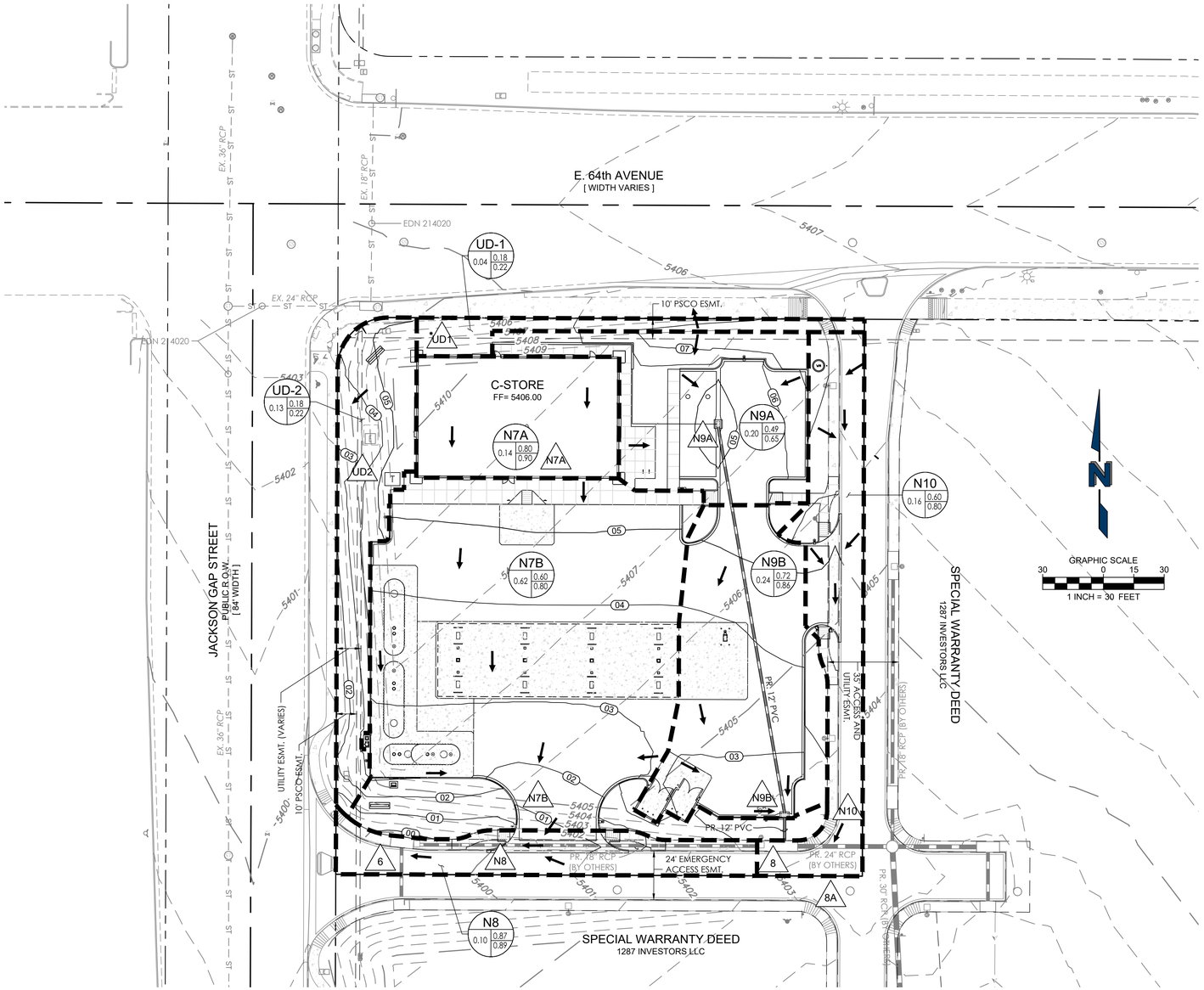
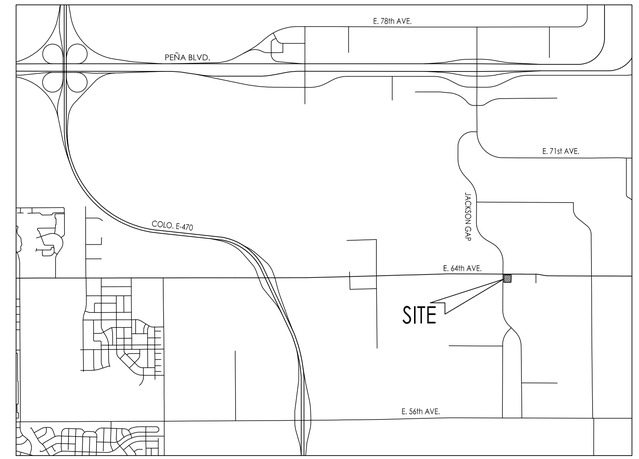
PRELIMINARY DRAINAGE PLAN
PORTEOS PA-9A SUBDIVISION FILING No. 1, LOT 1

