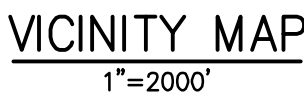


A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



ROUTED FLOWS			
DP #	Q <sub>7-8</sub>	Q <sub>100-79</sub>	Q <sub>100-79</sub>
1.0	5.28	54.51	
1.1	5.08	40.50	
1.2	13.24	99.36	
1.3	4.02	14.28	
1.4	4.26	16.18	
1.5	20.20	125.16	
1.6	3.52	10.84	
1.7	5.66	25.03	
1.8	24.81	140.42	
1.9	2.42	9.08	
2.0	3.01	7.91	
2.1	4.39	17.34	
2.2	3.31	6.99	
2.3	7.33	23.61	
2.4	7.92	27.81	
2.5	6.17	19.21	
2.6	13.83	46.07	
2.7	35.70	174.72	
2.8	43.95	207.65	
2.9	5.36	15.76	
3.0	9.46	16.11	
3.1	14.32	32.14	
3.2	4.79	18.51	
3.3	16.97	63.90	
3.4	17.43	65.26	
3.5	2.56	9.72	
3.6	3.15	11.89	
3.5A	3.03	11.40	
3.8	20.27	75.18	
3.9	2.47	7.92	
3.9A	3.15	79.12	
4.0	2.97	10.14	
4.1	5.87	21.75	
4.2	7.67	31.57	
4.3	3.63	7.49	
4.4	10.96	38.23	
4.5	14.67	55.30	
4.6	2.86	9.91	
4.7	2.77	9.25	
4.8	2.45	8.98	
4.9	7.04	24.48	
5.0	4.73	17.74	
5.1	4.25	15.95	
5.2	6.00	23.96	
5.2A	6.95	26.25	
5.3	11.04	39.77	
5.3A	11.50	41.42	
5.4	25.94	96.17	
5.5	28.26	105.96	
5.6	84.09	361.87	
5.7	88.22	419.25	
7.0	1.73	8.97	
7.1	2.32	10.44	
7.2	5.65	17.88	
7.3	6.20	19.72	
7.4	6.52	21.07	
8.0	2.71	10.19	
8.1	4.94	18.78	
8.2	7.45	28.36	
8.3	9.51	35.61	
8.4	10.13	38.46	
8.5	22.05	81.70	
9.0	6.48	24.38	
9.1	10.14	37.20	
9.2	12.30	44.49	

BASIN SUMMARY TABLE							
Tributary	Area	Percent			t <sub>c</sub>	Q <sub>c</sub>	Q <sub>100</sub>
Sub-basin	(acres)	Impervious	C <sub>2</sub>	C <sub>100</sub>	(min)	(cfs)	(cfs)
A1	1.39	2.0%	0.10	0.15	12.56	0.3	1.2
A2	1.32	60.3%	0.54	0.63	7.77	1.8	5.9
A3	0.45	74.7%	0.66	0.72	5.57	0.8	2.5
A4	6.00	30.3%	0.36	0.41	18.32	3.7	12.0
A5	1.03	37.2%	0.38	0.43	12.70	0.8	2.6
A6	1.09	14.6%	0.20	0.29	7.96	0.5	2.2
B1	1.36	76.9%	0.70	0.76	6.68	2.5	7.7
B2	1.54	76.6%	0.70	0.75	7.22	2.7	8.4
B3	8.43	14.5%	0.23	0.31	13.96	3.8	14.6
B4	2.30	58.4%	0.53	0.66	13.26	2.4	8.7
B5	1.50	58.5%	0.54	0.65	10.09	1.8	6.3
B6	1.46	57.3%	0.51	0.66	9.14	1.7	6.5
B7	2.66	55.2%	0.49	0.65	11.96	2.7	10.4
B8	1.76	56.9%	0.51	0.66	9.76	2.0	7.6
B9	1.53	55.2%	0.49	0.65	9.16	1.7	6.7
B10	2.40	56.5%	0.51	0.66	8.94	2.8	10.6
B11	0.44	60.1%	0.54	0.68	6.59	0.6	2.2
B12	0.48	69.8%	0.63	0.73	6.52	0.8	2.6
B13	2.33	36.3%	0.37	0.50	11.80	1.8	7.0
B14	1.54	80.9%	0.73	0.79	6.88	2.9	8.9
B15	2.20	5.0%	0.18	0.22	13.20	0.8	2.8
B16	0.66	67.9%	0.61	0.72	8.28	1.0	3.3
B17	0.37	82.0%	0.74	0.80	5.00	0.8	2.4
B18	1.97	52.4%	0.47	0.64	11.35	2.0	7.7
B19	1.28	58.1%	0.52	0.67	9.10	1.5	5.7
B20	0.66	62.4%	0.56	0.69	7.99	0.9	3.2
B21	2.61	52.2%	0.47	0.64	9.94	2.7	10.7
B22	1.45	58.8%	0.53	0.67	10.02	1.7	6.3
B23	22.95	14.4%	0.29	0.41	18.20	11.2	46.1
B24	3.41	50.2%	0.46	0.62	13.03	3.1	12.2
B25	2.35	53.1%	0.48	0.63	10.34	2.5	9.5
B26	3.57	51.2%	0.46	0.62	14.42	3.2	12.3
B27	1.47	61.4%	0.55	0.69	8.74	1.9	6.9
B28	1.62	55.7%	0.50	0.66	11.38	1.7	6.5
B29	1.19	54.5%	0.49	0.65	7.77	1.4	5.5
B30	2.80	46.6%	0.44	0.58	12.11	2.6	9.6
B31	1.87	53.4%	0.48	0.64	9.68	2.0	7.8
B32	0.20	77.5%	0.70	0.77	5.00	0.4	1.2
B33	0.21	74.0%	0.67	0.75	5.00	0.4	1.3
B33A	0.41	49.0%	0.50	0.55	7.58	0.5	1.6
B33B	0.21	68.3%	0.64	0.69	5.00	0.4	1.2
B34	1.53	50.0%	0.45	0.62	11.81	1.4	5.7
B35	0.98	60.9%	0.55	0.68	6.96	1.4	4.9
B36	1.24	57.5%	0.51	0.67	9.56	1.5	5.4
B37	1.74	53.2%	0.48	0.63	11.16	1.8	6.8
B38	1.12	51.3%	0.51	0.57	7.19	1.4	4.7
B39	0.78	53.7%	0.53	0.58	6.41	1.1	3.4
B39A	0.23	62.8%	0.60	0.65	5.00	0.4	1.2
B39B	0.26	81.7%	0.74	0.79	5.00	0.5	1.7
B40	1.94	57.3%	0.51	0.66	11.32	2.1	7.9
B41	0.80	59.7%	0.54	0.68	7.52	1.1	3.9
B42	2.98	54.7%	0.49	0.65	12.92	2.9	11.2
B43	1.40	61.0%	0.55	0.68	8.90	1.8	6.5
B44	0.22	77.2%	0.70	0.77	5.00	0.4	1.4
B45	2.01	50.9%	0.46	0.63	10.82	2.0	7.9
B46	1.56	61.8%	0.55	0.69	8.73	2.0	7.3
B47	2.80	51.3%	0.46	0.63	12.66	2.6	10.4
B48	1.29	61.7%	0.55	0.69	8.17	1.7	6.2
B49	6.16	5.0%	0.18	0.22	12.94	2.2	7.8
B50	0.46	81.4%	0.74	0.79	5.00	1.0	2.9
B51	0.85	81.0%	0.73	0.79	5.30	1.7	5.3
B52	0.96	60.0%	0.54	0.68	7.89	1.3	4.6
B53	1.33	58.5%	0.52	0.67	7.71	1.7	6.3
B54	0.56	59.8%	0.54	0.68	7.50	0.7	2.7
B55	3.16	54.4%	0.49	0.65	10.18	3.4	13.1
B56	1.09	59.2%	0.53	0.68	8.40	1.4	5.1
B57	0.79	60.1%	0.54	0.68	11.17	0.9	3.3
B58	2.16	65.0%	0.59	0.70	9.37	2.9	10.0
B58A	0.98	32.7%	0.31	0.47	10.75	0.7	2.9
B59	3.96	50.9%	0.46	0.62	14.37	3.5	13.6
B61	2.43	85.0%	0.60	0.80	7.33	3.6	14.0
B62	12.96	36.7%	0.40	0.47	11.75	10.8	36.6
C1	1.51	40.7%	0.40	0.53	12.35	1.2	4.7
C2	1.39	58.5%	0.53	0.67	10.68	1.6	5.8
C3	1.74	51.6%	0.46	0.63	11.99	1.7	6.6
C4	3.68	50.3%	0.45	0.62	12.60	3.4	13.4
C5	2.03	56.9%	0.52	0.65	10.35	2.3	8.4
C6	1.05	36.2%	0.35	0.52	9.40	0.8	3.6
C7	9.17	59.7%	0.54	0.68	15.01	9.2	33.5
C8	3.03	59.3%	0.53	0.67	10.23	3.6	12.9
C9	4.93	40.2%	0.41	0.52	10.34	4.5	16.2
D1	3.06	54.9%	0.49	0.65	11.45	3.2	12.1
D2	3.07	56.8%	0.51	0.66	11.35	3.3	12.5
D3	1.77	54.2%	0.48	0.65	8.64	2.0	7.8
D4	1.65	60.8%	0.59	0.64	9.15	2.2	7.0
D5	11.36	5.7%	0.18	0.23	16.83	3.6	13.2
OS1	21.79	17.3%	0.32	0.61	14.72	13.0	72.3
OS2	13.65	17.5%	0.32	0.61	13.87	8.4	46.6
OS3	0.14	65.0%	0.60	0.65	5.00	0.2	0.7
OS4	0.72	2.0%	0.15	0.20	7.73	0.3	1.0
OS5	1.69	15.7%	0.23	0.33	8.34	0.9	3.8



COA ID 5S6532NE04-3" BRASS CAP ON THE SELY CORNER OF A CURB  
OPENING INLET STRUCTURE BEING ON THE EASTERLY SIDE OF SMOKY  
HILL ROAD AND BEING NEARLY ON A PROJECTED LINE WITH THE SELY  
BOUNDARY OF SERENITY RIDGE SUBD. FILING NO. 3 & THE NWLY BDY OF  
SERENITY RIDGE FILING NO. 1.

THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "LS 25942" AT THE WEST 1/4 CORNER AND A3.25" ALUMINUM CAP STAMPED "LS 38098" AT THE SOUTHWEST CORNER, SAID LINE BEARING S00°23'41"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).

CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY ENGINEER DOES NOT WARRANT THE ACCURACY OF THE DESIGN, THE DESIGN, OF 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 OF THE CITY OF AURORA'S OR ANY OTHER CITY'S PROPOSED CONSTRUCTION OF ANY INFRASTRUCTURE. THE RIGHT-OF-WAY SHALL BE PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA. ALL PROPOSED DETENTION PONDS, SWALES, AND AREA INLETS SHALL BE PRIVATE AND WILL BE MAINTAINED BY THE HOA. ALL PROPOSED DETENTION PONDS SHALL BE SIZED FOR THE 100-YEAR STORM EVENT. ALL PROPOSED DETENTION PONDS SHALL BE SIZED FOR THE 100-YEAR STORM EVENT.

- PIPE CLASS SHALL BE CLASS III.
- PIPE BEDDING MATERIAL SHALL BE CLASS B.
- ALL STORM SEWER LATERALS ARE 18" RCP UNLESS OTHERWISE NOTED.
- ALL FLOOR FINISHES SHALL BE FINISHED FLOOR FINISHES. FINISHED FLOOR ELEVATIONS SHALL BE MINIMUM ABOVE THE EMERGENCY OVERFLOW ELEVATIONS AND GARAGES SHALL NOT BE INUNDATED.

PREPARED UNDER MY SUPERVISION

DATE \_\_\_\_\_

FOR AND ON BEHALF OF JR ENGINEERING, LLC.

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 WQCV MAY BE EITHER ALTERNATELY AVERAGE DENSITY OR DESIGN 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, 100-YEAR, EURV) AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQCV. THE WQCV CERTIFICATE SHALL BE PROVIDED TO THE CITY OF CHICAGO BY THE ENGINEERING CONTROL SECTION. A LICENSED PROFESSIONAL ENGINEER 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 WELLS, PADDED AREAS, DETENTION STATIONS, AND OVERHEAD STORAGE TANKS. A 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 AN APPROVED POND CERTIFICATE.

Approved For One Year From This Date

_____	_____
City Engineer	Date
_____	_____
Water Department	Date

PREPARED FOR  
JEN COLORADO 19, LLC  
680 5TH AVE, FL 25  
NEW YORK, NY 10019  
JERRY RICHMOND

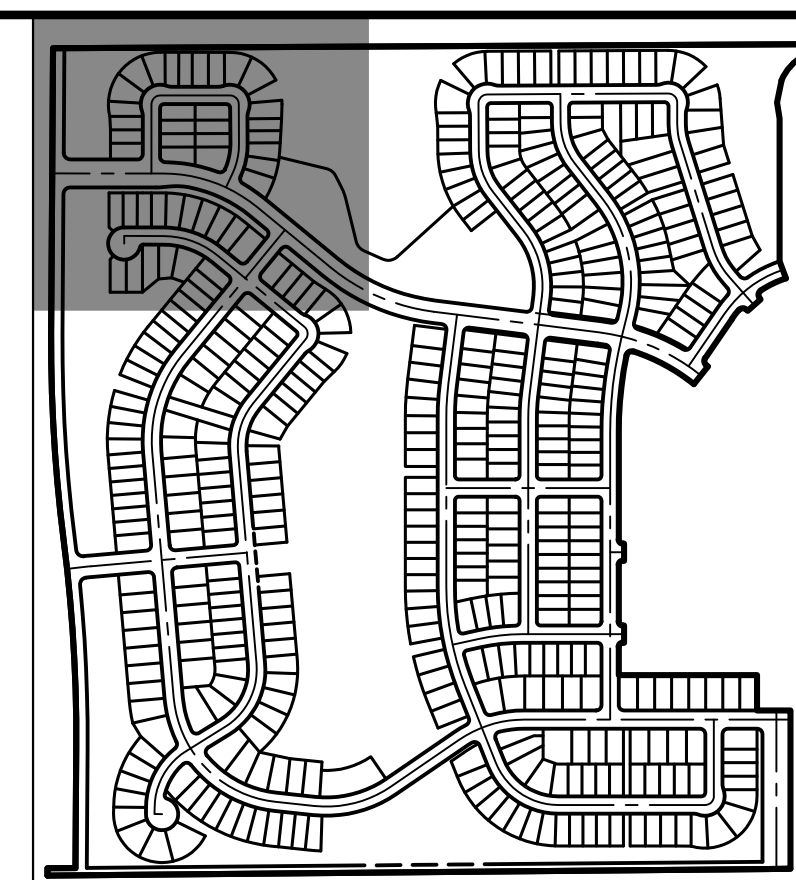
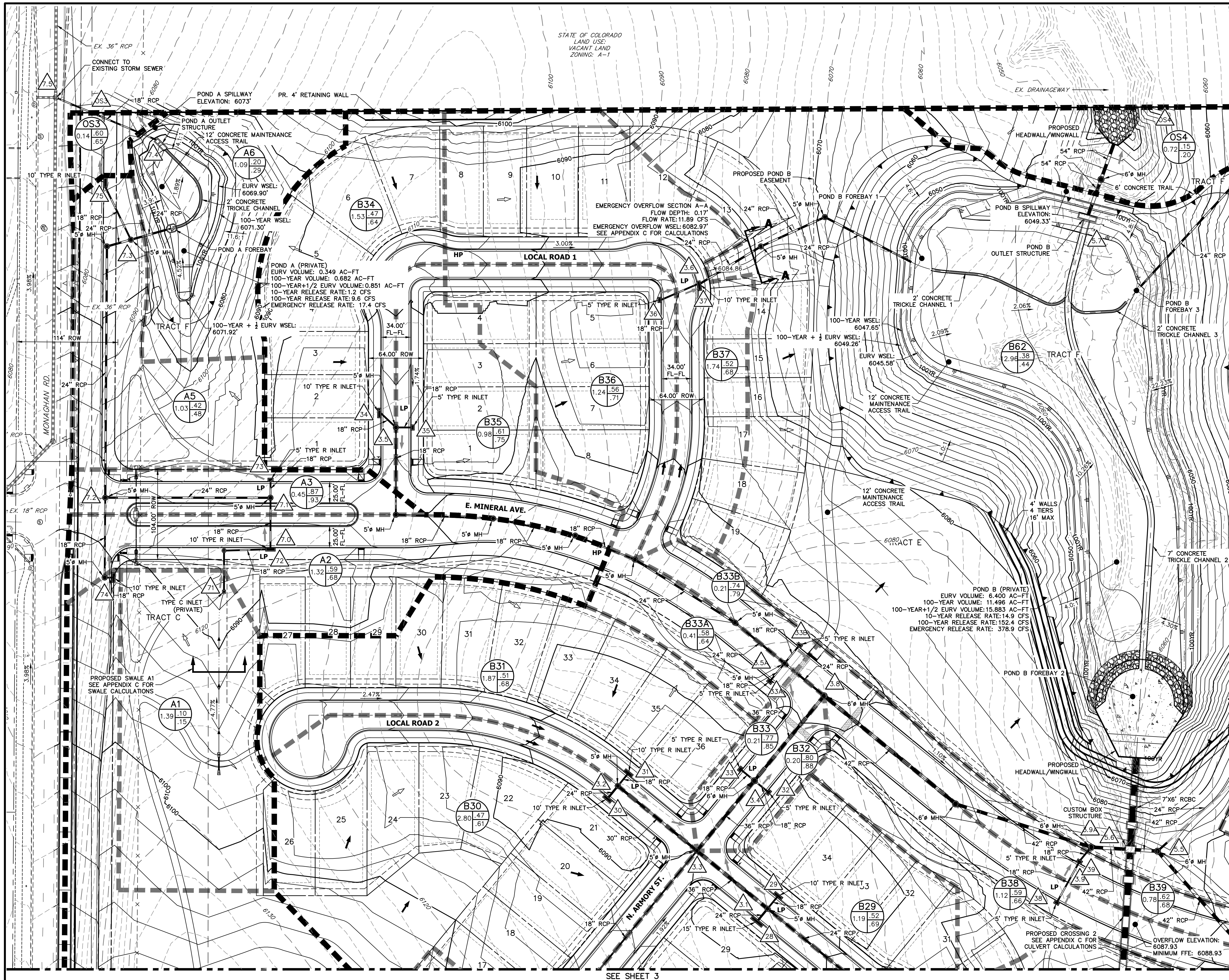
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A Westrian Company



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Fort Collins 970-491-8688 • [www.jrengineering.com](http://www.jrengineering.com)

SHEET	1	OF	11
JOB NO.	16118.00		
TRAILS AT OVERLAND RANCH FILING 01			
		H-SCALE	1"= 2000'
		V-SCALE	N/A
		DATE	7/13/23
PRELIMINARY DRAINAGE PLAN		DESIGNED BY	AAM
		DRAWN BY	AAM
		CHECKED BY	
No.	REVISION	BY	DATE





## KEY MAP

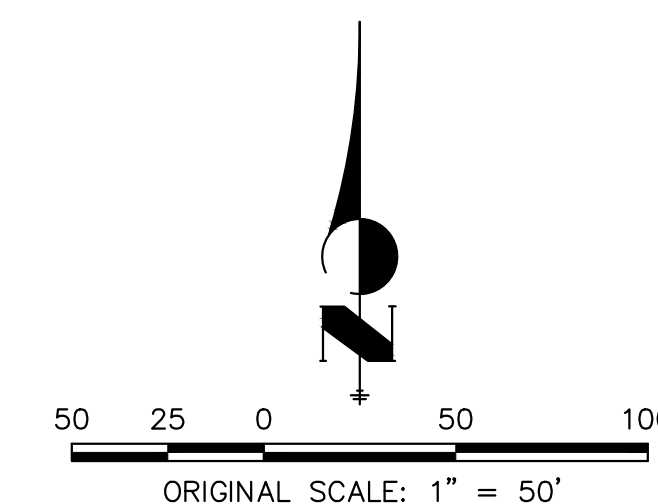
SCALE: 1"=700'



Know what's below.  
Call before you dig.

