

CONTACT LIST

DEVELOPER – REPUBLIC INVESTMENT GROUP

5750 DTC PARKWAY, SUITE 160
GREENWOOD VILLAGE, CO 80111
CONTACT: GRANT NELSON 720-897-6091

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: ROBERT HENNESSY

PARKER PUBLIC WORKS

20120 E. MAINSTREET
PARKER, CO. 80138
STREETS – MIKE WAUGH
STORM WATER – JACOB JAMES 303-840-9546

TOWN OF PARKER POLICE DEPARTMENT

19,600 E. PARKER SQUARE DR.
PARKER, CO. 80134 303-841-9800

PARKER WATER AND SANITATION DISTRICT

18100 E. WOODMAN DR.
PARKER, CO. 80134 303-841-4627

FIRE & LIFE SAFETY

RANDALL CAPRA
20120 E. MAINSTREET
CENTENNIAL, CO 80138 303-205-3169

UTILITY NOTIFICATION COMPANY OF COLORADO

2801 SOUTH YOUNGFIELD ST, SUITE 301
GOLDEN, CO 80401 800-922-1987
LOCAL CALLS (811)

XCEL ENERGY

MICHELLE O'NAN
5909 E. 38TH AVE.
DENVER, CO 80207 303-329-1618

COMCAST

KEVIN YOUNG
6850 S. TUCSON WAY
ENGLEWOOD, CO 80112 720-490-3867

CENTURY LINK

WILLIAM BENSON
9750 E. COSTILLA AVE.
ENGLEWOOD, CO 80220 303-792-6069

COLORADO DEPARTMENT OF HEALTH

4210 E. 11TH AVE.
DENVER, CO 303-320-8333

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

JASON JENKS
5496 NORTH US HWY 85
P.O BOX DRAWER A
SEDALIA, CO 80135 303-688-3100

URBAN DRAINAGE FLOOD CONTROL DISTRICT (UDFCD)

MIKE SARMENTO
2480 W. 26TH AVE.
SUITE 156-B
DENVER, CO 80211 303-455-6277

SITE BENCHMARK & BASIS OF BEARINGS:

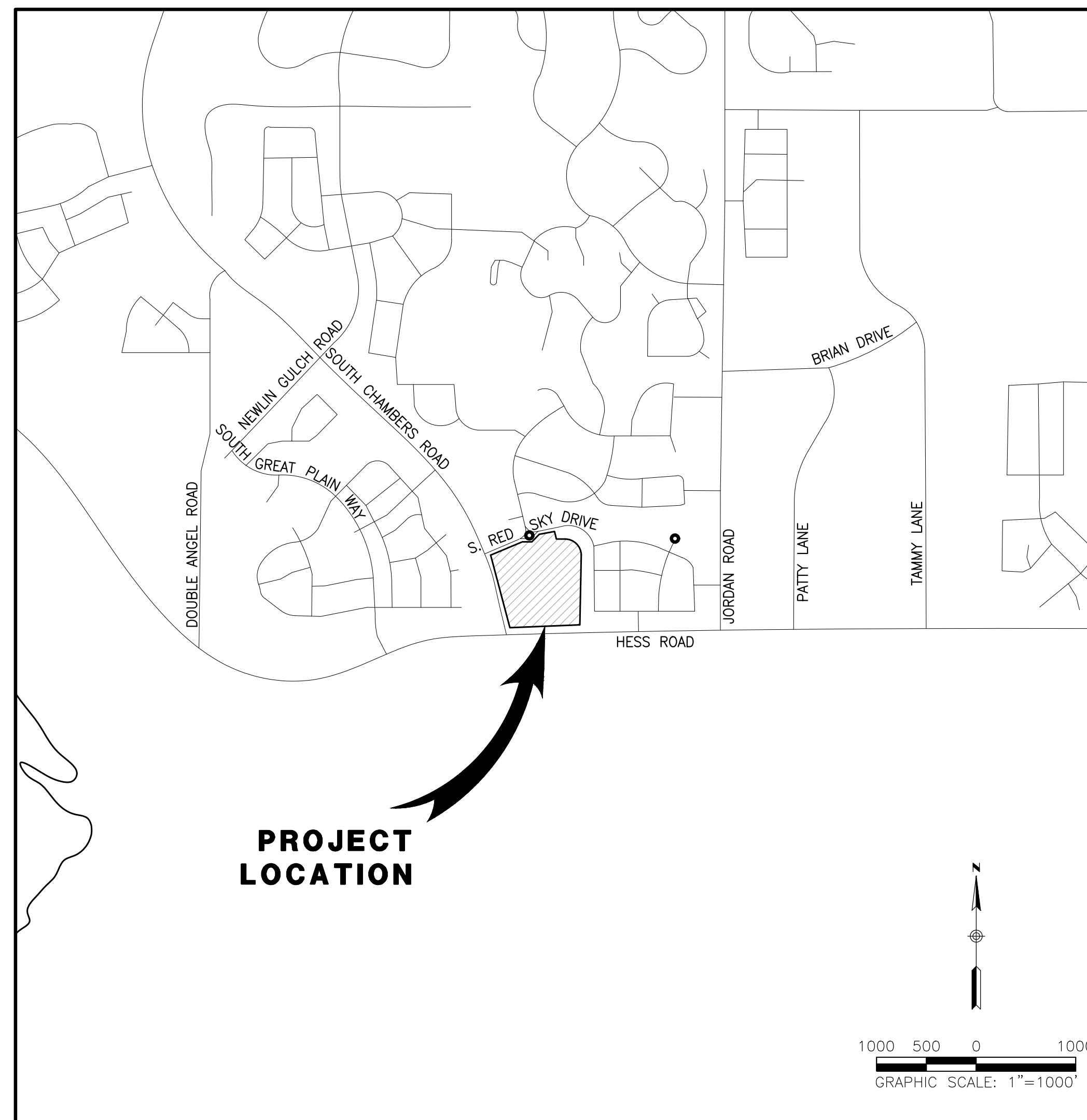
THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS MAP IS BY GPS OBSERVATION NAVD88. A SITE BENCHMARK HAS BEEN SET AT THE NORTHWEST CORNER OF A DRAIN INLET ON CHAMBERS ROAD, APPROXIMATELY 200'± NORTH OF HESS ROAD. ELEVATION = 6075.31

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHWEST 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.

ROADWAY & STORM DRAIN CONSTRUCTION PLANS FOR

DOUGLAS 234, FILING NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST 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



VICINITY MAP

SCALE 1"= 1000'

ABBREVIATIONS

BOW	BACK OF WALK	PT	POINT OF TANGENCY
B/P	BOTTOM OF PIPE	PVC	POLYVINYL CHLORIDE PIPE
BC	BEGIN CURVE	PVC	POINT OF VERTICAL CURVE
BM	BENCHMARK	PVI	POINT OF VERTICAL INTERSECTION
BOV	BLOW OFF VALVE	PVT	POINT OF VERTICAL TANGENCY
CL	CENTERLINE	P	PAVEMENT
CY	CUBIC YARD	R	RADIUS
E	ELECTRIC	RCP	REINFORCED CONCRETE PIPE
EC	END CURVE	RIM	RIM ELEVATION
EL	ELEVATION	R.O.W.	RIGHT OF WAY
E/P	EDGE OF PAVEMENT	REM	REMOVAL
EX.	EXISTING	RT	RIGHT
FG	FINISHED GRADE	SAN	SANITARY SEWER
FH	FIRE HYDRANT	SF	SQUARE FOOT
FL	FLOW LINE	SDMH	STORM DRAIN MANHOLE
FS	FINISHED SURFACE	SMH	SANITARY MANHOLE
GV	GATE VALVE	STA.	STATION
HYD.	HYDRANT	STD	STANDARD
INL	INLET	SY	SQUARE YARDS
INV	INVERT	TFI	TOP FRONT OF INLET
LP	LOW POINT	T	TELEPHONE
LT	LEFT	TB	THRUST BLOCK
MAX.	MAXIMUM	TC	TOP OF CURB
MH	MANHOLE	T/P	TOP OF PIPE
MIN.	MINIMUM	TEMP	TEMPORARY
PC	POINT OF CURVE	TRANS	TRANSFORMER
PCC	POINT OF COMPOUND CURVE	VB	VALVE BOX
PCR	POINT OF CURVE RETURN	WM	WATER MAIN
PGL	PROFILE GRADE LINE		
PI	POINT OF INTERSECTION		
PL	PROPERTY LINE		
PROP.	PROPOSED		

PLAN SHEET INDEX	
NO.	TITLE
1	COVER SHEET
2	NOTES
3	EXISTING CONDITIONS
4	OVERALL GRADING PLAN
5	INITIAL CBMP PLAN
6	INTERIM-FINAL CBMP PLAN
7-14	CBMP DETAILS
15	SLICEROO DRIVE PLAN & PROFILE
18	INTERSECTION DETAILS
19	SIGNING & STRIPING PLAN
20	TRUCK TURNING TEMPLATES
21-23	STORM DRAIN PLAN & PROFILE
24-25	STANDARD DETAILS

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY	---	---
CENTERLINE	---	---
CURB	---	---
CURB & GUTTER	---	---
DAYLIGHT LINE	---	---
EASEMENT	---	---
FLOWLINE	---	---
SLOPE	TOP OF SLOPE ---	TOP OF SLOPE ---
CONTOURS	---	---
WATER LINE	W	W
SANITARY SEWER LINE	S	S
STORM DRAIN LINE	SD	SD
GAS LINE	G	G
ELECTRIC LINE	E	E
FENCE-GENERAL USE	---	---
OVERHEAD WIRES	OHE	OHE
TYPICAL LATERALS	---	---
SANITARY SEWER MANHOLE	SS	SS
STORM DRAIN MANHOLE	SD	SD
STORM DRAIN INLET	---	---
FIRE HYDRANT	---	---
WATER VALVE	---	---
STREET LAMP	---	---
AC PAVING	---	---
CONCRETE	---	---
DG TRAIL/CRUSHER FINES	---	---

SIGHT DISTANCE CERTIFICATION:

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

I HEREBY AFFIRM THAT THESE CONSTRUCTION PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

TROY BALES
RICK ENGINEERING COMPANY

TOWN OF PARKER APPROVALS

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 CALCULATION. 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/PUBLIC WORKS DATE

**ROADWAY & STORM DRAIN PLANS FOR
DOUGLAS 234
FILING, NO. 6**
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



REVISIONS:		
NO.	DESCRIPTION	DATE:
1	-	-

SCALE: AS SHOWN
DATE: 2/19/2021
DRAWN BY: WD
CHECKED BY: JS
JOB NO: D01173-A

COVER SHEET

PROJECT NO.
D01173-A
DRAWING NO.
1
SHEET NO. 1 OF 25 SHEETS

2021-02-19 2:29PM C:\Users\bales\OneDrive\Documents\2021-02-19 2:29PM COVER SHEET.dwg

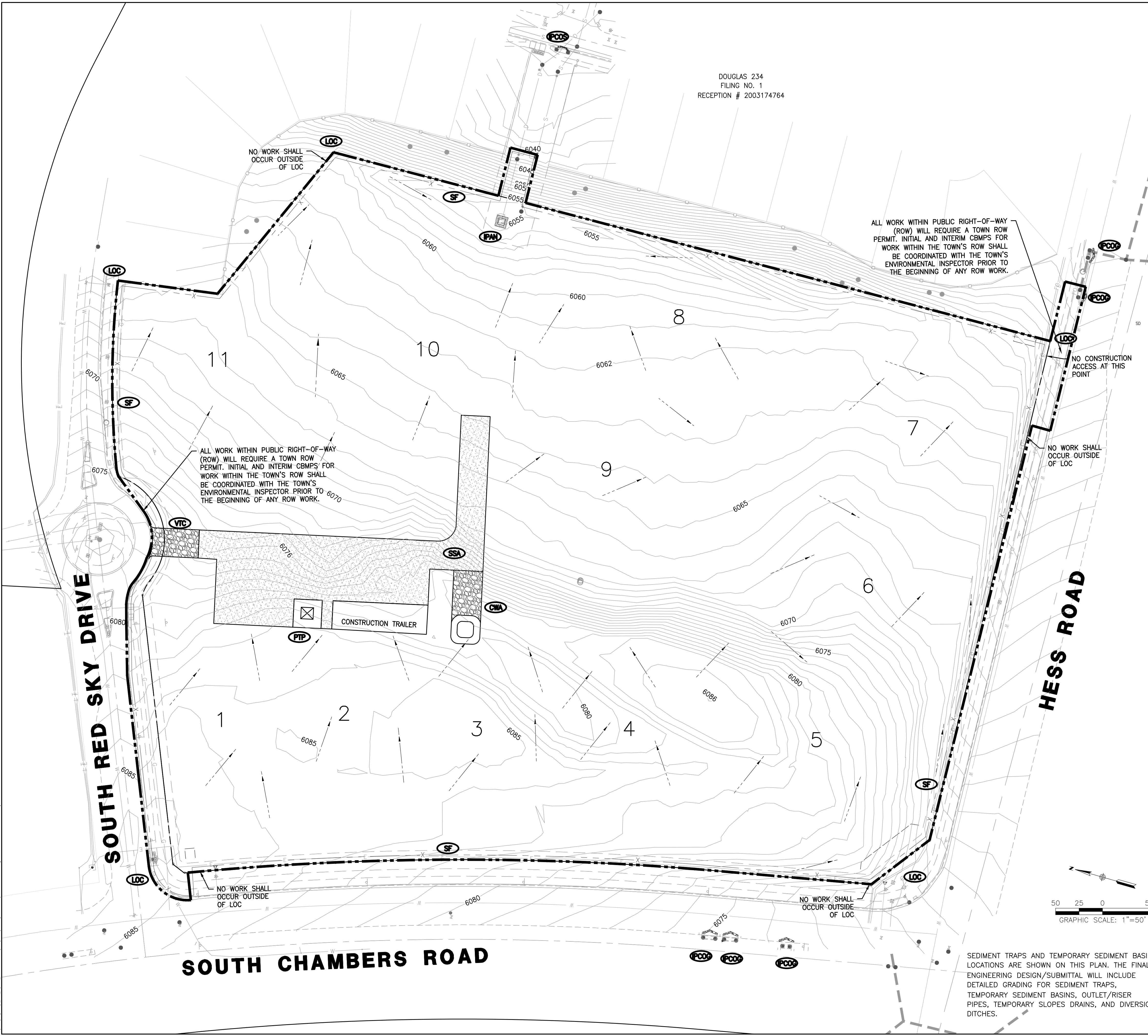
DOUGLAS 234
 FILING NO. 1
 RECEPTION # 2003174764

NOTES:

1. SILT FENCE TO BE INSTALLED IN AREAS OF SIGNIFICANT TOPOGRAPHY AND SHALL HAVE STAKES @ 5'-0" O.C.
2. ALL SILT FENCE AND OTHER SEDIMENT BMP'S MUST BE PLACED IMMEDIATELY BEHIND THE BACK OF CURB OR SIDEWALK. IF GAP EXISTS AFTER INSTALLATION, ECB MAY BE NECESSARY.
3. LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE.
4. ALL CONSTRUCTION TRASH MUST BE THOROUGHLY CLEANED UP ON A DAILY BASIS.
5. REFER TO IRRIGATION AND LANDSCAPE PLANS FOR TEMPORARY IRRIGATION PLANS.
6. ALL PERMANENT SLOPES STEEPER THAN 4:1 NEED ECB.
7. CONCRETE WASHOUT, STABILIZED STAGING AREA, PORTABLE TOILETS AND SOIL STOCKPILE LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR/DEVELOPER AND UPDATED ON THE STORMWATER MANAGEMENT PLAN AS REQUIRED BY THE STATE ISSUED STORMWATER DISCHARGE PERMIT. ANY CBMP PLAN CHANGES SHALL BE COORDINATED THROUGH THE TOWN'S ENVIRONMENTAL INSPECTOR.

