

(COVER SHEET) PROVIDE A SITE "DATA BLOCK" THAT REFLECTS THE FOLLOWING (ONLY WHEN NEEDED):

• NUMBER OF BUILDINGS, SQUARE FOOTAGE OF EACH BUILDING AND THE GROSS SQUARE FOOTAGE OF ALL BUILDINGS ON SITE. NO BUILDING...

• FIRE LANE SIGN DETAIL: THE DETAIL MUST SHOW THE FIRE LANE SIGN EITHER ON POSTS OR PERMANENTLY ATTACHED TO ADJACENT EXTERIOR WALL OF A STRUCTURE...

• ACCESSIBILITY NOTE FOR COMMERCIAL PROJECT BUILT UNDER THE 2008-IBC: ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS...

• SITE PLAN NOTE #4: ADDRESSING: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.

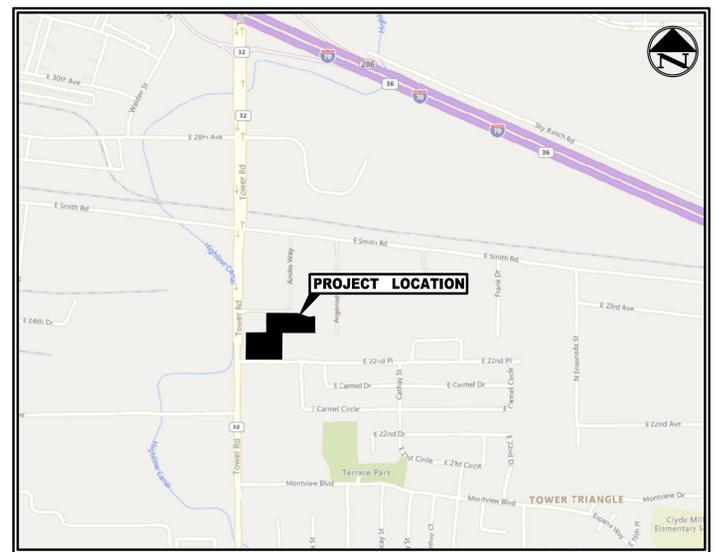
SIGNATURE BLOCK: (OFFICIAL PROJECT NAME), LEGAL DESCRIPTION, THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY...

Include all the required site plan notes. In addition to the required notes, add the following notes: In locations where utility easements overlap drainage easements...

DATA BLOCK: LAND AREA WITHIN PROPERTY LINES 3.59 AC., NUMBER OF BUILDINGS N/A, BUILDING HEIGHT N/A, TOTAL BUILDING COVERAGE AND GFA N/A...

CONSTRUCTION PLANS FOR 2252 TOWER ROAD

LOT 1, BLOCK 1, TRACK PARTS SUBDIVISION FILING NO. 1 AURORA, ADAMS COUNTY, COLORADO



SHEET INDEX: SHEET NO. C, C1.0 COVER SHEET, C2.0 GENERAL NOTES, C3.0 LEGEND AND ABBREVIATIONS, C4.0 DEMOLITION PLAN, C5.0 EROSION CONTROL PLAN, C6.0 EXISTING DRAINAGE AREA MAP, C7.0 PROPOSED DRAINAGE AREA MAP, C8.0 SITE AND UTILITY PLAN, C9.0 STREET LIGHTING PLAN, C10.0 GRADING PLAN, C11.0 DETENTION POND PLAN AND SECTION

Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

AMENDMENTS

OWNER/DEVELOPER: GABI OBOGU, C/J TRANSPORT LLC, 2782 E 136TH PLACE, THORNTON, CO. 80602

ENGINEER: MODERN ENGINEERING SOLUTIONS, 18280 E HAMPDEN PL, AURORA, CO 80013

ARCHITECT: OXBOW DESIGN COLLABORATIVE, 209 N. KALAMATH STREET, UNIT 6, DENVER, CO 80223

SURVEYOR: ENCOMPASS SERVICES LLC, 10901 W 120TH AVE, SUIT 400, BROOMFIELD, CO 80021

BENCHMARK: SW COR. NW1/4 SEC.34, FOUND 2.5' ALLUM CAP, LS2350' IN RANGE BOX

PRELIMINARY - FOR REVIEW ONLY: THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE...