### LEGEND:

- PROPOSED STORM SEWER
- 6100 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 6100 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE BASIN
- DRAINAGE SUB-BASIN
- A = BASIN DESIGNATION
- B = AREA IN ACRES
- C = 2-YR RUNOFF COEFFICIENT
- D = 100-YR RUNOFF COEFFICIENT
- DESIGN POINT
- HP HIGH POINT
- LP LOW POINT
- DRAINAGE ARROW
- EXISTING DRAINAGE ARROW
- EMERGENCY OVERFLOW PATH
- PROPOSED DRAINAGE SWALE
- 100YR PROPOSED FLOODPLAIN



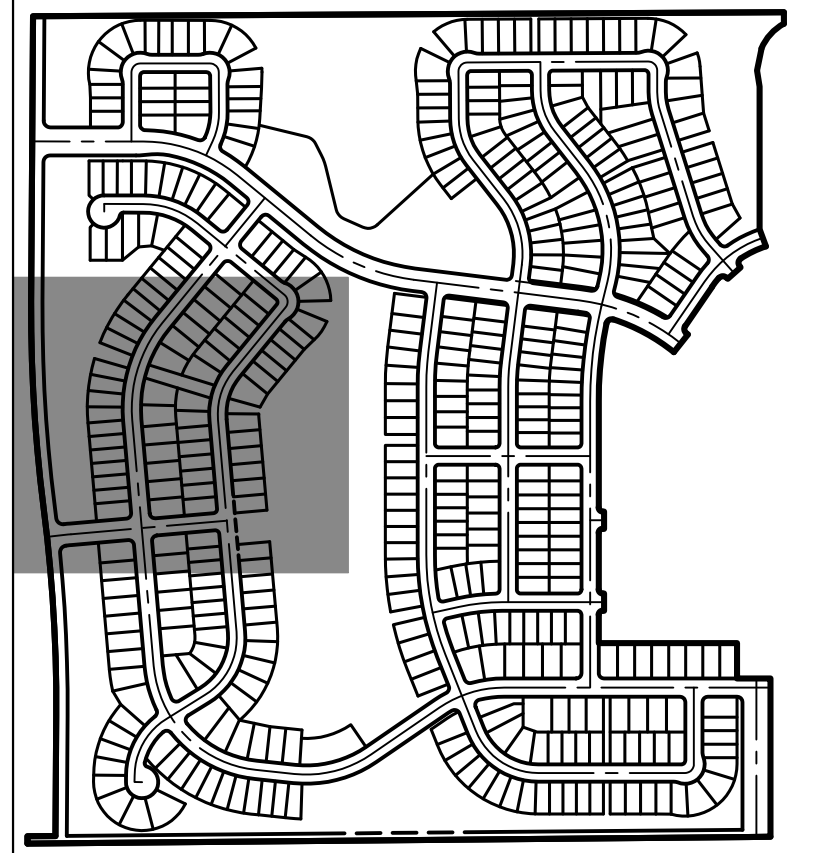
PRELIMINARY DRAINAGE PLAN  
TRAILS AT OVERLAND RANCH FILING 01  
JOB NO. 16118.00  
7/13/23  
SHEET 2 OF 11

**J-R ENGINEERING**  
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SEE SHEET 2



## KEY MAP

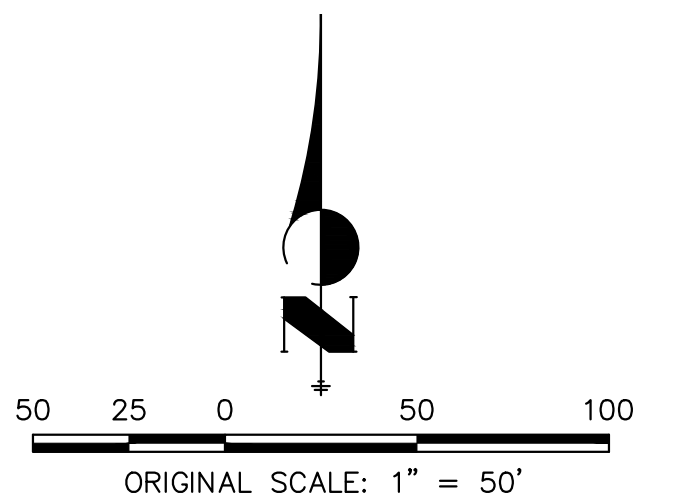
SCALE: 1"=700'



Know what's below.  
Call before you dig.

### LEGEND:

- PROPOSED STORM SEWER
  - 6100 PROPOSED MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - 6100 EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - DRAINAGE BASIN
  - DRAINAGE SUB-BASIN
  - A B C D
  - 1
  - HP
  - LP
  - DRAINAGE ARROW
  - EXISTING DRAINAGE ARROW
  - EMERGENCY OVERFLOW PATH
  - PROPOSED DRAINAGE SWALE
  - 100YR PROPOSED FLOODPLAIN
- A = BASIN DESIGNATION  
B = AREA IN ACRES  
C = 2-YR RUNOFF COEFFICIENT  
D = 100-YR RUNOFF COEFFICIENT
- DESIGN POINT  
HIGH POINT  
LOW POINT  
DRAINAGE ARROW  
EXISTING DRAINAGE ARROW  
EMERGENCY OVERFLOW PATH  
PROPOSED DRAINAGE SWALE  
100YR PROPOSED FLOODPLAIN



PRELIMINARY DRAINAGE PLAN  
TRAILS AT OVERLAND RANCH FILING 01  
JOB NO. 16118.00  
7/13/23  
SHEET 3 OF 11

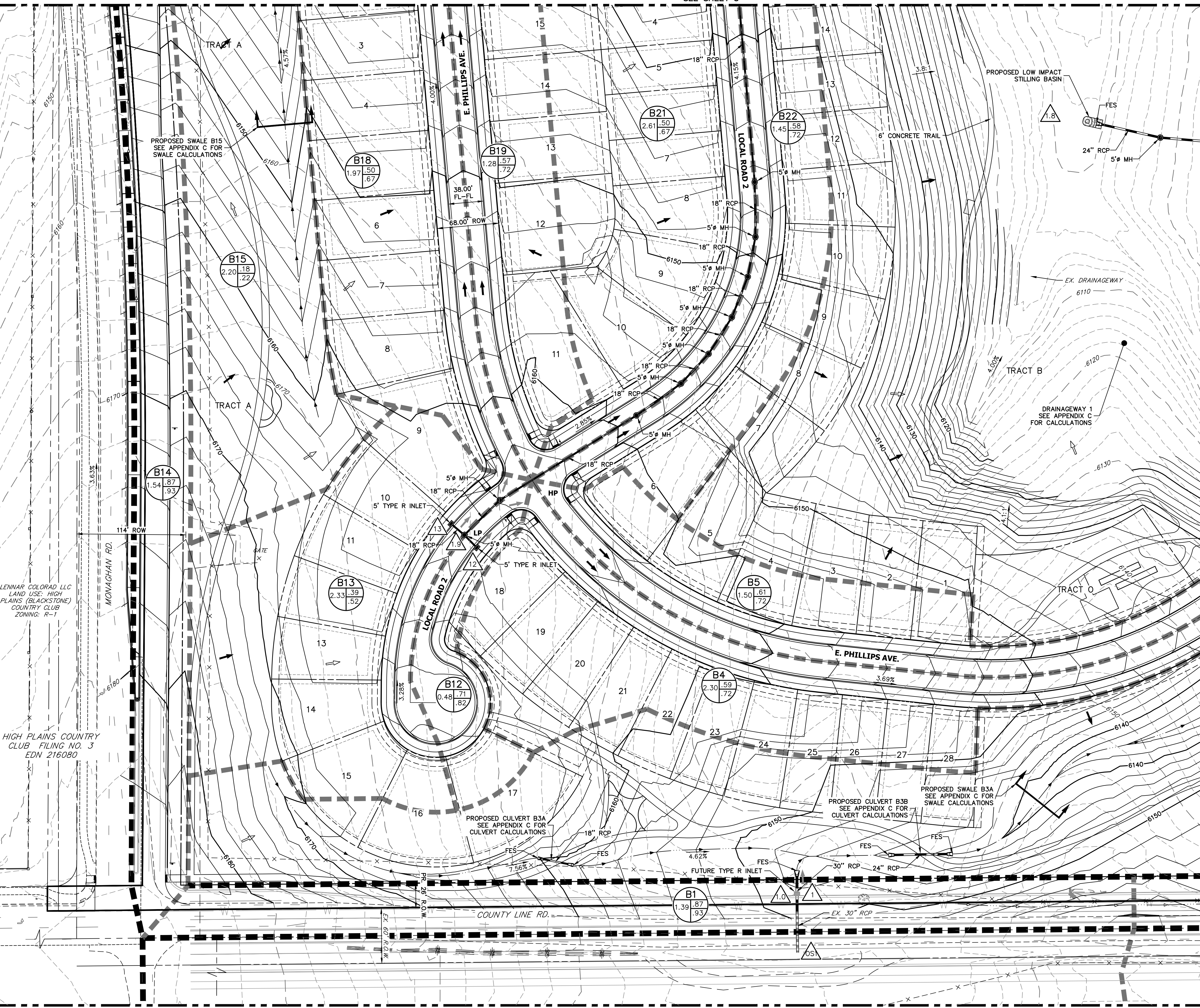
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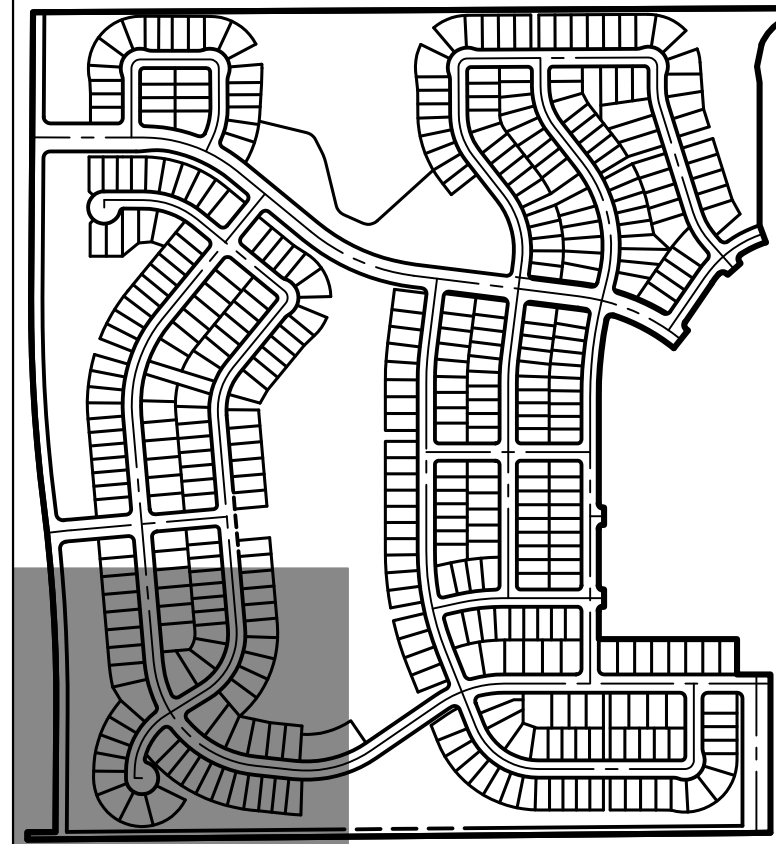
SEE SHEET 4