LOCATED IN A PORTION OF THE NORTH ONE-HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6th P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO





VICINITY MAP
1" = ONE-HALF MILE

LEGEND

- PARCEL BOUNDARY
- ADJACENT PROPERTY
- SECTION LINE
- EASEMENT LINE
- EXISTING/METRO MAJOR CONTOUR
- EXISTING/METRO MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED CONCRETE PAVING
- FLOW DIRECTION
- DESIGN NODE
- BASIN ID / AREA (AC) / C2 / C100
- BASIN DIVIDE
- EXISTING STORM DRAINS
- METRO STORM DRAINS
- PROPOSED STORM DRAINS

NOTES

1. BEARINGS ARE BASED ON THE 42' RANGE LINE IN JACKSON GAP STREET, BETWEEN EAST 64TH AVENUE AND APPROXIMATELY EAST 60TH AVENUE, AS SHOWN ON THE PLAT OF PORTEOS SUBDIVISION FILING NO. 1 RECORDED ON NOVEMBER 1, 2013 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 2013000094501 AND IS ASSUMED TO BEAR N00°12'37"E 1328.19 FEET AND BOUNDED BY A FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "PLS 23899" AT THE NORTH END AND BY A FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "PLS 23899" AT THE SOUTH END.
2. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NOs. 080001C0655J AND NO. 080001C0665J WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2017. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
3. BENCHMARK: COA ID: 3S6505SW002
   ELEVATION US FEET: 5406.213
   DESCRIPTION: NGS MONUMENT LYNNE (PID = DH9171), THE MARK IS A PUNCH HOLE, TOP CENTER ON A 21.0 FT LONG STAINLESS STEEL ROD DRIVEN TO REFUSAL, ENCASED IN A 3.0 FT LONG GREASED SLEEVE, ENCLOSED IN A 6-INCH PVC PIPE WITH LOGO LID, SURROUNDED BY A CONCRETE COLLAR FLUSH WITH THE GROUND. TO REACH THE STATION EXIT PENA BOULEVARD GOING NORTH AT JACKSON GAP RD. SOUTH ON JACKSON GAP RD 0.8 MI TO A POINT, (JACKSON GAP TURNS INTO 71ST AVE AT THE CURVE). DRIVE SOUTH THRU THE FIELD 0.3 MI TO THE STATION. IT IS27.7 FT NORTH OF A GAS LINE MARKER, 14.8 FT NORTHWEST OF A MANHOLE, 11.6 FT WEST SOUTHWEST OF A VENT PIPE. (COA PUBLISHED DATE 09/05/07).
4. CITY OF AURORA 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.
5. PROPOSED STORM INFRASTRUCTURE THAT IS A PART OF THIS PLAN PROPOSAL IS PRIVATE.
6. PROPOSED STORM INFRASTRUCTURE INDICATED AS *BY OTHERS* IS A PART OF THE MASTER DEVELOPER IMPROVEMENTS (RSN: 1707374).
7. DESIGN RECURRENCE INTERVAL IS 2-YEAR FOR THE INITIAL EVENT AND 100-YEAR FOR THE MAJOR EVENT.

