LOT 6 PARKER AND PINE
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS

LOT 6 - PARKER AND PINE FILING 1.
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

I, DANIEL L. SKEEHAN, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE OBSERVED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN SUBSTAINTIAL ACCORDANCE WITH THE DESIGN INTEND OF THE APPROVED CONSTRUCTION DRAWINGS.

COLORADO LICENSED DANIEL L. SKEEHAN 46391 PROFESSIONAL ENGINEER

7/17/2023

CONTACTS:

DEVELOPER:
NLD PARKER, LLC.
C/O CAPITAL REAL ESTATE, INC.
60 SOUTH 6TH STREET, SUITE 2630
MINNEAPOLIS, MN 55403
TEL: (612) 313-0126
CONTACT: ALLISON MORGAN

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
TEL: (303) 228-2318
CONTACT: DAN SKEEHAN, P.E.

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KIMLEY-HORN AND ASSOCIATES, INC.
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DENVER, CO 80237
TEL: (303) 228-2300
CONTACT: CHRIS HEPLER, P.L.A.

TELEPHONE
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1801 CALIFORNIA STREET, SUITE 240
DENVER, CO 80202
CONTACT: IZZY MILLER
EMAIL: IZZY.MILLER@CENTURYLINK.COM

GAS SERVICE
XCEL ENERGY
1800 LARIMER STREET
DENVER, CO 80202
CONTACT: RON JOHNSON
EMAIL: RON.H.JOHNSON@XCELENERGY.COM

ARCHITECT:
ADA ARCHITECTS, INC.
17710 DETROIT AVE
CLEVELAND, OH 44107
TEL: (216) 521-5134
CONTACT: JAVIER CORA

SURVEYOR
ENGINEERING SERVICE COMPANY
14190 EAST EVANS AVENUE
AURORA, CO 80014
TEL: 303-337-1393
CONTACT: CHARLES BECKSTROM, PLS

TELEVISION
COMCAST
1601 MILE HIGH STADIUM CIRCLE
DENVER, CO 80204
CONTACT: DEAN FLENTHROPE
EMAIL: DEAN_FLENTHROPE@CABLE.COMCAST.COM

WATER/SANITARY SEWER
PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN ROAD
PARKER, CO 80134
TEL: 303-841-4627
CONTACT: DRAYTON SANDERSON

ELECTRICAL SERVICE
IREA
5496 US HWY 85
SEDALIA, CO 80135
TEL: (303) 688-7431
CONTACT: AMANDA STEINER

TOWN OF PARKER
TOWN OF PARKER
20120 EAST MAINSTREET
PARKER, CO 80138-7334
TEL: (303) 805-3199
CONTACT: STACEY NERGER

FIRE DEPARTMENT
TOWN OF PARKER
20120 E. MAINSTREET
PARKER, CO 80138
TEL: (303) 805-3169
CONTACT: RANDY CAPRA

TOWN OF PARKER PLAN REVIEW
20120 E. MAINSTREET
PARKER, CO 80138
TEL: (303) 805-3174
CONTACT: BRYCE MATTHEWS

VICINITY MAP
1"=2,000'

AS-BUILT
STORM REDLINES

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Town of Parker, Director of Engineering — Date 01/19/2022

FIRE CODE REVIEW BLOCK

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE — DATE

(NOTE – UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW)

FLOODPLAIN NOTE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0067G AND DATED MARCH 16, 2016 – SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SIGHT DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED PARKER AND PINE MULTI-FAMILY PROJECT IS DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE FOR ALL INTERSECTIONS AND THE PEDESTRIAN CROSSING LOCATIONS. CONSIDERATION OF LANDSCAPING IMPACTS TO THE CORNER SIGHT DISTANCE AT BOTH INITIAL, AND MATURE GROWTH HAS BEEN REVIEWED. THE MINIMUM CORNER SIGHT DISTANCE IS IN COMPLIANCE WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS.

ENGINEER'S STATEMENT

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF PARKER STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR THE ACCURACY OF ALL DESIGN, REVISIONS, AND RECORD CONDITIONS THAT I HAVE NOTED ON THESE PLANS.

DANIEL L. SKEEHAN, P.E.
CO REGISTERED PROFESSIONAL NO. 46391
KIMLEY-HORN AND ASSOCIATES, INC.
4582 S. ULSTER STREET, SUITE 1500
DENVER, CO 80237
TEL: (303) 228-2318

LEGAL DESCRIPTION

LOT 6, PARKER AND PINE FILING 1, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9 AND THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK

DOUGLAS CONTROL MONUMENT #1.095035, A 3 ¼" ALUMINUM CAP.

ELEVATION = 5906.34 FEET (NAVD 1988), AS PUBLISHED BY DOUGLAS COUNTY.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SW 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING N00°17'51"E AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO. 1 AND BOUND BY THE MONUMENTS SHOWN HEREON.

SURVEYOR'S STATEMENT:
I, CHARLES N. BECKSTROM, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF ENGINEERING SERVICE COMPANY, THAT THE AS-BUILT MEASUREMENTS SHOWN HEREON IN RED WITH "(ESC)" WERE MADE BY ME OR UNDER MY RESPONSIBLE CHARGE; ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF AS OF THE DATE MEASUREMENTS WERE TAKEN; ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE; AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED.