Table with columns: NO., DATE, REVISION

2252 TOWER ROAD, 2252 TOWER ROAD, AURORA, ADAMS COUNTY, COLORADO

COVER SHEET

MODERN ENGINEERING SOLUTIONS, 18280 E HAMPDEN PL, AURORA, CO 80013

Table with columns: DESIGNED, DRAWN, REVIEWER, DATE, PROJECT #, SHEET

Existing Storm Runoff Summary Table										
Basin	A ac	L ft	S (ft/ft)	t _c min	C	2 year storm		100 year storm		
						I in/hr	Q cfs	C	I in/hr	Q cfs
EXISTING SITE EX-DA-1	3.60	570	0.0015	13	0.88	0.86	2.71	0.93	2.45	8.20
						Total	2.71		Total	8.20



NOTES

- REFER TO GENERAL NOTES SHEET FOR CITY STANDARD GENERAL NOTES, UTILITY NOTES AND CONSTRUCTION DESIGN NOTES.
- THE CITY OF AURORA STORM DRAINAGE CRITERIA MANUAL WAS FOR DESIGN STORM FREQUENCY, RUNOFF COEFFICIENTS AND RAINFALL INTENSITIES.

DRAINAGE LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED DRAINAGE BOUNDARY
- PROPERTY LINE

BASIN OR SUB BASIN: EX-DA 1

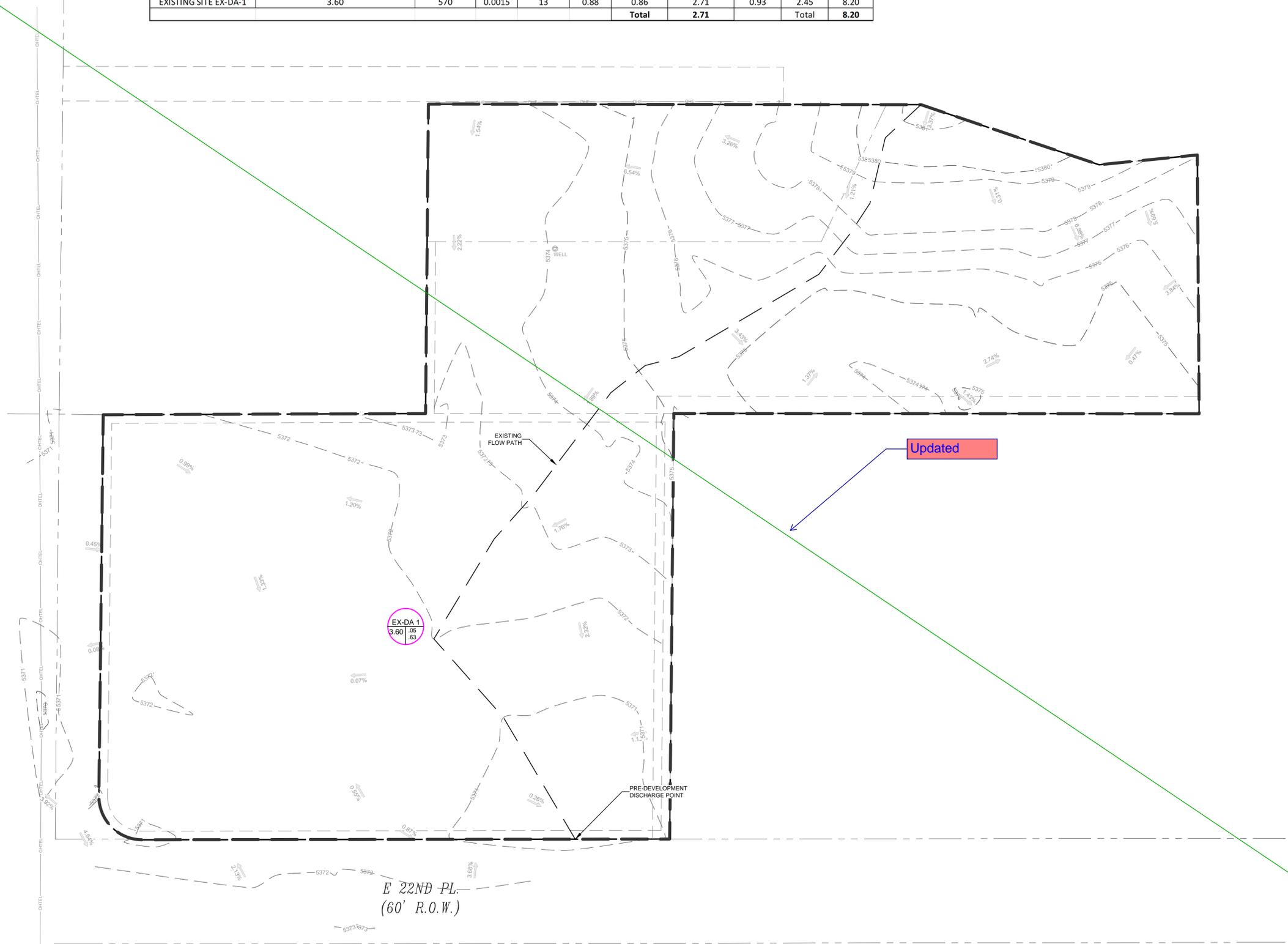
AREA (ACRES): 3.60

C VALUE 2YR. STORM: 0.86

