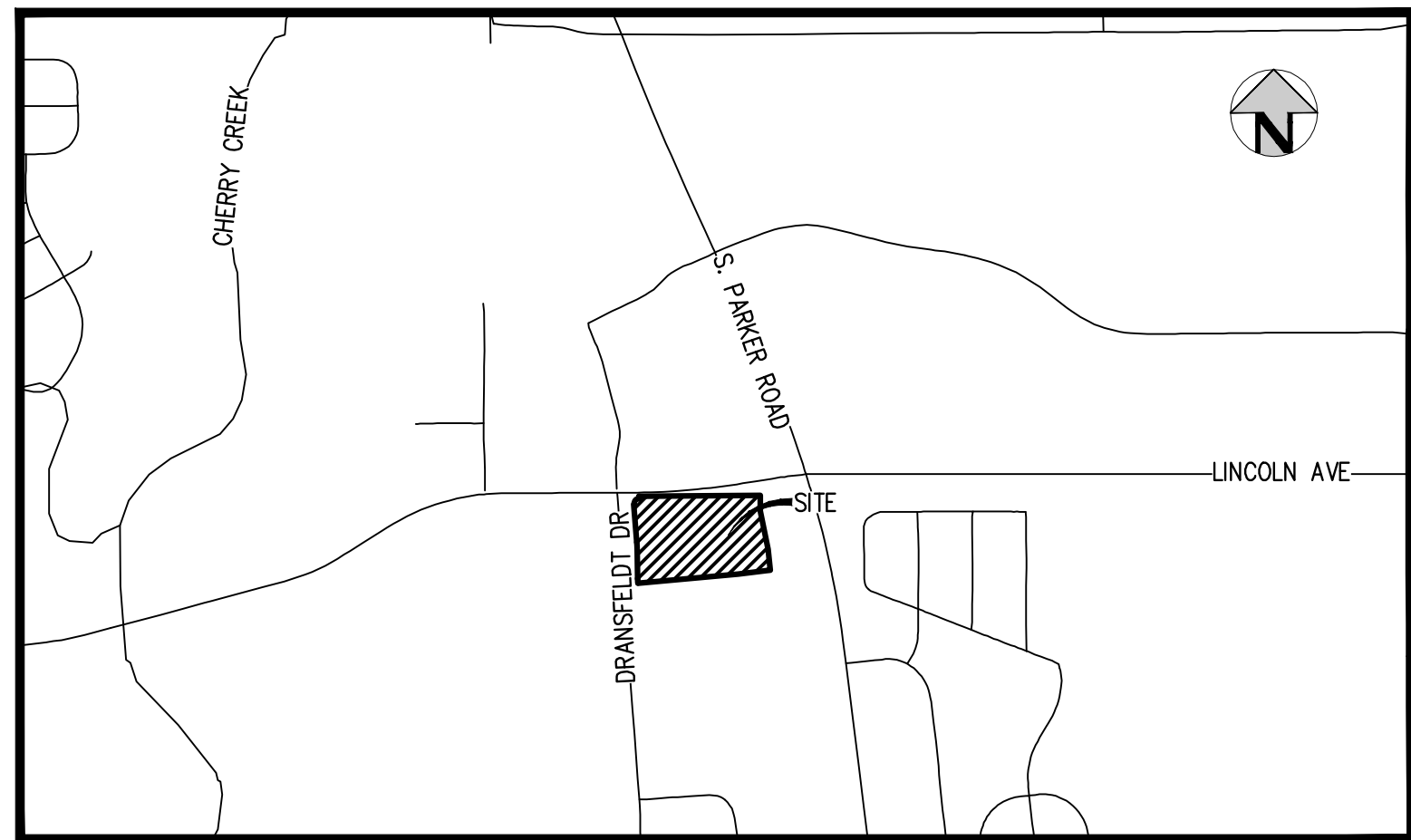


# LINCOLN & DRANSFELDT

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO.

## CONSTRUCTION DOCUMENTS

# Stormwater As-Builts



VICINITY MAP  
SCALE: 1" = 1000'

### ABBREVIATIONS

BOP	BOTTOM OF PIPE
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL (FG)
CONC	CONCRETE
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DR	DOOR
DS	DOWNSPOUT
E	EAST, EASTING
EGL	ENERGY GRADE LINE
EL	ELEVATION
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GV	GATE VALVE
HCL	HANDICAP
HGL	HYDRAULIC GRADE LINE
HRZ	HORIZONTAL
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
LSD	LANDSCAPE DRAIN
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH, NORTHING
PHS	PHASE
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
SAN	SANITARY
SS	SANITARY SEWER
STA	STATION
STM	STORM
TB	THRUST BLOCK
TBC	TOP/BACK OF CURB
TOP	TOP OF PIPE
TS	TOP OF STEP
TW	TOP OF WALL (FG)
TYP	TYPICAL
UG	UNDERGROUND
VERT	VERTICAL
WAT	WATER

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6	OVERLOT GRADING - SOUTHEAST
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43	INTERSECTION DESIGN PLAN - PUBLIC
44	INTERSECTION DESIGN PLAN - PUBLIC
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46	INTERSECTION DESIGN PLAN - PRIVATE
47	INTERSECTION DESIGN PLAN - PRIVATE
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55	ROADWAY DETAILS

Provide Pond As-Builts and Certification.

All the pond infrastructure should be as-built and displayed on the plans (Provide the Pond Detail and Grading As-Built Sheets).

Provide the Town's Pond Volume Certification completed and signed/sealed - this can be found in the Town's Roadway Criteria Manual (Appendix C).

The Town will need the state's SDI form that reports a new detention facility. Please complete this and provide to the Town for review, and before submittal to the state. Please follow the following hyperlink for access to the SDI sheet for download: <https://mapature.digitaldataservices.com/gvh/?viewer=cswdif>

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 07/28/2023  
Date



### LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;  
THENCE SOUTH 83°44'03" EAST, A DISTANCE OF 846.76 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LINCOLN AVENUE AND THE POINT OF BEGINNING;

THENCE NORTH 89°29'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 697.77 FEET TO THE NORTHWEST CORNER OF LOT 1, PEASLEE SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 99104313;  
THENCE ALONG THE WEST LINE OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:  
1) SOUTH 00°31'00" EAST, A DISTANCE OF 89.84 FEET;  
2) SOUTH 11°49'46" EAST, A DISTANCE OF 225.08 FEET TO THE NORTHWEST CORNER OF LOT 1, PEASLEE SUBDIVISION FILING NO. 2, RECORDED AT RECEPTION NO. 2005085666;

THENCE SOUTH 05°51'51" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 120.83 FEET TO A POINT ON THE NORTH LINE OF LOT 1B, PARKER PROFESSIONAL PARK FIRST AMENDMENT, RECORDED AT RECEPTION NO. 8725509;  
THENCE SOUTH 84°07'50" WEST ALONG SAID NORTH LINE, A DISTANCE OF 24.51 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 E.T. TECHNOLOGIES INC., RECORDED AT RECEPTION NO. 2002093991;

THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES:  
1) SOUTH 82°44'13" WEST, A DISTANCE OF 163.50 FEET;  
2) SOUTH 84°51'34" WEST, A DISTANCE OF 577.15 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DRANSFELDT ROAD DEEDED BY RECEPTION NO. 2002088425 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSE:  
1) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 25.79 FEET, SAID CURVE HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 02°14'19", AND A CHORD WHICH BEARS NORTH 02°20'42" WEST A CHORD DISTANCE OF 25.79 FEET;  
2) NORTH 01°13'32" WEST, A DISTANCE OF 165.71 FEET TO A POINT OF CURVATURE;  
3) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 43.04 FEET, SAID CURVE HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 03°19'57", AND A CHORD WHICH BEARS NORTH 02°53'30" WEST A CHORD DISTANCE OF 43.03 FEET;  
4) NORTH 04°33'29" WEST, A DISTANCE OF 217.83 FEET TO A POINT OF CURVATURE;  
5) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 49.23 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 94°01'51", AND A CHORD WHICH BEARS NORTH 42°27'27" EAST A CHORD DISTANCE OF 43.89 FEET;  
6) NORTH 04°33'21" WEST, A DISTANCE OF 15.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 346,479 SQUARE FEET OR 7.95 ACRES, MORE OR LESS.

### BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT BOTH THE NORTHWEST QUARTER CORNER AND NORTH QUARTER CORNER BY 3.25" ALUMINUM CAPS, ASSUMED TO BEAR SOUTH 89°29'00" WEST.

### BENCHMARK

BENCHMARK IS A UDFCD 2" BRASS CAP IN HEAD WALL (BG-1) NEAR PARKER ROAD AND BALDWIN AVE, ELEV=5841.07 NAVD88.

### AS-BUILT NOTES:

- FIELD WORK WAS PERFORMED BETWEEN THE DATES OF AUGUST 7TH, 2024 AND SEPTEMBER 9TH, 2024
- BENCHMARK IS A CHISELED TRIANGLE AT THE SOUTHEAST CORNER OF LINCOLN AVE. AND DRANSFELDT RD, ELEV=5817.31 NAVD88
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- ANY INFORMATION NOT STRUCK THROUGH OR CIRCLED HAS NOT BEEN AS-BUILT.

### CERTIFICATION:

I, NEIL PARKER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE AS-BUILT NOTES SHOWN HEREON WERE PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE TRUE AND ACCURATE.

NEIL PARKER, PLS #38347  
FOR AND ON BEHALF OF:  
CMB SURVEYING, INC  
11624 DUNRICH RD.  
PARKER, CO. 80138



### AS-BUILT DRAWINGS

I, OLIVIA R. RILEY, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE AS-BUILTS SHOWN HEREON IS BASED UPON THE INFORMATION PROVIDED BY THE SURVEYOR NEIL PARKER PLS#38347, ON BEHALF OF CMB SURVEYING, INC, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND ACCURATE.

OLIVIA R. RILEY, PE 57110  
FOR AND ON BEHALF OF  
HARRIS KOCHER SMITH



Please use the Certification Statements from the Town's Roadway Design and Construction Criteria Manual (RDCCM) with the registered Professional Engineer certification with signature and seal, and the registered Land Surveyor certification with signature and seal on all applicable as-built sheets. (See Section 11.1 REQUIREMENTS FOR CONSTRUCTION PLAN AS-BUILTS of the RDCCM)

### LEGEND

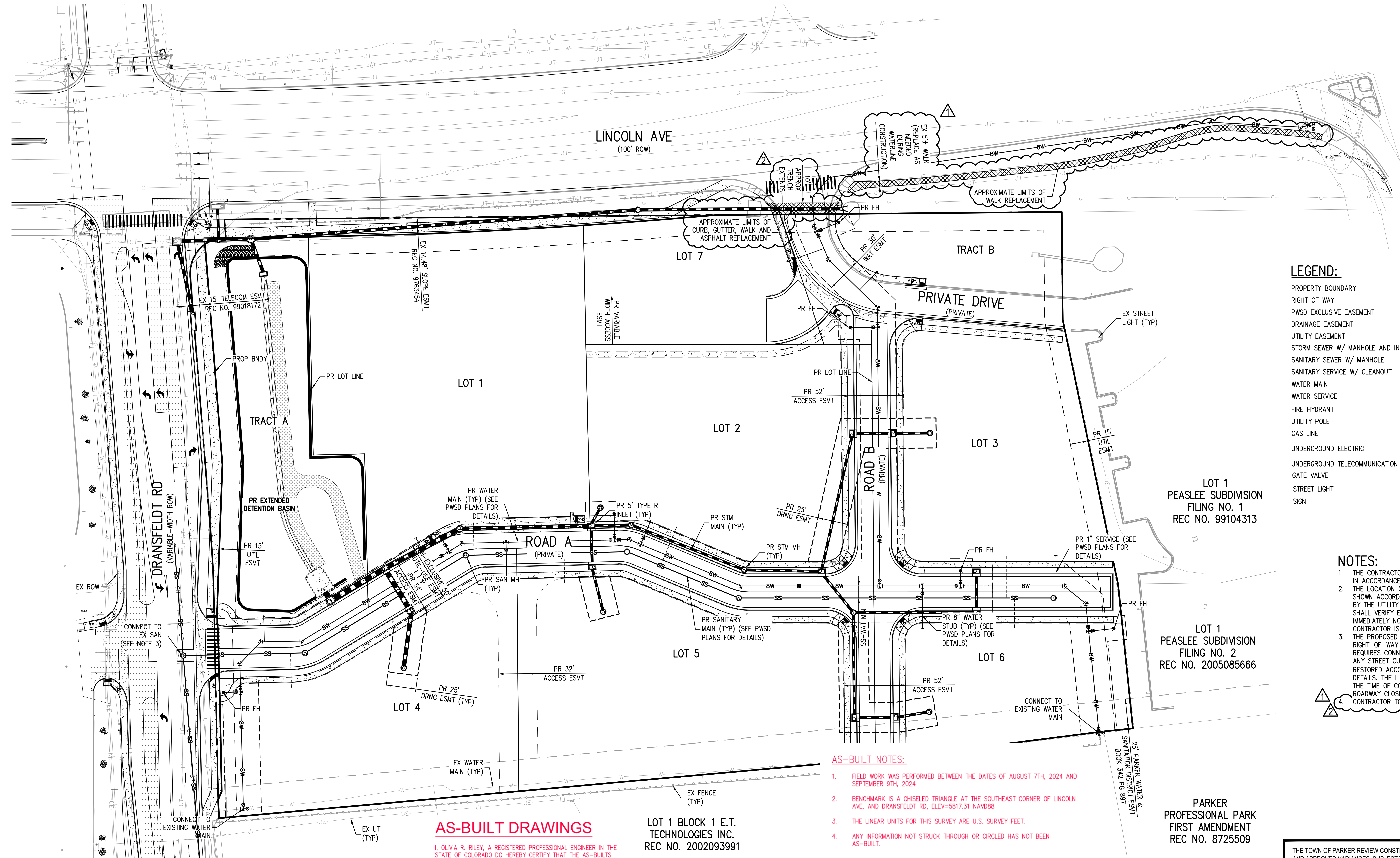
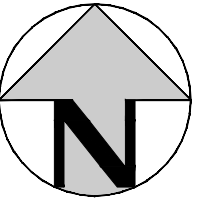
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PROPERTY LINE	---	---
RIGHT-OF-WAY	---	---
SANITARY SEWER PIPE	SS	SS
WATER PIPE	W	BW
STORM SEWER PIPE	ST	---
GAS	G	G
UNDERGROUND TELEPHONE	UT	UT
UNDERGROUND ELECTRIC	UE	UE
OVERHEAD ELECTRIC	OE	OE
JOINT TRENCH	JT	JT
MANHOLE	⊙	⊙
GATE VALVE	⊗	⊗
HYDRANT	⊕	⊕
TEE & FITTINGS	+	+
WATER DOMESTIC SERVICE	---	---
WATER FIRE SERVICE	---	---
SANITARY SERVICE W/ CLEANOUT	---	---
INLET	⊠	⊠
FLARED END SECTION	⊠	⊠
LANDSCAPE DRAIN	⊠	⊠
LIGHT	⊠	⊠
TELEPHONE VAULT	⊠	⊠
TELEPHONE JUNCTION BOX	⊠	⊠
ELECTRIC PULL BOX	⊠	⊠
FENCE POST/BOLLARD	⊠	⊠
TRANSFORMER	⊠	⊠



DATE	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
07-21-2022	PER TOWN OF PARKER COMMENTS
11-22-2022	PER TOWN OF PARKER COMMENTS
01/18/2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS
04-25-2023	PERMIT SET

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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**LEGEND:**

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
RIGHT OF WAY	---	---
PWS EXCLUSIVE EASEMENT	---	---
DRAINAGE EASEMENT	---	---
UTILITY EASEMENT	---	---
STORM SEWER W/ MANHOLE AND INLET	SS	SS
SANITARY SEWER W/ MANHOLE	SS	SS
SANITARY SERVICE W/ CLEANOUT	SS	SS
WATER MAIN	W	W
WATER SERVICE	W	W
FIRE HYDRANT	●	●
UTILITY POLE	○	○
GAS LINE	G	G
UNDERGROUND ELECTRIC	UE	UE
UNDERGROUND TELECOMMUNICATION	UT	UT
GATE VALVE	GV	GV
STREET LIGHT	SL	SL
SIGN	□	□

- NOTES:**
- THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
  - THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL.
  - THE PROPOSED UTILITY CONNECTION WILL REQUIRE A TOWN OF PARKER RIGHT-OF-WAY PERMIT PRIOR TO COMMENCING CONSTRUCTION. THE TOWN REQUIRES CONNECTIONS TO BE BORED TO THE EXTENT POSSIBLE AND ANY STREET CUT ALLOWED BY THE TOWN WILL BE REQUIRED TO BE RESTORED ACCORDING TO THE TOWN'S CONSTRUCTION STANDARDS AND DETAILS. THE LIMITS OF PATCHING WILL BE DETERMINED BY THE TOWN AT THE TIME OF CONSTRUCTION. THE TOWN OF PARKER DOES NOT ALLOW ROADWAY CLOSURES FOR UTILITY WORK.
  - CONTRACTOR TO REPLACE IN-KIND LANDSCAPING AS NEEDED.

- AS-BUILT NOTES:**
- FIELD WORK WAS PERFORMED BETWEEN THE DATES OF AUGUST 7TH, 2024 AND SEPTEMBER 9TH, 2024.
  - BENCHMARK IS A CHISELED TRIANGLE AT THE SOUTHEAST CORNER OF LINCOLN AVE. AND DRANSFELDT RD, ELEV=5817.31 NAVD88.
  - THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
  - ANY INFORMATION NOT STRUCK THROUGH OR CIRCLED HAS NOT BEEN AS-BUILT.

**AS-BUILT DRAWINGS**

I, OLIVIA R. RILEY, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE AS-BUILTS SHOWN HEREON IS BASED UPON THE INFORMATION PROVIDED BY THE SURVEYOR NEIL PARKER PLS#38347, ON BEHALF OF CMB SURVEYING, INC, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND ACCURATE.

LOT 1 BLOCK 1 E.T. TECHNOLOGIES INC. REC NO. 2002093991

PARKER PROFESSIONAL PARK FIRST AMENDMENT REC NO. 8725509

**CERTIFICATION:**

I, NEIL PARKER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE AS-BUILT NOTES SHOWN HEREON WERE PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE TRUE AND ACCURATE.

NEIL PARKER, PLS #38347  
FOR AND ON BEHALF OF:  
CMB SURVEYING, INC  
11624 DUNRICH RD.  
PARKER, CO. 80138

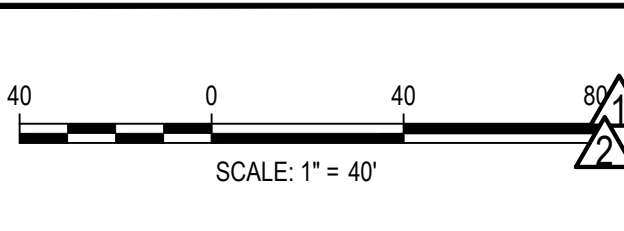


OLIVIA R. RILEY, PE 57110  
FOR AND ON BEHALF OF  
HARRIS KOCHER SMITH

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 DEVELOPMENTS PLANS, 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 \_\_\_\_\_



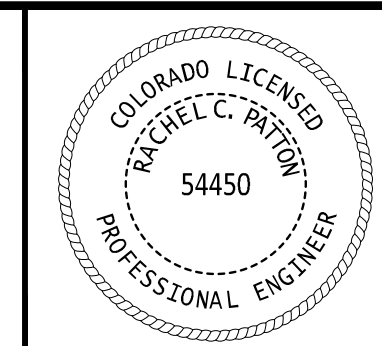
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01-23-2024	RF#5-EXISTING C&G AT PRIVATE DRIVE
07-21-2022	PER TOWN OF PARKER COMMENTS
11-22-2022	PER TOWN OF PARKER COMMENTS
01/18/2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS
04-25-2023	PERMIT SET

**HKS HARRIS KOCHER SMITH**

1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT  
OVERALL UTILITY PLAN



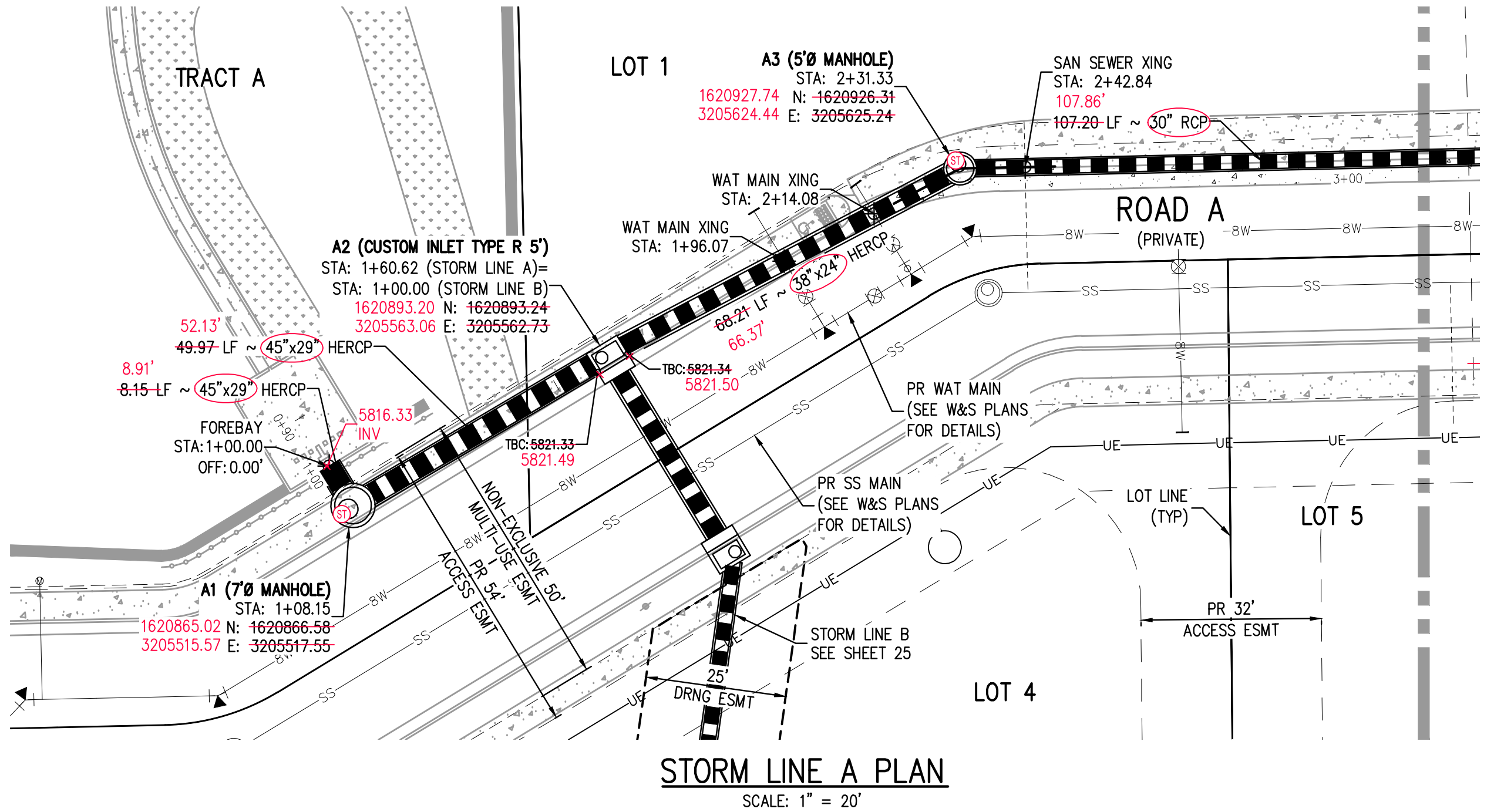
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SHEET NUMBER

