

Add the following note(s) filling in the blank with the name of the entity responsible for the private maintenance.

"The private temporary swale shall be maintained by \_\_\_\_\_ and slopes less than 2% permitted for up to 36 months or until adjacent development occurs. Otherwise, revisions shall be submitted for swale/channel sections that meet all COA criteria for permanent infrastructure. In addition, the City reserves the right at any point to require the construction of the remedial measures should there be any issues with reduced capacity, sedimentation, erosion, ponding, flooding or other items identified by the City Engineer."

If the swale is in airport detention pond buffer area, add: "Due to the proximity of the airport standing water is not permitted. The owner shall take immediate action if such issues are identified."

Appears there is a swale in this area. If inadvertent, regrade to not concentrate flows. If intentional, provide capacity calculations, a rundown/chase to transition to Zante, and label if temporary or permanent. If temporary, see note above this comment

This was not intended to be a swale, and the grading has been revised.

Name and EDN added.

Include subdivision name and EDN 212008

Culvert has been added to the plans with note that the culvert needs to be verified in field.

There also appears to be a culvert at this location in aerial photos. Confirm and show on plans

This culvert would also appear to have the same potential issues as the O1 culvert. Please see comments to left and in report.

A note has been added that release rates must be maintained to historic conditions with future developments.

ROW label moved.

Move ROW dimension so it's not obscured by a label

Greyed back

Shade back as existing

Sizing information removed.

Remove sizing information from the PD (typ)

Not able to verify existing easement. A proposed easement has been added with a note to verify in field.

Show existing easement if public

If private and a private easement is provided, show easement and label private.

Not able to verify existing easement. A proposed easement has been added with a note to verify in field.

If no easement, an easement will be required for at least the portion of the culvert within your site:

Private: a private easement will be required to be shown and recorded with the County. Label easement private.

Public: a public storm (over the pipe) and drainage easement (over surface drainage flows) will be required to be executed prior to Civil Plan approval.

Not able to verify existing easement. A proposed easement has been added with a note to verify in field.

Public culvert

Please confirm private/public status

Not able to verify existing easement. A proposed easement has been added with a note to verify in field.

Related to above comment, I assume future development with either have to provide walls against the roadway or will fill near Murphy Creek and potentially bury this culvert. Either way, this area will have to be protected / reserved for the discharge of the culvert and the culvert itself. Or the culvert will have to be re-aligned / upstream area reevaluated.

For a public culvert, see above comment. But for a private culvert, I feel like a re-alignment, with input of what future development is proposed, or relocation, might be the only way to ensure that culvert is not buried. Has this culvert in the future condition been evaluated? Seems like either option would be best to be completed as a part of this project rather than when a site comes in.

Due to there not being any active plans yet, the redesign of this culvert will be the responsibility of the design engineer for the individual lots/PAs. We do not want to realign them not, just to realign them again once the lots are designed.

Are there any site plans that are in process that show potential layout of lots / pad sites? If so, please provide as a reference (this can just be a comment response with the information)

There are no active plans or designs for the lots/pads yet.

Label anticipated release from existing culvert and include EDN of plans that report that release, or name of the report if no EDN

Release rates labeled.

Refer to chapter 10 of the SDDTC for pond design requirements (typ)

Noted.

See other pond comments on previous sheet. Pond sizing is required at this stage.

Preliminary pond design provided.

Show location of spillway (i.e. should not be approximate)

Spillway included.

Schematically show forebays at discharge points into ponds. These can be sized in the FDR (typ)

Preliminary forebays for Pond A and B shown.

Proposed grading within floodway. No grading or improvements are permitted within floodway without a CLOMR

Revised floodplain linework shown on the maps. As commented, the floodplain is further east than previously shown.

