

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.

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.

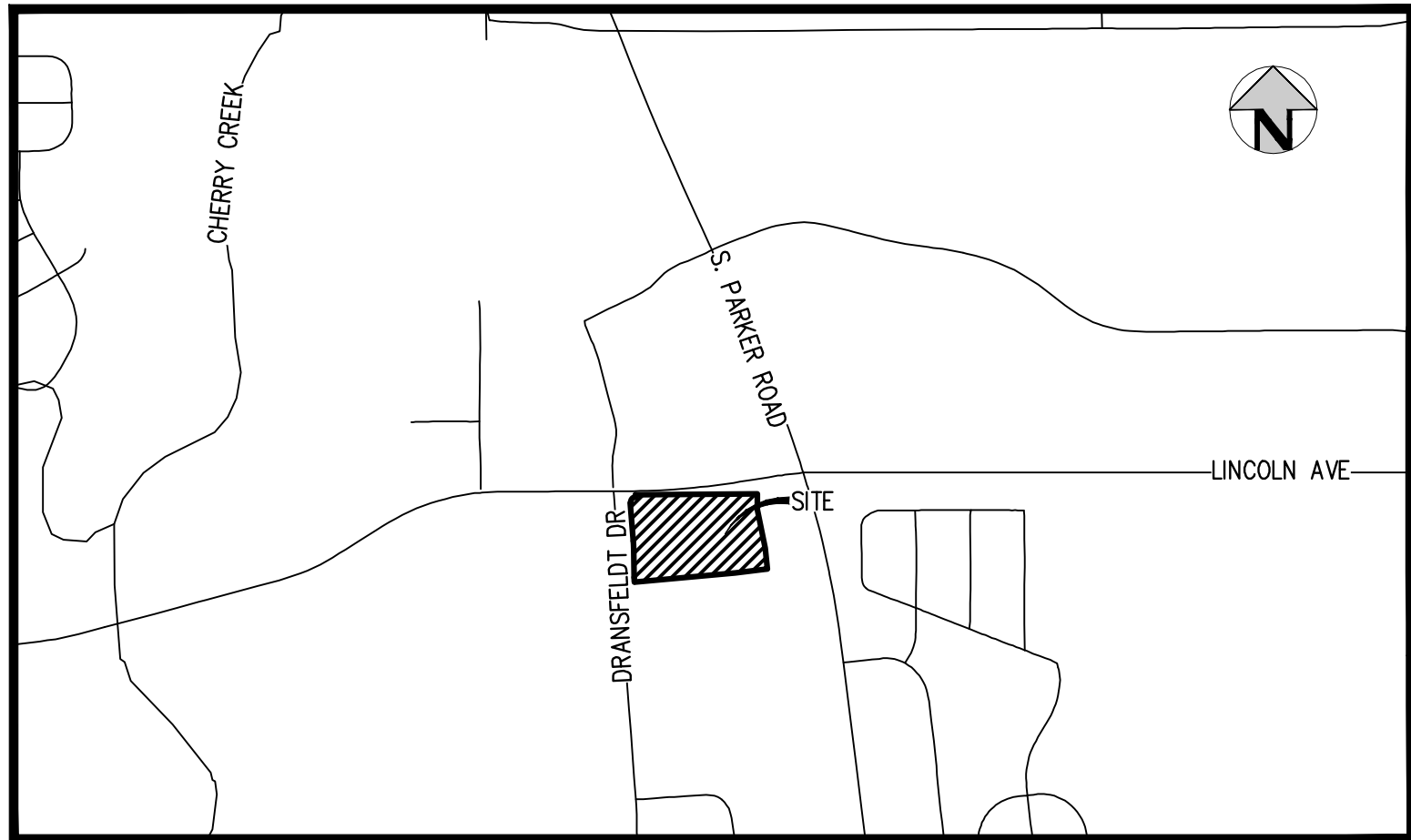
BASIS OF BEARINGS

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.

CONSTRUCTION DOCUMENTS
Stormwater As-Builts



VICINITY MAP

SCALE: 1" = 1000'

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

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
HC	HANDICAP
HGL	HYDRAULIC GRADE LINE
HORZ	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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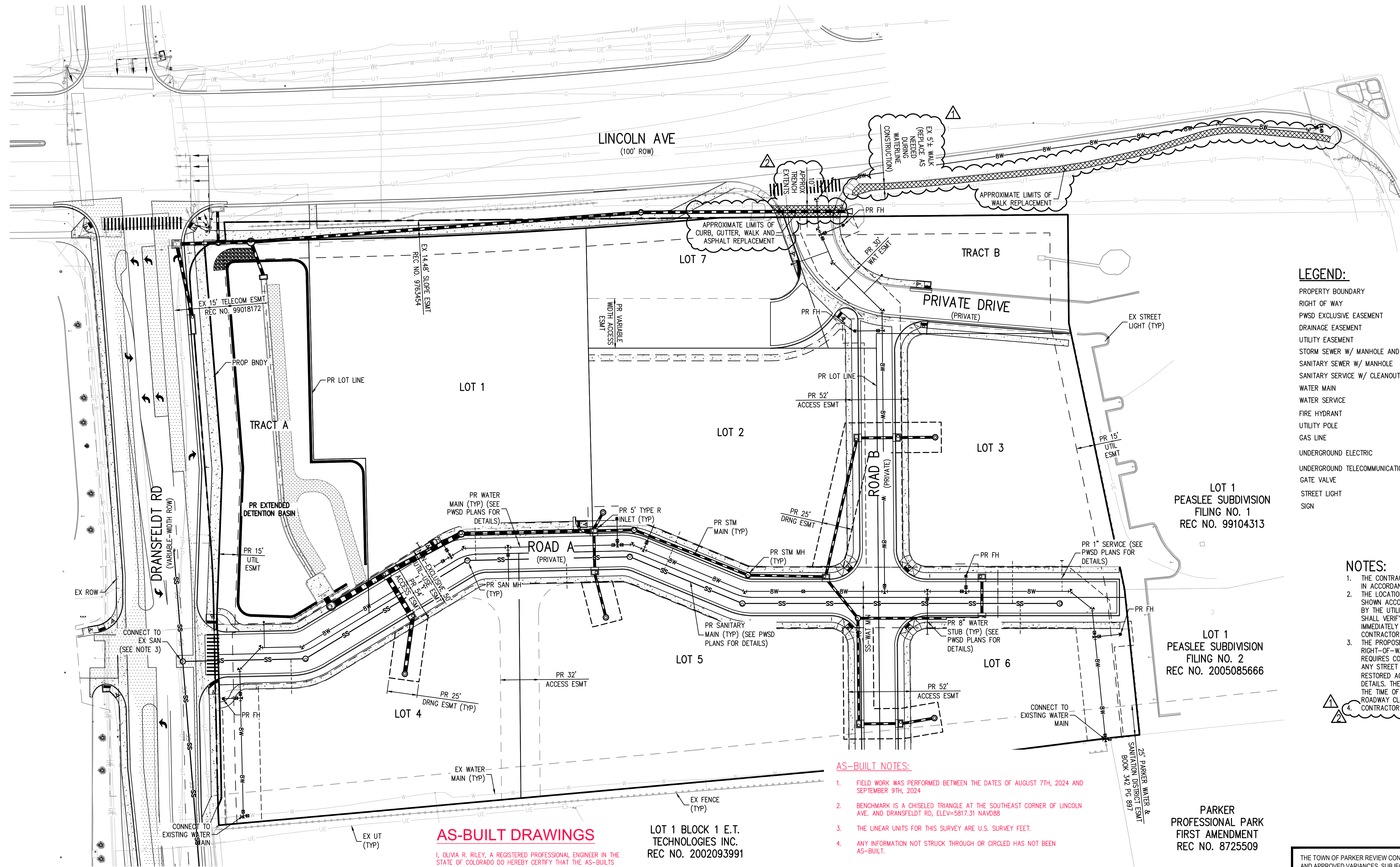
The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of 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



ISSUE DATE: 07-30-2021	PROJECT #:	200829
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	



LEGEND:

PROPERTY BOUNDARY
RIGHT OF WAY
PWSO EXCLUSIVE EASEMENT
DRAINAGE EASEMENT
UTILITY EASEMENT
STORM SEWER W/ MANHOLE AND INLET
SANITARY SEWER W/ MANHOLE
SANITARY SERVICE W/ CLEANOUT
WATER MAIN
WATER SERVICE
FIRE HYDRANT
UTILITY POLE
GAS LINE
UNDERGROUND ELECTRIC
UNDERGROUND TELECOMMUNICATION
GATE VALVE
STREET LIGHT
SIGN

EXISTING	PROPOSED
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[illegible]

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.
3. 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 A STREET CUT ALLOWED BY THE TOWN TO BE REQUIRED. THE TOWN WILL 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.
4. CONTRACTOR TO REPLACE IN-KIND LANDSCAPING AS NEEDED.

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

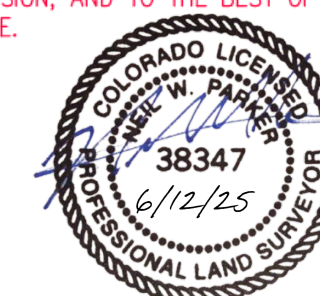
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OLIVIA R. RILEY, PE 57110
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH



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

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



PARKER
PROFESSIONAL PARK
FIRST AMENDMENT
REC NO. 8725509

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 _____



Know what's below.
Call before you dig.



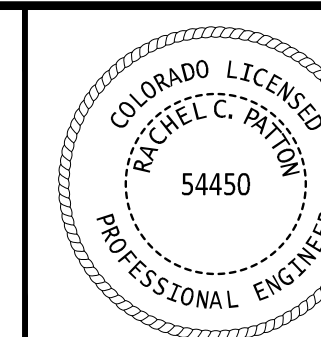
ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS
01-23-2024	RF#4-LINCOLN AVE SIDEWALK
01-23-2024	RF#4-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



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

PROJECT #:	200829
SHEET NUMBER	

22

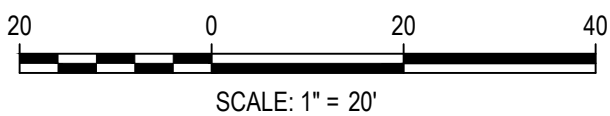
22 OF 55

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

FILE PATH: P:\2020\08\09\SURVEY\AS-BUILT\STORM\CD - STORM P&S.DWG LAYOUT: 20 STORM LINE A PLAN & PROFILE
DESIGNED BY: MJS
CHECKED BY: RCP
DRAWN BY: MJS
PLOTTED: TUE 03/25/25 12:17:58P BY: KEVIN RUSSELL



Know what's below.
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CHECKED BY: RCP
DRAWN BY: MJS

ISSUE DATE: 07-30-2021

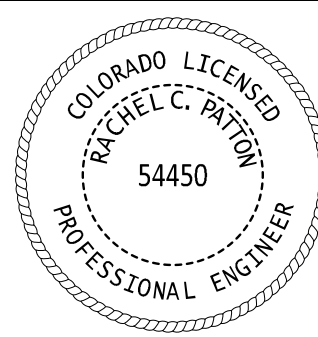
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PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
STORM LINE A PLAN & PROFILE

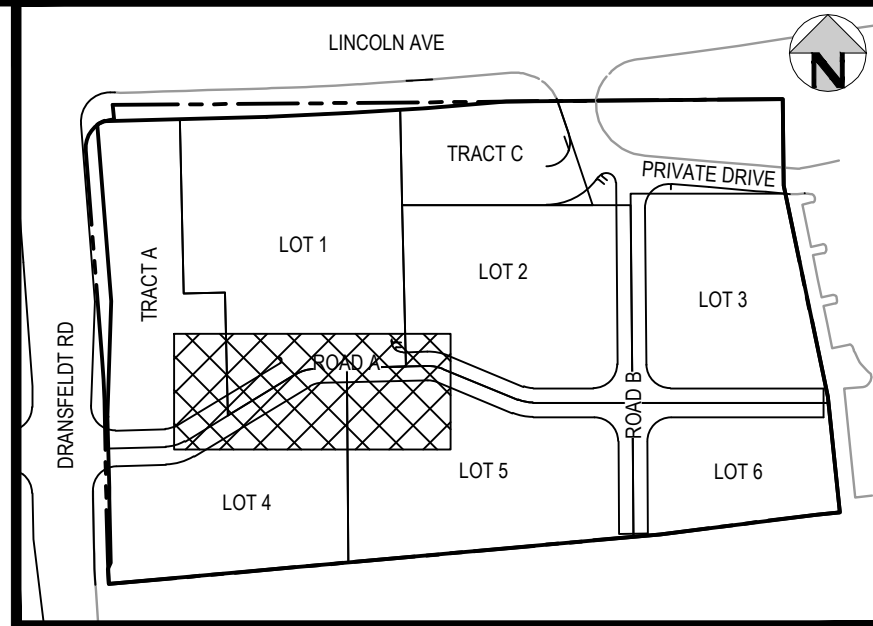
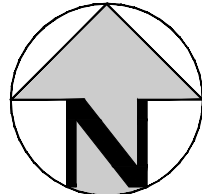
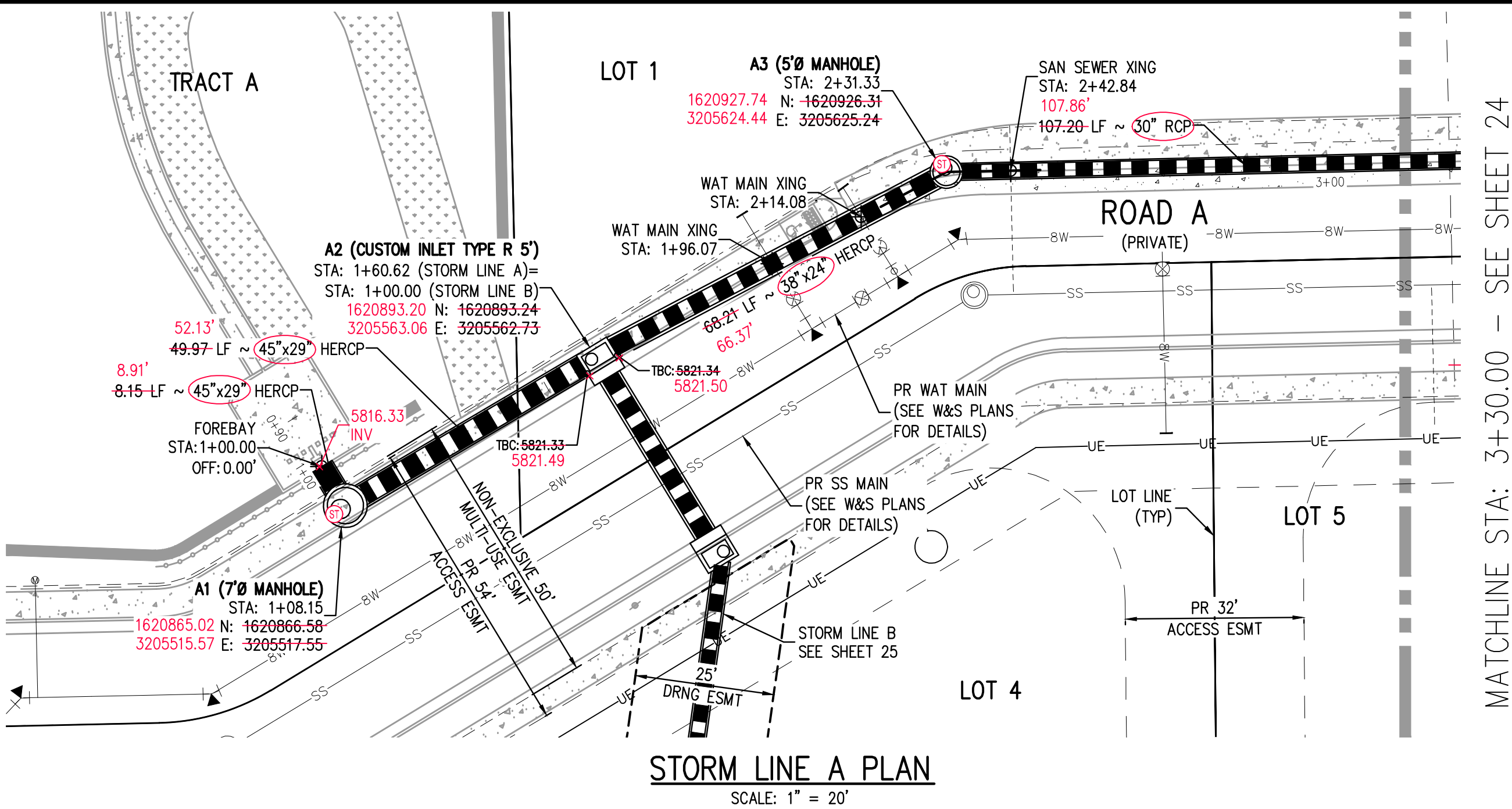


PROJECT #: 200829

SHEET NUMBER

23

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KEY MAP
SCALE: 1" = 200'

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.