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22 OF 55

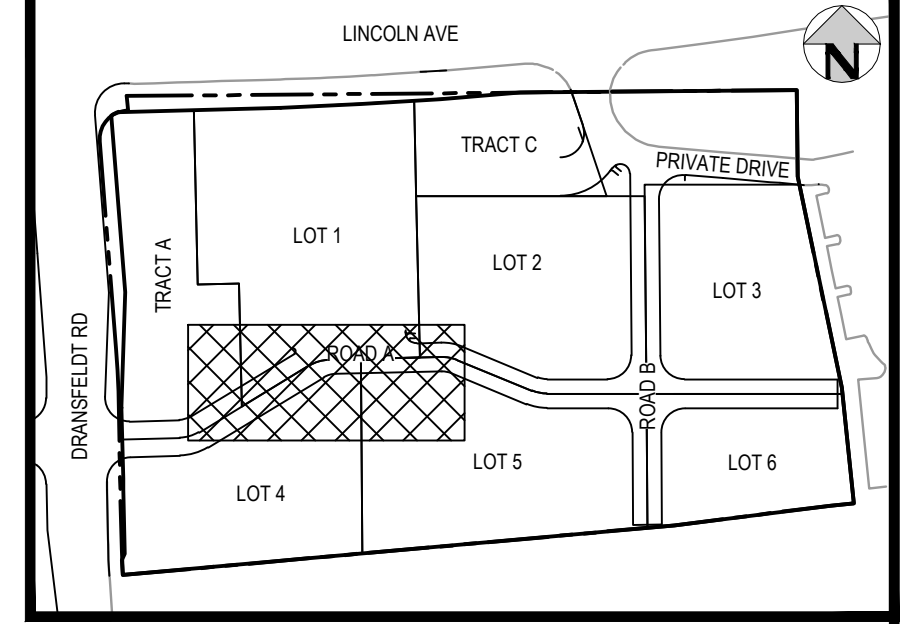
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5 SHEETS  
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

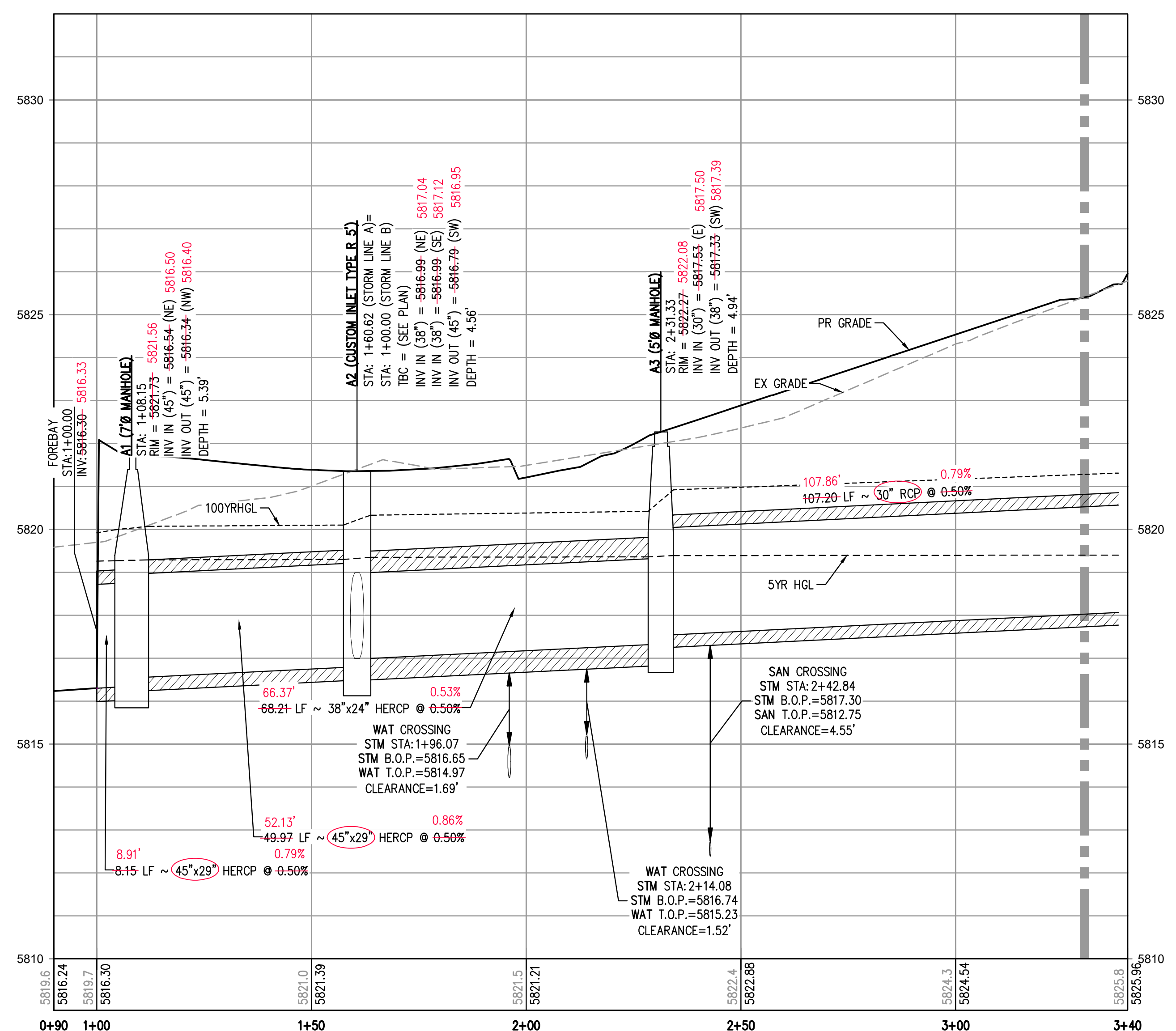


STORM LINE A PLAN  
SCALE: 1" = 20'

MATCHLINE STA: 3+30.00 - SEE SHEET 24



KEY MAP  
SCALE: 1" = 200'



STORM LINE A PROFILE  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

MATCHLINE STA: 3+30.00 - SEE SHEET 24

**AS-BUILT NOTES:**

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NEIL PARKER, PLS #38347  
FOR AND ON BEHALF OF:  
CMB SURVEYING, INC  
11624 DUNRICH RD.  
PARKER, CO. 80138



**AS-BUILT DRAWINGS**

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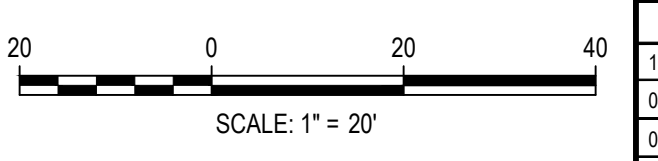


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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

FILE PATH: P:\2024\08\09\SURVEY\AS-BUILT\STORM\CD - STORM P&RS DWG LAYOUT - 20 STORM LINE A PLAN & PROFILE  
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CHECKED BY: RCP  
PLOTTED: TUE 03/25/25 12:17:58P BY: KEVIN RUSSELL



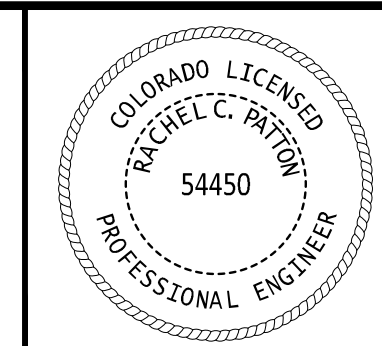
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CHECKED BY: RCP  
DRAWN BY: MJS

DATE	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
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**HKS HARRIS KOCHER SMITH**  
1120 Lincoln Street, Suite 1000  
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HarrisKocherSmith.com

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT  
STORM LINE A PLAN & PROFILE



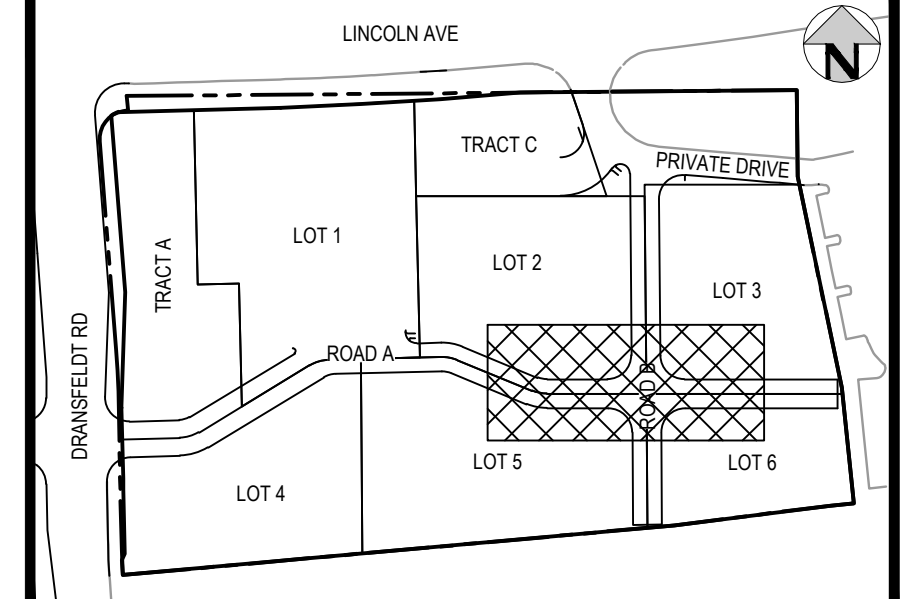
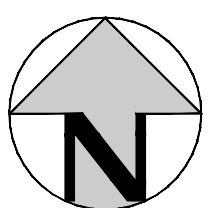
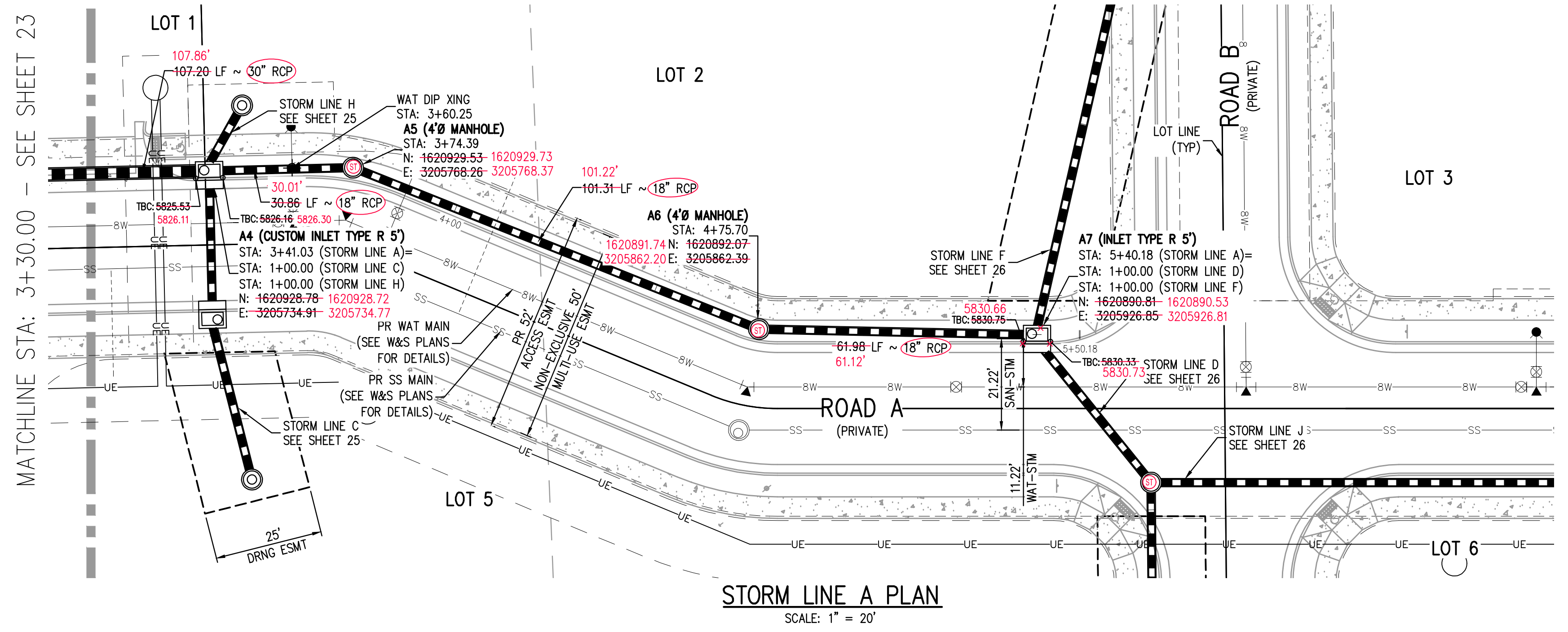
PROJECT #: 200829  
SHEET NUMBER

23

23 OF 55

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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DESIGNED BY: MJS  
CHECKED BY: RCP  
PLOTTED: TUE 03/25/25 12:23:44P BY: KEVIN RUSSELL



KEY MAP  
SCALE: 1" = 200'

STORM LINE A PLAN  
SCALE: 1" = 20'

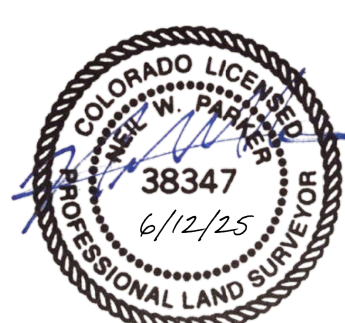
AS-BUILT NOTES:

- 1. FIELD WORK WAS PERFORMED BETWEEN THE DATES OF AUGUST 7TH, 2024 AND SEPTEMBER 9TH, 2024
- 2. BENCHMARK IS A CHISELED TRIANGLE AT THE SOUTHEAST CORNER OF LINCOLN AVE. AND DRANSFELDT RD, ELEV=5817.31 NAVD88
- 3. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- 4. ANY INFORMATION NOT STRUCK THROUGH OR CIRCLED HAS NOT BEEN AS-BUILT.

CERTIFICATION:

I, NEIL PARKER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE AS-BUILT NOTES SHOWN HEREON WERE PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE TRUE AND ACCURATE.

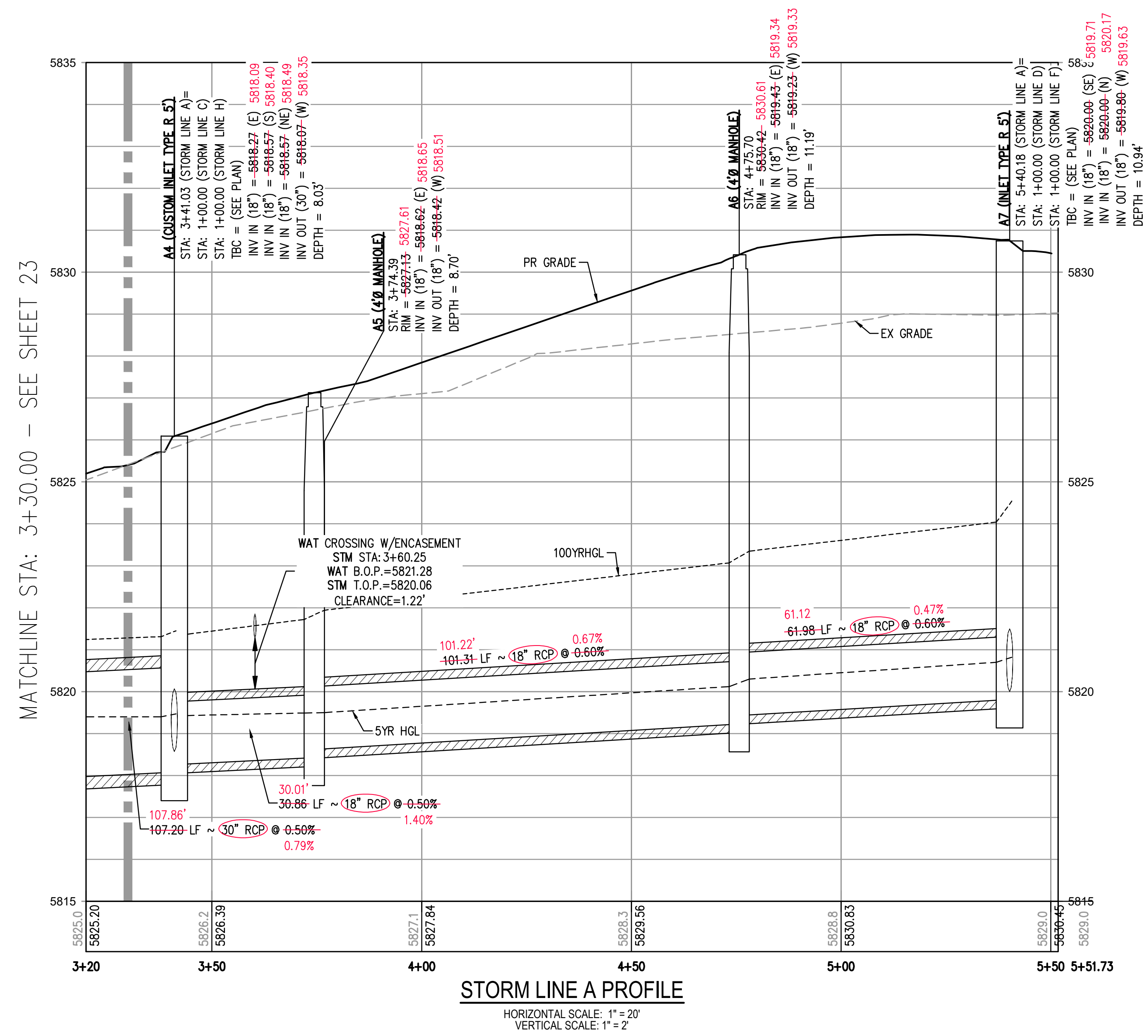
NEIL PARKER, PLS #38347  
FOR AND ON BEHALF OF:  
CMB SURVEYING, INC  
11624 DUNRICH RD.  
PARKER, CO. 80138



AS-BUILT DRAWINGS

I, OLIVIA R. RILEY, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE AS-BUILTS SHOWN HEREON IS BASED UPON THE INFORMATION PROVIDED BY THE SURVEYOR NEIL PARKER PLS#38347, ON BEHALF OF CMB SURVEYING, INC, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND ACCURATE.

OLIVIA R. RILEY, PE 57110  
FOR AND ON BEHALF OF  
HARRIS KOCHER SMITH



STORM LINE A PROFILE  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

GENERAL STORM NOTES:

- 1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
- 2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
- 3. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE FOR CYLINDRICAL MANHOLES AND TO THE INSIDE FACE OF INLETS AND OTHER BOX STRUCTURES. PIPE LENGTHS ARE MEASURED TO THE END OF THE STRUCTURE FOR ALL FLARED END SECTIONS.
- 4. STATIONING OF INLETS SHOWN IN STORM SEWER PROFILES IS AT CENTER OF STRUCTURE.
- 5. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
- 6. CONTRACTOR SHALL USE RCP, PVC, PP, OR HDPE PIPES FOR THE MAIN LINES, BUT SHALL NOTIFY THE JURISDICTIONAL UTILITY PROVIDER AND THE ENGINEER, PRIOR TO INSTALLATION, FOR APPROVAL. REGARDLESS OF PIPE MATERIAL, ALL STORM SEWER SHALL UTILIZE WATER-TIGHT JOINTS.
- 7. FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
- 8. ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
- 9. ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-N-TEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
- 10. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
- 11. CONTRACTOR SHALL MODIFY INLET BASES AS NEEDED IN ORDER TO ENSURE ALL STORM PIPES CONNECT PROPERLY TO THE INLET. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
- 12. CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS, DESIGNED BY A LICENSED ENGINEER, DETAILING THE STRUCTURAL DESIGN OF ALL POND IMPROVEMENTS (FOREBAY, ENERGY DISSIPATING BAFFLES, OUTLET STRUCTURE, ETC.) FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
- 13. ANY SUBSURFACE DETENTION AND/OR WATER QUALITY SYSTEM DESIGNS SHOWN ON THESE PLANS (IF APPLICABLE) ARE SPECIFICALLY LIMITED TO ELEVATIONS, GRADES AND STORMWATER DETENTION AND/OR WATER QUALITY DESIGN VOLUMES AND RELEASE RATES. THE DESIGN AND PROFESSIONAL ENGINEER'S SEAL SPECIFICALLY EXCLUDES STRUCTURAL DESIGN (INCLUDING, BUT NOT LIMITED TO, BUOYANCY CALCULATIONS AND CONSTRUCTION, TRAFFIC, OR OTHER LOADING), DEWATERING, EXCAVATION, SHORING, AND MATERIALS AND BACKFILL SPECIFICATIONS. IF THE PROPOSED SYSTEM UTILIZES A PROPRIETARY AND/OR PRE-MANUFACTURED DETENTION AND/OR WATER QUALITY SYSTEM, THE OWNER OR CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED SYSTEM DESIGN, CALCULATIONS, MATERIALS AND BACKFILL SPECIFICATIONS WITH THE UNDERGROUND DETENTION AND/OR WATER QUALITY SYSTEM MANUFACTURER AND/OR SUPPLIER. CONSTRUCTION OBSERVATION BY THE MANUFACTURER'S REPRESENTATIVE IS ESSENTIAL FOR PROPER INSTALLATION OF UNDERGROUND DETENTION AND/OR WATER QUALITY SYSTEMS. AT A MINIMUM, THE INSTALLATION SHOULD BE INSPECTED BY THE MANUFACTURER'S REPRESENTATIVE DURING CONSTRUCTION AND ANY DEFICIENCIES OF THE INSTALLATION IDENTIFIED BY THE MANUFACTURER'S INSPECTION SHOULD BE CORRECTED IMMEDIATELY.