SEE SHEET 3

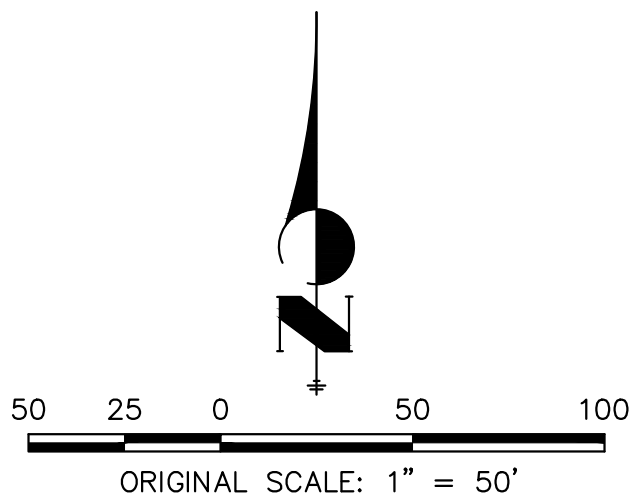


SEE SHEET 11



**KEY MAP**  
SCALE: 1"=700'

- LEGEND.**
- PROPOSED STORM SEWER
  - 6100 PROPOSED MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - 6100 EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - DRAINAGE BASIN
  - DRAINAGE SUB-BASIN
  - A = BASIN DESIGNATION
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  - DRAINAGE ARROW
  - EXISTING DRAINAGE ARROW
  - EMERGENCY OVERFLOW PATH
  - PROPOSED DRAINAGE SWALE
  - 100YR PROPOSED FLOODPLAIN



PRELIMINARY DRAINAGE PLAN  
TRAILS AT OVERLAND RANCH FILING 01  
JOB NO. 16118.00  
7/13/23  
SHEET 4 OF 11

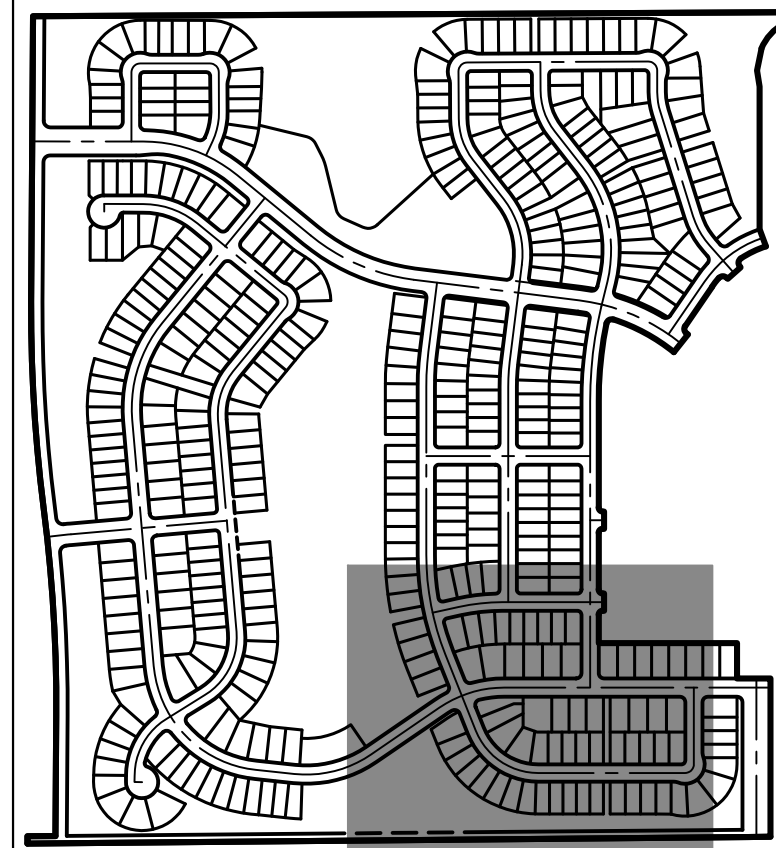
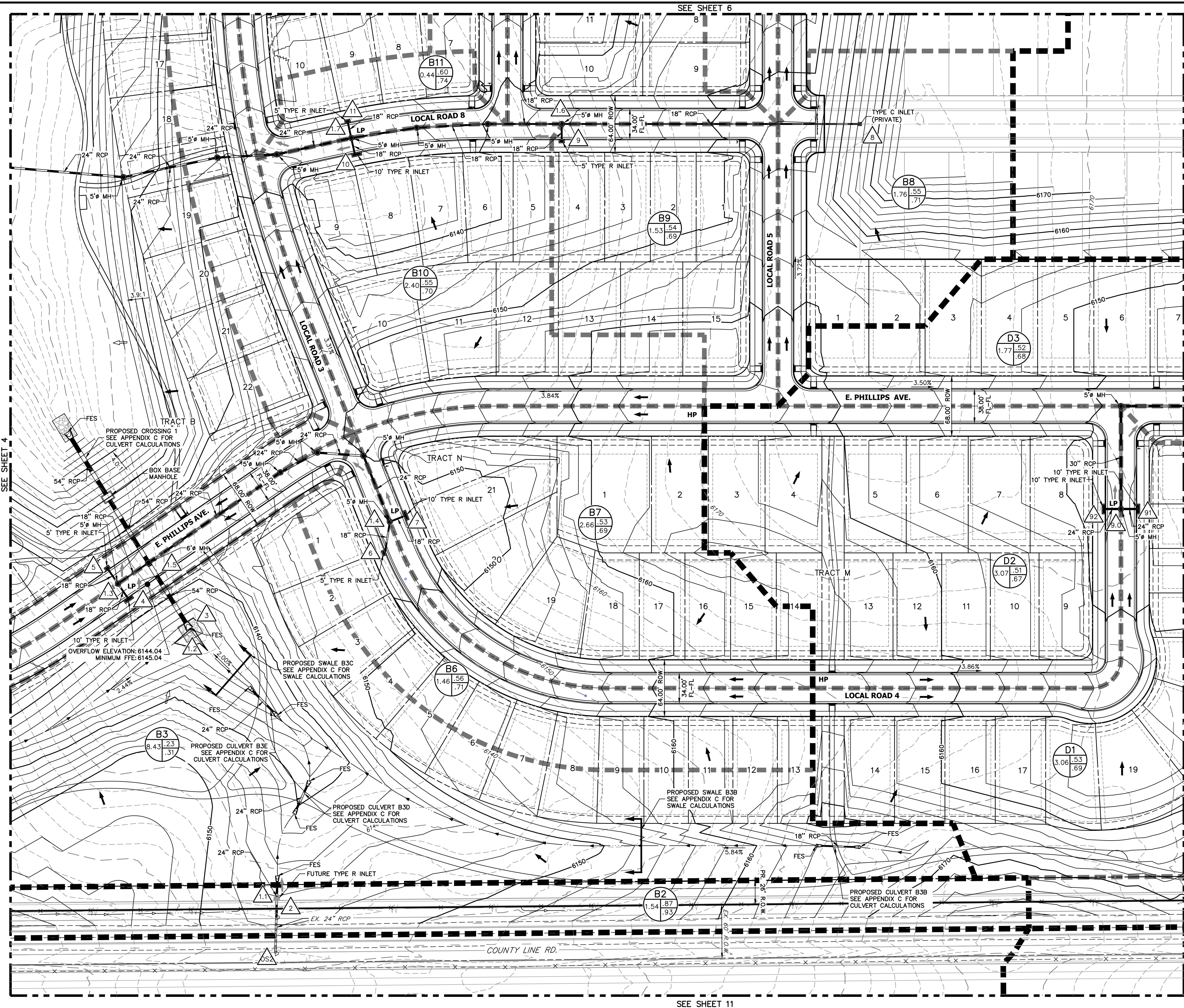


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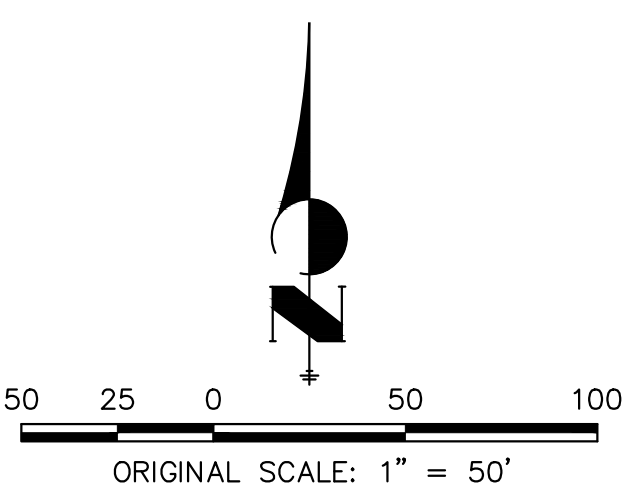


## KEY MAP

SCALE: 1"=700'

### LEGEND:

- PROPOSED STORM SEWER
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE BASIN
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- A = BASIN DESIGNATION
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- EXISTING DRAINAGE ARROW
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- PROPOSED DRAINAGE SWALE
- 100YR PROPOSED FLOODPLAIN



PRELIMINARY DRAINAGE PLAN  
TRAILS AT OVERLAND RANCH FILING 01  
JOB NO. 16118.00  
7/13/23  
SHEET 5 OF 11



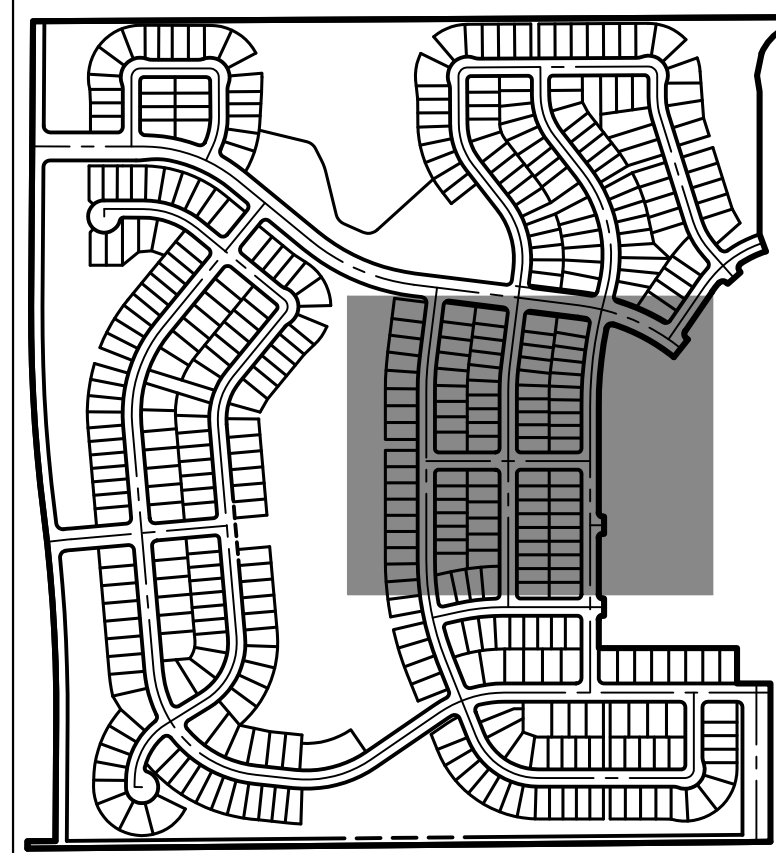
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SEE SHEET 7

