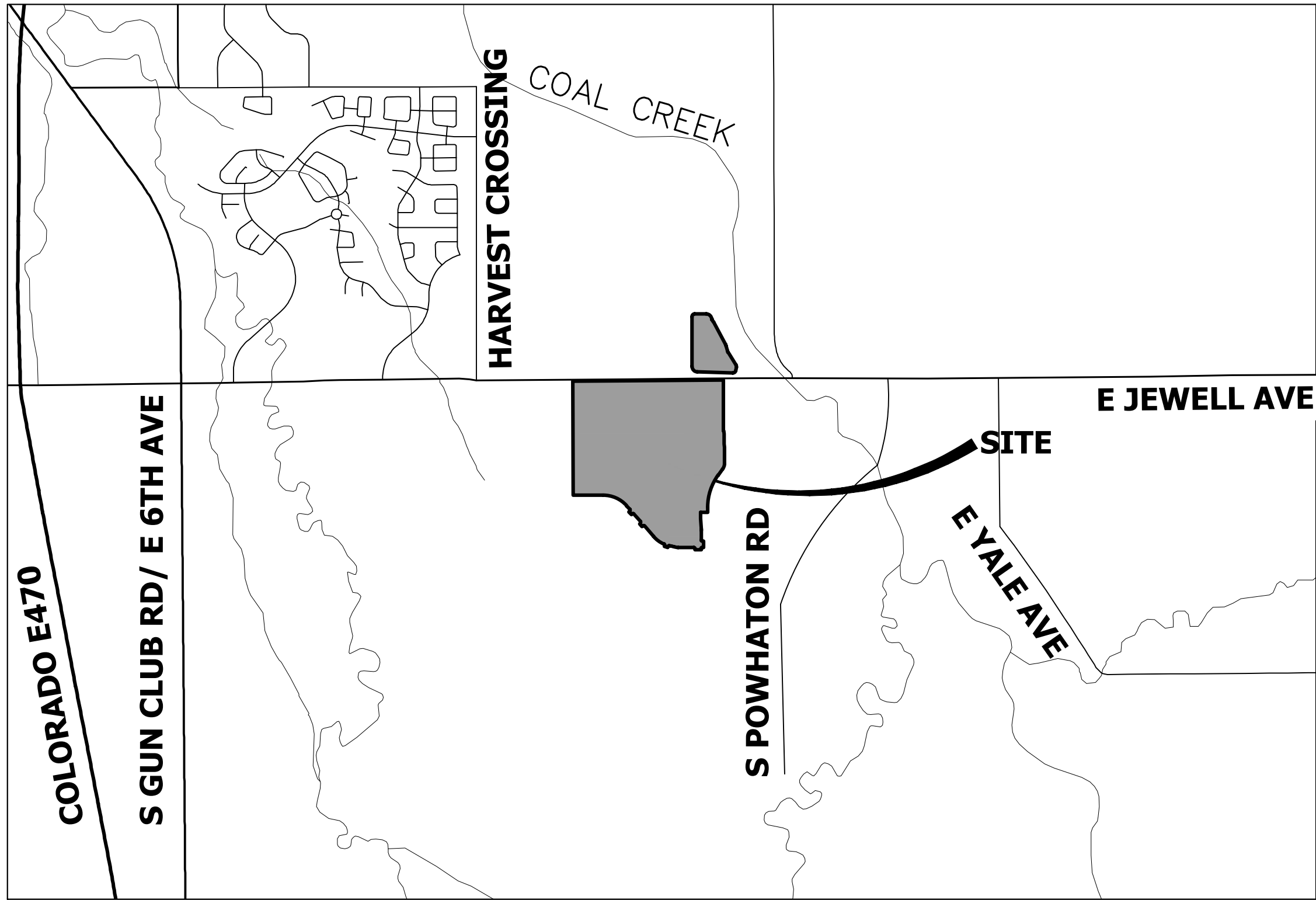


FOUNDRY FILING NO. 1

A PARCEL OF LAND LOCATED IN SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

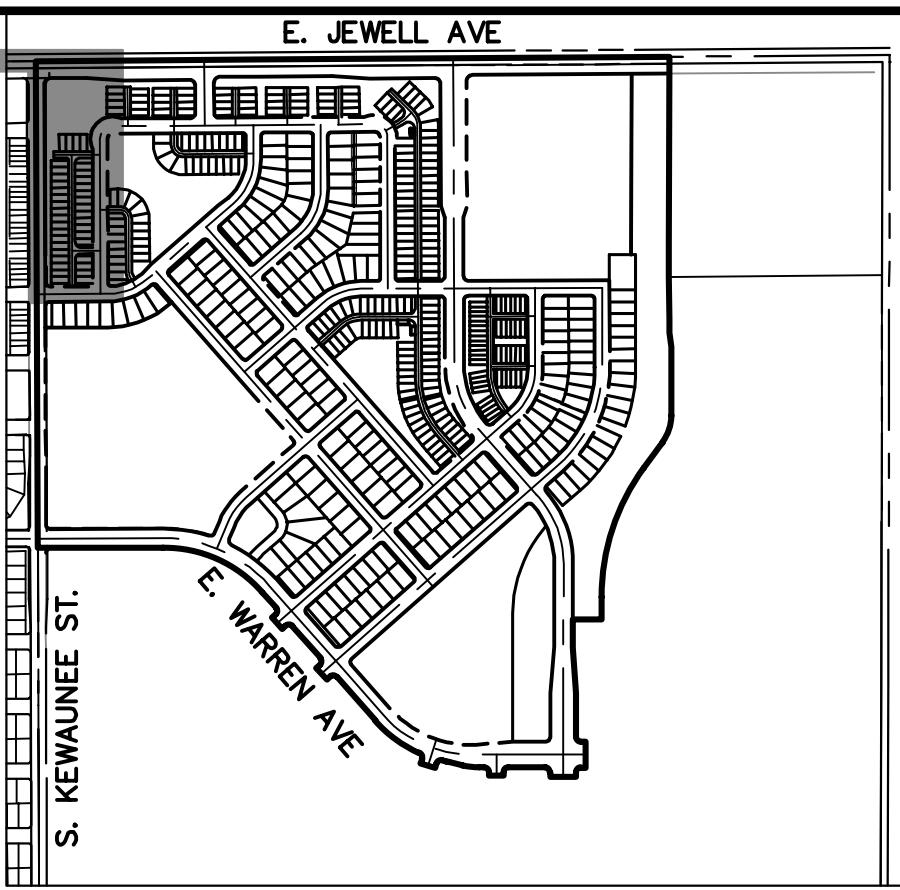
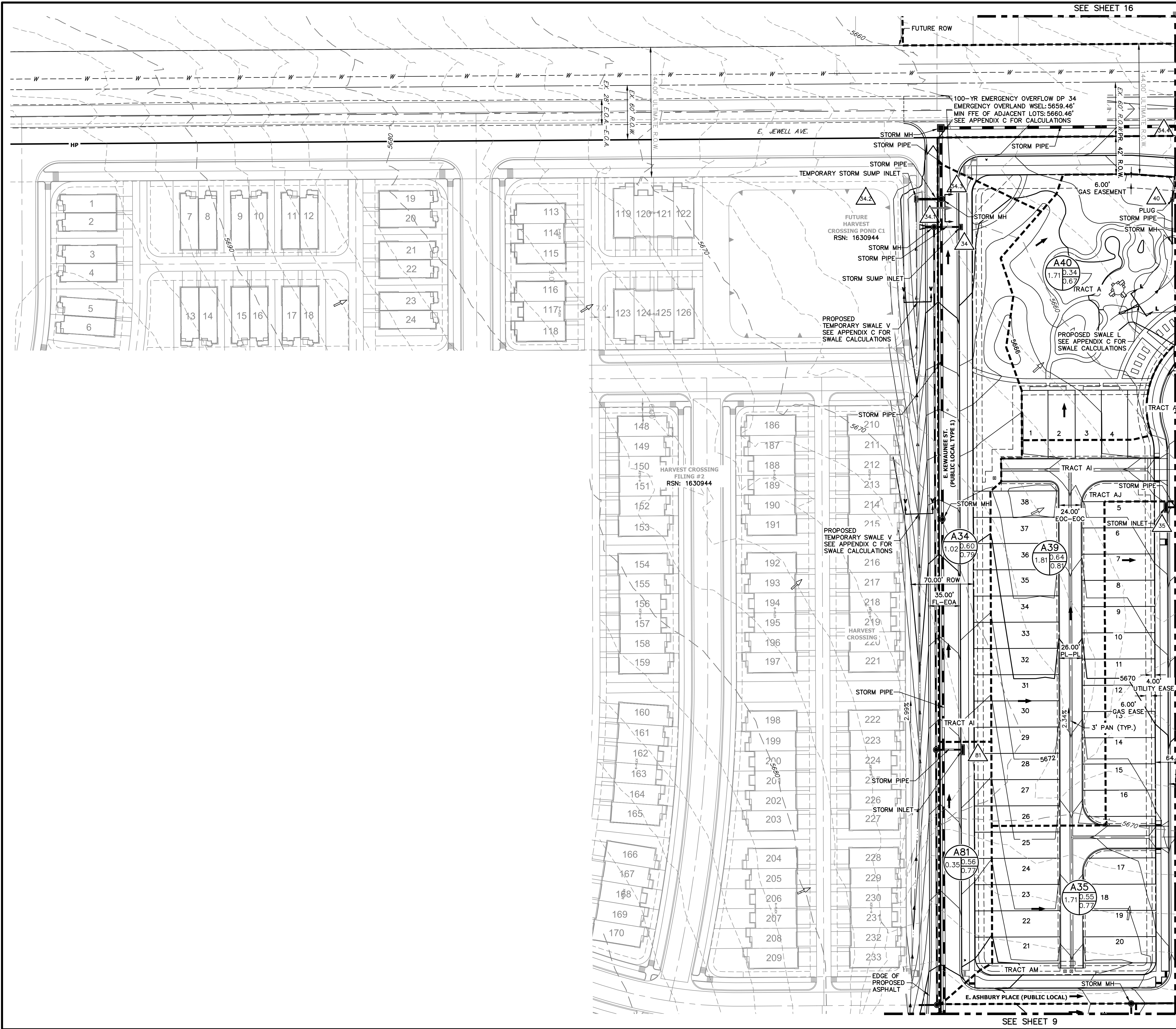
BASIN SUMMARY TABLE							
Tributary Sub-basin	Area (acres)	Percent Impervious	C ₂	C ₁₀₀	t _c (min)	Q ₂ (cfs)	Q ₁₀₀ (cfs)
A1	1.14	79%	0.64	0.81	15.7	1.80	6.5
A2	2.19	51%	0.39	0.69	13.6	1.7	9.7
A3	0.90	71%	0.56	0.77	11.6	1.1	5.1
A4	1.56	73%	0.58	0.78	12.7	1.9	8.8
A5	1.23	71%	0.56	0.77	11.8	1.5	7.0
A6	1.69	70%	0.56	0.77	12.8	2.0	9.3
A7	0.42	75%	0.60	0.79	12.4	0.5	2.6
A8	0.70	73%	0.58	0.78	12.2	0.9	4.3
A9	0.50	77%	0.62	0.80	11.9	0.7	3.1
A10	12.97	36%	0.26	0.63	15.4	6.5	45.2
A11	0.90	83%	0.67	0.82	14.9	1.2	5.1
A12	1.44	69%	0.55	0.77	15.2	1.5	7.0
A13	0.48	76%	0.61	0.80	12.9	0.6	3.0
A14	1.93	47%	0.35	0.68	14.5	1.3	8.0
A15	1.70	71%	0.57	0.78	13.2	2.0	9.2
A16	0.19	75%	0.60	0.79	11.2	0.3	1.3
A17	0.55	72%	0.58	0.78	12.8	0.7	2.8
A18	1.85	71%	0.56	0.77	12.4	2.2	9.9
A19	0.44	75%	0.60	0.79	12.2	0.6	2.6
A20	0.33	70%	0.56	0.77	11.0	0.4	1.8
A21	0.20	76%	0.61	0.80	11.1	0.3	1.3
A22	0.41	75%	0.60	0.79	12.0	0.5	2.6
A23	0.69	73%	0.58	0.78	13.2	0.8	3.7
A24	1.74	71%	0.56	0.77	12.5	2.1	9.6
A25	15.73	54%	0.42	0.71	16.4	12.3	59.8
A26	0.32	74%	0.59	0.79	11.7	0.4	1.6
A27	0.47	71%	0.57	0.77	11.0	0.6	2.8
A28	0.27	73%	0.58	0.78	12.0	0.3	1.8
A29	0.60	48%	0.36	0.68	12.0	0.5	2.5
A30	2.12	71%	0.56	0.77	12.5	2.5	10.5
A31	0.19	71%	0.57	0.78	11.2	0.2	1.3
A32	2.10	49%	0.37	0.68	12.7	1.6	9.3
A33	1.33	55%	0.42	0.71	12.9	1.2	7.1
A34	1.02	58%	0.45	0.72	12.9	0.9	5.4
A35	1.71	68%	0.54	0.76	13.7	1.9	9.0
A36	1.05	75%	0.61	0.79	12.2	1.4	6.2
A37	1.13	72%	0.57	0.78	13.1	1.3	6.7
A38	2.65	50%	0.38	0.69	13.3	2.1	11.9
A39	1.81	77%	0.62	0.80	12.6	2.4	10.9
A40	1.71	44%	0.33	0.67	11.7	1.2	7.8
A41	0.83	76%	0.61	0.80	13.4	1.0	4.8
A42	0.54	73%	0.59	0.79	12.4	0.7	3.5
A43	2.00	73%	0.58	0.78	13.0	2.4	11.0
A44	0.41	72%	0.57	0.78	11.2	0.5	2.3
A45	1.78	49%	0.38	0.69	14.6	1.3	8.0
A46	1.44	66%	0.52	0.75	12.9	1.6	7.4
A47	0.99	71%	0.56	0.77	11.8	1.2	5.5
A48	1.90	71%	0.57	0.78	12.8	2.3	10.2
A49	1.37	71%	0.57	0.78	12.5	1.6	8.4
A50	2.45	71%	0.57	0.78	12.8	2.9	13.8
A51	2.33	71%	0.57	0.78	14.7	2.6	11.6
A52	1.18	81%	0.66	0.82	14.2	1.5	5.8
A53	2.78	67%	0.53	0.76	15.1	2.9	11.8
A54	0.30	73%	0.59	0.79	10.7	0.4	1.6
A55	1.44	73%	0.58	0.78	15.3	1.6	8.3
A56	2.04	77%	0.62	0.80	13.7	2.6	11.7
A57	1.72	62%	0.48	0.74	11.6	1.8	9.8
A58	2.43	75%	0.60	0.79	15.3	2.8	14.1
A59	0.70	64%	0.50	0.75	11.8	0.8	4.3
A60	1.72	74%	0.59	0.79	12.2	2.2	8.7
A61	1.81	63%	0.49	0.74	12.6	1.9	11.1
A62	0.09	78%	0.63	0.81	10.6	0.1	0.6
A63	2.56	72%	0.57	0.78	14.2	2.9	13.4
A64	2.72	71%	0.57	0.78	15.2	3.0	12.5
A65	1.45	72%	0.57	0.78	14.9	1.6	7.6
A66	0.19	71%	0.57	0.78	11.3	0.2	1.2
A67	0.21	74%	0.59	0.79	11.5	0.3	1.4
A68	0.22	75%	0.60	0.79	11.3	0.3	1.4
A69	1.98	74%	0.59	0.79	15.2	2.3	8.7
A70	11.98	75%	0.60	0.79	14.6	14.2	53.8
A71	0.63	80%	0.64	0.81	12.8	0.8	4.2
A72	11.90	29%	0.21	0.60	21.7	4.0	33.4
A73	1.69	70%	0.56	0.77	12.8	2.0	9.5
A74	0.78	71%	0.56	0.77	11.9	1.0	4.4
A75	0.87	71%	0.57	0.78	12.1	1.1	5.0
A76	0.92	72%	0.58	0.78	12.2	1.1	5.1
A77	0.89	72%	0.57	0.78	12.9	1.1	5.1
A78	0.98	35%	0.26	0.63	11.8	0.5	3.9
A79	0.51	55%	0.43	0.71	11.0	0.5	2.6