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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



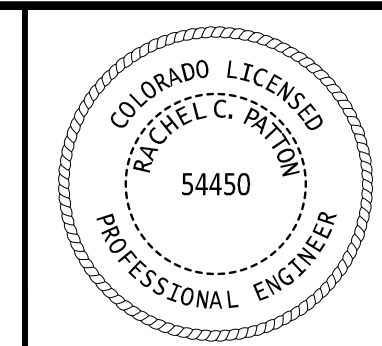
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CHECKED BY: RCP  
DRAWN BY: MJS

ISSUE DATE: 07-30-2021	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
07-21-2022	PER TOWN OF PARKER COMMENTS
11-22-2022	PER TOWN OF PARKER COMMENTS
01/18/2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS
04-25-2023	PERMIT SET

**HKS HARRIS KOCHER SMITH**  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT  
STORM LINE A PLAN & PROFILE

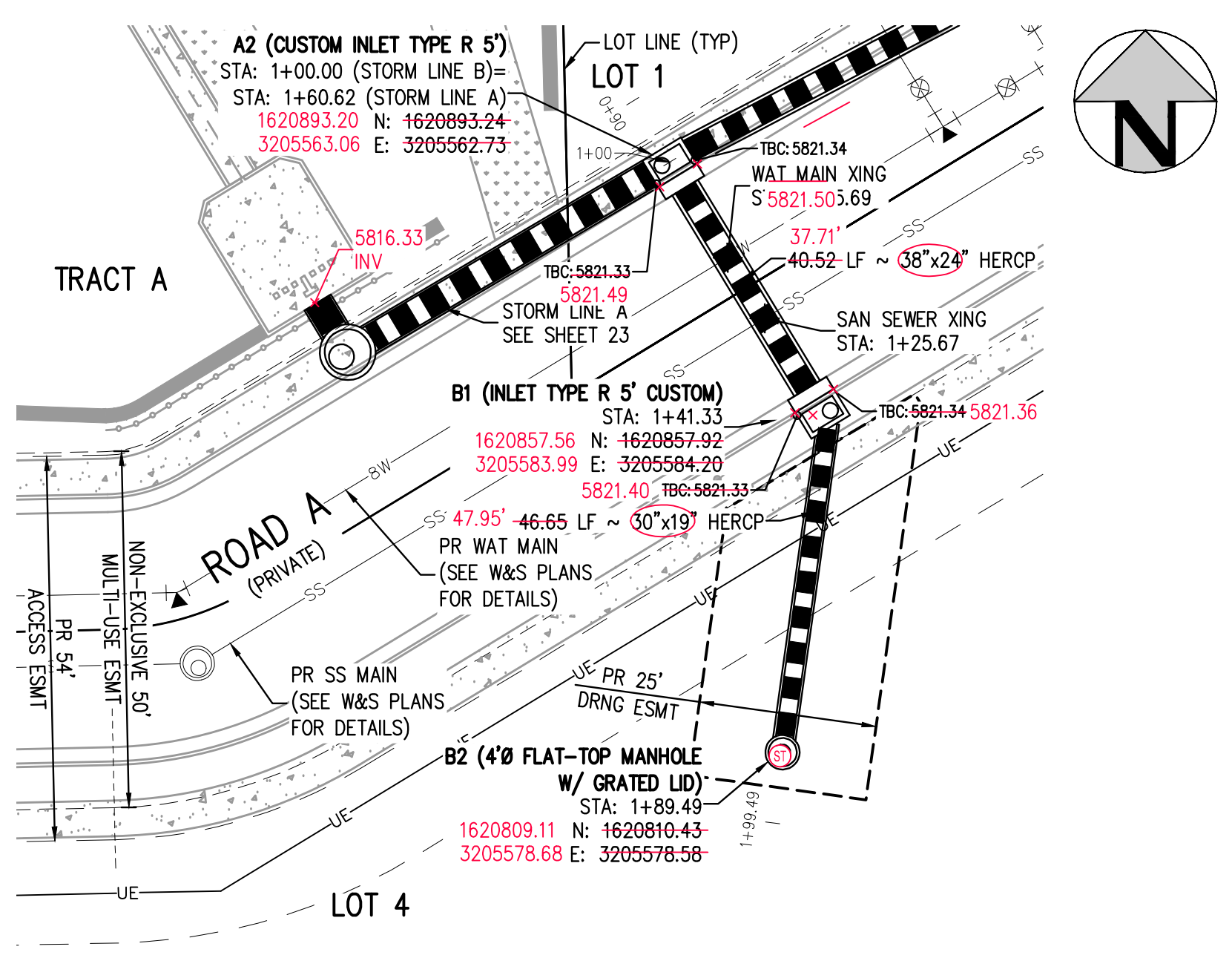


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SHEET NUMBER

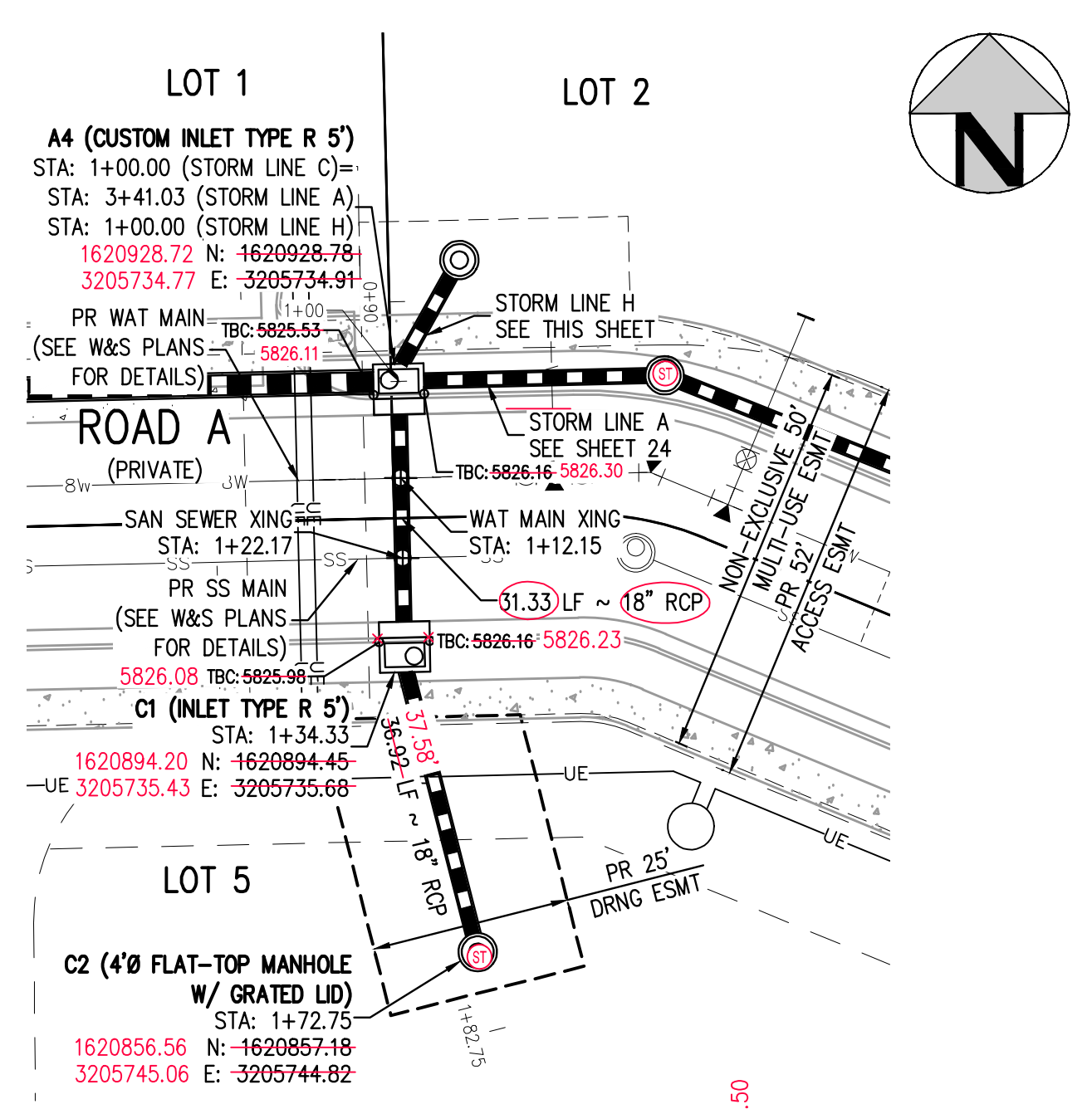
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24 OF 55

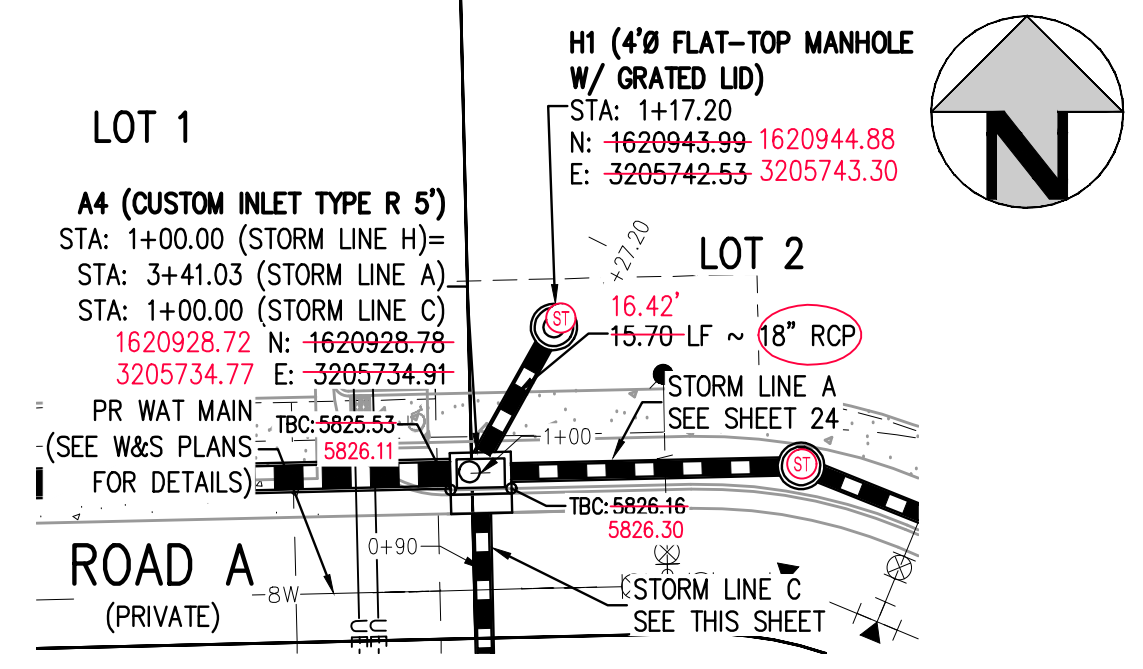
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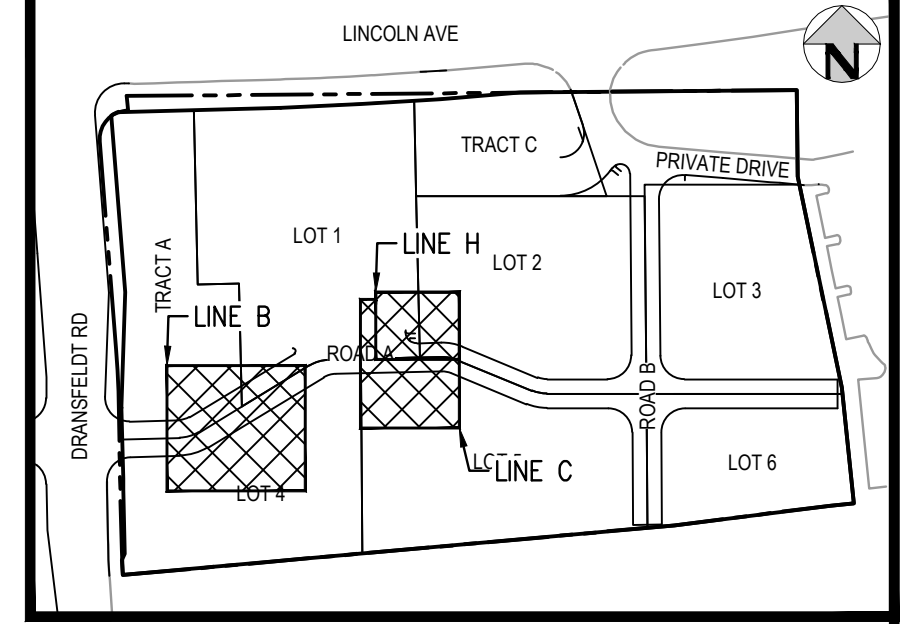
STORM LINE B PLAN  
SCALE: 1" = 20'



STORM LINE C PLAN  
SCALE: 1" = 20'



STORM LINE H PLAN  
SCALE: 1" = 20'



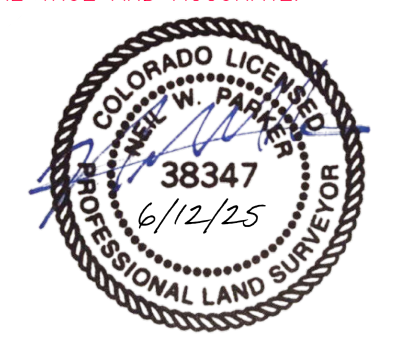
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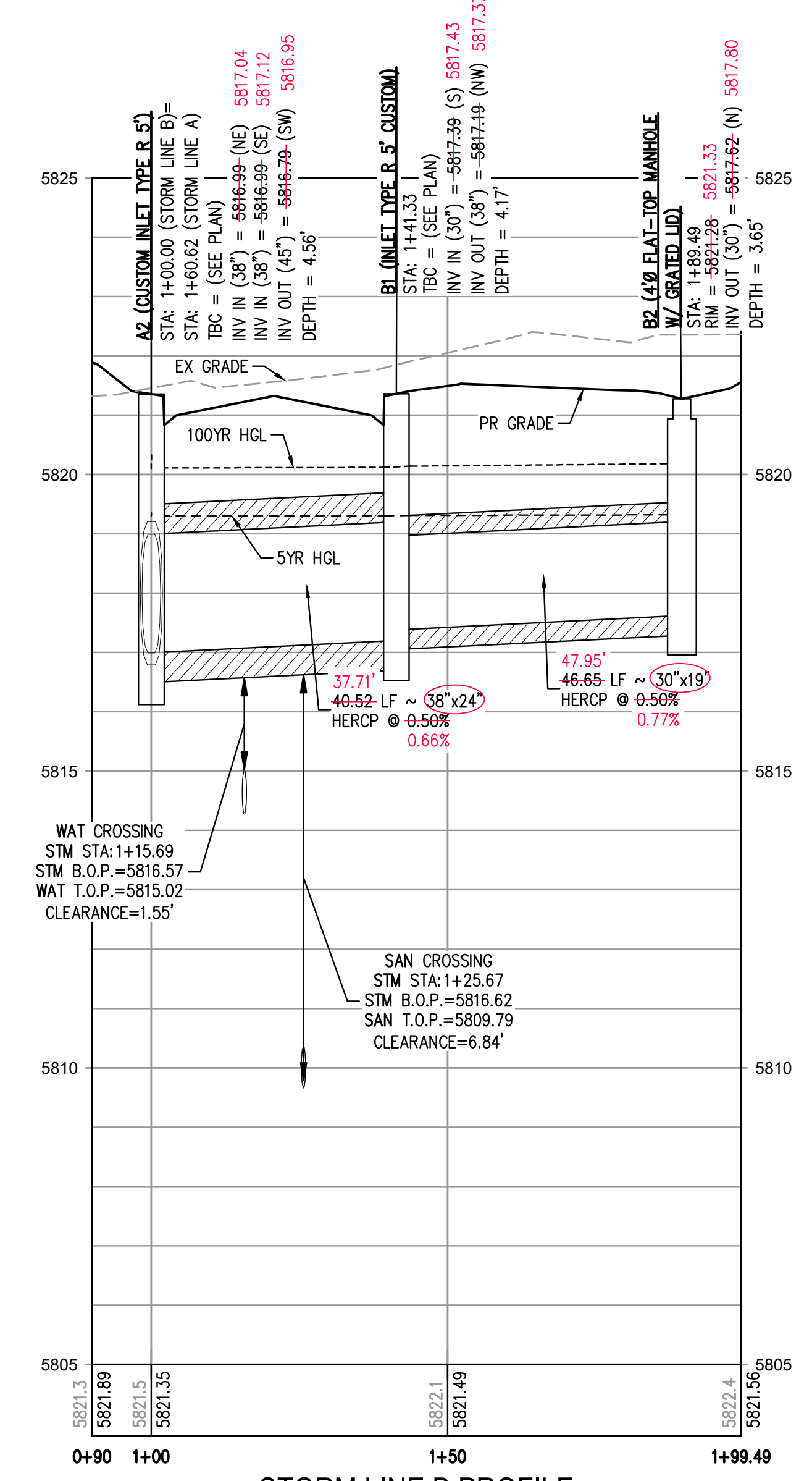
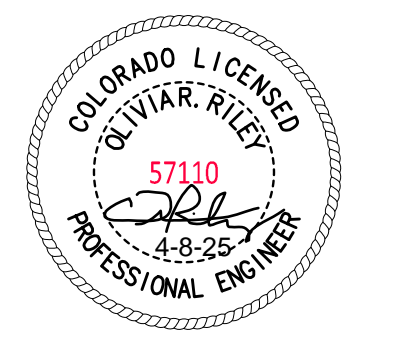


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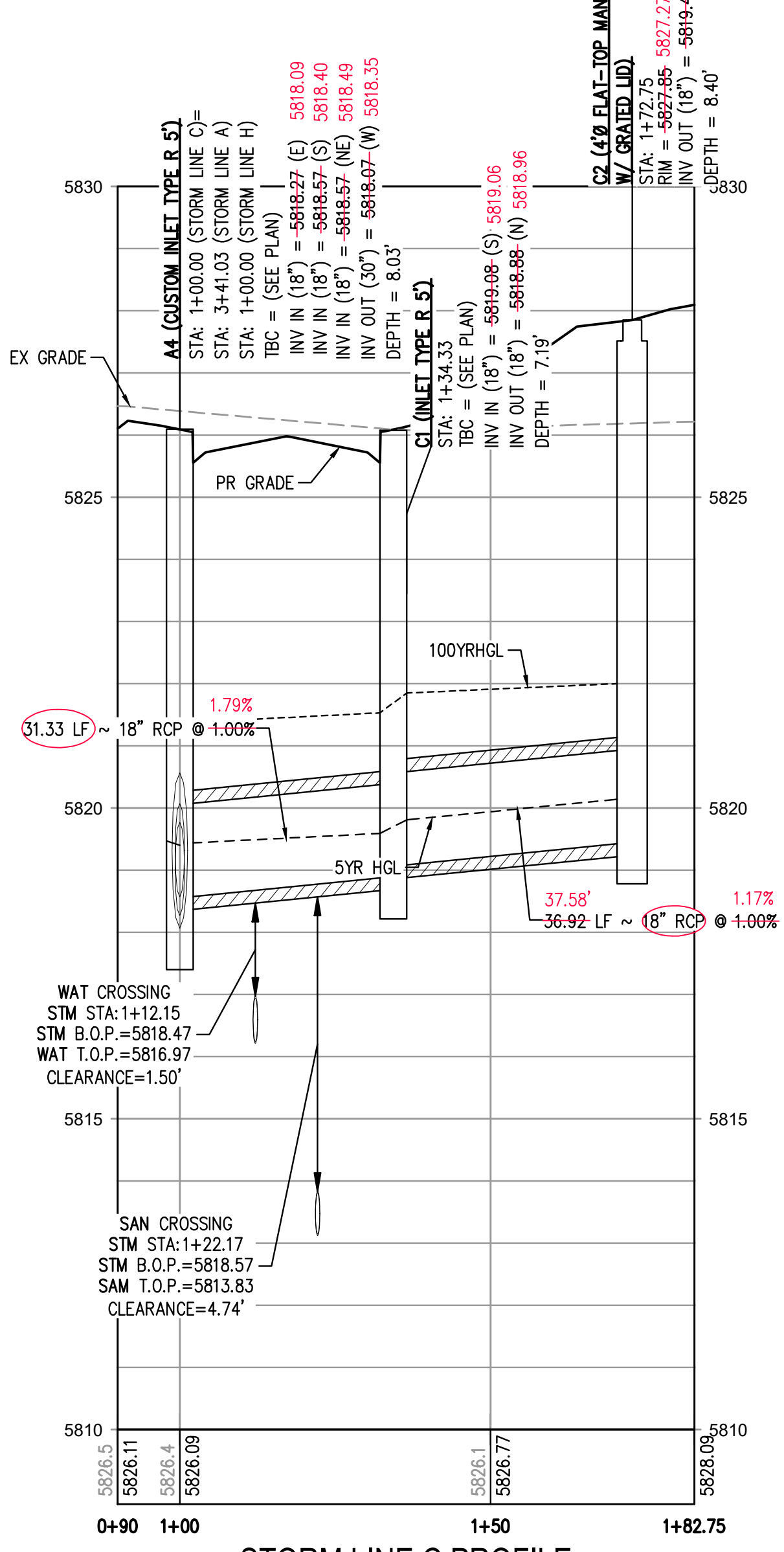
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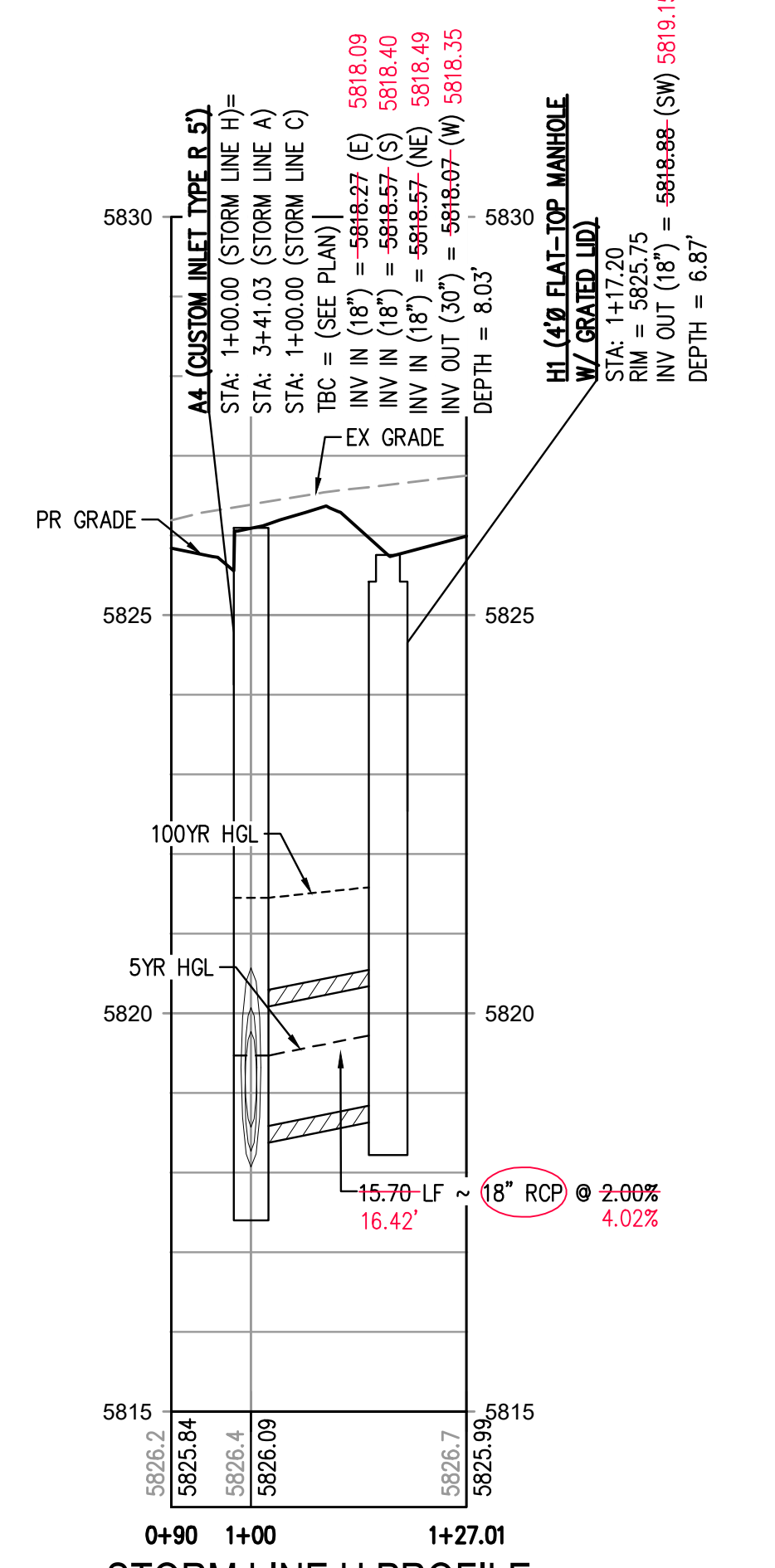
OLIVIA R. RILEY, PE 57110  
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STORM LINE B PROFILE  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'