CHARLES N. BECKSTROM, COLORADO P.L.S. #33202
VICE PRESIDENT, ENGINEERING SERVICE COMPANY
ESC JOB #1571.1

COLORADO REGISTERED CHARLES N. BECKSTROM 33202 PROFESSIONAL LAND SURVEYOR
Charles Beckstrom 7/14/2023

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
CONSTRUCTION DOCUMENTS: TOWN OF PARKER PUBLIC WORKS	
C1.0	COVER SHEET
~~C1.1~~	~~GENERAL NOTES~~
~~C2.0~~	~~EXISTING CONDITIONS AND DEMO PLAN~~
~~C2.1~~	~~OVERALL EXISITNG CONDITIONS~~
~~C3.0~~	~~INITIAL CBMP PLAN~~
~~C3.1~~	~~INTERIM FINAL CBMP PLAN~~
~~C3.2~~	~~CBMP DETAILS~~
~~C3.3~~	~~CBMP DETAILS~~
~~C3.4~~	~~CBMP DETAILS~~
~~C3.5~~	~~CBMP DETAILS~~
~~C3.6~~	~~CBMP DETAILS~~
~~C3.7~~	~~CBMP DETAILS~~
~~C3.8~~	~~CBMP DETAILS~~
~~C3.9~~	~~CBMP DETAILS~~
~~C3.10~~	~~CBMP DETAILS~~
~~C3.11~~	~~CBMP DETAILS~~
~~C4.0~~	~~OVERALL SITE PLAN~~
~~C4.1~~	~~SIGNAGE AND STRIPING PLAN~~
~~C4.2~~	~~HORIZONTAL CONTROL PLAN~~
~~C5.0~~	~~OVERALL GRADING PLAN~~
C5.1	PRIVATE STORM PLAN AND PROFILE
C5.2	PRIVATE STORM PLAN AND PROFILE
C5.3	PRIVATE STORM PLAN AND PROFILE
~~C6.0~~	~~SITE DETAILS~~
~~C6.1~~	~~SITE DETAILS~~
~~C6.2~~	~~SITE DETAILS~~
CONSTRUCTION DOCUMENTS: PARKER WATER AND SANITATION DISTRICT	
~~C7.0~~	~~COVER SHEET~~
~~C7.1~~	~~WATER AND SANITATION NOTES~~
~~C7.2~~	~~UTILITY PLAN~~
~~C7.3~~	~~SANITARY SEWER LINE PLAN AND PROFILE~~
~~C7.4~~	~~WATER LINE PLAN AND PROFILE~~
~~C7.5~~	~~WATER & SANITARY SEWER DETAILS~~
~~C7.6~~	~~WATER & SANITARY SEWER DETAILS~~

1. **THIS IS A CERTIFICATION OF FIELD MEASUREMENTS ONLY, AND IS NOT TO BE CONSIDERED AS A CERTIFICATION OF ANY ENGINEERING, DATA, CALCULATIONS, OR DESIGN DATA SHOWN ON THESE PLANS.**
2. **ONLY THOSE ELEVATIONS AND LOCATIONS SHOWN IN RED WITH "(ESC)" WERE TAKEN BY ENGINEERING SERVICE COMPANY, ON OR BEFORE JULY 13, 2023, AND REPRESENT CONDITIONS FOUND AT THE TIME OF SURVEY.**
3. **ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON**
4. **BENCHMARK INFORMATION: ELEVATIONS SHOWN HEREON ARE BASED ON DOUGLAS COUNTY CONTROL MONUMENT #1.095035 BEING A 3-1/4" DCGIS ALUMINUM CAP HAVING A PUBLISHED ELEVATION OF 5906.34 FEET (NAVD 1988), AS SHOWN ON THE CONSTRUCTION DOCUMENTS FOR LOT 6 PARKER AND PINE EVERBROOK ACADEMYCONSTRUCTION DOCUMENTS, PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. AND PROVIDED BY THE CLIENT.**
5. **BOUNDARY DETERMINATION IS NOT A PART OF THIS EXHIBIT. THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT." PARCEL BOUNDARY INFORMATION SHOWN HEREON IS FROM APPROVED CONSTRUCTION PLANS AND INFORMATION PROVIDED BY THE CLIENT, AND IS SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY. HORIZONTAL POSITIONS OF AS-BUILT IMPROVEMENTS BASED ON CONSTRUCTION CONTROL INFORMATION PROVIDED BY THE CLIENT.**

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

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: MCN
DRAWN BY: NMH
CHECKED BY: DLS
DATE: 09/13/2021

