

# CHAMBERS & HESS, FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
13.80 ACRES, 11 COMMERCIAL LOTS

RICK  
RESPONSES  
4/21/2020

## OWNER

FIRST GUARDIAN GROUP  
2025 GATEWAY PLACE, SUITE 485  
SAN JOSE, CA 95110  
PHONE: 408.392.8822  
CONTACT: PAUL GETTY

## DEVELOPER

REPUBLIC INVESTMENT GROUP  
5750 DTC PARKWAY, SUITE 160  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.897.6091  
CONTACT: GRANT NELSON

## ENGINEER

RICK ENGINEERING COMPANY  
9801 E. EASTER AVE.  
CENTENNIAL, CO 80112  
PHONE: 303.537.8020  
CONTACT: TROY BALES

## SURVEYOR

RICK ENGINEERING COMPANY  
5690 WEBSTER ST.  
ARVADA, CO 80002  
PHONE: 303.403.2433  
CONTACT: MARK WILSON

## AGENCIES:

TOWN OF PARKER  
20120 EAST MAINSTREET  
PARKER, CO 80138  
PHONE: 303.831.0353

## WORK TO BE DONE:

THE SCOPE OF WORK FOR THIS PROJECT CONSISTS OF ROADWAY IMPROVEMENTS, GRADING AND EROSION CONTROL MEASURES, SANITARY SEWER IMPROVEMENTS, STORM DRAINAGE IMPROVEMENTS AND WATER MAIN IMPROVEMENTS ACCORDING TO THE FOLLOWING PLANS, SPECIFICATIONS AND STANDARD DRAWINGS OF THE TOWN OF PARKER, COLORADO.

## STANDARDS AND SPECIFICATIONS

- TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (2014)
- TOWN OF PARKER ROADWAY DESIGN & CONSTRUCTION CRITERIA MANUAL (2018)
- COLORADO DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN GUIDE (2017) (PRIVATE)
- COLORADO DEPARTMENT OF TRANSPORTATION STANDARD PLAN (2017) (PRIVATE)
- MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (2009)
- URBAN STORM DRAINAGE CRITERIA MANUAL VOLUMES 1, 2, & 3 (2016)

## SITE BENCHMARK & BASIS OF BEARINGS:

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS MAP IS BY GPS OBSERVATION NAVD88. A SITE BENCHMARK HAS BEEN SET AT THE NORTHWEST CORNER OF A DRAIN INLET ON CHAMBERS ROAD, APPROXIMATELY 200'± NORTH OF HESS ROAD. ELEVATION = 6075.31

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, BEARING SOUTH 89°15'13" WEST AS SHOWN ON FINAL PLAT DOUGLAS 234 FILING NO. 1.

## LEGAL DESCRIPTION:

LOT 1, BLOCK 10, DOUGLAS 234 FILING NO. 1  
COUNTY OF DOUGLAS, STATE OF COLORADO

ALSO DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 29, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 29 BEARS NORTH 89°15'13" EAST A DISTANCE OF 2638.35 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE NORTH 89°15'13" EAST ALONG THE SOUTHERLY LINE OF SOUTHEAST QUARTER OF SECTION 29, A DISTANCE OF 523.31 FEET; THENCE NORTH 00°44'47" WEST A DISTANCE OF 62.64 FEET TO THE NORTHERLY LINE OF HESS ROAD AND THE POINT OF BEGINNING.