STORM LINE C PROFILE  
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VERTICAL SCALE: 1" = 2'



STORM LINE H PROFILE  
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FILE PATH: P:\2024\08\29\SURVEY\AS-BUILT\STORM\CD - STORM P&S.DWG LAYOUT: 22: STORM LINES B, C & H PLAN & PROFILE  
DATE PLOTTED: 08/29/2024 12:27:54P BY: KEVIN RUSSELL



DESIGNED BY: MJS  
CHECKED BY: RCP  
DRAWN BY: MJS

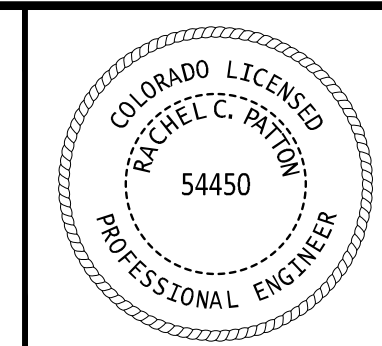
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04-25-2023	PERMIT SET



1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT  
STORM LINES B, C, & H PLAN & PROFILE

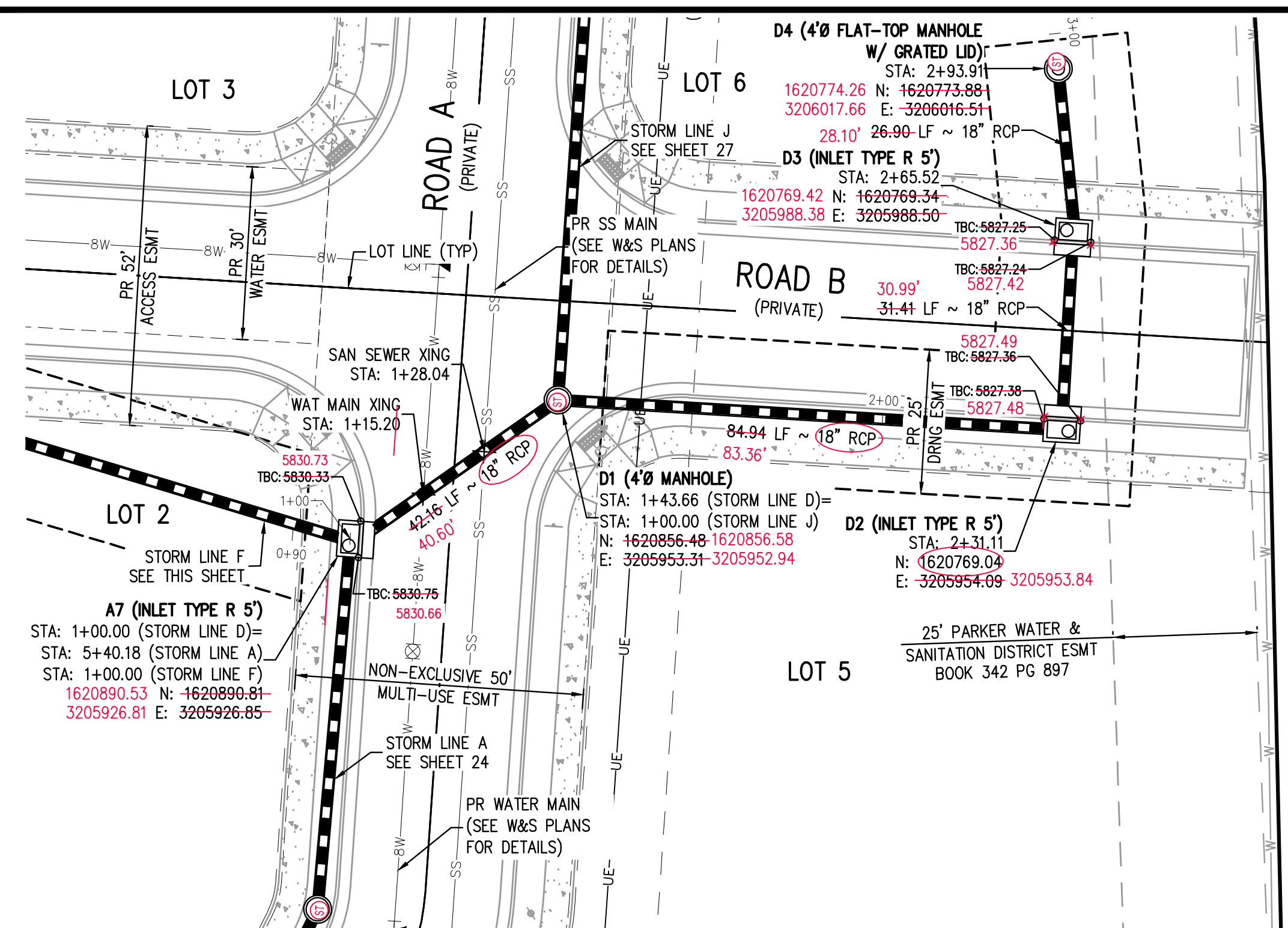


TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE  
PROJECT #: 200829  
SHEET NUMBER

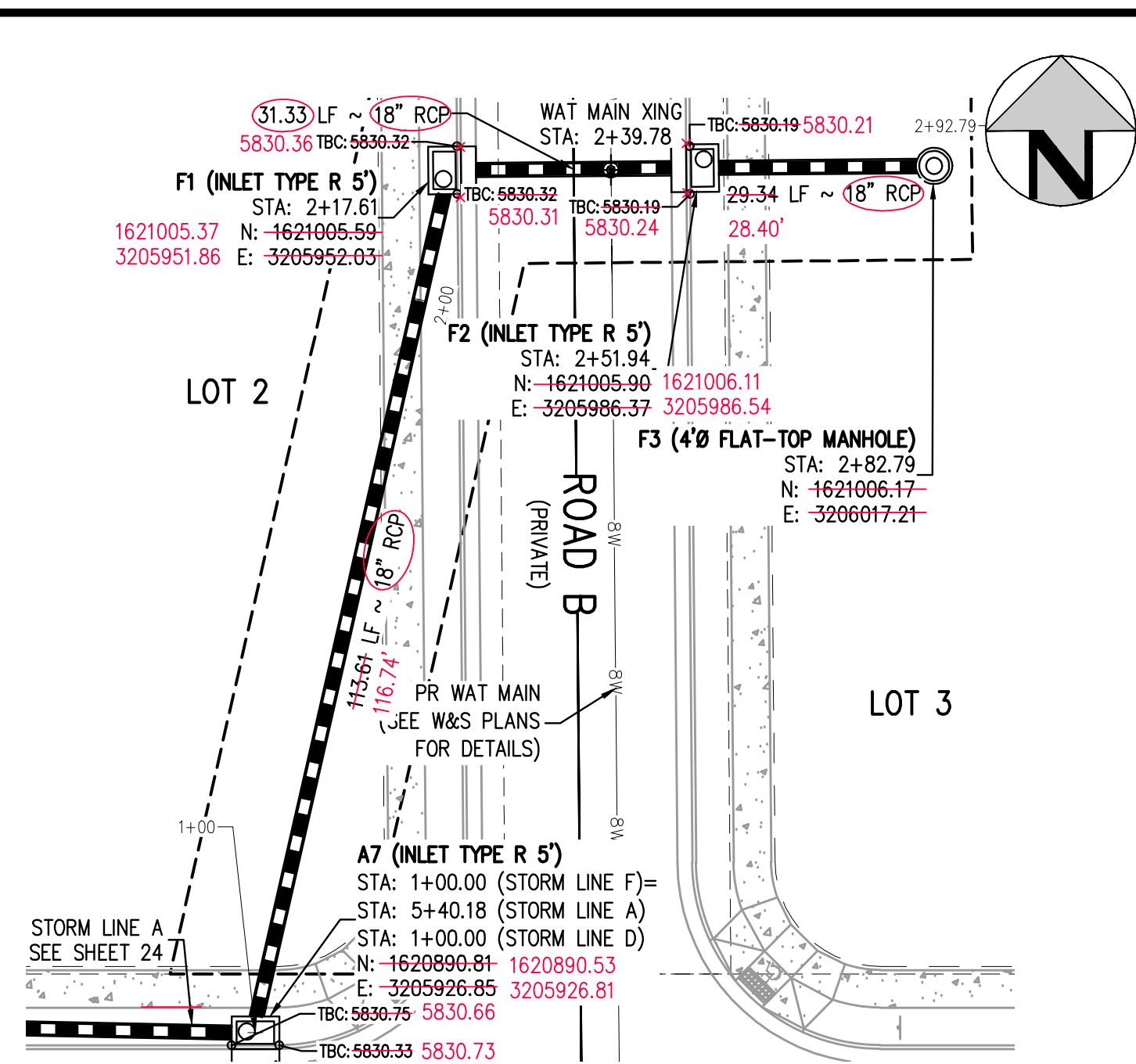
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25 OF 55

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



STORM LINE D PLAN  
SCALE: 1" = 20'



STORM LINE F PLAN  
SCALE: 1" = 20'

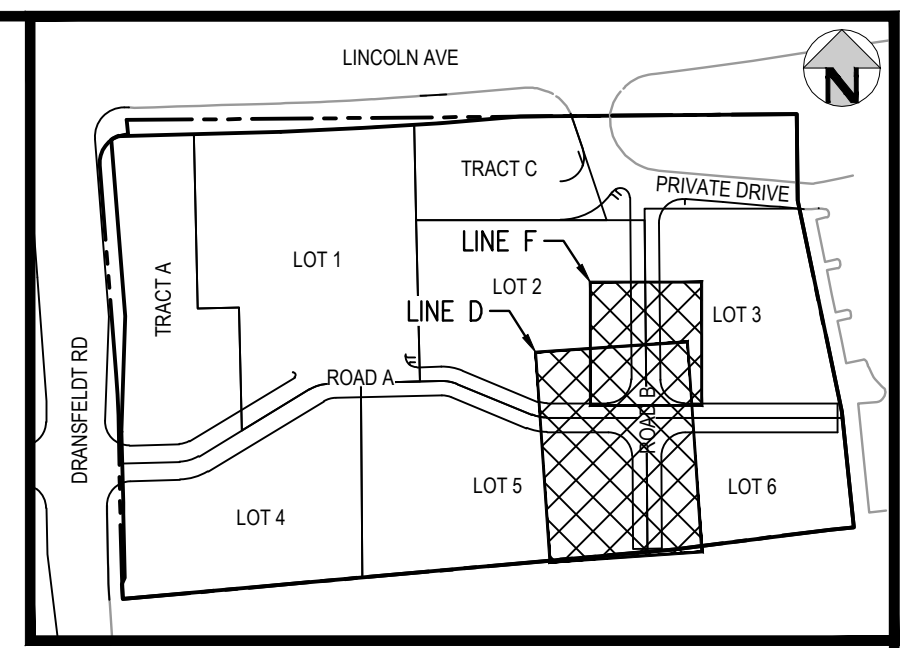
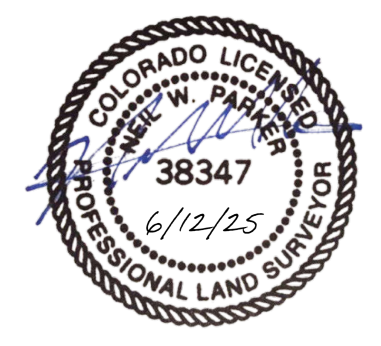
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SCALE: 1" = 200'

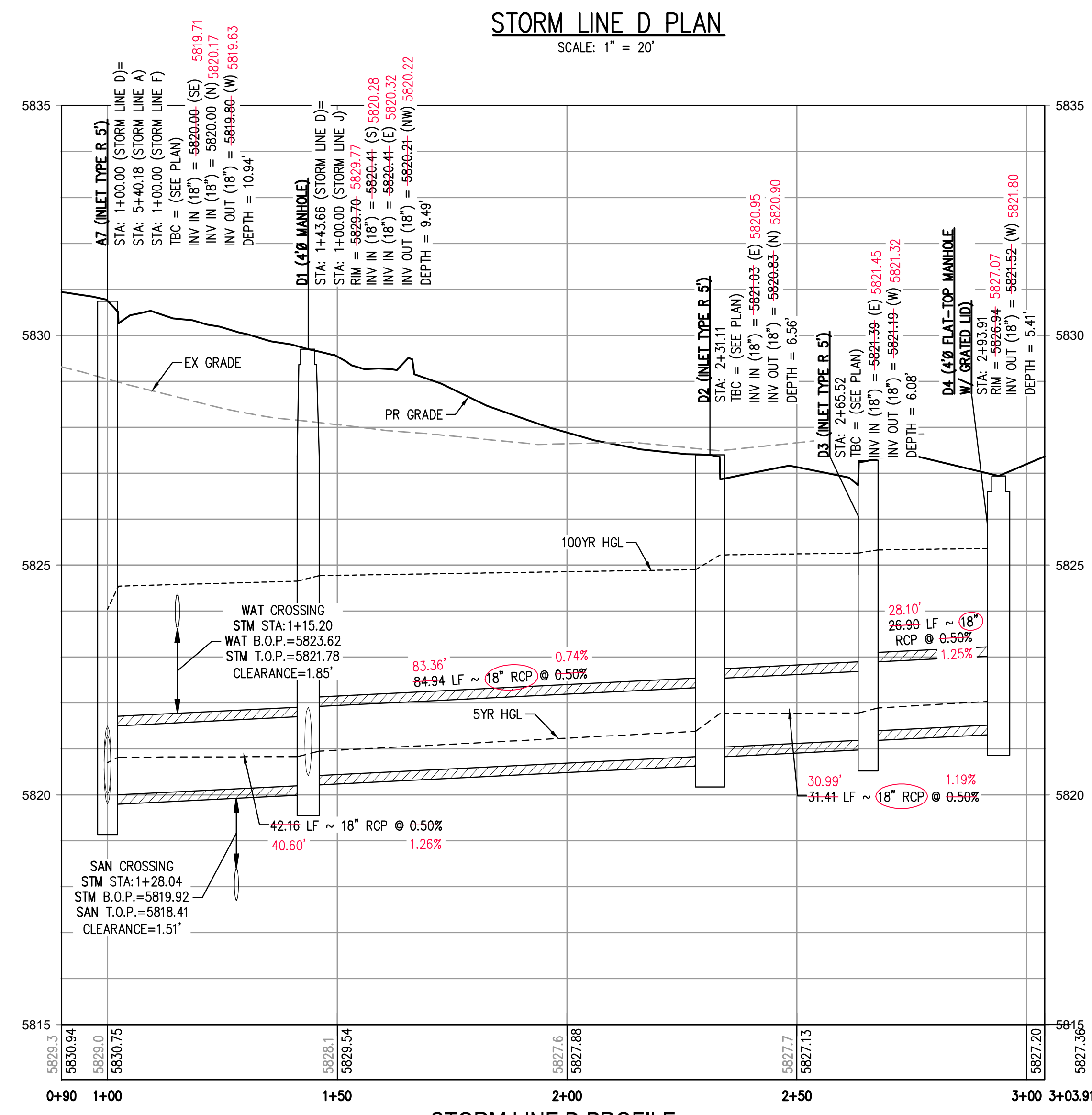
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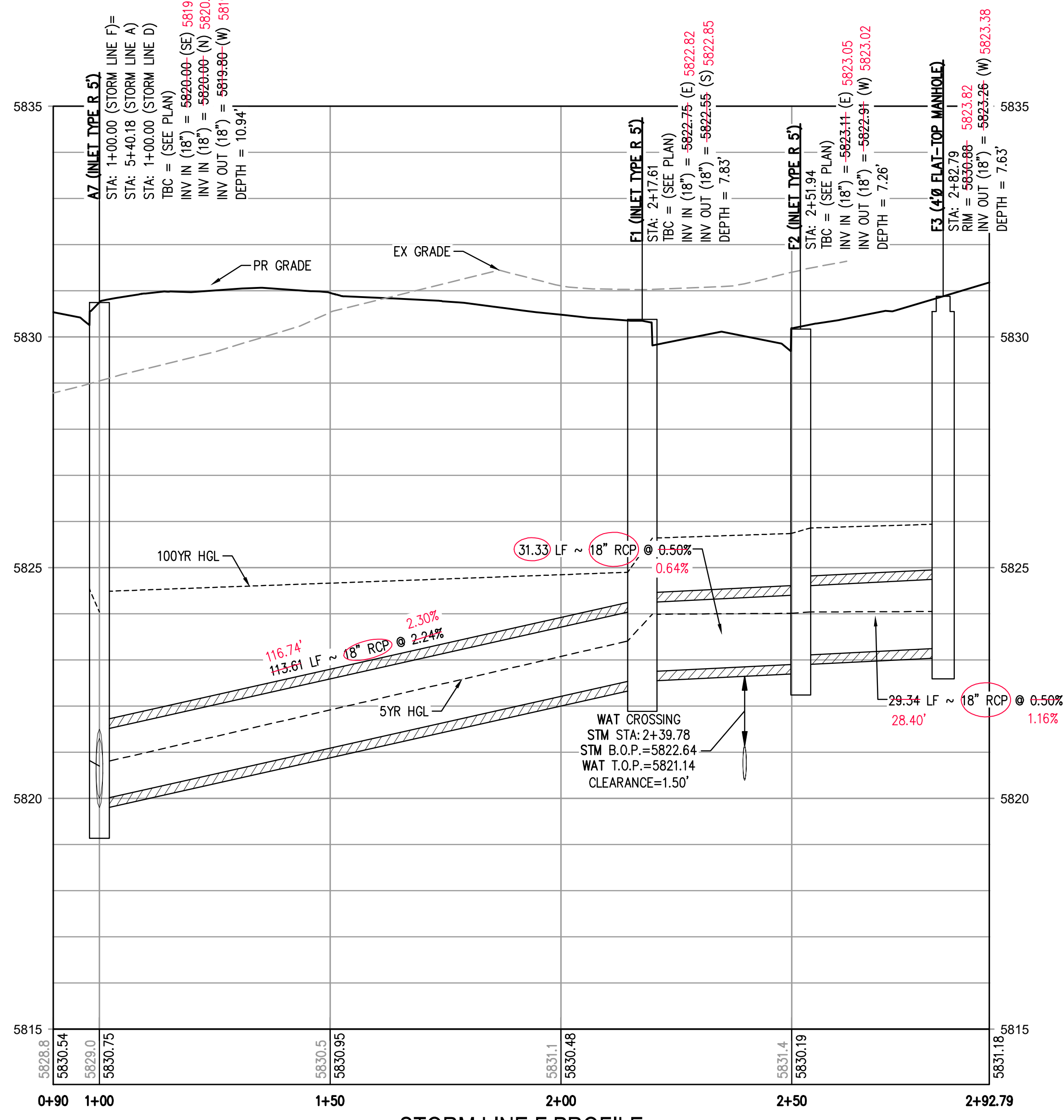
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STORM LINE D PROFILE  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

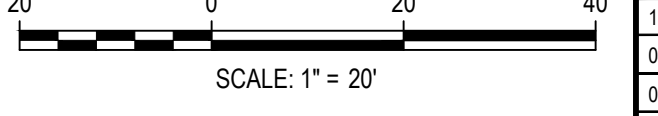


STORM LINE F PROFILE  
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DESIGNED BY: MJS  
CHECKED BY: RCP  
DRAWN BY: MJS  
PLOTTED: THU 03/20/25 7:07:39A BY: NEVIN RUSSELL



Know what's below. Call before you dig.



DESIGNED BY: MJS  
CHECKED BY: RCP  
DRAWN BY: MJS

Table with columns: DATE, REVISION COMMENTS. Includes issue date 07-30-2021 and various revision entries.

HKS HARRIS KOCHER SMITH logo and address: 1120 Lincoln Street, Suite 1000, Denver, Colorado 80203.