C VALUE 100YR. STORM: 0.93

DRAINAGE ID AREA: 2.03

DRAINAGE FLOW DIRECTION: 1.14%



BENCHMARK

SW COR, NW1/4 SEC.34
 FOUND 2.5" ALUM CAP
 LS23501 IN RANGE BOX

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MICHAEL R. GROSELLE 52071
 TYPE OR PRINT NAME PE #
 2022/10/14
 DATE

NO.	DATE	REVISION

2252 TOWER ROAD
 2252 TOWER ROAD
 AURORA, ADAMS COUNTY, COLORADO

EXISTING DRAINAGE AREA MAP

18280 E HAMPDEN PL
 AURORA, CO 80013
 PHONE: (720) 815-7937

DESIGNED: DD	DATE: OCTOBER 2022	PROJECT #: 22-006	SHEET: C5.0
DRAWN: DD			
REVIEWER: MG			

Basin	A	L	S	t _c	C	2 year storm			100 year storm		
						I	Q	C	I	Q	
PROPOSED SITE DA-1	1.12	180	0.01	11	0.17	2.23	0.42	0.57	6.38	4.03	
PROPOSED SITE DA-2	1.97	326	0.025	12	0.26	2.17	1.11	0.93	6.19	11.36	
PROPOSED SITE DA-3	0.14	95	0.019	11	0.14	2.27	0.04	0.60	6.49	0.53	
PROPOSED SITE DA-4	0.21	81	0.0145	10	0.19	2.28	0.09	0.24	6.51	0.32	
PROPOSED SITE - POND	0.16	83	0.0085	5	0.87	2.91	0.40	0.93	8.31	1.24	
Total						2.06			17.47		