VICINITY MAP

1"=2000'

BASIN SUMMARY TABLE								DESIGN POINT			DESIGN POINT			DESIGN POINT		
Tributary	Area	Percent			t _c	Q ₂	Q ₁₀₀	DP	Q2	Q100	DP	Q2	Q100	DP	Q2	Q100
Sub-basin	(acres)	Impervious	C ₂	C ₁₀₀	(min)	(cfs)	(cfs)		Total	Total		Total	Total		Total	Total
								1	1.8	6.5	7	0.7	2.6	40	1.3	7.8
								1.1	3.5	11.3	7.1	16.0	46.2	41	1.3	4.8
								1.2	4.6	13.6	7.2	16.0	46.5	41.1	1.8	8.4
								1.3	16.6	74.3	7.3	65.9	189.9	42	0.7	5.2
								1.4	17.4	76.8	7.4	66.4	190.0	43	2.7	14.4
A80	1.45	69%	0.55	0.77	11.7	1.7	7.1	1.5	0.9	3.4	7.5	85.6	245.4	44	0.6	2.3
A81	0.35	67%	0.53	0.76	11.3	0.4	2.2	1.6	1.3	5.1	7.6	87.9	245.4	45	1.5	8.0
A82	0.55	79%	0.63	0.81	14.1	0.7	2.6	1.7	2.7	8.2	7.7	24.5	93.6	46	1.8	7.4
A83	0.25	47%	0.36	0.68	10.8	0.2	0.7	1.8	20.2	85.1	8	1.8	4.1	47	1.1	8.2
D1	1.10	79%	0.63	0.81	16.2	1.3	5.9	1.9	20.3	87.4	9	3.6	9.5	48	2.6	10.2
D2	0.32	79%	0.63	0.81	11.4	0.4	2.0	2	1.9	9.7	10	6.5	45.2	49	1.6	10.2
D3	0.59	78%	0.63	0.81	12.9	0.8	3.4	2.1	4.6	11.9	11	1.4	5.1	50	3.5	13.8
D4	0.49	86%	0.70	0.84	12.7	0.7	3.3	2.2	6.4	18.2	12	1.8	7.0	51	2.4	9.7
OS1	8.23	75%	0.60	0.79	17.4	9.0	43.6	2.3	6.6	18.6	13	0.7	3.4	52	1.6	5.8
OS2	34.21	75%	0.60	0.79	22.6	32.5	149.4	2.4	8.8	28.3	14	1.5	8.0	53	2.9	12.5
OS3	12.88	75%	0.60	0.79	17.8	13.9	62.5	2.5	10.7	37.6	15	2.0	11.0	54	0.4	1.6
OS4	9.32	75%	0.60	0.79	18.6	9.8	41.9	2.6	11.8	42.2	16	0.3	1.3	55	2.4	13.0
OS5	11.58	75%	0.60	0.79	17.5	12.5	52.5	2.7	16.0	60.4	17	0.7	2.8	56	3.4	18.5
OS6	66.83	75%	0.60	0.79	24.3	60.2	230.7	3	1.3	5.1	18	2.3	10.0	57	2.2	9.8
OS7	14.99	15%	0.10	0.55	16.3	2.8	8.0	3.1	7.0	46.3	19	0.6	2.4	58	3.7	14.1
								3.2	2.5	12.8	20	0.5	1.8	58.1	7.1	21.4
								3.3	9.0	56.9	21	0.3	1.3	59	1.0	4.3
								3.4	9.2	58.7	22	0.6	3.6	60	2.3	10.1
								3.5	9.3	59.0	22.1	12.7	62.8	61	2.6	11.1
								3.6	3.1	11.7	23	0.9	3.7	62	0.2	0.6
								3.7	11.7	68.8	24	2.4	9.6	63	3.4	13.4
								4	2.3	8.8	25	12.3	59.8	64	3.2	12.5
								4.1	23.5	105.0	26	0.4	1.6	65	1.9	7.6
								4.2	7.9	23.5	27	0.6	2.5	66	0.2	6.0
								4.3	28.8	122.1	28	0.5	1.8	67	0.3	1.4
								4.4	30.7	131.0	29	0.5	2.5	68	0.4	1.4
								4.5	44.0	185.1	30	2.7	10.5	69	2.3	8.7
								4.6	44.2	191.4	31	0.3	1.3	70	14.2	53.8
								4.7	8.4	20.1	31.1	3.8	6.6	71	1.1	4.2
								4.8	48.2	201.7	32	2.1	11.8	72	4.0	33.4
								5	1.7	9.6	33	1.5	7.1	73	2.2	11.9
								5.1	2.5	13.8	34	1.1	5.4	74	1.1	10.1
								5.2	3.6	18.4	34.1	1.6	7.3	75	0.8	6.1
								5.3	6.3	25.2	34.2	24.9	24.9	76	1.3	5.1
								5.4	11.1	45.9	34.3	57.9	57.9	77	1.3	5.1
								5.5	14.4	64.9	34.4	59.2	65.3	77.1	3.5	14.6
								5.6	7.0	33.3	35	2.2	9.0	78	0.5	3.9
								5.7	21.1	94.9	36	1.6	6.2	79	0.5	2.6
								5.8	4.1	15.7	36.1	3.8	17.3	80	3.3	18.3
								5.9	23.6	103.2	37	1.7	6.7	80.1	26.3	118.4
								6	2.3	9.3	37.1	1.9	2.2	80.2	35.0	154.4
								6.1	6.4	18.9	38	2.3	11.9	81	0.5	2.2
							6.2	7.2	25.1	39	2.5	11.6	82	0.9	2.6	
							6.3	2.8	39.9				83	1.4	5.5	
							6.4	9.7	38.6							
							6.5	35.9	159.5							
							6.6	5.1	21.2							
							6.7	40.2	177.9							
							6.8	40.1	180.5							
							6.9	51.7	227.2							



KEY MAP

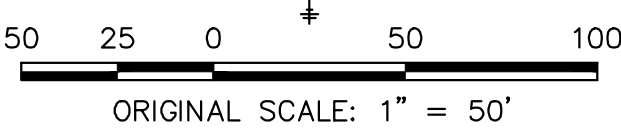
SCALE: N.T.S.

LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- 6100 PROPOSED MAJOR CONTOUR
- 6100 PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE BASIN
- DRAINAGE OFFSITE BASIN
- 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
- PROPOSED 100YR FLOODPLAIN
- EXISTING FLOODWAY



Know what's below.
Call before you dig.



BENCHMARK:

CITY OF AURORA BENCHMARK #458529N001 BEING 3" BRASS CAP ATOP A 30" LONG STEEL PIPE IN CONC. ON SOUTH SIDE OF E. JEWELL AVE. BEING 1 FT. N. OF S. R/W FE. LINE & 4 FT. E. OF INTERS. OF SD. R/W FE. W/ N-S FE. RUNNING SOUTH. IN VICINITY OF 1/4 COR. TO SECS. 20/29, T4S, R65W. EL. NAVD88 = 5,643.37'

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "PLS 13155" AT THE NORTHWEST CORNER, AND BY A 3-1/4" ALUMINUM CAP STAMPED "LS 15244" AT THE NORTH QUARTER CORNER, BEARING N89°35'54"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

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, 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.
- ALL PROPOSED STORM INFRASTRUCTURE WITHIN 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 EXCEPT REGIONAL DETENTION FACILITY.
- ALL STORM INFRASTRUCTURE IS SIZED FOR THE 100-YEAR STORM EVENT.
- PIPE CLASS SHALL BE CLASS III.
- PIPE BEDDING MATERIAL SHALL BE CLASS B.
- FOR ALL SUMP INLETS AND EMERGENCY OVERFLOW LOCATIONS, FINISHED FLOOR ELEVATIONS SHALL BE 1' MINIMUM ABOVE THE EMERGENCY OVERFLOW ELEVATIONS. CALCULATIONS TO BE INCLUDED IN CIVIL PLAN AND FDR.
- PDR MUST BE APPROVED PRIOR TO CIVIL PLAN APPROVAL.
- NO WORK IS ALLOWED IN THE FLOODPLAIN WITHOUT A FLOODPLAIN DEVELOPMENT PERMIT.
- NO WORK IS ALLOWED WITHIN THE FLOODPLAIN WITHOUT A CLOMR OR A NO RISE ANALYSIS INCLUDED WITHIN THE FLOODPLAIN DEVELOPMENT PERMIT.
- ENSURE THE PROVISIONS OF ORS 37-92-602, AS AMENDED BY SENATE BILL 15-212, REGARDING NOTIFICATION OF DOWNSTREAM WATER RIGHTS HOLDERS ARE UPHOLD.
- WHERE DRAINAGE PATHS CROSS SIDEWALKS THAT THE SWALES SHALL PROVIDE CHASE DRAINS WITH A MINIMUM CAPACITY FOR THE MINOR EVENT. CAPACITY AND EMERGENCY OVERFLOW CALCULATIONS SHALL BE INCLUDED IN THE CIVIL PLANS AND FDR.
- STORM INFRASTRUCTURE COLLECTING AND CONVEYING RUNOFF TO THE PUBLIC INFRASTRUCTURE IS TO BE IDENTIFIED AS PRIVATE. IDENTIFICATION OF PIPES TO BE INCLUDED IN FDR.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
CENTURY COMMUNITIES, LLC
2000 S COLORADO BLVD
TOWER 1, STE 1500
DENVER, CO 80222
ATT: JERRY RICHMOND
(303) 268-8364

J.R. ENGINEERING
A Westman Company

Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
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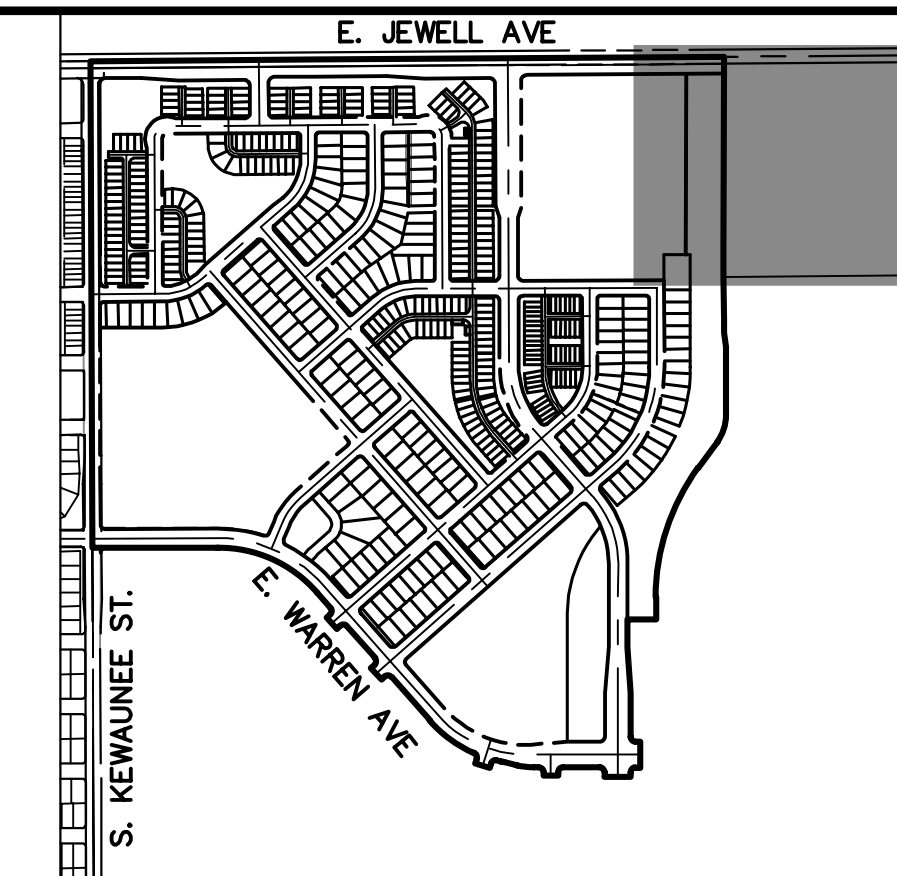
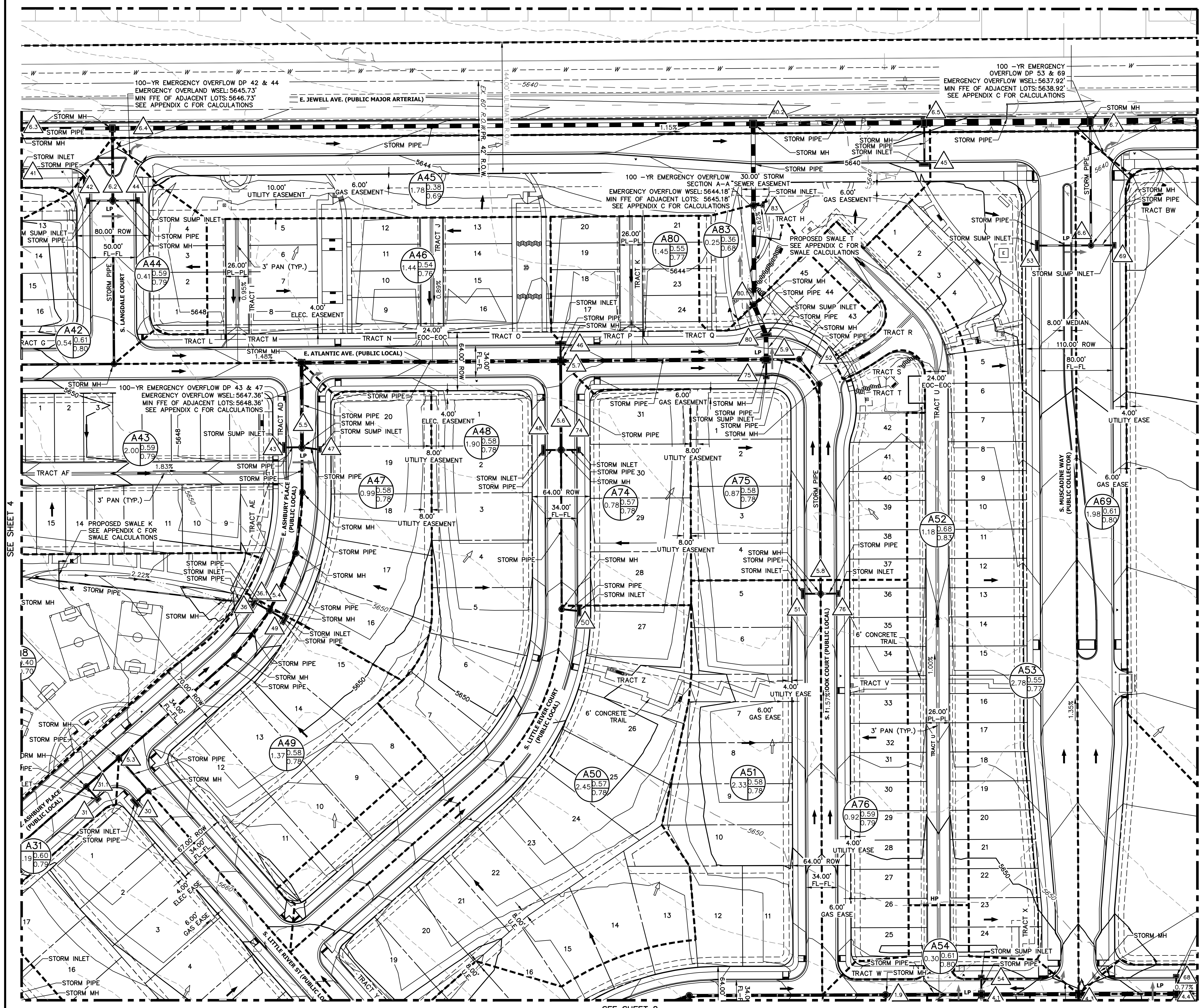
H-SCALE	V-SCALE	N/A	DATE	DESIGNED BY	DIG	DRAWN BY	RAB	CHECKED BY
1"=50'			1/19/24					