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT  
STORM LINES D & F PLAN & PROFILE



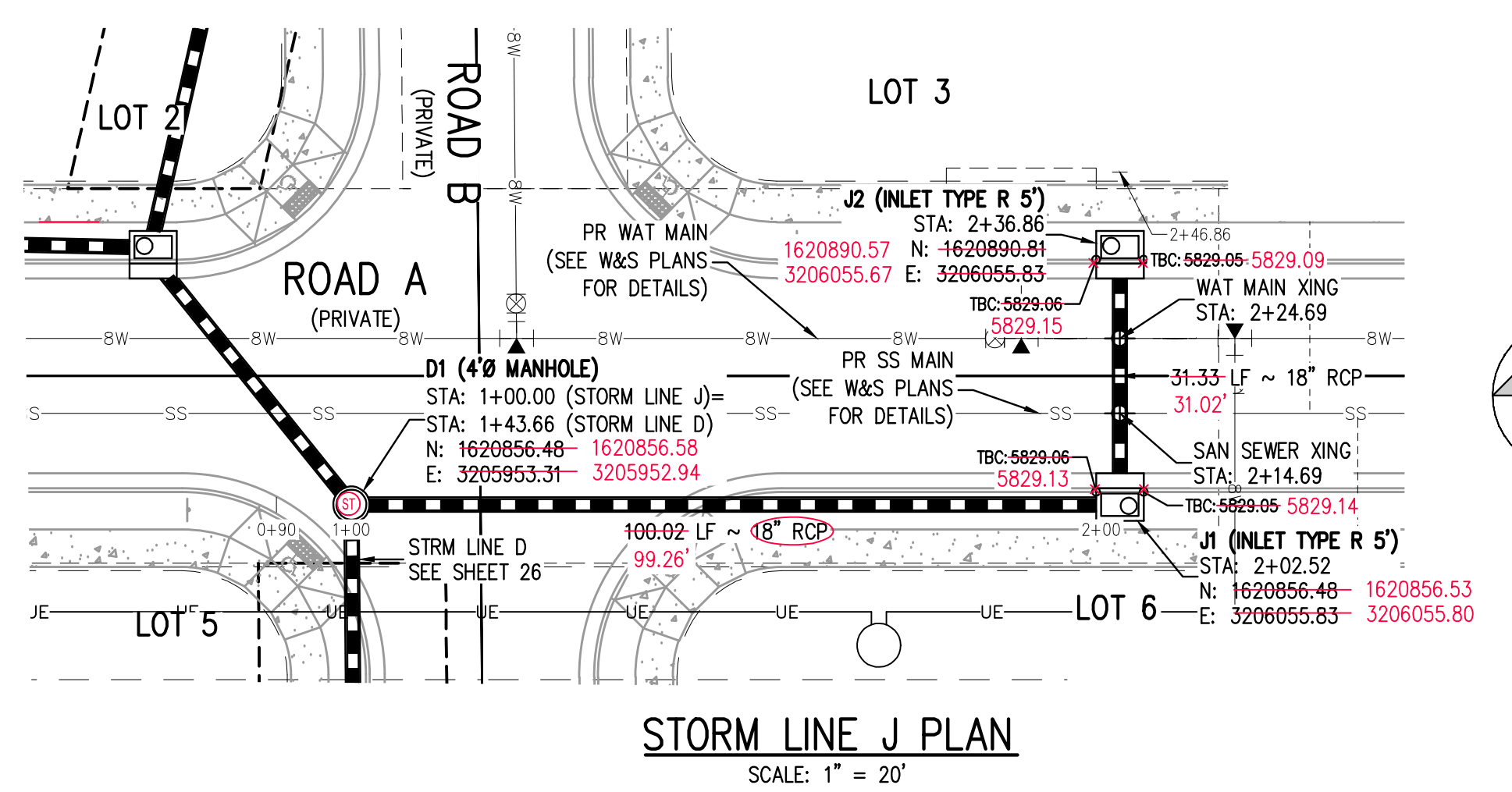
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE PROJECT #: 200829 SHEET NUMBER

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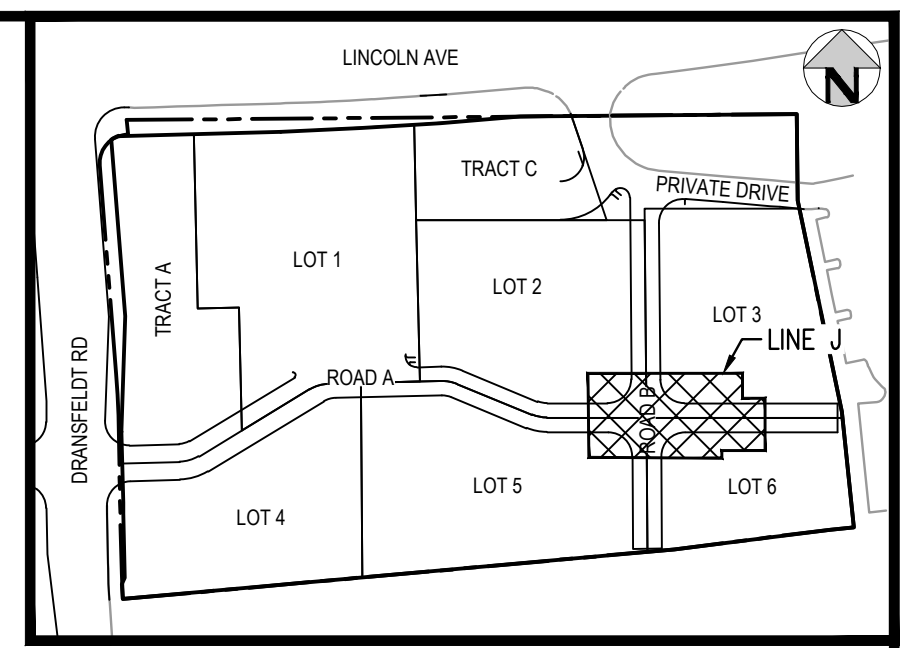
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**STORM LINE J PLAN**  
SCALE: 1" = 20'



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SCALE: 1" = 200'

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2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
3. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE FOR CYLINDRICAL MANHOLES AND TO THE INSIDE FACE OF INLETS AND OTHER BOX STRUCTURES. PIPE LENGTHS ARE MEASURED TO THE END OF THE STRUCTURE FOR ALL FLARED END SECTIONS.
4. STATIONING OF INLETS SHOWN IN STORM SEWER PROFILES IS AT CENTER OF STRUCTURE.
5. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL USE RCP, PVC, PP, OR HDPE PIPES FOR THE MAIN LINES, BUT SHALL NOTIFY THE JURISDICTIONAL UTILITY PROVIDER AND THE ENGINEER, PRIOR TO INSTALLATION, REGARDLESS OF PIPE MATERIAL. ALL STORM SEWER SHALL UTILIZE WATER-TIGHT JOINTS.
7. FOR ALL NON-CENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
8. ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
9. ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-N-TEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
10. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
11. CONTRACTOR SHALL MODIFY INLET BASES AS NEEDED IN ORDER TO ENSURE ALL STORM PIPES CONNECT PROPERLY TO THE INLET. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
12. CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS, DESIGNED BY A LICENSED ENGINEER, DETAILING THE STRUCTURAL DESIGN OF ALL POND IMPROVEMENTS (FOREBAY, ENERGY DISSIPATING BAFFLES, OUTLET STRUCTURE, ETC.) FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
13. ANY SUBSURFACE DETENTION AND/OR WATER QUALITY SYSTEM DESIGNS SHOWN ON THESE PLANS (IF APPLICABLE) ARE SPECIFICALLY LIMITED TO ELEVATIONS, GRADES AND STORMWATER DETENTION AND/OR WATER QUALITY DESIGN VOLUMES AND RELEASE RATES. THE DESIGN AND PROFESSIONAL ENGINEER'S SEAL SPECIFICALLY EXCLUDES STRUCTURAL DESIGN (INCLUDING, BUT NOT LIMITED TO, BUOYANCY CALCULATIONS AND CONSTRUCTION, TRAFFIC, OR OTHER LOADING), DEWATERING, EXCAVATION, SHORING, AND MATERIALS AND BACKFILL SPECIFICATIONS. IF THE PROPOSED SYSTEM UTILIZES A PROPRIETARY AND/OR PRE-MANUFACTURED DETENTION AND/OR WATER QUALITY SYSTEM, THE OWNER OR CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED SYSTEM DESIGN, CALCULATIONS, MATERIALS AND BACKFILL SPECIFICATIONS WITH THE UNDERGROUND DETENTION AND/OR WATER QUALITY SYSTEM MANUFACTURER AND/OR SUPPLIER. CONSTRUCTION OBSERVATION BY THE MANUFACTURER'S REPRESENTATIVE IS ESSENTIAL FOR PROPER INSTALLATION OF UNDERGROUND DETENTION AND/OR WATER QUALITY SYSTEMS. AT A MINIMUM, THE INSTALLATION SHOULD BE INSPECTED BY THE MANUFACTURER'S REPRESENTATIVE DURING CONSTRUCTION AND ANY DEFICIENCIES OF THE INSTALLATION IDENTIFIED BY THE MANUFACTURER'S INSPECTION SHOULD BE CORRECTED IMMEDIATELY.

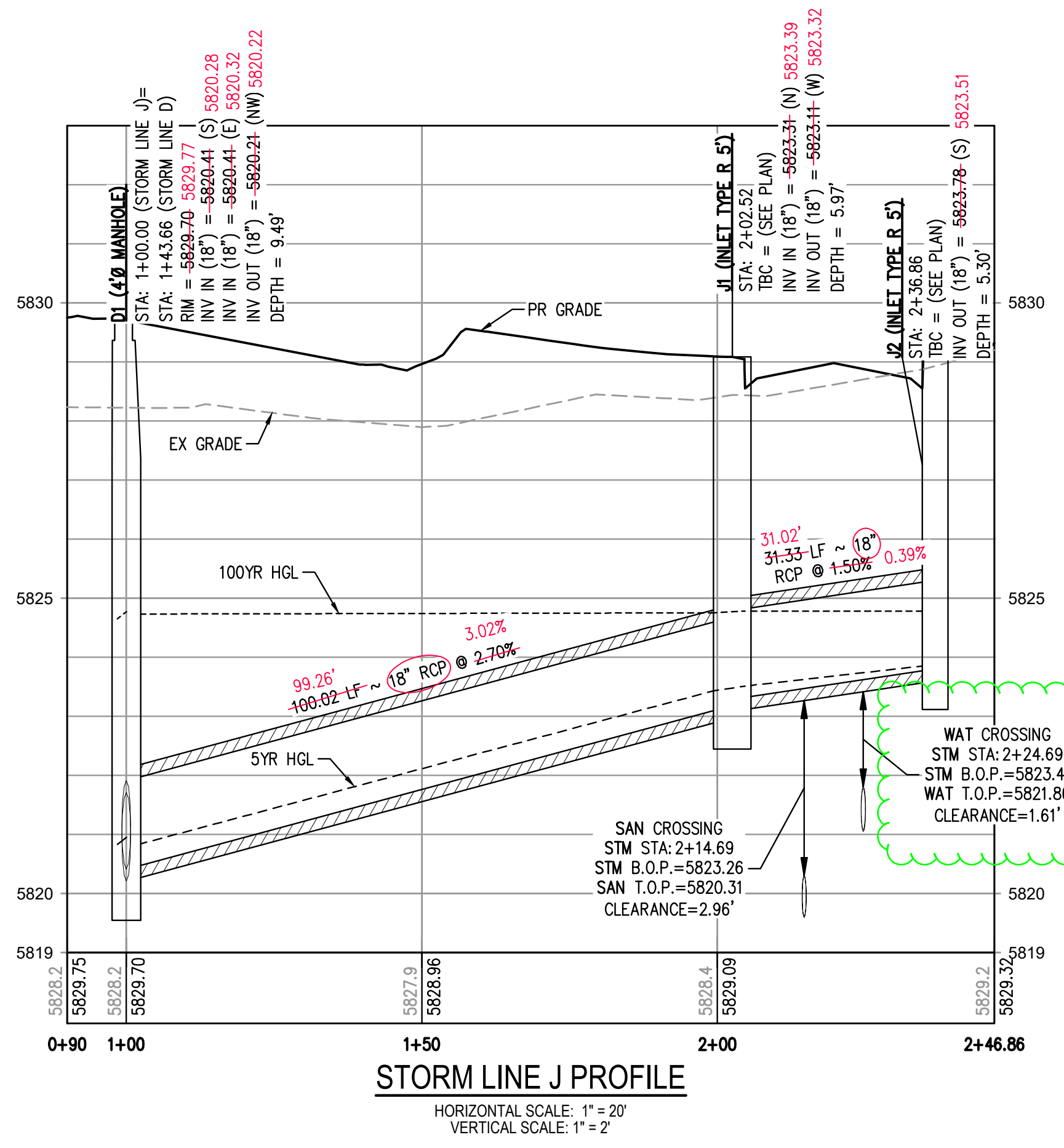
**AS-BUILT NOTES:**

1. FIELD WORK WAS PERFORMED BETWEEN THE DATES OF AUGUST 7TH, 2024 AND SEPTEMBER 9TH, 2024
2. BENCHMARK IS A CHISELED TRIANGLE AT THE SOUTHEAST CORNER OF LINCOLN AVE. AND DRANSFELDT RD, ELEV=5817.31 NAVD88
3. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
4. ANY INFORMATION NOT STRUCK THROUGH OR CIRCLED HAS NOT BEEN AS-BUILT.

**CERTIFICATION:**

I, NEIL PARKER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE AS-BUILT NOTES SHOWN HEREON WERE PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE TRUE AND ACCURATE.

NEIL PARKER, PLS #38347  
FOR AND ON BEHALF OF:  
CMB SURVEYING, INC  
11624 DUNRICH RD.  
PARKER, CO. 80138

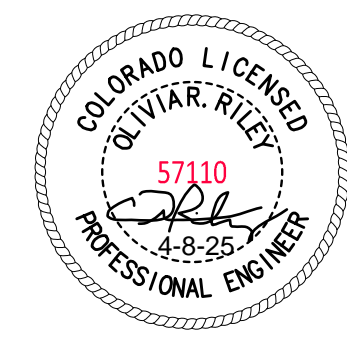


**STORM LINE J PROFILE**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

**AS-BUILT DRAWINGS**

I, OLIVIA R. RILEY, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE AS-BUILTS SHOWN HEREON IS BASED UPON THE INFORMATION PROVIDED BY THE SURVEYOR NEIL PARKER PLS#38347, ON BEHALF OF CMB SURVEYING, INC, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND ACCURATE.

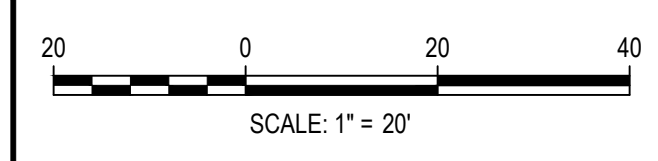
OLIVIA R. RILEY, PE 57110  
FOR AND ON BEHALF OF  
HARRIS KOCHER SMITH



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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_



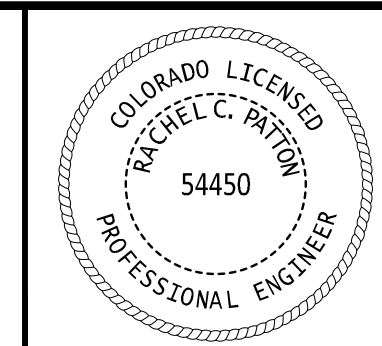
DESIGNED BY: MJS  
CHECKED BY: RCP  
DRAWN BY: MJS

ISSUE DATE: 07-30-2021	
DATE	REVISION COMMENTS
11-22-2022	
01/18/2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS
04-25-2023	PERMIT SET

**HKS HARRIS KOCHER SMITH**  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

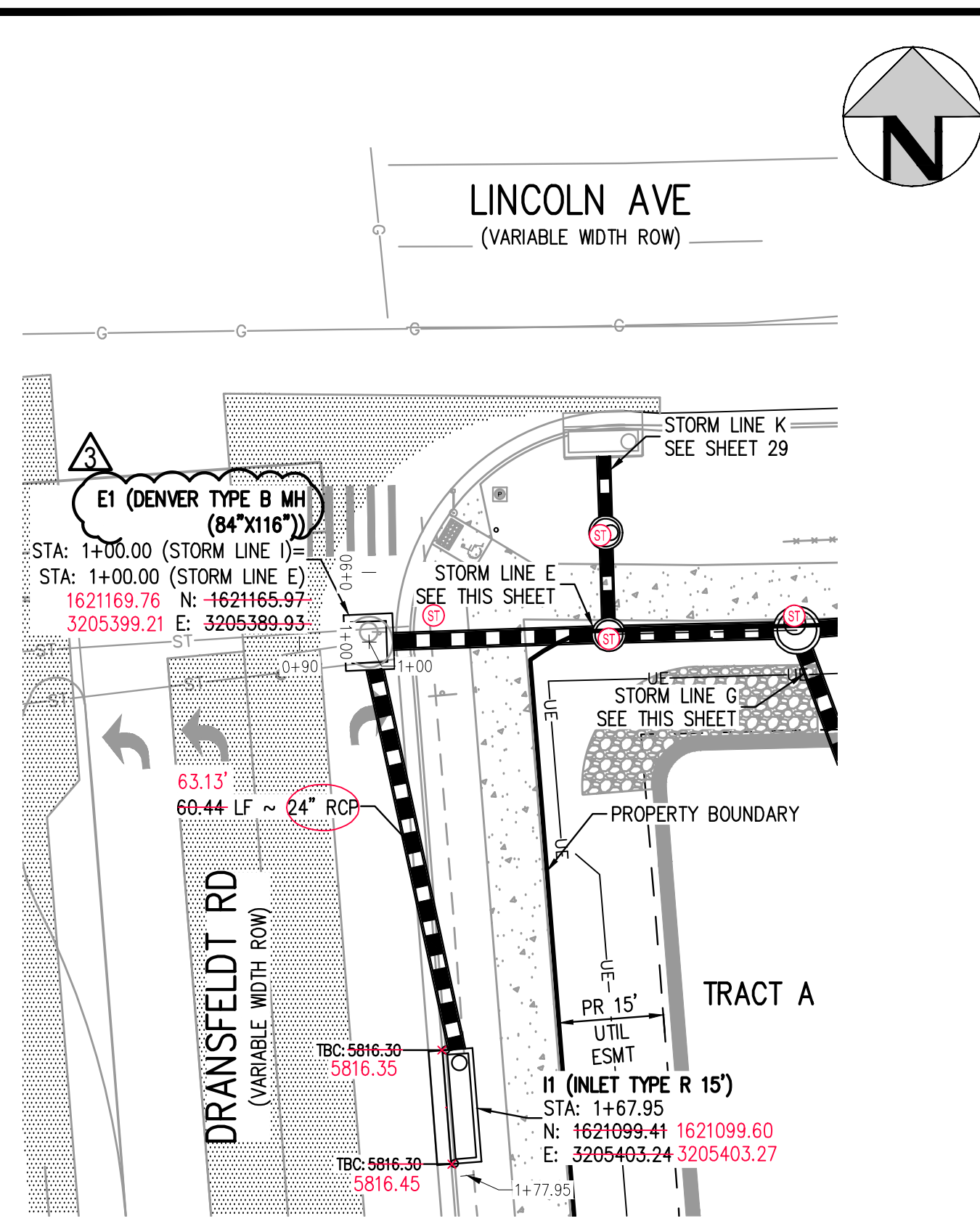
PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT  
STORM LINE J PLAN & PROFILE

