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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  
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**PARKER PUBLIC WORKS**

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

**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

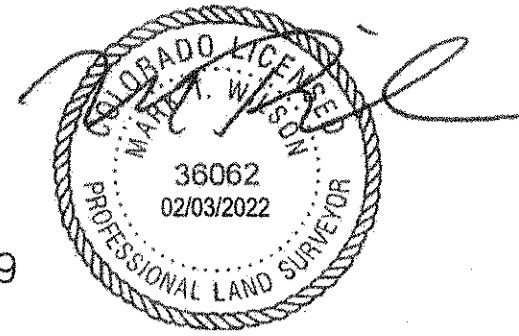
THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, BEARING SOUTH 89°15'13" WEST AS SHOWN ON FINAL PLAT DOUGLAS 234 FILING NO. 1.

BENCHMARK FOR AS-BUILTS: DOUGLAS COUNTY GIS CONTROL MONUMENT #1.075021 NAVD 88 ELEVATION=5955.48', LOCATED NEAR THE INTERSECTION OF BRIAN DR. AND PATTY LANE COLORADO CENTRAL ZONE STATE PLANE COORDINATE NORTHING=1607877.50 EASTING=3200138.75

**ROADWAY & STORM DRAIN CONSTRUCTION PLANS FOR**

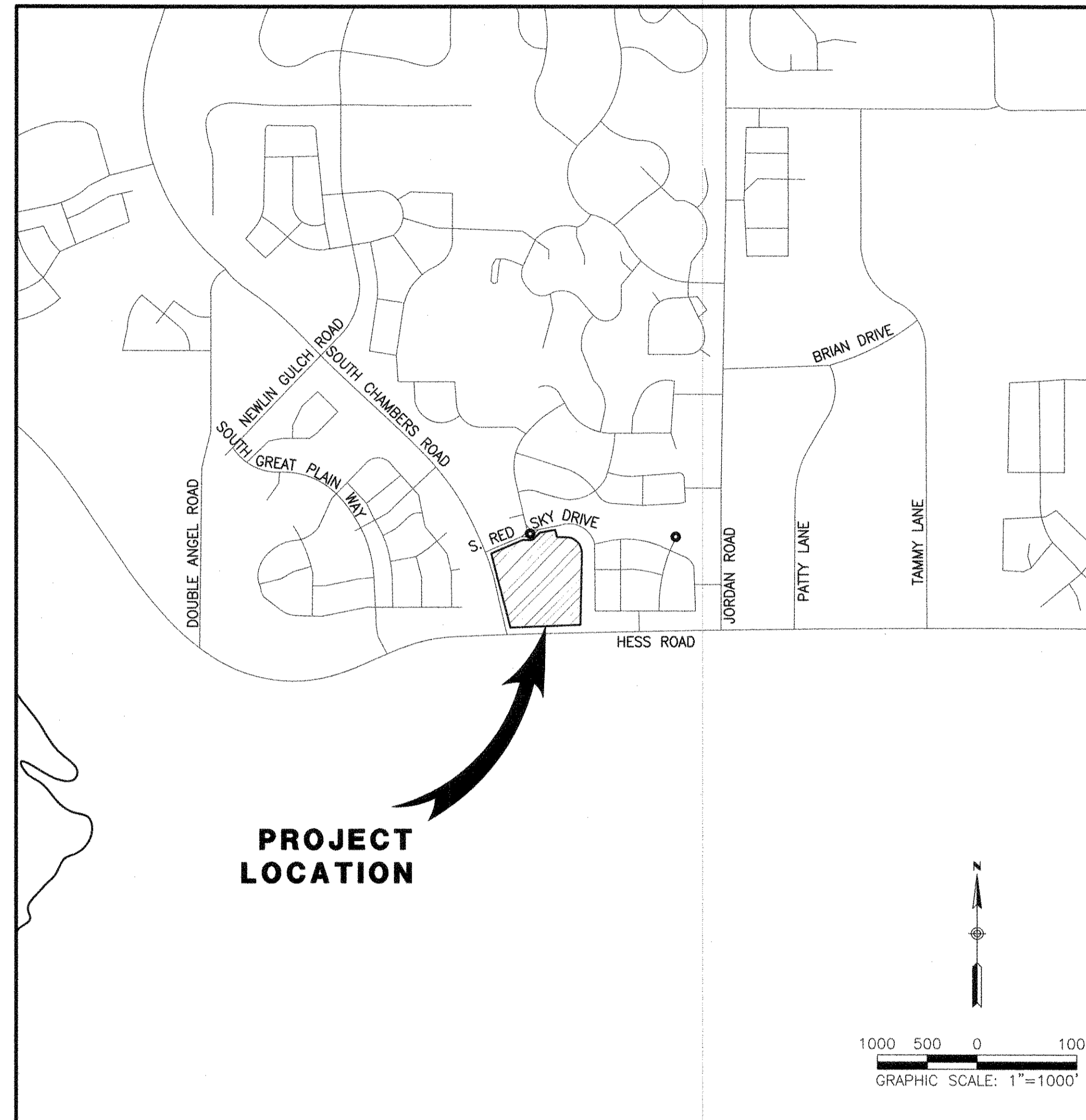
**DOUGLAS 234, FILING NO. 6**

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



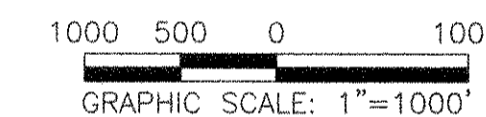
I, MARK T. WILSON PLS 36062, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF DOUGLAS 234, FILING NO. 6, REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON DECEMBER 13TH AND 21ST, 2021. IN THE STATE OF COLORADO.

I, TROY BALES, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.



**VICINITY MAP**

SCALE 1"= 1000'



**LEGEND**

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY	---	---
CENTERLINE	---	---
CURB	---	---
CURB & GUTTER	---	---
DAYLIGHT LINE	---	---
EASEMENT	---	---
FLOWLINE	---	---
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	---	---
STORM DRAIN MANHOLE	---	---
STORM DRAIN INLET	---	---
FIRE HYDRANT	---	---
WATER VALVE	---	---
STREET LAMP	---	---
AC PAVING	---	---
CONCRETE	---	---
DG TRAIL/CRUSHER FINES	---	---

**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

**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 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 05/03/2021

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



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Know what's below.  
Call before you dig!