SEE SHEET 5

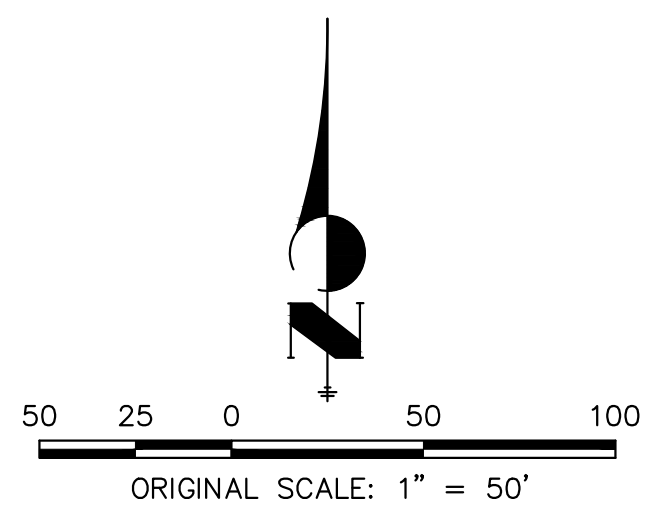


# KEY MAP

SCALE: 1"=700'

## LEGEND:

- PROPOSED STORM SEWER
- 6100 PROPOSED MAJOR CONTOUR
- 6100 PROPOSED MINOR CONTOUR
- 6100 EXISTING MAJOR CONTOUR
- 6100 EXISTING MINOR CONTOUR
- DRAINAGE BASIN
- DRAINAGE SUB-BASIN
- A = BASIN DESIGNATION
- B = AREA IN ACRES
- C = 2-YR RUNOFF COEFFICIENT
- D = 100-YR RUNOFF COEFFICIENT
- DESIGN POINT
- HP HIGH POINT
- LP LOW POINT
- DRAINAGE ARROW
- EXISTING DRAINAGE ARROW
- EMERGENCY OVERFLOW PATH
- PROPOSED DRAINAGE SWALE
- 100YR PROPOSED FLOODPLAIN

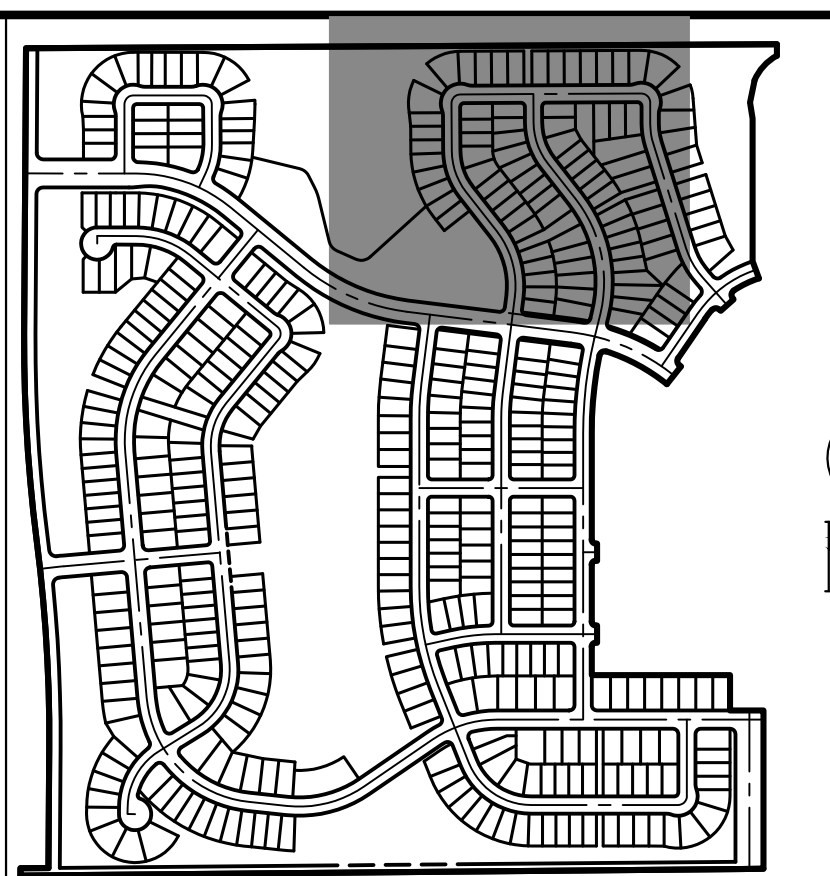
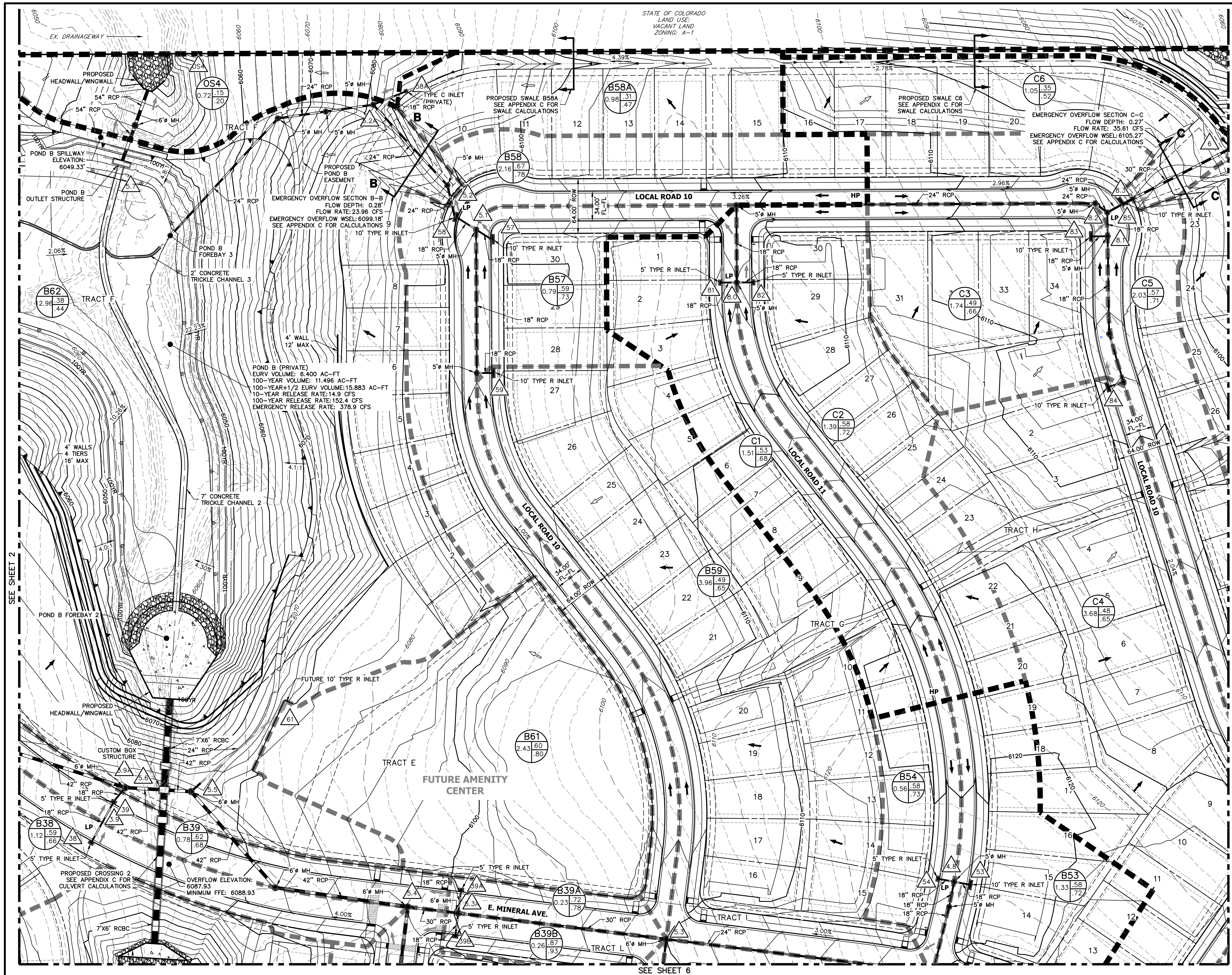


PRELIMINARY DRAINAGE PLAN  
TRAILS AT OVERLAND RANCH FILING 01  
JOB NO. 16118.00  
7/13/23  
SHEET 6 OF 11



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# KEY MAP

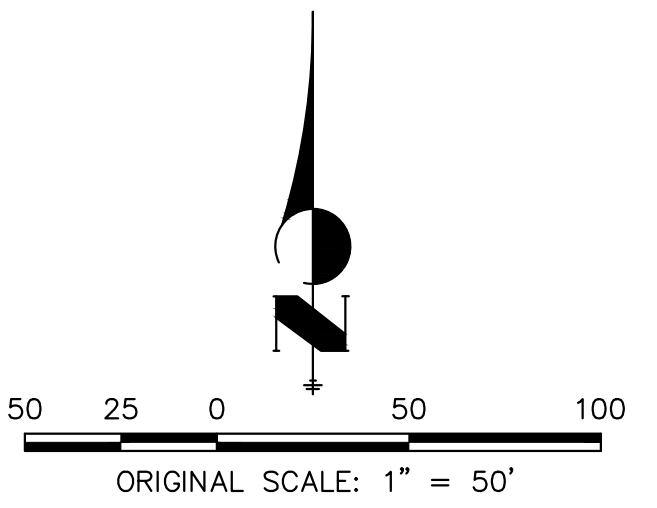
SCALE: 1"=700'



Know what's below.  
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## LEGEND:

- PROPOSED STORM SEWER
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE BASIN
- DRAINAGE SUB-BASIN
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- PROPOSED DRAINAGE SWALE
- 100YR PROPOSED FLOODPLAIN

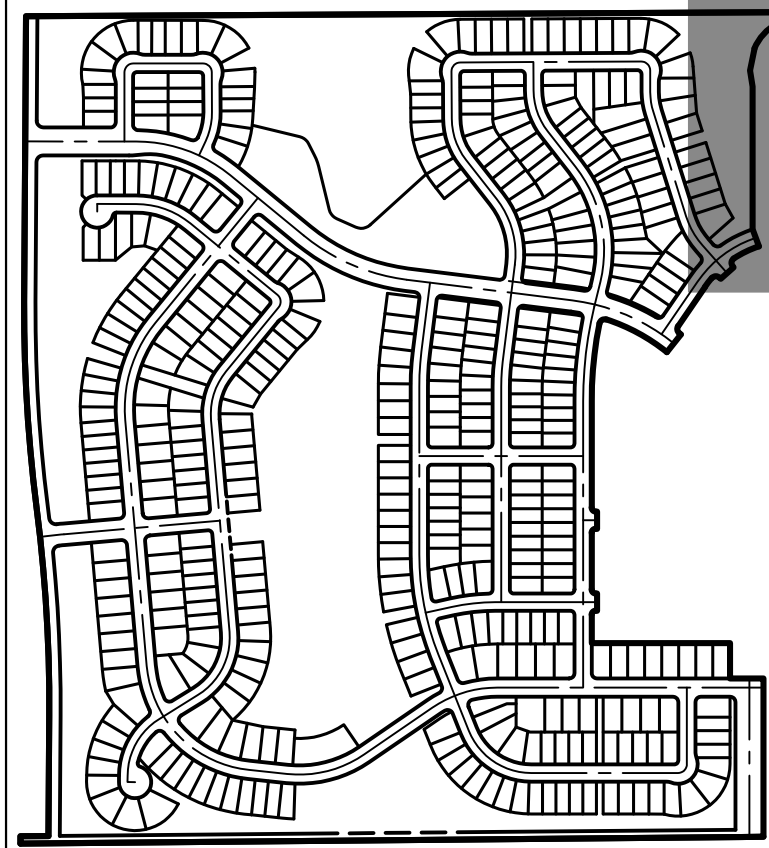
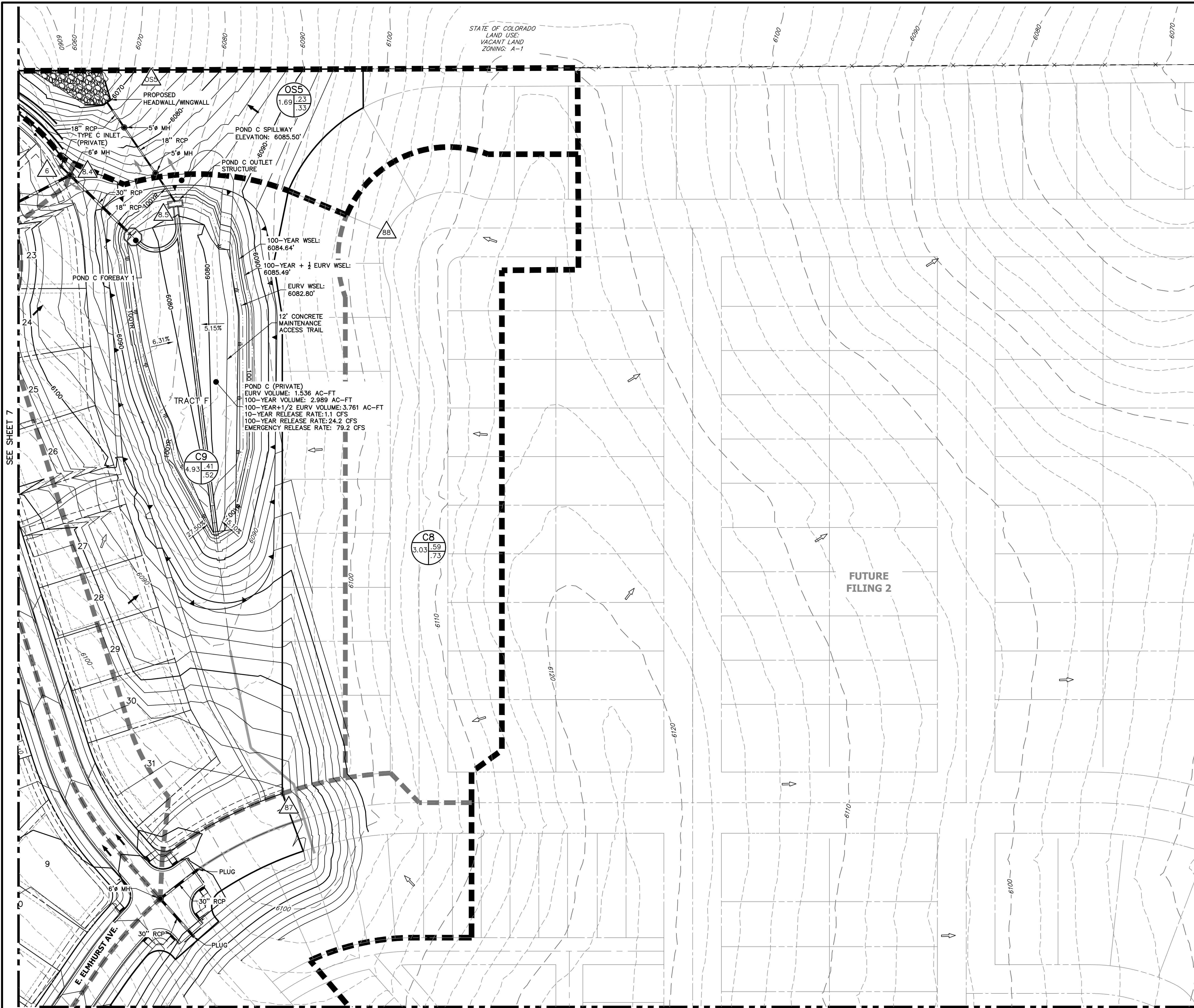


PRELIMINARY DRAINAGE PLAN  
TRAILS AT OVERLAND RANCH FILING 01  
JOB NO. 16118.00  
7/13/23  
SHEET 7 OF 11

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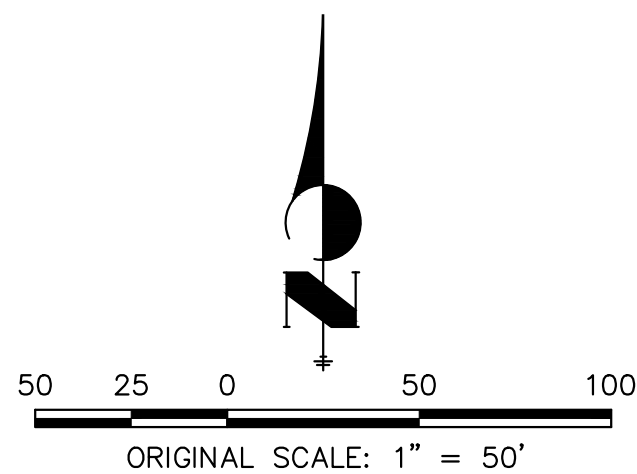
## KEY MAP

SCALE: 1"=700'

### LEGEND:

- PROPOSED STORM SEWER
- 6100 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 6100 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE BASIN
- DRAINAGE SUB-BASIN
- |   |   |
|---|---|
| A | C |
| B | D |