AS-BUILT NOTES:

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CERTIFICATION:

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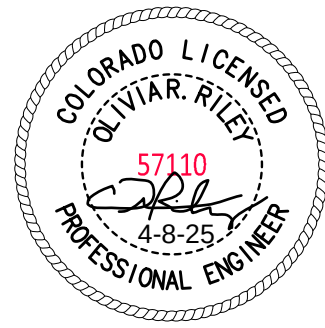
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FOR AND ON BEHALF OF:
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11624 DUNRICH RD.
PARKER, CO. 80138



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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

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FILE PATH: P:\2020\08\09\SURVEY\AS-BUILT\STORM\CD - STORM P&S.DWG LAYOUT: 21 STORM LINE A PLAN & PROFILE
DESIGNED BY: MJS
CHECKED BY: RCP
PLOTTED: TUE 03/25/25 12:23:44P BY: KEVIN RUSSELL

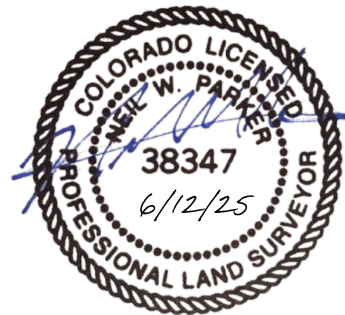
AS-BUILT NOTES:

- 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.

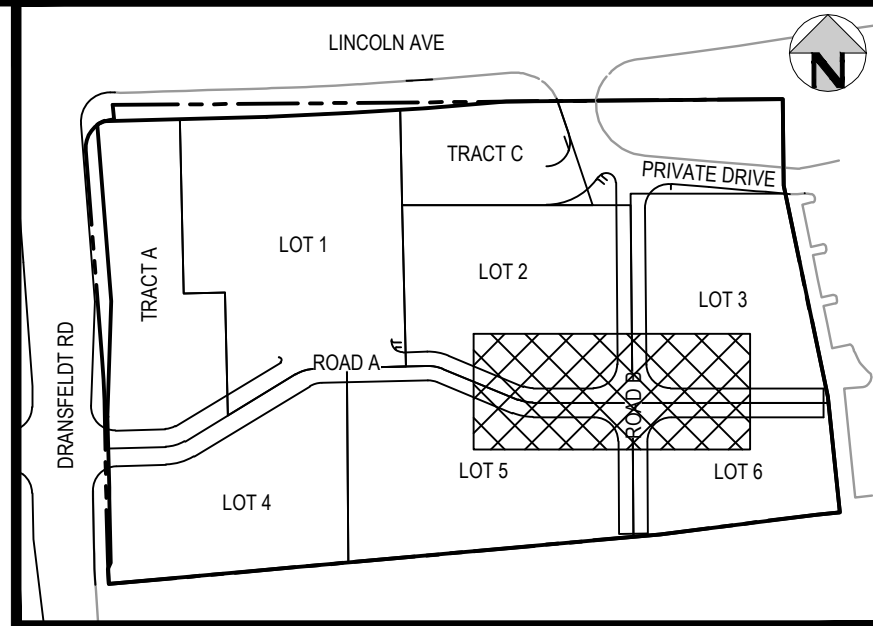
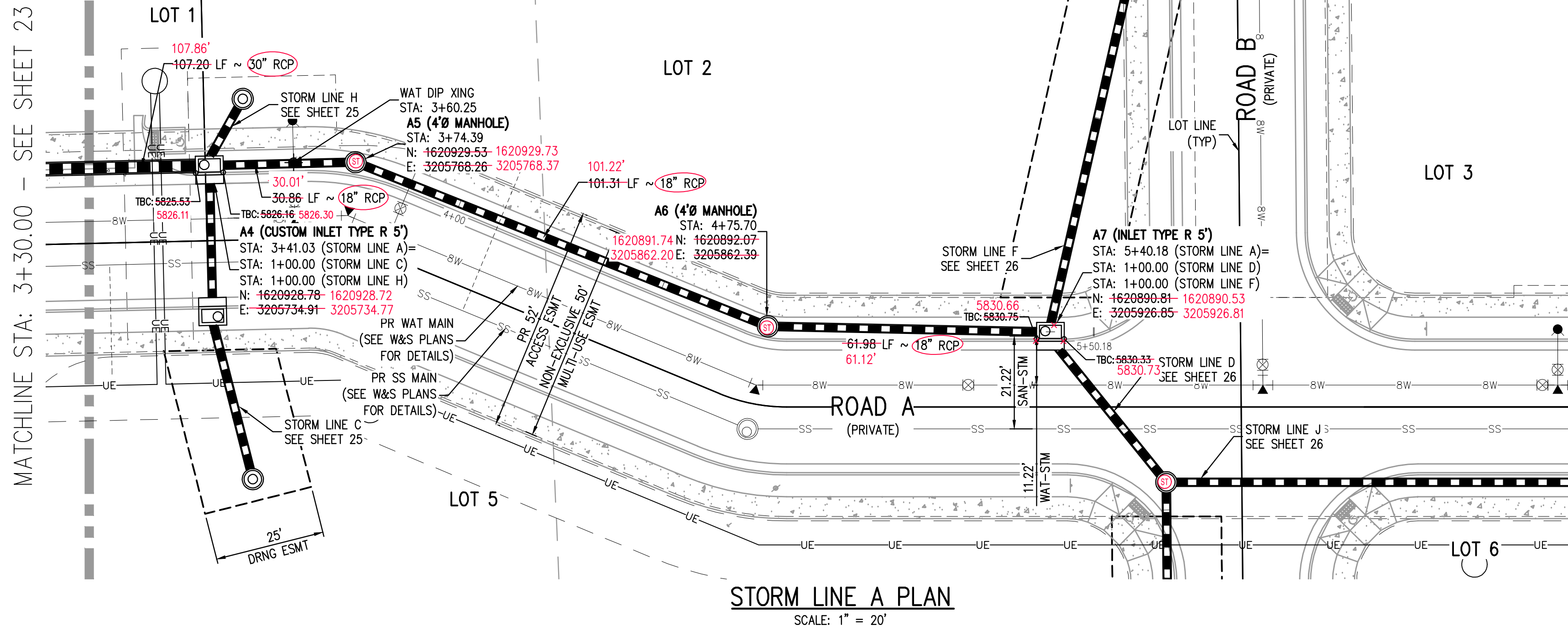
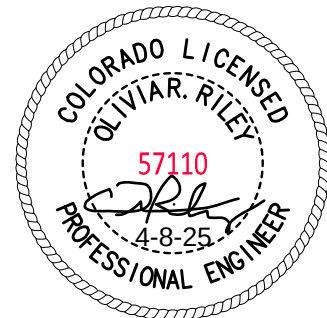
NEIL PARKER, PLS #38347
FOR AND ON BEHALF OF:
CMB SURVEYING, INC
11624 DUNRICH RD.
PARKER, CO. 80138



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.

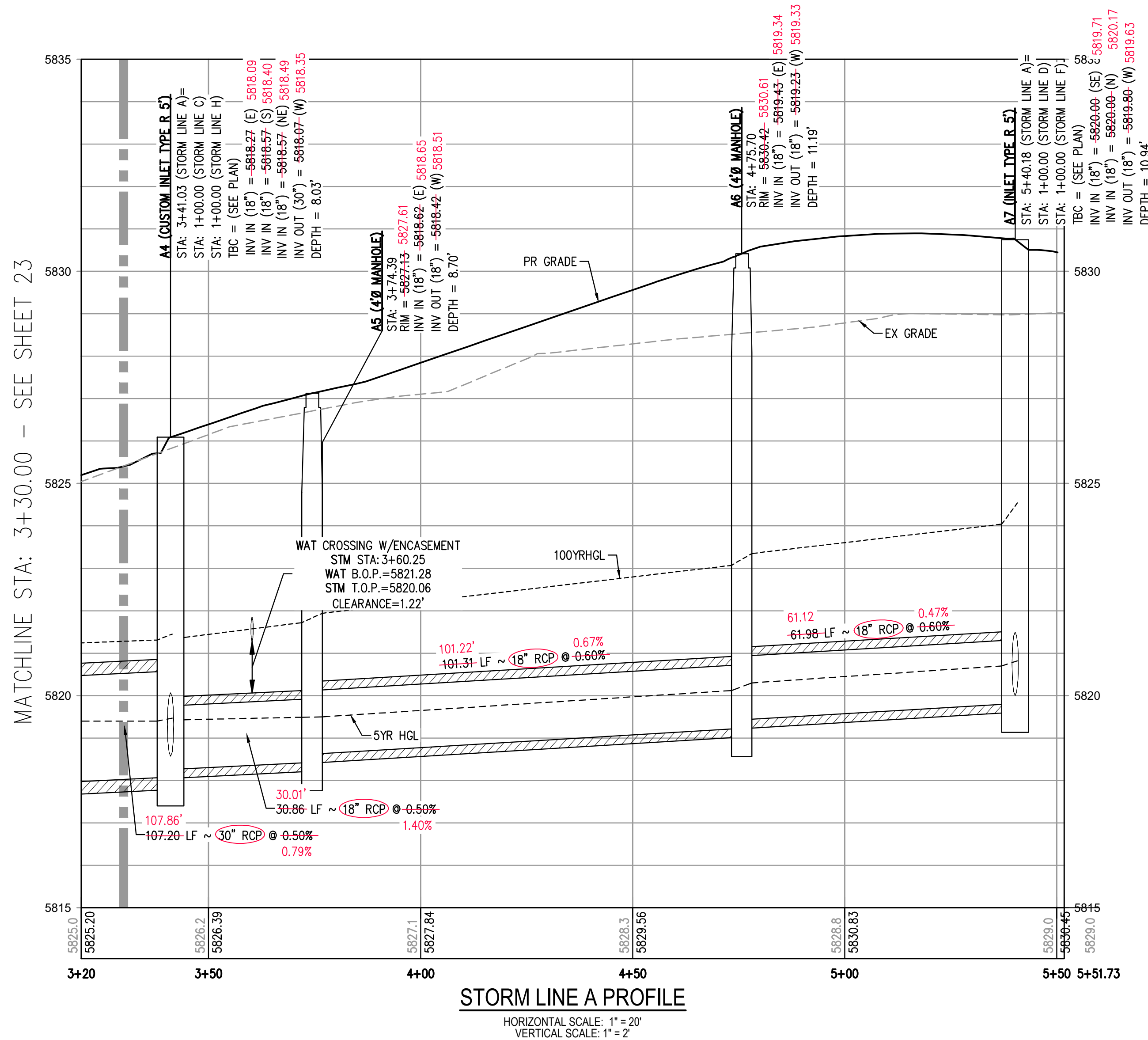
OLIVIA R. RILEY, PE 57110
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH



KEY MAP
SCALE: 1" = 200'

GENERAL STORM 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 DAMAGES TO EXISTING UNDERGROUND FACILITIES.
- 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.
- STATIONING OF INLETS SHOWN IN STORM SEWER PROFILES IS AT CENTER OF STRUCTURE.
- ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
- 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.
- FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
- ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
- ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-N-TEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
- CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
- 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.
- 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.
- 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.

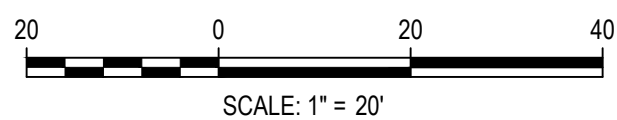
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PROJECT #: 200829
SHEET NUMBER

24

24 OF 55



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

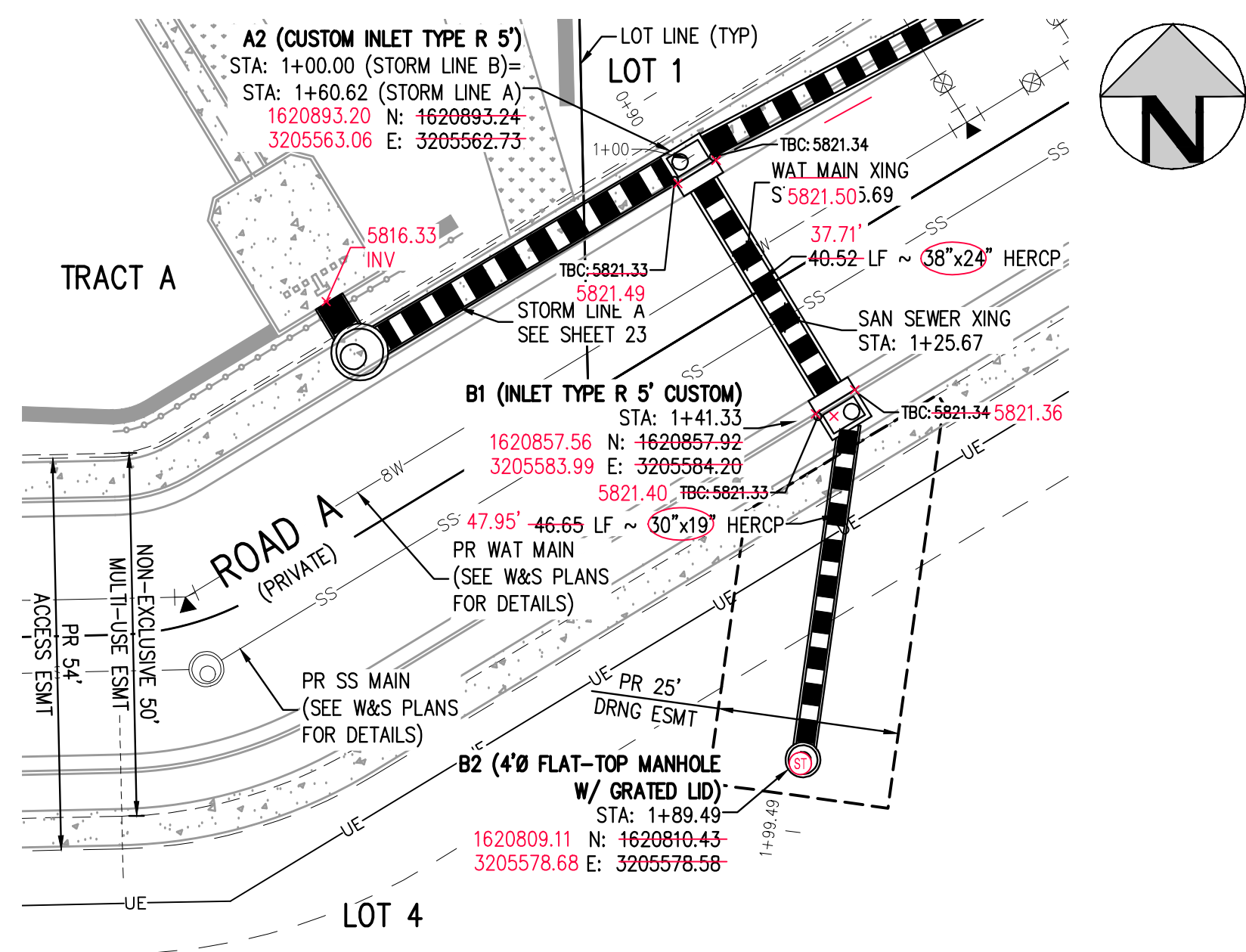
ISSUE DATE: 07-30-2021	REVISION COMMENTS
DATE	
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01/18/2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS
04-25-2023	PERMIT SET



PLAZA STREET PARTNERS

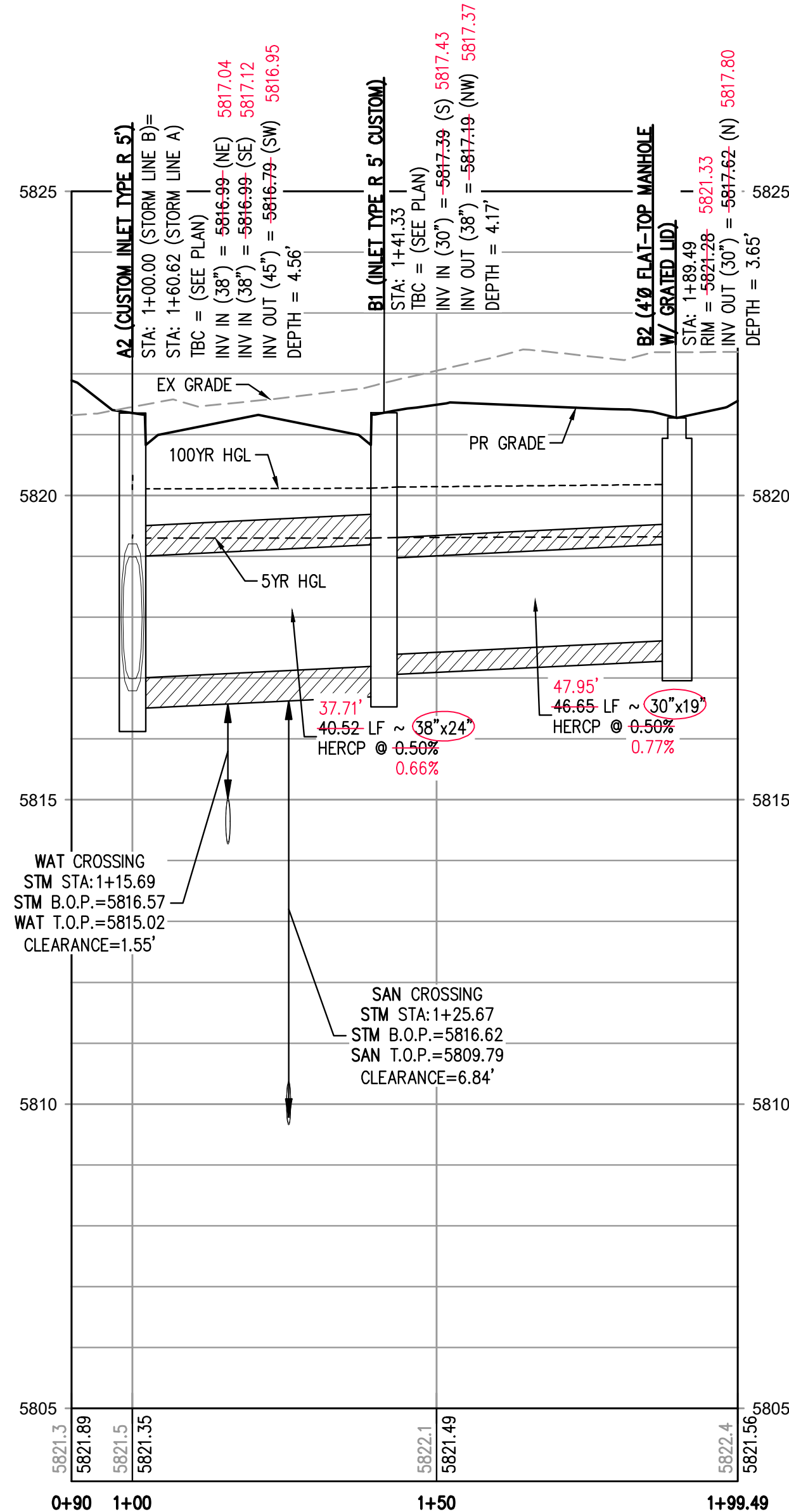
LINCOLN & DRANSFELDT
STORM LINE A PLAN & PROFILE