LOT 6 PARKER AND PINE FILING 1
PARKER, CO
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
COVER SHEET

COLORADO LICENSED DANIEL L. SKEEHAN 46391 PROFESSIONAL ENGINEER 09/13/21

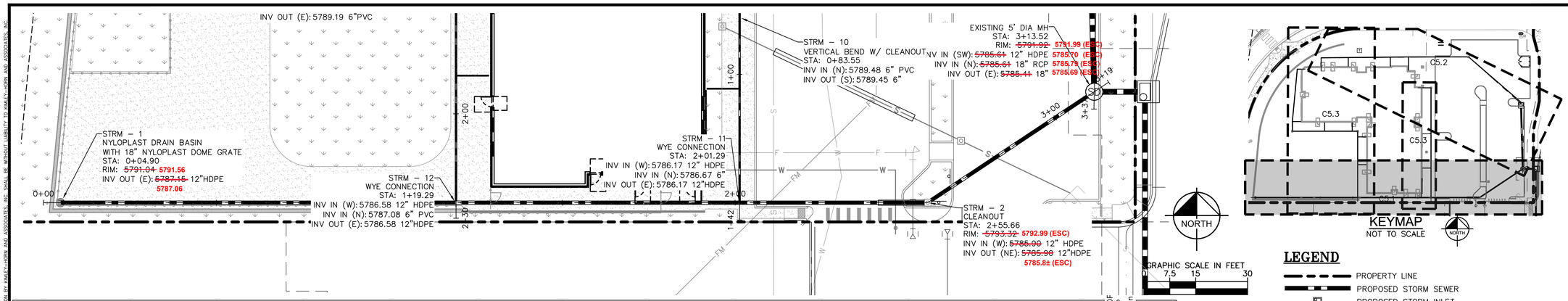
PROJECT NO. 096895001

DRAWING NAME 096895001CD_CV

C1.0

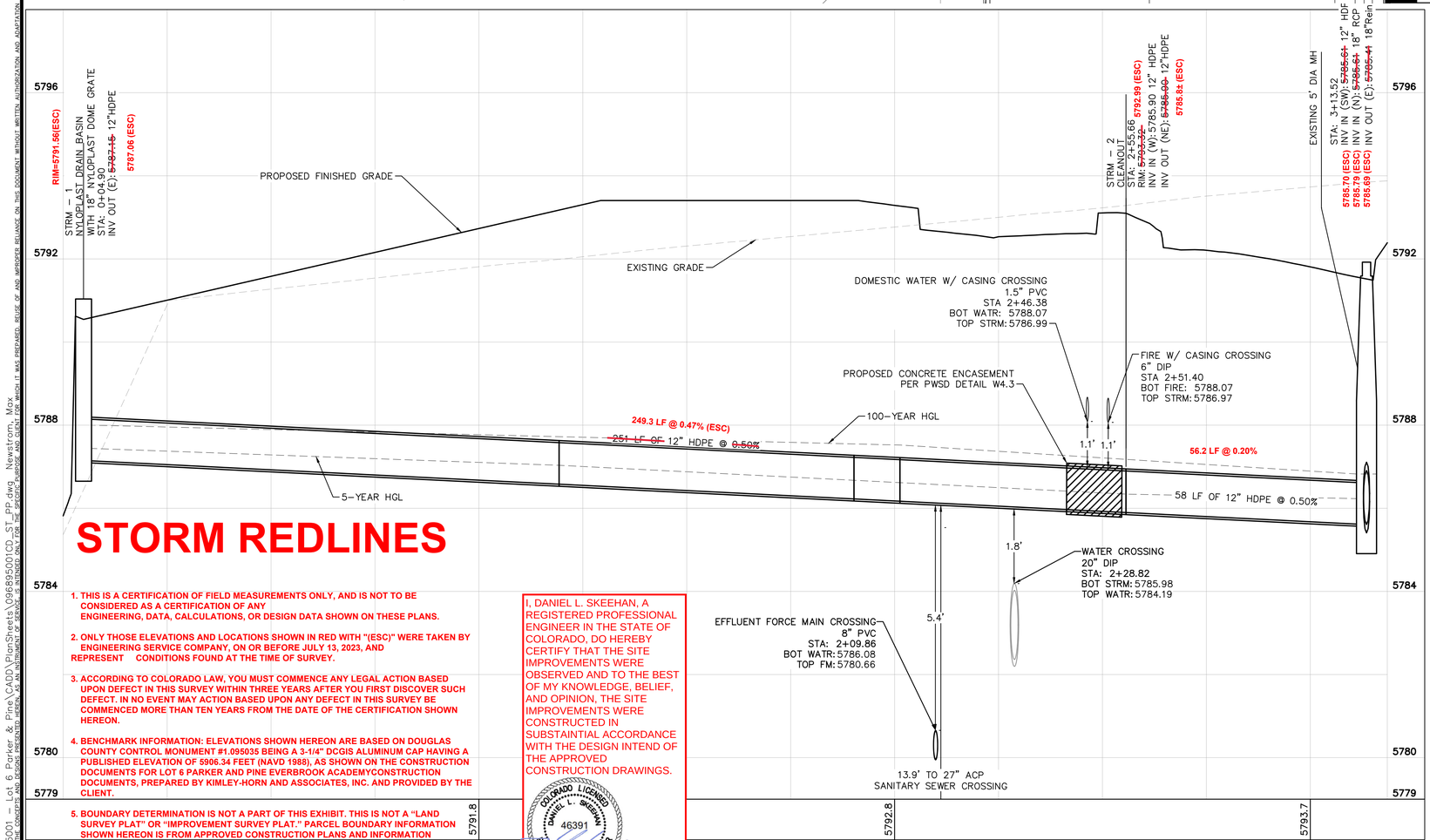
THESE DOCUMENTS, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

K:\DEN_Civil\096895001 - Lot 6 Parker & Pine\CADD\PlanSheets\096895001CD_CV.dwg Newstrom, Max



LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE



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COLORADO LICENSED
DANIEL L. SKEEHAN
46391
PROFESSIONAL ENGINEER
7/17/2023

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VICE PRESIDENT, ENGINEERING SERVICE COMPANY
ESC JOB #1571.1

COLORADO REGISTERED
CHARLES N. BECKSTROM
33202
7/14/2023
PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE IN FEET
0 7.5 15 30
HORIZONTAL
VERTICAL
3
1.5
0.75
0

AS-BUILT

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Town of Parker, Director of Engineering — Date: 01/19/2022

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2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: MCN
DRAWN BY: NMH
CHECKED BY: DLS
DATE: 09/13/2021

LOT 6 PARKER AND PINE FILING 1
PARKER, CO
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
PRIVATE STORM PLAN AND PROFILE