NO.	DESCRIPTION	DATE:
1		

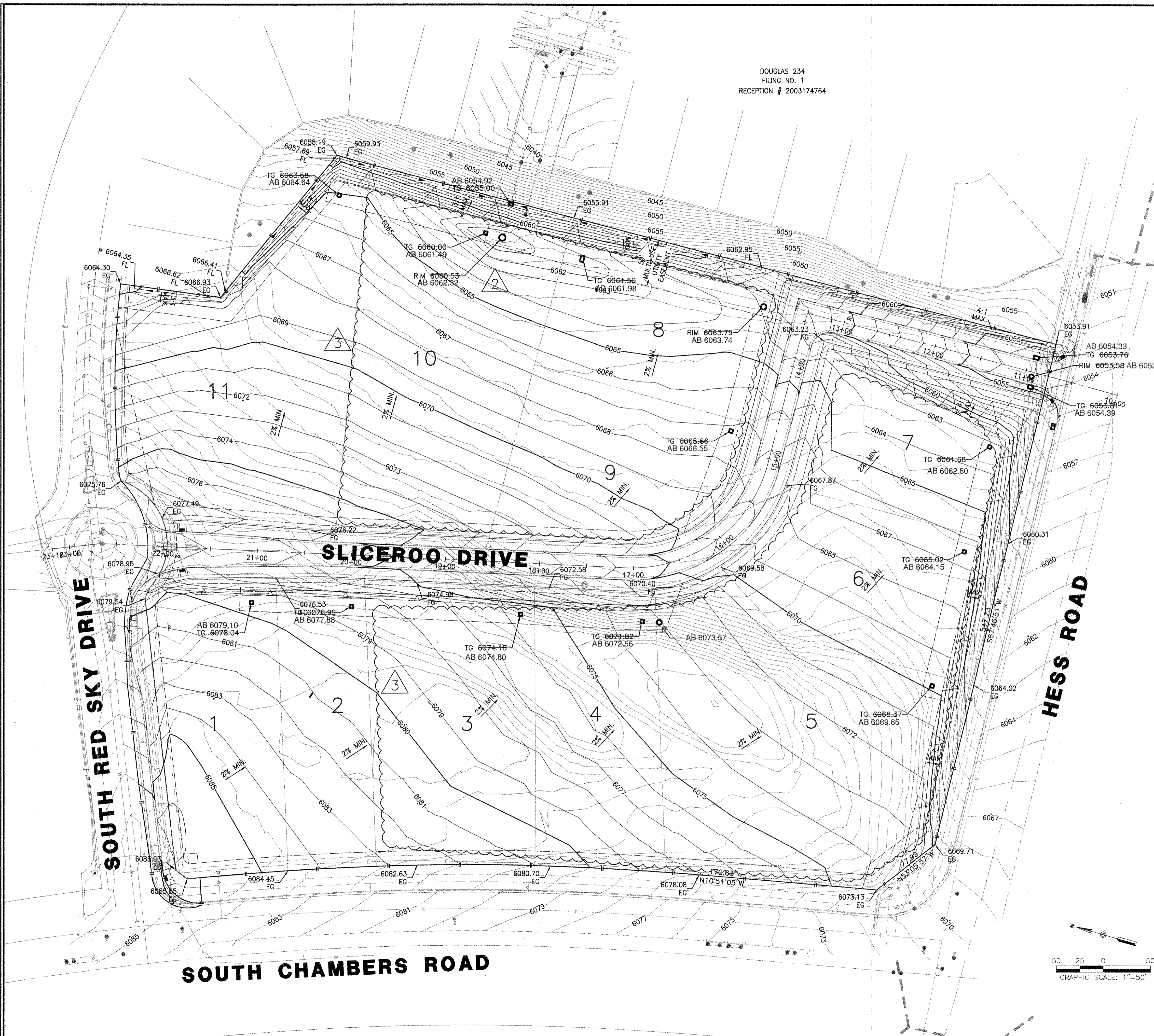
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DATE: 5/3/2021  
DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: D01173-A

**COVER SHEET**

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

2021-05-03 11:29AM 2021-05-03 11:29AM 2021-05-03 11:29AM

DOUGLAS 234  
 FILING NO. 1  
 RECEPTION # 2003174764



**GRADING NOTES**

1. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER'S REPORT TO ENSURE REQUIREMENTS FOR MINIMUM GROUND SLOPE ARE MET.
2. RETAINING WALL DESIGN PROVIDED BY OTHERS.
3. ALL ADA RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.0%.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL CALL 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
8. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON AUGUST 31, 2018. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
9. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2:1 UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.

I, MARK T. WILSON PLS 36062, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF DOUGLAS 234, FILING NO. 6, REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON DECEMBER 13TH AND 21ST, 2021, IN THE STATE OF COLORADO.



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**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:
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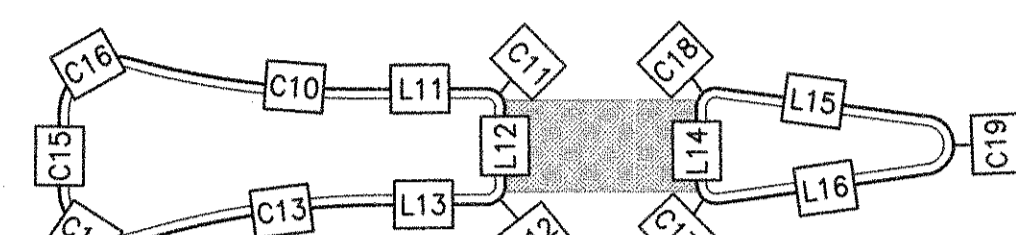
SCALE: 1" = 50'  
 DATE: 8/2/2021  
 DRAWN BY: WD  
 CHECKED BY: JS  
 JOB NO: D01173-A

**OVERALL GRADING PLAN**

PROJECT NO. D01173-A  
 DRAWING NO. 4  
 SHEET NO. 4 of 25 SHEETS

**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. REFER TO FINAL PLAN FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
- ACCESSIBLE RAMP SYMBOLS SHOWN ON THESE PLANS ARE FOR LOCATION ONLY. ACCESSIBLE RAMP 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.