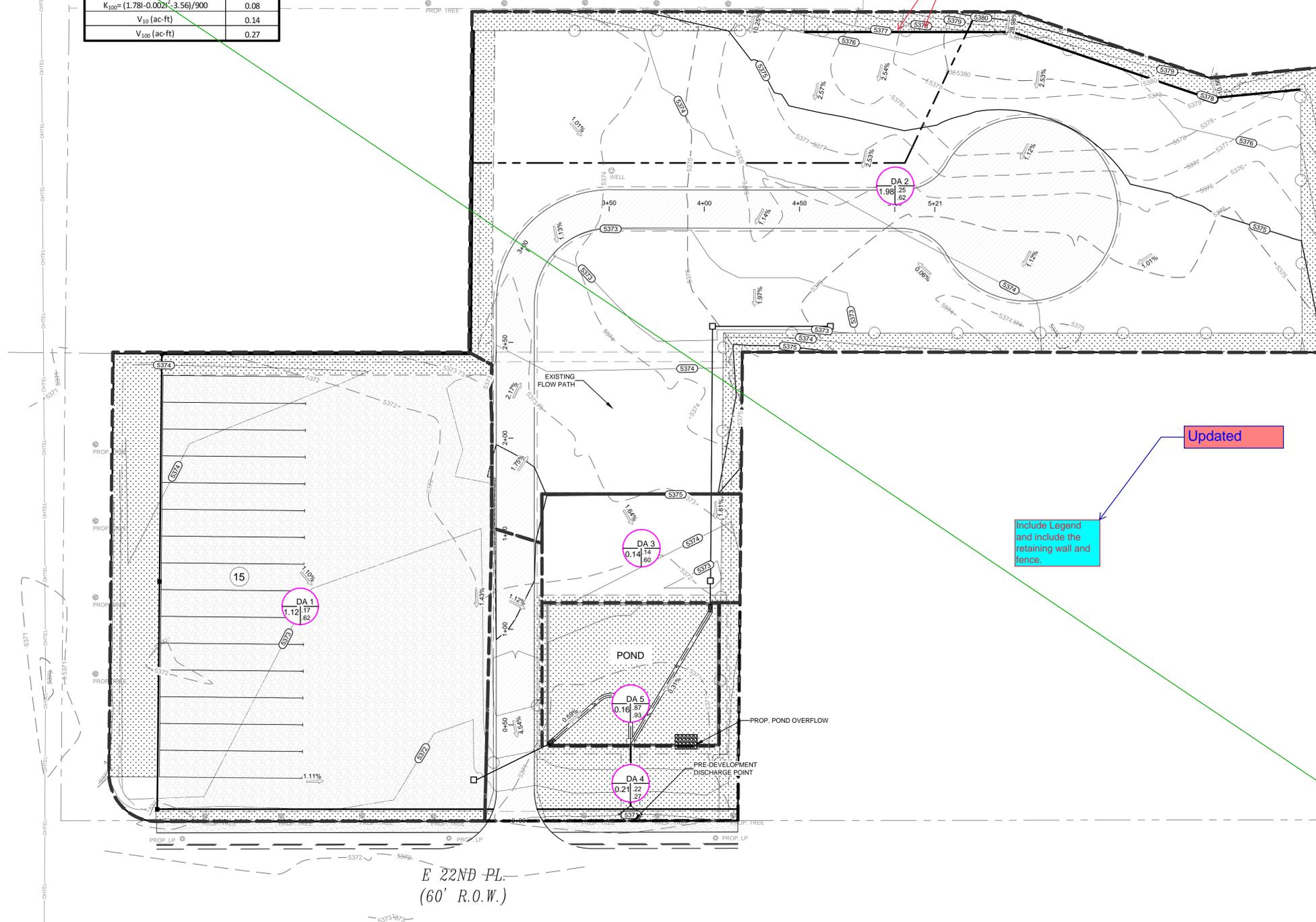
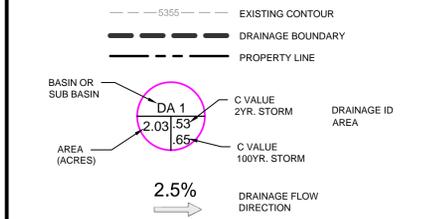
Volume and Release Rate	
V=KA	
A (Tributary area in acres)	3.60
(Developed Basin Imperviousness %)	42.62
K ₁₀ = (0.95-1.90)/1000	0.04
K ₁₀₀ = (1.781-0.002)-3.56/900	0.08
V ₁₀ (ac-ft)	0.14
V ₁₀₀ (ac-ft)	0.27