FOUNDRY FILING NO. 1

PRELIMINARY DRAINAGE PLAN




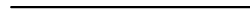
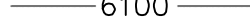



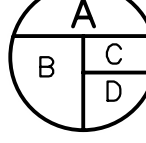









SHEET 3 OF 24

JOB NO. 16146.00



KEY MAP

SCALE: N.T.S

- # LEGEND:
- | | |
|---|--|
|  | EXISTING STORM SEWER |
|  | PROPOSED STORM SEWER |
|  | PROPOSED MAJOR CONTOUR |
|  | PROPOSED MINOR CONTOUR |
|  | EXISTING MAJOR CONTOUR |
|  | EXISTING MINOR CONTOUR |
|  | DRAINAGE BASIN |
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|  | DESIGN POINT |
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|  | LOW POINT |
|  | DRAINAGE ARROW |
|  | EXISTING DRAINAGE ARROW |
|  | EMERGENCY OVERFLOW PATH |
|  | PROPOSED DRAINAGE SWALE |
|  | PROPOSED 100YR FLOODPLAIN |
|  | EXISTING FLOODWAY |



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BENCHMARK:

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BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "PLS 13155" AT THE NORTHWEST CORNER, AND BY A 3-1/4" ALUMINUM CAP STAMPED "LS 15244" AT THE NORTH QUARTER CORNER, BEARING N89°35'54"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

NOTES:

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PREPARED FOR

CENTURY COMMUNITIES, LLC
2000 S COLORADO BLVD
TOWER 1, STE 150
DENVER, CO 80222
ATT: JERRY RICHMOND
(303) 268-8364

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APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, OR ENGINEERS
APPROVES THEIR USE
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DESIGNATED BY WRITTEN
AUTHORIZATION.

 **J·R ENGINEERING**
A Westrian Company

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Fort Collins 970-491-9888 • www.jrengineering.com

JOB NO.	SHEET	5	OF	24	FOUNDRY FILING NO. 1		H-SCALE	1"=50'	No.	REVISION	BY	DATE
					V-SCALE	N/A						
					PRELIMINARY DRAINAGE PLAN		DATE	1/19/24				
							DESIGNED BY	DIG				
							DRAWN BY	RAB				
						CHECKED BY						



SCALE: N.T.S

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
— PROPOSED 100YR FLOODPLAIN
— EXISTING FLOODWAY



Know what's **below**.
Call before you dig.



CITY OF AURORA BENCHMARK #4S6529NW001 BEING 3" BRASS CAP ATOP A 30" LONG STEEL PIPE IN CONC. ON SOUTH SIDE OF E. JEWELL AVE. BEING 1 FT. N. OF S. R/W FE. LINE & 4 FT. E. OF INTERS. OF SD. R/W FE. W/ N-S FE. RUNNING SOUTH. IN VICINITY OF 1/4 COR. TO SECS. 20/29, T4S, R65W. EL. NAVD88 = 5,643.37'

THE NORTH LINE OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "PLS 13155" AT THE NORTHWEST CORNER, AND BY A 3-1/4" ALUMINUM CAP STAMPED "LS 15244" AT THE NORTH QUARTER CORNER, BEARING N89°35'54"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

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- CALCULATIONS TO BE INCLUDED IN CIVIL PLAN AND FDR.
- POR MUST BE APPROVED PRIOR TO CIVIL PLAN APPROVAL
- NO WORK IS ALLOWED IN THE FLOODPLAIN WITHOUT A FLOODPLAIN DEVELOPMENT PERMIT.
- NO WORK IS ALLOWED WITHIN THE FLOODWAY WITHOUT A CLOWR OR A PERMIT.
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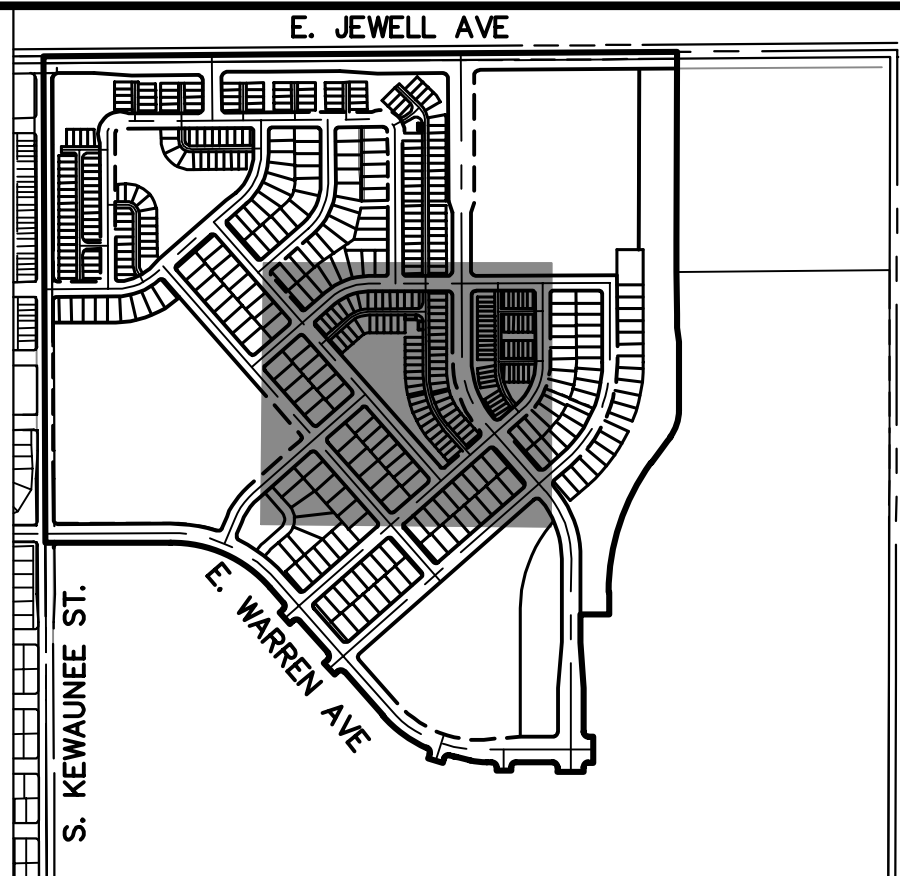
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SHEET 6 OF 24	FOUNDRY FILING NO. 1		H-SCALE	1"=50'	No.	REVISION	BY	DATE
	PRELIMINARY DRAINAGE PLAN		V-SCALE	N/A				
			DATE	1/19/24				
			DESIGNED BY	D/C				
		CHECKED BY						

SEE SHEET 5

SEE SHEET 10



KEY MAP

SCALE: N.T.S

LEGEND:

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



50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

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BY DATE

No. REVISION

1"=50'

H-SCALE

V-SCALE

N/A

DATE

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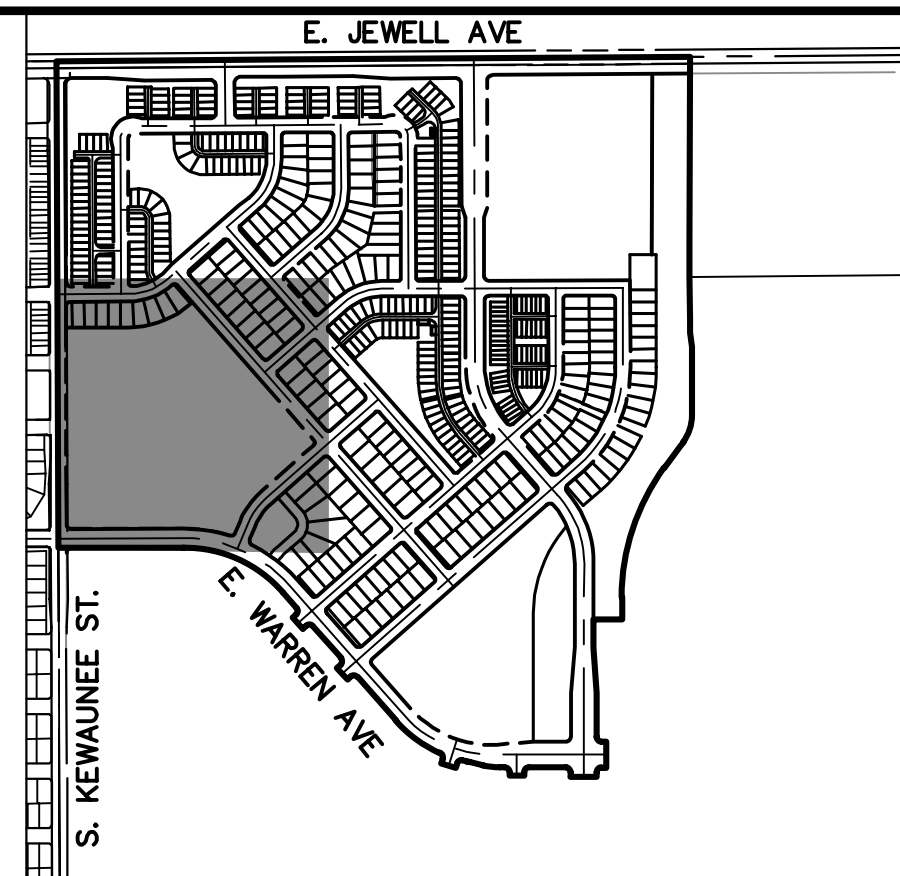
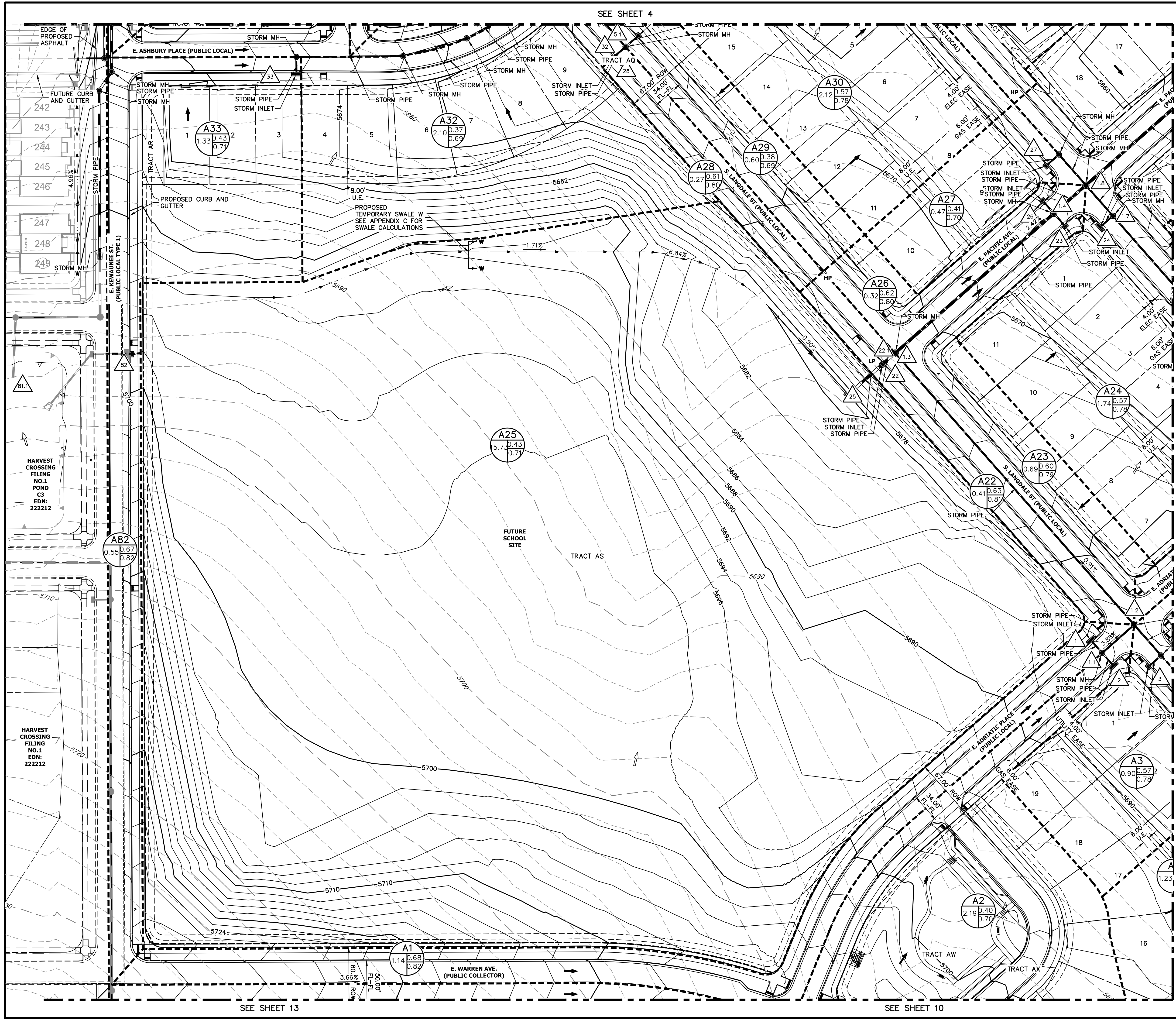
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FOUNDRY FILING NO. 1

