

9th AND COLORADO

THE 9TH AVENUE CAMPUS OF THE UNIVERSITY OF COLORADO DENVER, GENERAL DEVELOPMENT PLAN, PROJECT # 2005_0014_05, AT EAST SIDE OF COLORADO BOULEVARD BETWEEN 8TH AVENUE AND 11TH AVENUE LOCATED IN THE SW ¼ OF SECT 6, TOWNSHIP 4S, RANGE 67W OF THE 6TH PM, CITY AND COUNTY OF DENVER, STATE OF COLORADO

NOTES

- THIS EXHIBIT ON PAGE IS NOT A MONUMENT BOUNDARY SURVEY, IMPROVEMENT SURVEY OR LAND TITLE SURVEY. IT IS INTENDED ONLY TO BE A MAP SHOWING THE SELECTED PROPERTY INFORMATION OBTAINED FROM SEPARATE CERTIFIED SURVEYS.
- ROADWAYS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY, FINAL ROADWAY ALIGNMENTS WILL MEET CCD DESIGN STANDARDS AND CRITERIA.

EXISTING/PROPOSED STORM DRAINAGE PLAN

THE PROPOSED DEVELOPMENT WILL HAVE MOST OF THE SITE TREATED WITH WATER QUALITY MEASURES AND DETAINED. THEREFORE, THE DOWNSTREAM IMPACTS FROM THIS PROJECT SHOULD BE IMPROVED OVER THE EXISTING CONDITIONS.

STORM SEWER INFRASTRUCTURE

THE SITE GENERALLY DRAINS FROM THE SOUTHEAST TO THE NORTHWEST. THERE IS AN EXISTING 57-INCH AND 60-INCH STORM SEWER LINE IN COLORADO BLVD THAT FUNCTIONS AS THE OUTFALL FOR THE 30-ACRE CAMPUS. THE EXISTING STORM SYSTEM IS AT CAPACITY, AND CANNOT HANDLE ANY INCREASED STORM WATER RUNOFF. THE REDEVELOPMENT OF THE SITE WILL REQUIRE THE INTRODUCTION OF STORM WATER DETENTION AND WATER QUALITY IMPROVEMENTS.

THE SITE IS DIVIDED INTO BASINS BY BLOCK DIVISION. EACH BLOCK IS A BASIN THAT CONTAINS DETENTION AND WATER QUALITY MEASURES SEPARATELY, EXCEPT BLOCKS A AND B. BLOCKS A AND B ARE COMBINED INTO ONE AREA OF DETENTION WATER QUALITY. THE DETENTION AREAS SHOWN ARE BASED ON ASSUMED IMPERVIOUSNESS VALUES OF 95%. STREETS ARE ALSO DIVIDED INTO BASINS, WITH ASSUMED IMPERVIOUSNESS VALUES OF 100%. BASIN S1 IS THE NORTH PORTION OF THE NEW ALBION STREET BETWEEN 9TH AVENUE AND 11TH AVENUE, AND IS PLANNED TO BE DETAINED WITHIN DETENTION AREA A. BASIN S2 IS THE SOUTH PORTION OF THE NEW ALBION STREET BETWEEN THE NEW AVENUE AND 9TH AVENUE, THE NEW ASH STREET, AND THE WEST PORTION OF THE NEW AVENUE BETWEEN COLORADO BOULEVARD AND ASH STREET. BASIN S3 IS PLANNED TO BE DETAINED WITHIN DETENTION AREA D. BASIN S3 IS THE REMAINING PORTION OF THE NEW AVENUE BETWEEN ASH STREET AND BELLAIRE STREET, AND THE NEW BELLAIRE STREET. DETENTION AREA F IS PLANNED TO DETAIN BASIN S3.