COLORADO LICENSED
DANIEL L. SKEEHAN
46391
PROFESSIONAL ENGINEER
09/13/21

PROJECT NO.
096895001

DRAWING NAME
096895001CD_ST_PP

C5.1

K:\DEN_Civil\096895001 – Lot 6 Parker & Pine\CADD\PlanSheets\096895001CD_ST_PP.dwg Newstrom, Max
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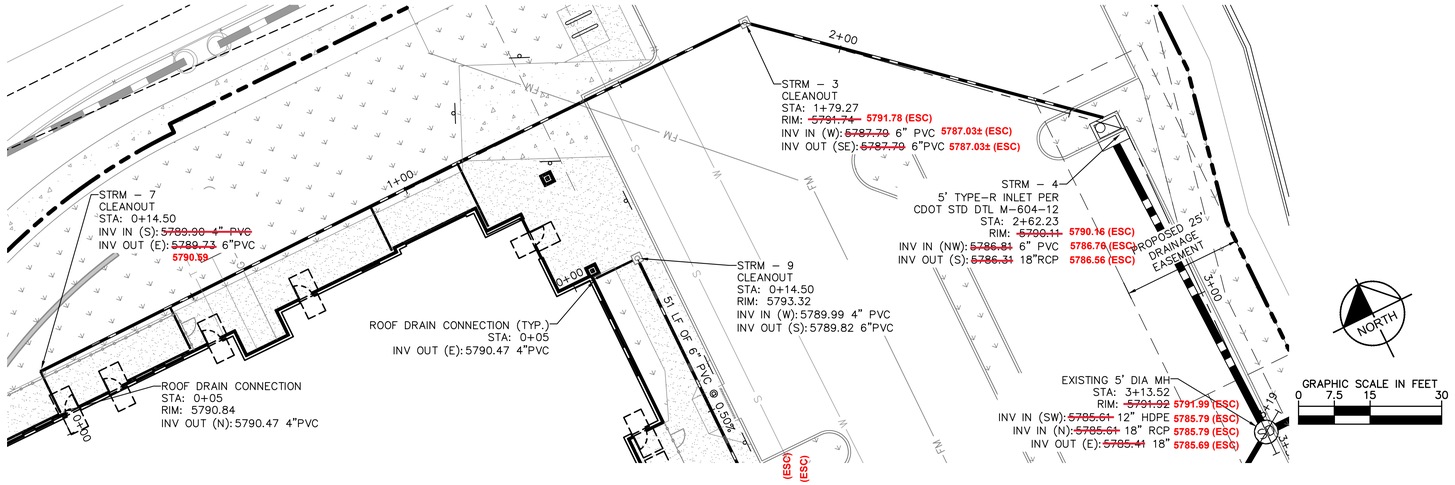

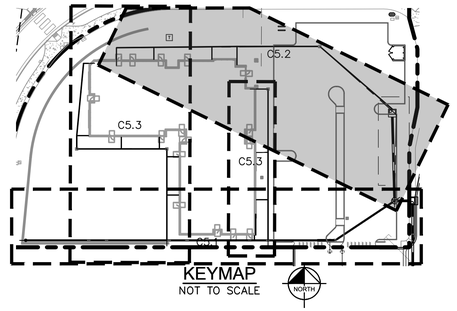

LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER
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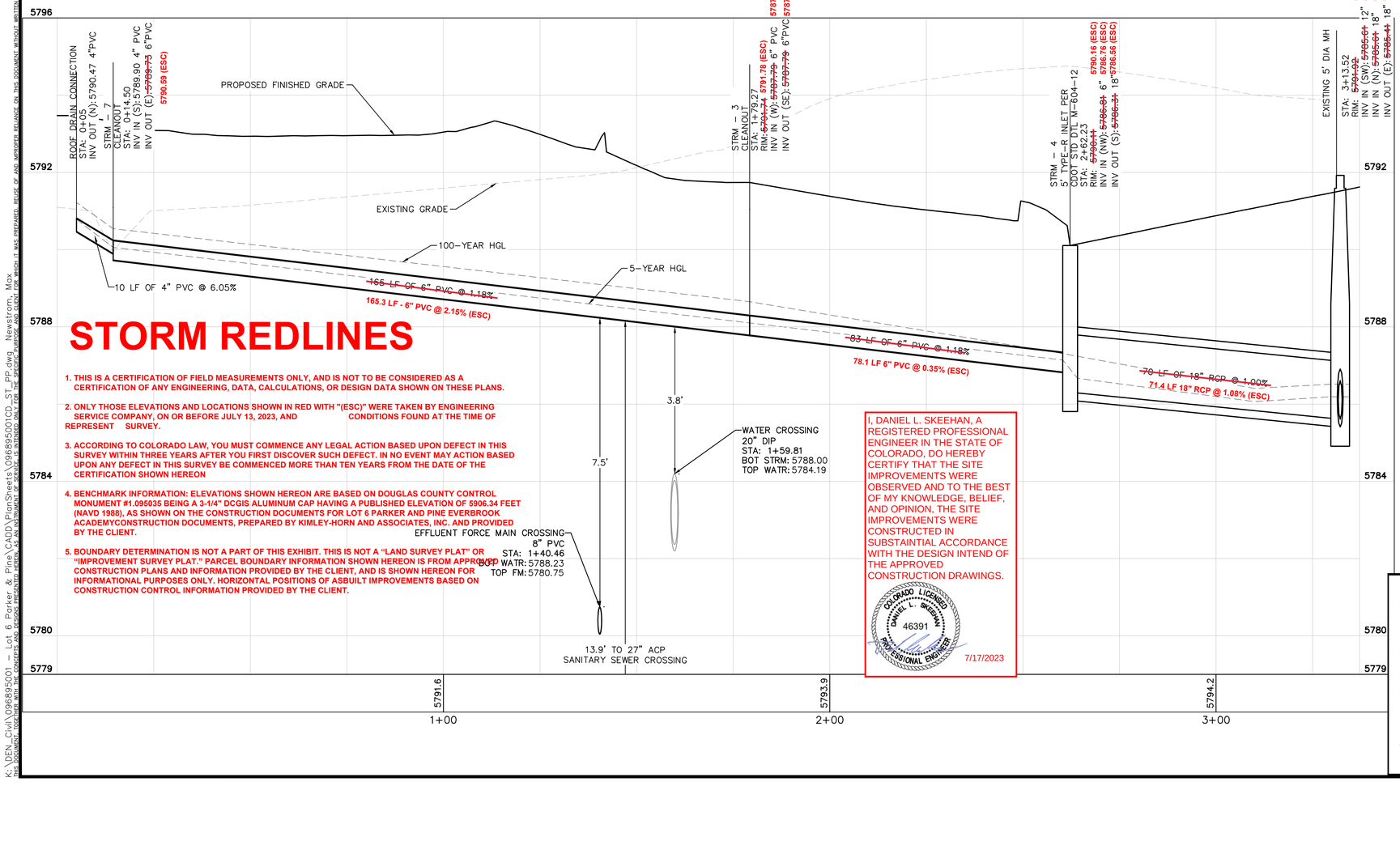