PRELIMINARY DRAINAGE PLAN

SHEET 8 OF 24

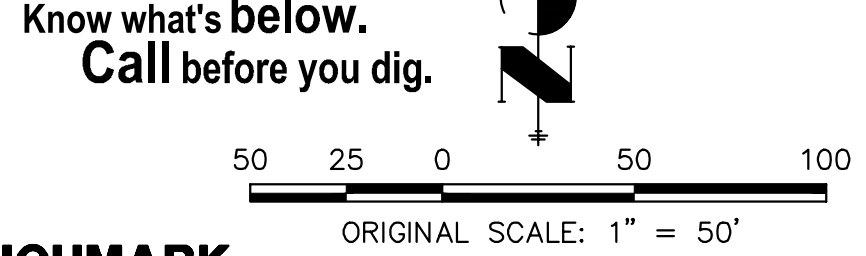
JOB NO. 16146.00



KEY MAP
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- PROPOSED STORM SEWER
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No.	REVISION	BY	DATE

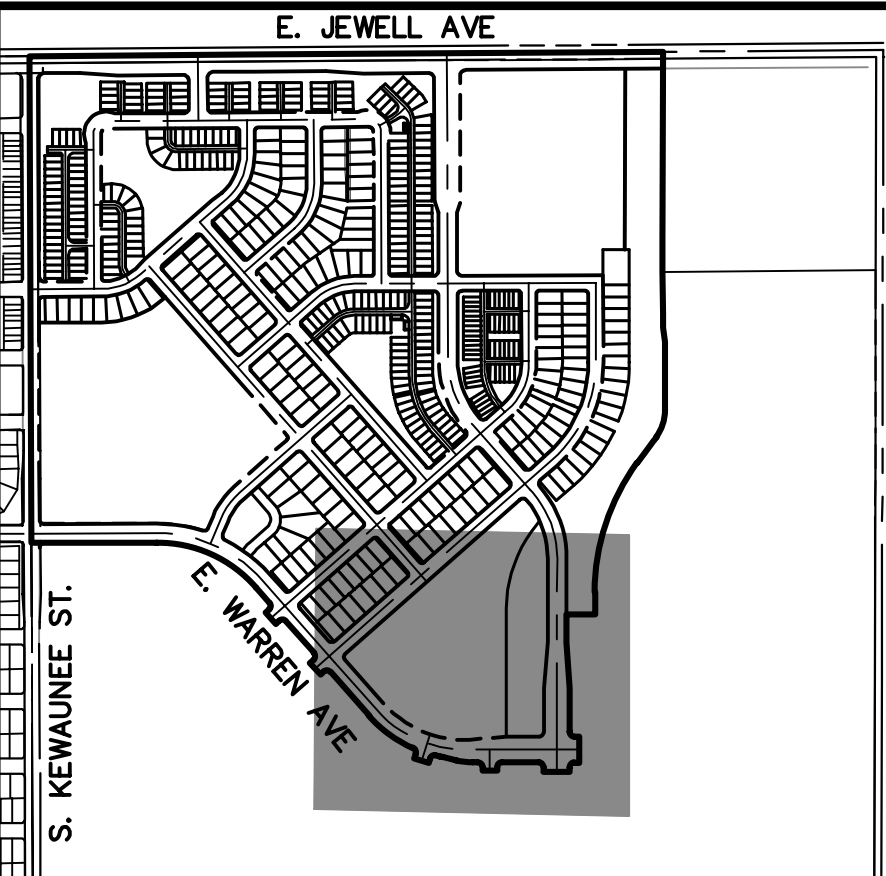
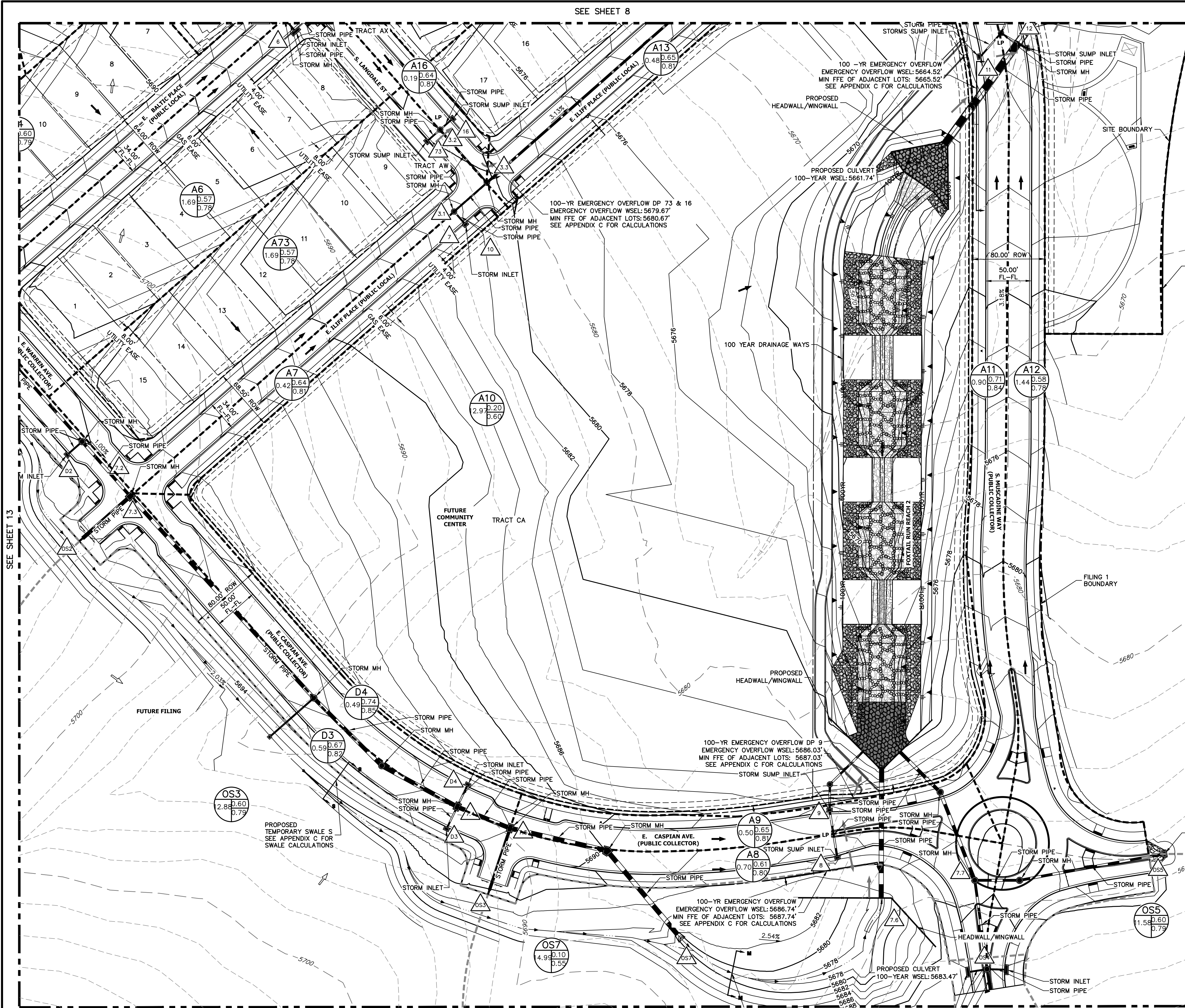
H-SCALE	V-SCALE	N/A	DATE	DESIGNED BY	DIG	DRAWN BY	RAB	CHECKED BY
1"=50'			1/19/24					

FOUNDRY FILING NO. 1

PRELIMINARY DRAINAGE PLAN

SHEET 9 OF 24

JOB NO. 16146.00



KEY MAP

SCALE: N.T.S

LEGEND:

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- PROPOSED STORM SEWER
- 6100 PROPOSED MAJOR CONTOUR
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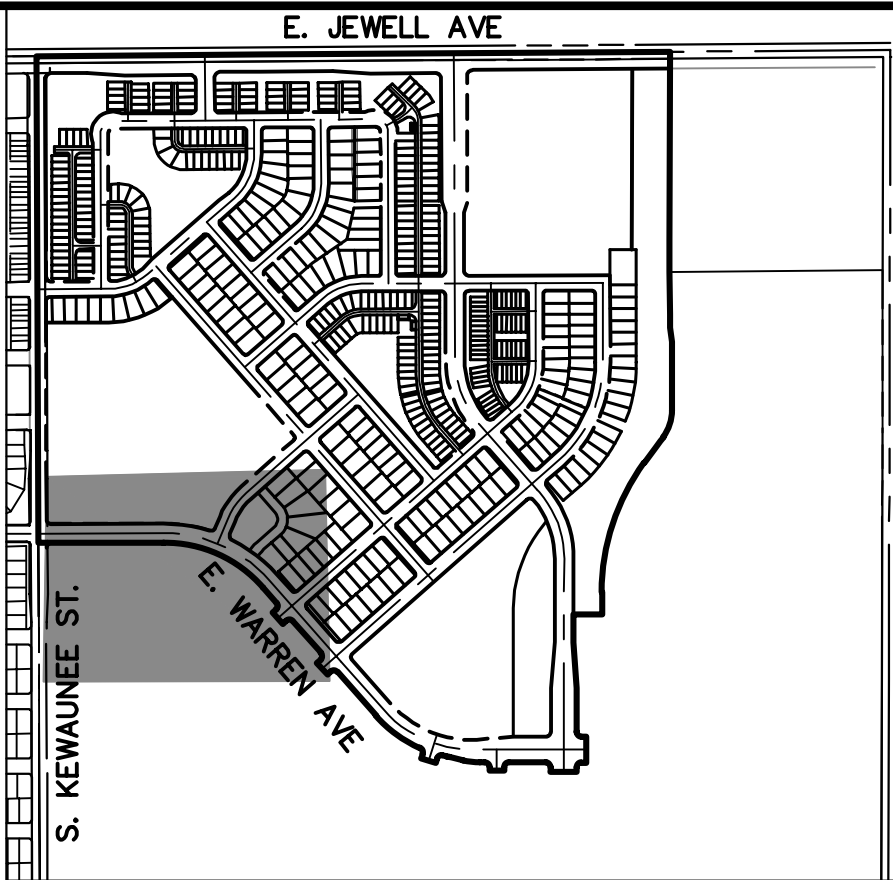
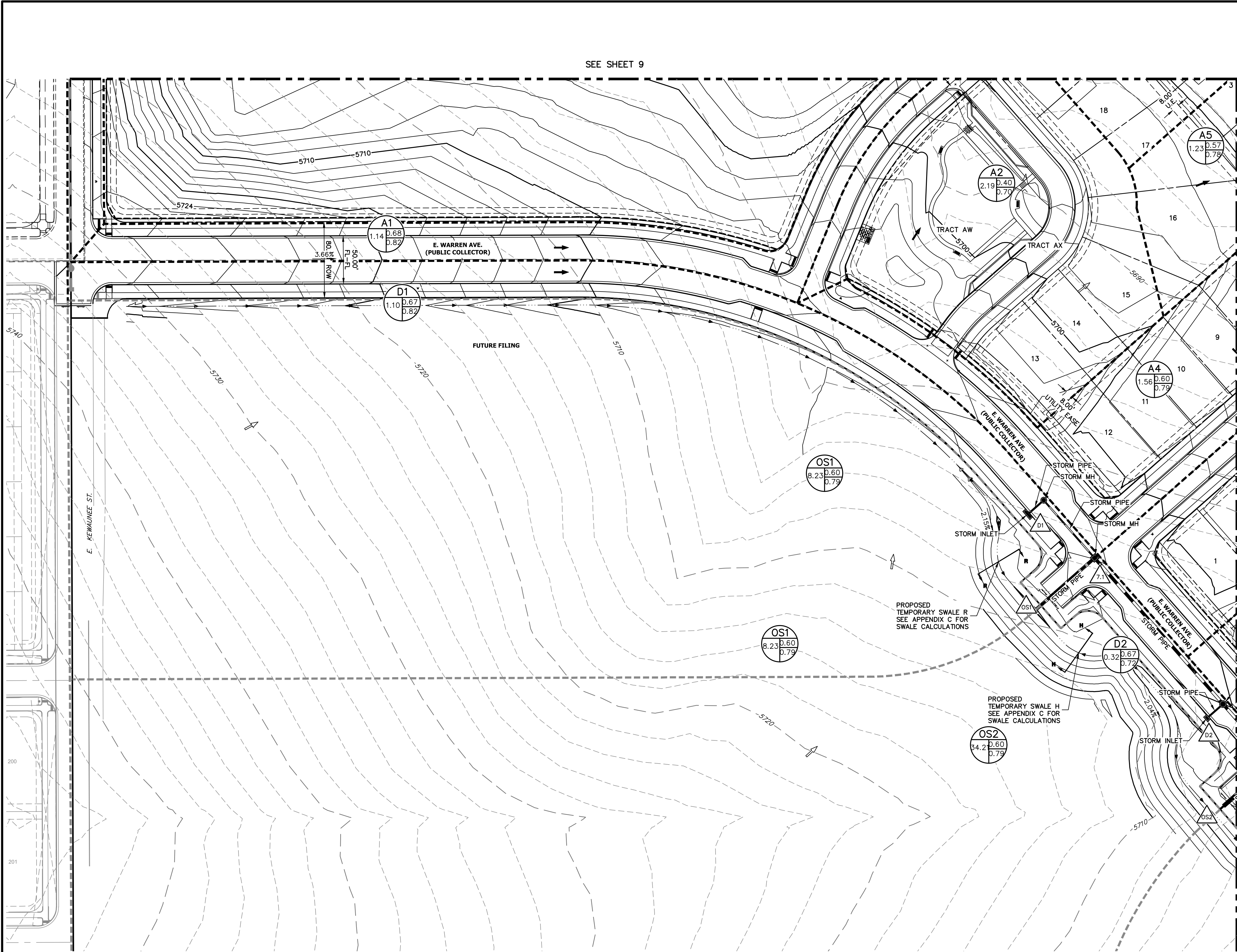
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No.	REVISION	BY	DATE	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	FOUNDRY FILING NO. 1	PRELIMINARY DRAINAGE PLAN	SHEET 12 OF 24	JOB NO. 16146.00
1				1"=50'	N/A	1/19/24	DIG	RAB					