**PLAN - MEDIAN**

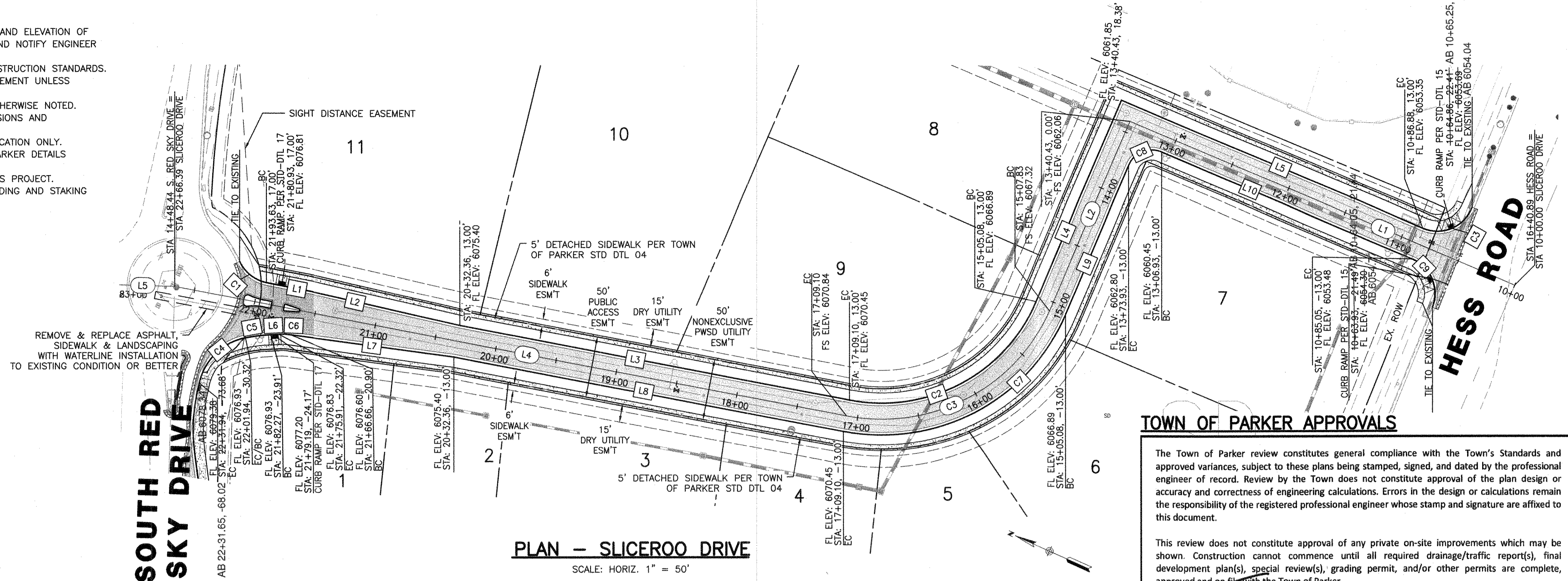
SCALE: HORIZ. 1" = 10'

**CURB LINE & CURVE TABLE**

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

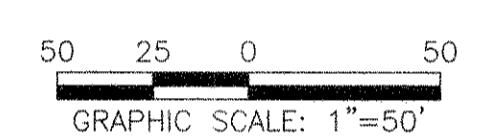
**CENTERLINE LINE & CURVE TABLE**

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



**PLAN - SLICEROO DRIVE**

SCALE: HORIZ. 1" = 50'



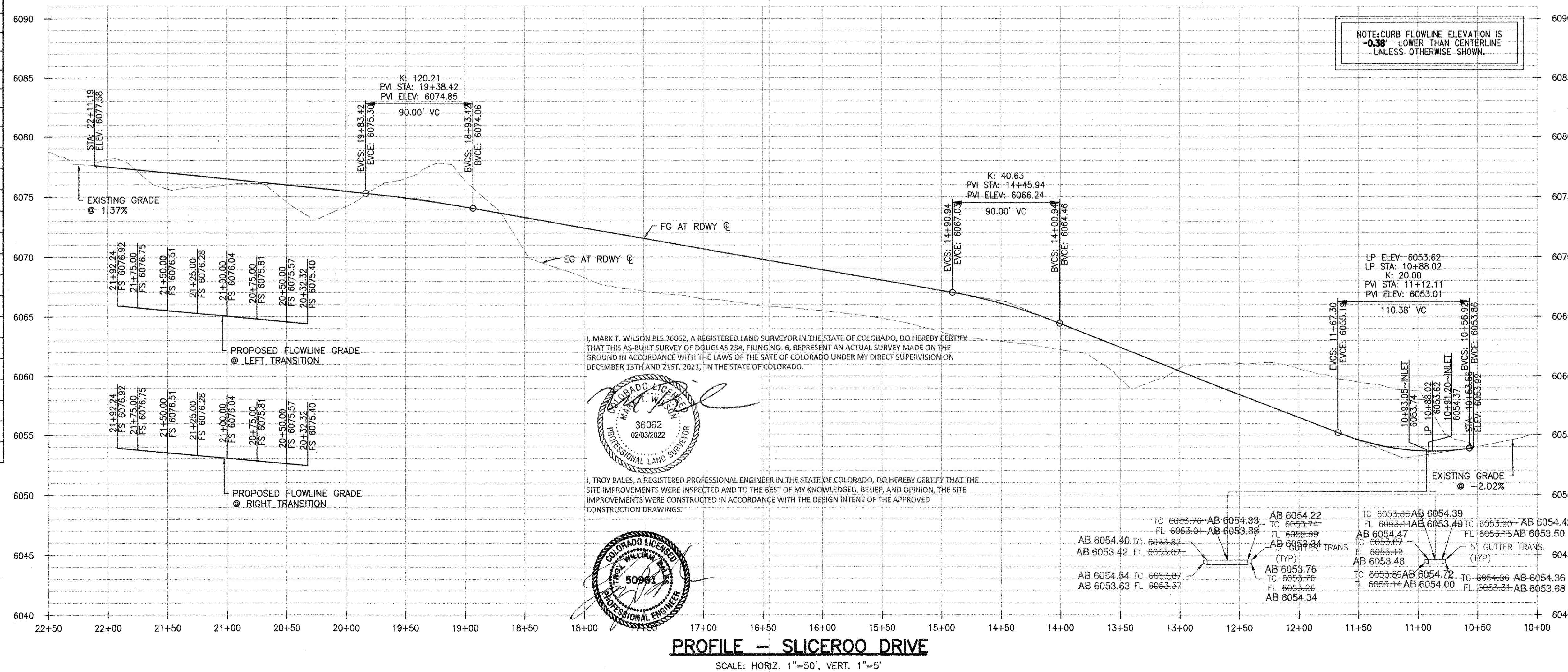
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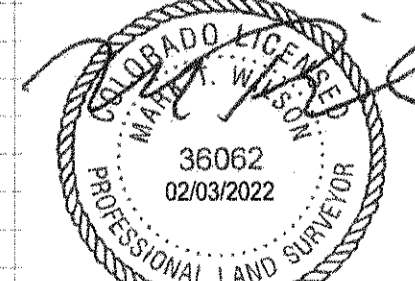
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*[Signature]*  
Town of Parker, Director of Engineering

05/03/2021  
Date



I, MARK T. WILSON PLS 36062, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF DOUGLAS 234, FILING NO. 6, REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON DECEMBER 13TH AND 21ST, 2021, IN THE STATE OF COLORADO.