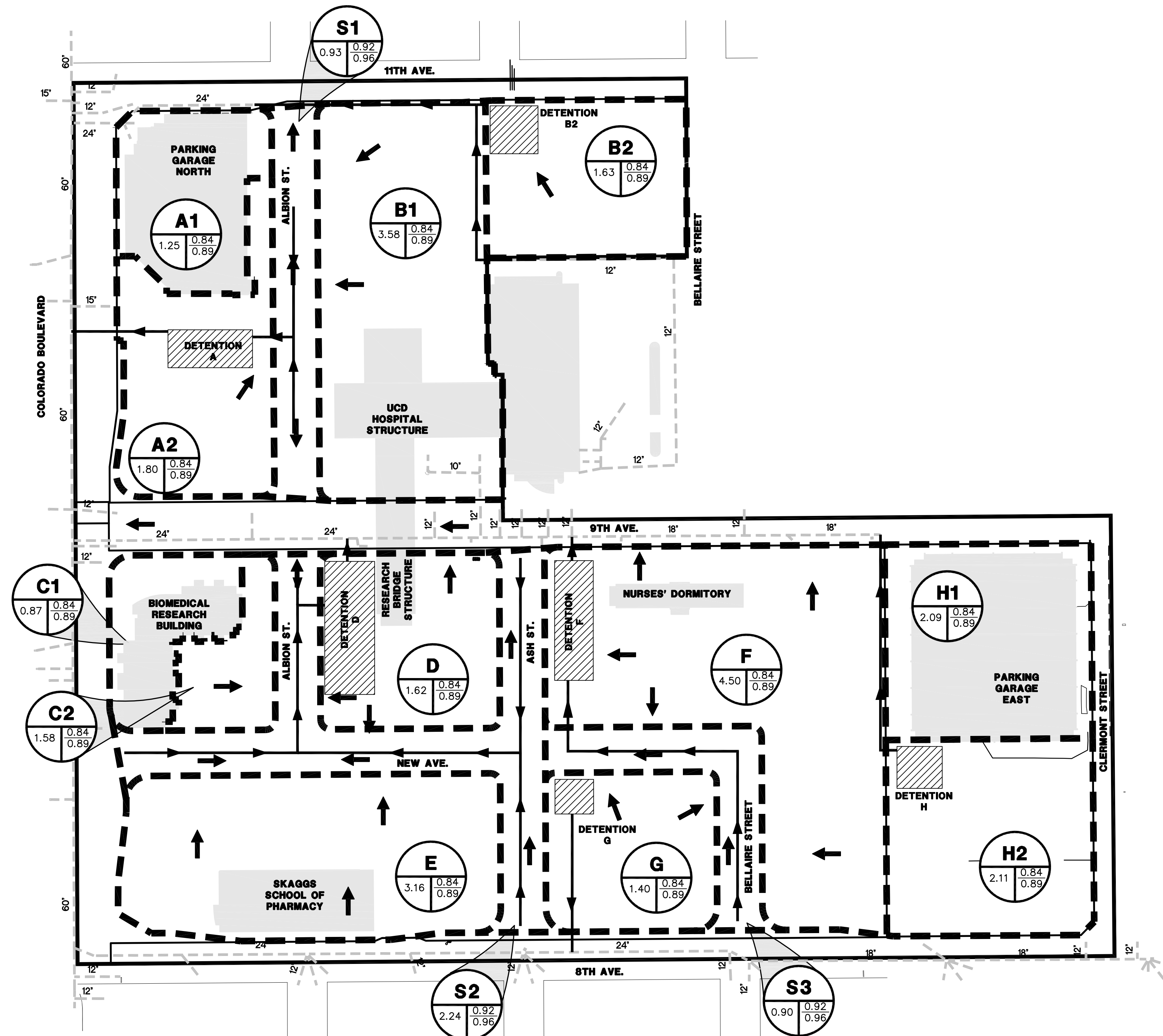
THE NEW STREETS ARE ANTICIPATED TO INCLUDE ON-SITE STORM SEWER NETWORK, INCLUDING PIPES, INLETS, MANHOLES, AND WATER QUALITY FEATURES TO MITIGATE AND REDUCE STORM WATER RUNOFF, AND COMPLY WITH CURRENT CITY AND COUNTY OF DENVER STORM WATER REGULATIONS.

THERE IS AN EXISTING 21-INCH TO 27-INCH STORM SEWER IN EAST 8TH AVENUE, AN EXISTING 18-INCH STORM SEWER IN EAST 9TH AVENUE, AND AN EXISTING 18-INCH STORM SEWER IN EAST 11TH AVENUE. THESE LINES ARE ANTICIPATED TO REMAIN. THE CURRENT DEVELOPMENT HAS LITTLE TO NO WATER QUALITY MANAGEMENT AND DETENTION.

OFFSITE STORM RUNOFF FROM THE EXISTING RESIDENTIAL AREA TO THE SOUTH OF THE SITE IS INTERCEPTED BY THE EXISTING EAST 8TH AVENUE STORM SYSTEM AND CONVEYED WESTWARD TOWARD COLORADO BLVD. EMERGENCY ROUTES FOR THE OFFSITE STORM RUNOFF IS ALONG THE NEW STREETS TO 9TH AVENUE AND 11TH AVENUE STORM SYSTEMS. NO CHANGE IS PROPOSED RELATIVE TO THE OFF-SITE DRAINAGE SYSTEMS.