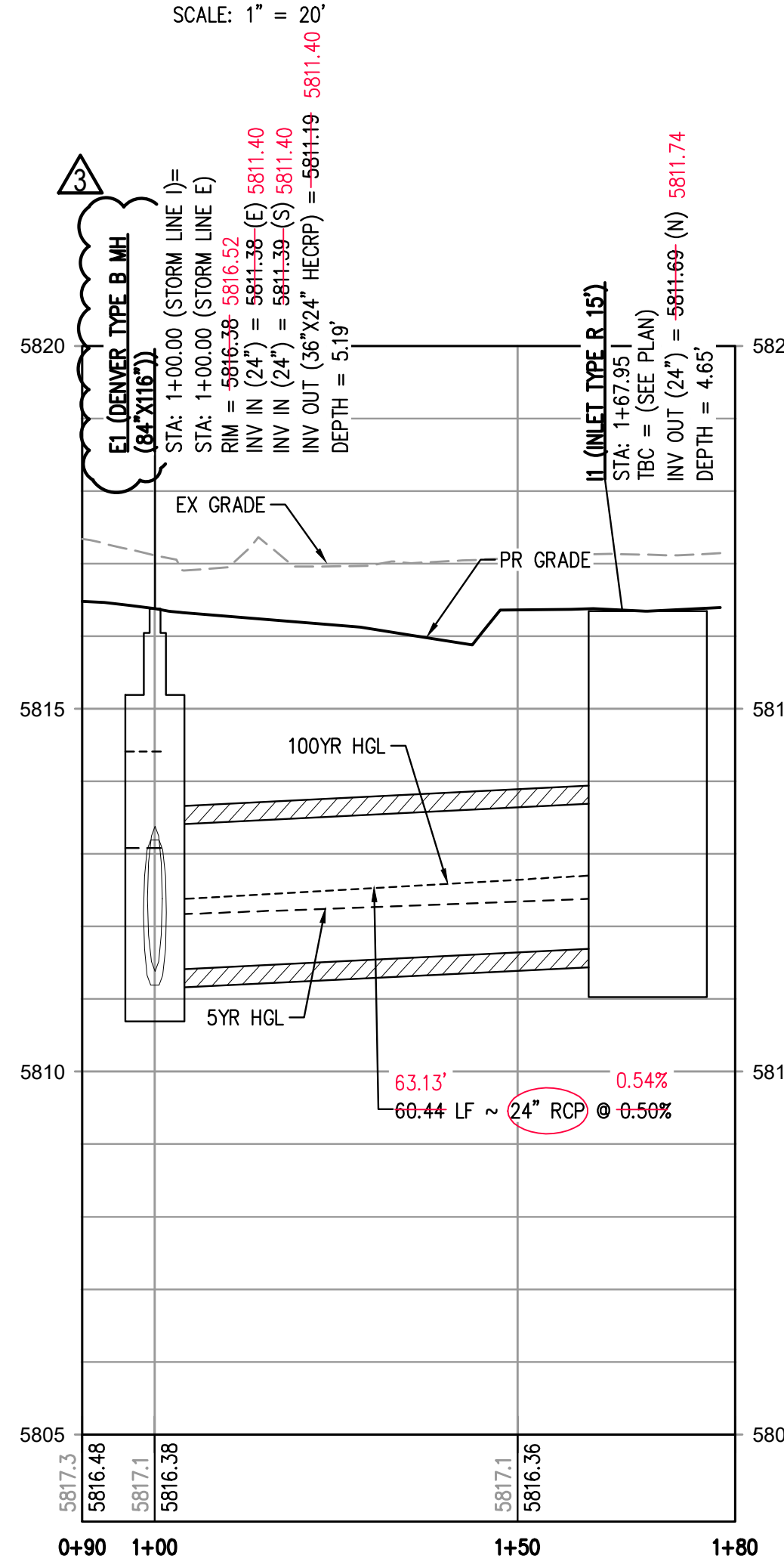


PROJECT #: 200829  
SHEET NUMBER  
**27**  
OF 55

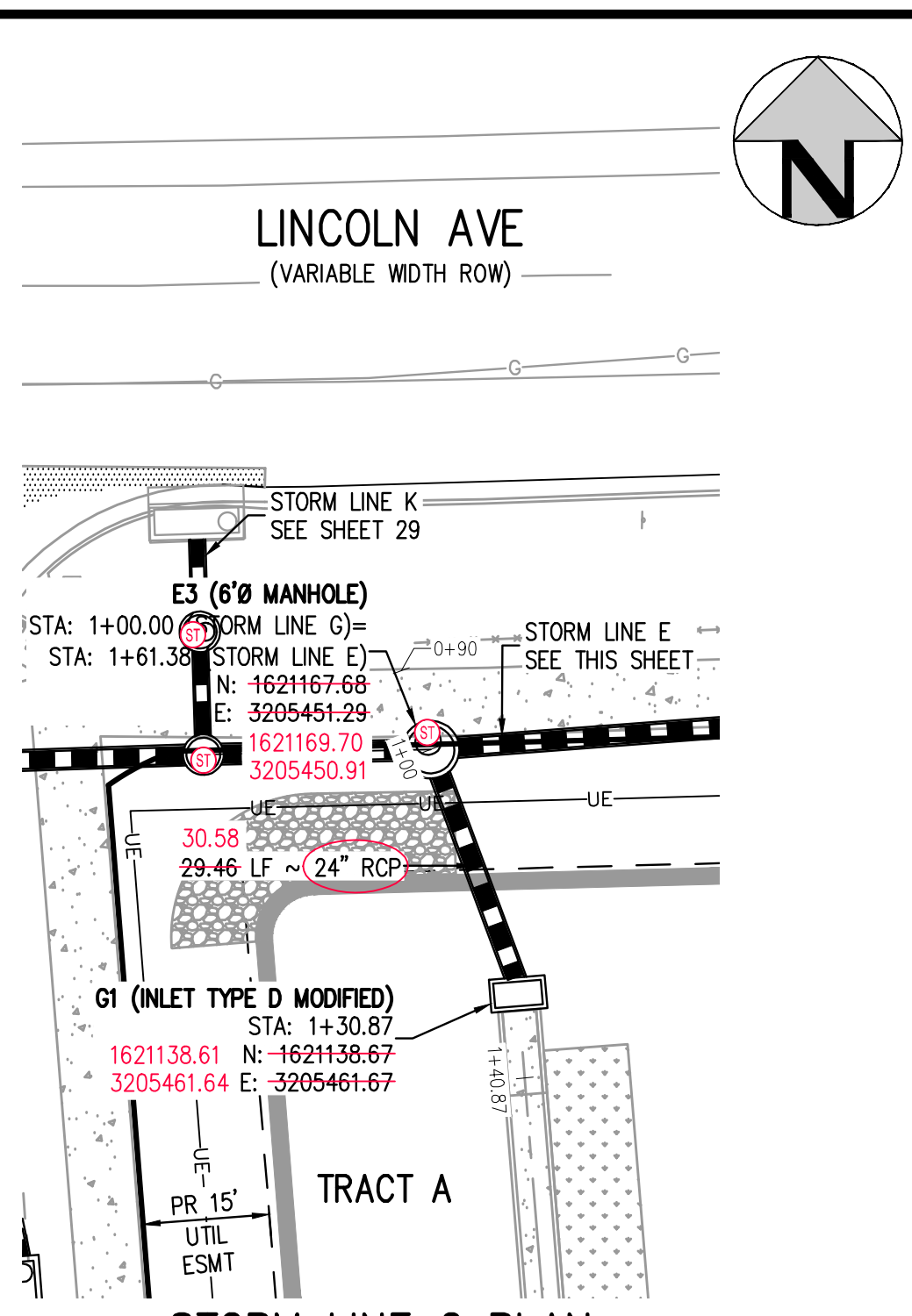
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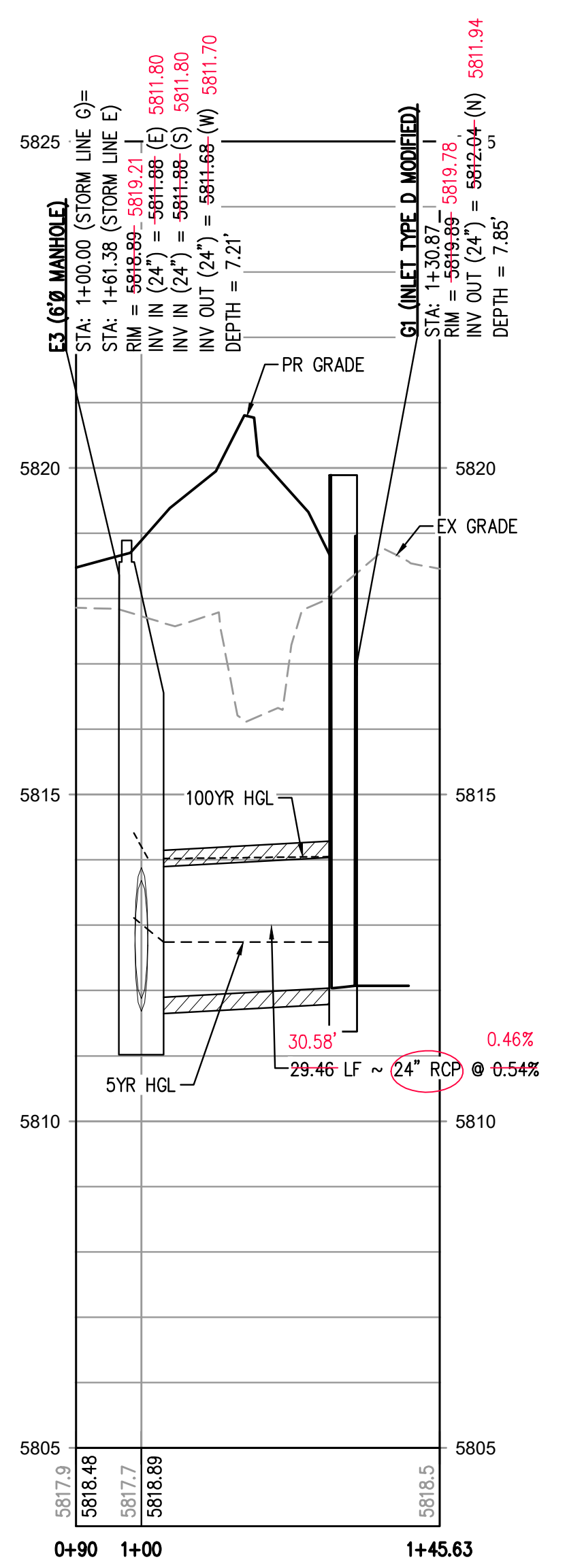
STORM LINE I PLAN  
SCALE: 1" = 20'



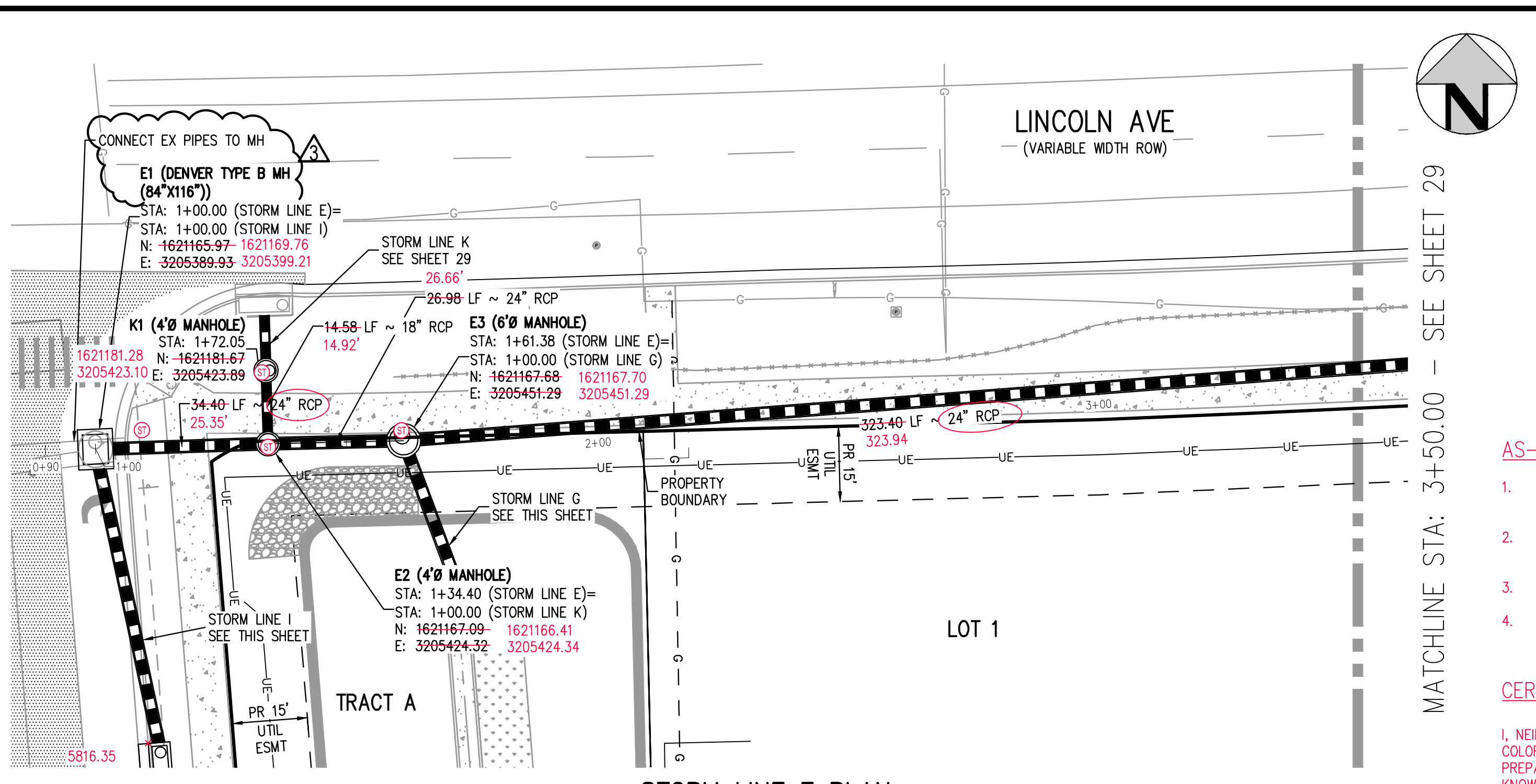
STORM LINE I PROFILE  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'



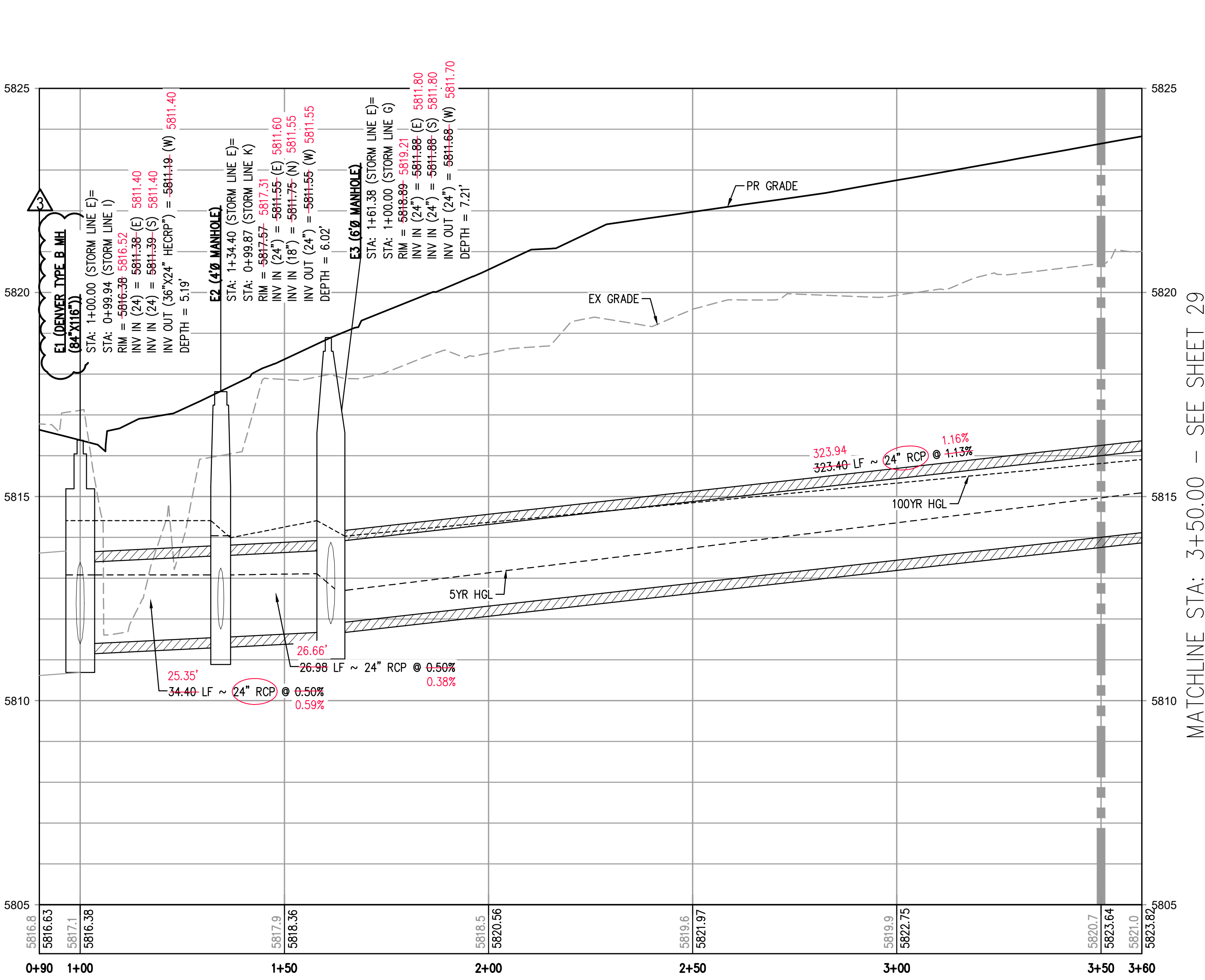
STORM LINE G PLAN  
SCALE: 1" = 20'



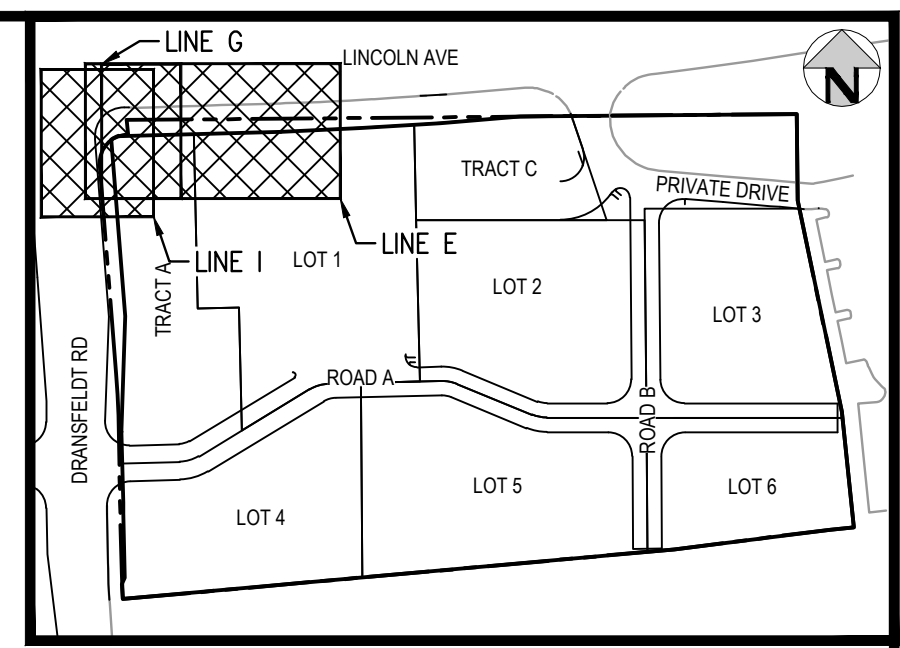
STORM LINE G PROFILE  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'



STORM LINE E PLAN  
SCALE: 1" = 20'



STORM LINE E PROFILE  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'



KEY MAP  
SCALE: 1" = 200'

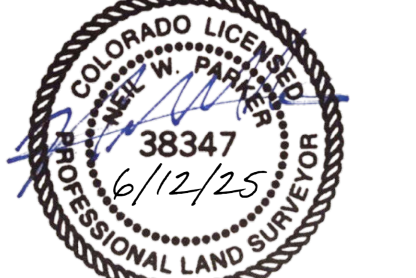
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NEIL PARKER, PLS #38347
FOR AND ON BEHALF OF:
CMB SURVEYING, INC
11624 DUNRICH RD.
PARKER, CO. 80138



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AS-BUILT DRAWINGS

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OLIVIA R. RILEY, PE 57110
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH



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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

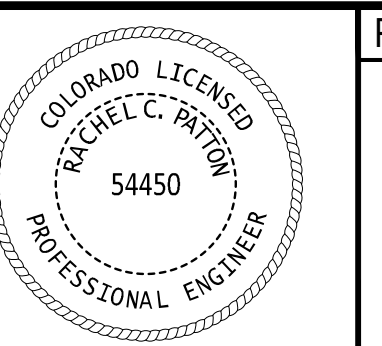


Table with columns: DATE, REVISION COMMENTS. Includes dates from 01-23-2024 to 04-25-2023 and revision details.

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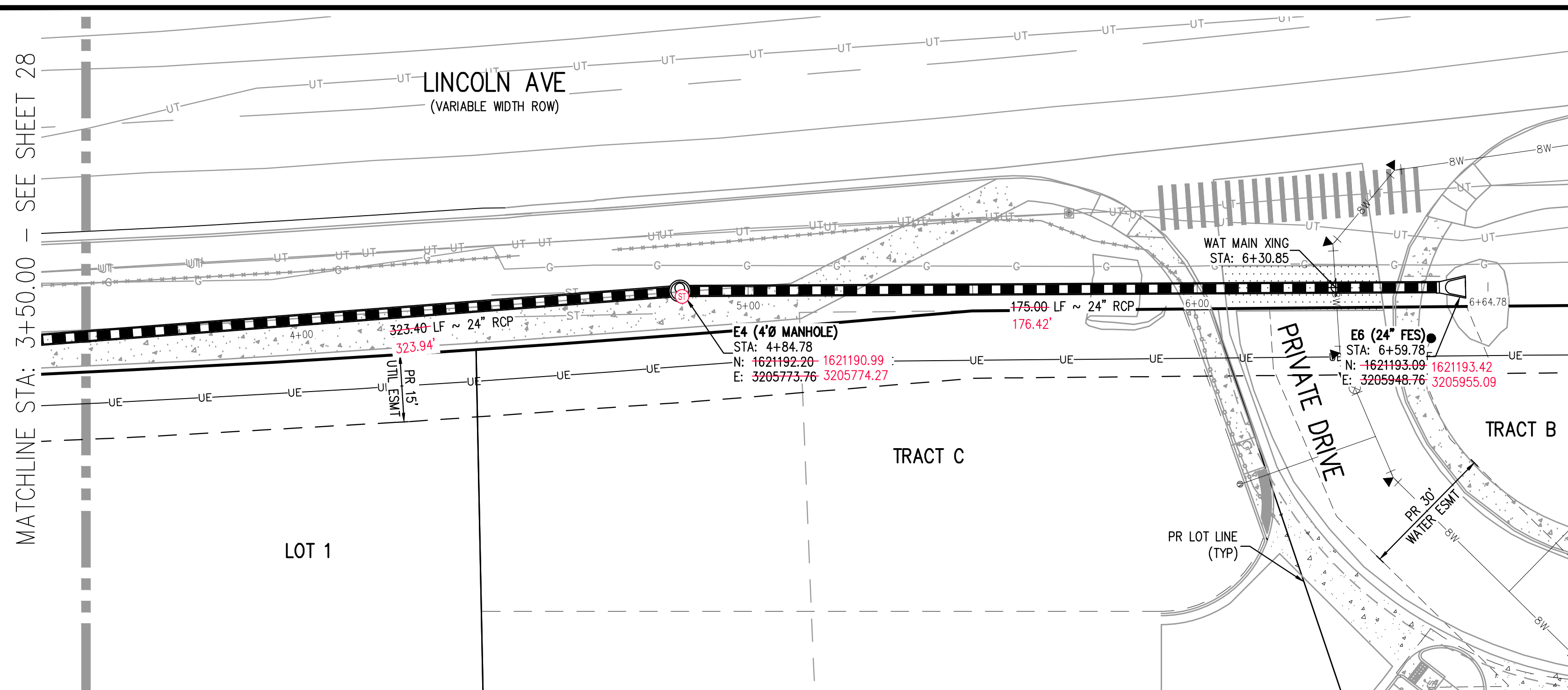


LINCOLN & DRANSFELDT
PUBLIC STORM LINES E & I & PRIVATE STORM LINE G PLAN & PROFILE

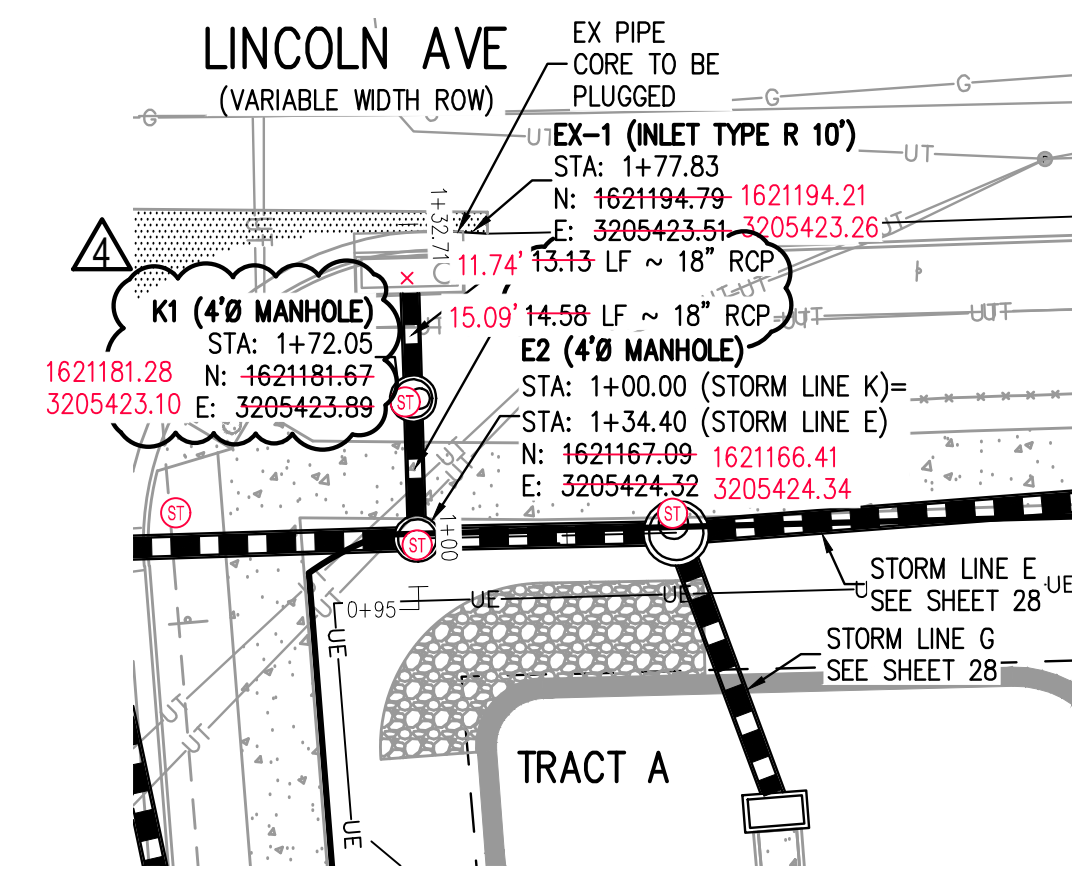


PROJECT #: 200829
SHEET NUMBER
28
28 OF 55

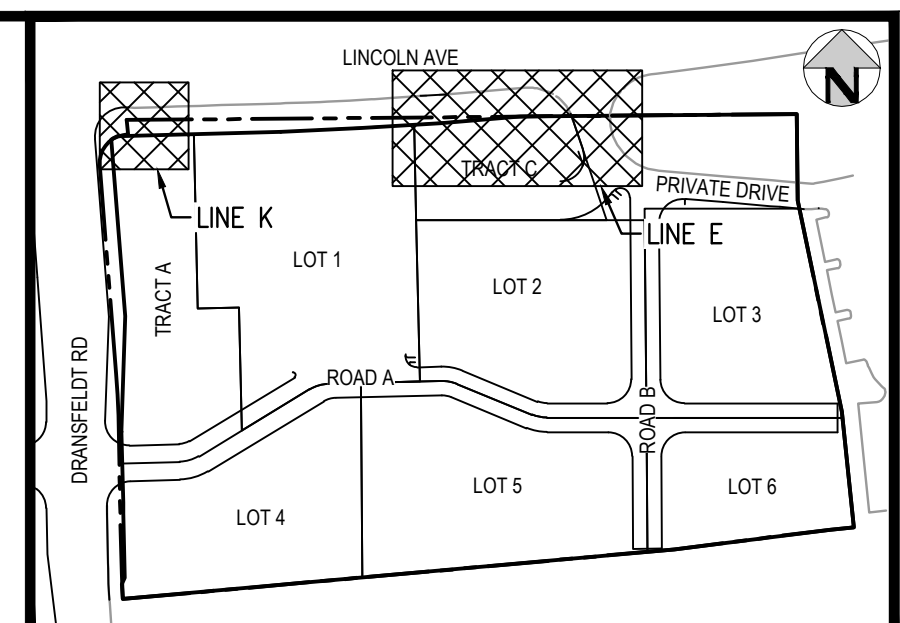
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