KEY MAP

SCALE: N.T.S

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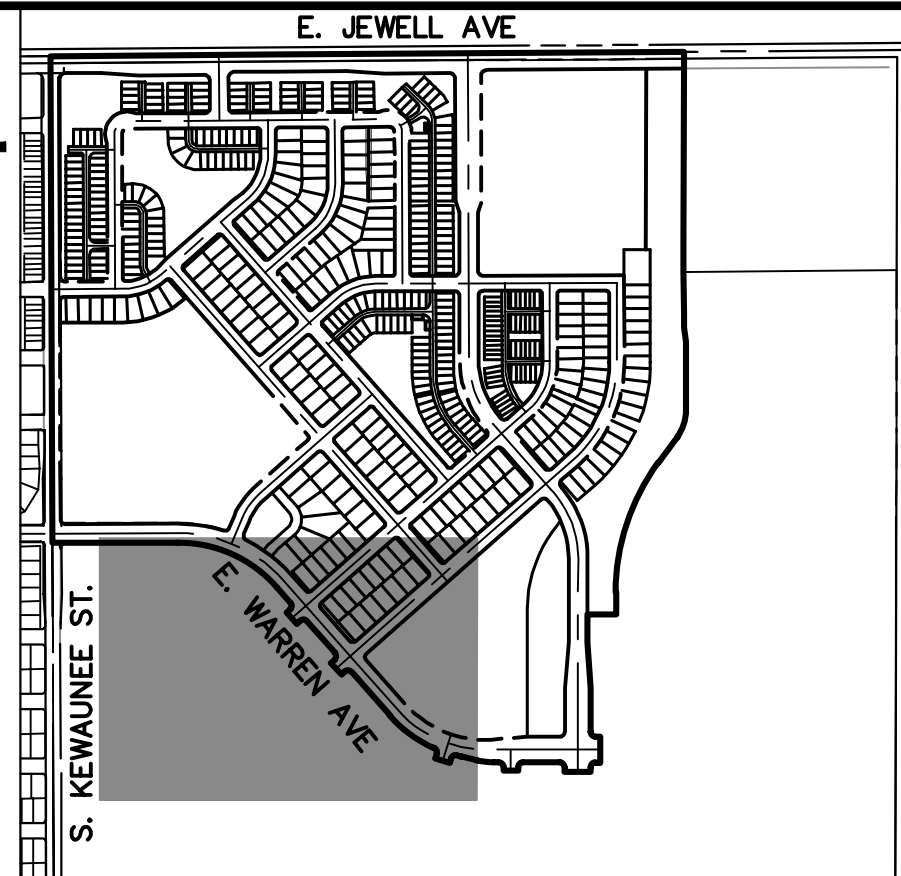
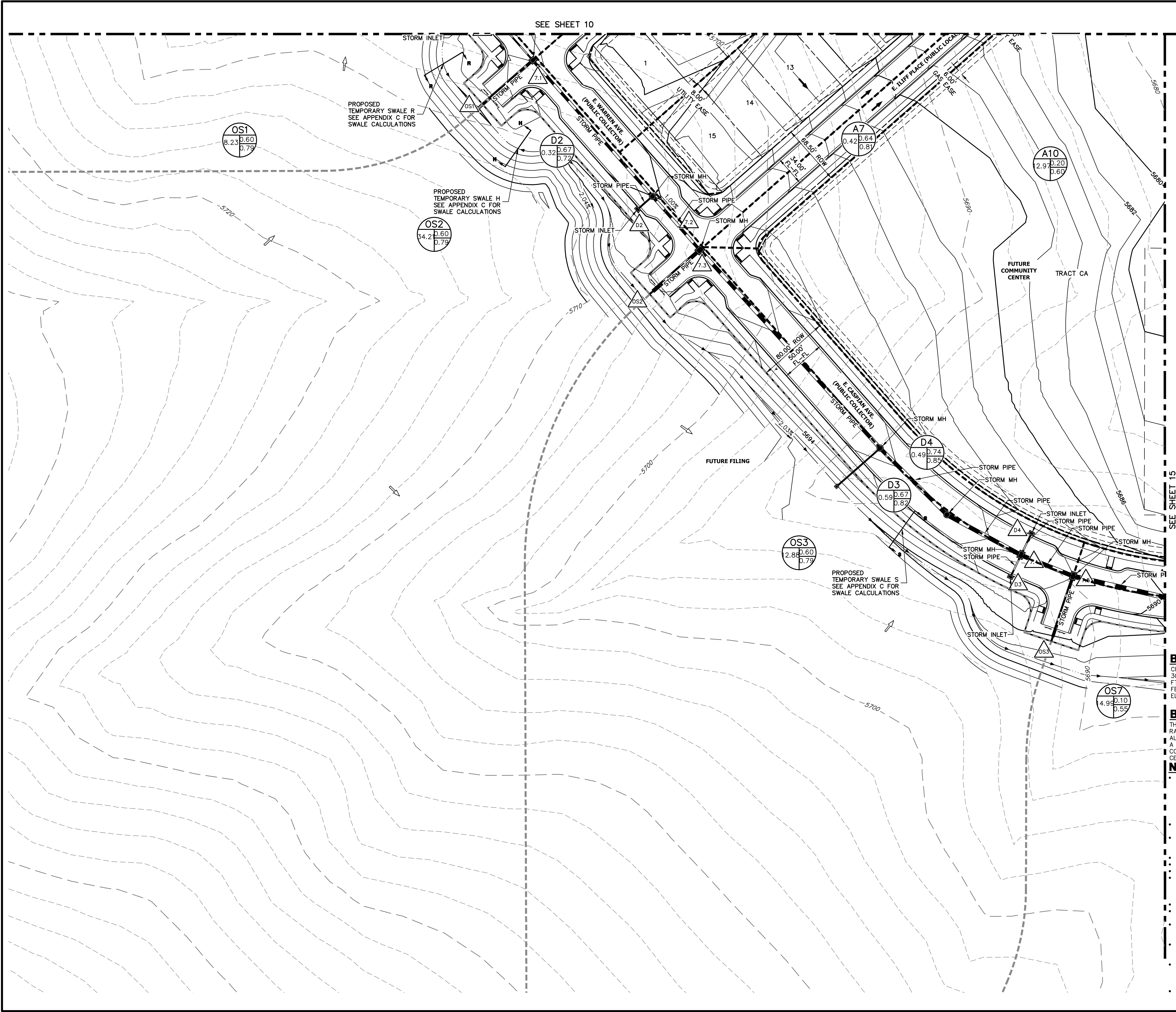
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FOUNDRY FILING NO. 1		SHEET 13 OF 24		JOB NO. 16146.00	
		PRELIMINARY DRAINAGE PLAN			
H-SCALE		1"=50'		No.	
V-SCALE		N/A		BY	
DATE		1/19/24		DATE	
DESIGNED BY		DIG		REVISION	
DRAWN BY		RAB			
CHECKED BY					
				</	



KEY MAP

SCALE: N.T.S

LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE BASIN
- DRAINAGE OFFSITE BASIN
- 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
- PROPOSED 100YR FLOODPLAIN
- EXISTING FLOODWAY



BENCHMARK:

CITY OF AURORA BENCHMARK #456529NW001 BEING 3" BRASS CAP ATOP A 30" LONG STEEL PIPE IN CONC. ON SOUTH SIDE OF E. JEWELL AVE. BEING 1 FT. N. OF S. R/W FE. LINE & 4 FT. E. OF INTERS. OF SD. R/W FE. W/ N-S FE. RUNNING SOUTH. IN VICINITY OF 1/4 COR. TO SECS. 20/29, T4S, R65W. EL. NAVD88 = 5,643.37'

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "PLS 13155" AT THE NORTHWEST CORNER, AND BY A 3-1/4" ALUMINUM CAP STAMPED "LS 15244" AT THE NORTH QUARTER CORNER, BEARING N89°35'54"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

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- STORM INFRASTRUCTURE COLLECTING AND CONVEYING RUNOFF TO THE PUBLIC INFRASTRUCTURE IS TO BE IDENTIFIED AS PRIVATE. IDENTIFICATION OF PIPES TO BE INCLUDED IN FOR.

PREPARED FOR

CENTURY COMMUNITIES, LLC
2000 S COLORADO BLVD
TOWER 1, STE 1500
DENVER, CO 80222
ATT: JERRY RICHMOND
(303) 268-8364

J.R. ENGINEERING
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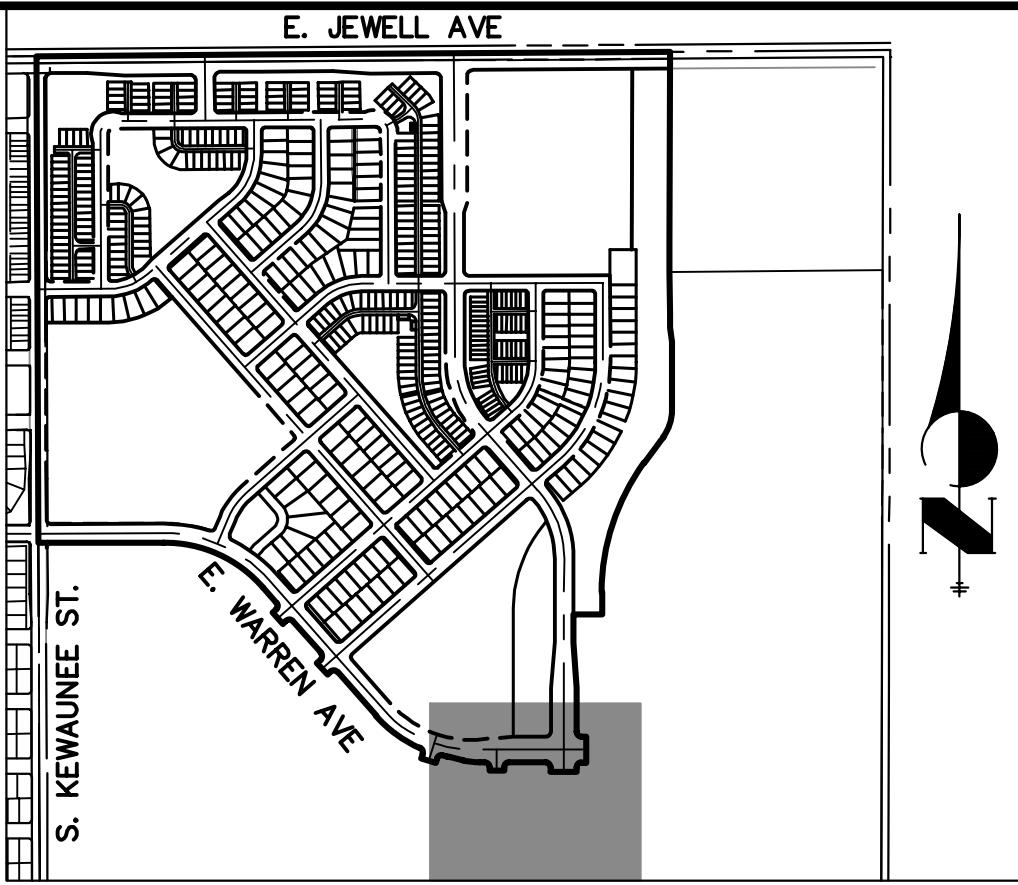
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				H-SCALE	V-SCALE	DATE	CHECKED BY
				N/A	1/19/24	DIG	RAB

FOUNDRY FILING NO. 1





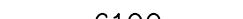



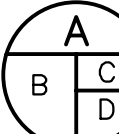









PRELIMINARY DRAINAGE PLAN

SHEET 14 OF 24

JOB NO. 16146.00

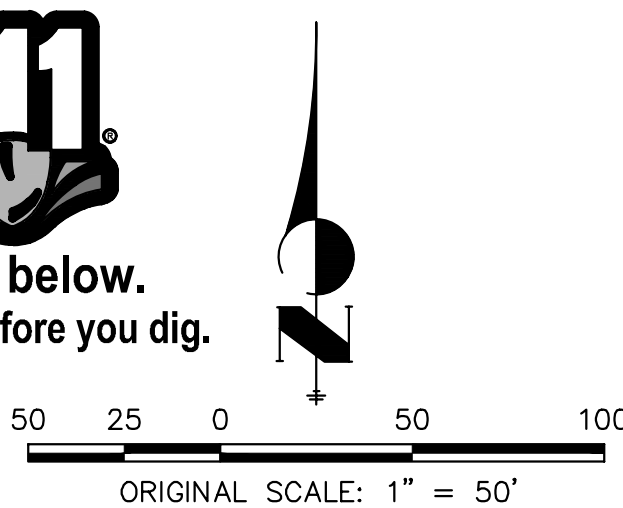


SCALE: N.T.S

- ## LEGEND:
- | | |
|---|--|
|  | EXISTING STORM SEWER |
|  | PROPOSED STORM SEWER |
|  | PROPOSED MAJOR CONTOUR |
|  | PROPOSED MINOR CONTOUR |
|  | EXISTING MAJOR CONTOUR |
|  | EXISTING MINOR CONTOUR |
|  | DRAINAGE BASIN |
|  | DRAINAGE OFFSITE BASIN |
|  | 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 OVERTFLOW PATH |
|  | PROPOSED DRAINAGE SWALE |
|  | PROPOSED 100YR FLOODPLAIN |
|  | EXISTING FLOODWAY |



Know what's **below**.
Call before you dig.



BENCHMARK:

CITY OF AURORA BENCHMARK #4S6529NW001 BEING 3" BRASS CAP ATOP A 30" LONG STEEL PIPE IN CONC. ON SOUTH SIDE OF E. JEWELL AVE. BEING 1 FT. N. OF S. R/W FE. LINE & 4 FT. E. OF INTERS. OF SD. R/W FE. W/ N-S FE. RUNNING SOUTH. IN VICINITY OF 1/4 COR. TO SECS. 20/29, T4S, R65W. EL. NAVD88 = 5,643.37'

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 2-1/2 ALUMINUM CAP STAMPED "PLS 13155" AT THE NORTHWEST CORNER, AND BY A 3-1/4" ALUMINUM CAP STAMPED "LS 15244" AT THE NORTH QUARTER CORNER, BEARING N89°35'54"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

NOTES:

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- ALL PROPOSED STORM INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY SHALL BE IDENTIFIED AND OWNED BY THE CITY OF AURORA.
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- STORM INFRASTRUCTURE IS SIZED FOR THE 100-YEAR STORM EVENT.
- PIPE CLASS SHALL BE CLASS III.
- PIPE BEDDING MATERIAL SHALL BE CLASS B.
- FOR ALL SUMP INLETS AND EMERGENCY OVERFLOW LOCATIONS, FINISHED FLOOR ELEVATIONS SHALL BE 1' MINIMUM ABOVE THE EMERGENCY OVERFLOW ELEVATIONS AND GARAGES SHALL NOT BE INUNDED.
- FLOOD PROTECTION TO BE IN ACCORD WITH CITY PLAN AND FDR.
- FDR MUST BE APPROVED PRIOR TO CITY PLAN APPROVAL.
- NO WORK IS ALLOWED IN THE FLOODPLAIN WITHOUT A FLOODPLAIN DEVELOPMENT PERMIT.
- NO WORK IS ALLOWED WITHIN THE FLOODWAY WITHOUT A CLOMR OR A FLOOD ANALYSIS INCLUDED WITHIN THE FLOODPLAIN DEVELOPMENT PERMIT.
- ENSURE THE PROVISIONS OF CRS 37-92-602, AS AMENDED BY SENATE BILL 15-212, REGARDING NOTIFICATION OF DOWNSTREAM WATER RIGHTS HOLDERS ARE FULFILLED.
- WHEN MAINTAINING THESE CROSS SIDEWALKS THAT THE SWALES SHALL PROVIDE CHARGE DRAINS WITH A MINIMUM CAPACITY FOR THE MINOR EVENT. CAPACITY AND EMERGENCY OVERFLOW CALCULATIONS SHALL BE INCLUDED IN THE CIVIL PLANS AND FDR.
- STORM INFRASTRUCTURE COLLECTING AND CONVEYING RUNOFF TO THE FLOODPLAIN SHALL BE IDENTIFIED AS PRIVATE. IDENTIFICATION OF PIPES TO BE INCLUDED IN FDR.

