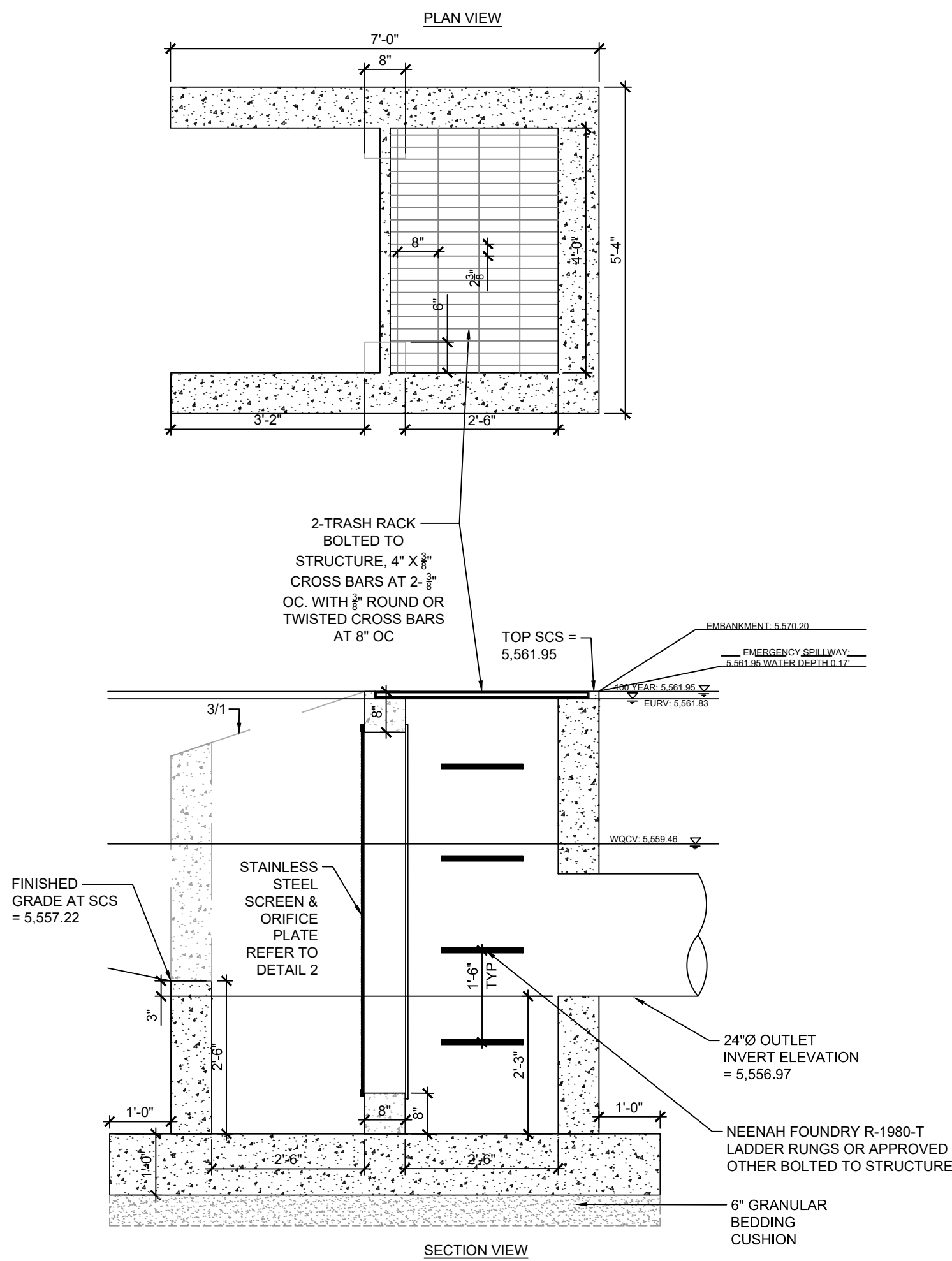
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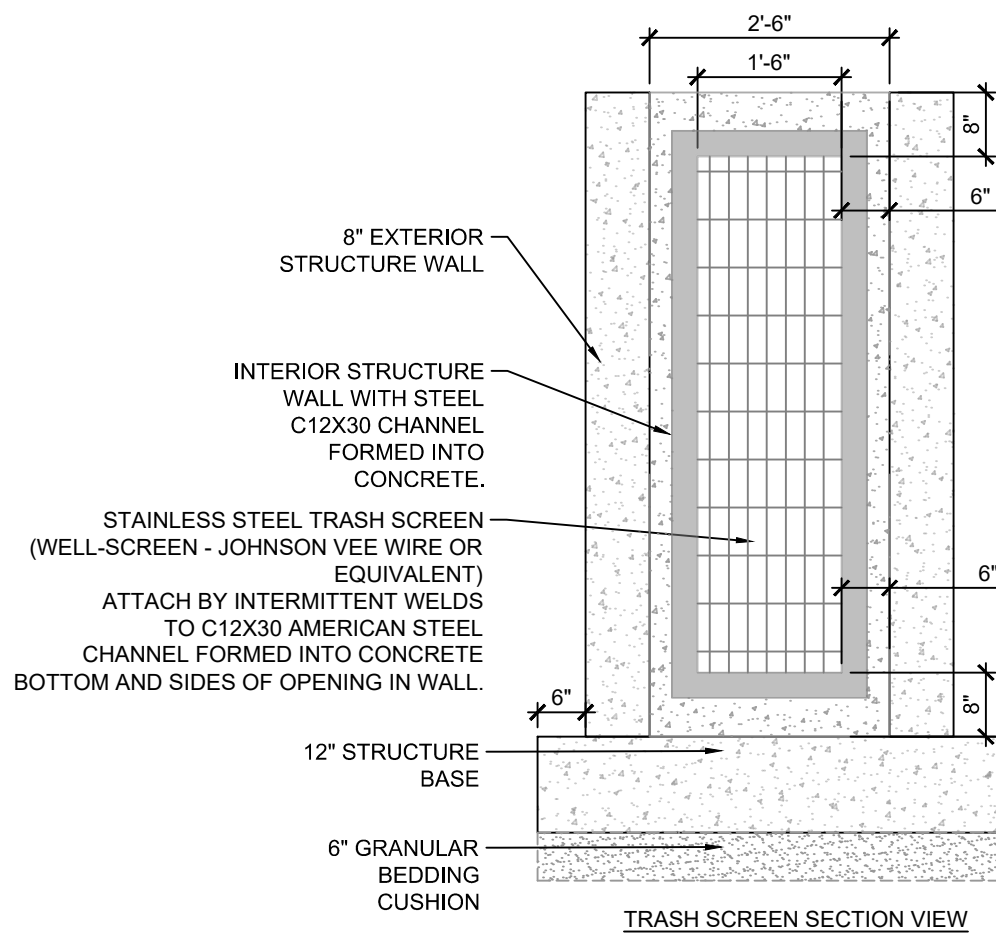
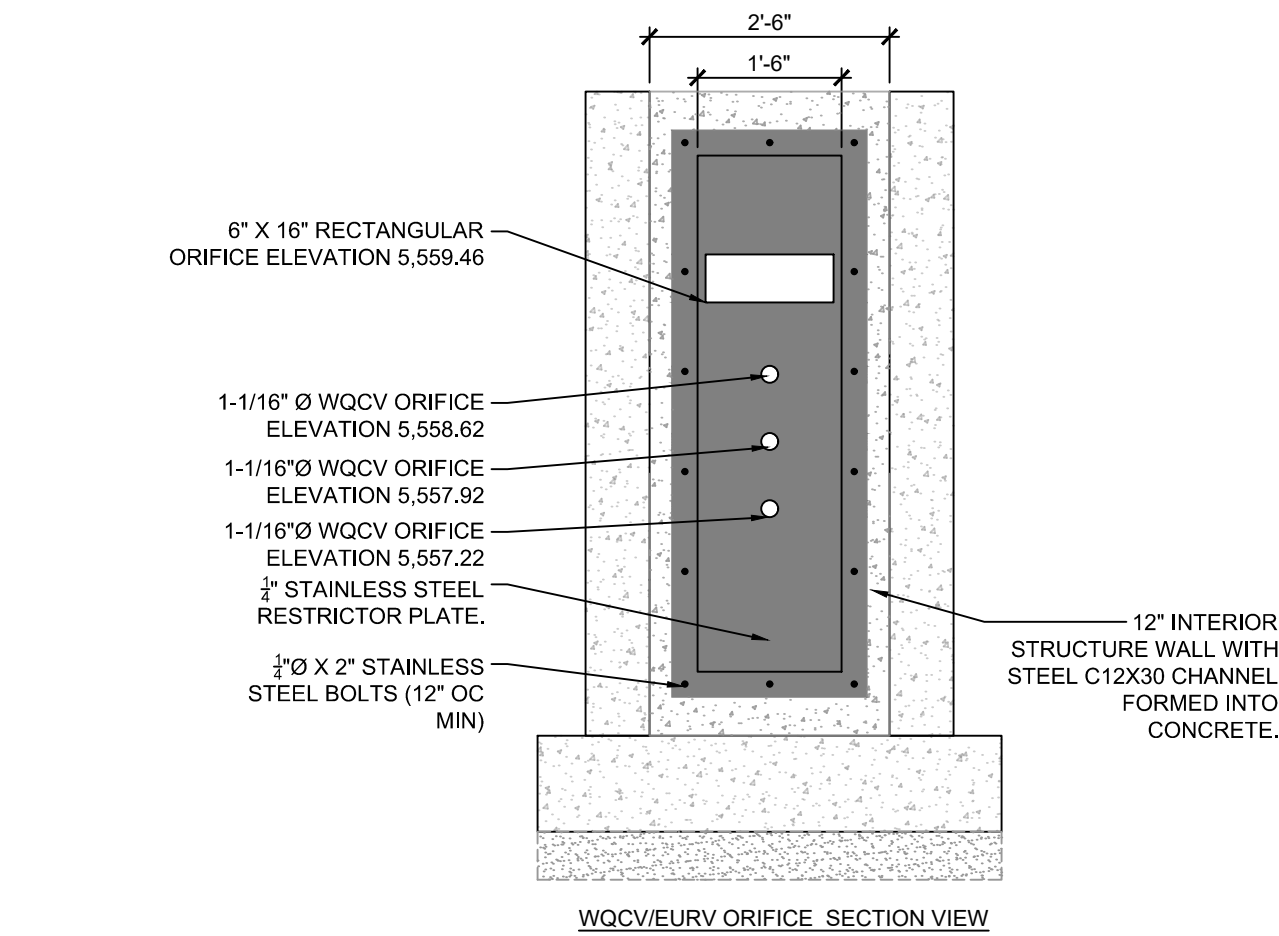
PRELIMINARY
DRAINAGE
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CIVIL DETAILS

D3.2
SHEET 06 OF 06



1 OUTLET CONTROL STRUCTURE
SCALE: 1/2" = 1'-0"



2 WQCV EURV AND TRASH RACK
SCALE: 1/2" = 1'-0"