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



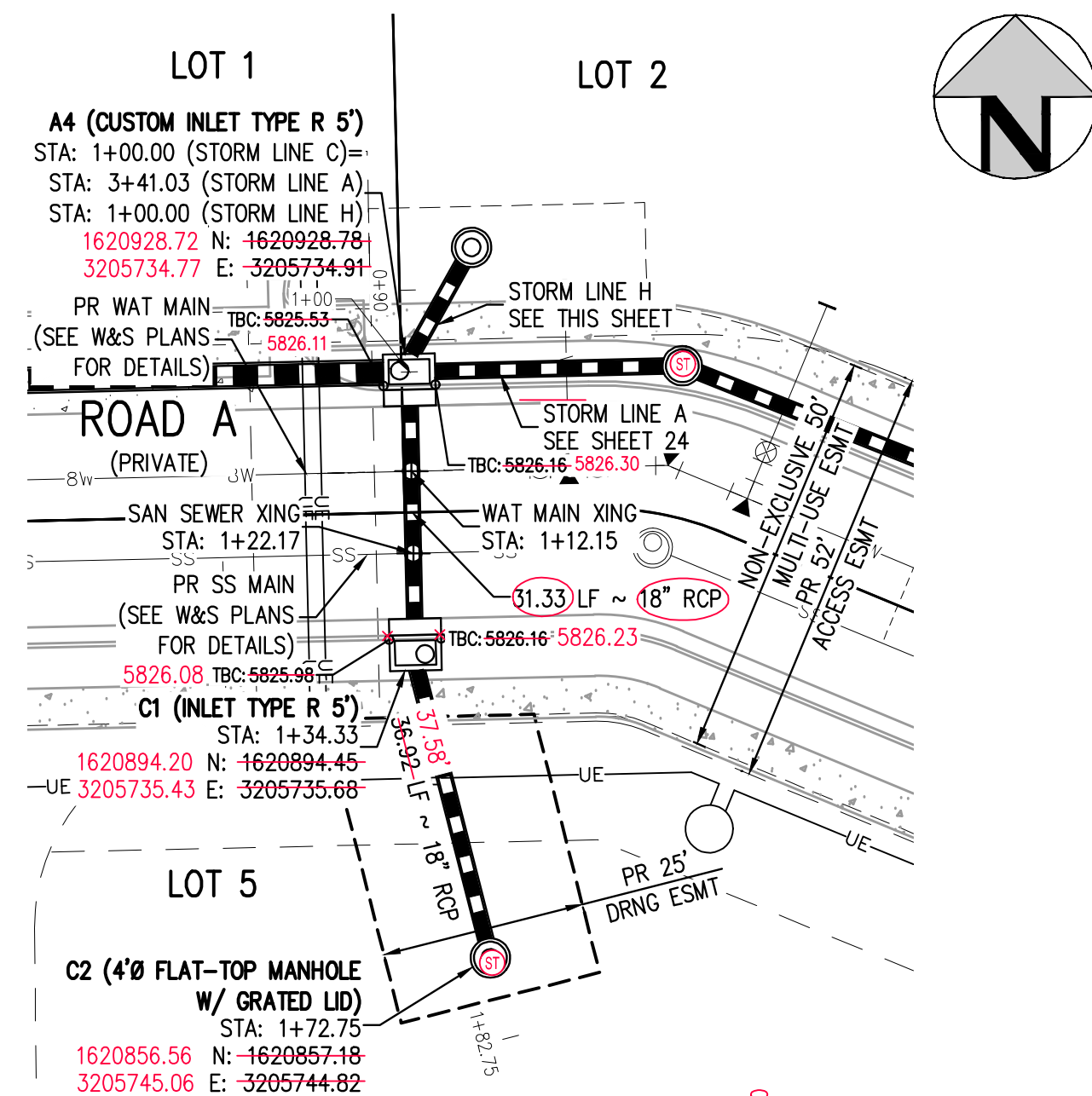
STORM LINE B PLAN

SCALE: 1" = 20'



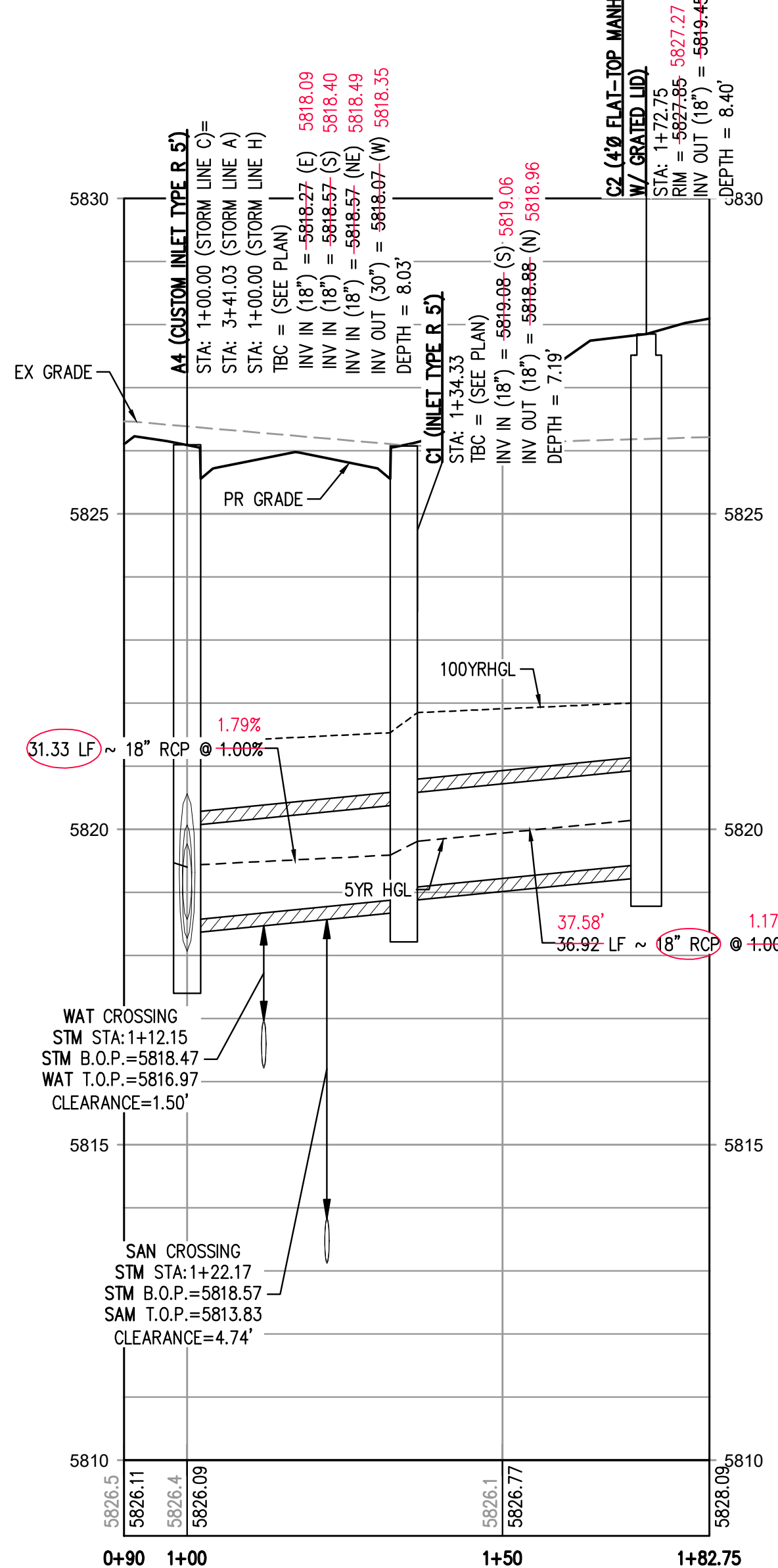
STORM LINE B PROFILE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



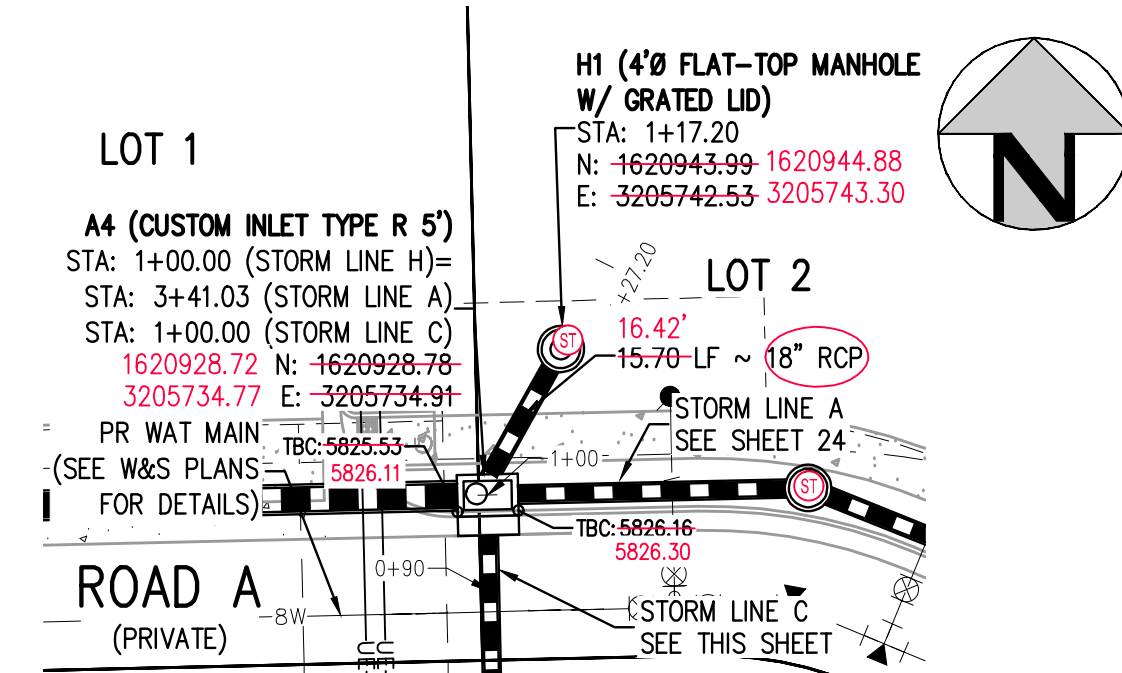
STORM LINE C PLAN

SCALE: 1" = 20'



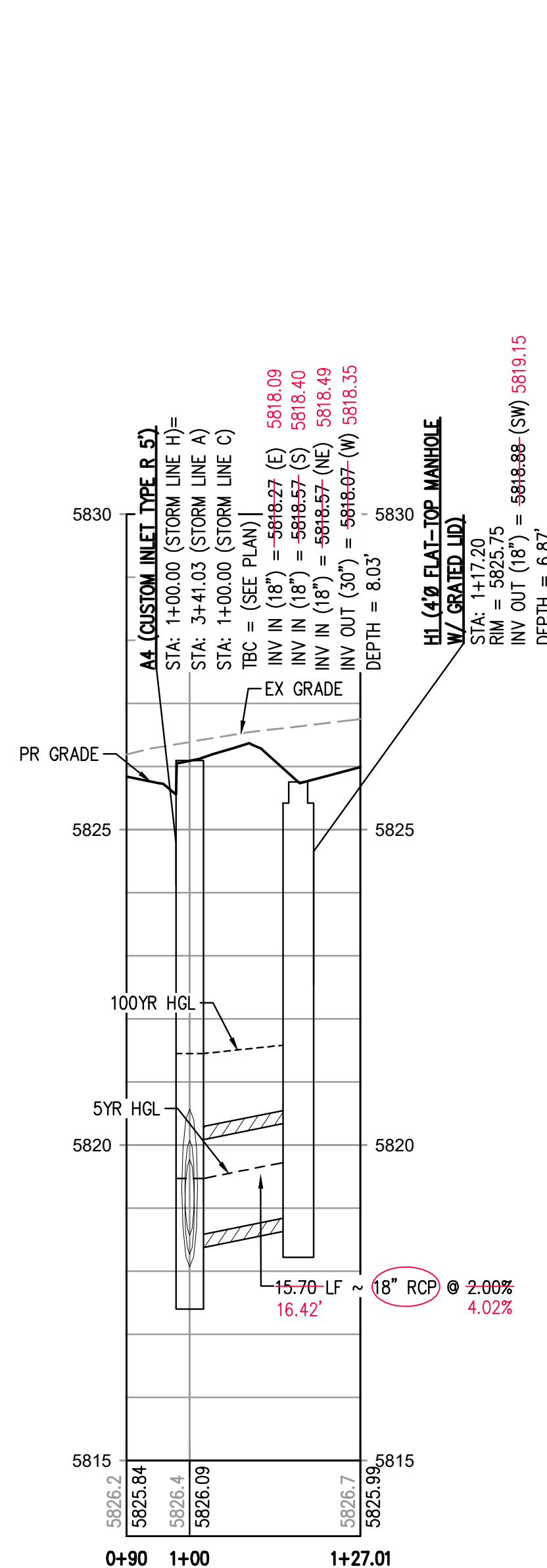
STORM LINE C PROFILE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



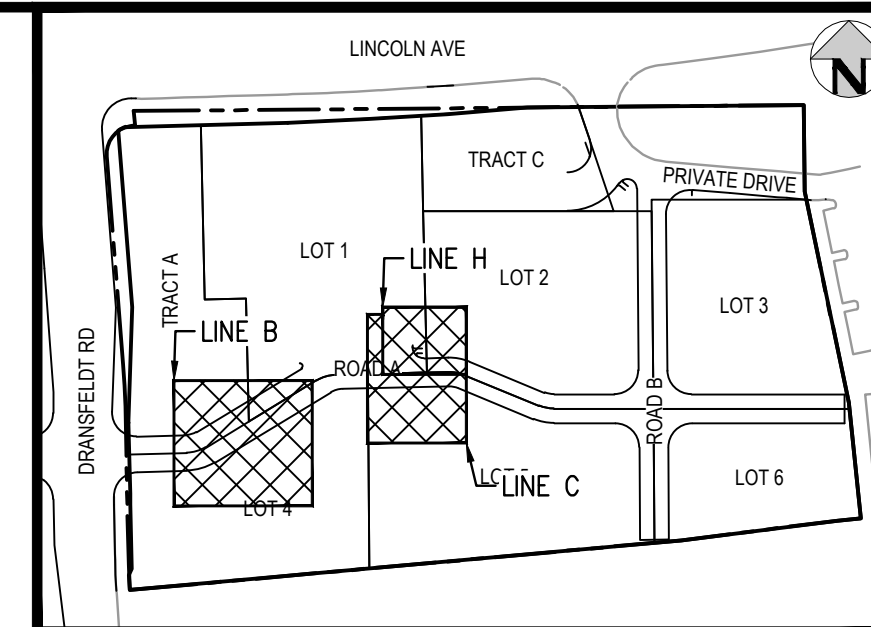
STORM LINE H PLAN

SCALE: 1" = 20'



STORM LINE H PROFILE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



KEY MAP
SCALE: 1" = 200'