STORM LINE E PLAN  
SCALE: 1" = 20'



STORM LINE K PLAN  
SCALE: 1" = 20'



KEY MAP  
SCALE: 1" = 200'

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PARKER, CO. 80138

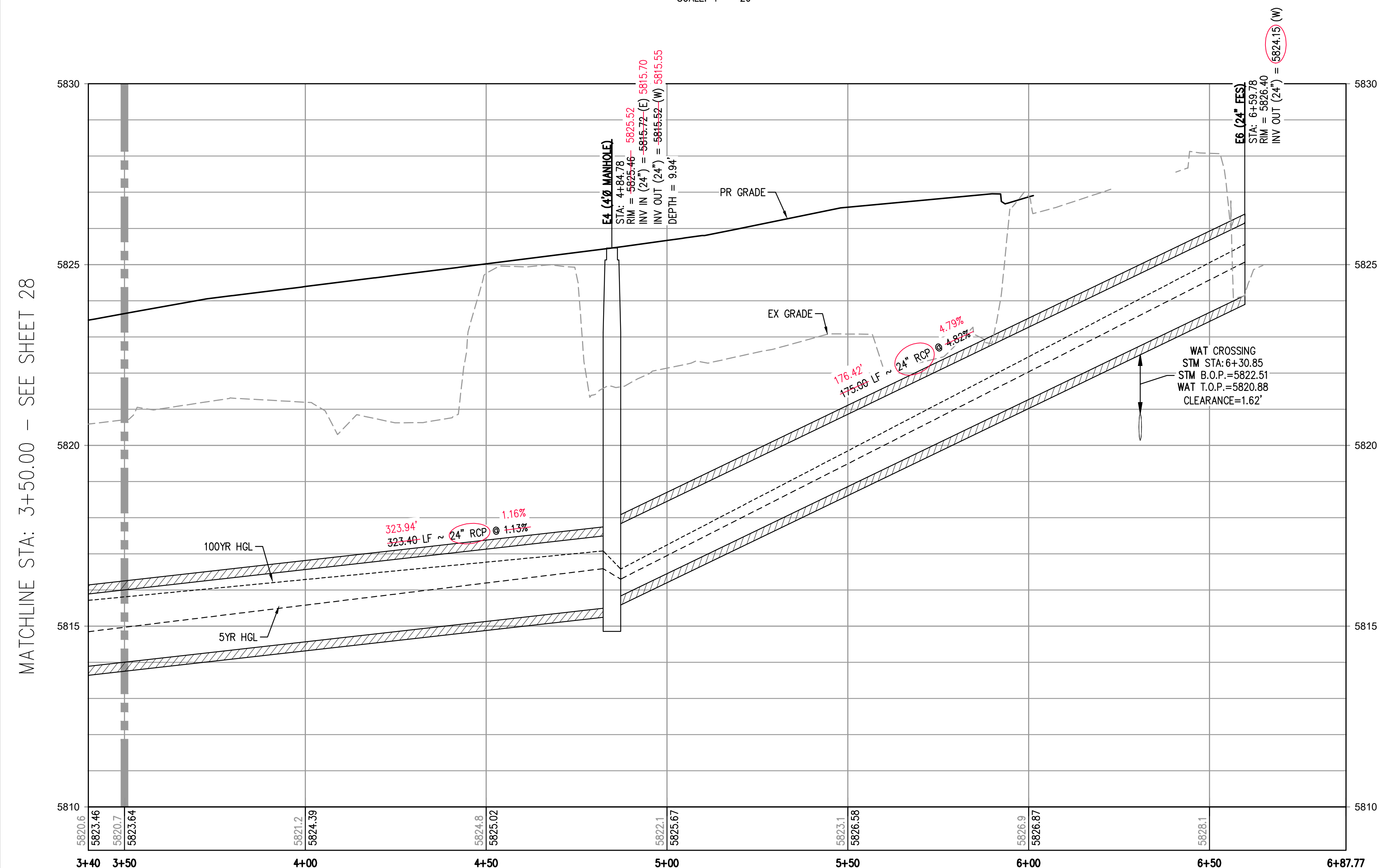


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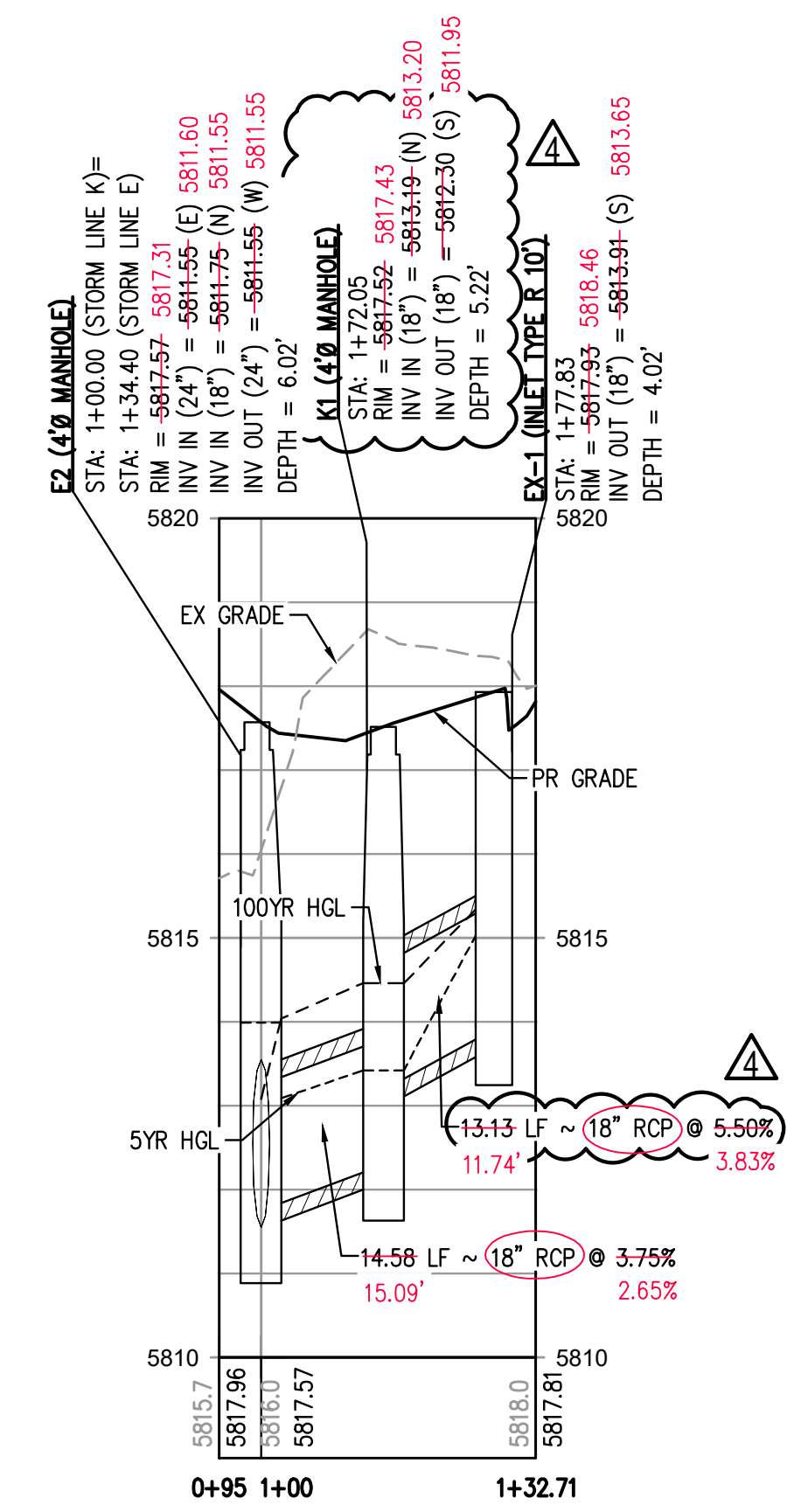
AS-BUILT DRAWINGS

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OLIVIA R. RILEY, PE 57110  
FOR AND ON BEHALF OF  
HARRIS KOCHER SMITH



STORM LINE E PROFILE  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'



STORM LINE K PROFILE  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

FILE PATH: P:\2024\08\29\SURVEY\AS-BUILT\STORM\K\0 - STORM P&RS DWG LAYOUT - 25 PUBLIC STORM LINE E & G PLAN & PROFILE  
DESIGNED BY: MJS  
CHECKED BY: RCP  
PLOTTED: THU 03/20/25 7:30:44 AM BY: NEVIN RUSSELL



DATE	REVISION COMMENTS
05-07-2024	STORM LINE K SLOPE UPDATE
04-12-2022	PER TOWN OF PARKER COMMENTS
07-21-2022	PER TOWN OF PARKER COMMENTS
11-22-2022	PER TOWN OF PARKER COMMENTS
01/18/2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS
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**HKS HARRIS KOCHER SMITH**  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

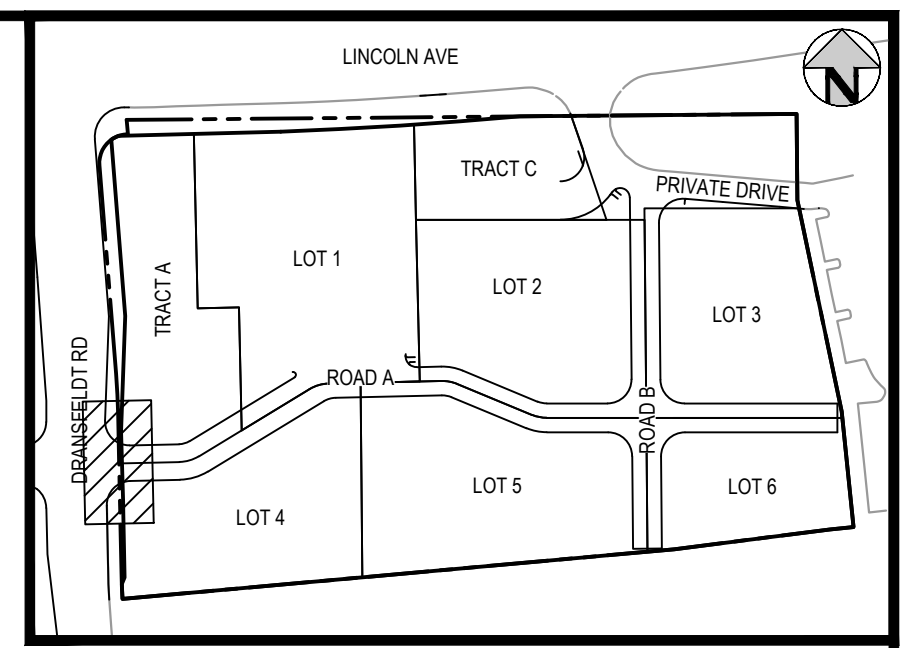
**PLAZA STREET PARTNERS**

**LINCOLN & DRANSFELDT  
PUBLIC STORM LINE E PLAN & PROFILE**

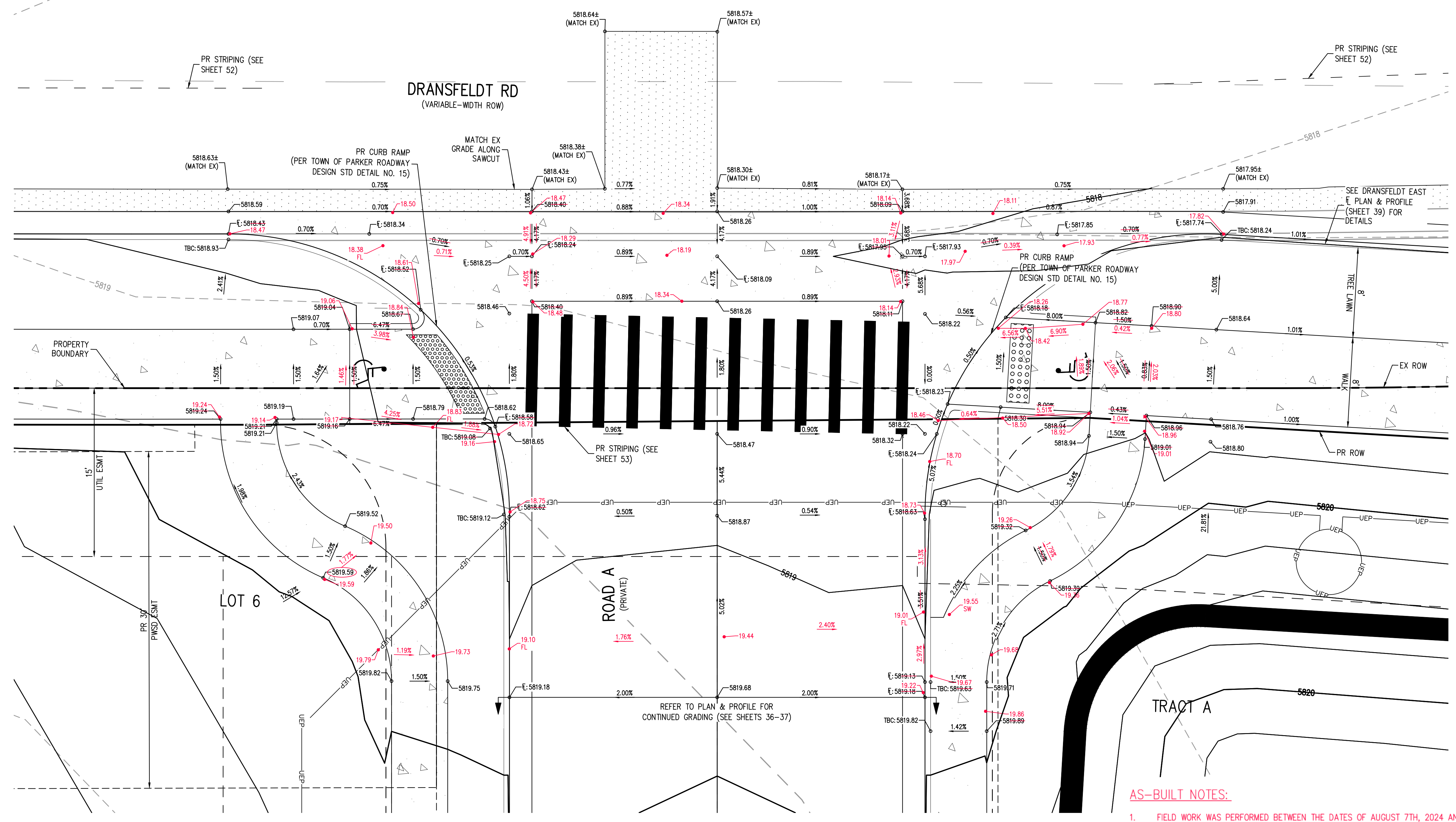
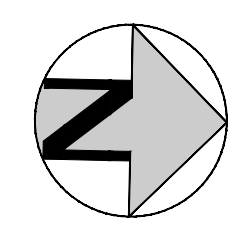
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PROJECT #: 200829  
SHEET NUMBER  
**29**  
OF 55

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



KEY MAP  
SCALE: 1" = 200'



DRANSFELDT RD - SITE ACCESS - INTERSECTION PLAN  
SCALE: 1" = 5'

GENERAL GRADING NOTES:

- 1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
- 2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- 3. LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5%. LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%. RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
- 4. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
- 5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
- 6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
- 7. ALL GRADES FOR WALLS ARE FINISHED GRADE ELEVATIONS AT BOTTOM OF FRONT FACE (BW) AND TOP-BACK OF WALL (TW). THE WALL ELEVATIONS DO NOT INDICATE FOUNDATION DEPTHS OR ELEVATIONS. RETAINING WALL DETAILS SHALL BE PROVIDED BY OTHERS.

AS-BUILT DRAWINGS

I, RACHEL C. PATTON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE AS-BUILTS SHOWN HEREON WERE PREPARED UNDER MY DIRECTION & SUPERVISION BASED UPON DATA PROVIDED BY THE SURVEYOR (XXXXXX XXXXX, PLS #XXXXX, ON BEHALF OF XXXXXXXX XXXXXXXX XXXXXX), AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND ACCURATE AND IN GENERAL CONFORMANCE WITH THE DESIGN INTENT & CITY REQUIREMENTS

RACHEL C. PATTON, PE 54450  
FOR AND ON BEHALF OF  
HARRIS KOCHER SMITH



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- 4. ANY INFORMATION NOT STRUCK THROUGH OR CIRCLED HAS NOT BEEN AS-BUILT.

CERTIFICATION:

I, NEIL PARKER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE AS-BUILT NOTES SHOWN HEREON WERE PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE TRUE AND ACCURATE.

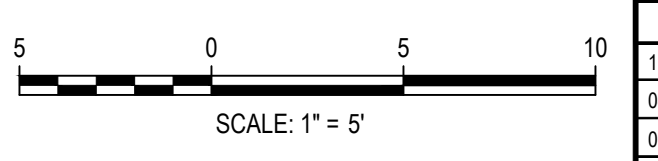
NEIL PARKER, PLS #38347  
FOR AND ON BEHALF OF:  
CMB SURVEYING, INC  
11624 DUNRICH RD.  
PARKER, CO. 80138



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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



DESIGNED BY: ORM  
CHECKED BY: RCP  
DRAWN BY: CLH

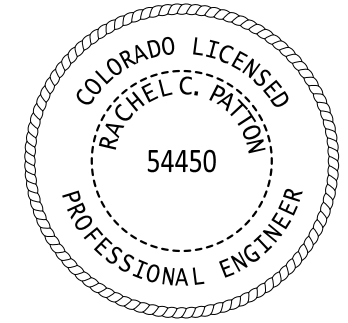
ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
07-21-2022	PER TOWN OF PARKER COMMENTS
11-22-2022	PER TOWN OF PARKER COMMENTS
01/18/2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS
04-25-2023	PERMIT SET

1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT  
INTERSECTION DESIGN PLAN - PUBLIC



PROJECT #: 200829  
SHEET NUMBER

42

42 OF 55

FILE PATH: P:\2020\08\09\SURVEY\AS-BUILT\TSR\RDWAY\42-44 - INTERSECTION DESIGN PLAN\POINTS ROTATED TO HSDWG LAYOUT - 42 - SITE ACCESS  
DESIGNED BY: ORM  
CHECKED BY: RCP  
DRAWN BY: CLH  
PLOTTED: FR 10/17/25 7:31:57 AM BY: QJWA/RLE

**AS-BUILT NOTES:**

1. FIELD WORK WAS PERFORMED BETWEEN THE DATES OF AUGUST 7TH, 2024 AND SEPTEMBER 9TH, 2024.
2. BENCHMARK IS A CHISELED TRIANGLE AT THE SOUTHEAST CORNER OF LINCOLN AVE. AND DRANSFELDT RD, ELEV=5817.31 NAVD88
3. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
4. ANY INFORMATION NOT STRUCK THROUGH OR CIRCLED HAS NOT BEEN AS-BUILT.