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

**RICK ENGINEERING COMPANY**  
9801 EAST EASTER AVE  
CENTENNIAL, CO 80112  
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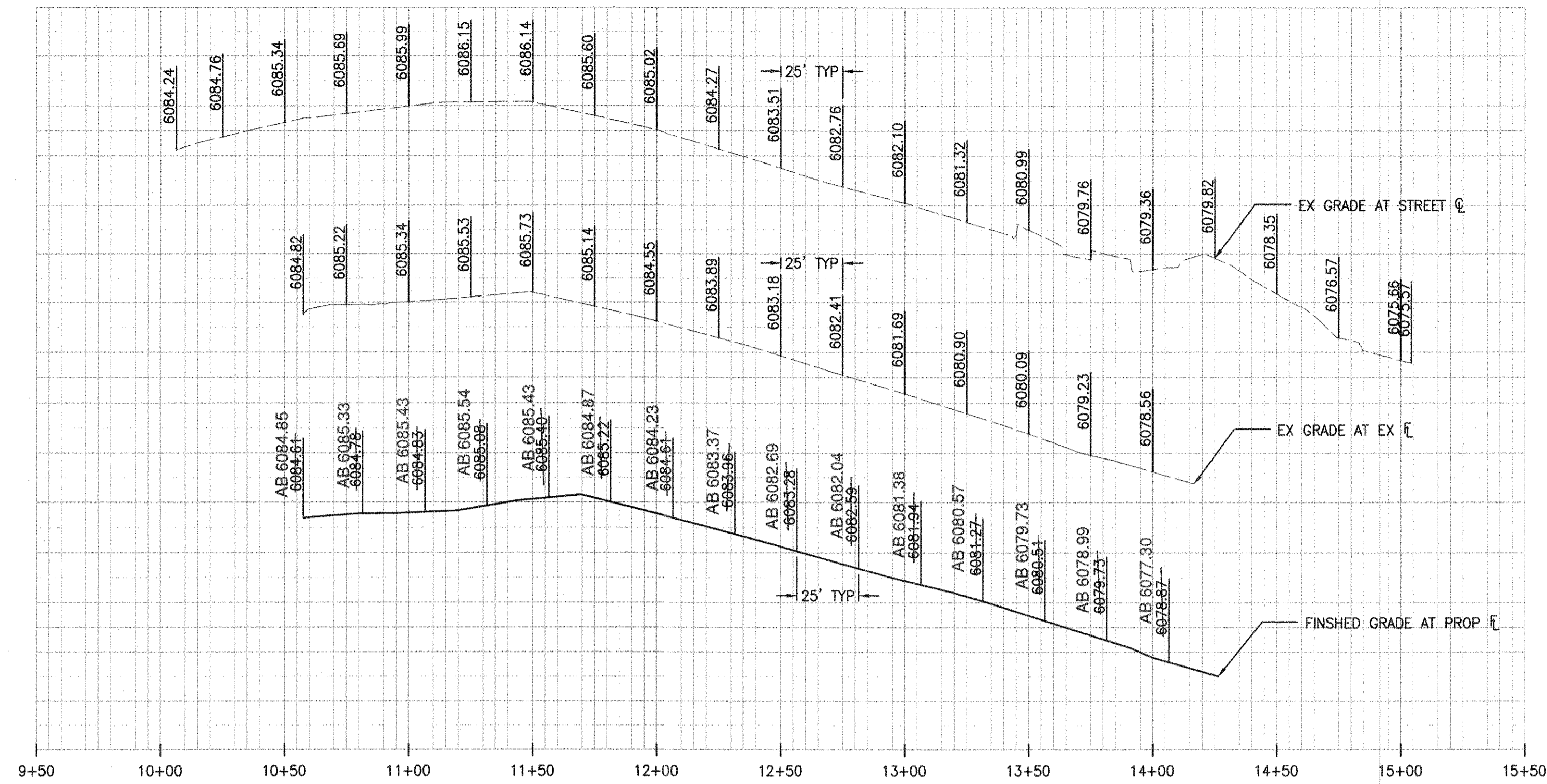
REVISIONS:

NO.	DESCRIPTION	DATE:
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JOB NO: D01173-A

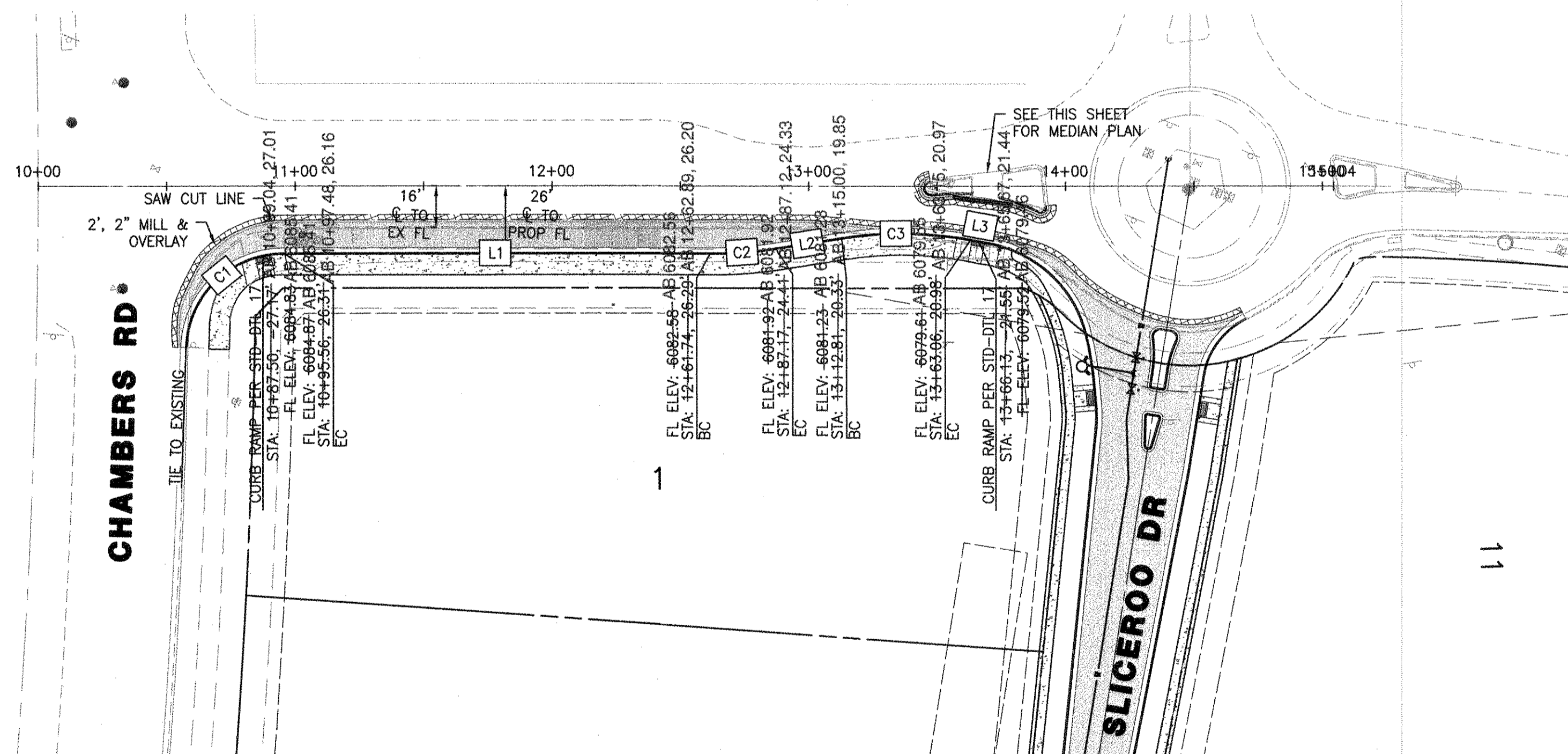
**SLICEROO DR PLAN & PROFILE**

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



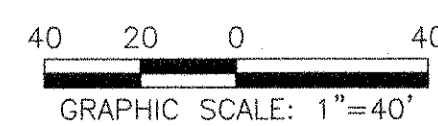
**PROFILE - SOUTH RED SKY DRIVE**

SCALE: HORIZ. 1" = 40' VERT. 1" = 4'