FINISHED FOR

THESE DRAWINGS ARE
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APPROVES THEIR USE
ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

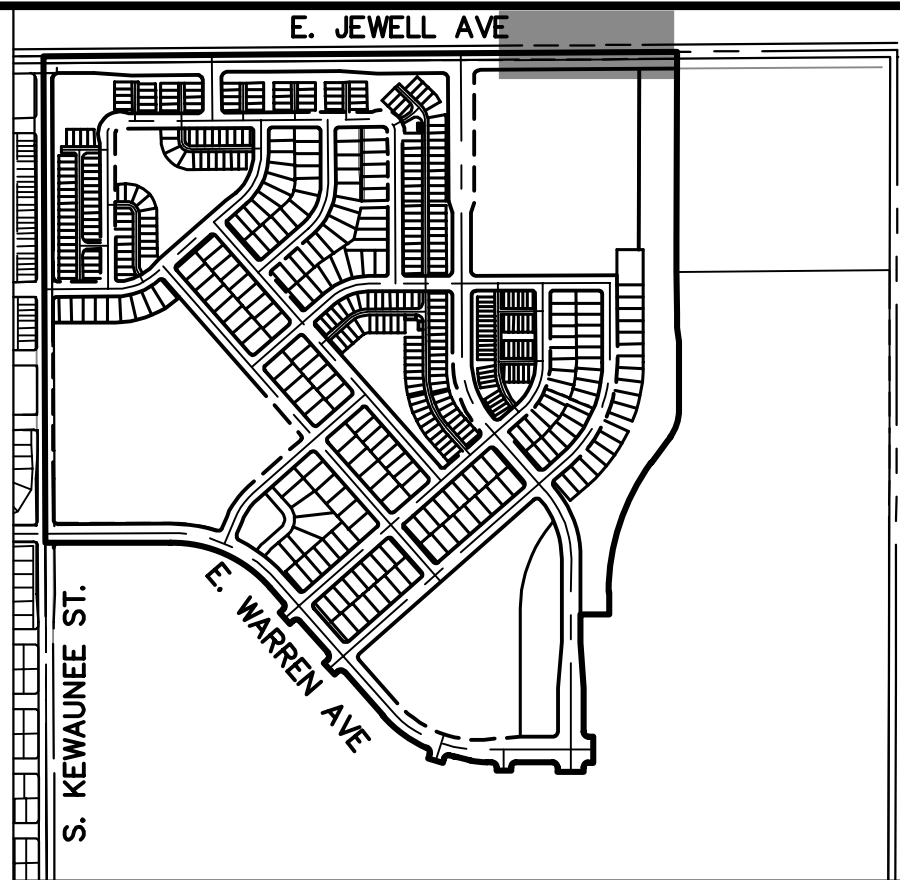
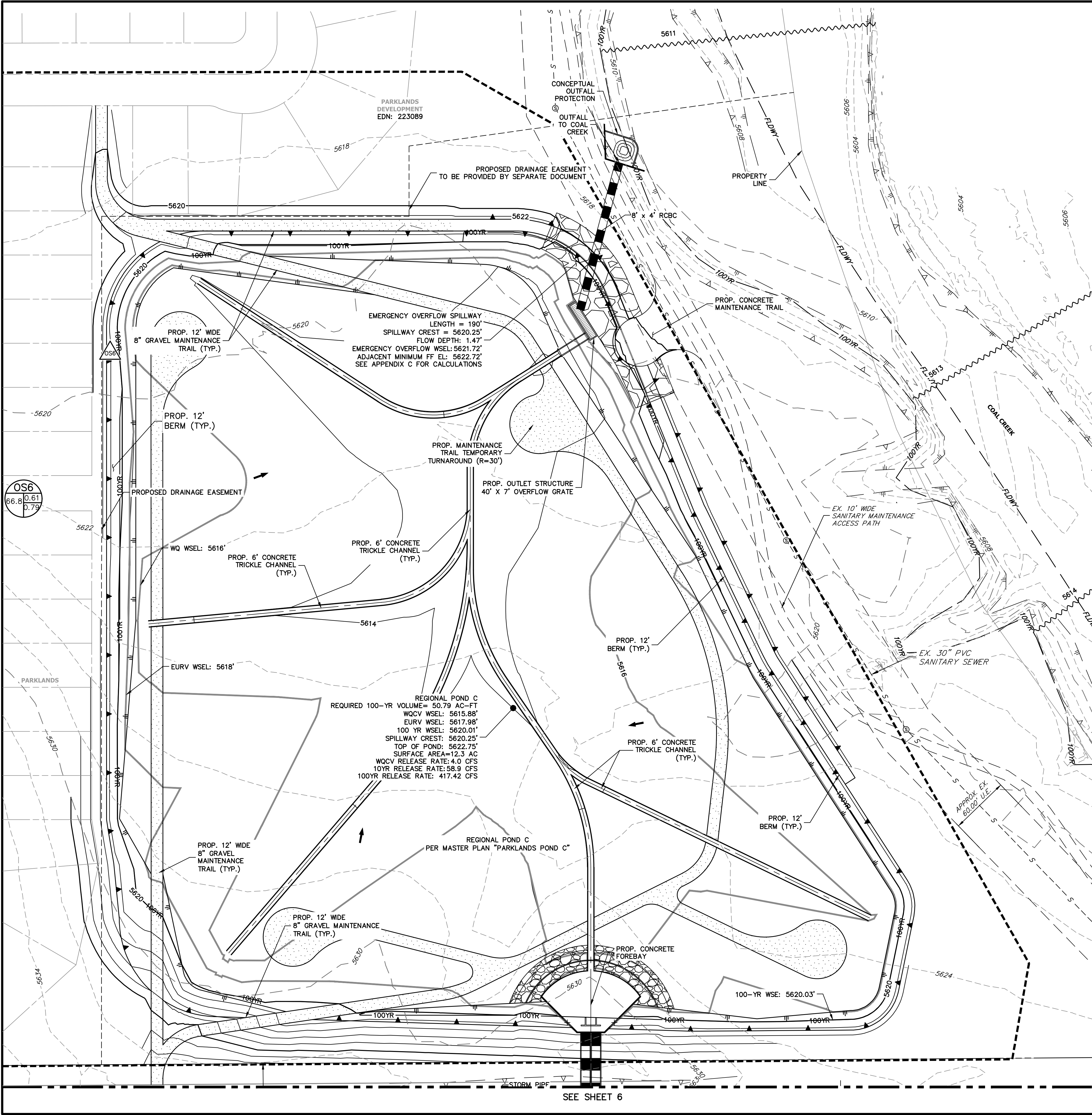
CENTURY COMMUNITIES, LLC
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Fort Collins 970-491-9888 • www.jirengineering.com

SHEET	15	OF	24	FOUNDRY FILING NO. 1				H-SCALE	1"=50'	No.	REVISION	BY	DATE	
				PRELIMINARY DRAINAGE PLAN				V-SCALE	N/A					
								DATE						1/19/24
								DESIGNED BY	DIG					
								DRAWN BY	RAB					
				CHECKED BY										
JOB NO. 16146.00														



KEY MAP

SCALE: N.T.S

LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- 6100
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 6100
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE BASIN
- DRAINAGE OFFSITE BASIN
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- HIGH POINT
- LOW POINT
- DRAINAGE ARROW
- EXISTING DRAINAGE ARROW
- EMERGENCY OVERFLOW PATH
- PROPOSED DRAINAGE SWALE
- PROPOSED 100YR FLOODPLAIN
- EXISTING FLOODWAY

POND NOTES:

- FUTURE CHANNEL IMPROVEMENTS ARE BEING PROPOSED WITH THE PARKLANDS DEVELOPMENT. THE DEVELOPER WILL BE RESPONSIBLE FOR RELOCATING OR REORIENTING THE POND OUTFALL TO ACCOMMODATE FUTURE CHANNEL DESIGN.
- FINAL OUTFALL LOCATION TO BE DETERMINED WITH CIVIL PLANS

FLOODPLAIN NOTES:

- FEMA FLOODPLAIN INFORMATION: FIRM PANEL E08005C0216M, DATED OCTOBER 2020.
- FLOODPLAIN LIMITS AND BFE'S FROM 2010 FHAD STUDY FOR SAND/COAL CREEK. PROVIDED BY MILE HIGH FLOOD DISTRICT.
- APPLICANT UNDERSTANDS THAT CONSTRUCTION OR GRADING IN THE 100YR FLOODPLAIN REQUIRES FLOODPLAIN DEVELOPMENT PERMIT, WHICH MUST BE OBTAINED PRIOR TO GRADING OR CONSTRUCTION CAN COMMENCE

CITY OF AURORA POND CERTIFICATION NOTE:

THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY EACH STORM WATER 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 BMPS 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 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 STORM WATER 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 AN APPROVED POND CERTIFICATE.

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UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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BY	DATE	REVISION	No.	1"=50'	H-SCALE	V-SCALE	N/A	DATE	1/19/24	DIG	RAB	DESIGNED BY	DRAWN BY	CHECKED BY
FOUNDRY FILING NO. 1												PRELIMINARY DRAINAGE PLAN		
SHEET 16 OF 24												JOB NO. 16146.00		

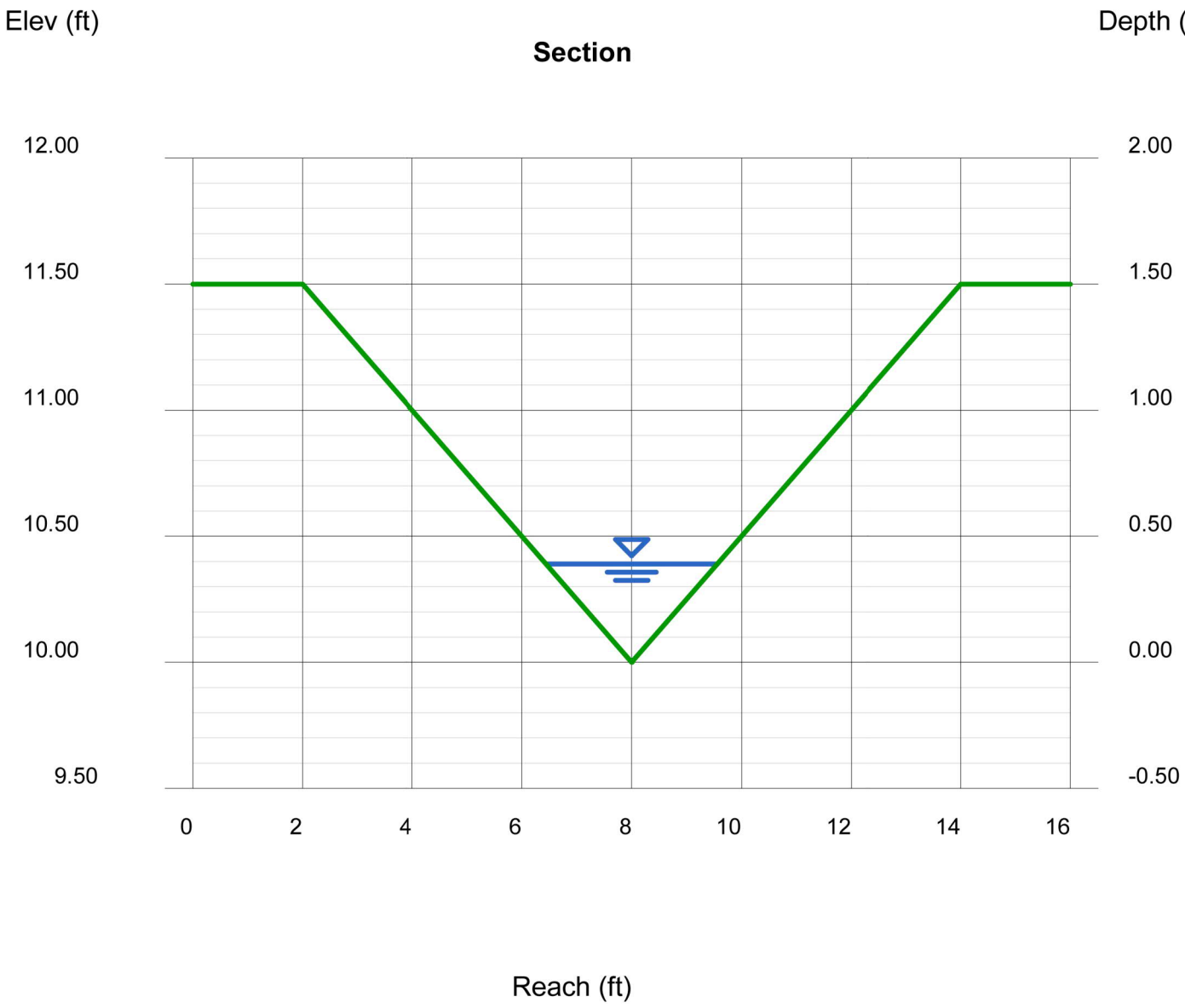
Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Tuesday, Jan 16 2024

SWALE A (100-YEAR)

Triangular				Highlighted			
Side Slopes (z:1)	=	4.00, 4.00		Depth (ft)	=	0.39	
Total Depth (ft)	=	1.50		Q (cfs)	=	1.630	
				Area (sqft)	=	0.61	
Invert Elev (ft)	=	10.00		Velocity (ft/s)	=	2.68	
Slope (%)	=	3.00		Wetted Perim (ft)	=	3.22	
N-Value	=	0.030		Crit Depth, Yc (ft)	=	0.41	
				Top Width (ft)	=	3.12	
				EGL (ft)	=	0.50	
Calculations							
Compute by:		Known Q					
Known Q (cfs)	=	1.63					