LEGEND

- CWA CONCRETE WASHOUT AREA
- DD DIVERSION DITCH
- IPW INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
- ICOG INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
- ICOS INLET PROTECTION, CURB ON SUMP, TYPE R INLET
- LOC LIMITS OF CONSTRUCTION
- PIP PORTABLE TOILET PROTECTION
- SF SILT FENCE
- SSA STABILIZED STAGING AREA
- VTC VEHICLE TRACKING CONTROL



ALL WORK WITHIN PUBLIC RIGHT-OF-WAY (ROW) WILL REQUIRE A TOWN ROW PERMIT. INITIAL AND INTERIM CBMP'S FOR WORK WITHIN THE TOWN'S ROW SHALL BE COORDINATED WITH THE TOWN'S ENVIRONMENTAL INSPECTOR PRIOR TO THE BEGINNING OF ANY ROW WORK.

ALL WORK WITHIN PUBLIC RIGHT-OF-WAY (ROW) WILL REQUIRE A TOWN ROW PERMIT. INITIAL AND INTERIM CBMP'S FOR WORK WITHIN THE TOWN'S ROW SHALL BE COORDINATED WITH THE TOWN'S ENVIRONMENTAL INSPECTOR PRIOR TO THE BEGINNING OF ANY ROW WORK.

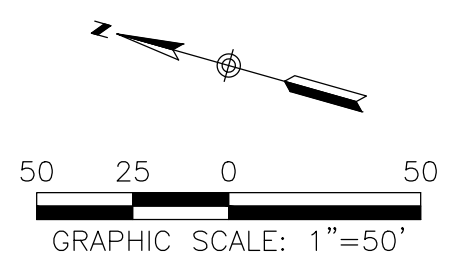
NO CONSTRUCTION ACCESS AT THIS POINT

HESS ROAD

SOUTH RED SKY DRIVE

SOUTH CHAMBERS ROAD

SEDIMENT TRAPS AND TEMPORARY SEDIMENT BASIN LOCATIONS ARE SHOWN ON THIS PLAN. THE FINAL ENGINEERING DESIGN/SUBMITTAL WILL INCLUDE DETAILED GRADING FOR SEDIMENT TRAPS, TEMPORARY SEDIMENT BASINS, OUTLET/RISER PIPES, TEMPORARY SLOPES DRAINS, AND DIVERSION DITCHES.



TOWN OF PARKER APPROVALS

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 CALCULATION. 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 _____

ROADWAY & STORM DRAIN PLANS FOR DOUGLAS 234 FILING, NO. 6
 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

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

REVISIONS:

NO.	DESCRIPTION	DATE:
1		

SCALE: 1" = 50'
 DATE: 2/19/2021
 DRAWN BY: WD
 CHECKED BY: JS
 JOB NO: D01173-A

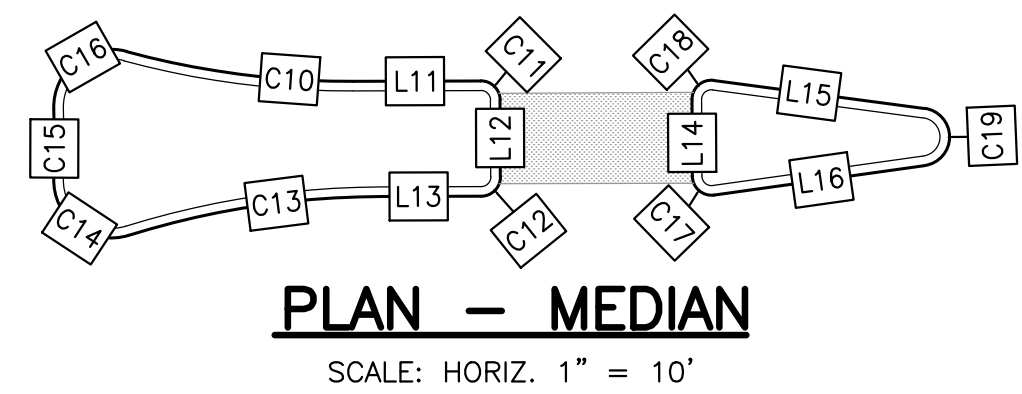
INITIAL CBMP PLAN

PROJECT NO. D01173-A
 DRAWING NO. 5
 SHEET NO. 5 OF 25 SHEETS

C:\WORK\2021\DOUGLAS_234\11713_Cbcmp\BMP\DWG\DOUGLAS_234_Cbcmp_Plan.dwg 2021-02-19 2:45PM JWB

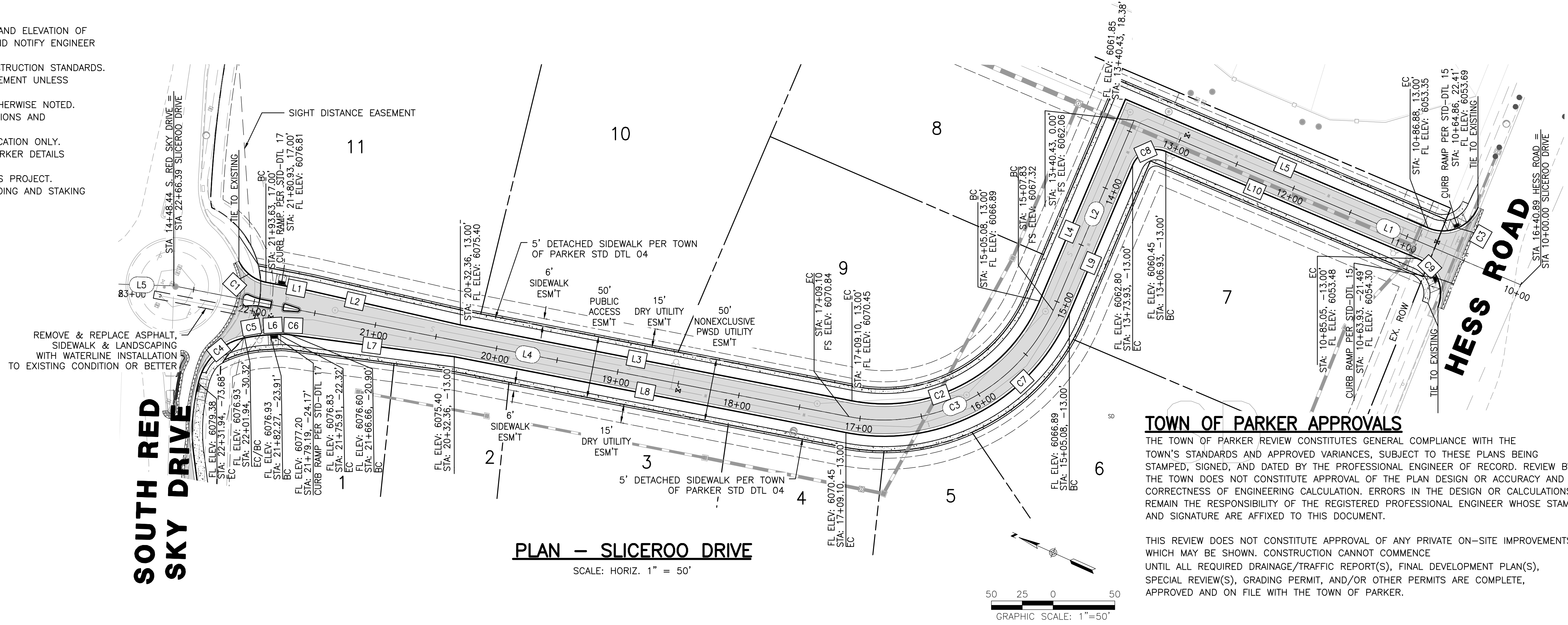
ROADWAY NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
- ALL ROAD ELEVATIONS SHOWN IN PROFILE ARE CENTERLINE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED.
- ACCESSIBLE RAMP SYMBOLS SHOWN ON THESE PLANS ARE FOR LOCATION ONLY. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED PER THE TOWN OF PARKER DETAILS INCLUDED IN THIS PLAN SET.
- REFER TO SHEET 25 FOR TYPICAL STREET SECTIONS USED FOR THIS PROJECT.
- REFER TO SHEET 19 FOR DETAILED INTERSECTION AND MEDIAN GRADING AND STAKING INFORMATION.



CURVE #/LINE #	LENGTH	BEARING/DELTA	RADIUS	TYPE
C1	28.89'	054°15'55"	30.50'	TYPE 2 SECTION II-B
C2	186.34'	077°55'45"	137.00'	TYPE 2 SECTION II-B
C3	48.60'	091°17'40"	30.50'	TYPE 2 SECTION II-B
C4	55.81'	066°37'21"	48.00'	TYPE 2 SECTION II-B
C5	20.70'	007°54'24"	150.00'	TYPE 2 SECTION II-B
C6	9.37'	010°44'07"	50.00'	TYPE 2 SECTION II-B
C7	221.70'	077°55'45"	163.00'	TYPE 2 SECTION II-B
C8	32.20'	090°00'00"	20.50'	TYPE 2 SECTION II-B
C9	47.30'	088°50'50"	30.50'	TYPE 2 SECTION II-B
C10	11.95'	015°22'48"	44.50'	TYPE 2 SECTION II-B
C11	1.57'	090°00'00"	1.00'	TYPE 2 SECTION II-B
C12	1.57'	090°00'00"	1.00'	TYPE 2 SECTION II-B
C13	13.32'	017°08'53"	44.50'	TYPE 2 SECTION II-B
C14	5.72'	109°10'54"	3.00'	TYPE 2 SECTION II-B
C15	3.62'	003°40'19"	56.50'	TYPE 2 SECTION II-B
C16	5.60'	107°01'06"	3.00'	TYPE 2 SECTION II-B
C17	1.71'	097°45'55"	1.00'	TYPE 2 SECTION II-B
C18	1.71'	097°45'55"	1.00'	TYPE 2 SECTION II-B
C19	4.31'	164°28'11"	1.50'	TYPE 2 SECTION II-B
L1	36.28	S13°07'09"E	N/A	TYPE 2 SECTION II-B
L2	125.06	S11°17'10"E	N/A	TYPE 2 SECTION II-B
L3	323.25	S13°07'09"E	N/A	TYPE 2 SECTION II-B
L4	177.65	N88°57'06"E	N/A	TYPE 2 SECTION II-B
L5	266.55	S1°02'54"E	N/A	TYPE 2 SECTION II-B
L6	6.56	N27°13'09"W	N/A	TYPE 2 SECTION II-B
L7	134.54	N16°29'02"W	N/A	TYPE 2 SECTION II-B
L8	323.25	S13°07'09"E	N/A	TYPE 2 SECTION II-B
L9	131.15	N88°57'06"E	N/A	TYPE 2 SECTION II-B
L10	221.89	S1°02'54"E	N/A	TYPE 2 SECTION II-B
L11	6.64	S89°48'14"W	N/A	TYPE 2 SECTION II-B
L12	4.00	N0°11'46"W	N/A	TYPE 2 SECTION II-B
L13	5.25	N89°48'14"E	N/A	TYPE 2 SECTION II-B
L14	3.98	N0°11'46"W	N/A	TYPE 2 SECTION II-B
L15	11.07	S82°25'51"E	N/A	TYPE 2 SECTION II-B
L16	11.07	S82°02'20"W	N/A	TYPE 2 SECTION II-B

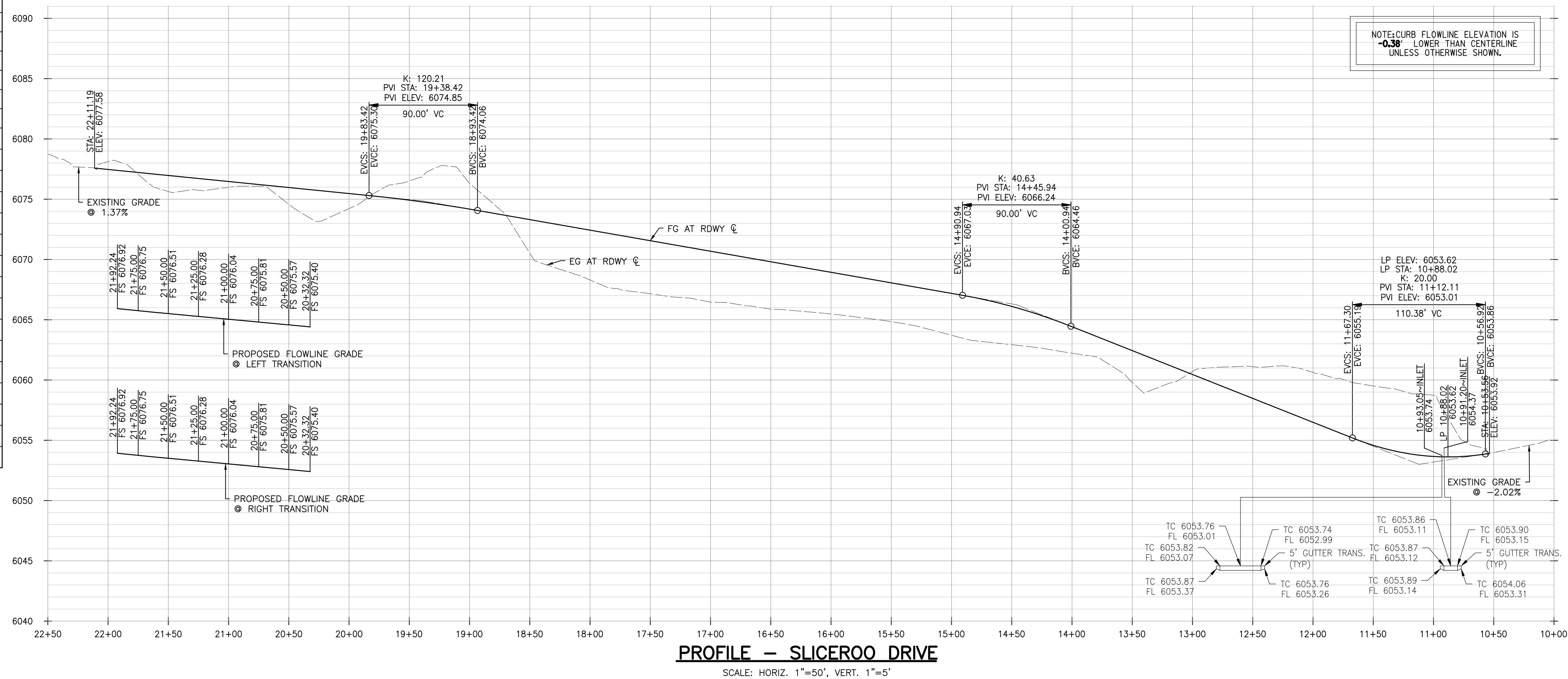
CURVE #/LINE #	RADIUS	LENGTH	DELTA (Δ)	DIRECTION
C3	150.00'	204.02'	77°55'45"	N52° 05' 01.35"W
L1	N/A	340.43'	N/A	N1° 02' 54.00"W
L2	N/A	164.65'	N/A	S88° 57' 06.00"W
L4	N/A	557.29'	N/A	N13° 07' 08.70"W
L5	N/A	51.95'	N/A	N22° 15' 46.00"W



