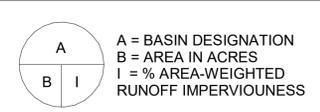
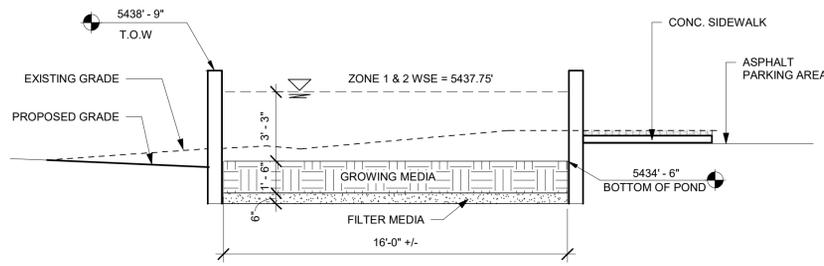


1 Drainage Plan
1" = 20'-0"



DEVELOPED DRAINAGE BASINS				
BASIN	AREA (AC)	IMPERVIOUSNESS (%)	5 YEAR C (CFS)	100 YEAR C (CFS)
1	0.22	65%	0.41	0.73
2	0.334	65%	0.65	0.79
3	0.67	95%	0.84	0.89

- NOTES**
- ALL DRAINAGE FACILITIES ON SITE ARE PRIVATE AND HAVE BEEN DESIGNED FOR THE 100 YEAR EVENT.
 - 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 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.
 - REFERENCE LANDSCAPE PLANS FOR GROUND COVER AND PLANTING INFORMATION.
 - ALL PROPOSED FIRE LANE EASEMENTS TO BE DEDICATED BY FINAL PLAT TO THE CITY OF AURORA.
 - ALL PROPOSED UTILITY, DRAINAGE, AND SIDEWALK EASEMENTS TO BE DEDICATED BY FINAL PLAT TO THE CITY OF AURORA.



2 DETENTION POND
1/4" = 1'-0"

APPROVED FOR ONE YEAR FROM THIS DATE

City Engineer Date

Water Department Date

- AURORA STANDARD NOTES**
- ALL MATERIALS, WORKMANSHIP, CONSTRUCTION DETAILS, AND TESTING FOR THE WATER LINE CONSTRUCTION SHALL CONFORM TO STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE, AS SET FORTH BY THE CITY OF AURORA WATER DEPARTMENT.
 - ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS 3'-6" AND NOT MORE THAN 8' FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE 5'. FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.
 - ALL FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD WHENEVER CURB AND GUTTER HAS NOT BEEN INSTALLED.
 - ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
 - WATER MAIN RESTRAINT SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE. MEGALUGS OR UNI-FLANGE MAY BE USED IN PLACE OF RODS AND CLAMPS.
 - WATER LINE VALVES ARE NOT ALLOWED IN CROSS PAN.
 - ALL WATER METERS, WATER SERVICE LINES AND SANITARY SEWER SERVICE LINES ARE NOT ALLOWED IN OR UNDER DRIVEWAYS.
 - ALL SANITARY SERVICE LINES SHALL BE TEES OFF OF MAINS. WYES SHALL BE USED FOR LOTS AS BACK OF CUL-DE-SAC.
 - WATER PRESSURE (ZONE 2) ZERO (0) PSI @ ELEVATION 5630' STATIC PRESSURE REDUCING VALVE (PRV) IS REQUIRED WHEN THE PRESSURE AT UNIT IS GREATER THAN (80) PSI. PRV'S ARE NOT ALLOWED IN CITY OF AURORA OWNED AND MAINTAINED METER PITS.
 - ADJUST ALL MANHOLES, FIRE HYDRANTS, AND VALVE BOXES TO GRADE PER AURORA WATER UTILITY CONSTRUCTION PLANS, DESIGN CRITERIA STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM SEWER INFRASTRUCTURE. LATEST REVISION, AS NECESSARY.
 - ALL FIRE LANES AND COMMERCIAL WATER SERVICE LINES REQUIRE REDUCED PRESSURE BACK FLOW ASSEMBLY OR DOUBLE CHECK VALVES AS REQUIRED BY THE CITY OF AURORA WATER DEPARTMENT. CONTACT WATER SERVICES AT (303) 326-8114 OF (303) 326-8129 FOR INSPECTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - THE CONTRACTOR SHALL CONTACT AURORA WATER INSPECTION LINE AT (303) 739-7385 AT LEAST 24 HOURS IN ADVANCE OF COMMENCING CONSTRUCTION OF ANY WET UTILITY TO SCHEDULE INSPECTIONS.
 - TOTAL BUILDING SURFACE AREA= 4,250 SF. TOTAL HARD SURFACE AREA=8,967.12 SF
 - THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREET. 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 FOR THE DEVELOPMENT.

- SYMBOL LEGEND**
- EXISTING FIRE HYDRANT
 - EXISTING STORM INLET
 - EXISTING UTILITY POLE
 - ADA PARKING SYMBOL
 - EXISTING MANHOLE
 - NEW BIKE RACK
 - NEW BOLLARD PATH LIGHTING
 - NEW STREET LIGHT
 - NEW MAILBOXES

- MATERIAL LEGEND**
- NEW CONCRETE
 - CEDAR WOOD MULCH BEDS DIRECT ON SOIL. DO NOT USE WEED BARRIER WHICH DOES NOT ALLOW DECOMPOSITION OF MULCH AND OVERALL SOIL HEALTH
 - DROUGHT RESISTANT BUFFALO GRASS TURF

- LEGEND (ALL LINES ARE LABELED)**
- ZONE LOT LINES
 - 65%/35% ZONE LOT DEPTH
 - ROOF LINE
 - STRUCTURE FOOTPRINT - TRANSPARENT GRAY HATCH
 - CONCRETE PATIO OR SIDEWALK - CONCRETE HATCH
 - FENCE
 - NEW SEWER LINE
 - EXISTING SANITARY SEWER LINE
 - NEW WATER LINE
 - S.B. - SETBACK
 - EXISTING STORM SEWER LINE
 - DRAINAGE EASEMENT
 - EXISTING CONTOUR
 - PROPOSED CONTOUR

Sandella Design

STRUCTURAL, CIVIL, & ENVIRONMENTAL ENGINEERING
PH: 719-839-0842
P.O. BOX 731
CASTLE ROCK, CO



S³ PROJECT #:
21-D51

NEW MULTI-FAMILY RESIDENCE

PROJECT LOCATED AT:
15991 EAST 13TH PLACE
AURORA, CO 80011

PROJECT CLIENT:
SUPERIOR ENTERPRISES

REVISIONS: DATE:

SET DATE
02-06-2021

SHEET TITLE:
DRAINAGE PLAN

SHEET NO:
C400