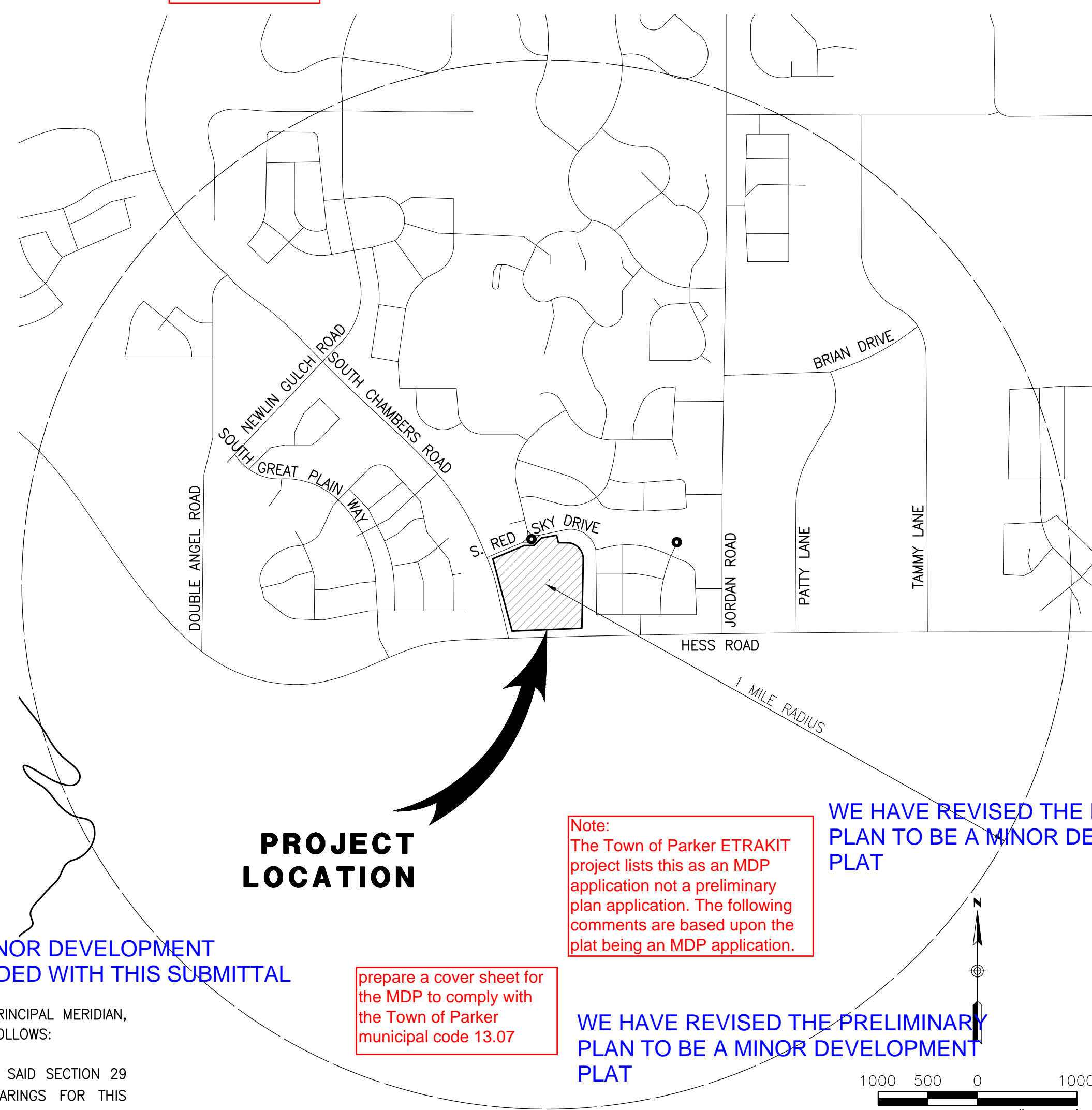
THENCE NORTH 53°05'57" WEST A DISTANCE OF 77.99 FEET;  
THENCE NORTH 10°51'05" WEST ALONG A LINE TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 170.63 FEET;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 563.43 FEET THROUGH A CENTRAL ANGLE OF 10°27'51" HAVING A RADIUS OF 3085.00 FEET AND A CHORD BEARING NORTH 16°05'00" WEST AND A DISTANCE OF 562.65 FEET;  
THENCE NORTH 21°50'47" EAST ALONG A LINE NON-TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE A DISTANCE OF 15.32 FEET;  
THENCE NORTH 67°44'14" EAST ALONG A LINE NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 288.93 FEET;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 17.48 FEET THROUGH A CENTRAL ANGLE OF 21°32'17" HAVING A RADIUS OF 46.50 FEET AND A CHORD BEARING SOUTH 77°57'51" EAST A DISTANCE OF 17.38 FEET TO A POINT OF REVERSE CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 136.49 FEET THROUGH A CENTRAL ANGLE OF 110°55'25" HAVING A RADIUS OF 70.50 FEET AND A CHORD BEARING NORTH 57°20'35" EAST AND A DISTANCE OF 116.15 FEET TO A POINT ON A CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 9.00 FEET THROUGH A CENTRAL ANGLE OF 17°11'35" HAVING A RADIUS OF 30.00 FEET AND A CHORD BEARING NORTH 60°09'45" EAST AND A DISTANCE OF 8.97 FEET TO A POINT OF A COMPOUND CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 200.37 FEET THROUGH A CENTRAL ANGLE OF 11°48'18" HAVING A RADIUS OF 972.50 FEET AND A CHORD BEARING NORTH 74°39'41" EAST AND A DISTANCE OF 200.02 FEET;