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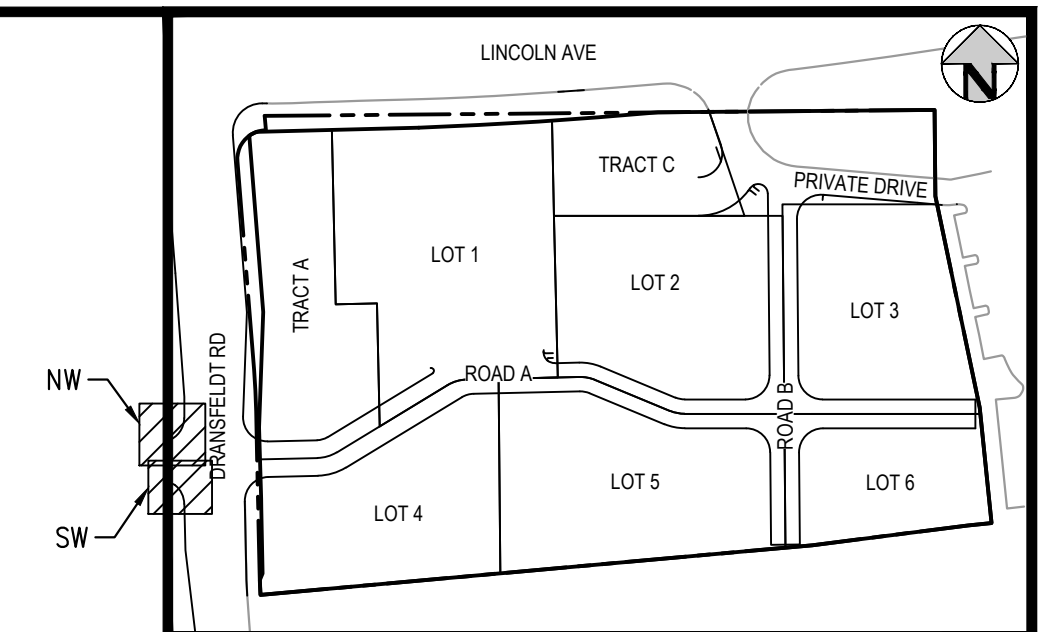
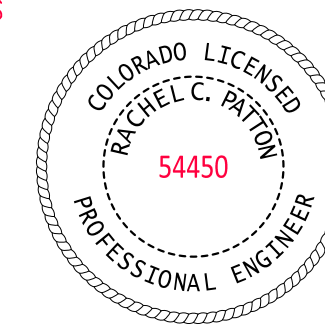
NEIL PARKER, PLS #38347  
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PARKER, CO. 80138



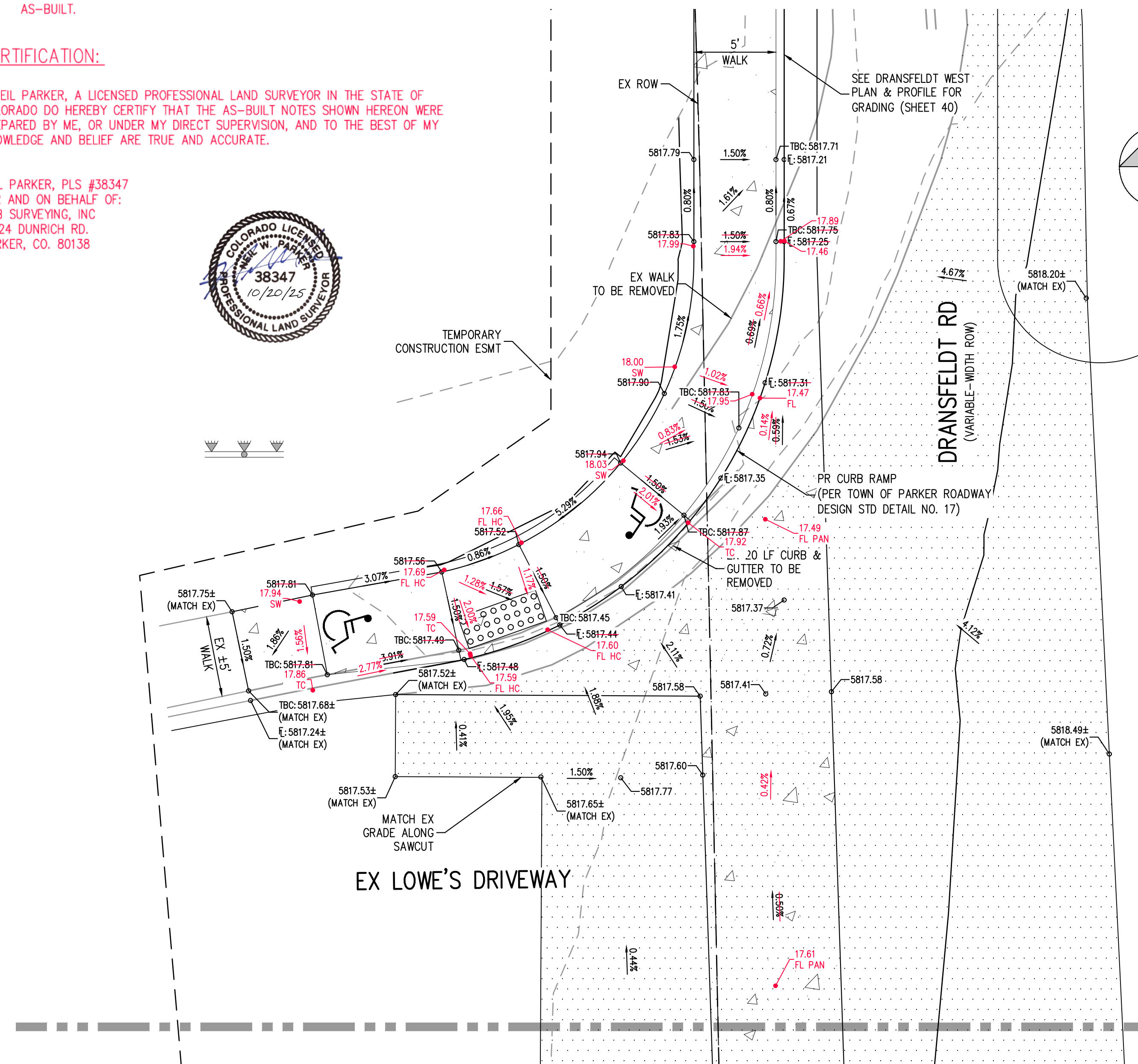
**AS-BUILT DRAWINGS**

I, RACHEL C. PATTON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE AS-BUILTS SHOWN HEREON WERE PREPARED UNDER MY DIRECTION & SUPERVISION BASED UPON DATA PROVIDED BY THE SURVEYOR (XXXXXX XXXXXX, PLS #XXXXX, ON BEHALF OF XXXXXXXX XXXXXXXX XXXXXX), AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND ACCURATE AND IN GENERAL CONFORMANCE WITH THE DESIGN INTENT & CITY REQUIREMENTS

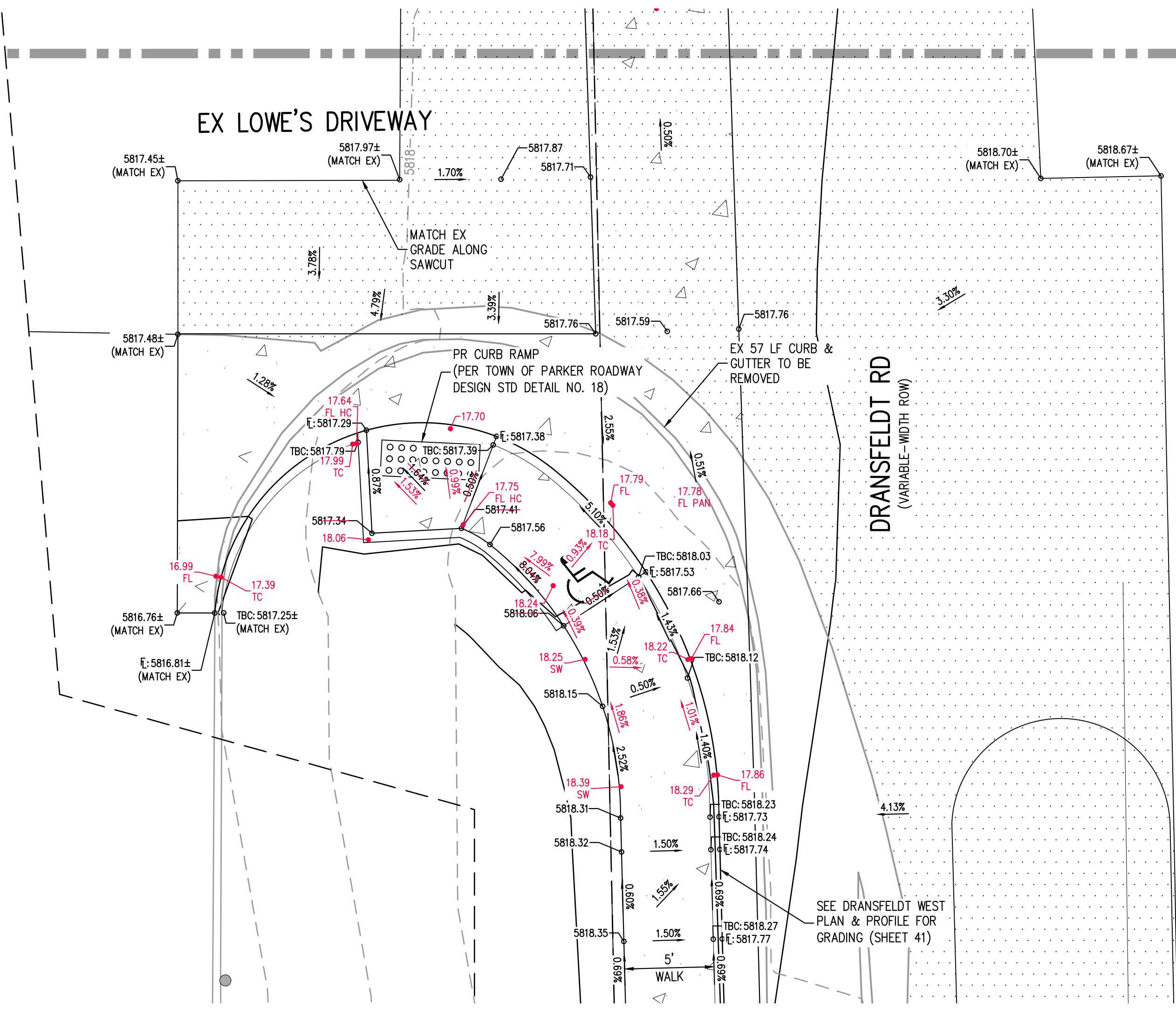
RACHEL C. PATTON, PE 54450  
FOR AND ON BEHALF OF  
HARRIS KOCHER SMITH



KEY MAP  
SCALE: 1" = 200'



MATCHLINE - SEE THIS SHEET  
**DRANSFELDT RD - LOWES DRIVEWAY - NW INTERSECTION PLAN**  
SCALE: 1" = 5'



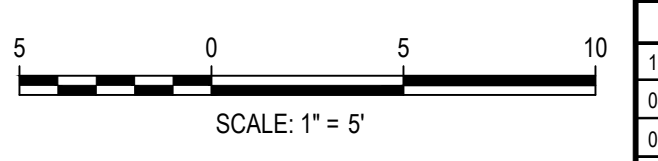
MATCHLINE - SEE THIS SHEET  
**DRANSFELDT RD - LOWES DRIVEWAY - SW INTERSECTION PLAN**  
SCALE: 1" = 5'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

FILE PATH: P:\2024\08\09\SURVEY\AS-BUILT\TSDR\001\42-44 - INTERSECTION DESIGN PLAN POINTS ROTATED TO HSDWG LAYOUT - 03 - LOWES ACCESS  
DESIGNED BY: RCP  
CHECKED BY: CLH  
PLOTTED: FR 10/17/25 7:32:00A BY: QJWA/RLE



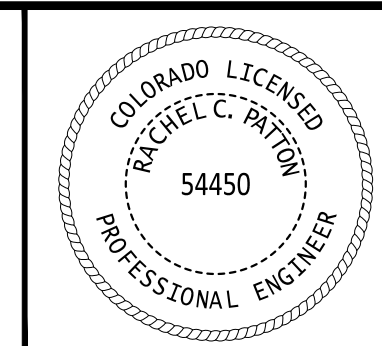
DESIGNED BY: ORM  
CHECKED BY: RCP  
DRAWN BY: CLH

DATE	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
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01/18/2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS
04-25-2023	PERMIT SET



PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT  
INTERSECTION DESIGN PLAN - PUBLIC

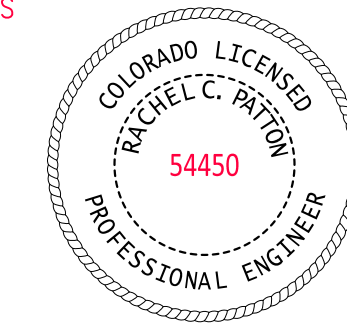


PROJECT #: 200829  
SHEET NUMBER  
**43**  
43 OF 55

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

## AS-BUILT DRAWINGS

I, RACHEL C. PATTON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE AS-BUILTS SHOWN HEREON WERE PREPARED UNDER MY DIRECTION & SUPERVISION BASED UPON DATA PROVIDED BY THE SURVEYOR (XXXXXX XXXXXX, PLS #XXXXX, ON BEHALF OF XXXXXXXX XXXXXXXX XXXXXXXX), AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND ACCURATE AND IN GENERAL CONFORMANCE WITH THE DESIGN INTENT & CITY REQUIREMENTS.



RACHEL C. PATTON, PE 54450  
FOR AND ON BEHALF OF  
HARRIS KOCHER SMITH

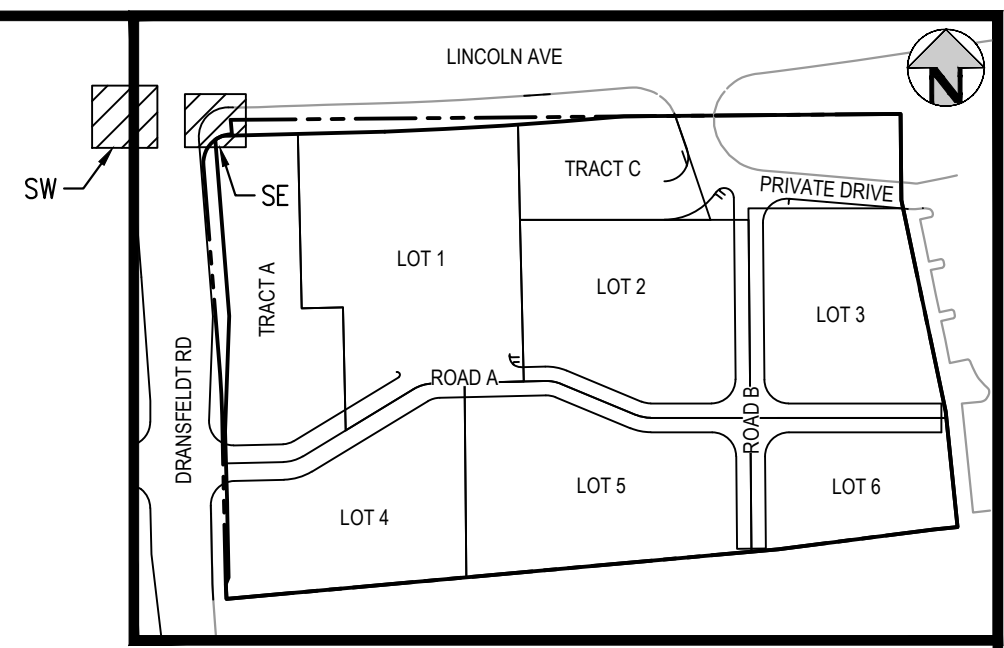
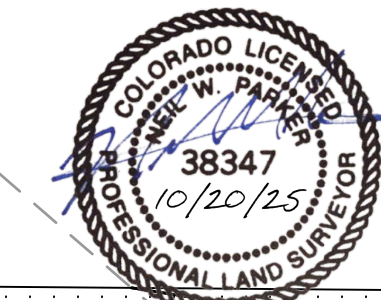
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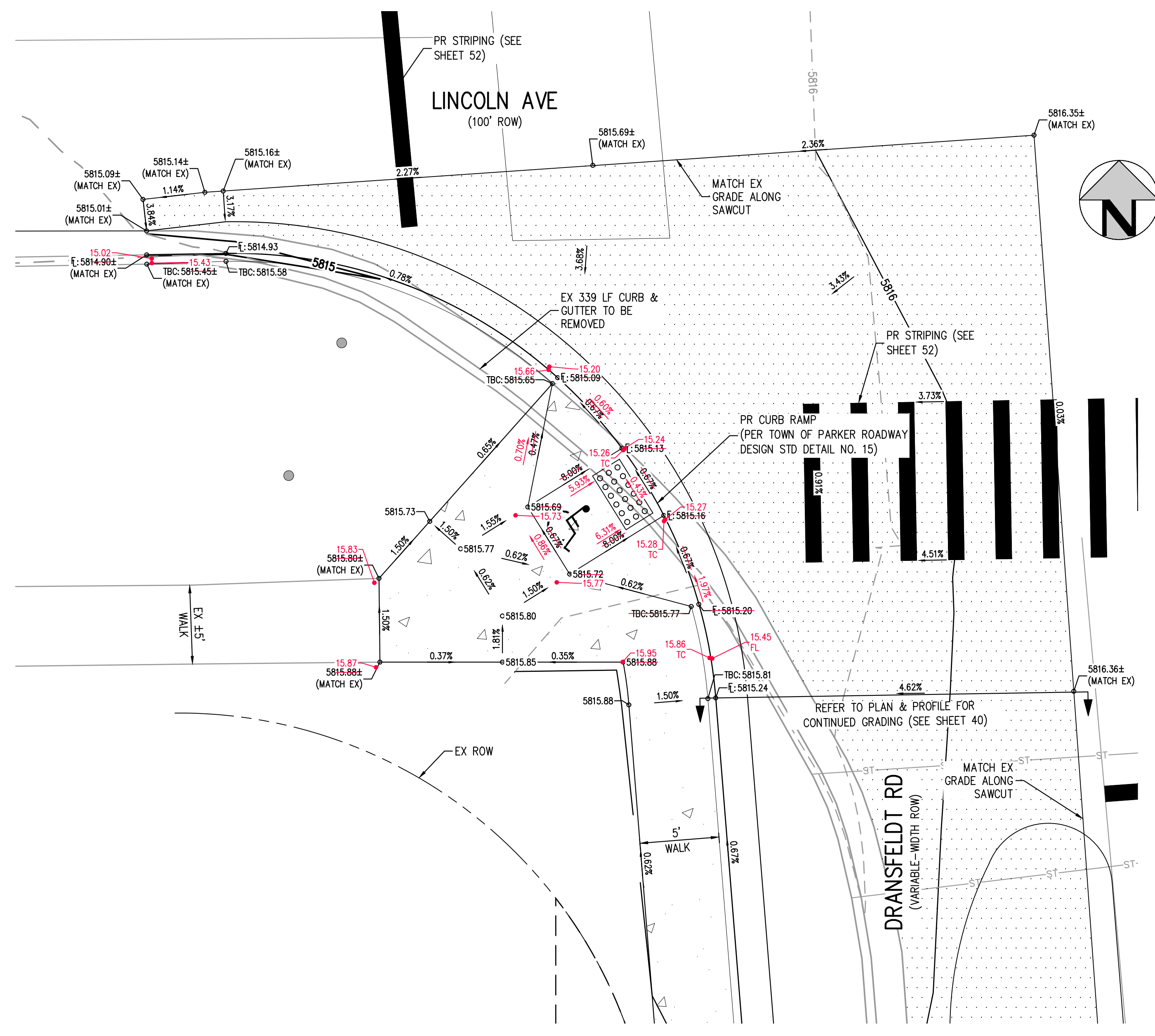
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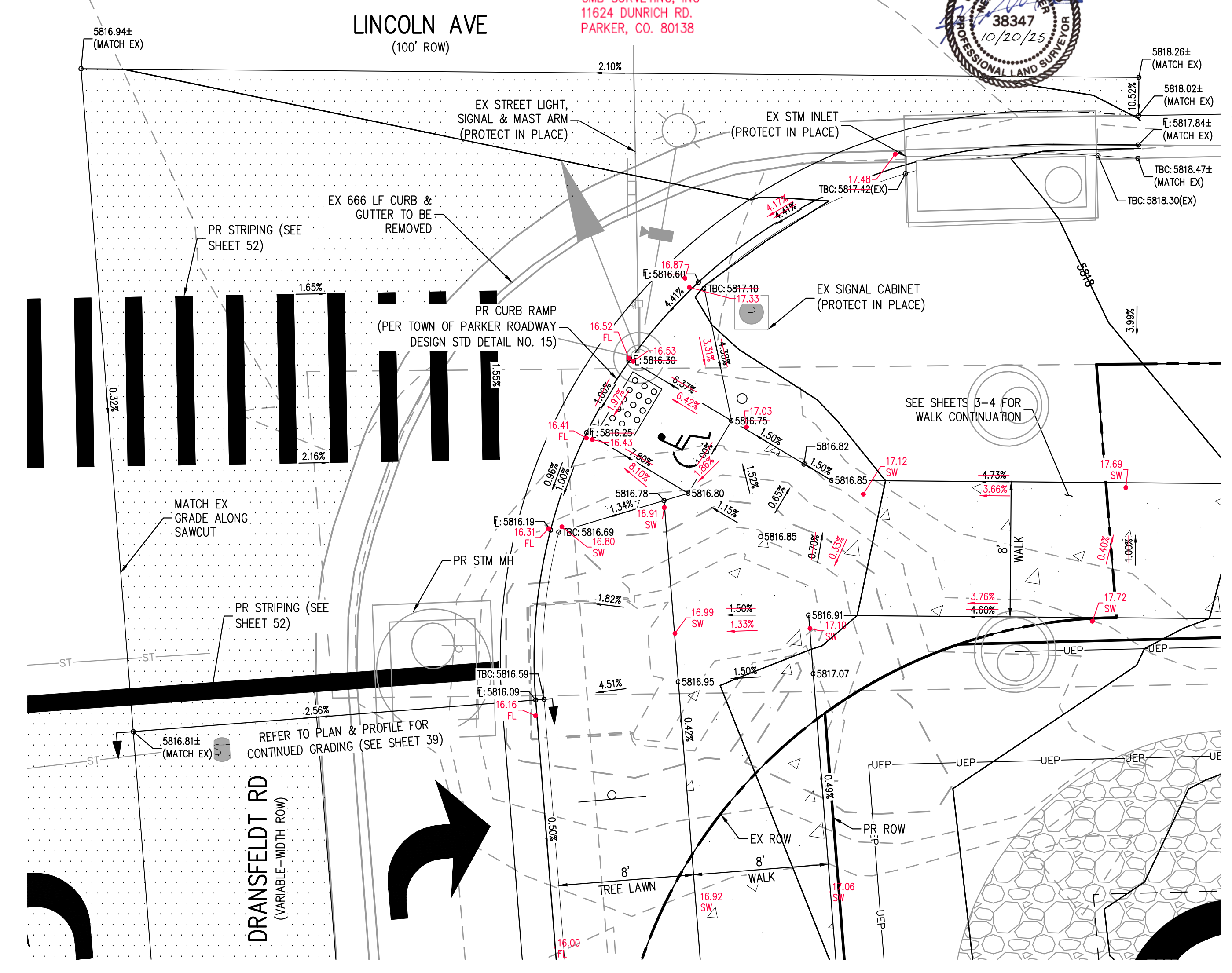
NEIL PARKER, PLS #38347  
FOR AND ON BEHALF OF:  
CMB SURVEYING, INC  
11624 DUNRICH RD.  
PARKER, CO. 80138



KEY MAP  
SCALE: 1" = 200'



LINCOLN AVE & DRANSFELDT RD - SW INTERSECTION PLAN  
SCALE: 1" = 5'



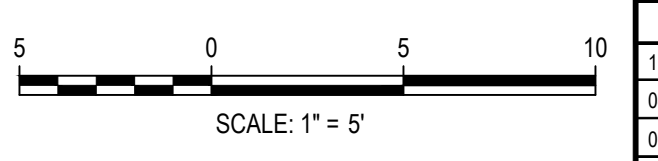
LINCOLN AVE & DRANSFELDT RD - SE INTERSECTION PLAN  
SCALE: 1" = 5'

FILE PATH: P:\2024\08\09\SURVEY\AS-BUILT\TSR\ROADWAY\42-44 - INTERSECTION DESIGN\PLAN\POINTS ROTATED TO HSDWG LAYOUT - 44 - SW & SE CORNERS  
PLotted: 10/17/25 7:32:05A BY: QJWA RILEY

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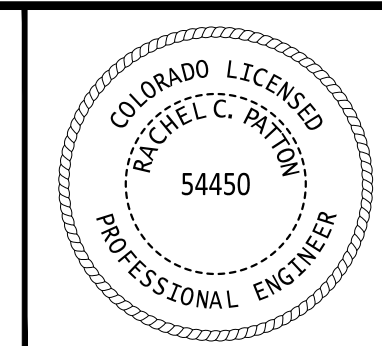
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**HKS HARRIS KOCHER SMITH**  
1120 Lincoln Street, Suite 1000  
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PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT  
INTERSECTION DESIGN PLAN - PUBLIC



PROJECT #: 200829  
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44 OF 55