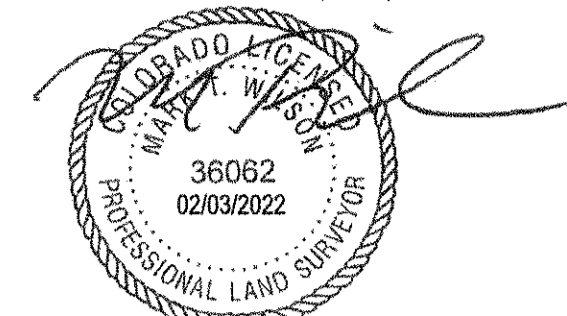
**PLAN - SOUTH RED SKY DRIVE**

SCALE: 1" = 40'

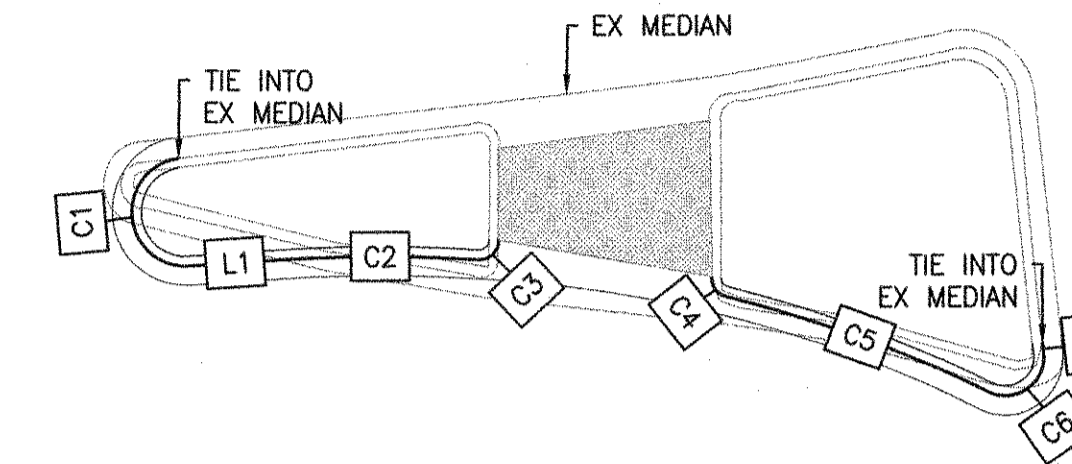


CURB LINE AND CURVE TABLE				
CURVE #/LINE #	LENGTH	BEARING/DELTA	RADIUS	TYPE
C1	58.79'	088°38'51"	38.00'	TYPE 2 SECTION II-B
C2	25.53'	009°37'25"	152.00'	TYPE 2 SECTION II-B
C3	50.50'	019°33'07"	148.00'	TYPE 2 SECTION II-B
L1	166.17	S67°43'48"W	N/A	TYPE 2 SECTION II-B
L2	25.96	S58°41'59"W	N/A	TYPE 2 SECTION II-B
L3	7.28	N78°15'06"E	N/A	TYPE 2 SECTION II-B

I, MARK T. WILSON PLS 36062, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF DOUGLAS 234, FILING NO. 6, REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON DECEMBER 13TH AND 21ST, 2021, IN THE STATE OF COLORADO.



I, TROY BALES, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.



**PLAN - SOUTH RED SKY DRIVE MEDIAN**

SCALE: 1" = 10'

MEDIAN CURB LINE AND CURVE TABLE				
CURVE #/LINE #	LENGTH	BEARING/DELTA	RADIUS	TYPE
C1	8.50'	177°11'44"	2.75'	TYPE 2 SECTION I-B
C2	10.27'	007°10'29"	82.00'	TYPE 2 SECTION I-B
C3	1.61'	092°30'14"	1.00'	TYPE 2 SECTION I-B
C4	1.32'	075°41'10"	1.00'	TYPE 2 SECTION I-B
C5	14.61'	012°29'49"	67.00'	TYPE 2 SECTION I-B
C6	4.28'	122°36'51"	2.00'	TYPE 2 SECTION I-B
L1	4.88	N63°50'08"E	N/A	TYPE 2 SECTION I-B
L2	0.56	N28°19'14"W	N/A	TYPE 2 SECTION I-B

**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. REFER TO FINAL PLAN FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
- 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.

**TOWN OF PARKER APPROVALS**

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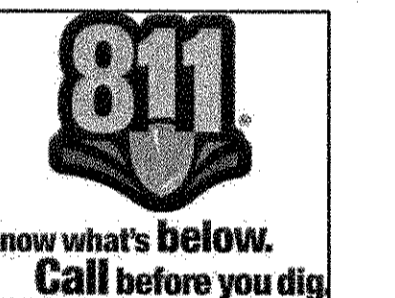
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Town of Parker, Director of Engineering