THENCE SOUTH 08°15'28" EAST ALONG A LINE NON-TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE A DISTANCE OF 107.11 FEET;  
THENCE SOUTH 66°27'14" EAST A DISTANCE OF 195.03 FEET;  
THENCE SOUTH 01°02'54" EAST A DISTANCE OF 790.17 FEET;  
THENCE SOUTH 87°46'51" WEST A DISTANCE OF 547.23 FEET TO THE POINT OF BEGINNING.

REVISED

revise the plat description to reflect the replat of the existing platted lot



PROJECT LOCATION

Note: The Town of Parker ETRAKIT project lists this as an MDP application not a preliminary plan application. The following comments are based upon the plat being an MDP application.

WE HAVE REVISED THE PRELIMINARY PLAN TO BE A MINOR DEVELOPMENT PLAT

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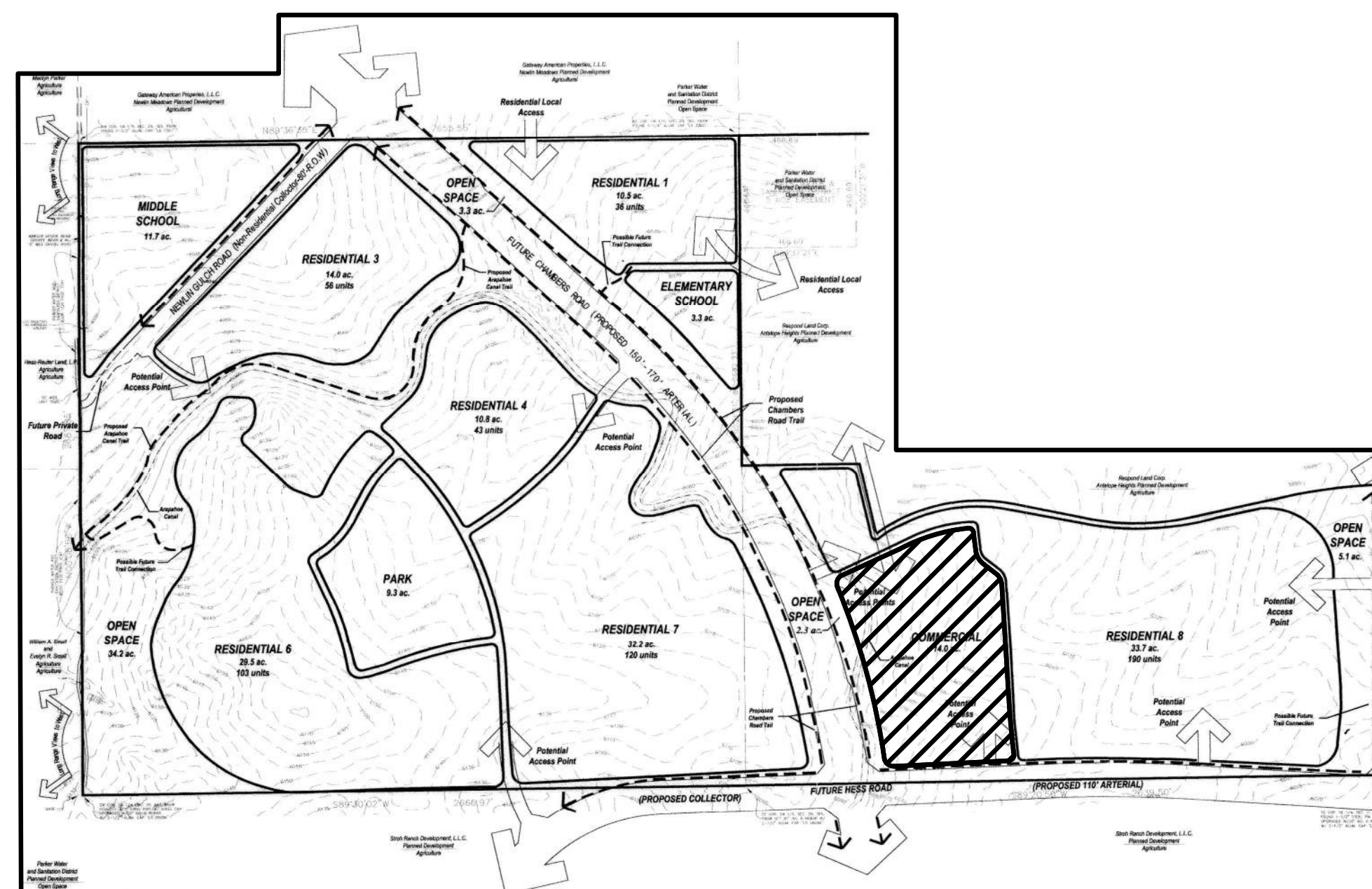
prepare a cover sheet for the MDP to comply with the Town of Parker municipal code 13.07