 A = BASIN DESIGNATION  
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- 100YR PROPOSED FLOODPLAIN



PRELIMINARY DRAINAGE PLAN  
TRAILS AT OVERLAND RANCH FILING 01  
JOB NO. 16118.00  
7/13/23  
SHEET 8 OF 11



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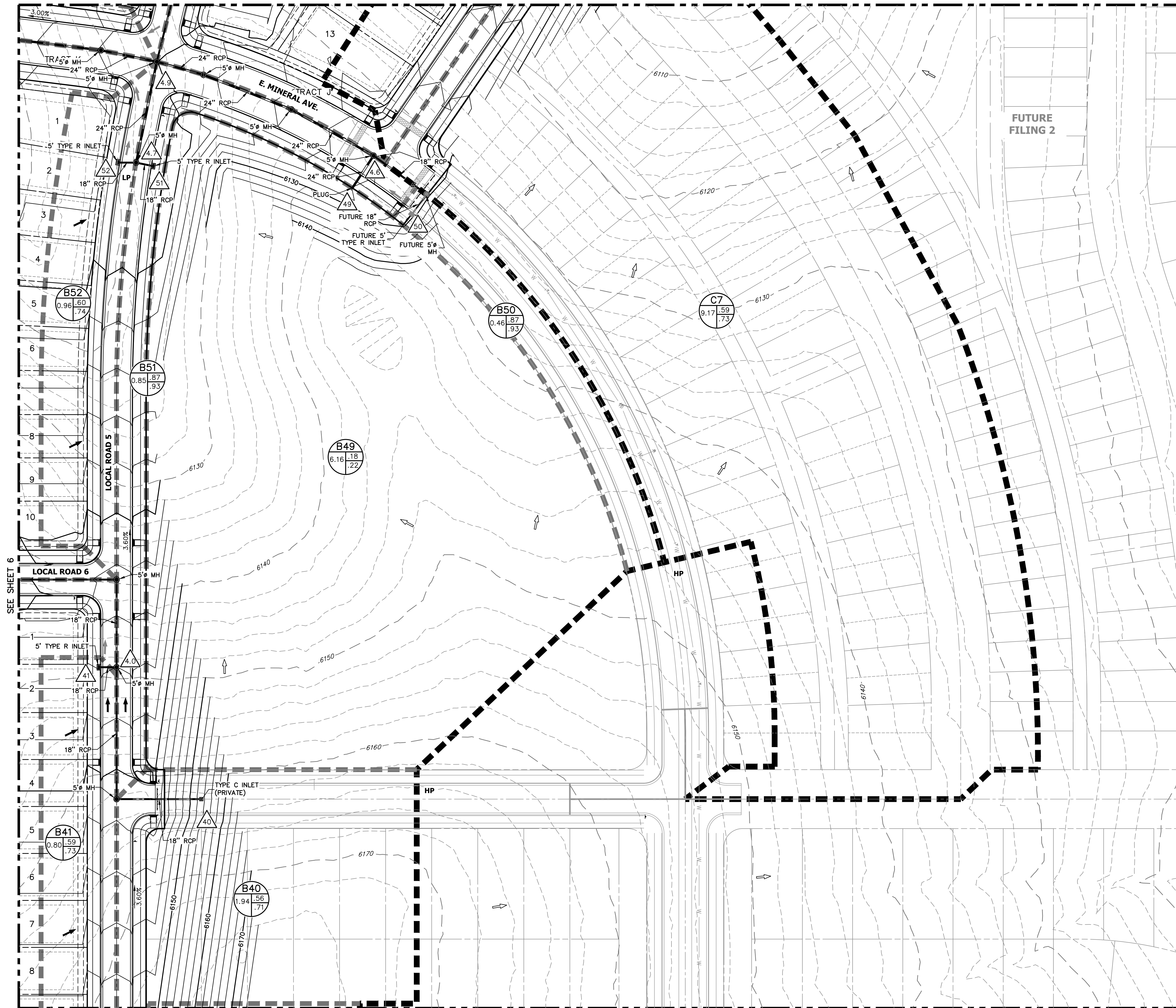
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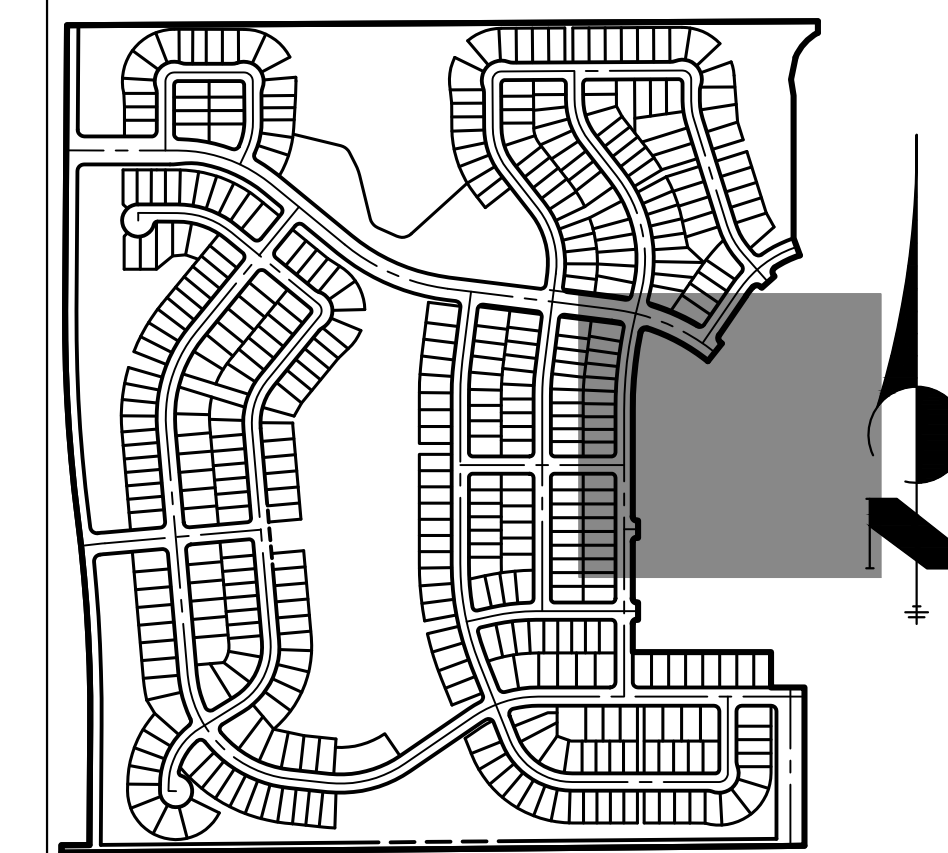
SEE SHEET 9



SEE SHEET 8



SEE SHEET 10



## KEY MAP

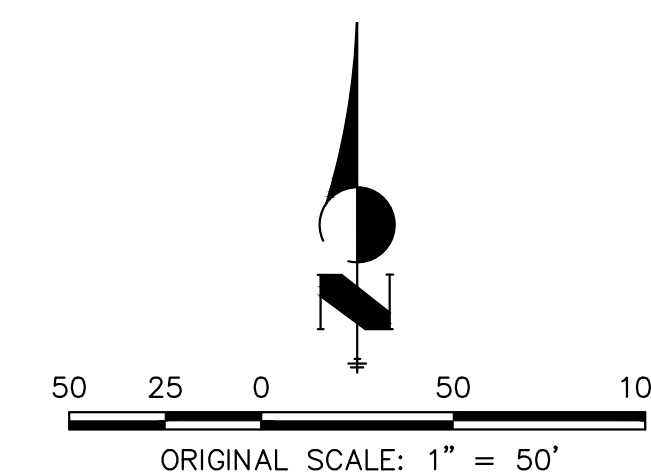
SCALE: 1"=700'

### LEGEND:

- PROPOSED STORM SEWER
- 6100 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 6100 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE BASIN
- DRAINAGE SUB-BASIN
- |   |
|---|
| A |
| B |
| C |
| D |

 A = BASIN DESIGNATION  
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- |   |
|---|
| 1 |
|---|

 DESIGN POINT
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- LP LOW POINT
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- EXISTING DRAINAGE ARROW
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PRELIMINARY DRAINAGE PLAN  
TRAILS AT OVERLAND RANCH FILING 01  
JOB NO. 16118.00  
7/13/23  
SHEET 9 OF 11

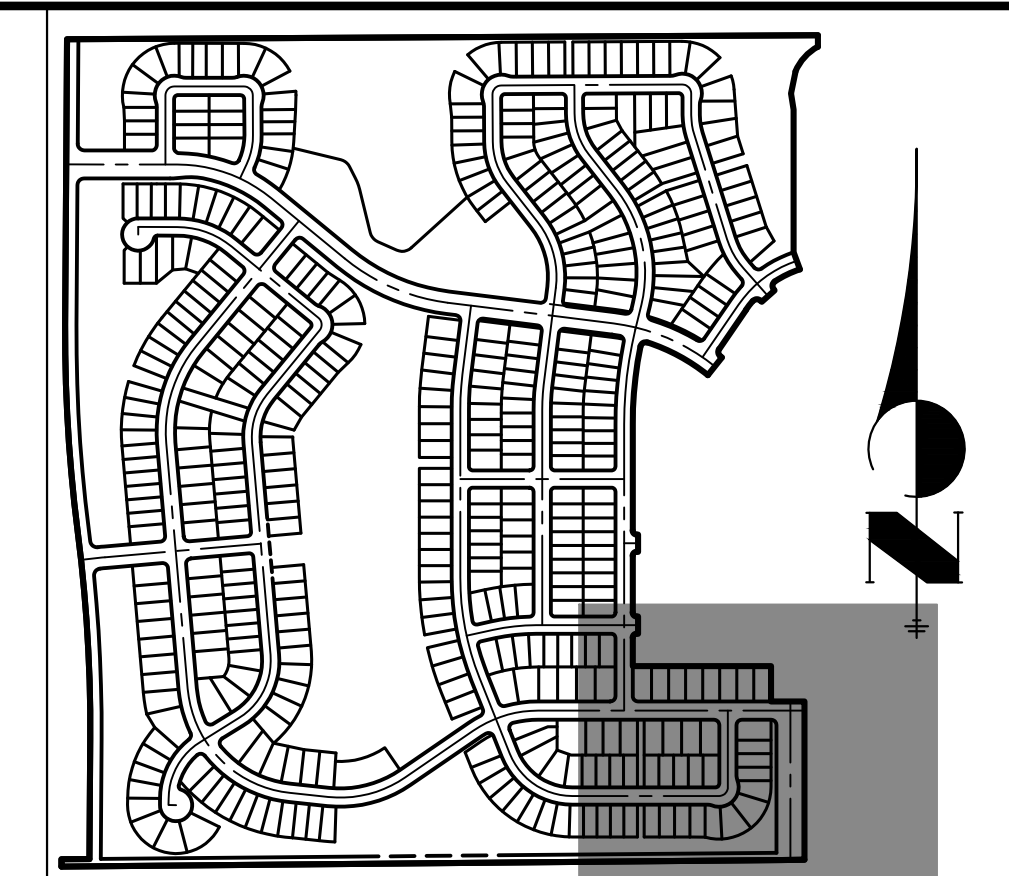
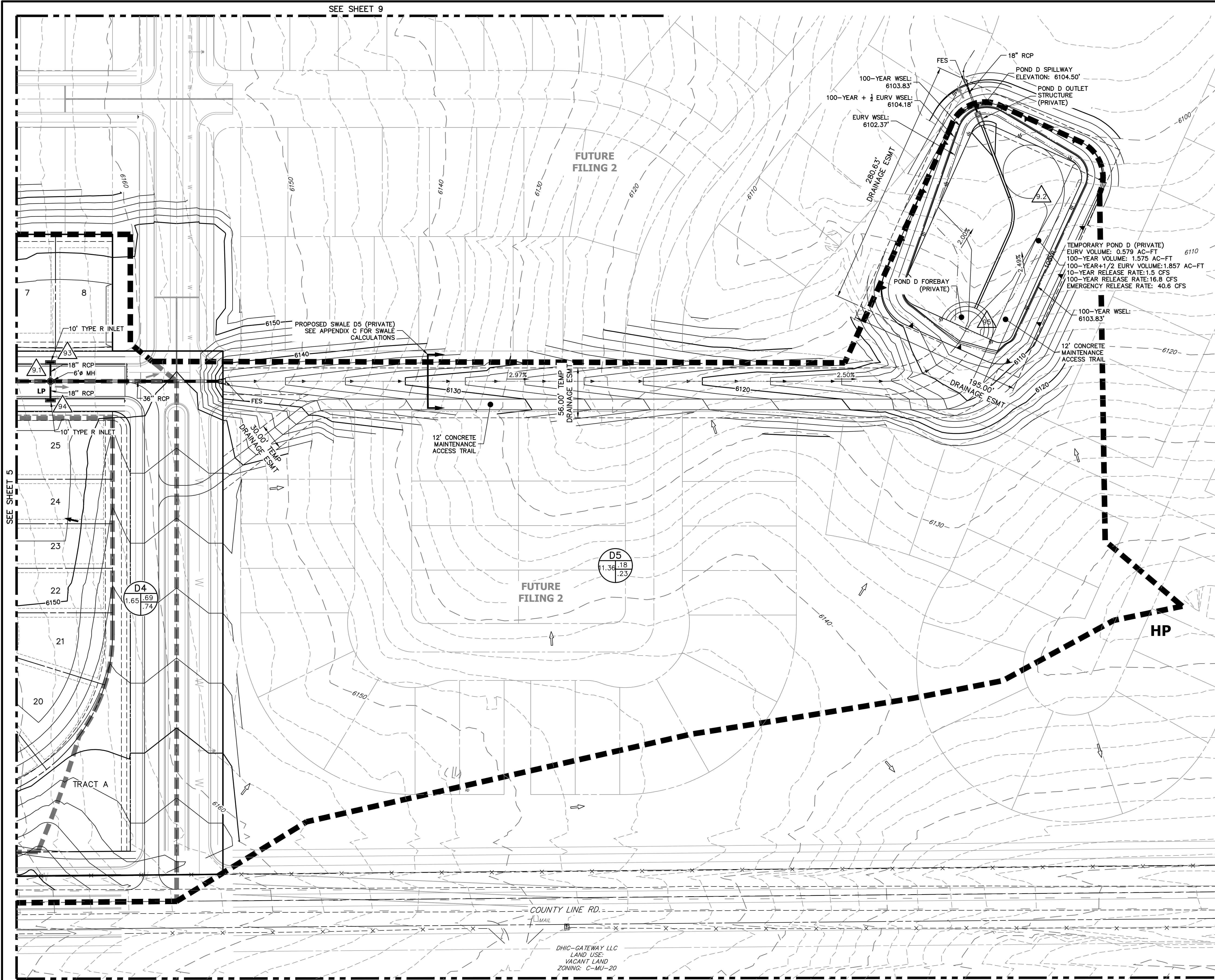