DIRECT RUNOFF SUMMARY (ULTIMATE)						
Area Designation	Area (Acres)	% Imp.	Time of Conc.	Direct Basin Runoff Q2 (cfs)	Q100 (cfs)	DESIGN POINT
N7A	0.14	90.0	5.0	0.32	1.05	N7A
N7B	0.62	84.4	8.3	0.92	3.60	N7B
N8	0.10	96.2	5.0	0.24	0.74	N8
N9A	0.20	64.1	5.0	0.29	1.12	N9A
N9B	0.24	87.9	6.2	0.48	1.69	N9B
N10	0.16	83.3	5.0	0.28	1.11	N10
UD-1	0.04	5.0	5.0	0.02	0.08	UD-1
UD-2	0.13	5.0	5.0	0.07	0.25	UD-2

ROUTED RUNOFF SUMMARY (ULTIMATE)			
Design Point	Tributary Basins	Routed Runoff Q2 (cfs)	Q100 (cfs)
6	N7A, N7B, N8	1.39	5.13
N9B	N9A, N9B	0.75	2.74
8	N9A, N9B, N10	1.01	3.78
8A	N7A, N7B, N8, N9A, N9B, N10, UD-1&2	2.50 (2.73 GDR)	9.25 (10.32 GDR)

STORMWATER MANAGEMENT NOTE

THIS SITE UTILIZES EXISTING REGIONAL FACILITIES FOR DETENTION (POND GG1, EDN 221342) AND A PROPOSED WATER QUALITY FACILITY (MASTER DEVELOPER, POND PA-9A, RSN 1707374) FOR STORMWATER MITIGATION AND TREATMENT REQUIREMENTS. THE APPLICANT UNDERSTANDS RE-CERTIFICATION MAY BE REQUIRED. IF POND CERTIFICATE, AN EXECUTED I&M PLAN, OR DRAINAGE EASEMENTS DO NOT EXIST, THEY WILL BE REQUIRED PRIOR TO CIVIL PLAN APPROVAL.

OWNER/DEVELOPER:
NICKS INVESTMENTS, LLC
6180 S. OAK HILL WAY
AURORA, CO 80016
(303) 895-1639
MOHINDER (NICK) SANDHU

CIVIL ENGINEER:
THE DIMENSION GROUP
5600 S. QUEBEC STREET
SUITE 325C
GREENWOOD VILLAGE, COLORADO 80111
(720) 536-3180
JOEL TOMPKINS, PE

LANDSCAPE ARCHITECT:
EVERGREEN DESIGN GROUP, INC.
1755 TELSTAR DR., SUITE 300
COLORADO SPRINGS, COLORADO 80920
(800) 680-6630
LISA CUTSHAW, PLA

SURVEYOR:
ENGINEERING SERVICE COMPANY
14190 E. EVANS AVENUE
AURORA, COLORADO 80014
(303) 337-1393
JUSTIN CONNER, PLS

Approved One Year From This Date

Aurora Water - Drainage Division Date

NICK'S CONVENIENCE - JACKSON GAP (RSN: 1730252)

THE DIMENSION GROUP
ARCHITECTURE· CIVIL ENGINEERING ·MEP ENGINEERING
5600 S Quebec St., Ste. 205B, Greenwood Village, CO 80111
TEL: 720-536-3180 www.dimensionsgrp.com

ALL IN ONE

DESCRIPTION	DATE
INITIAL PREPARATION	07/26/2023

drawn by JDT
designed by JDT
approved by –
project no. C22–126

PRELIMINARY DRAINAGE PLAN

NICK'S CONVENIENCE
xxxxxx E. 64th AVENUE
AURORA, COLORADO

SHEET 1 OF 1

[C–Base.dwg] [V–Base (Porteos).dwg] [3–Base.dwg] [plotting 24x36TB (Nicks PA–9a).dwg]
Drawing name: L:\Nicks Investments\C22–126 64th & Jackson Gap Aurora CO\02 Civil\CAD\SDP\Nicks – Prelim Drainage.dwg Jul 27, 2023 – 9:46am