show physical description of these section corner monuments per board rules

SEE THE MINOR DEVELOPMENT PLAT INCLUDED WITH THIS SUBMITTAL

## VICINITY MAP

SCALE 1"= 2000'



## LEGEND

	EXISTING	PROPOSED
TRACT BOUNDARY	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY CENTERLINE	---	---
CURB & GUTTER	---	---
FENCE	---	---
EASEMENT	---	---
FLOWLINE	---	---
CONTOURS	---	---
SANITARY SEWER MANHOLE	⊙	⊙
STORM DRAIN MANHOLE	⊙	⊙
FIRE HYDRANT	⊙	⊙
WATER VALVE	⊙	⊙
STORM INLET	⊙	⊙
FLARED END SECTION	---	---
POND OUTLET STRUCTURE	---	---
STORM DRAIN	---	---
SEWER LINE	---	---
WATER MAIN	---	---
RIPRAP	---	---
SIGN	---	---
STREET LIGHT (PRIVATE)	---	---
STREET LIGHT (PUBLIC)	---	---
PHASE BOUNDARY	---	---
RIBBON GUTTER	---	---
STREET LIGHT	---	---
SLOPE	---	---
DRAINAGE SWALE	---	---
TYPICAL LATERALS	---	---
AC PAVING	---	---
ALLEY CONCRETE	---	---
ACCESS ROAD	---	---
CONCRETE	---	---
FIRE ACCESS EASEMENT	---	---
GAS LINE	---	---
ELECTRIC LINE	---	---
TELEPHONE LINE	---	---
POWER POLE	---	---
TRANSFORMER	---	---

## ABBREVIATION

BEGIN CURVE	BC
BLOW OFF VALVE	BOV
BEGIN VERTICAL CURVE STATION	BVCS
BEGINNING OF VERTICAL CURVE ELEVATION	BVCE
BOTTOM OF WALL	BW
CENTERLINE	CL
END CURVE	EC
END VERTICAL CURVE STATION	EVCS
END VERTICAL CURVE ELEVATION	EVCE
EXISTING GRADE	EG
FINISHED GRADE	FG
FINISHED SURFACE	FS
FINISH FLOOR	FF
FLOW LINE	FL
GARAGE FLOOR FRONT	GFF
GARAGE FLOOR BACK	GFB
GRADE BREAK	GB
HIGH POINT	HP
INVERT	INV
LOW POINT	LP
POINT OF CURB RETURN	PCR
POINT OF VERTICAL CURVE INTERSECTION	PVI
PROPERTY LINE	PL
THRUST BLOCK	TB
TOP OF CURB	TC
TOP OF GRATE	TG
TOP OF WALL	TW

## ENGINEER'S STATEMENT:

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE CITY OF AURORA, STANDARDS, AND DESIGN CRITERIA, AND THAT THEY INCLUDE ALL IMPROVEMENT REQUIREMENTS OF THE ADVISORY AGENCY OR OTHER REVIEW BOARD.