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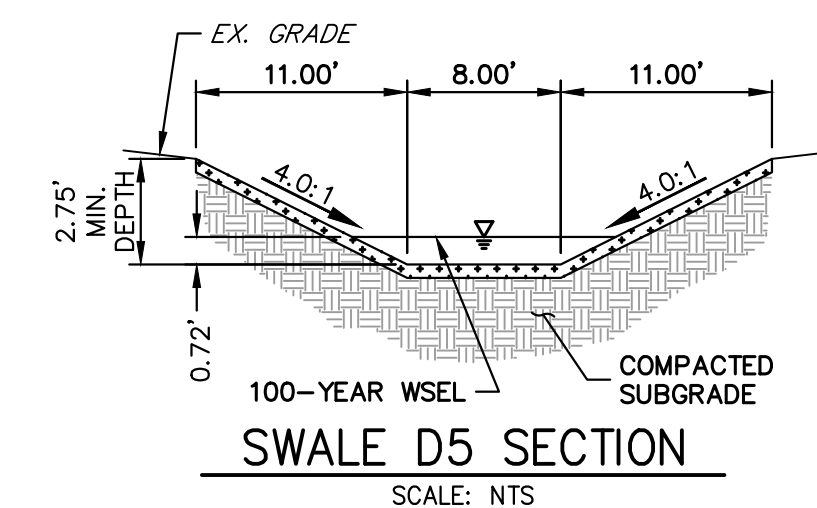
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### KEY MAP

SCALE: 1"=700'

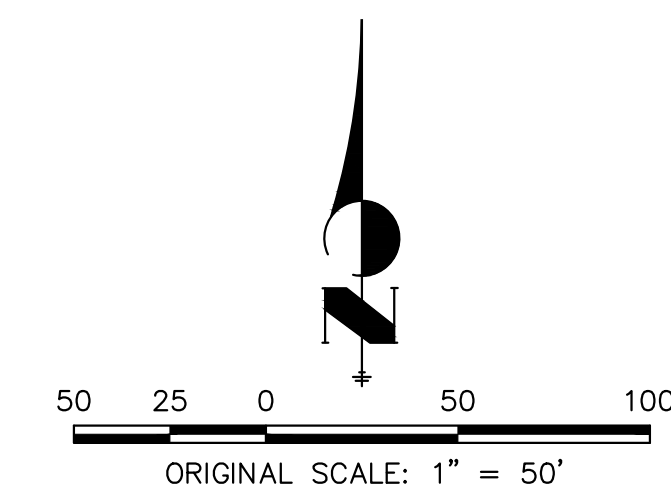


### SWALE D5 SECTION

SCALE: NTS

### LEGEND:

- PROPOSED STORM SEWER
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PRELIMINARY DRAINAGE PLAN  
TRAILS AT OVERLAND RANCH FILING 01  
JOB NO. 16118.00  
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SHEET 10 OF 11



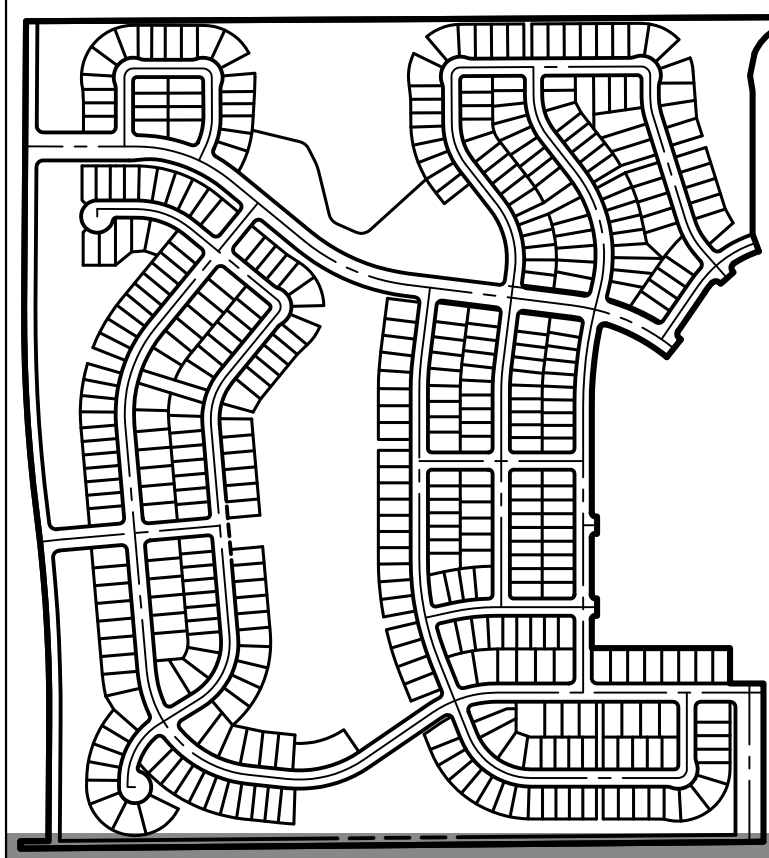
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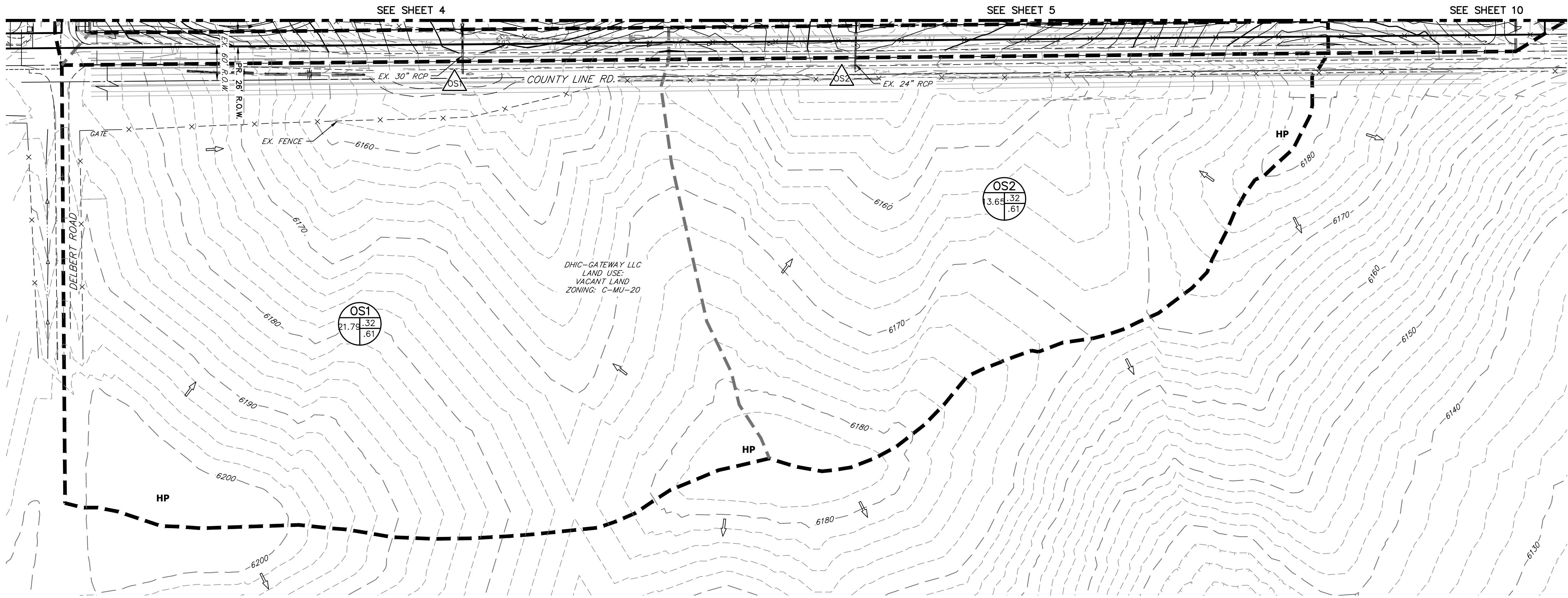
DHIC-GATEWAY LLC  
LAND USE:  
VACANT LAND  
ZONING: C-MU-20





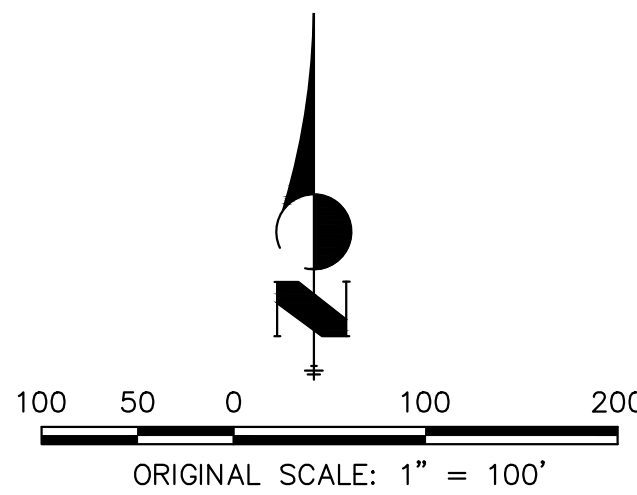
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PRELIMINARY DRAINAGE PLAN  
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