TOWN OF PARKER APPROVALS
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 CALCULATION. 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 _____



ROADWAY & STORM DRAIN PLANS FOR DOUGLAS 234 FILING, NO. 6
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

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

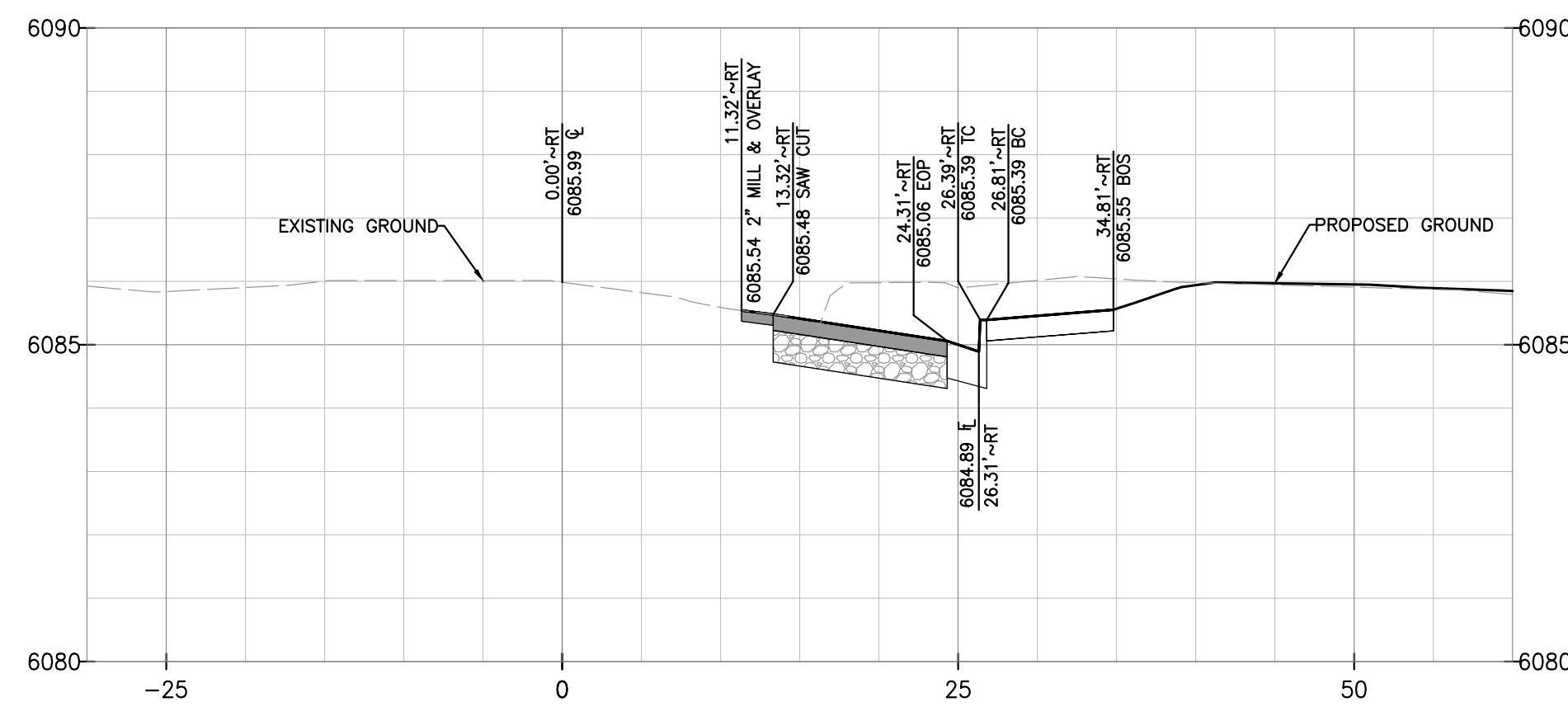
REVISIONS:

NO.	DESCRIPTION	DATE:
1		

SCALE: 1" = 50'
DATE: 2/19/2021
DRAWN BY: WD
CHECKED BY: JS
JOB NO: D01173-A

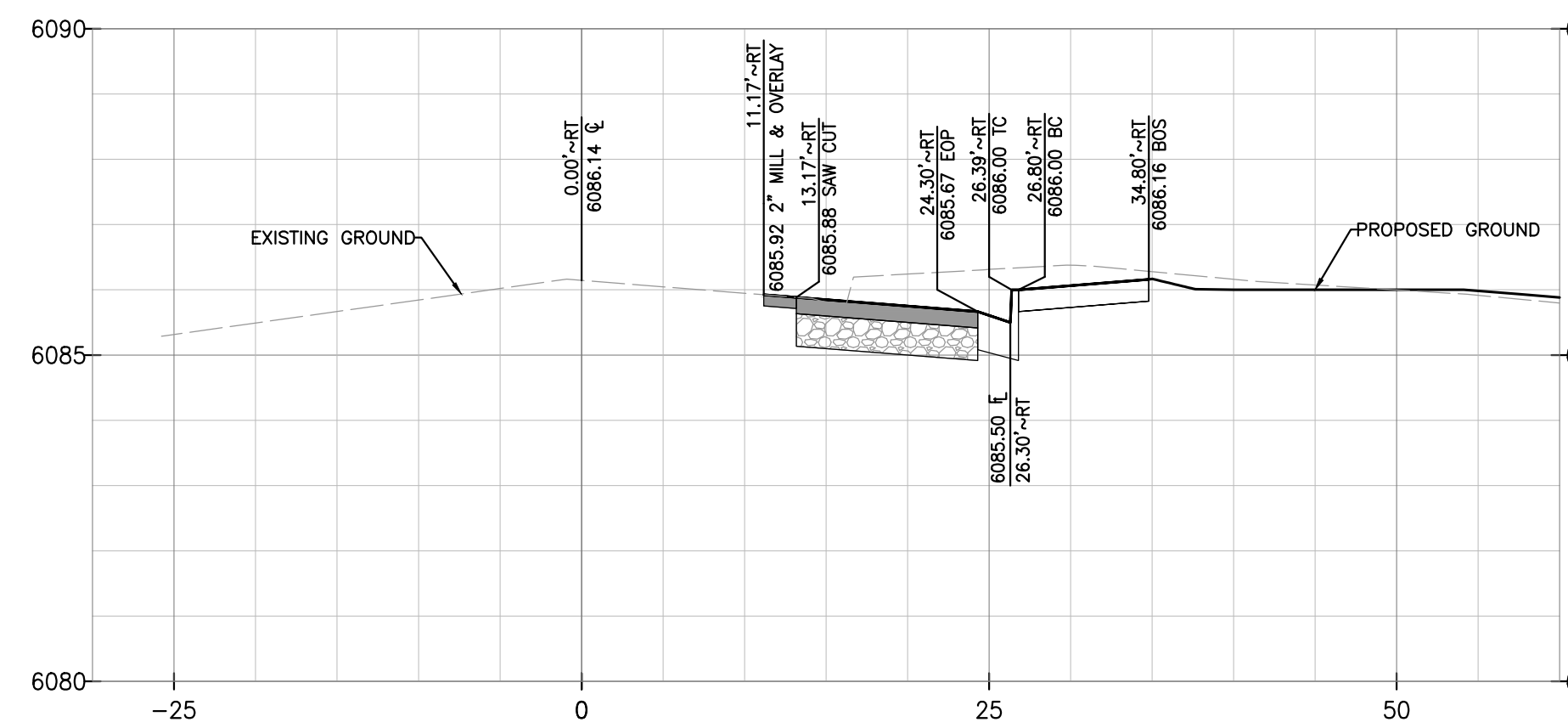
SLICEROO DR PLAN & PROFILE

PROJECT NO: D01173-A
DRAWING NO: 15
SHEET NO. 15 OF 25 SHEETS



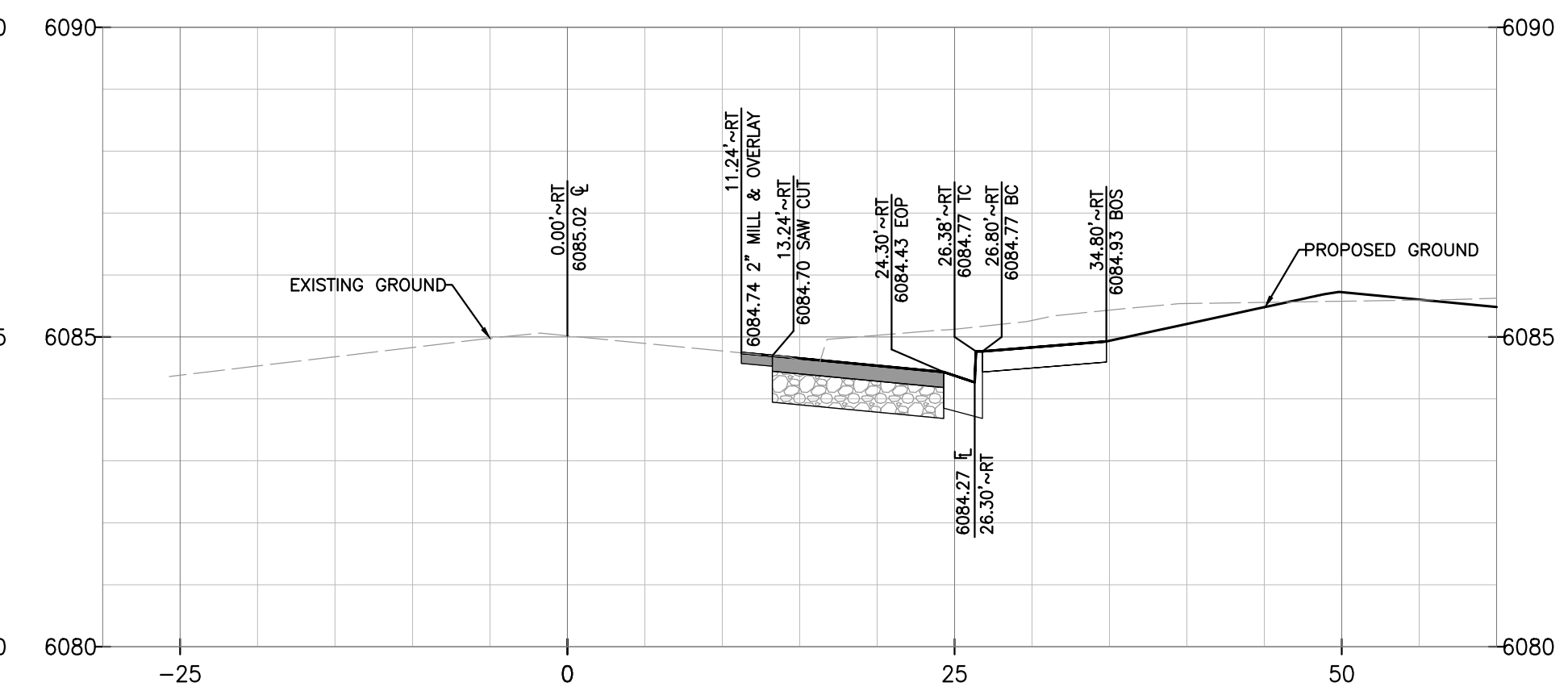
PROFILE – SOUTH RED SKY DRIVE STA 11+00

SCALE: HORIZ. 1"=10' VERT. 1" = 4'



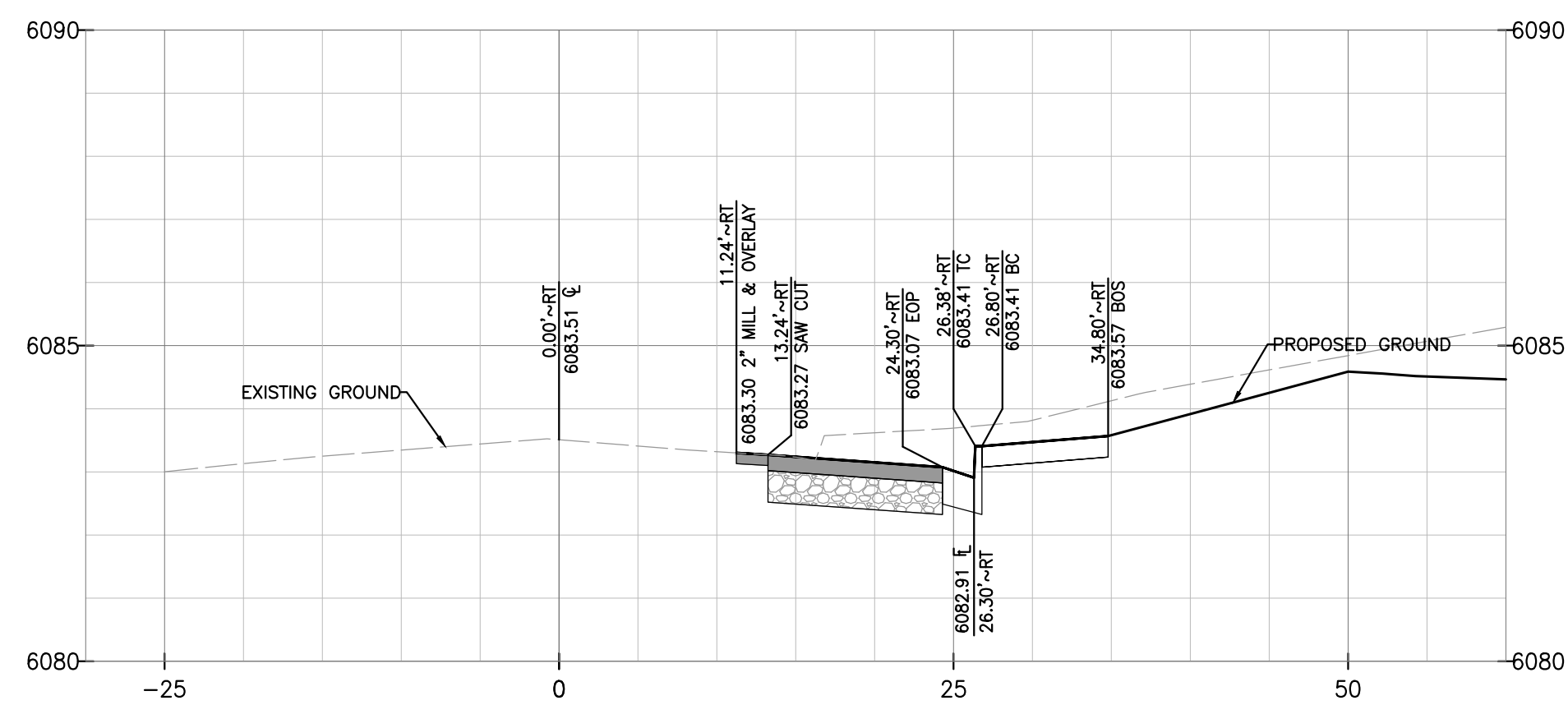
PROFILE – SOUTH RED SKY DRIVE STA 11+50

SCALE: HORIZ. 1"=10' VERT. 1" = 4'