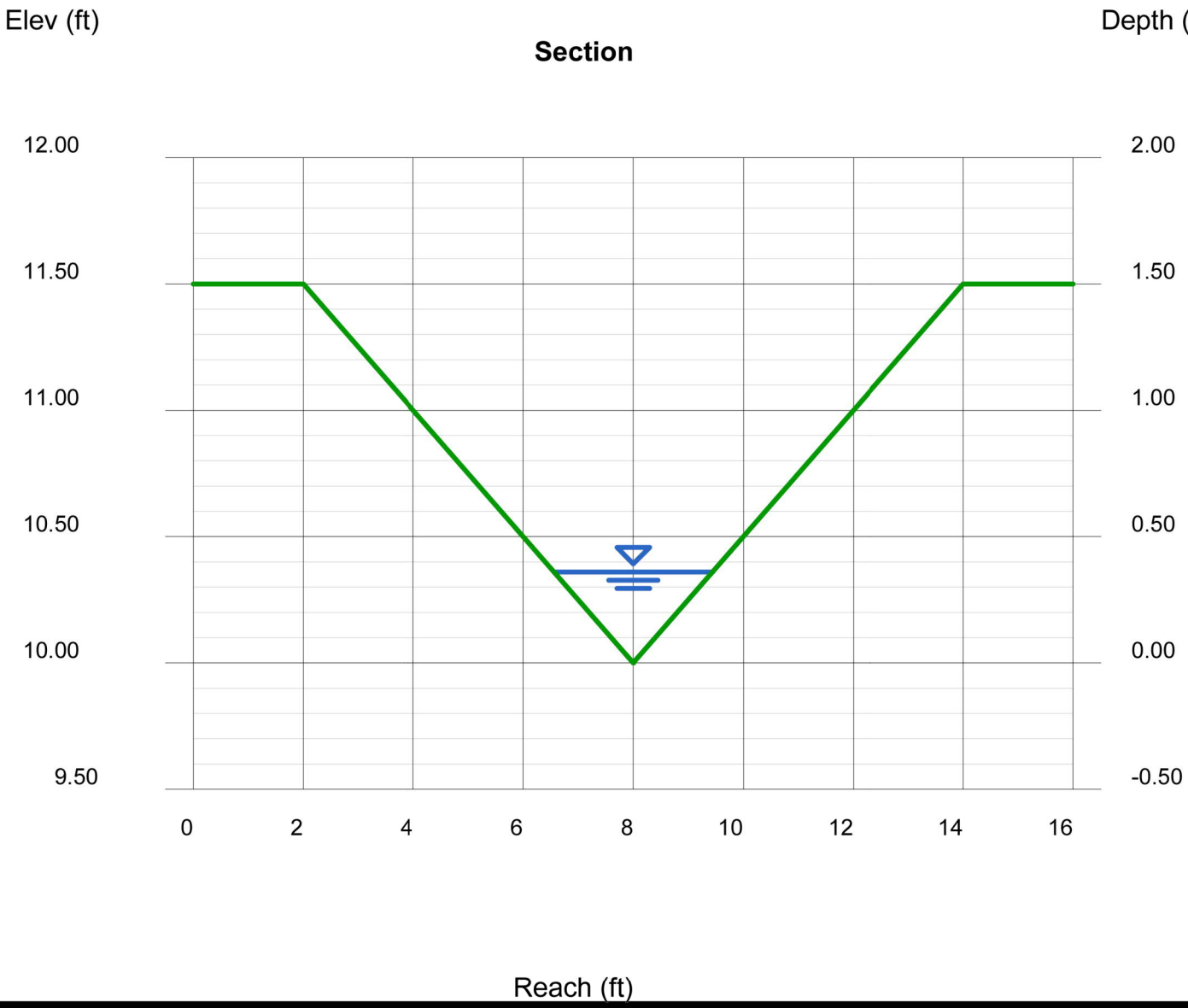
Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Tuesday, Jan 16 2024

SWALE E (100-YEAR)

Triangular				Highlighted			
Side Slopes (z:1)	=	4.00, 4.00		Depth (ft)	=	0.36	
Total Depth (ft)	=	1.50		Q (cfs)	=	1.630	
				Area (sqft)	=	0.52	
Invert Elev (ft)	=	10.00		Velocity (ft/s)	=	3.14	
Slope (%)	=	4.50		Wetted Perim (ft)	=	2.97	
N-Value	=	0.030		Crit Depth, Yc (ft)	=	0.41	
				Top Width (ft)	=	2.88	
				EGL (ft)	=	0.51	
Calculations							
Compute by:		Known Q					
Known Q (cfs)	=	1.63					



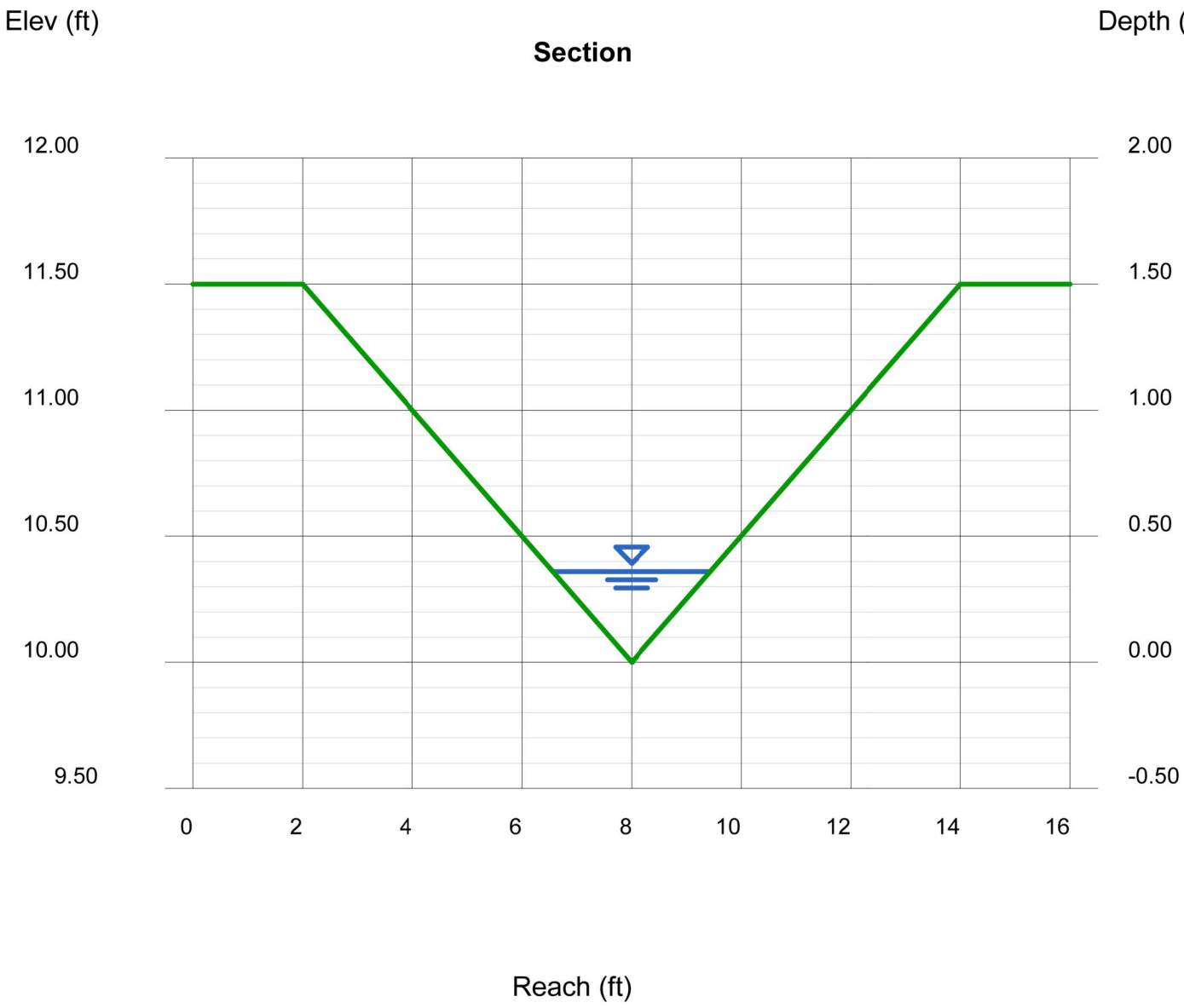
Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Tuesday, Jan 16 2024

SWALE B (100-YEAR)

Triangular				Highlighted			
Side Slopes (z:1)	=	4.00, 4.00		Depth (ft)	=	0.36	
Total Depth (ft)	=	1.50		Q (cfs)	=	1.630	
				Area (sqft)	=	0.52	
Invert Elev (ft)	=	10.00		Velocity (ft/s)	=	3.14	
Slope (%)	=	4.20		Wetted Perim (ft)	=	2.97	
N-Value	=	0.030		Crit Depth, Yc (ft)	=	0.41	
				Top Width (ft)	=	2.88	
				EGL (ft)	=	0.51	
Calculations							
Compute by:		Known Q					
Known Q (cfs)	=	1.63					



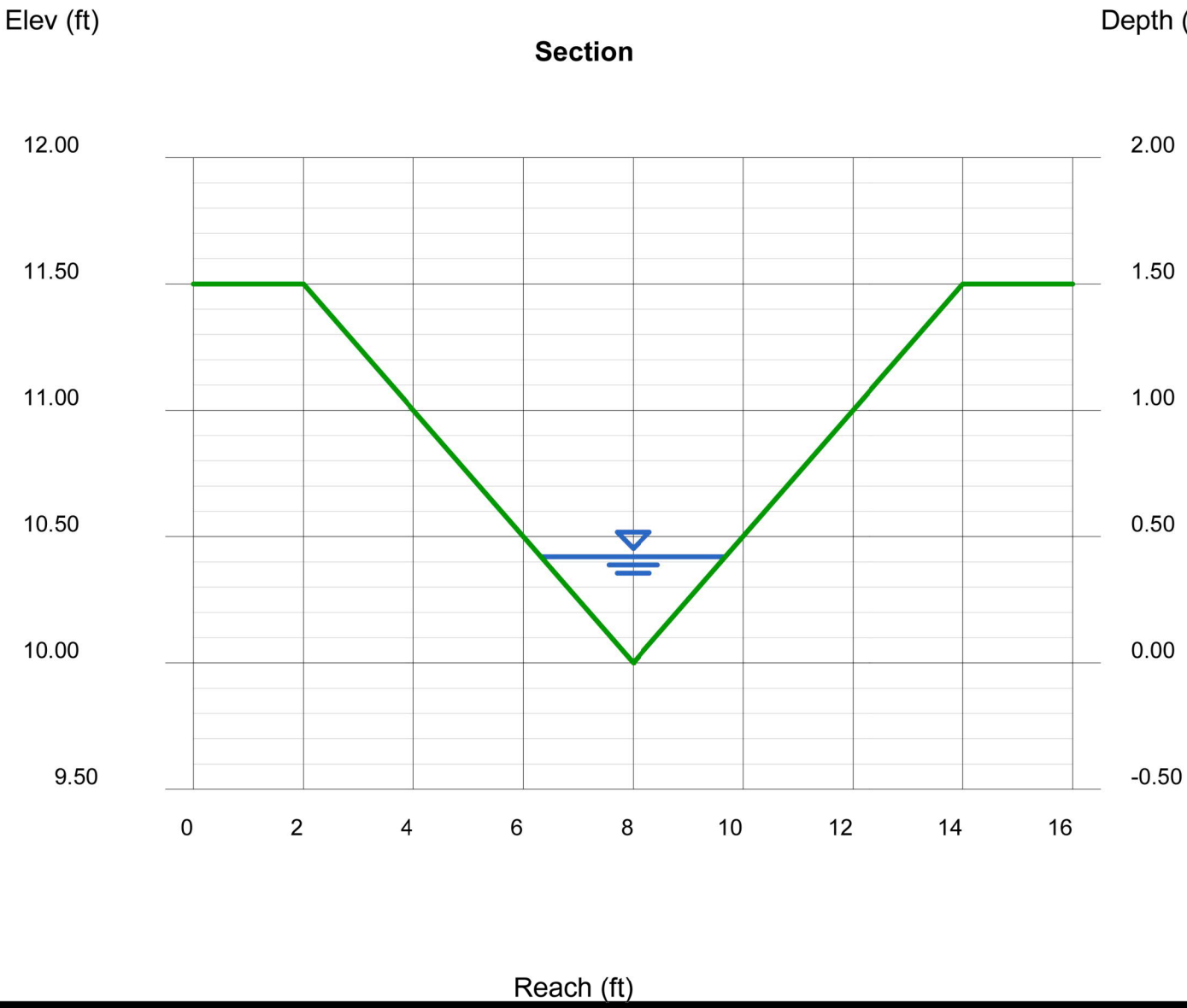
Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Tuesday, Jan 16 2024

SWALE F (100-YEAR)

Triangular				Highlighted			
Side Slopes (z:1)	=	4.00, 4.00		Depth (ft)	=	0.42	
Total Depth (ft)	=	1.50		Q (cfs)	=	1.630	
				Area (sqft)	=	0.71	
Invert Elev (ft)	=	10.00		Velocity (ft/s)	=	2.31	
Slope (%)	=	2.00		Wetted Perim (ft)	=	3.46	
N-Value	=	0.030		Crit Depth, Yc (ft)	=	0.41	
				Top Width (ft)	=	3.36	
				EGL (ft)	=	0.50	
Calculations							
Compute by:		Known Q					
Known Q (cfs)	=	1.63					



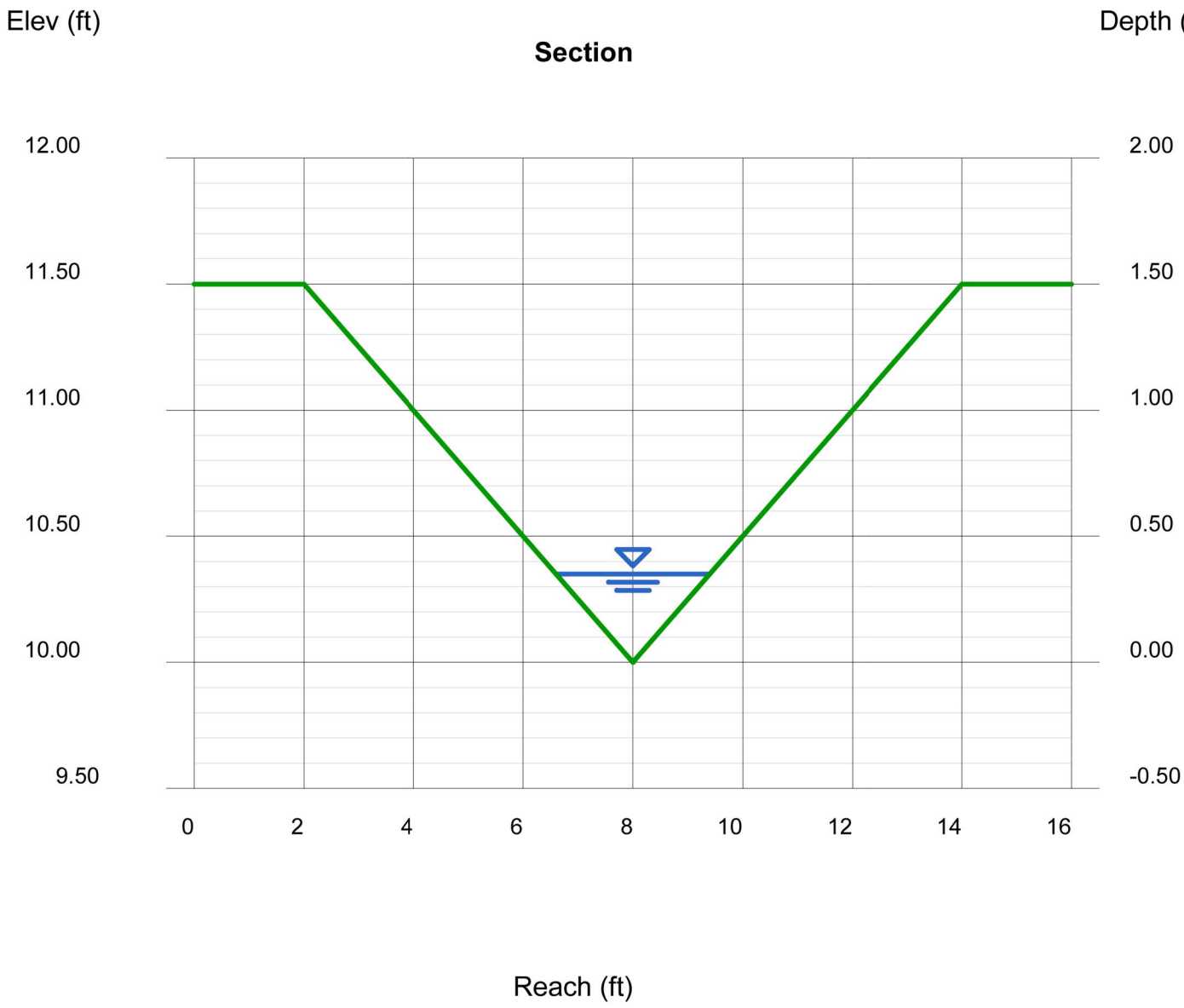
Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Tuesday, Jan 16 2024