STORM REDLINES

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COLORADO LICENSED DANIEL L. SKEEHAN 46391 PROFESSIONAL ENGINEER
7/17/2023

SURVEYOR'S STATEMENT:
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CHARLES N. BECKSTROM, COLORADO P.L.S. #33202
ENGINEERING SERVICE COMPANY ESC JOB #1571.1

COLORADO REGISTERED CHARLES N. BECKSTROM 33202 7/14/2023 PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE IN FEET
0 7.5 15 30
HORIZONTAL
VERTICAL 3 1.5 0.75 0

AS-BUILT

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Town of Parker, Director of Engineering — Date 01/19/2022

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Kimley»Horn
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4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: MCN
DRAWN BY: NMH
CHECKED BY: DLS
DATE: 09/13/2021

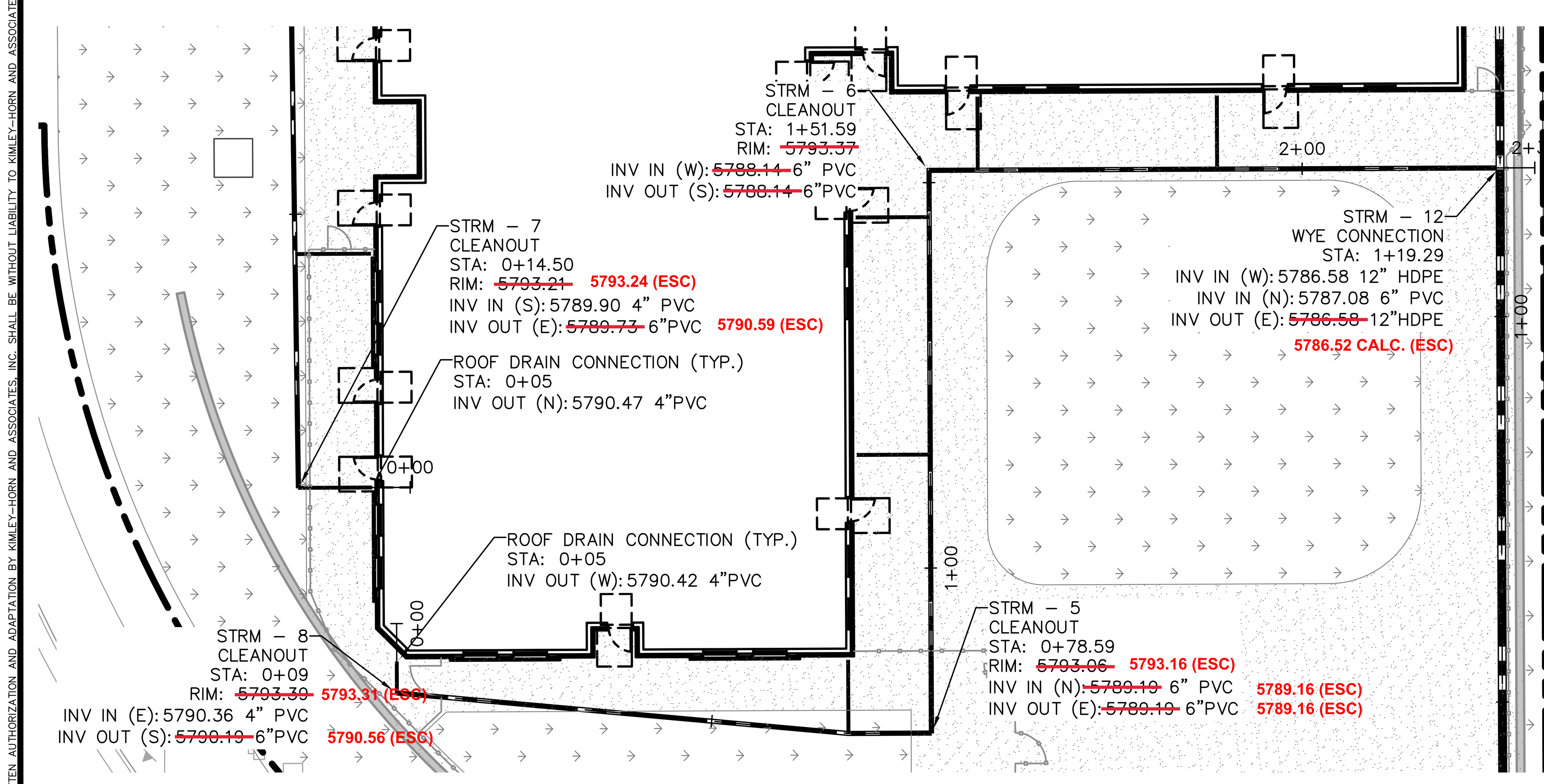
LOT 6 PARKER AND PINE FILING 1
PARKER, CO
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
PRIVATE STORM PLAN AND PROFILE