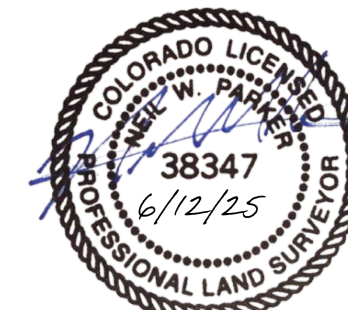
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NEIL PARKER, PLS #38347
FOR AND ON BEHALF OF:
CMB SURVEYING, INC
11624 DUNRICH RD.
PARKER, CO. 80138

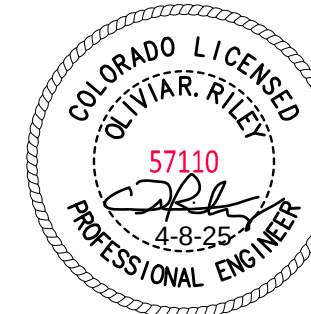


- STORM LINE C PROFILE: A vertical profile view of Storm Line C showing elevations from 5810 to 5830. It details the vertical alignment, including 100-year and 5-year hydraulic grade lines (HGL), and the profile of the storm line. Key points include the water crossing and the manhole C2.
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AS-BUILT DRAWINGS

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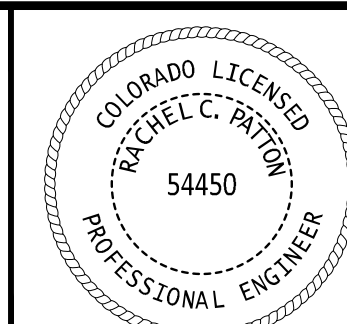
OLIVIA R. RILEY, PE 57110
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH



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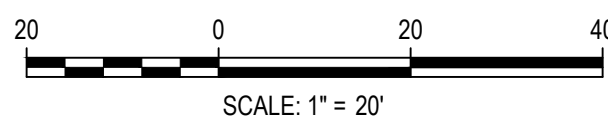
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



PROJECT #: 200829
SHEET NUMBER

25

25 OF 55



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

ISSUE DATE: 07-30-2021	
DATE	REVISION COMMENTS
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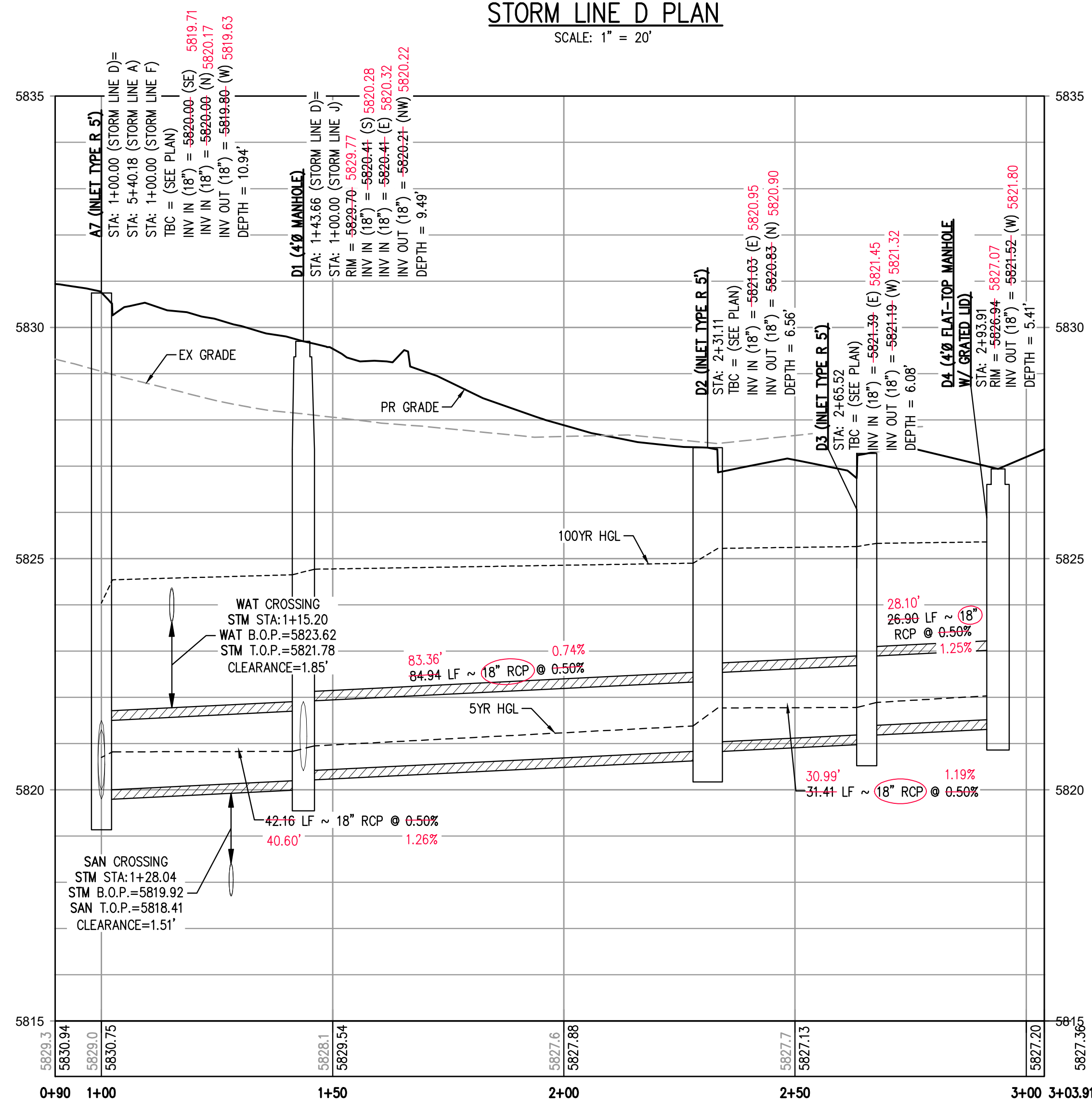


1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

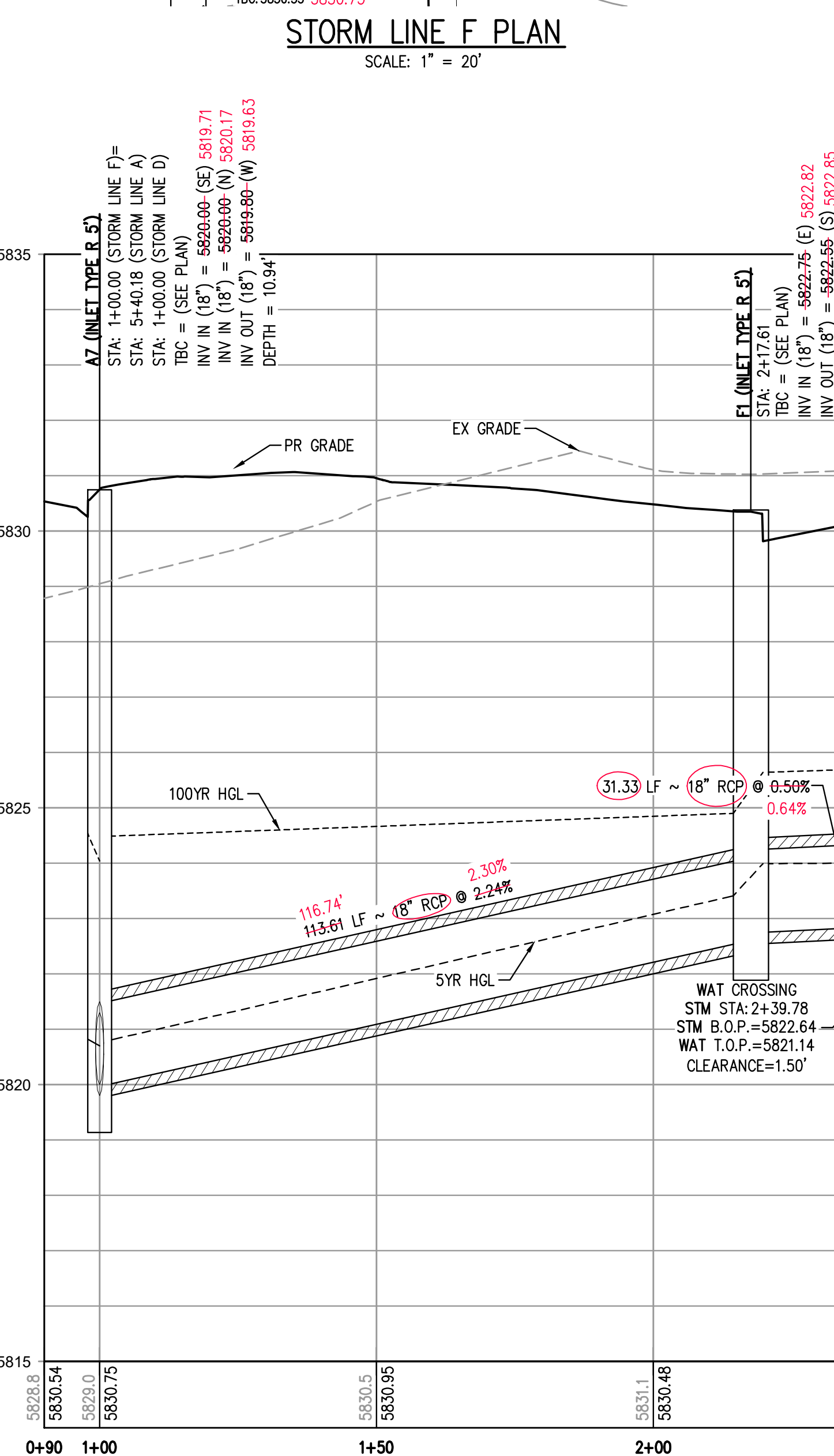
PLAZA STREET PARTNERS

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

TO: AKEL S. EREGAI, E-MAIL, AKS GENERAL STORM NOTES, KEYMAP, P-BASE, P-REGAI, P-URL, STAMP * CO, TOWN OF PARKER * SIGNATURE BLOCK
PLOTTED: THU 03/20/25 7:07:39A BY: KEVIN RUSSELL

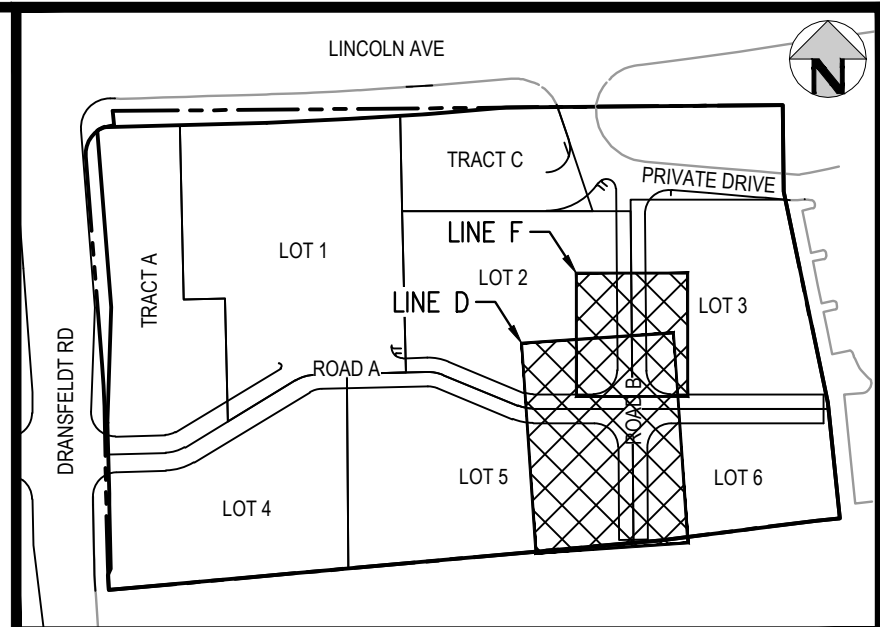


HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

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



SCALE: 1" = 200'

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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 APPROVAL, ALL STORM SEWERS SHALL UTILIZE WATER-TIGHT JOINTS.
7. ALL NON CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
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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

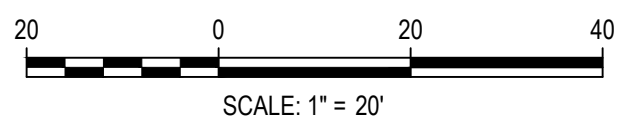


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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE _____



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

ISSUE DATE: 07-30-2021	
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04-25-2023	PERMIT SET



PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT

STORM LINES D & F PLAN & PROFILE

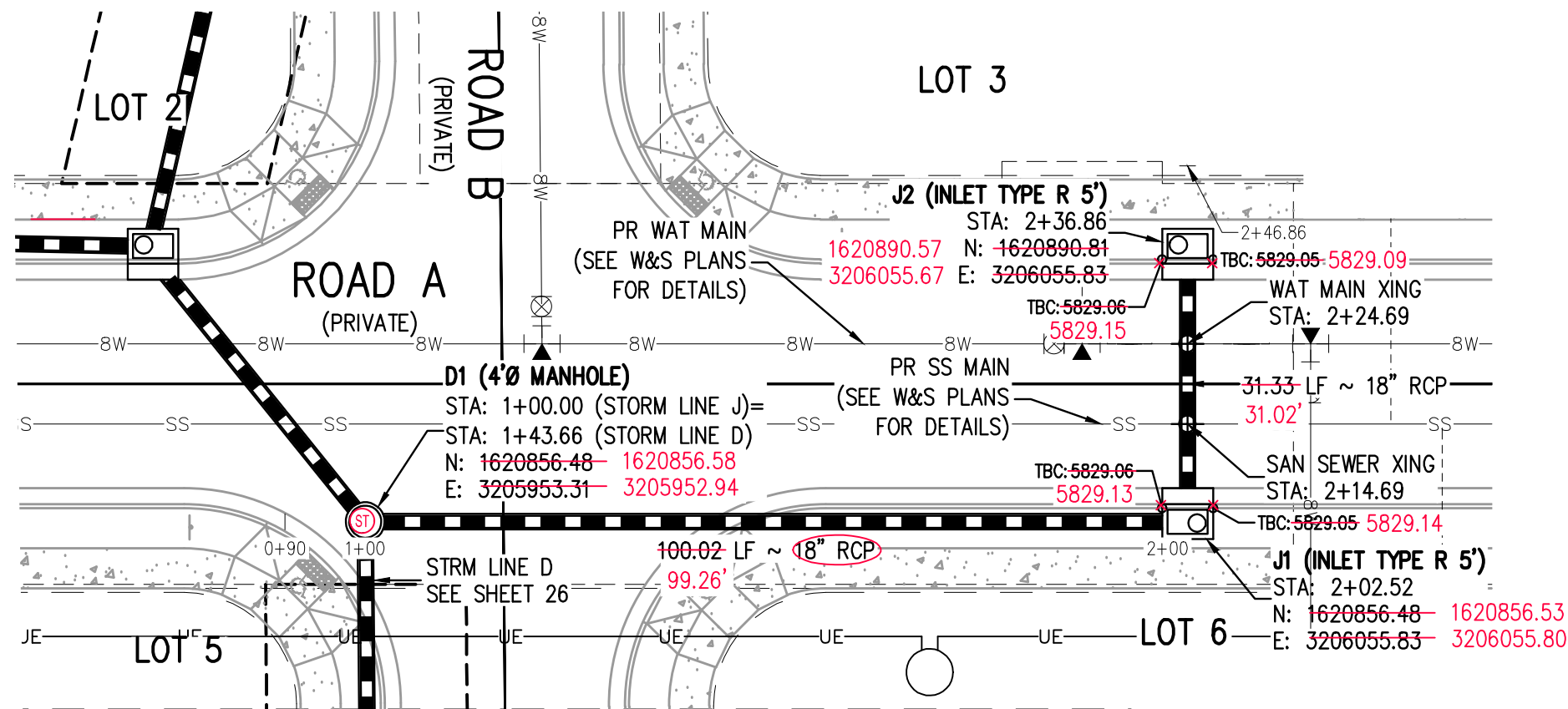


PROJECT #: 200829
SHEET NUMBER

26

26 OF 55

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



STORM LINE J PLAN
SCALE: 1" = 20'

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CERTIFICATION:

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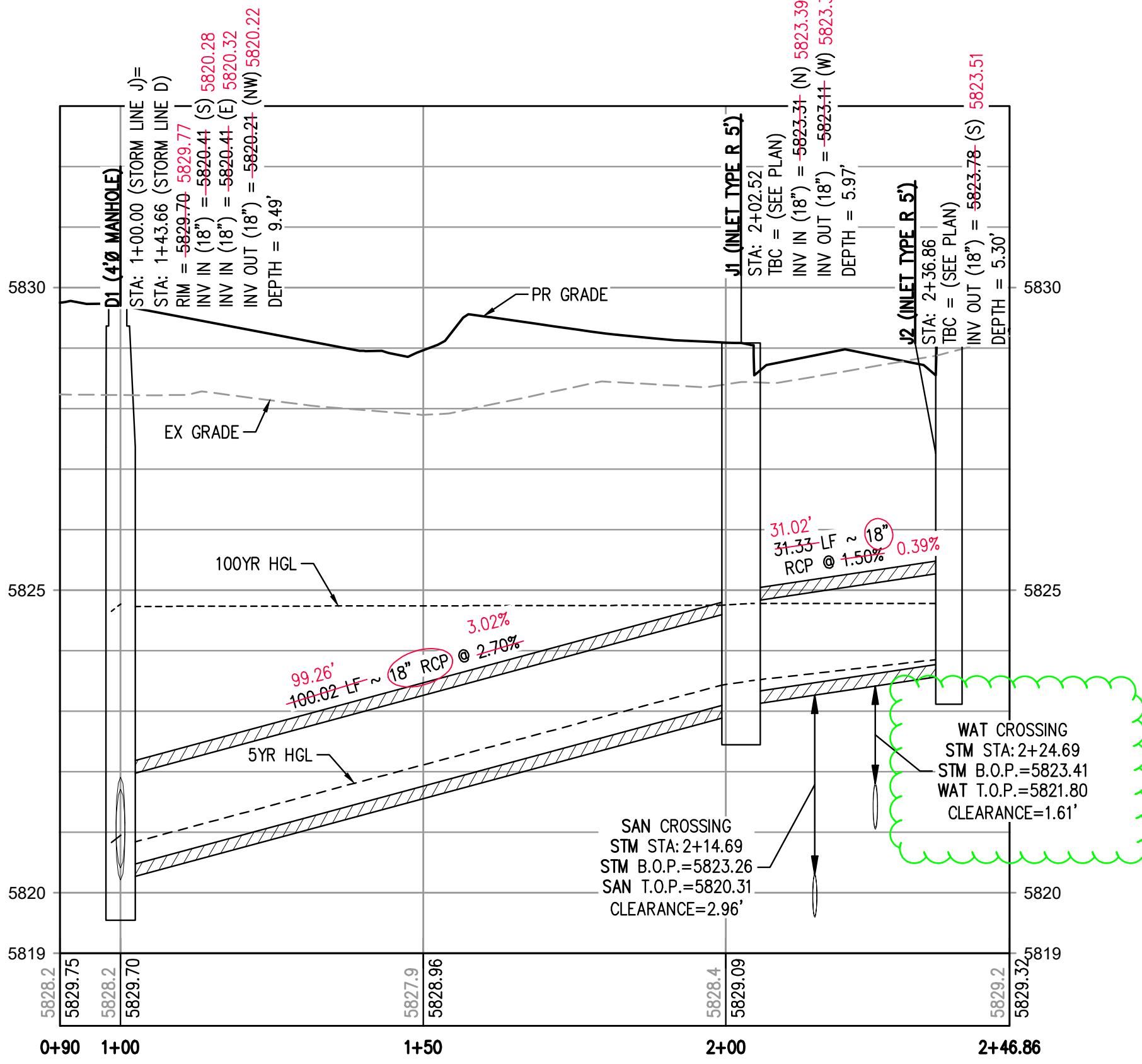
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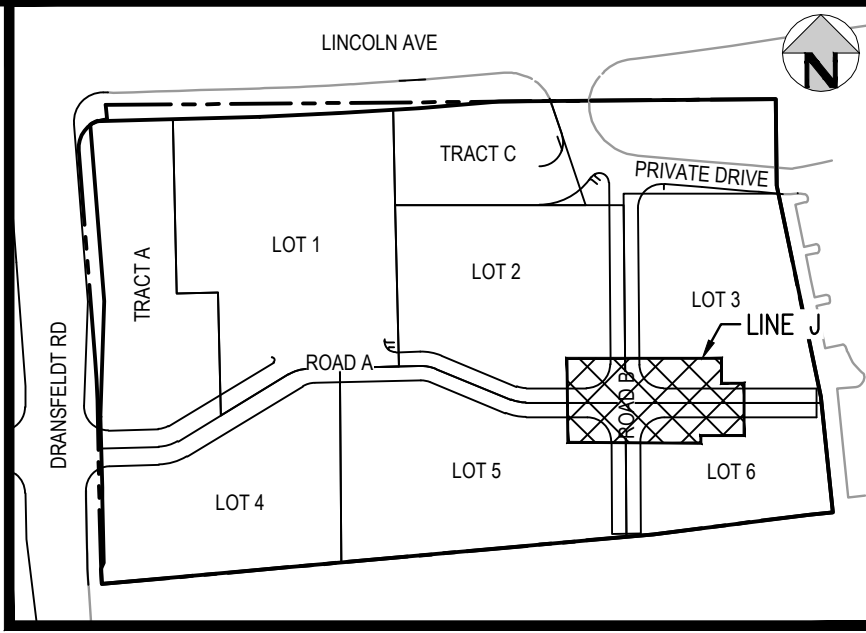
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OLIVIA R. RILEY, PE 57110
FOR AND ON BEHALF OF:
HARRIS KOCHER SMITH



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



KEY MAP
SCALE: 1" = 200'

GENERAL STORM 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 DAMAGES TO EXISTING UNDERGROUND FACILITIES.
- 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.
- STATIONING OF INLETS SHOWN IN STORM SEWER PROFILES IS AT CENTER OF STRUCTURE.
- ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
- 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.
- FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
- ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
- ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-N-TEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
- CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
- 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.
- 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.
- 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.

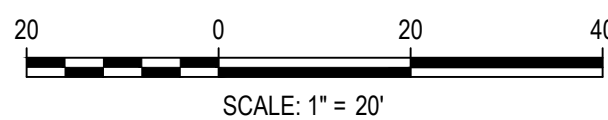
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PROJECT #: 200829
SHEET NUMBER

27

27 OF 55



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

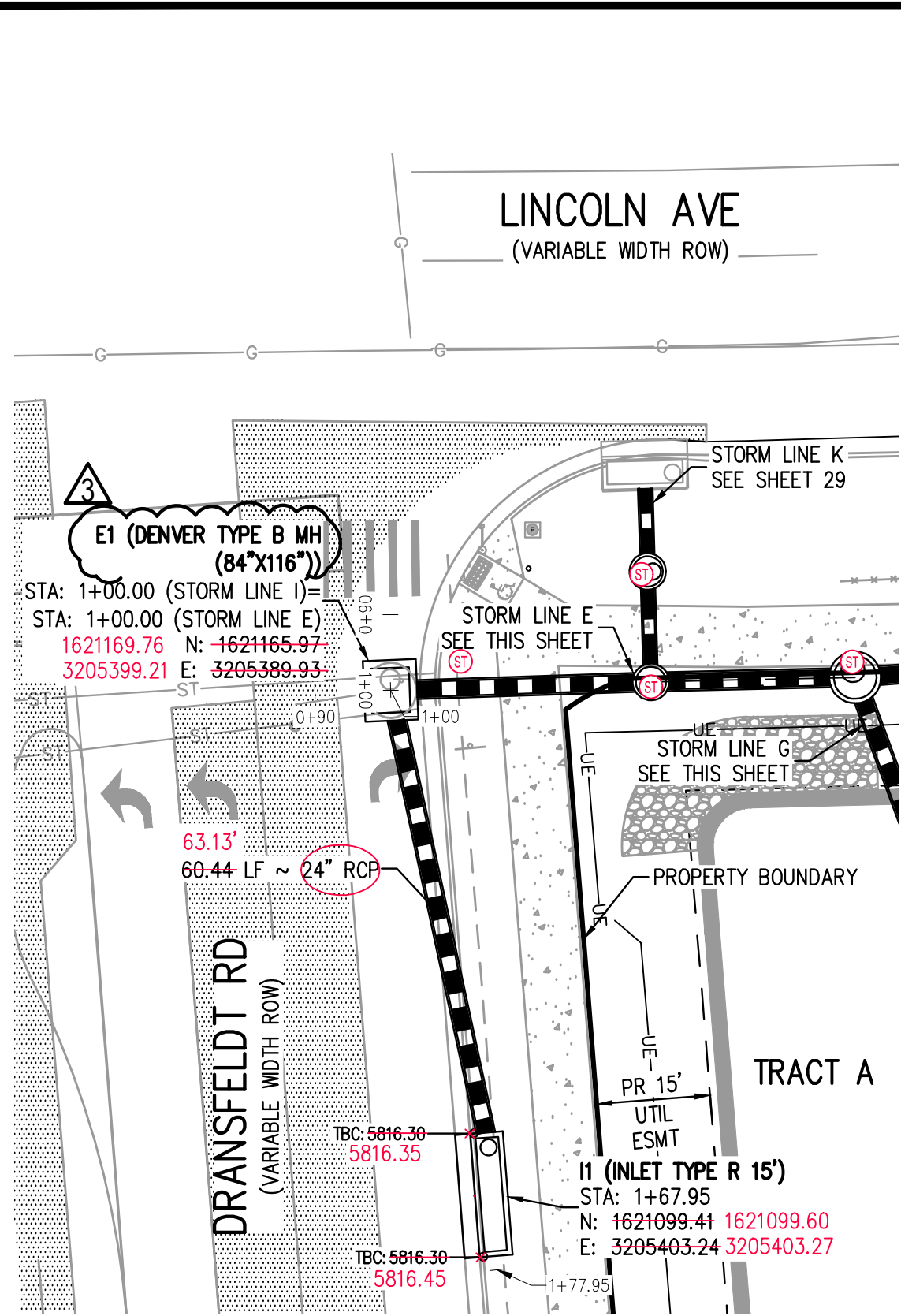


1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

PLAZA STREET PARTNERS

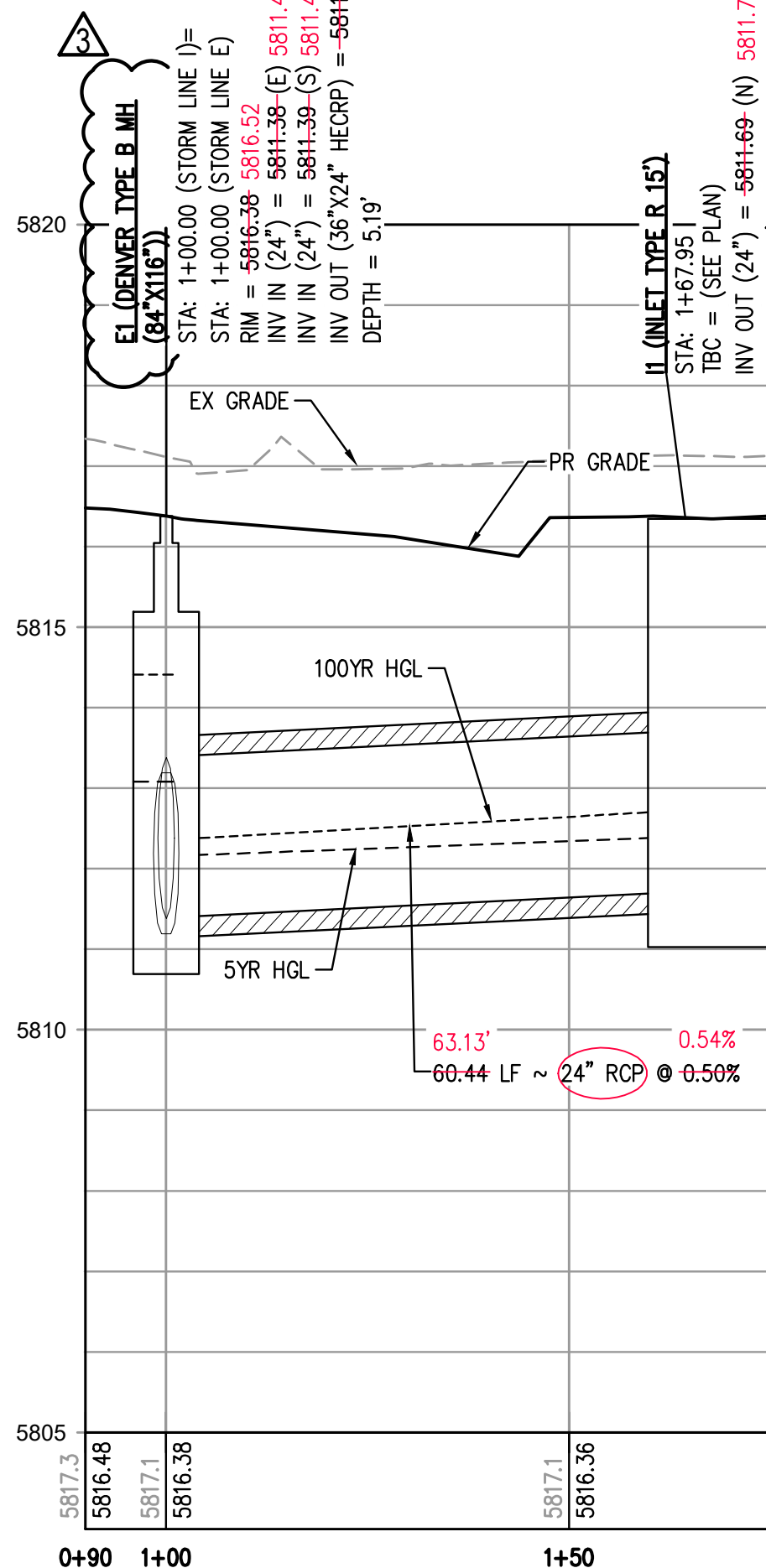
LINCOLN & DRANSFELDT
STORM LINE J PLAN & PROFILE

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



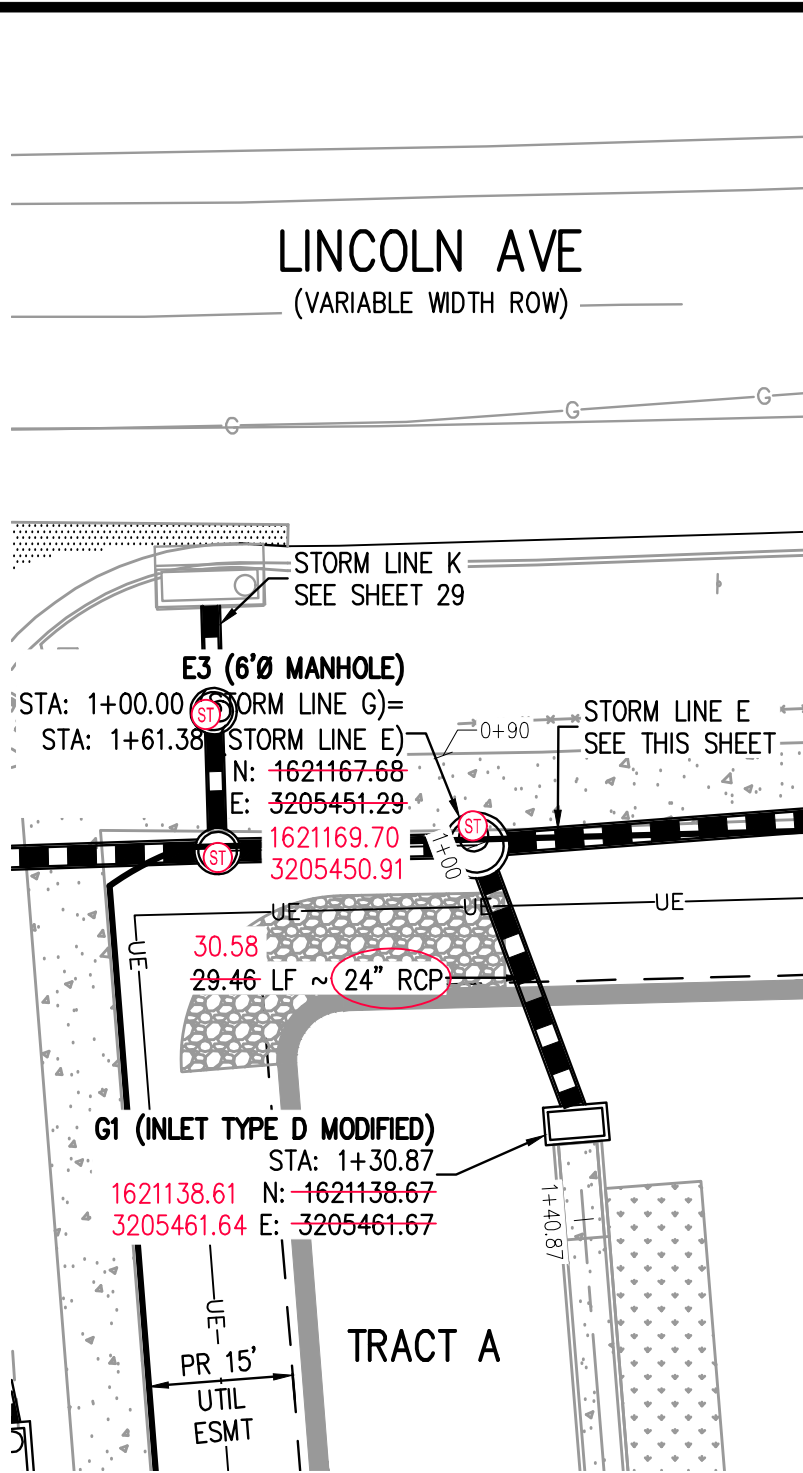
STORM LINE I PLAN

SCALE: 1" = 20'