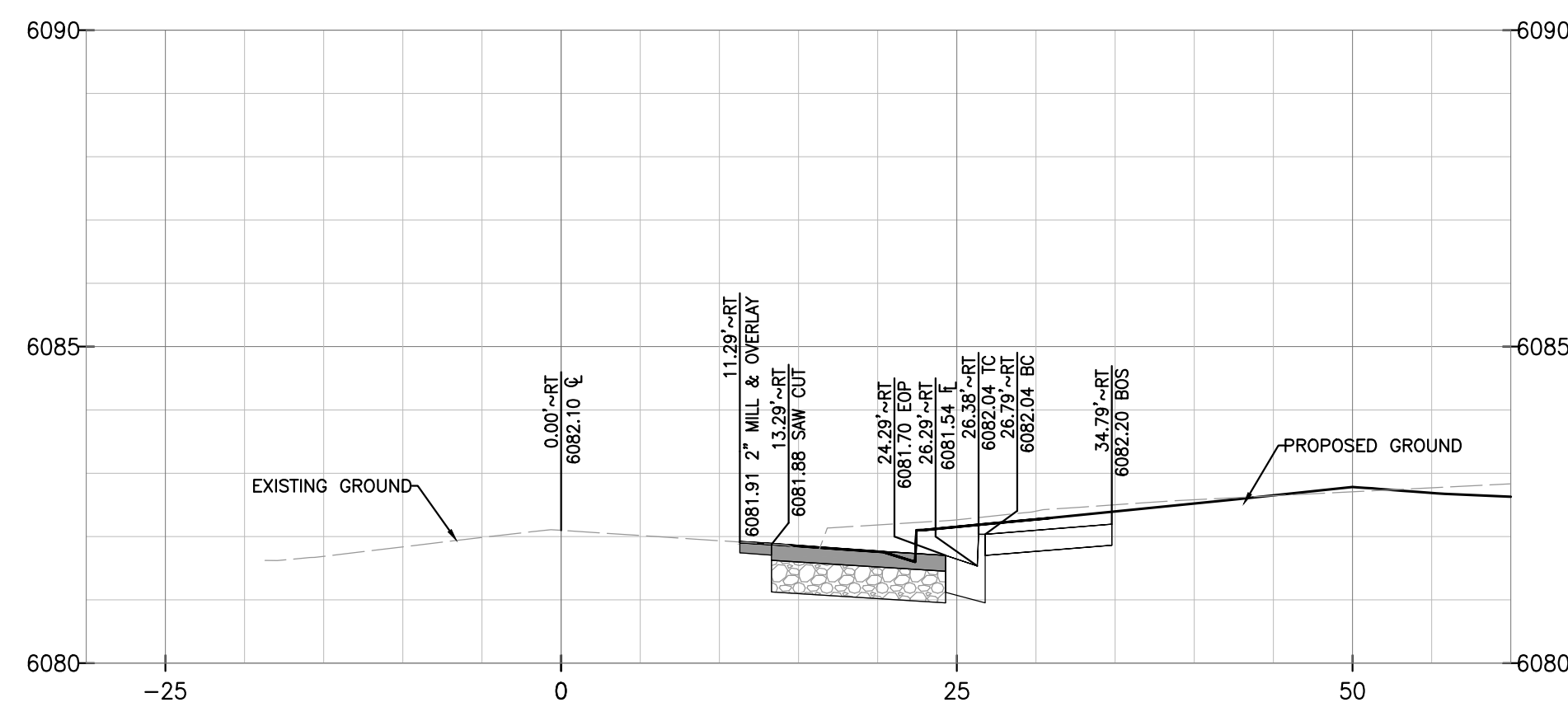
PROFILE – SOUTH RED SKY DRIVE STA 12+00

SCALE: HORIZ. 1"=10' VERT. 1" = 4'



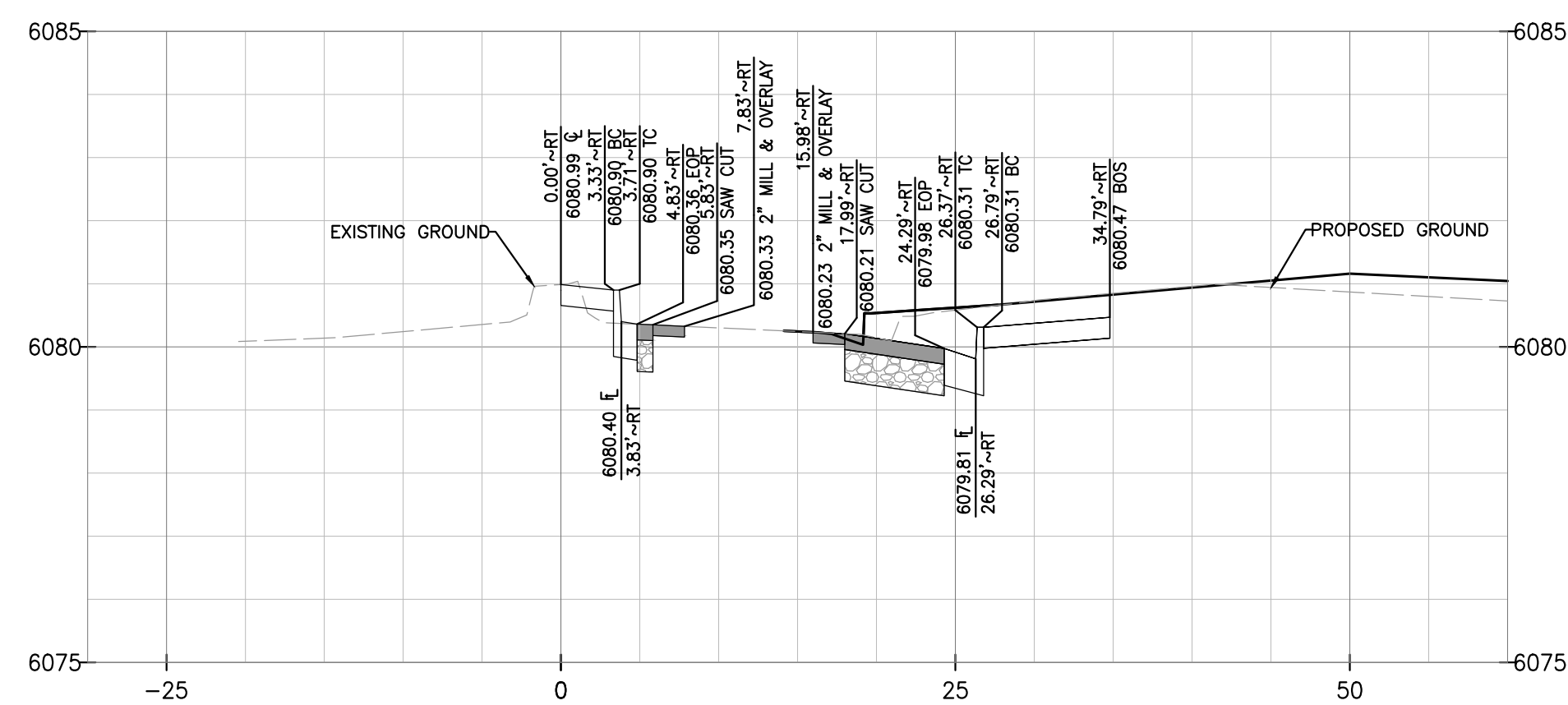
PROFILE – SOUTH RED SKY DRIVE STA 12+50

SCALE: HORIZ. 1"=10' VERT. 1" = 4'



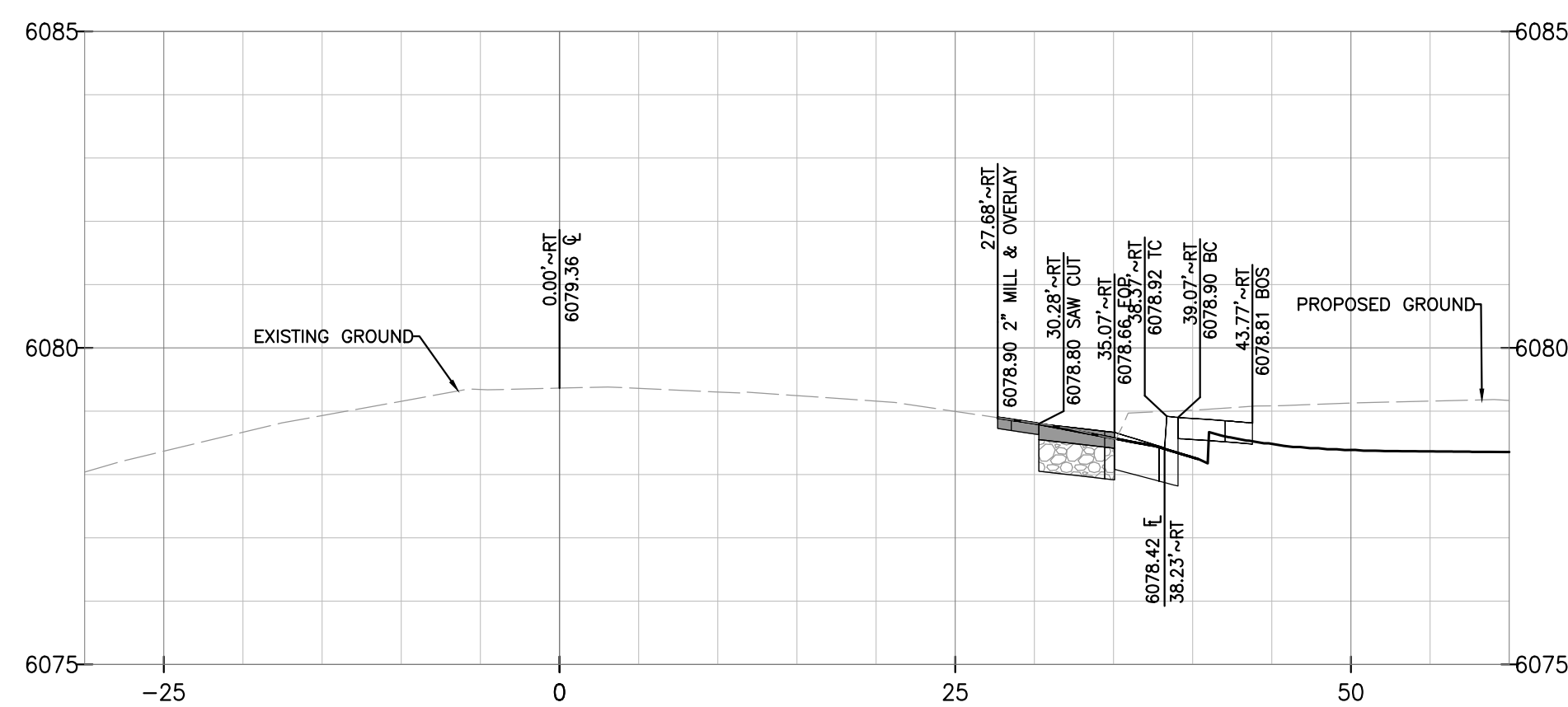
PROFILE – SOUTH RED SKY DRIVE STA 13+00

SCALE: HORIZ. 1"=10' VERT. 1" = 4'



PROFILE – SOUTH RED SKY DRIVE STA 13+50

SCALE: HORIZ. 1"=10' VERT. 1" = 4'



PROFILE – SOUTH RED SKY DRIVE STA 14+00

SCALE: HORIZ. 1"=10' VERT. 1" = 4'

TOWN OF PARKER APPROVALS

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 CALCULATION. 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 _____

ROADWAY & STORM DRAIN PLANS FOR DOUGLAS 234 FILING, NO. 6
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



REVISIONS:		
NO.	DESCRIPTION	DATE:
△	-	-

SCALE: AS SHOWN
DATE: 2/19/2021
DRAWN BY: WD
CHECKED BY: JS
JOB NO: D01173-A

S. RED SKY DRIVE CROSS SECTIONS

PROJECT NO. D01173-A

DRAWING NO.