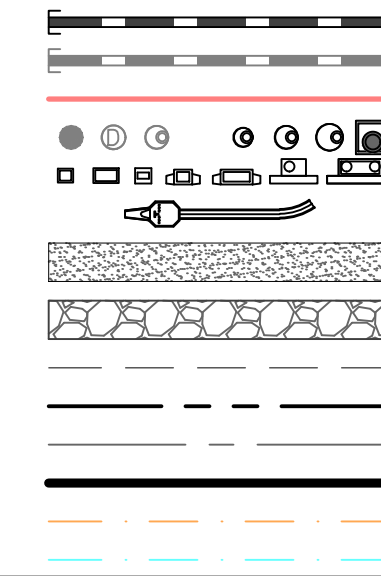
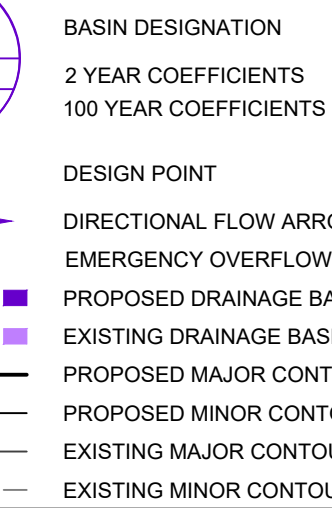
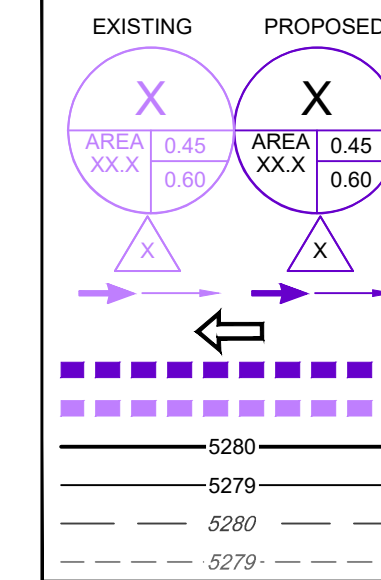
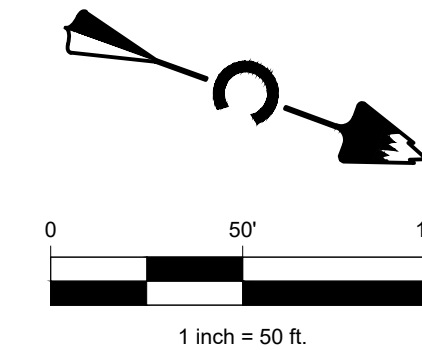
No work is allowed in the floodplain without a floodplain development permit, no work is allowed within the floodway without a CLOMR or a No Rise analysis included within the floodplain development permit.

Note added.