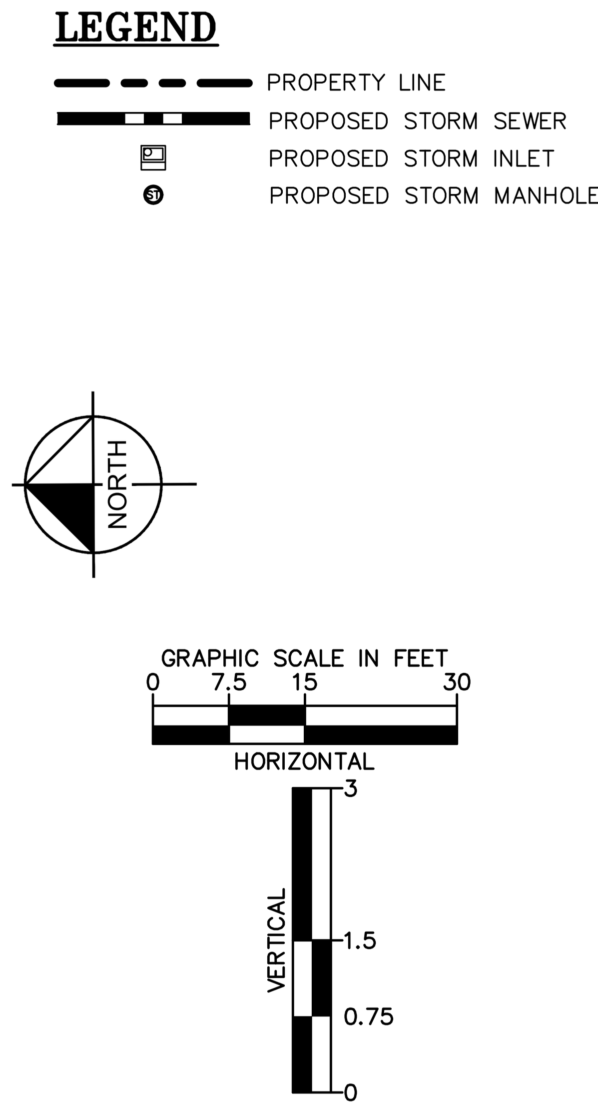
COLORADO LICENSED DANIEL L. SKEEHAN 46391 PROFESSIONAL ENGINEER 09/13/21

PROJECT NO. 096895001

DRAWING NAME 096895001CD_ST_PP

C5.2