17

SHEET NO. 17 OF 25 SHEETS

SEE RICK ENGINEERING COMPANY

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



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

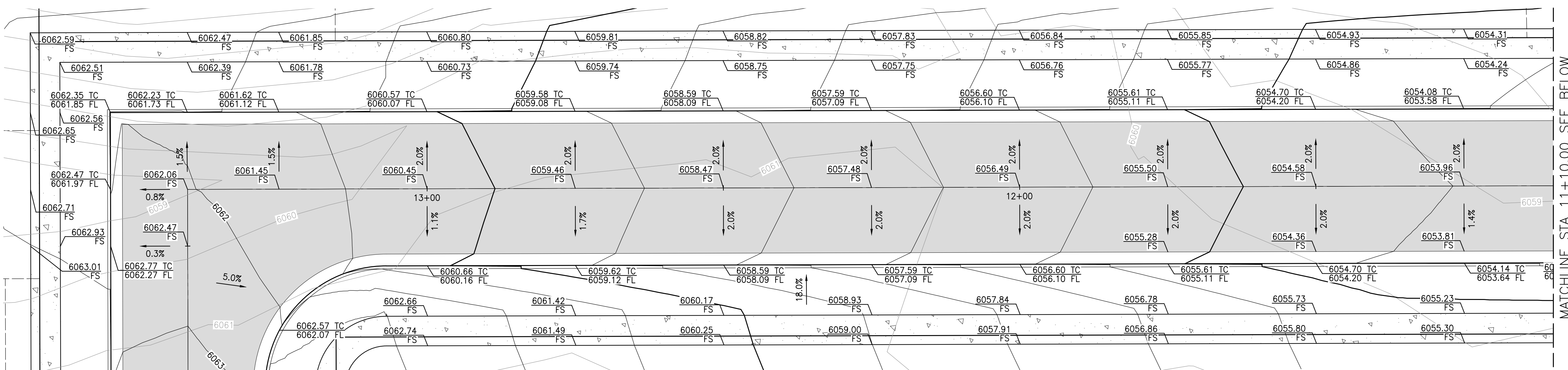
REVISIONS:

NO.	DESCRIPTION	DATE:
1		

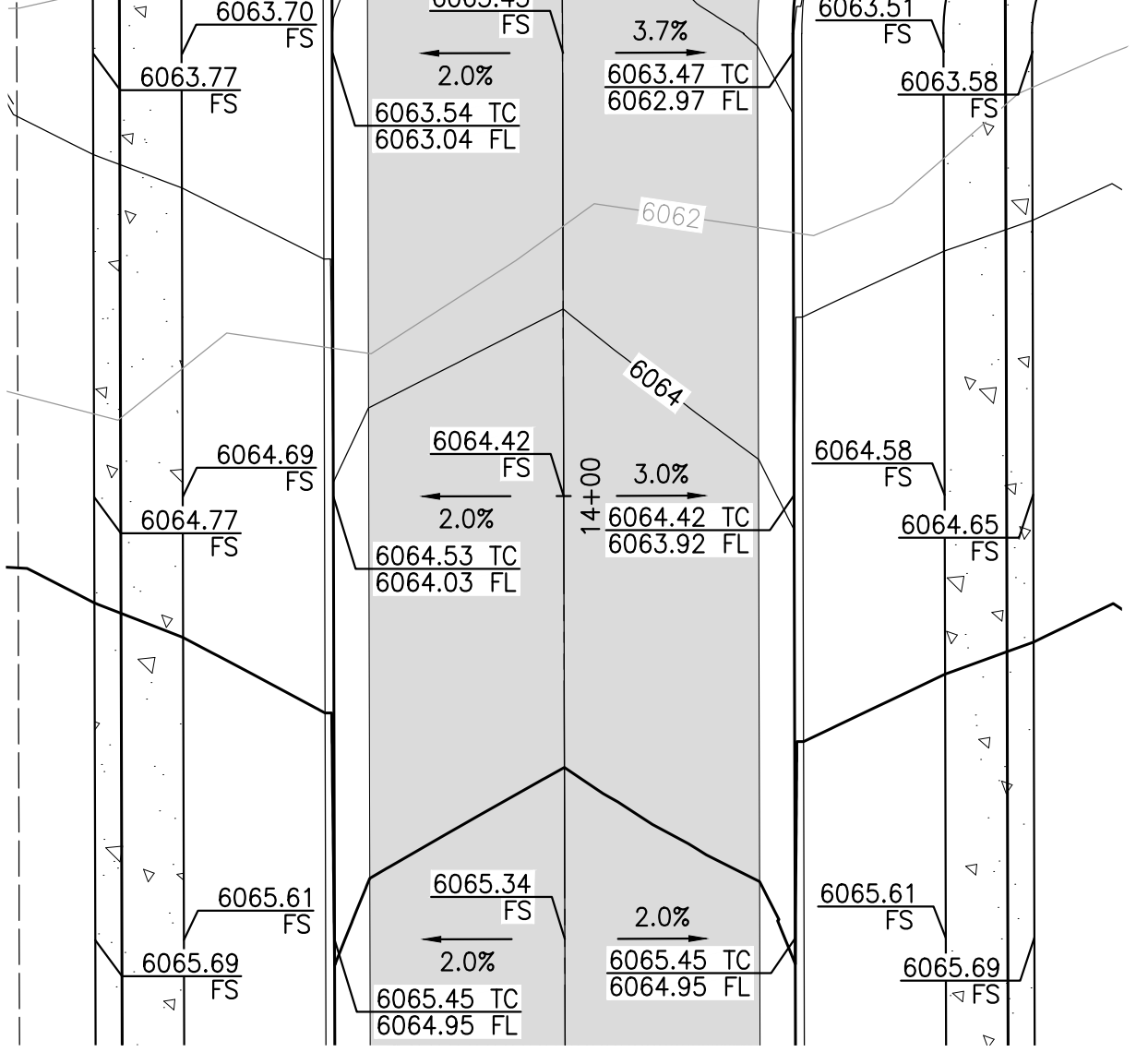
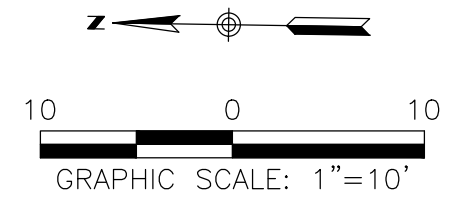
SCALE: 1" = 10'
DATE: 2/19/2021
DRAWN BY: WD
CHECKED BY: JS
JOB NO: D01173-A

**INTERSECTION
DETAILS**

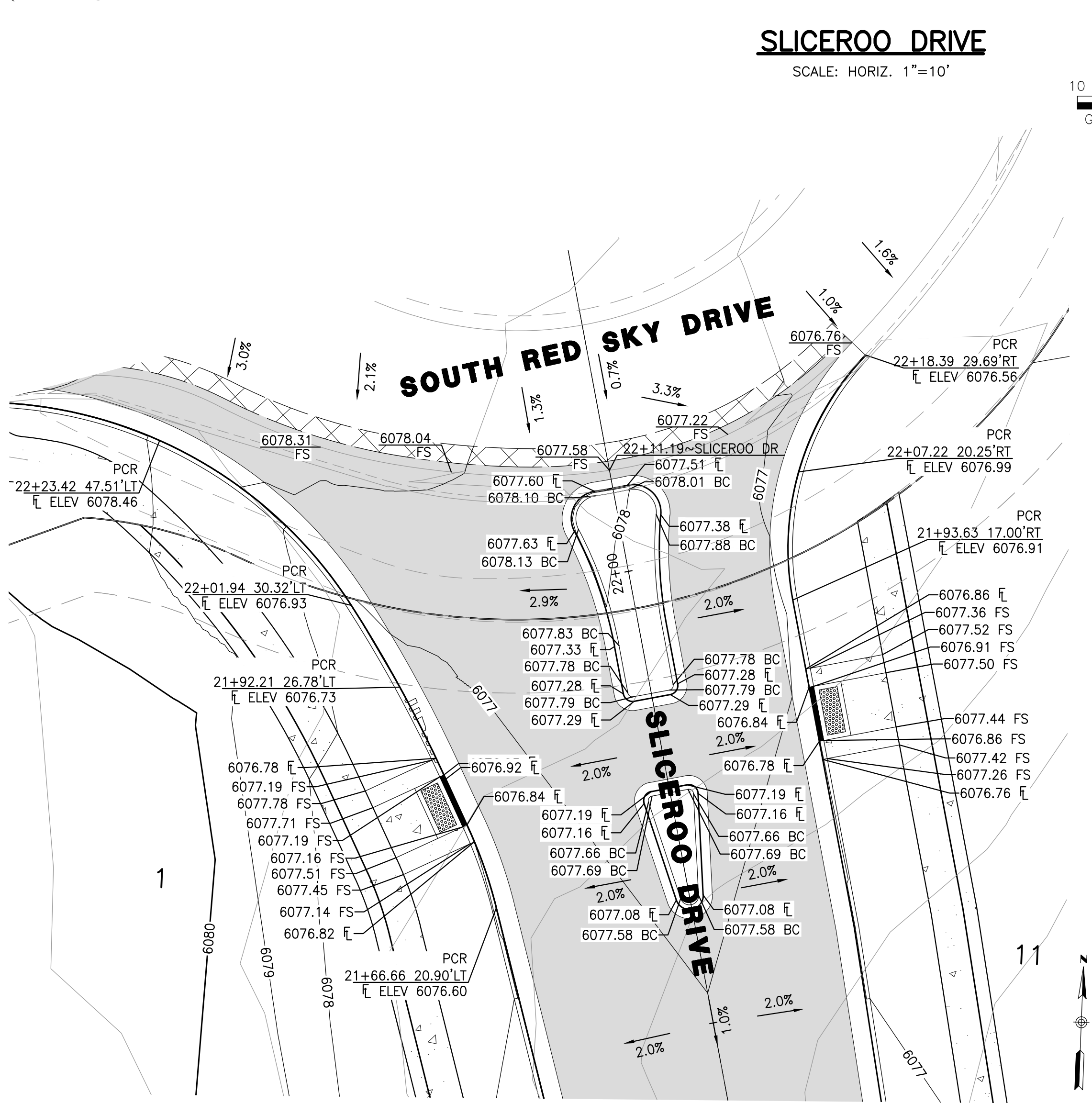
PROJECT NO:
D01173-A
DRAWING NO:
18
SHEET NO. 18 OF 25 SHEETS



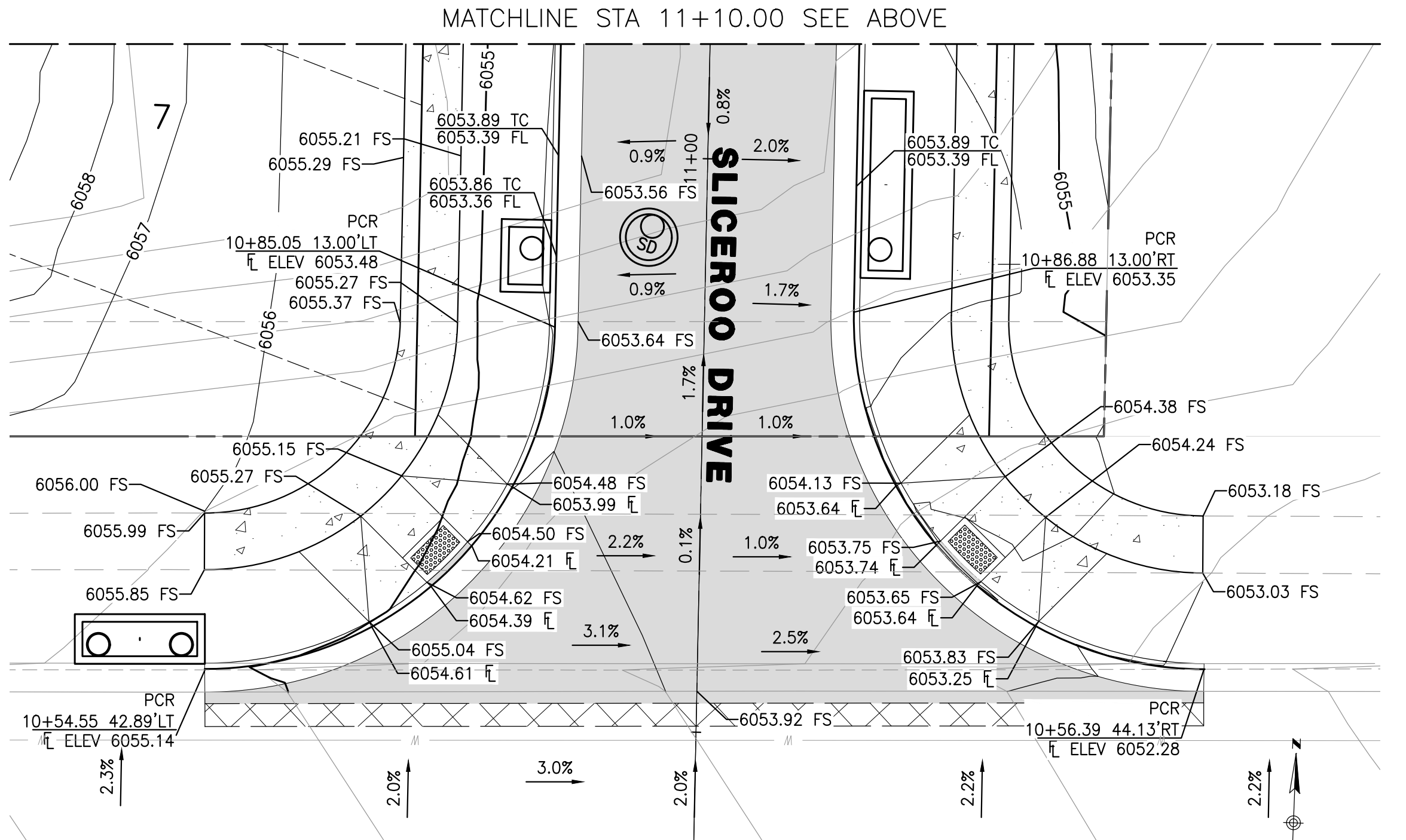
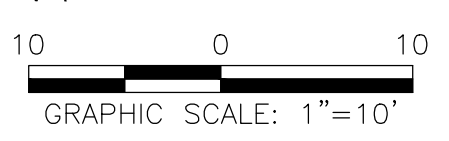
SLICEROO DRIVE
SCALE: HORIZ. 1"=10'



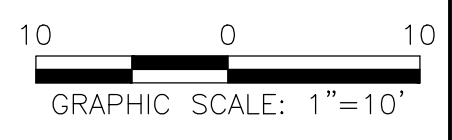
SOUTH RED SKY DRIVE MEDIAN
SCALE: HORIZ. 1"=10'



SLICEROO DRIVE & SOUTH RED SKY DRIVE INTERSECTION
SCALE: HORIZ. 1"=10'



SLICEROO DRIVE & HESS ROAD INTERSECTION
SCALE: HORIZ. 1"=10'



TOWN OF PARKER APPROVALS

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 CALCULATION. 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 _____