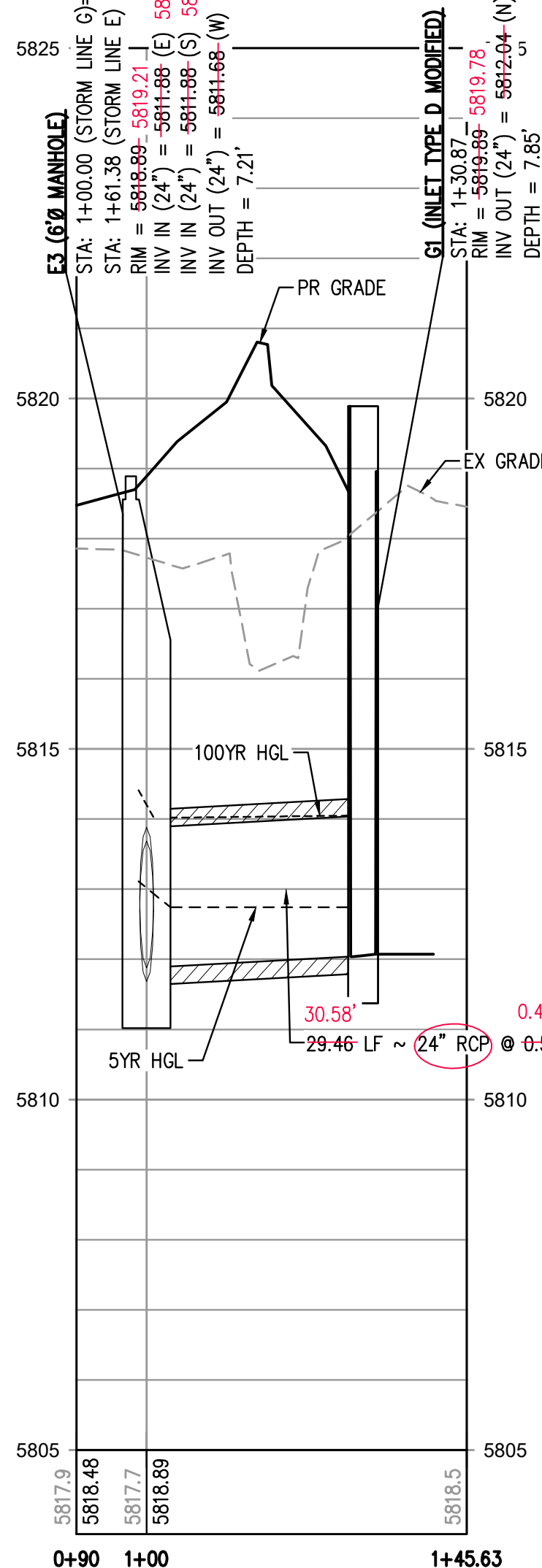
STORM LINE I PROFILE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



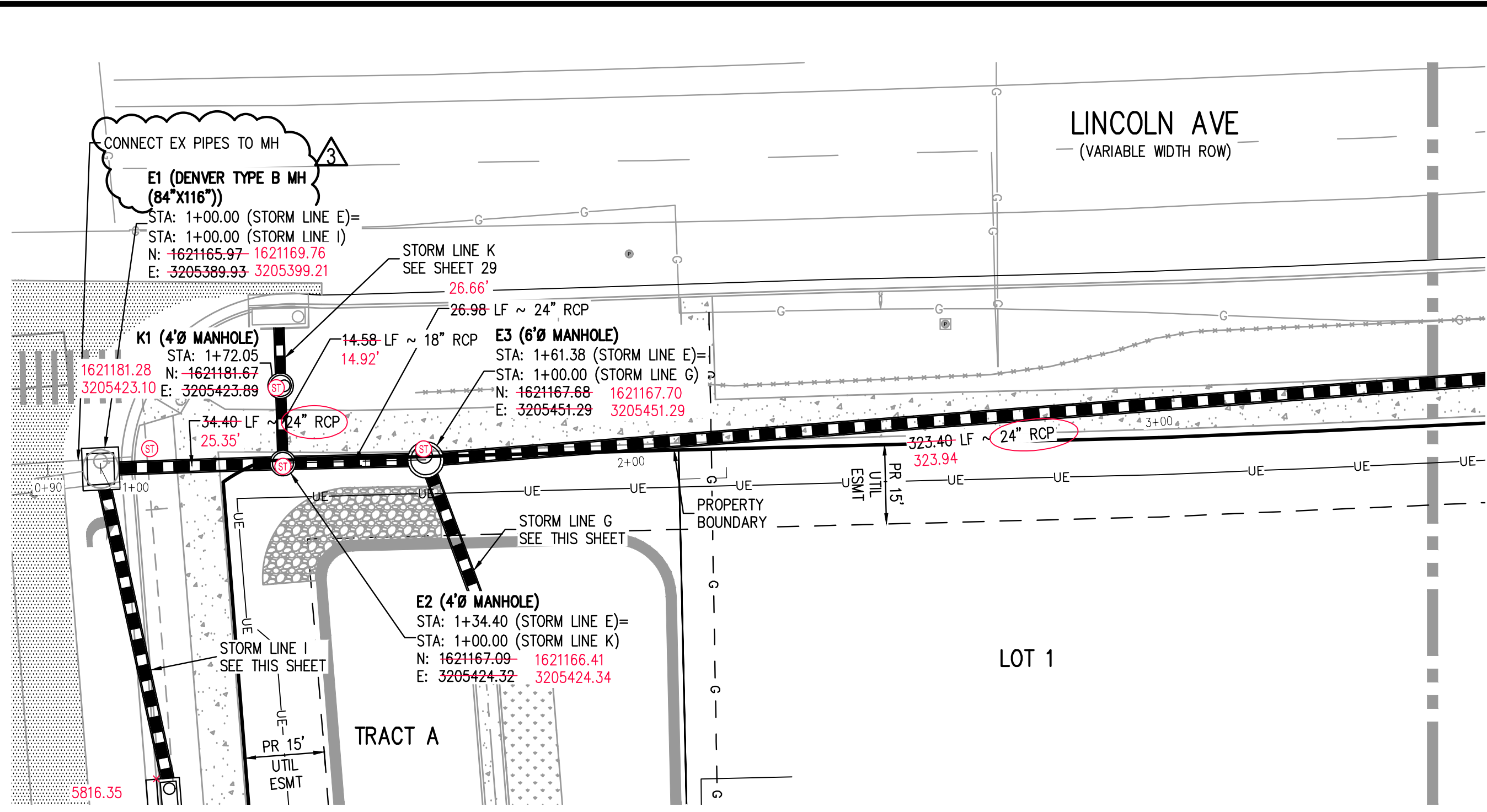
STORM LINE G PLAN

SCALE: 1" = 20'



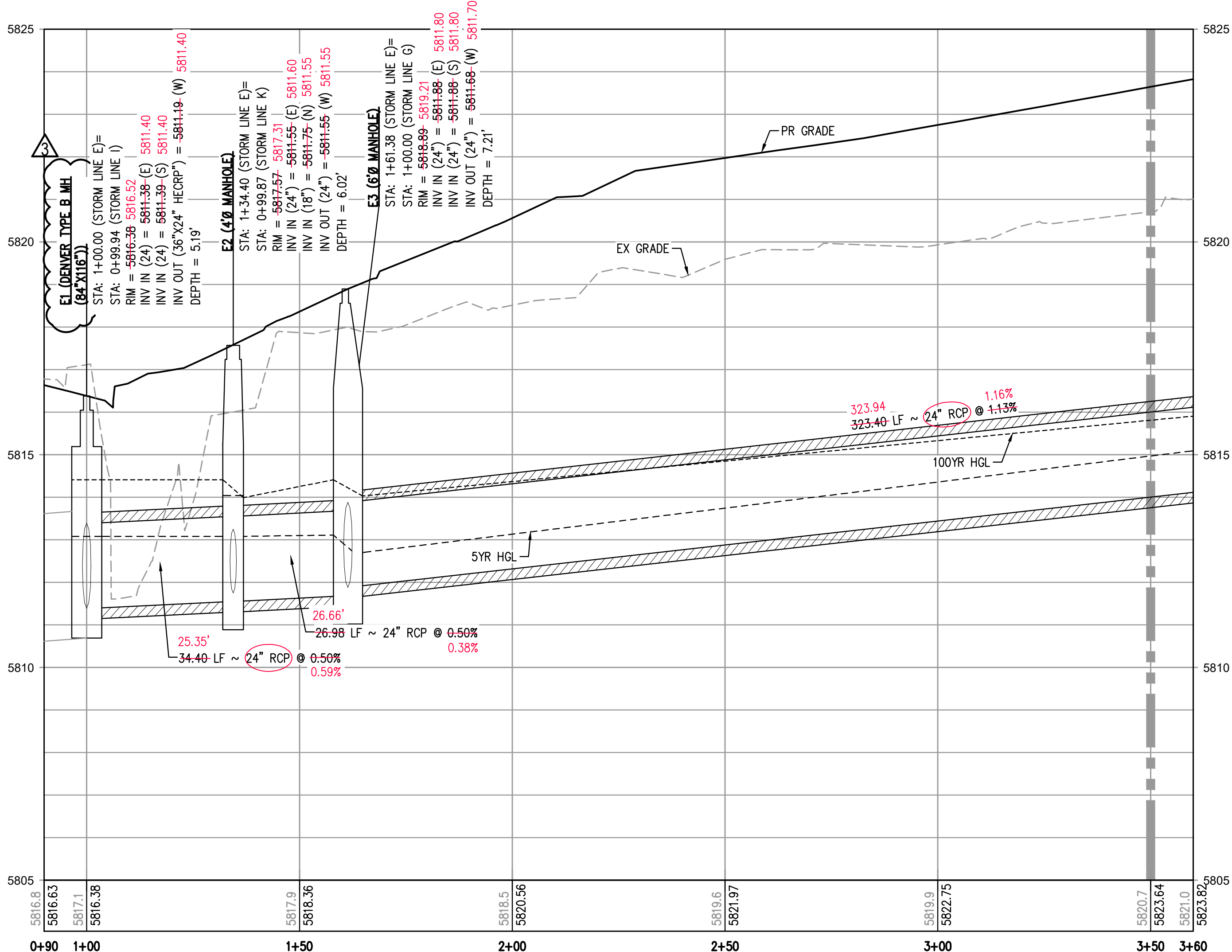
STORM LINE G PROFILE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



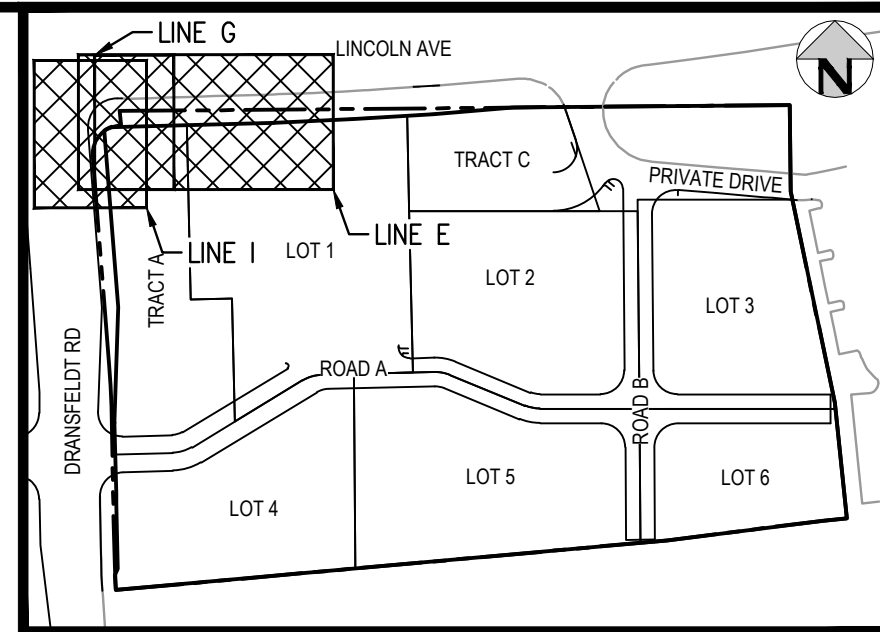
STORM LINE E PLAN

SCALE: 1" = 20'



STORM LINE E PROFILE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



KEY MAP
SCALE: 1" = 200'

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

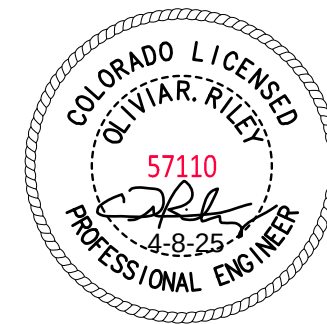


- SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
- ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
 - ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-N-TEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
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AS-BUILT DRAWINGS

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

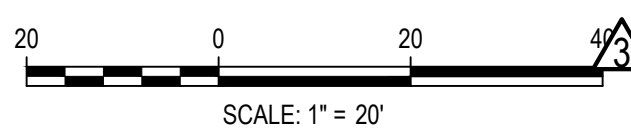


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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE



SCALE: 1" = 20'

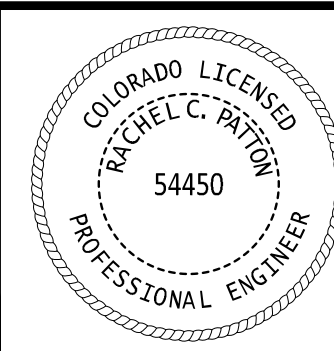
DESIGNED BY: MJS
CHECKED BY: RCP
DRAWN BY: MJS

ISSUE DATE: 07-30-2021	
DATE	REVISION COMMENTS
01-23-2024	RF#1-STORM CONNECT TO EXISTING
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