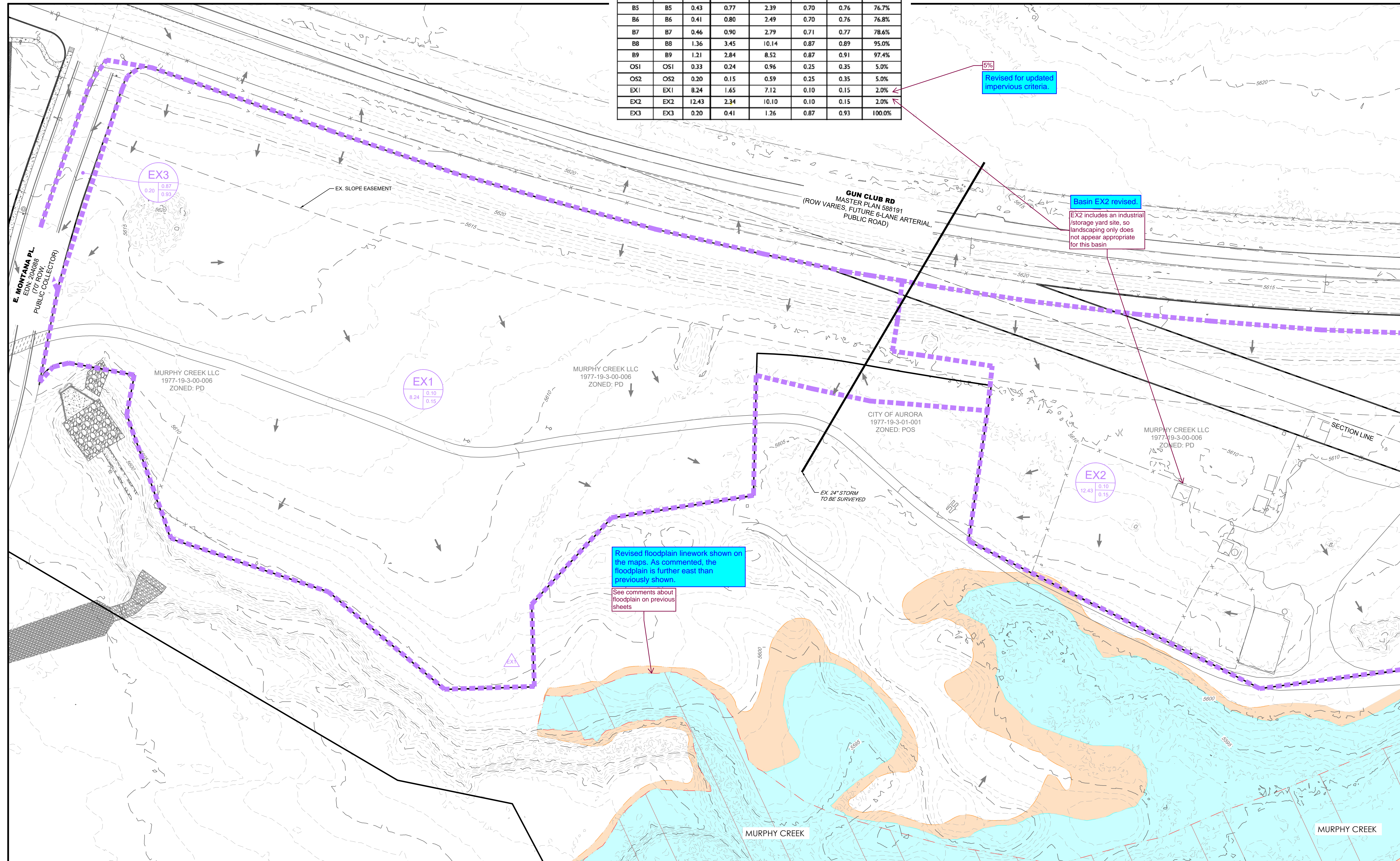


Existing drainage maps have been sized correctly and included in the PDR.

DIRECT RUNOFF							
DIRECT DESIGN POINT	BASIN	AREA (AC)	2-Year RUNOFF (CFS)	100-Year RUNOFF (CFS)	2-Year C Value	100-Year C Value	% I
A1	A1	4.69	10.26	30.13	0.87	0.89	95.0%
A2	A2	0.71	1.42	4.38	0.70	0.76	77.1%
A3	A3	0.94	1.99	6.15	0.74	0.80	82.1%
A4	A4	1.59	4.02	11.82	0.87	0.89	95.0%
B1	B1	6.57	13.42	39.52	0.89	0.92	97.8%
B2	B2	0.62	1.07	3.32	0.70	0.75	76.5%
B3	B3	0.82	1.08	3.47	0.58	0.65	58.0%
B4	B4	0.57	0.81	2.60	0.59	0.66	59.1%
B5	B5	0.43	0.77	2.39	0.70	0.76	76.7%
B6	B6	0.41	0.80	2.49	0.70	0.76	76.8%
B7	B7	0.46	0.90	2.79	0.71	0.77	78.6%
B8	B8	1.36	3.45	10.14	0.87	0.89	95.0%
B9	B9	1.21	2.84	8.52	0.87	0.91	97.4%
OS1	OS1	0.33	0.24	0.96	0.25	0.35	5.0%
OS2	OS2	0.20	0.15	0.59	0.25	0.35	5.0%
EX1	EX1	8.24	1.65	7.12	0.10	0.15	2.0%
EX2	EX2	12.43	2.34	10.10	0.10	0.15	2.0%
EX3	EX3	0.20	0.41	1.26	0.87	0.93	100.0%