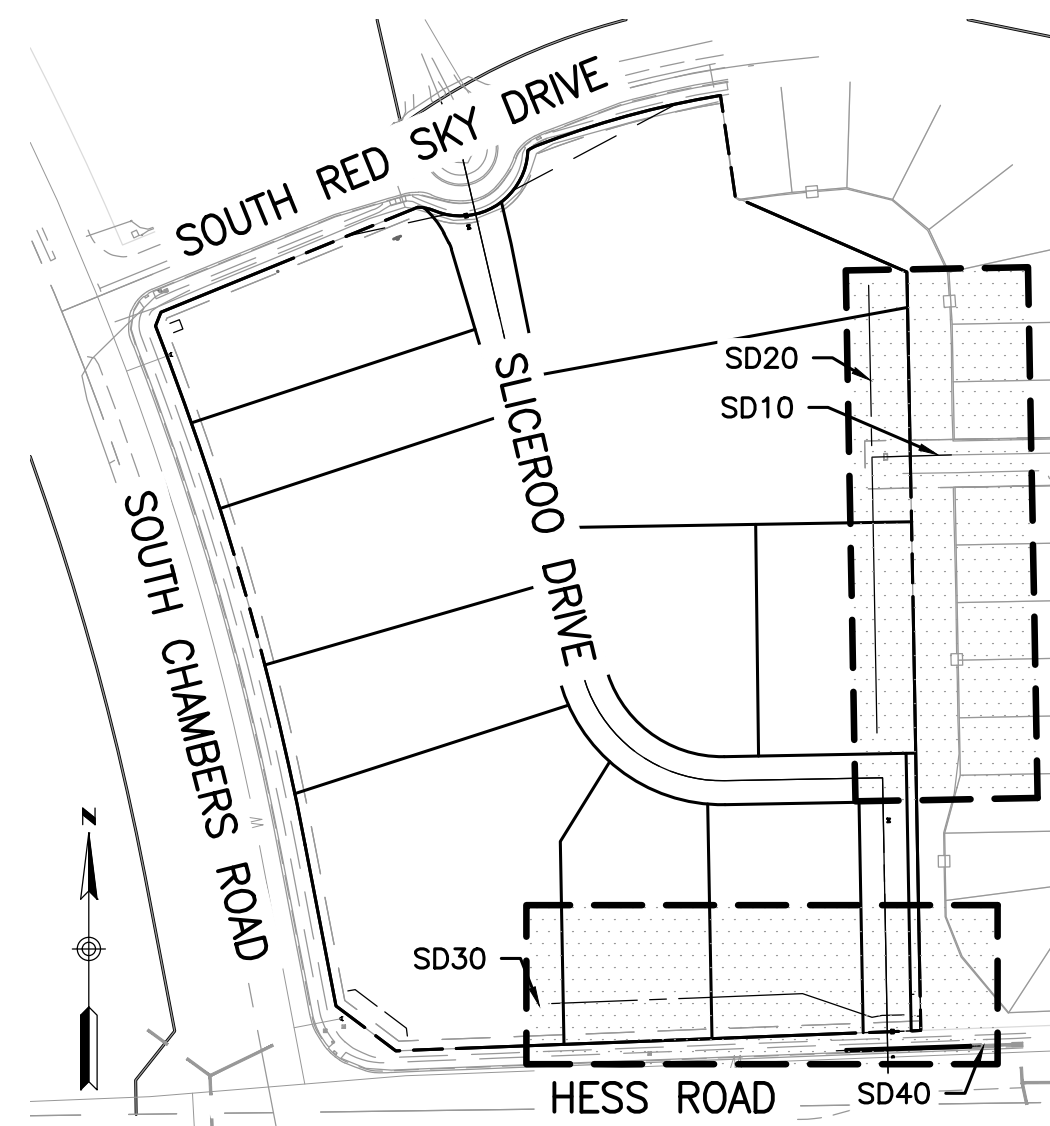
STORM SEWER NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
- ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
- RIM ELEVATIONS GIVEN FOR ALL TYPE-R INLETS IN CURB LINE ARE TOP-OF-CURB (OR FRONT TOP OF INLET) ELEVATIONS. STATIONS AND OFFSETS SHOWN IN PROFILE FOR TYPE-R INLETS ARE AT CENTER OF INLET.
- ALL STORM SEWER PIPE LENGTHS ARE TO CENTER OF STRUCTURE FOR MANHOLES AND TO THE INSIDE OF THE CONCRETE BOX FOR TYPE-R AND TYPE-C INLETS.
- ALL WATER MAIN CROSSINGS WITH STORM SEWER AND SANITARY SEWER SHALL HAVE A MINIMUM OF 18" CLEAR DISTANCE, VERTICAL. PIPE PROTECTION AT ALL CROSSINGS SHALL BE PROVIDED PER TOWN OF PARKER AND STATE SPECIFICATIONS.
- ALL STORM SEWER SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED.

TOWN OF PARKER APPROVALS

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 CALCULATION. 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.

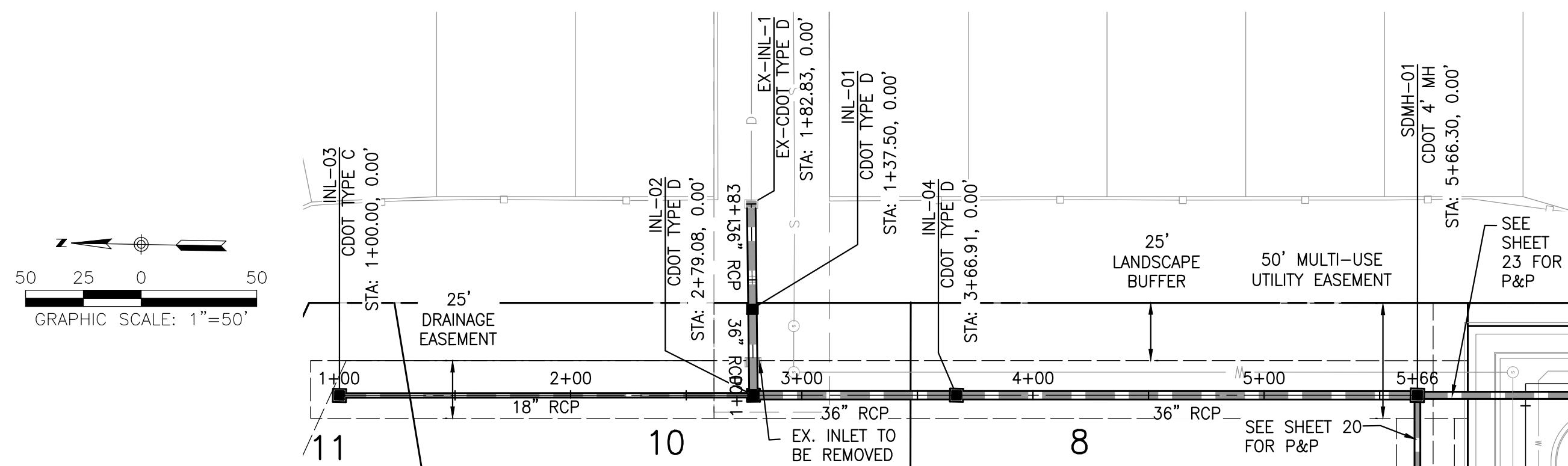


KEY MAP

SCALE: HORIZ. 1" = 200'

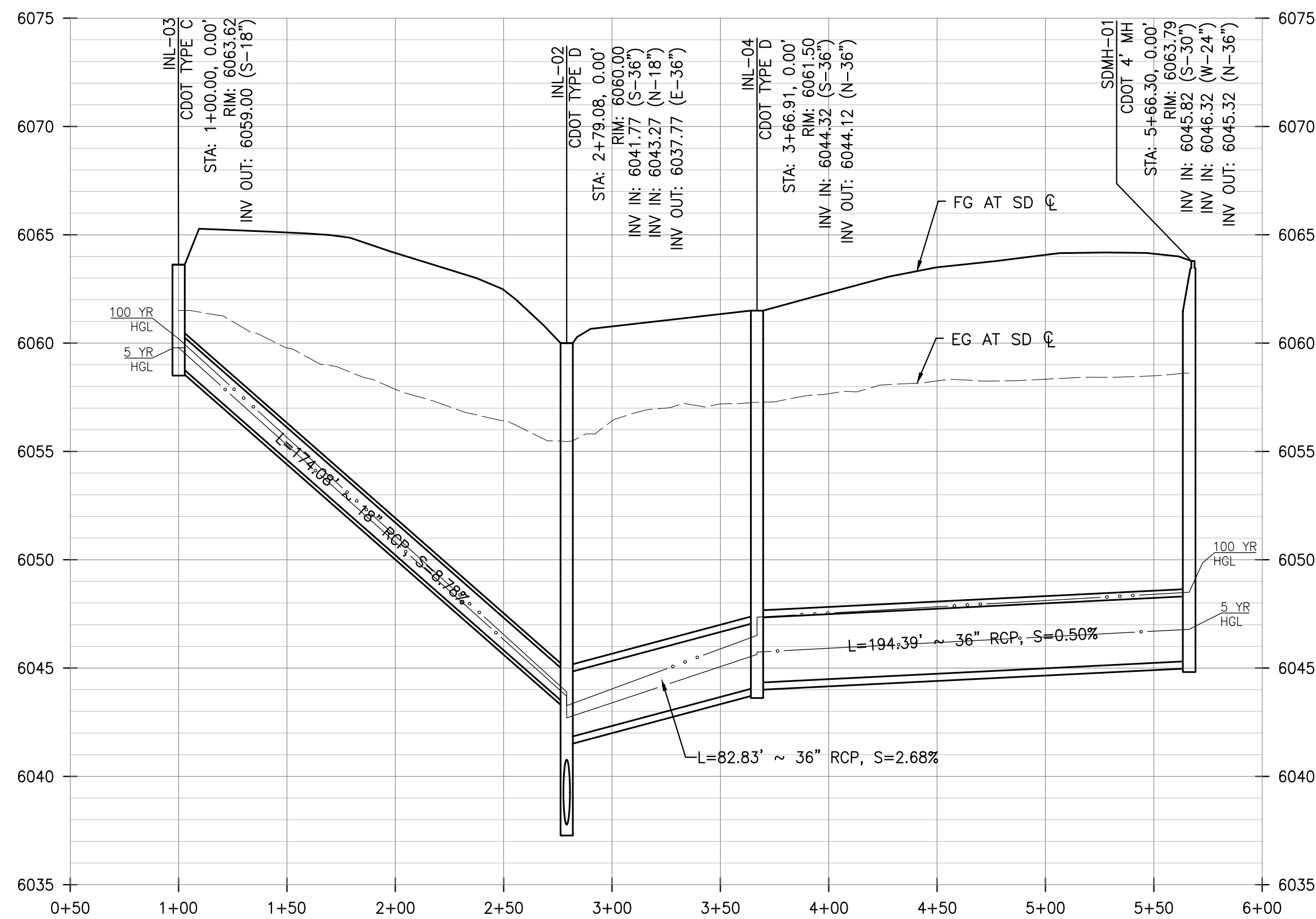
TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE



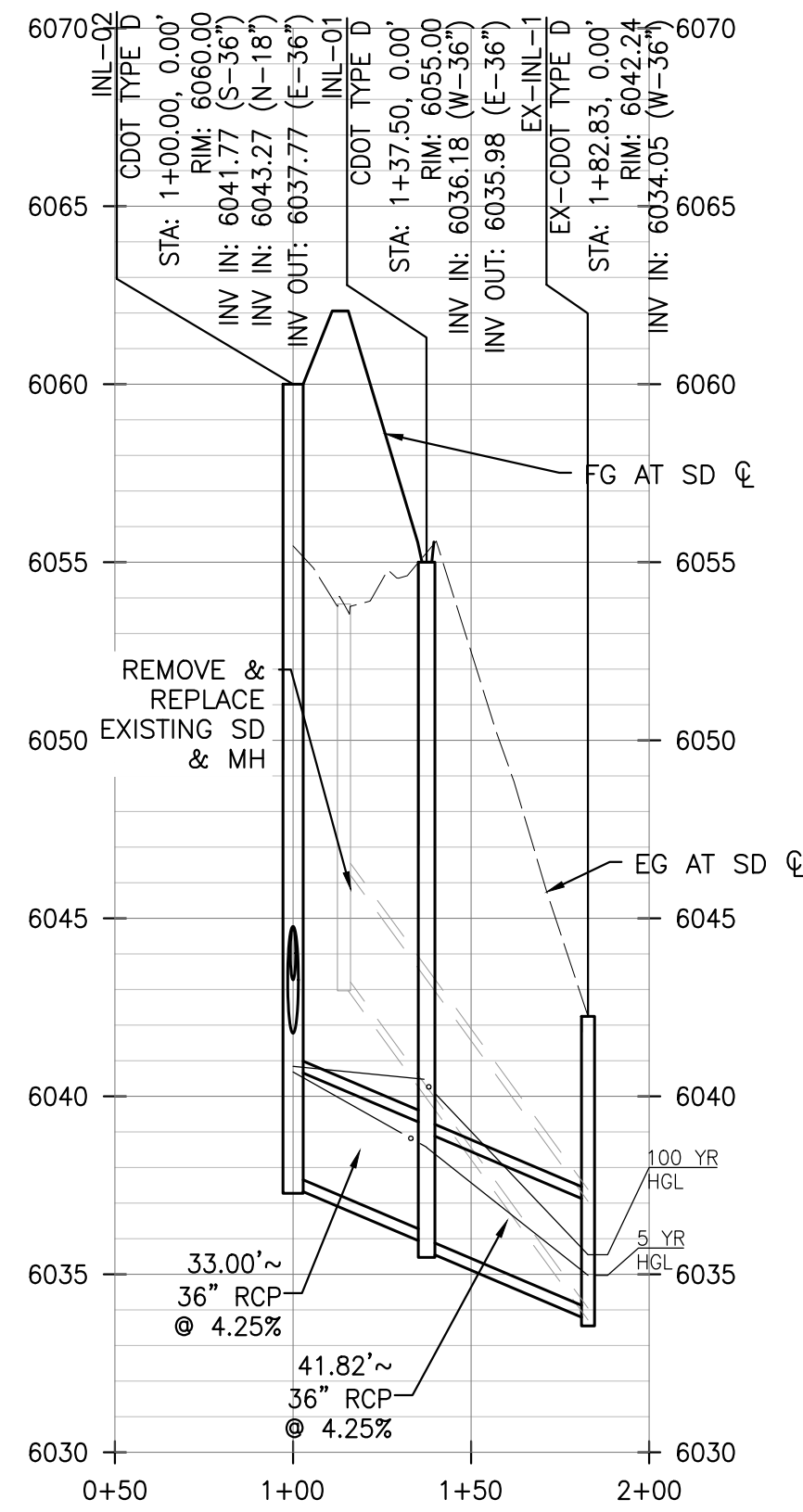
PROFILE - SD10 & SD20

SCALE: HORIZ. 1" = 50'



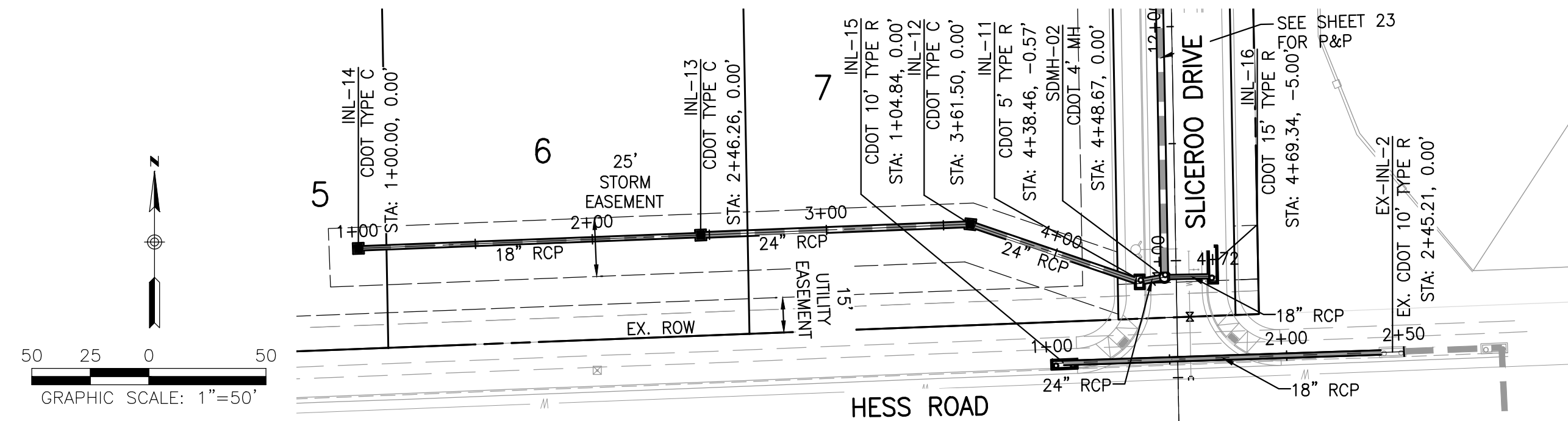
PROFILE - SD20

SCALE: HORIZ. 1"=50', VERT. 1"=5'