SWALE D (100-YEAR)

Triangular				Highlighted			
Side Slopes (z:1)	=	4.00, 4.00		Depth (ft)	=	0.35	
Total Depth (ft)	=	1.50		Q (cfs)	=	1.630	
				Area (sqft)	=	0.49	
Invert Elev (ft)	=	10.00		Velocity (ft/s)	=	3.33	
Slope (%)	=	5.50		Wetted Perim (ft)	=	2.89	
N-Value	=	0.030		Crit Depth, Yc (ft)	=	0.41	
				Top Width (ft)	=	2.80	
				EGL (ft)	=	0.52	
Calculations							
Compute by:		Known Q					
Known Q (cfs)	=	1.63					



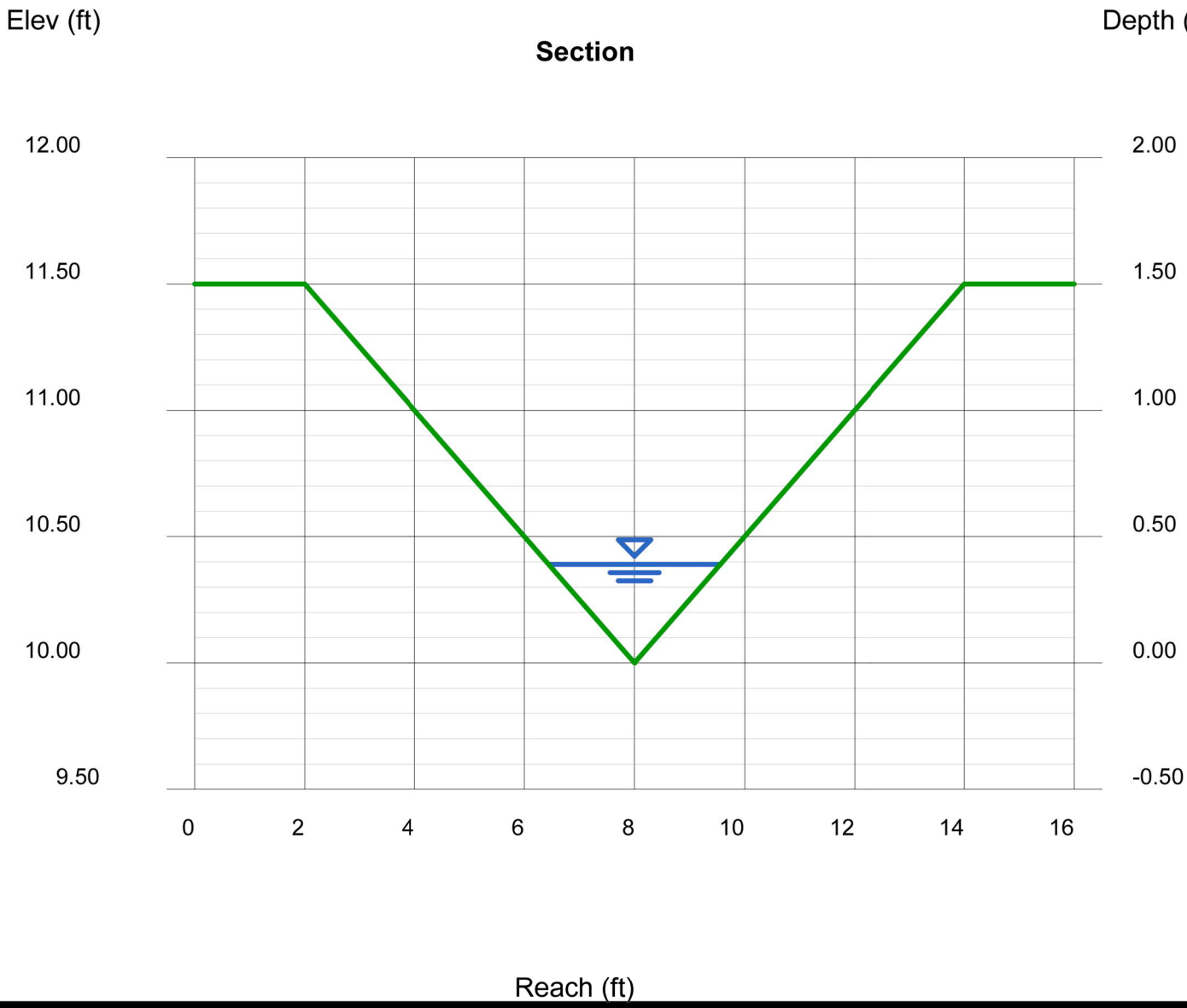
Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Tuesday, Jan 16 2024

SWALE G (100-YEAR)

Triangular				Highlighted			
Side Slopes (z:1)	=	4.00, 4.00		Depth (ft)	=	0.39	
Total Depth (ft)	=	1.50		Q (cfs)	=	1.630	
				Area (sqft)	=	0.61	
Invert Elev (ft)	=	10.00		Velocity (ft/s)	=	2.68	
Slope (%)	=	3.00		Wetted Perim (ft)	=	3.22	
N-Value	=	0.030		Crit Depth, Yc (ft)	=	0.41	
				Top Width (ft)	=	3.12	
				EGL (ft)	=	0.50	
Calculations							
Compute by:		Known Q					
Known Q (cfs)	=	1.63					



LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- 6100 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 6100 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE BASIN
- DRAINAGE OFFSITE BASIN
- A B C D
- DESIGN POINT
- HP HIGH POINT
- LP LOW POINT
- DRAINAGE ARROW
- EXISTING DRAINAGE ARROW
- EMERGENCY OVERFLOW PATH
- PROPOSED DRAINAGE SWALE
- PROPOSED 100YR FLOODPLAIN
- EXISTING FLOODWAY



Know what's below.
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BENCHMARK:

CITY OF AURORA BENCHMARK #456529NW001 BEING 3" BRASS CAP ATOP A 30" LONG STEEL PIPE IN CONC. ON SOUTH SIDE OF E. JEWELL AVE. BEING 1 FT. N. OF S. R/W FE. LINE & 4 FT. E. OF INTERS. OF SD. R/W FE. W/ N-S FE. RUNNING SOUTH IN VICINITY OF 1/4 COR. TO SECS. 20/29, T4S, R65W. EL. NAVD88 = 5,643.37'

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "PLS 13155" AT THE NORTHWEST CORNER, AND BY A 3-1/4" ALUMINUM CAP STAMPED "LS 15244" AT THE NORTH QUARTER CORNER, BEARING N89°35'54"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

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, 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.
- ALL PROPOSED STORM INFRASTRUCTURE WITHIN 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 EXCEPT REGIONAL DETENTION FACILITY.
- ALL STORM INFRASTRUCTURE IS SIZED FOR THE 100-YEAR STORM EVENT.
- PIPE CLASS SHALL BE CLASS III.
- PIPE BEDDING MATERIAL SHALL BE CLASS B.
- FOR ALL SUMP INLETS AND EMERGENCY OVERFLOW LOCATIONS, FINISHED FLOOR ELEVATIONS SHALL BE 1' MINIMUM ABOVE THE EMERGENCY OVERFLOW ELEVATIONS AND GARAGES SHALL NOT BE INUNDATED. CALCULATIONS TO BE INCLUDED IN CIVIL PLAN AND FDR.
- PDR MUST BE APPROVED PRIOR TO CIVIL PLAN APPROVAL
- NO WORK IS ALLOWED IN THE FLOODPLAIN WITHOUT A FLOODPLAIN DEVELOPMENT PERMIT.
- NO WORK IS ALLOWED WITHIN THE FLOODWAY WITHOUT A CLOMR OR A NO RISE ANALYSIS INCLUDED WITHIN THE FLOODPLAIN DEVELOPMENT PERMIT.
- ENSURE THE PROVISIONS OF CRS 37-92-602, AS AMENDED BY SENATE BILL 15-212, REGARDING NOTIFICATION OF DOWNSTREAM WATER RIGHTS HOLDERS ARE UPHOLD.
- WHERE DRAINAGE PATHS CROSS SIDEWALKS THAT THE SWALES SHALL PROVIDE CHASE DRAINS WITH A MINIMUM CAPACITY FOR THE MINOR EVENT. CAPACITY AND EMERGENCY OVERFLOW CALCULATIONS SHALL BE INCLUDED IN THE CIVIL PLANS AND FDR.
- STORM INFRASTRUCTURE COLLECTING AND CONVEYING RUNOFF TO THE PUBLIC INFRASTRUCTURE IS TO BE IDENTIFIED AS PRIVATE. IDENTIFICATION OF PIPES TO BE INCLUDED IN FDR.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR

CENTURY COMMUNITIES, LLC
2000 S COLORADO BLVD
TOWER 1, STE 1500
DENVER, CO 80222
ATT: JERRY RICHMOND
(303) 268-8364

J.R. ENGINEERING
A Westman Company



Centennial 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY

DATE

REVISION

No.

1"=50'

H-SCALE

V-SCALE

N/A

DATE

1/19/24

DESIGNED BY

DRAWN BY

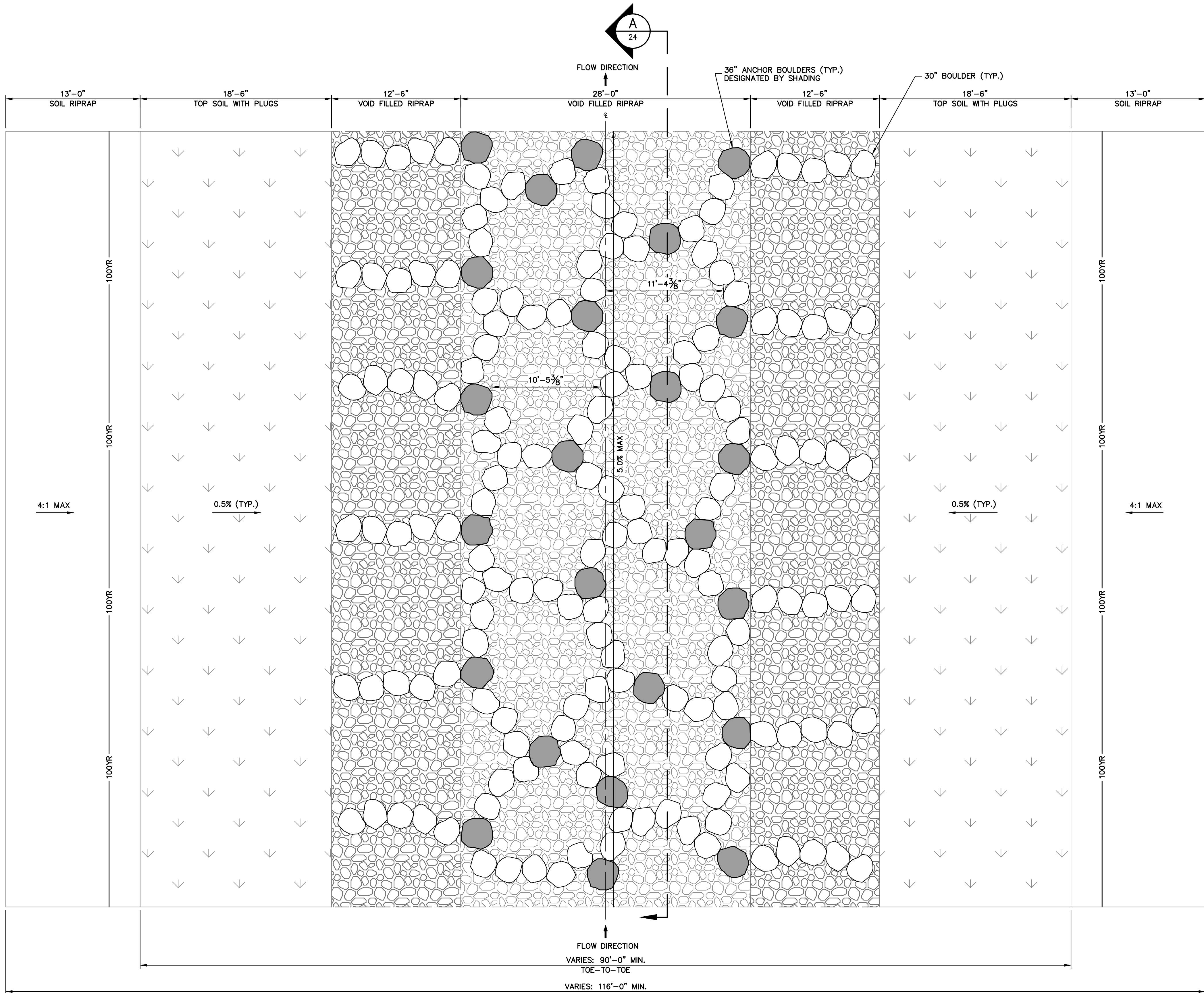
CHECKED BY

FOUNDRY FILING NO. 1

SWALE CROSS-SECTIONS

SHEET 18 OF 24

JOB NO. 16146.00



TYPICAL BOULDER CASCADE PLAN
SCALE: 3/16" = 1'-0"

NOTES:
• FULL RIP RAP DESIGN TO BE DETERMINED WITH CIVIL PLANS



FOUNDRY FILING NO. 1	BOULDER CASCADE DETAILS	DESIGNED BY DRAWN BY CHECKED BY	H-SCALE V-SCALE DATE 1/19/24	No. REVISION	BY DATE	PREPARED FOR		CENTURY COMMUNITIES, LLC 2000 S COLORADO BLVD TOWER 1, STE 1500 DENVER, CO 80222 ATT: JERRY RICHMOND (303) 268-8364		UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE FOR OTHER PROJECTS DESIGNATED BY WRITTEN AUTHORIZATION.	
						J.R. ENGINEERING A Western Company		CENTURY COMMUNITIES, LLC 2000 S COLORADO BLVD TOWER 1, STE 1500 DENVER, CO 80222 ATT: JERRY RICHMOND (303) 268-8364		J.R. ENGINEERING A Western Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
SHEET 23 OF 24		JOB NO. 16146.00									

SCALE: N.T.S

SCALE: $3/16" = 1'-0"$

SCALE: $3/16" = 1'-0"$

SCALE: $3/16" = 1'-0"$

WITH RETAIN

Know what's **below**.
Call before you dig.