NOTES

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DRAINAGE LEGEND



Updated

Updated

BENCHMARK

SW COR, NW1/4 SEC.34
FOUND 2.5' ALLUM CAP
LS23501 IN RANGE BOX

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MICHAEL R. GROSELLE 52071
TYPE OR PRINT NAME FE #
2022/10/14 DATE

NO.	DATE	REVISION

2252 TOWER ROAD
2252 TOWER ROAD
AURORA, ADAMS COUNTY, COLORADO

PROPOSED DRAINAGE AREA MAP

18280 E HAMPDEN PL
AURORA, CO 80013
PHONE: (720) 815-7937

DESIGNED: DD	DATE	PROJECT #	SHEET
DRAWN: DD	OCTOBER 2022	22-006	C5.1
REVIEWER: MG			



NOTES

- STORM SEWER OWNERSHIP AND MAINTENANCE
 - ALL THE STORM DRAINAGE COMPONENTS IN THE PROJECT INCLUDING DRAINAGE SWALES, DETENTION/WATER QUALITY POND, CONCRETE TRICKLE PANS, OUTLET STRUCTURE, OUTLET PIPE AND EMERGENCY SPILLWAY, ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- EMERGENCY ACCESS: THE EMERGENCY ACCESS SHALL BE MAINTAINED IN PERPETUITY BY THE OWNERS OF THE PROPERTY TO THE STANDARDS AS DETERMINED BY THE FIRE CODE OFFICIAL/FIRE DEPARTMENT.
- ALL ELEVATIONS AND DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- ELECTRIC METER MUST HAVE BYPASS LEVER.
- CONTRACTOR TO VERIFY SIZE & LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- EXISTING 16" WATER MAIN IS IN S. SMITH ROAD. PROPOSED 8" C900 PVC IS PROPOSED ALONG N. ARGONNE STREET PER CITY DETAILS.
- PEDESTRIAN WALKWAYS SHALL COMPLY WITH CURRENT ADA CODE.
- SIDEWALK AND CURB RAMP ARE TO BE BUILT PER ADA STANDARDS.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. VARIATIONS SHOULD BE REPORTED TO ENGINEER OF RECORD TO VERIFY CONNECTIONS TO EXISTING UTILITIES. ROCKY RIDGE CIVIL ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING GRADING OR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. VERIFICATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 24' FIRE LANE EASEMENT & PRIVATE PARKING AREA SHALL BE DESIGNED PER THE C.O.A. ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS OF CHAPTER 5 (TYP) FOR TYPE 'C' SOILS.
- S. SMITH ROAD IMPROVEMENT AREA SHALL BE CONSTRUCTED TO THE C.O.A. ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS OF CHAPTER 5 (TYP) FOR TYPE 'B' SOILS.
- FOR CURB & GUTTER CONSTRUCTION, SEE C&G DETAIL S7.1.
- 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 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 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 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 AN APPROVED POND CERTIFICATE.

RETAINING WALL NOTES

- STRUCTURAL DESIGN CALCULATIONS SHALL BE SUBMITTED TO PUBLIC WORKS ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF RETAINING WALLS. CALCULATIONS SHALL CONSIDER THE PROXIMITY OF WALLS AND HYDROSTATIC PRESSURE ON WALL. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUE AND BUSINESS OPERATIONS SHALL NOT COMMENCE UNTIL THE STRUCTURAL CALCULATIONS ARE APPROVED, WALLS CONSTRUCTED AND INITIALLY ACCEPTED.