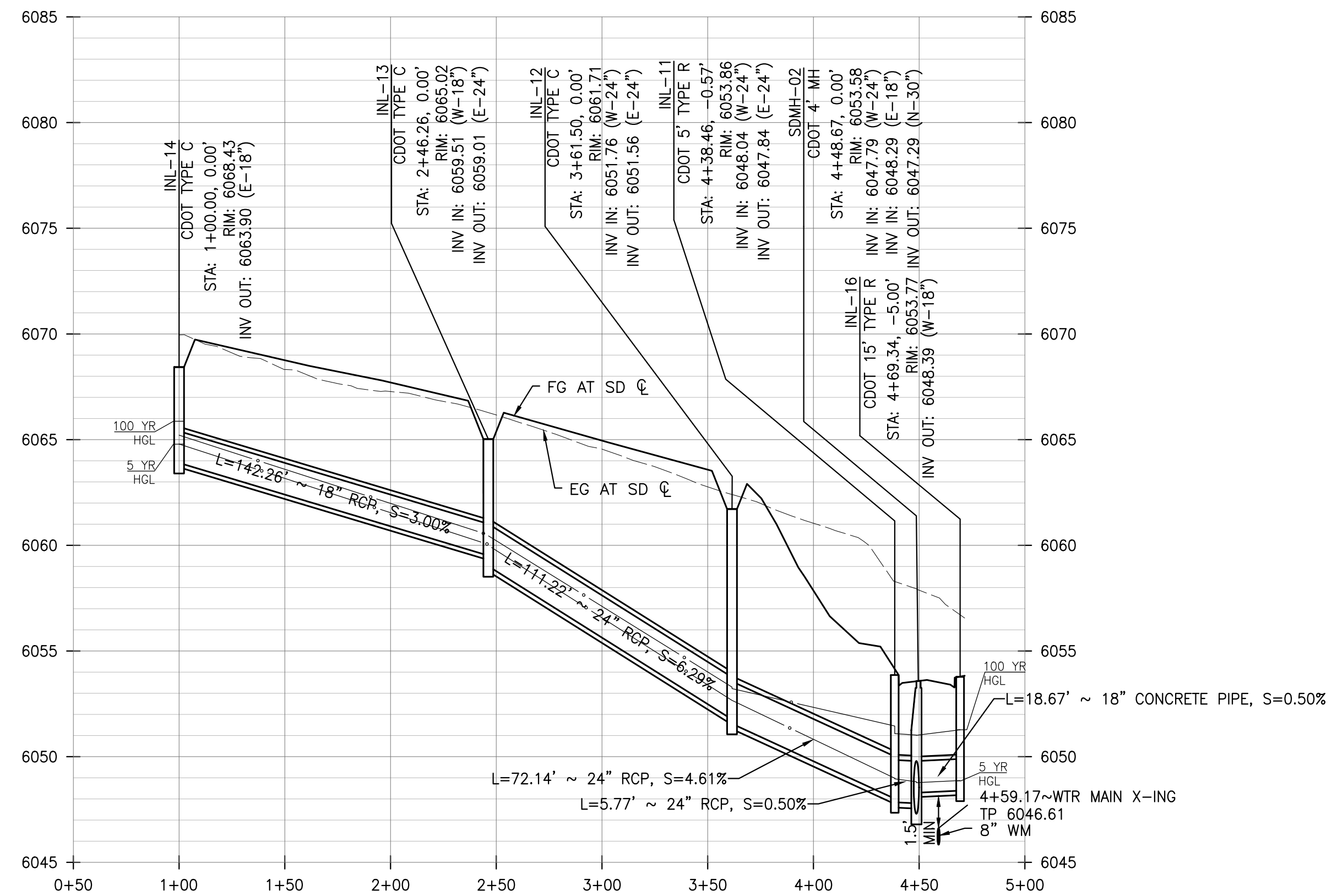
PROFILE - SD10

SCALE: HORIZ. 1"=50', VERT. 1"=5'



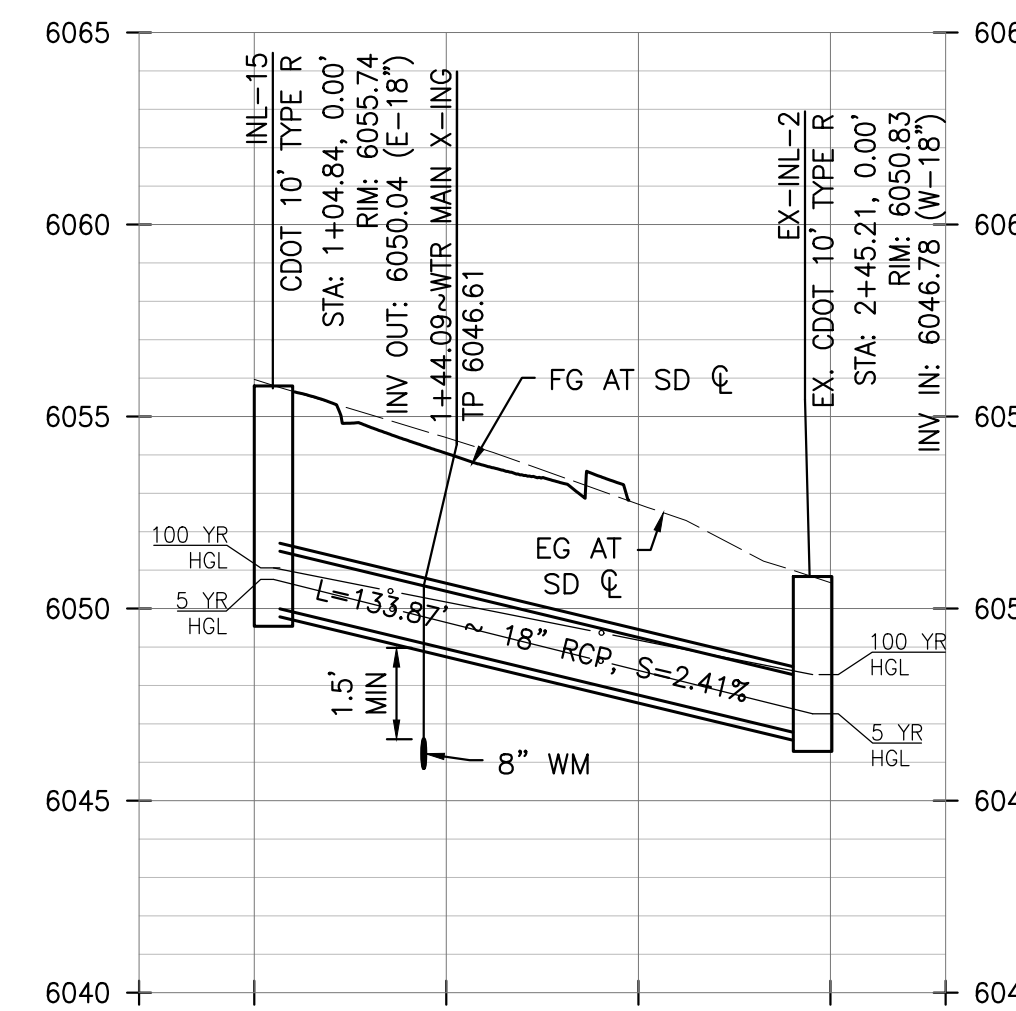
PLAN - SD30 & SD40

SCALE: HORIZ. 1" = 50'



PROFILE - SD30

SCALE: HORIZ. 1"=50', VERT. 1"=5'



PROFILE - SD40

SCALE: HORIZ. 1"=50', VERT. 1"=5'

ROADWAY & STORM DRAIN PLANS FOR DOUGLAS 234 FILING, NO. 6
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

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

REVISIONS:

NO.	DESCRIPTION	DATE:
1		

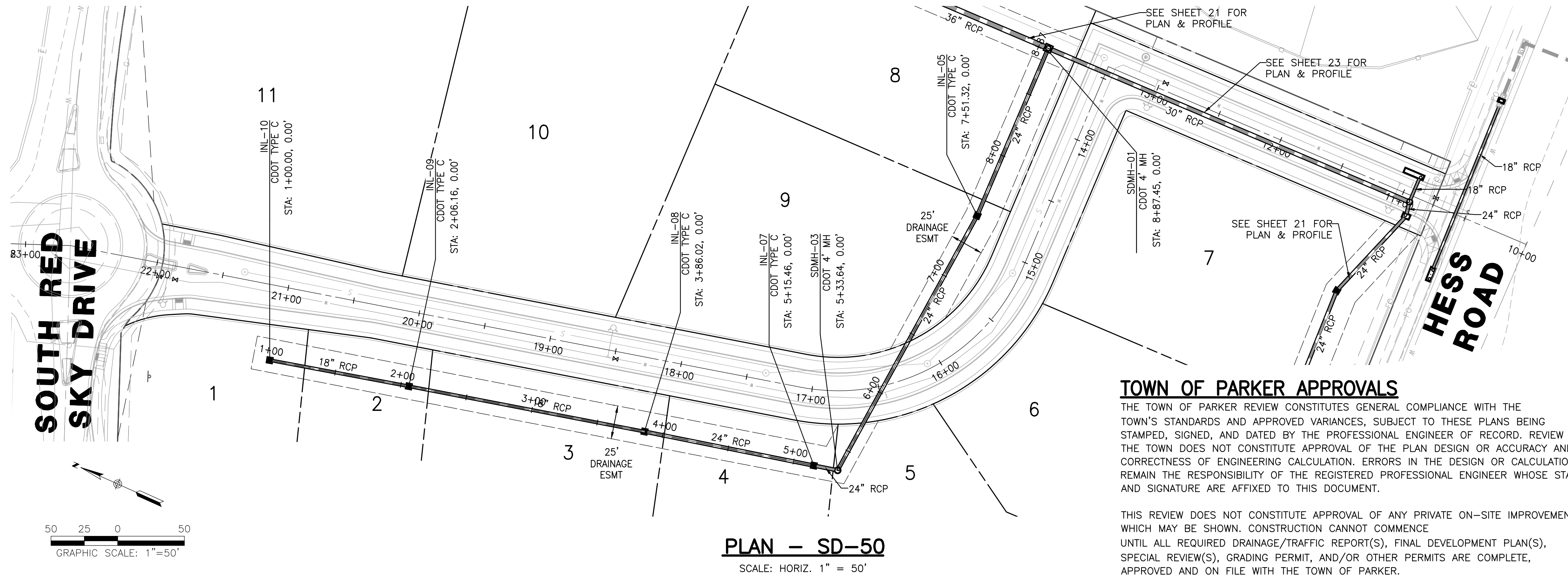
SCALE: AS SHOWN
DATE: 2/19/2021
DRAWN BY: WD
CHECKED BY: JS
JOB NO: D01173-A

STORM DRAIN PLAN & PROFILE

PROJECT NO. D01173-A
DRAWING NO. 21
SHEET NO. 21 OF 25 SHEETS

STORM SEWER NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
- ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAN FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
- RIM ELEVATIONS GIVEN FOR ALL TYPE-R INLETS IN CURB LINE ARE TOP-OF-CURB (OR FRONT TOP OF INLET) ELEVATIONS. STATIONS AND OFFSETS SHOWN IN PROFILE FOR TYPE-R INLETS ARE AT CENTER OF INLET.
- ALL STORM SEWER PIPE LENGTHS ARE TO CENTER OF STRUCTURE FOR MANHOLES AND TO THE INSIDE OF THE CONCRETE BOX FOR TYPE-R AND TYPE-C INLETS.
- ALL WATER MAIN CROSSINGS WITH STORM SEWER AND SANITARY SEWER SHALL HAVE A MINIMUM OF 18" CLEAR DISTANCE, VERTICAL. PIPE PROTECTION AT ALL CROSSINGS SHALL BE PROVIDED PER TOWN OF PARKER AND STATE SPECIFICATIONS.
- ALL STORM SEWER SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED.
- A BLANKET DRAINAGE AND PUBLIC ACCESS EASEMENT IS DEDICATED ACROSS THE PRIVATE DRIVE TRACT AS SHOWN ON THE MINOR DEVELOPMENT PLAN.



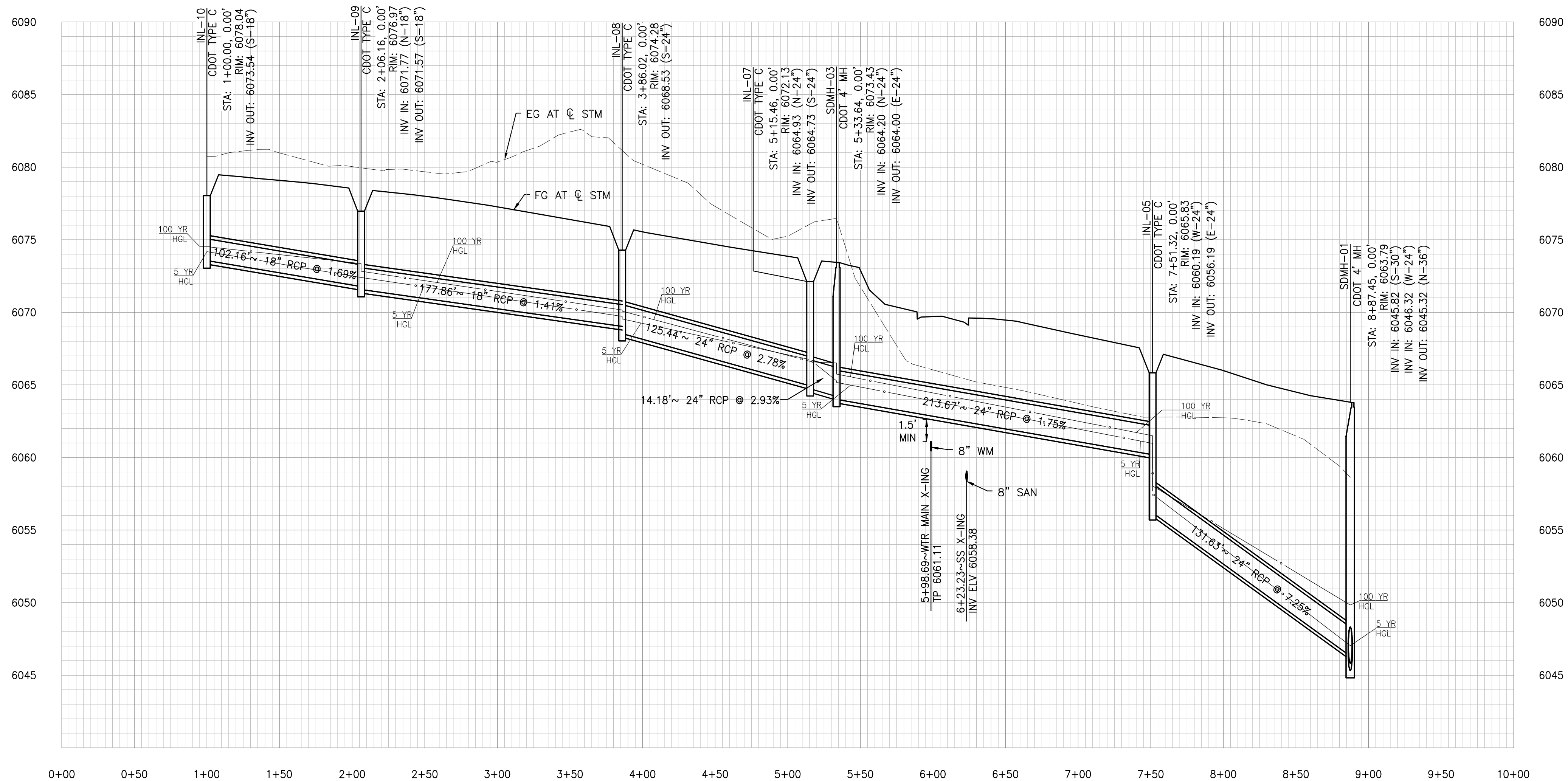
TOWN OF PARKER APPROVALS

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 CALCULATION. 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