05/03/2021  
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		

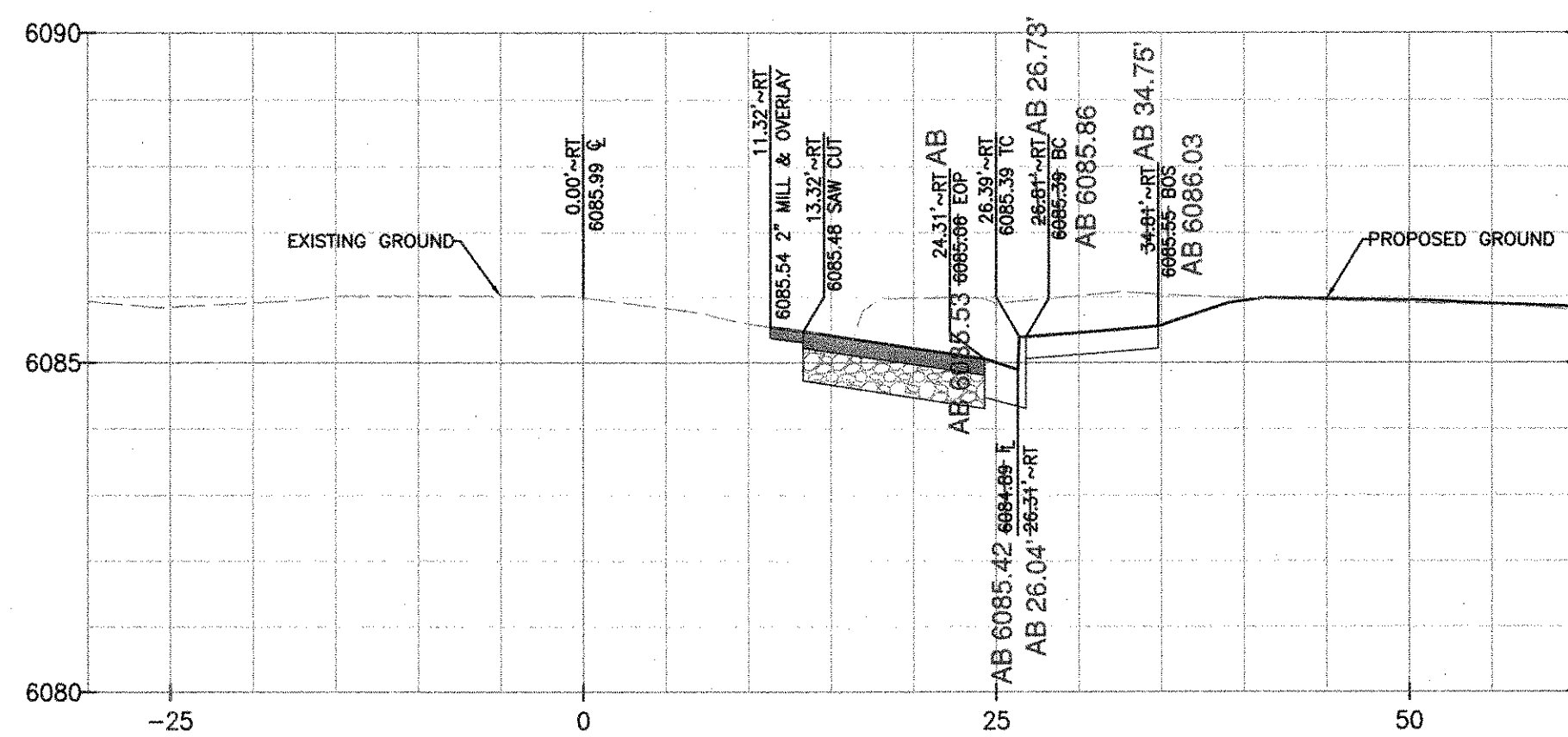
SCALE: 1" = 40'  
DATE: 2/19/2021  
DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: D01173-A

