

local standards and procedures and is consistent with the information presented in the Urban Storm Drainage Criteria Manual prepared by the Denver Regional Council of Governments.

In addition to the drainage criteria, land development in the Sheep Draw Basin will be dictated by the guidelines and recommendations provided in this comprehensive drainage plan document. The following information is presented to guide development specifically within the Sheep Draw Basin.

- a. New development or redevelopment within the basin will be required to limit the developed condition 100-year peak runoff from any given site to no greater than the existing condition 100-year peak runoff rate.
- b. New development or redevelopment within the basin will be required to limit the developed condition 10-year peak runoff from any given site to no greater than the existing condition 5-year peak runoff rate.
- c. The total 100-year runoff from any subbasin must not increase the 100-year discharge at the nearest downstream design point along Sheep Draw, as dictated by the proposed condition hydrologic model documented in Section 7.8 of this report.
- d. The peak 100-year release, as well as frequently-occurring storm flows, from each site must be conveyed in a safe and non-erosive manner to the confluence with Sheep Draw in an appropriately-sized and functional outfall facility such as a stabilized storm drainage channel or storm sewer.
- e. Until an alternative evaluation is completed to further refine the system of storm drainage improvements upstream of 95<sup>th</sup> Avenue, all six existing irrigation reservoirs and roadway detention areas identified in Section 7.2 of this report must remain intact or be replaced. Developed condition releases from these reservoirs or inadvertent detention areas must be limited to the existing condition peak discharge associated with the 100-year flood event.

## **7.6 Conceptual Construction Cost Estimates**

As part of the 1997 Comp Plan, estimates of potential construction costs were prepared for all of the currently proposed improvements, with the exception of the 71<sup>st</sup> Avenue Bridge. These costs were updated for the current Comp Plan to reflect changes to the proposed facilities and escalation of construction and land acquisition costs since 1997. Where necessary for the current study, data used to develop unit costs were obtained from bid tabulations, quotations from various suppliers and manufacturers, and information supplied by local contractors and various municipal utility departments. Total estimated costs for the projects have been divided into the following categories: (a) actual construction of drainage improvements; (b) land acquisition; and (c) engineering and project management fees.