I AM RESPONSIBLE FOR ALL CALCULATIONS AND DRAWINGS ON THESE PLANS AND ANY ERRORS, OMISSIONS, OR VIOLATIONS OF THOSE ORDINANCES, STANDARDS, AND DESIGN CRITERIA SHALL BE CORRECTED DURING CONSTRUCTION.

TROY BALES  
RICK ENGINEERING COMPANY

Approved One Year From Date

City Engineer	Date
Water Department	Date
Fire Department	Date

## PLAN SHEET INDEX

NO.	TITLE
1 TO 3	PRELIMINARY SKETCH PLANS
4 TO 28	ROADWAY AND STORM DRAIN PLANS
4	COVER SHEET
5	ROAD & STORMDRAIN GENERAL NOTES
6	OVERALL GRADING PLAN
7 TO 8	CBMP PHASE A & B
9 TO 17	CBMP DETAILS
18	ROSEBUD DRIVE & STORM DRAIN PLAN & PROFILE
19	STORM DRAIN PLAN & PROFILE
20	INTERSECTION DETAILS
21	SIGNING & STRIPING PLAN
22	STANDARD DETAILS
23 TO 29	UTILITY PLANS
23	UTILITY COVER SHEET
24	UTILITY NOTES
25	OVERALL UTILITY PLAN
26	WATER PLAN
27	WATER PLAN & PROFILE
28	ROSEBUD DRIVE - SEWER PLAN & PROFILE
29	SEWER PLAN & PROFILE
30 TO 44	LANDSCAPE PLANS
30	LM-01 TREE MITIGATION PLAN
31 TO 37	LP-01 TO LP-07 LANDSCAPE PLANTING PLAN
38 TO 44	LI-01 TO LI-07 IRRIGATION PLAN

SKETCH/PRELIMINARY PLAN FOR  
CHAMBERS & HESS  
FILING NO. 1  
DOUGLAS COUNTY, COLORADO

**RICK**  
ENGINEERING COMPANY  
9801 EAST EASTER AVE  
CENTENNIAL, CO 80112  
303.537.8020  
Tucson - San Diego - Riverside - Orange  
Sacramento - San Luis Obispo - Phoenix  
rickengineering.com



NO.	DESCRIPTION	DATE:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SCALE: NTS  
DATE: 1/27/20  
DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: 19069