**S. RED SKY DRIVE PLAN & PROFILE**

PROJECT NO. D01173-A

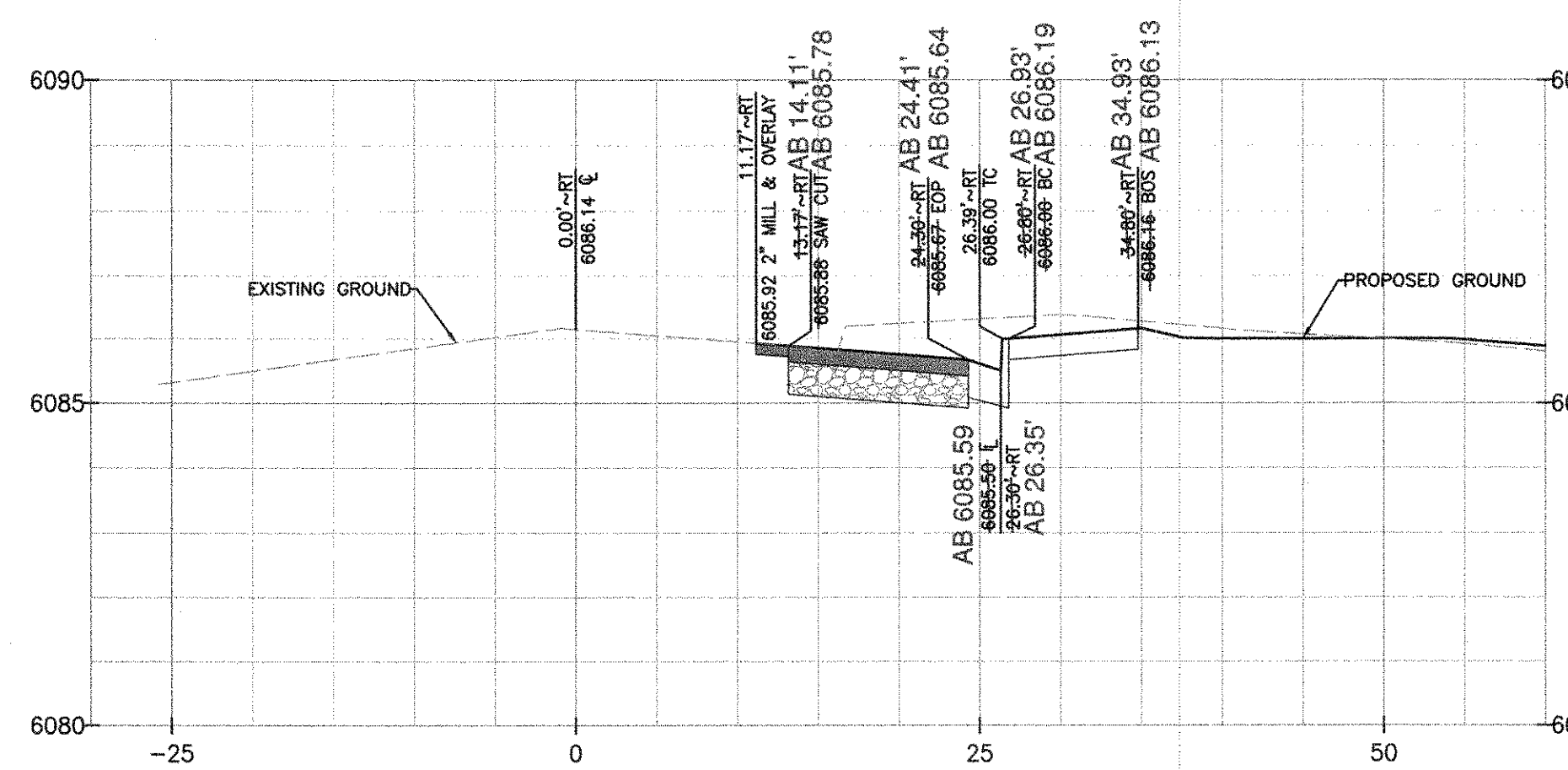
DRAWING NO. 16

SHEET NO. 16 OF 25 SHEETS



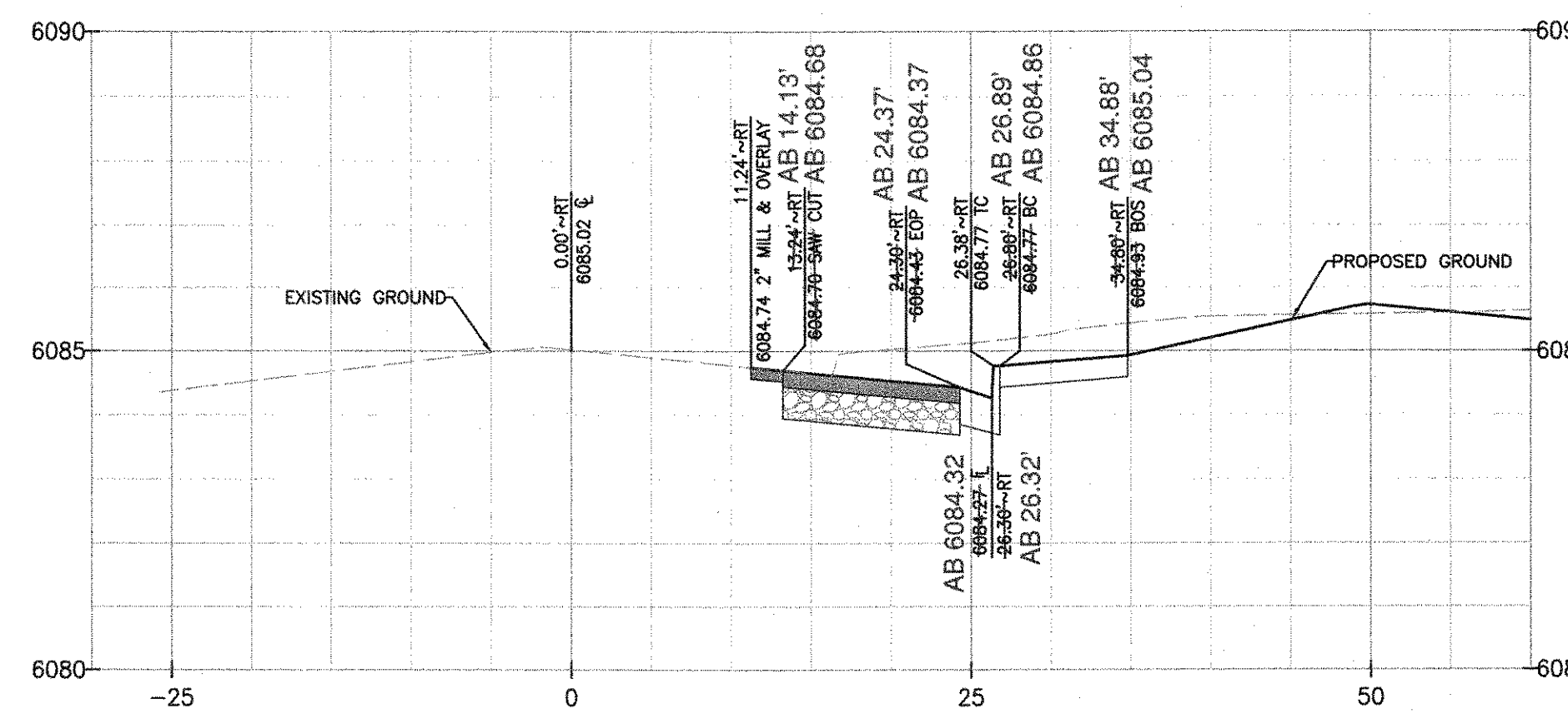
**PROFILE – SOUTH RED SKY DRIVE STA 11+00**

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



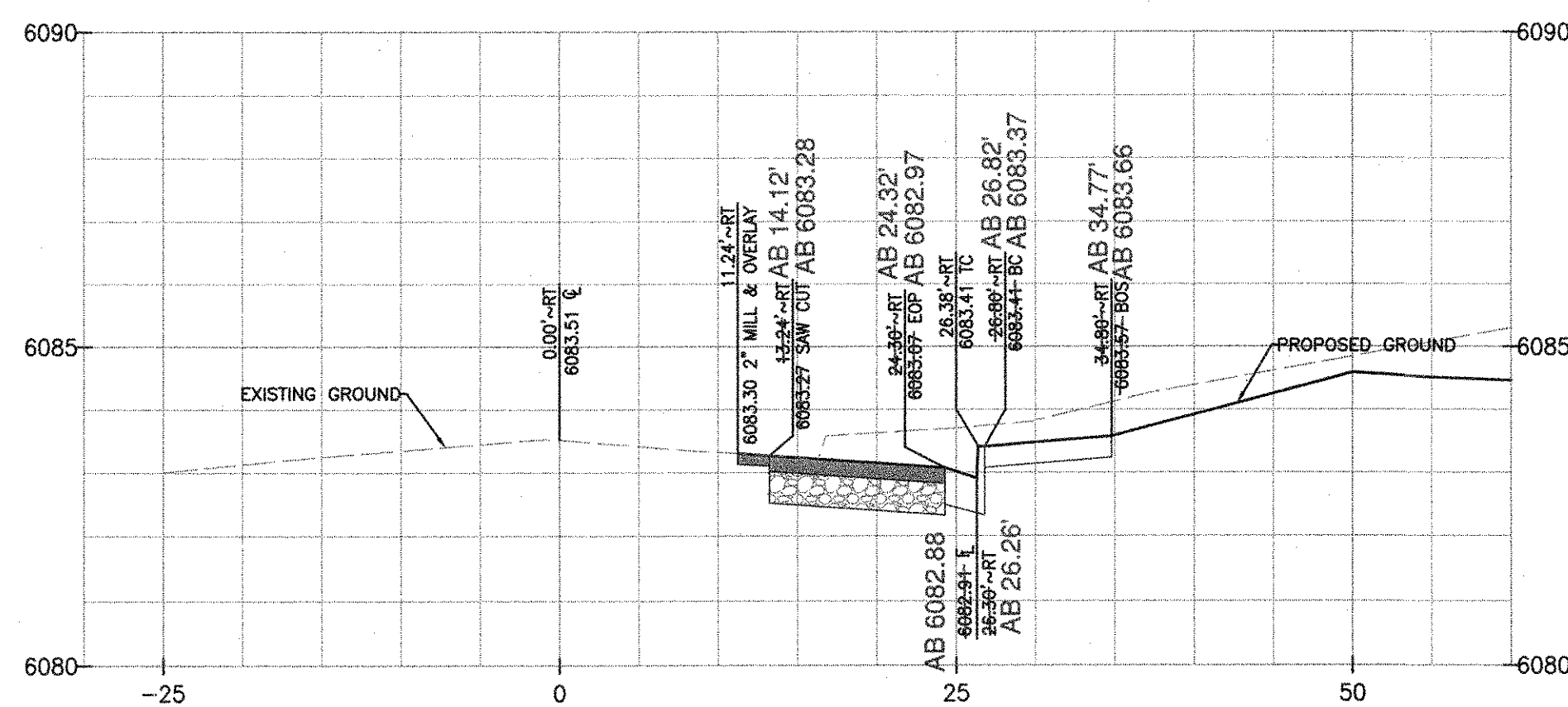
**PROFILE – SOUTH RED SKY DRIVE STA 11+50**