ROADWAY & STORM DRAIN PLANS FOR DOUGLAS 234 FILING, NO. 6
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



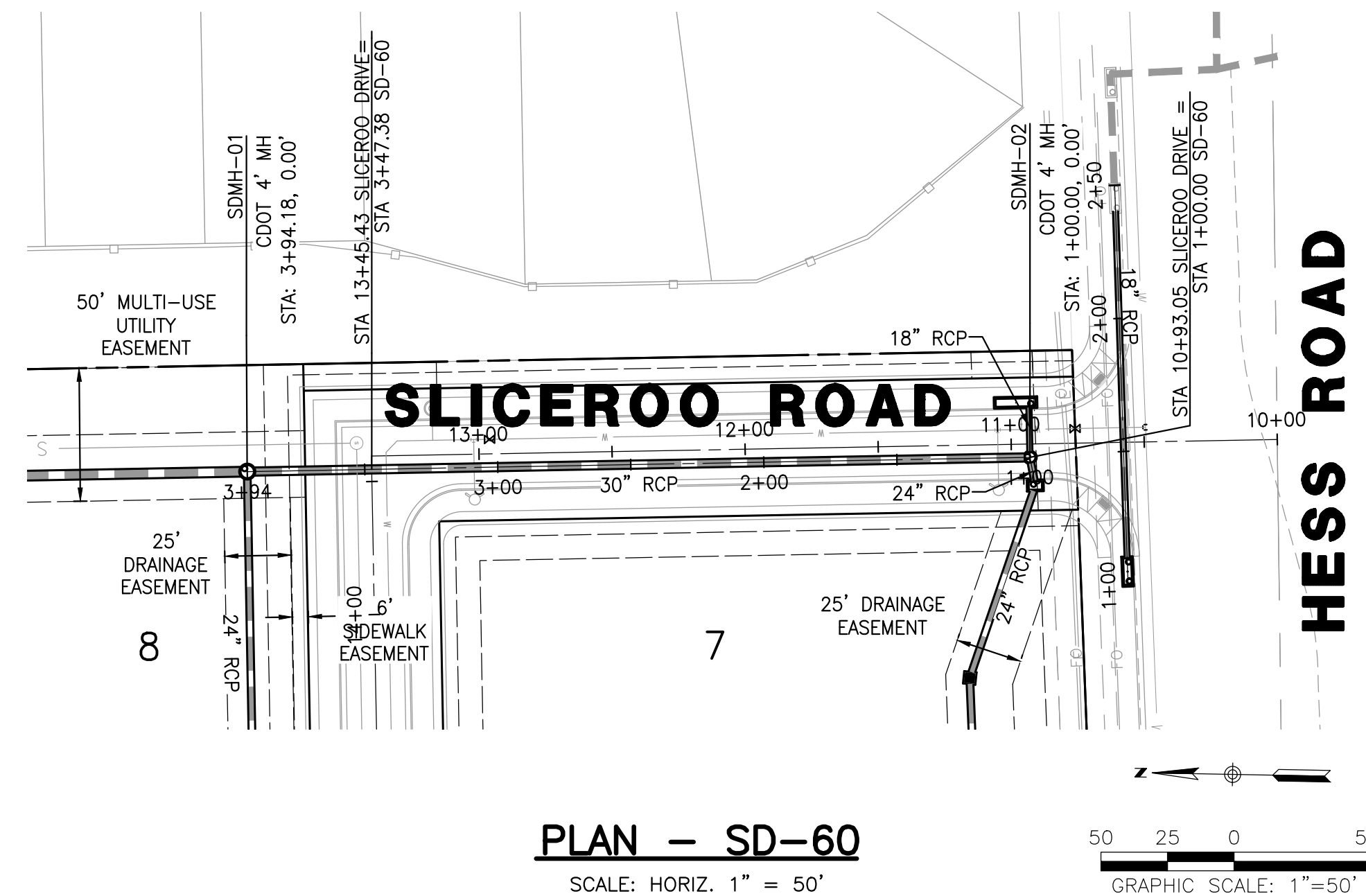
REVISIONS:

NO.	DESCRIPTION	DATE:
1		

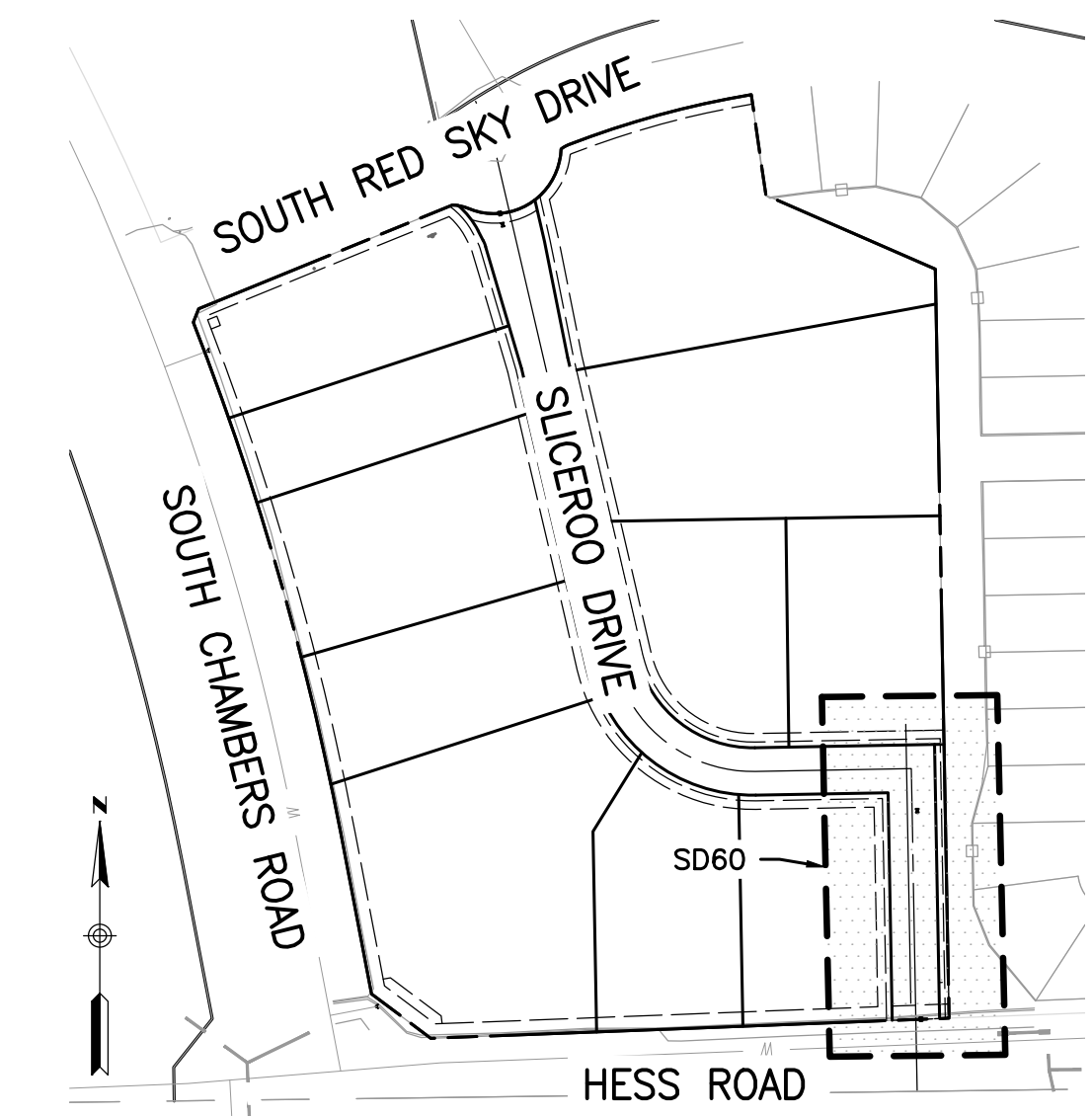
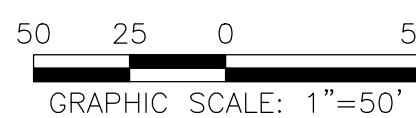
SCALE: 1" = 50'
DATE: 2/19/2021
DRAWN BY: WD
CHECKED BY: JS
JOB NO: D01173-A

STORM DRAIN PLAN & PROFILE

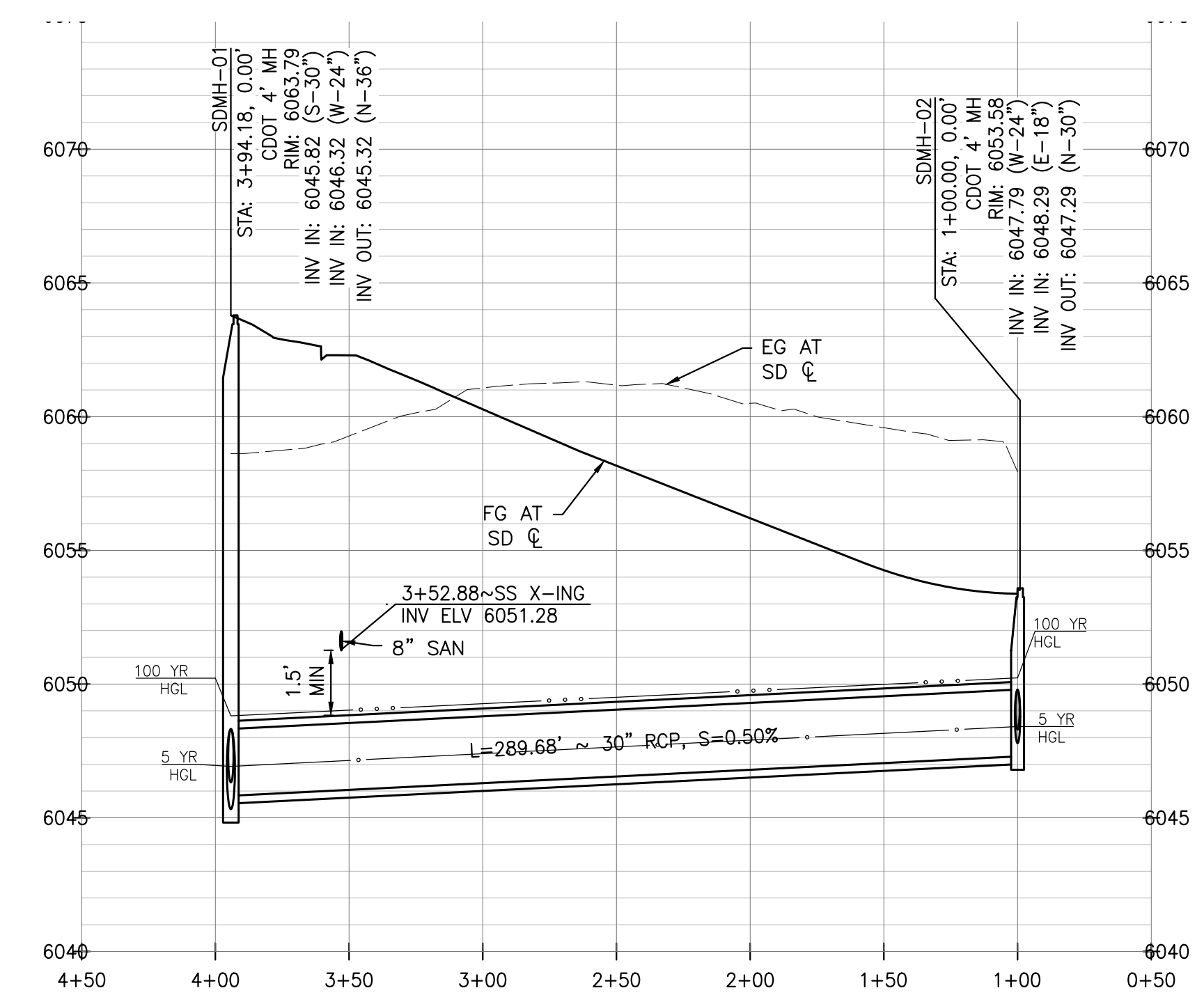
PROJECT NO. D01173-A
DRAWING NO. 22
SHEET NO. 22 OF 25 SHEETS



PLAN - SD-60
SCALE: HORIZ. 1" = 50'



KEY MAP
SCALE: HORIZ. 1" = 200'



PROFILE - SD-60
SCALE: HORIZ. 1"=50', VERT. 1"=5'

STORM SEWER NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
- ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
- RIM ELEVATIONS GIVEN FOR ALL TYPE-R INLETS IN CURB LINE ARE TOP-OF-CURB (OR FRONT TOP OF INLET) ELEVATIONS. STATIONS AND OFFSETS SHOWN IN PROFILE FOR TYPE-R INLETS ARE AT CENTER OF INLET.
- ALL STORM SEWER PIPE LENGTHS ARE TO CENTER OF STRUCTURE FOR MANHOLES AND TO THE INSIDE OF THE CONCRETE BOX FOR TYPE-R AND TYPE-C INLETS.
- ALL WATER MAIN CROSSINGS WITH STORM SEWER AND SANITARY SEWER SHALL HAVE A MINIMUM OF 18" CLEAR DISTANCE, VERTICAL PIPE PROTECTION AT ALL CROSSINGS SHALL BE PROVIDED PER TOWN OF PARKER AND STATE SPECIFICATIONS.
- ALL STORM SEWER SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED.

TOWN OF PARKER APPROVALS

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 CALCULATION. 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 _____

ROADWAY & STORM DRAIN PLANS FOR DOUGLAS 234 FILING, NO. 6
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



REVISIONS:		
NO.	DESCRIPTION	DATE
1		

SCALE: 1" = 50'
DATE: 2/19/2021
DRAWN BY: WD
CHECKED BY: JS
JOB NO: D01173-A

STORM DRAIN PLAN & PROFILE

PROJECT NO. D01173-A
DRAWING NO. 23
SHEET NO. 23 OF 25 SHEETS

2021 Rick Engineering Company