STORM SEWER NOTES

- STORM SEWER INFRASTRUCTURE SHOWN ON THESE PLANS IS FOR CONCEPT PURPOSES ONLY. FINAL DESIGN OF THE STORM SEWER SYSTEM INCLUDING WATER QUALITY AND DETENTION WILL BE COMPLETED DURING PLATTING AND IN ACCORDANCE WITH CITY AND COUNTY OF DENVER PUBLIC WORKS AND URBAN DRAINAGE AND FLOOD CONTROL DISTRICT STANDARDS.
- ALL LOCATIONS SHOWN ARE CONCEPTUAL AND WILL VARY BASED UPON THE FINAL ALIGNMENT OF ROADS AND SITE PLAN WITHIN THE DEVELOPMENT AND THE DETAILED DESIGN.
- ALL STORM SEWER CONSTRUCTION PLANS MUST BE SUBMITTED TO DENVER PUBLIC WORKS THROUGH A FORMAL REVIEW PROCESS SEPARATE FROM THE GDP SUBMITTAL.
- ALL DRAINAGE STUDY(IES) MUST BE SUBMITTED TO DENVER PUBLIC WORKS THROUGH A FORMAL REVIEW PROCESS CONCURRENT TO THE GDP SUBMITTAL.
- EXISTING UTILITY LOCATIONS ARE BASED ON PRELIMINARY SURVEY DATA FROM AZTEC SURVEYING AND UTILITY MAPS PROVIDED BY THE CITY AND COUNTY OF DENVER. THESE LOCATIONS SHOULD BE USED ONLY FOR A VISUAL REPRESENTATION OF THE EXISTING SYSTEMS. ALL FINAL UTILITY INFORMATION SHOULD BE BASED ON A FIELD VERIFIED SURVEY AND INSPECTION.
- DETENTION AND WATER QUALITY FEATURES WILL BE TENTATIVELY LOCATED IN GDP AREA AND WILL NOT BE LOCATED ON CITY OWNED LANDS.



POND	TRIBUTARY BASINS	WATER QUALITY VOLUME (CF)	10-YEAR STORM VOLUME (CF)	100-YEAR STORM VOLUME (CF)
A	A2, B1, S1	14,698	43,414	53,199
B	B2	3,176	9,449	13,224
C	C2, D, E, S2	15,374	45,240	62,982
F	F, S3	8,572	29,540	43,139
G	G	2,182	7,570	11,085
H	H2	3,288	11,409	16,707

LEGEND

- X BASIN DESIGNATION
- X.XX X.XX X.XX 10-YEAR COMPOSITE C
- X.XX X.XX X.XX 100-YEAR COMPOSITE C
- X.XX X.XX X.XX BASIN AREA (ACRES)
- BASIN BOUNDARY
- FLOW DIRECTION ARROW
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED CONCEPTUAL DETENTION AREAS
- PROPOSED RIGHT-OF-WAY
- GDP BOUNDARY

STORM WATER AND DETENTION
1" = 100'



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Ste 300 Denver, Colorado 80237
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NOTES

- BUILDINGS AND DETENTION SHOWN ON THIS PLAN ARE SHOWN AS A GRAPHICAL REPRESENTATION OF THE POSSIBLE LOCATIONS AND FOOTPRINTS. A FINALIZED SITE PLAN WILL BE EVALUATED DURING THE DETAILED DESIGN PHASE.

STORM WATER AND DETENTION



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DENVER, COLORADO 80202
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EDWARDS, COLORADO 81632
970.860.0700 (TOLL FREE)

APPLICANT/DESIGNER:
S&B NORTH AND COLORADO LLC
5750 S. PARKWAY SUITE 200
GREENWOOD VILLAGE, CO 80111
303.773.7700 F. 303.750.0562

OWNER:
UNIVERSITY OF COLORADO DENVER
1501 CAMPUS STREET
DENVER, COLORADO 80202

DATE: 11/25/08
SCALE: AS SHOWN
SHEET NO.: 18 OF 20
DRAWN: JAC
CHECKED: JAC
DATE: 11/25/08

PROJECT/LOCATION:
UNIVERSITY OF COLORADO DENVER
1501 CAMPUS STREET
DENVER, COLORADO 80202

SUBJECT:
AZTEC SURVEYING, INC.
300 E. AMARAL AVE. SUITE 1
LITTLETON, CO 80120
303.773.7888 F. 303.773.7887

GENERAL DEVELOPMENT PLAN

9th AND COLORADO

DATE	REV	REMARKS	DESIGNED	CHECKED	DATE

PROJECT NO. 05008.00.00
DATE: 11.25.08
SHEET NUMBER:

9B