PLAZA STREET PARTNERS

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



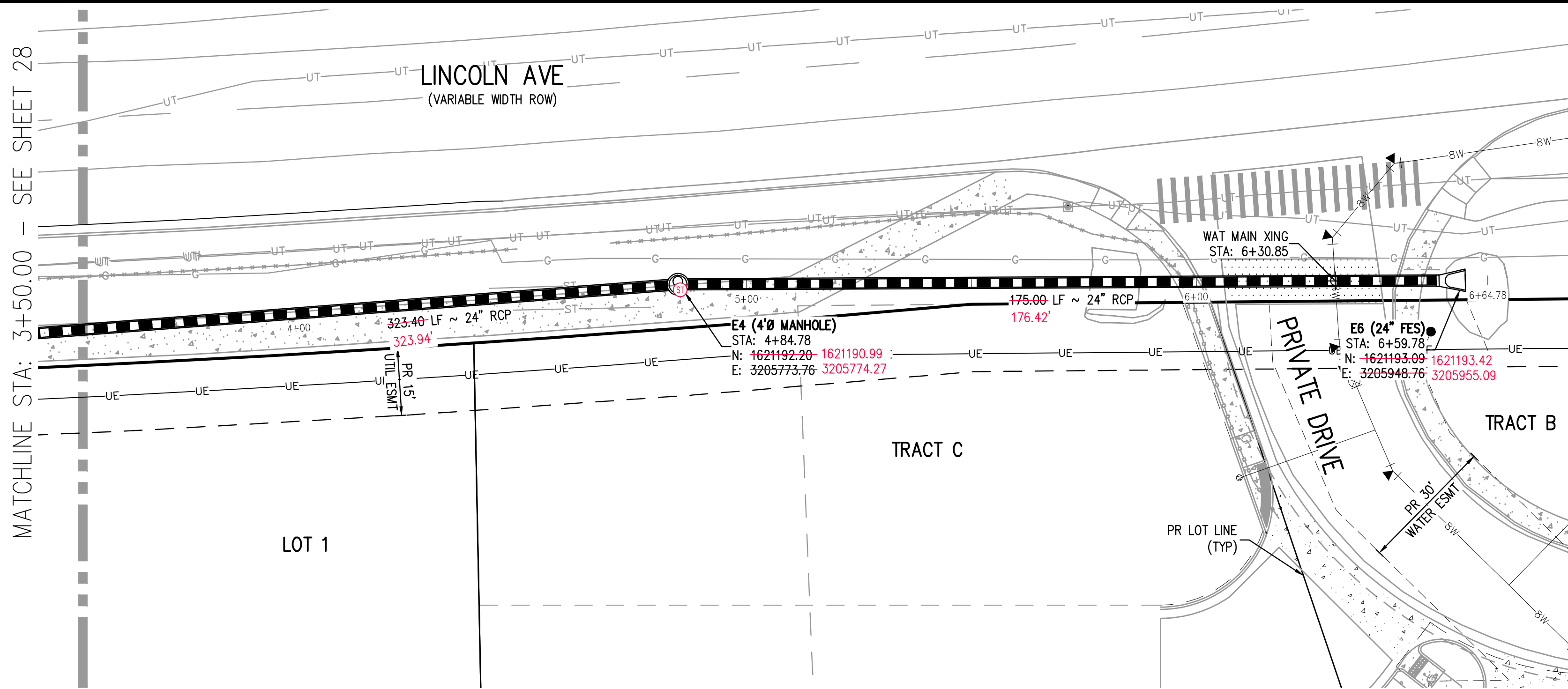
PROJECT #: 200829
SHEET NUMBER

28

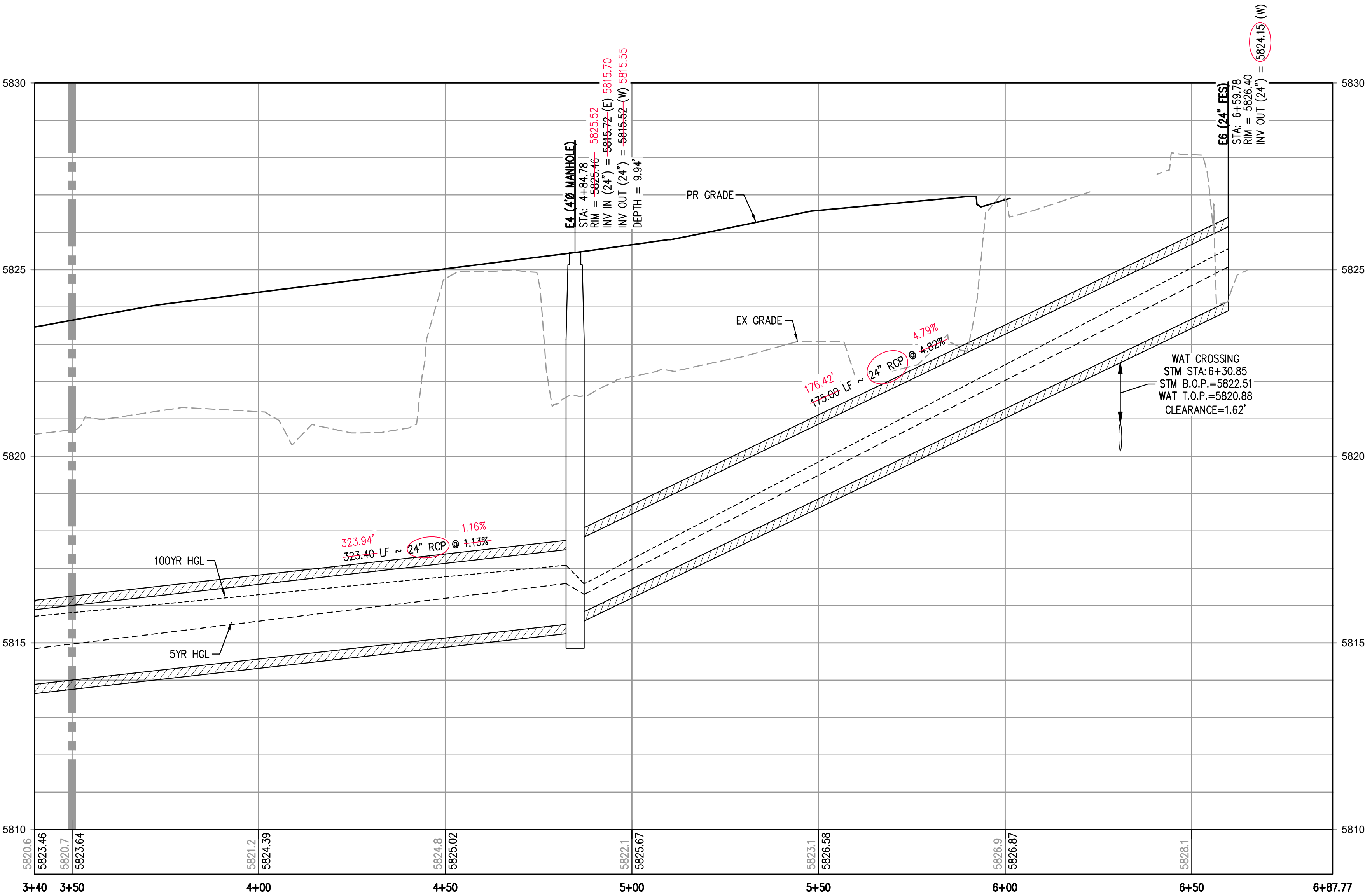
28 OF 55

FILE PATH: P:\2020\08\09\SURVEY\AS-BUILT\STORM\CD - STORM P&S.DWG LAYOUT: 24 PUBLIC STORM LINE E PLAN & PROFILE
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PLOT BY: MJS
PLOT PLOT: THU 03/20/25 7:32:31A BY: KEVIN RUSSELL

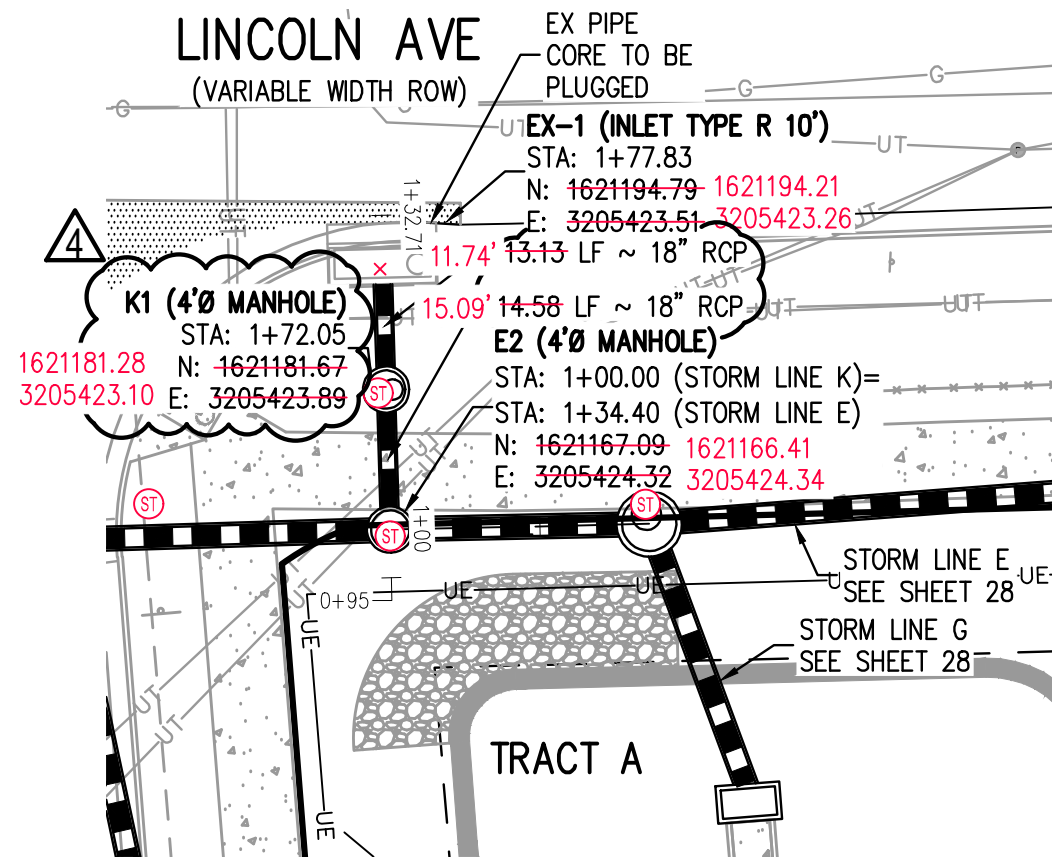
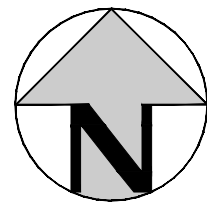
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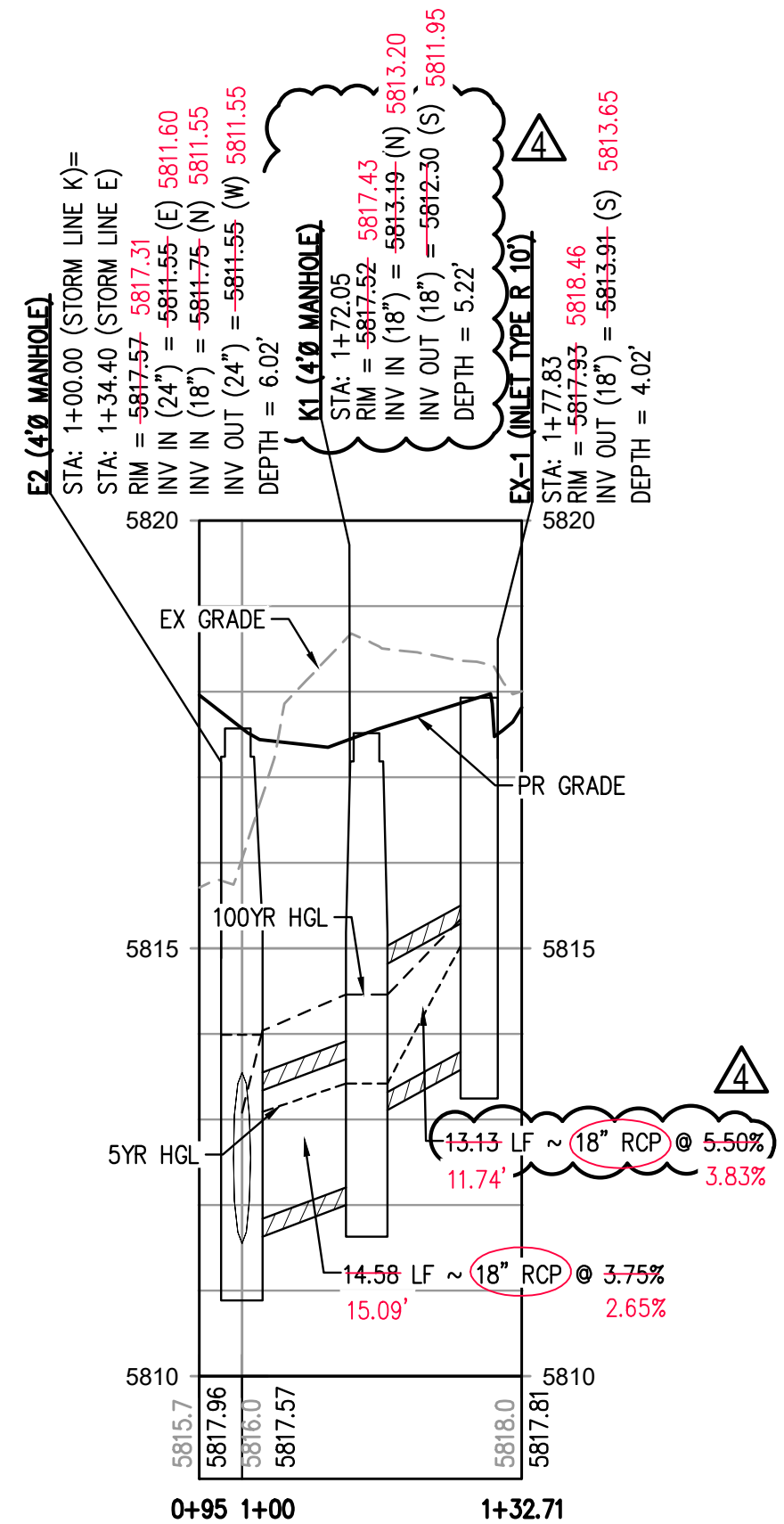
STORM LINE E PLAN
SCALE: 1" = 20'



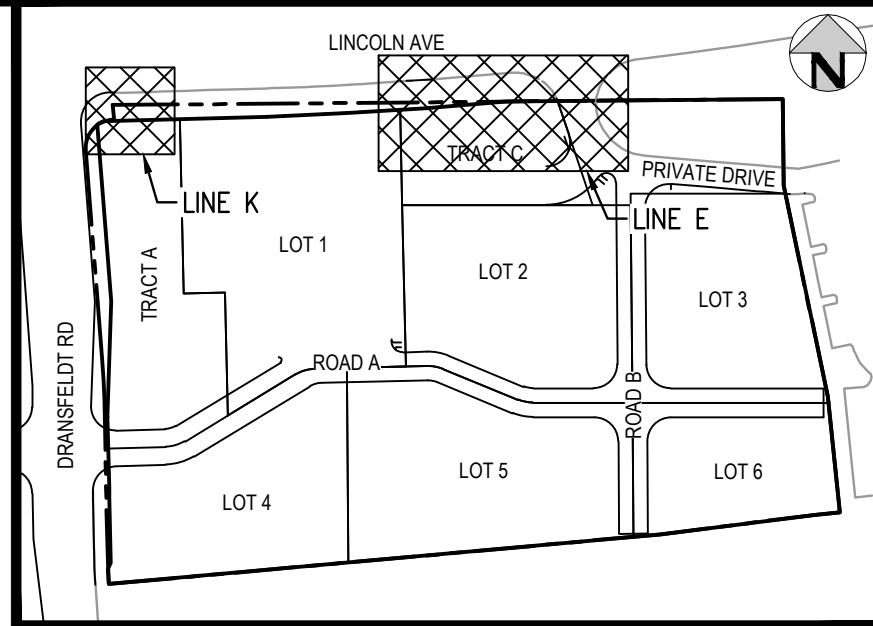
STORM LINE E PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



STORM LINE K PLAN
SCALE: 1" = 20'



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



KEY MAP
SCALE: 1" = 200'

AS-BUILT NOTES:

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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:

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NEIL PARKER, PLS #38347
FOR AND ON BEHALF OF:
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PARKER, CO. 80138

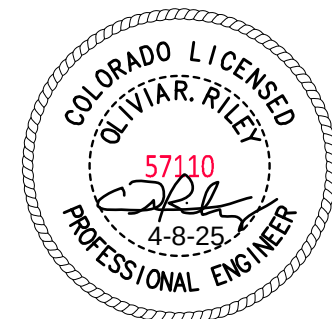


9. ALL TYPES OF PIPES SHALL HAVE CLOSE FIT JOINTS.
9. ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-N-TEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
10. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
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AS-BUILT DRAWINGS

I, OLIVIA R. RILEY, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE AS-BUILT DRAWINGS 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



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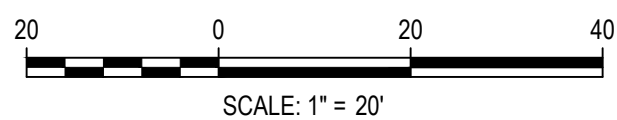
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PROJECT #: 200829
SHEET NUMBER

29

29 OF 55



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

ISSUE DATE: 07-30-2021	
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
04-25-2023	PERMIT SET



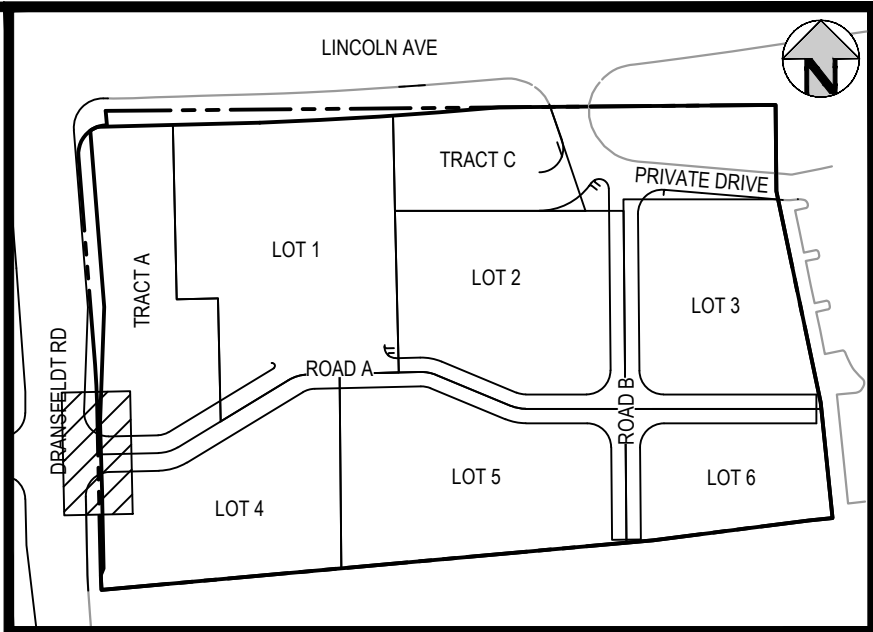
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

PLAZA STREET PARTNERS

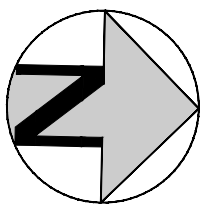
LINCOLN & DRANSFELDT
PUBLIC STORM LINE E PLAN & PROFILE

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

FILE PATH: P:\2020\2020\89\AS-BUILT\ROADWAY\42-44 - INTERSECTION DESIGN\PLAN\POINTS ROTATED TO INSIDING LAYOUT - 42 - SITE ACCESS
DESIGNED BY: CLH
CHECKED BY: RCP
PLOTTED: FR 10/17/25 7:31:57 AM BY: CLH/RILEY



KEY MAP
SCALE: 1" = 200'



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



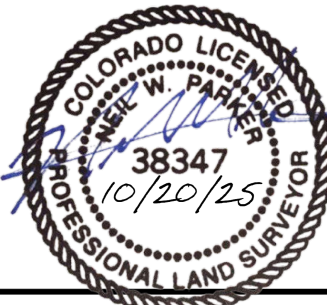
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11624 DUNRICH RD.
PARKER, CO. 80138

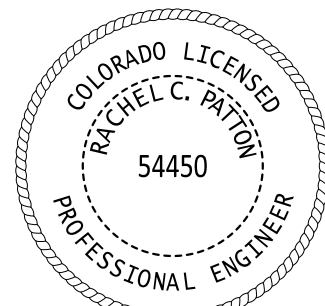


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TOWN OF PARKER, DIRECTOR OF ENGINEERING

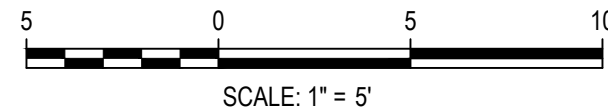
DATE



PROJECT #: 200829
SHEET NUMBER

42

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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
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HarrisKocherSmith.com

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
INTERSECTION DESIGN PLAN - PUBLIC

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.