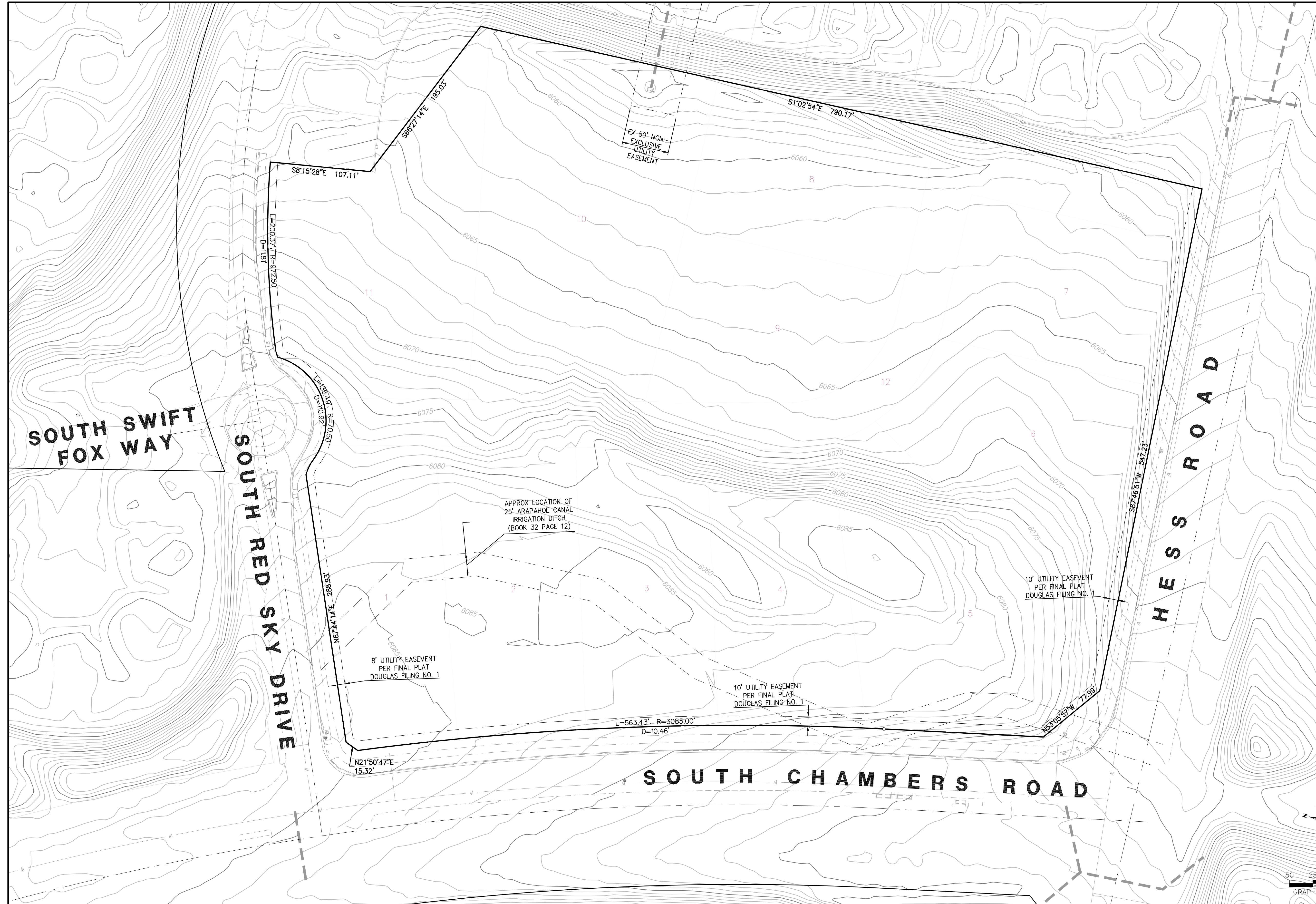
TITLE SHEET

PROJECT NO. 19069  
DRAWING NO. 1  
SHEET NO. 1 OF 44 SHEETS

PRELIMINARY NOT FOR CONSTRUCTION

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13.80 ACRES, 11 COMMERCIAL LOTS



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FILING NO. 1  
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REVISIONS:

NO.	DESCRIPTION	DATE:
1		

SCALE: 1" = 50'  
DATE: 1/27/20  
DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: 19069