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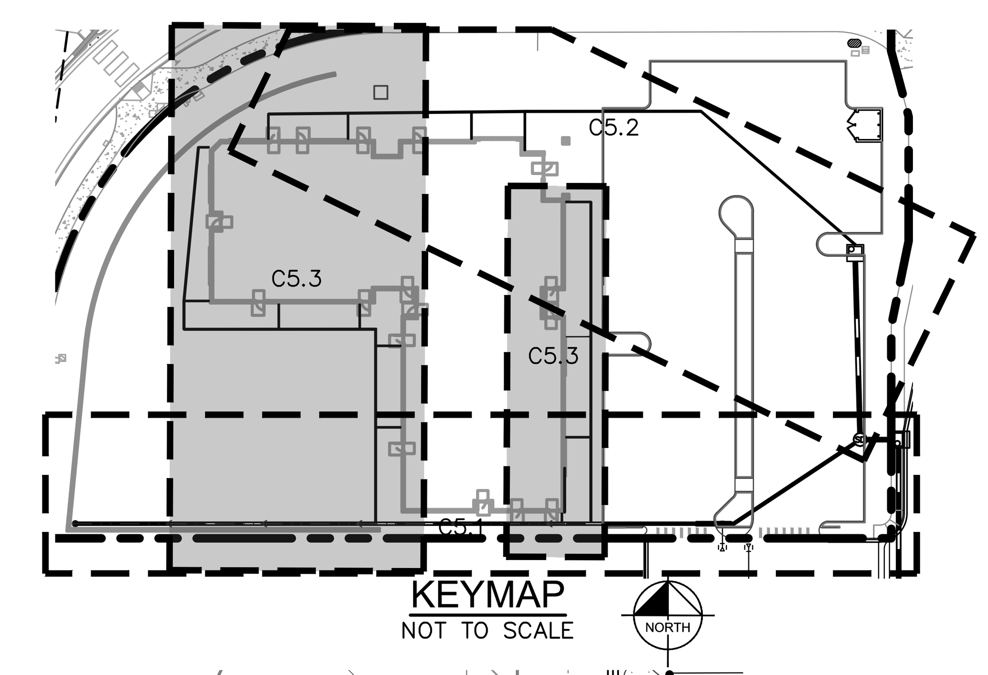
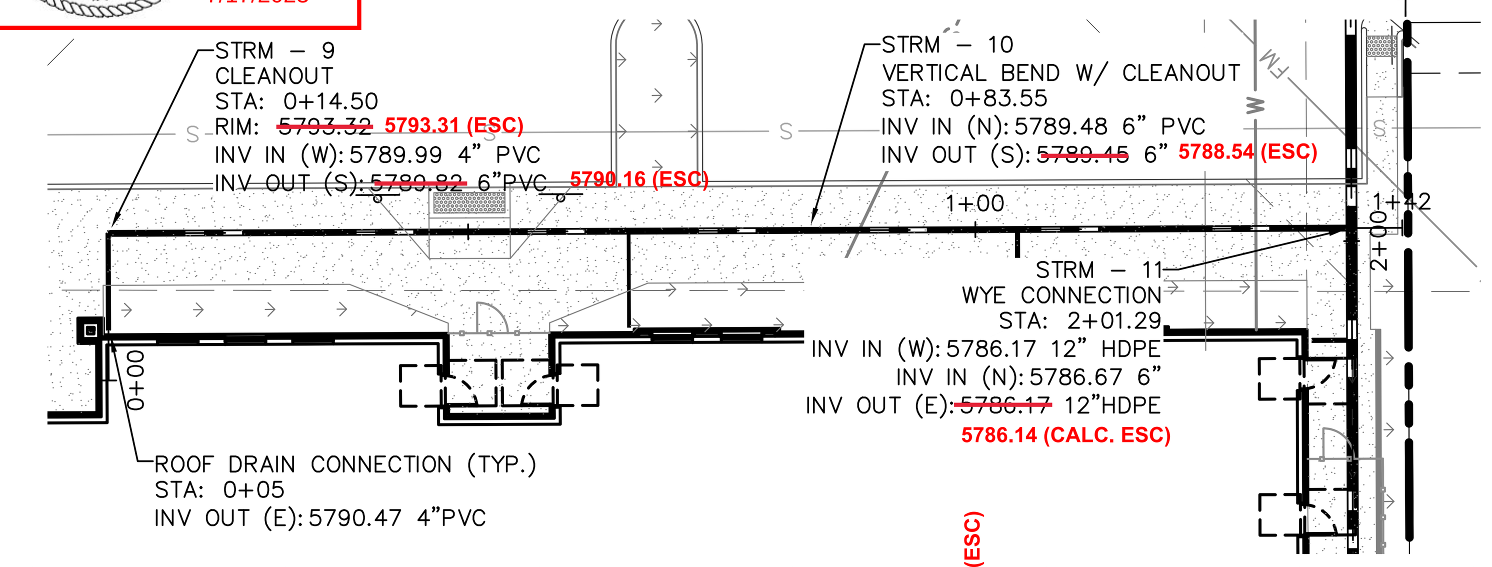
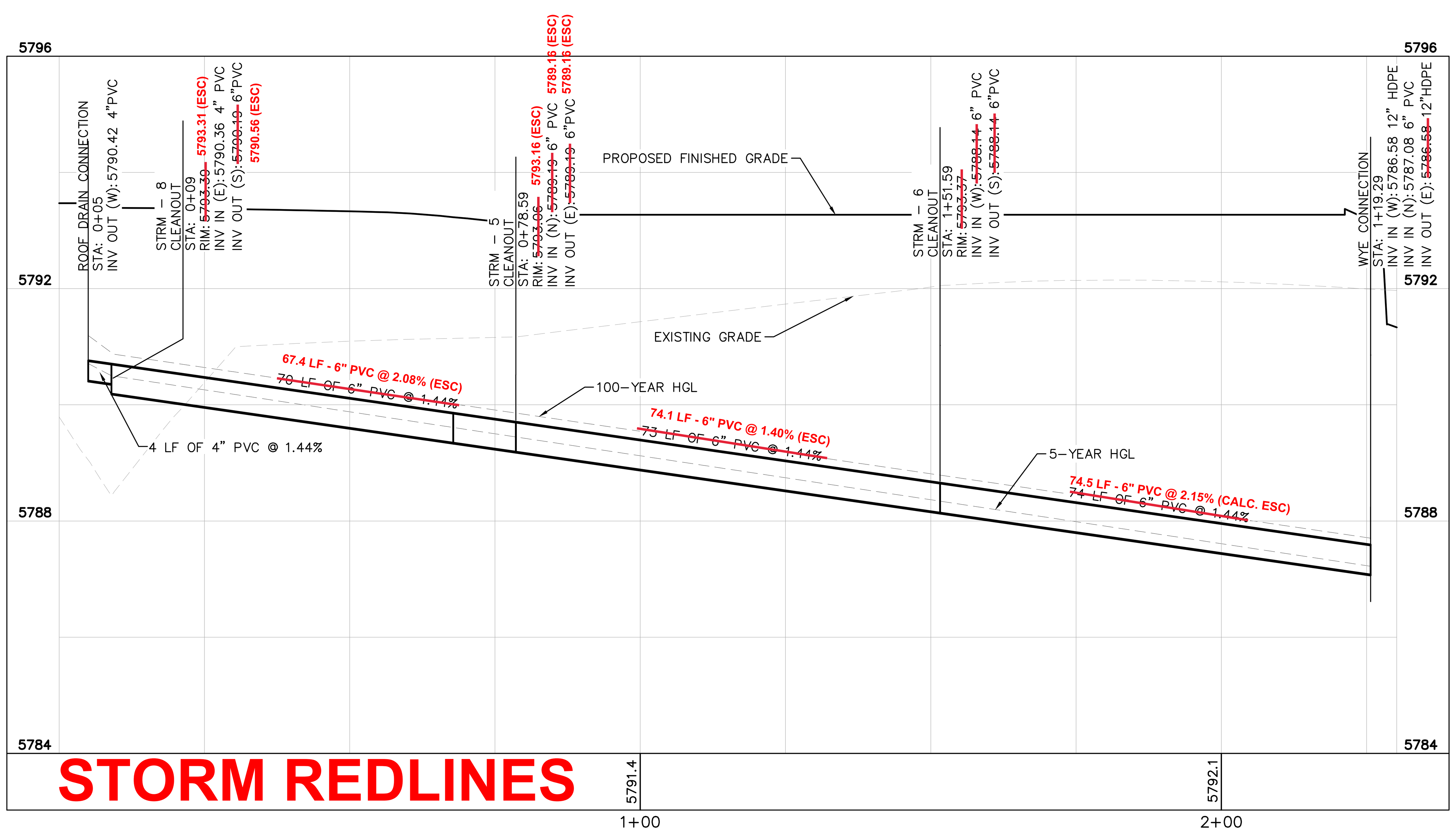
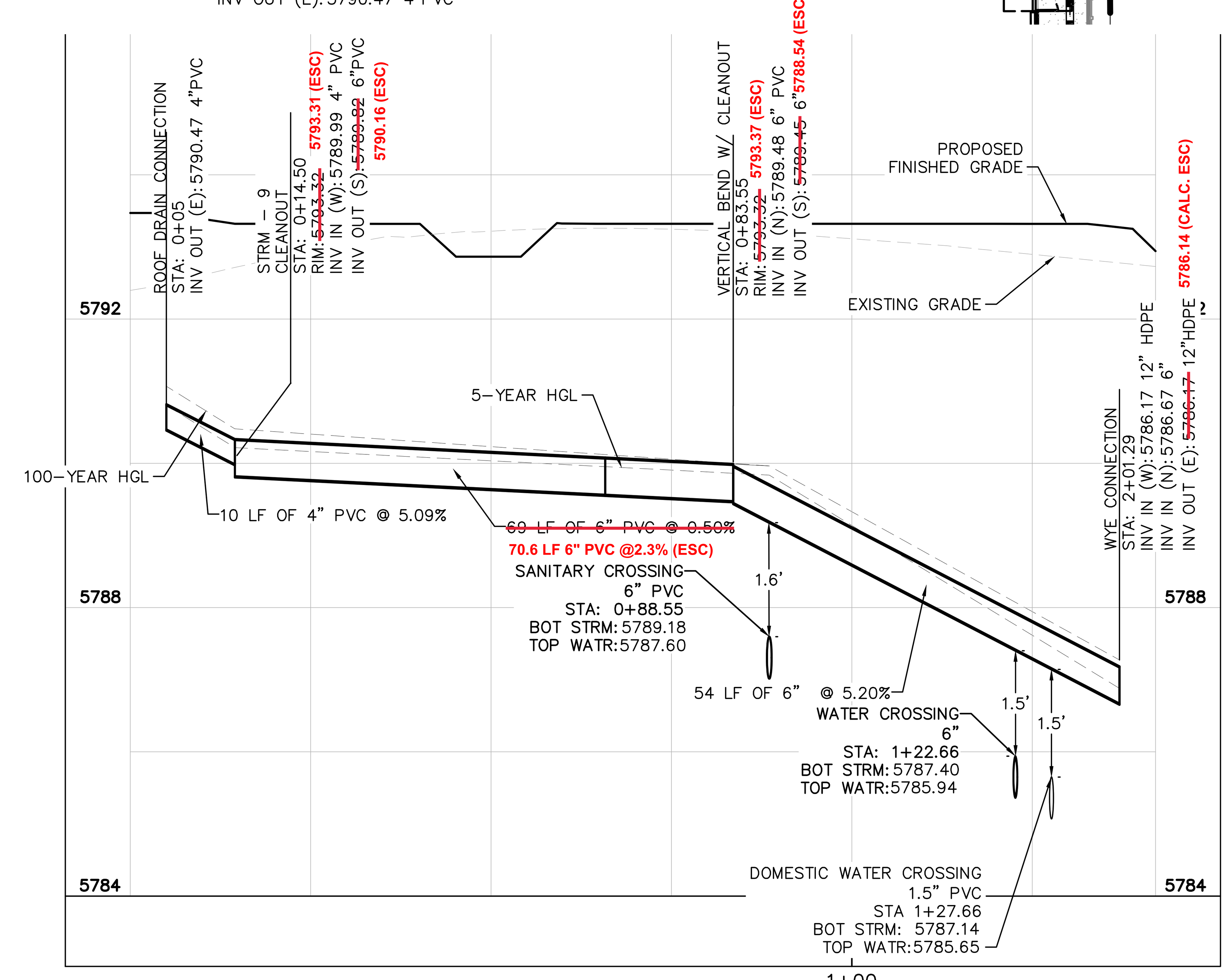
7/17/2023