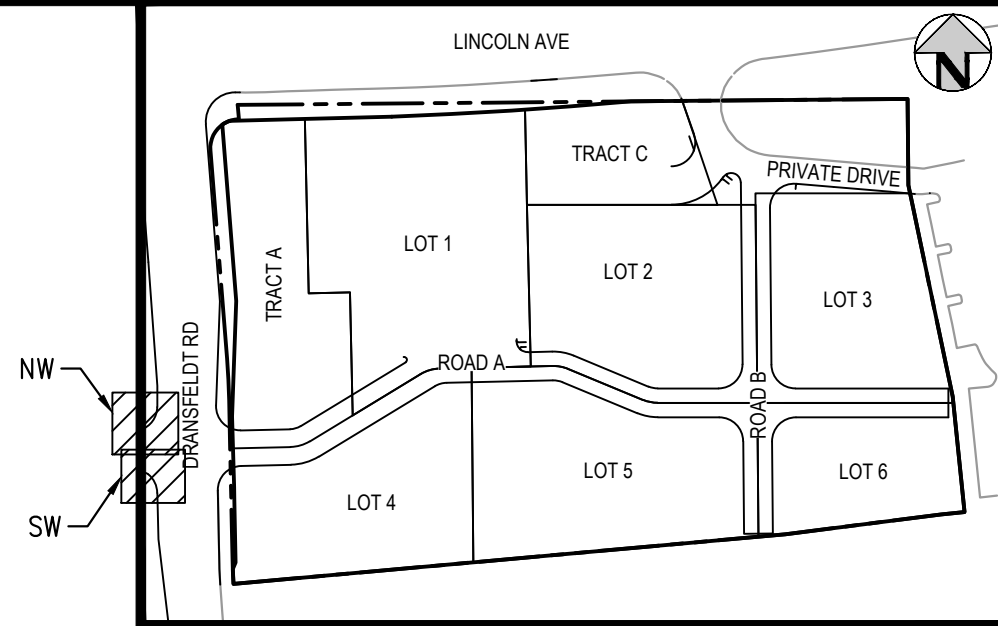
NEIL PARKER, PLS #38347
FOR AND ON BEHALF OF:
CMB SURVEYING, INC
11624 DUNRICH RD.
PARKER, CO. 80138



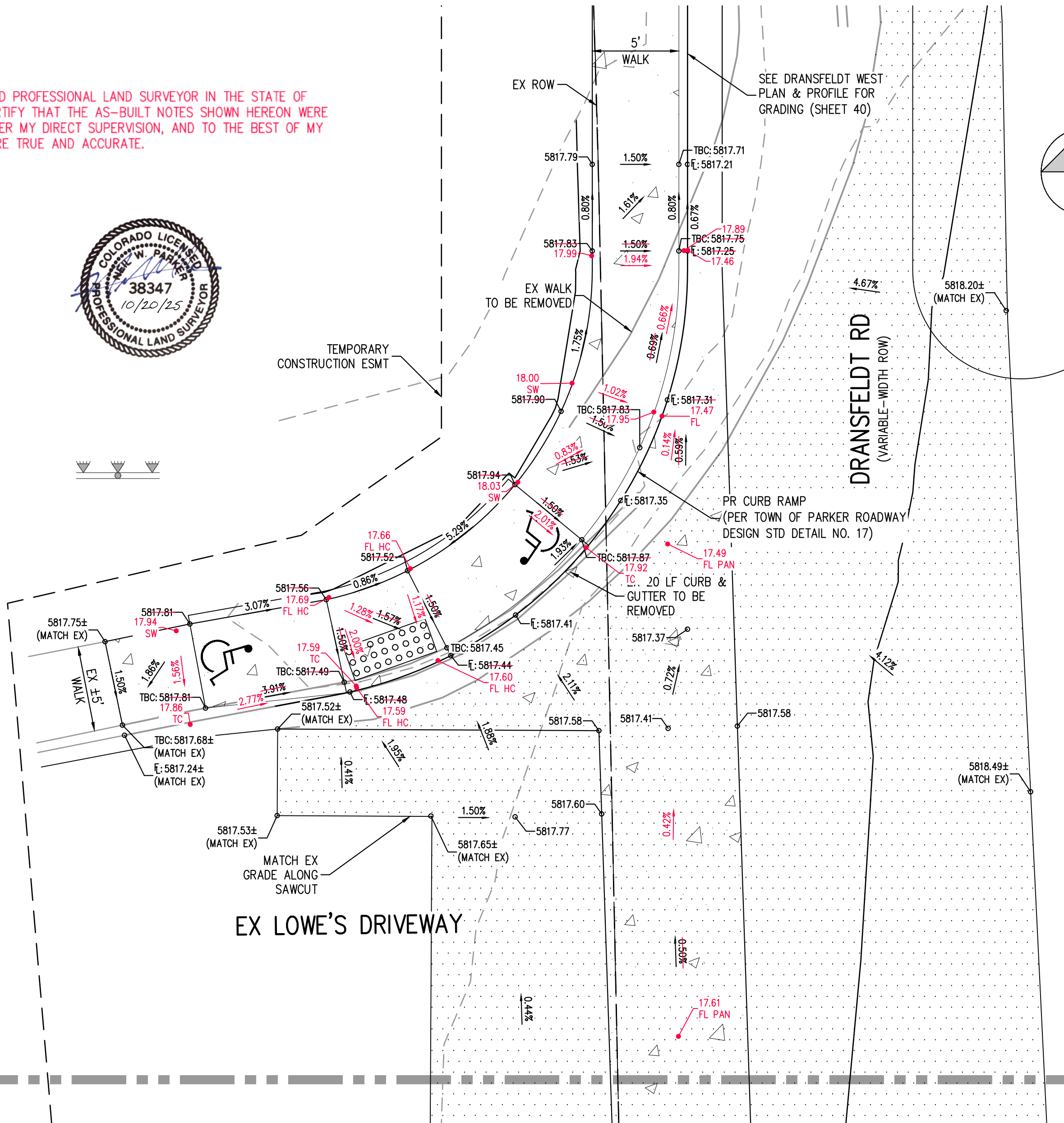
AS-BUILT DRAWINGS

I, 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 XXXXXXXXX XXXXXX), AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND ACCURATE AND IN GENERAL CONFORMANCE WITH THE DESIGN INTENT & CITY REQUIREMENTS

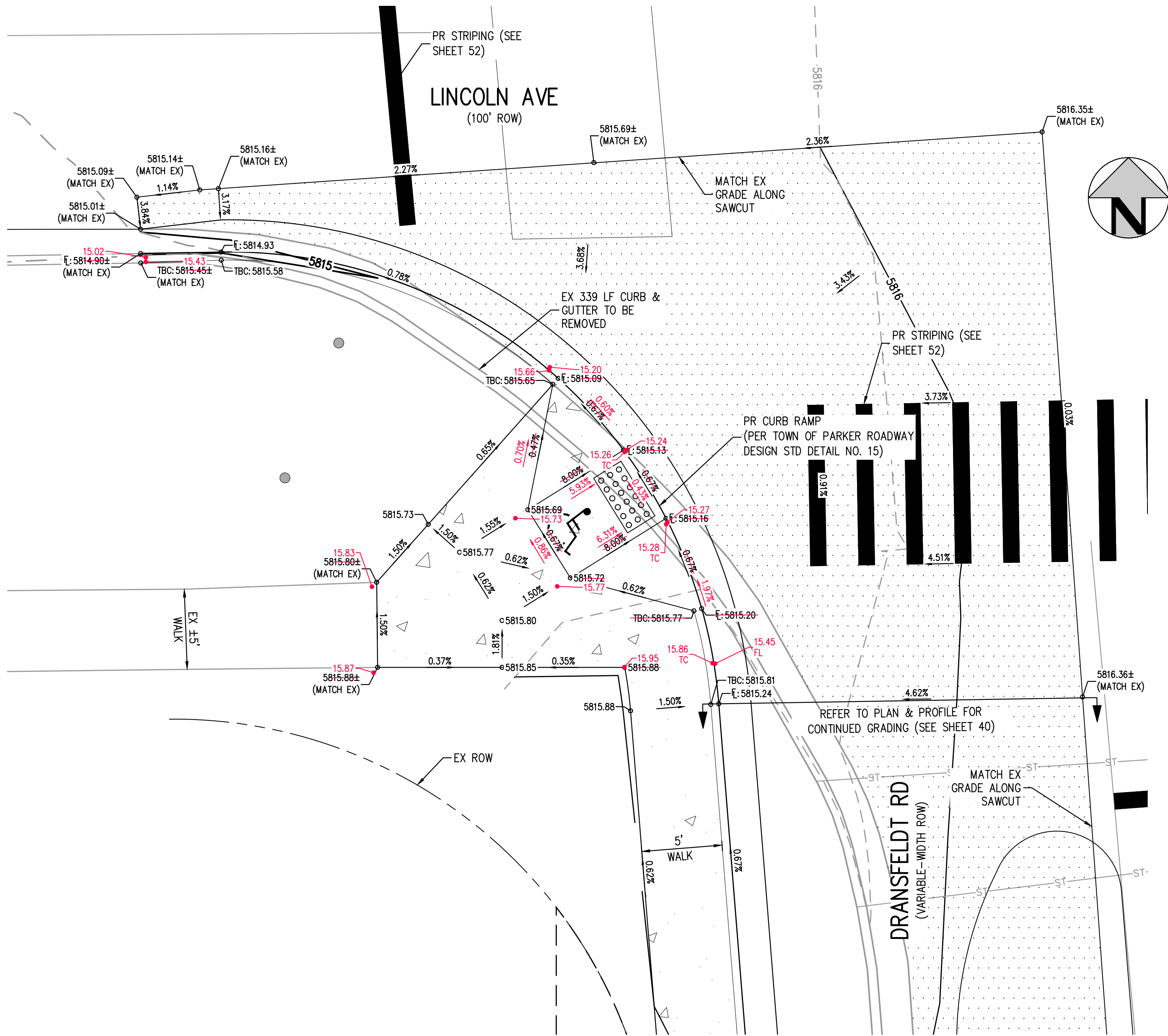
RACHEL C. PATTON, PE 54450
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH



KEY MAP
SCALE: 1" = 200'



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



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

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



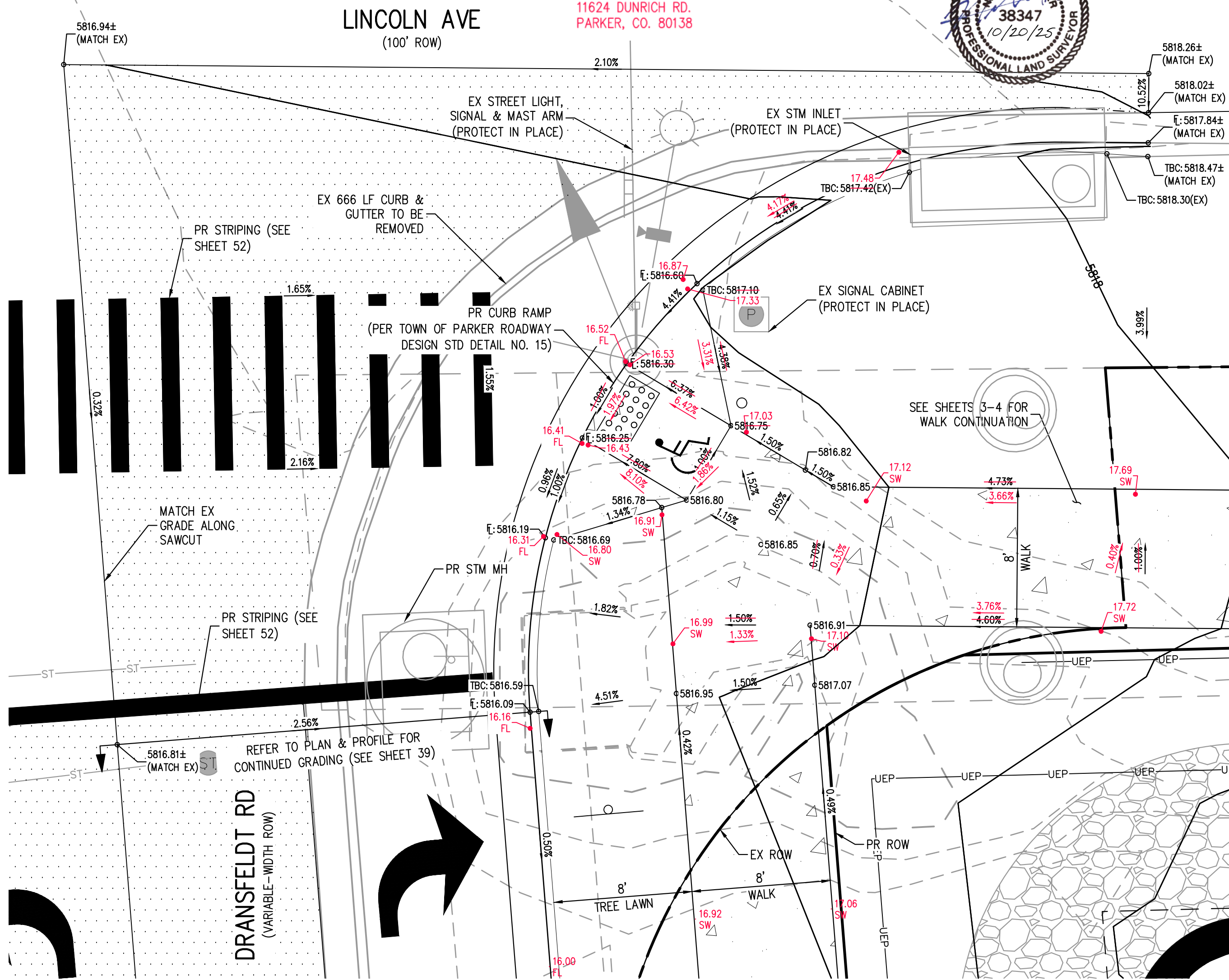
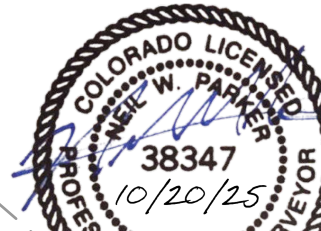
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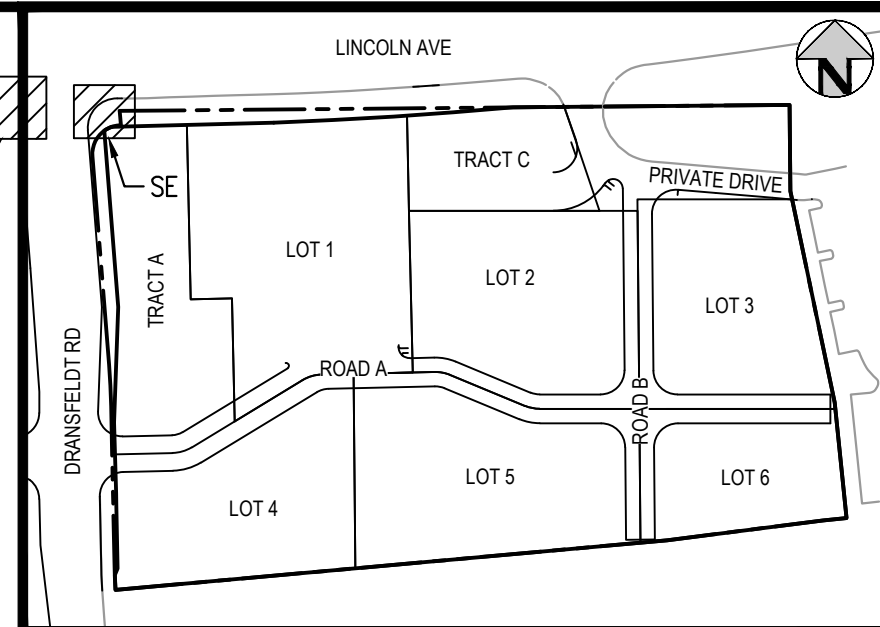
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NEIL PARKER, PLS #38347
FOR AND ON BEHALF OF:
OMB SURVEYING, INC
11624 DUNRICH RD.
PARKER, CO. 80138



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

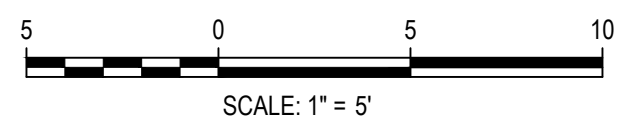


KEY MAP
SCALE: 1" = 200'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



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

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