- PROPOSED STORM & STUB OUT
- EXISTING STORM & STUB OUT
- EXISTING STORM TO BE SURVEYED
- STORM MANHOLES
- STORM INLETS
- FES, FOREBAY, & TRICKLE CHANNEL
- CRUSHER FINES
- MAINTENANCE ACCESS
- RIPRAP
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- EX. 100 YR FLOODPLAIN ZONE X
- EX. 100 YR FLOODPLAIN ZONE AE

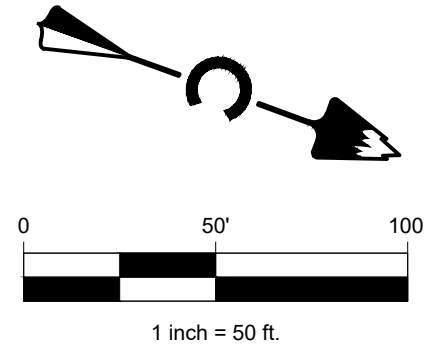




Remove

Existing basin sheets should be sized to 11x17 and placed in the report/letter

Existing drainage maps have been sized correctly and included in the PDR.



EXISTING

PROPOSED

AREA

XX.X

0.45

0.60

AREA

XX.X

0.45

0.60

2 YEAR COEFFICIENTS

100 YEAR COEFFICIENTS

DESIGN POINT

DIRECTIONAL FLOW ARROW

EMERGENCY OVERFLOW ROUTE

PROPOSED DRAINAGE BASIN

EXISTING DRAINAGE BASIN

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED STORM & STUB OUT

EXISTING STORM & STUB OUT

EXISTING STORM TO BE SURVEYED

STORM MANHOLES

STORM INLETS

FES, FOREBAY, & TRICKLE CHANNEL

CRUSHER FINES

MAINTENANCE ACCESS

RIPRAP

EASEMENT

RIGHT OF WAY (R.O.W.)

CENTERLINE

PROJECT BOUNDARY

EX. 100 YR FLOODPLAIN ZONE X

EX. 100 YR FLOODPLAIN ZONE AE

LEGEND

SEE PREVIOUS SHEET  
MATCHLINE STA 25+00

GUN CLUB RD  
MASTER PLAN 588191  
(ROW VARIES, FUTURE 6-LANE ARTERIAL,  
PUBLIC ROAD)

EX. SLOPE EASEMENT

MURPHY CREEK LLC  
1977-19-3-00-006  
ZONED: PD

SECTION LINE

MURPHY CREEK

ZANTE STREET

MURPHY CREEK LLC  
1977-19-3-00-006  
ZONED: PD

EX2  
12.43 0.10  
0.15

EX2  
12.43 0.10  
0.15

Basin boundary revised.  
Appears part of this basin  
flows to the north

EX 48" CULVERT  
TO BE SURVEYED

LAND DEVELOPMENT

ENERGY

PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.

3473 S. BROADWAY

SPRINGFIELD, CO 80113

303.703.4444

LIVEYOURCORE.COM

Know what's below.

Call before you dig.

811

#

REVISION DESCRIPTION

DATE

BY


MURPHY CREEK - ZANTE STREET

AURORA, COLORADO

INFRASTRUCTURE SITE PLAN

EXISTING DRAINAGE PLAN 2

NOT FOR CONSTRUCTION

DESIGNED BY: GP

DRAWN BY: GP

CHECKED BY: JK

JOB NO.

21-134

SHEET

4 OF 4