1. THIS IS A CERTIFICATION OF FIELD MEASUREMENTS ONLY, AND IS NOT TO BE CONSIDERED AS A CERTIFICATION OF ANY ENGINEERING, DATA, CALCULATIONS, OR DESIGN DATA SHOWN ON THESE PLANS.
2. ONLY THOSE ELEVATIONS AND LOCATIONS SHOWN IN RED WITH "(ESC)" WERE TAKEN BY ENGINEERING SERVICE COMPANY, ON OR BEFORE MAY 21, 2023, AND REPRESENT CONDITIONS FOUND AT THE TIME OF SURVEY.
3. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON
4. BENCHMARK INFORMATION: ELEVATIONS SHOWN HEREON ARE BASED ON DOUGLAS COUNTY CONTROL MONUMENT #1.095035 BEING A 3-1/4" DCGIS ALUMINUM CAP HAVING A PUBLISHED ELEVATION OF 5906.34 FEET (NAVD 1988), AS SHOWN ON THE CONSTRUCTION DOCUMENTS FOR LOT 6 PARKER AND PINE EVERBROOK ACADEMYCONSTRUCTION DOCUMENTS, PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. AND PROVIDED BY THE CLIENT.
5. BOUNDARY DETERMINATION IS NOT A PART OF THIS EXHIBIT. THIS IS NOT A “LAND SURVEY PLAT” OR “IMPROVEMENT SURVEY PLAT.” PARCEL BOUNDARY INFORMATION SHOWN HEREON IS FROM APPROVED CONSTRUCTION PLANS AND INFORMATION PROVIDED BY THE CLIENT, AND IS SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY. HORIZONTAL POSITIONS OF ASBUILT IMPROVEMENTS BASED ON CONSTRUCTION CONTROL INFORMATION PROVIDED BY THE CLIENT.

SURVEYOR'S STATEMENT:
I, CHARLES N. BECKSTROM, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF ENGINEERING SERVICE COMPANY, THAT THE AS-BUILT MEASUREMENTS SHOWN HEREON IN RED WITH "(ESC)" WERE MADE BY ME OR UNDER MY RESPONSIBLE CHARGE; ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF AS OF THE DATE MEASUREMENTS WERE TAKEN; ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE; AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED.

CHARLES N. BECKSTROM, COLORADO P.L.S. #33202 VICE PRESIDENT, ENGINEERING SERVICE COMPANY ESC JOB #1571.1

COLORADO REGISTERED 33202 PROFESSIONAL LAND SURVEYOR 7/14/2023

AS-BUILT

811 Know what's below. Call before you dig

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering — Date: 01/19/2022

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: MCN
DRAWN BY: NMH
CHECKED BY: DLS
DATE: 09/13/2021

LOT 6 PARKER AND PINE FILING 1
PARKER, CO
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
PRIVATE STORM PLAN AND PROFILE

COLORADO LICENSED DANIEL L. SKEEHAN 46391 PROFESSIONAL ENGINEER 09/13/21

PROJECT NO. 096895001

DRAWING NAME 096895001CD_ST_PP

C5.3

K:\DEN_Civil\096895001 – Lot 6 Parker & Pine\CADD\PlanSheets\096895001CD_ST_PP.dwg Newstrom, Max