**EXISTING  
CONDITIONS**

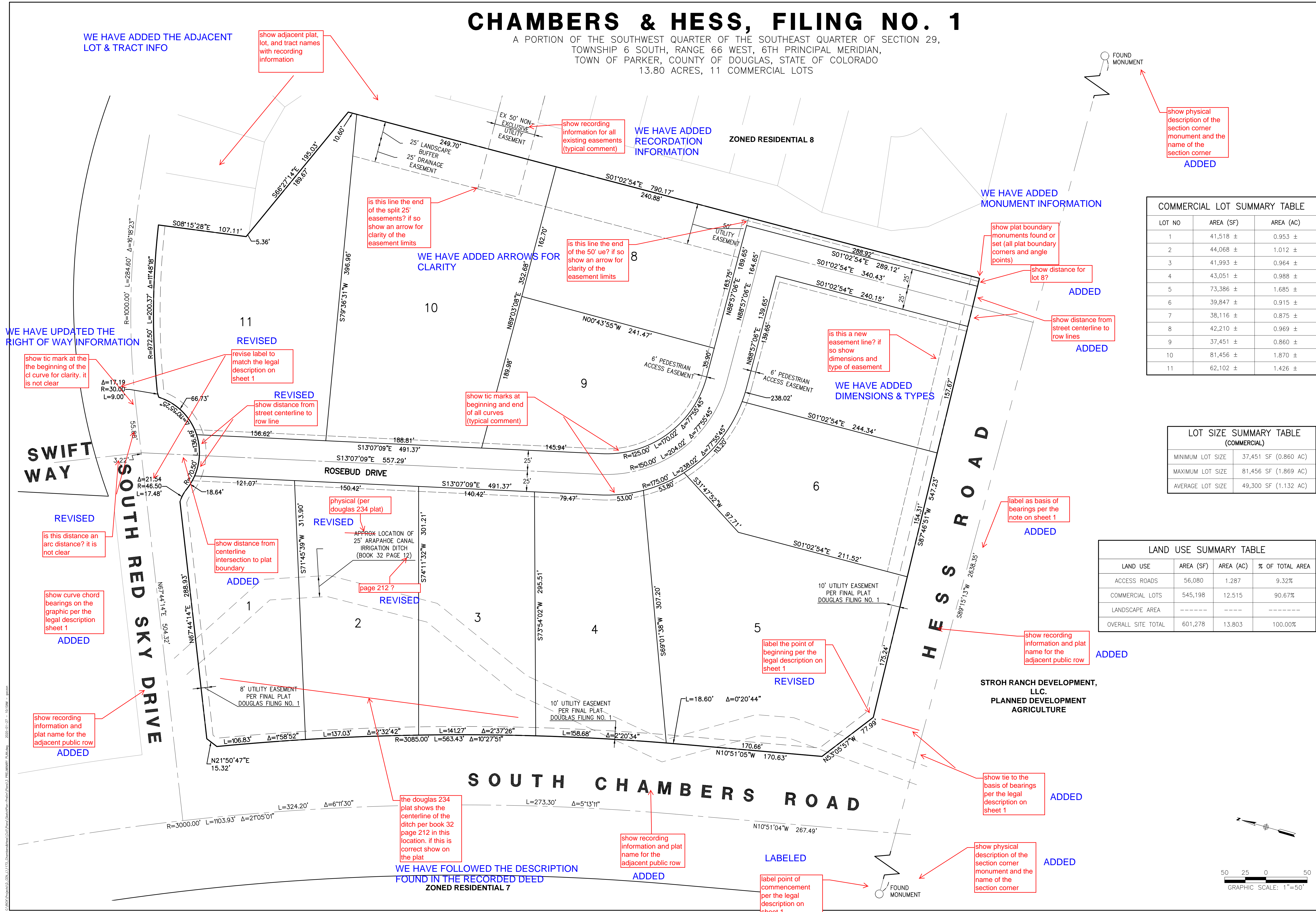
PROJECT NO. 19069  
DRAWING NO.  
**2**  
SHEET NO. 2 OF 44 SHEETS

PRELIMINARY  
NOT FOR CONSTRUCTION

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13.80 ACRES, 11 COMMERCIAL LOTS



**COMMERCIAL LOT SUMMARY TABLE**

LOT NO	AREA (SF)	AREA (AC)
1	41,518 ±	0.953 ±
2	44,068 ±	1.012 ±
3	41,993 ±	0.964 ±
4	43,051 ±	0.988 ±
5	73,386 ±	1.685 ±
6	39,847 ±	0.915 ±
7	38,116 ±	0.875 ±
8	42,210 ±	0.969 ±
9	37,451 ±	0.860 ±
10	81,456 ±	1.870 ±
11	62,102 ±	1.426 ±

**LOT SIZE SUMMARY TABLE (COMMERCIAL)**

MINIMUM LOT SIZE	37,451 SF (0.860 AC)
MAXIMUM LOT SIZE	81,456 SF (1.869 AC)
AVERAGE LOT SIZE	49,300 SF (1.132 AC)

**LAND USE SUMMARY TABLE**

LAND USE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
ACCESS ROADS	56,080	1.287	9.32%
COMMERCIAL LOTS	545,198	12.515	90.67%
LANDSCAPE AREA	-----	-----	-----
OVERALL SITE TOTAL	601,278	13.803	100.00%

**SKETCH/PRELIMINARY PLAN FOR  
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DOUGLAS COUNTY, COLORADO

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

**REVISIONS:**

NO.	DESCRIPTION	DATE:
1	-	-

SCALE: 1" = 50'  
DATE: 1/27/20  
DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: 19069

**PRELIMINARY  
PLAN**

PROJECT NO. 19069  
DRAWING NO. 3  
SHEET NO. 3 OF 44 SHEETS

PRELIMINARY  
NOT FOR CONSTRUCTION