BENCHMARK

SW COR. NW1/4 SEC.34
 FOUND 3.5" ALLUM CAP
 LS23501 IN RANGE BOX

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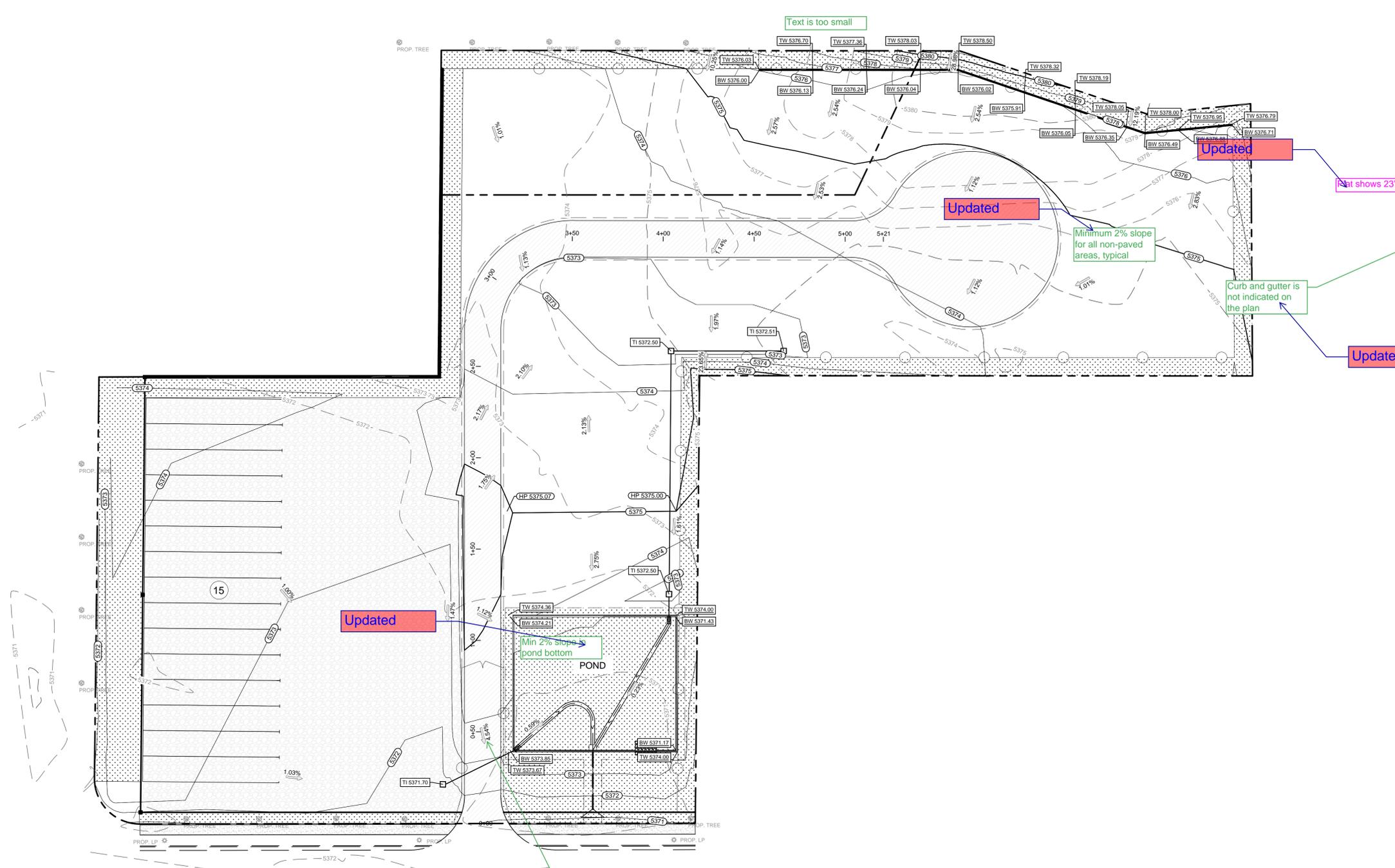
NO.	DATE	REVISION

2252 TOWER ROAD
 2252 TOWER ROAD
 AURORA, ADAMS COUNTY, COLORADO

GRADING PLAN

MES MODERN ENGINEERING SOLUTIONS
 18280 E HAMPDEN PL
 AURORA, CO 80013
 PHONE: (720) 815-7937

DESIGNED: DD	DATE	PROJECT #	SHEET
DRAWN: DD	OCTOBER 2022	22-006	C7.0
REVIEWER: MG			



Text is too small

Updated

Minimum 2% slope for all non-paved areas, typical

Curb and gutter is not indicated on the plan

Not shows 23'

Updated

Updated

Min 2% slope pond bottom

Max 4% slope for 65' from public street. Refer to Figure 4.05.4.1 of the Roadway Manual

Updated