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



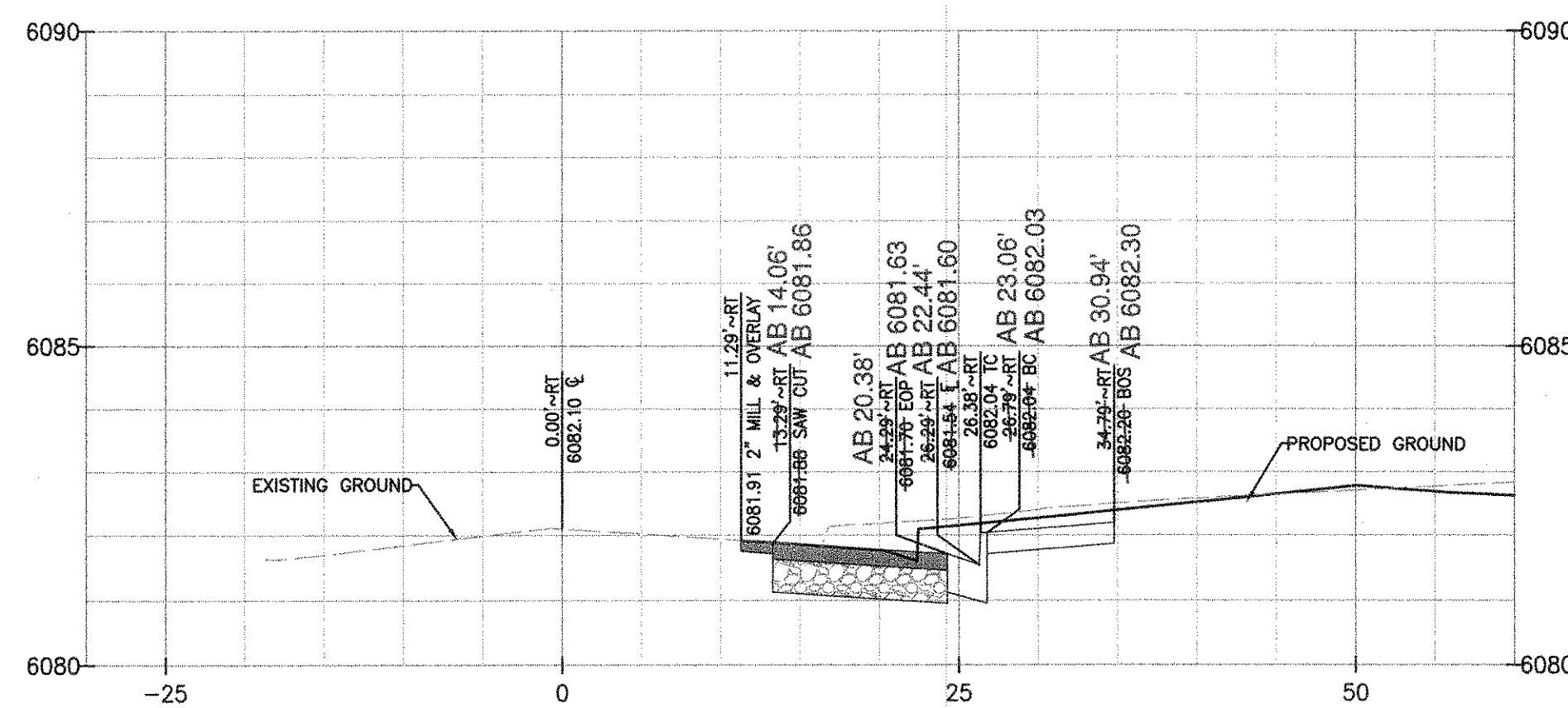
**PROFILE – SOUTH RED SKY DRIVE STA 12+00**

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



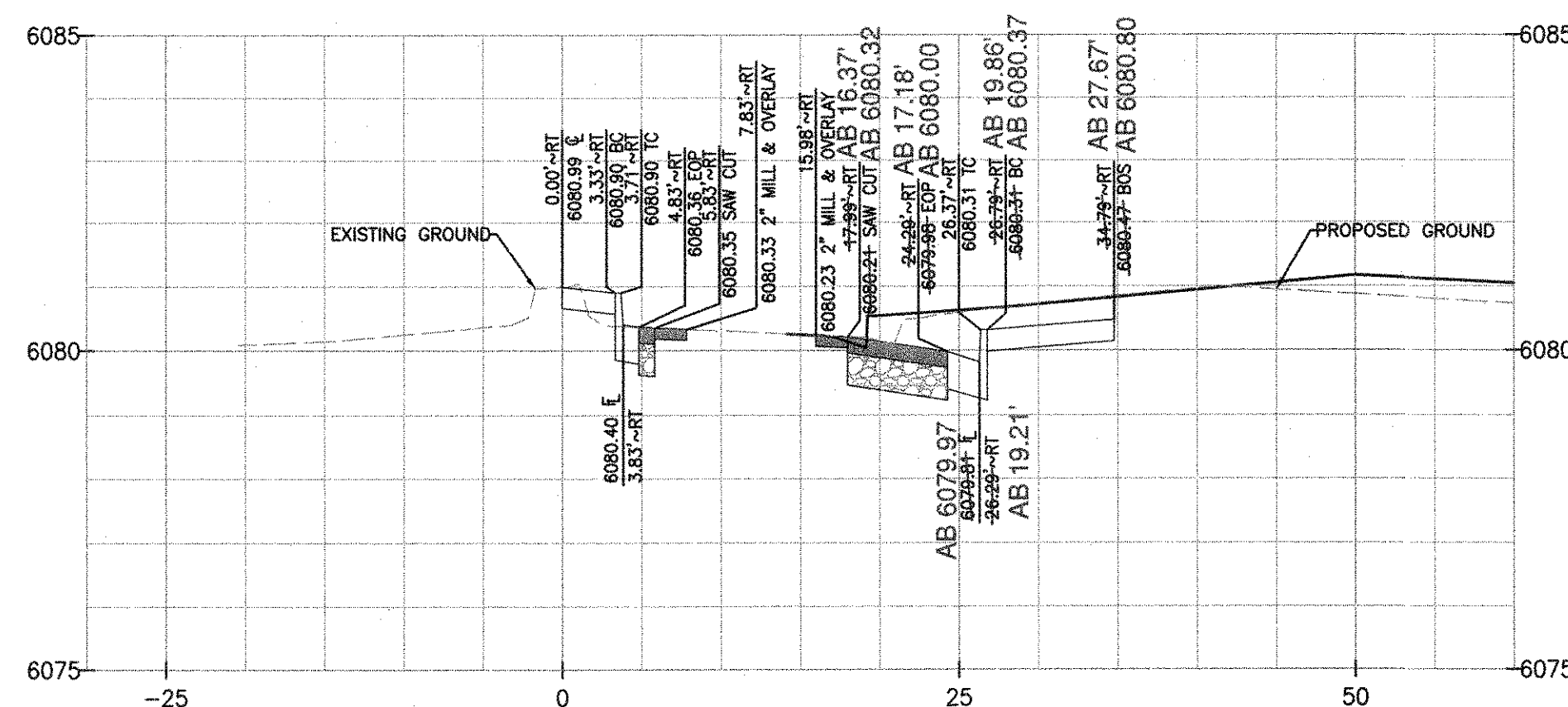
**PROFILE – SOUTH RED SKY DRIVE STA 12+50**

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



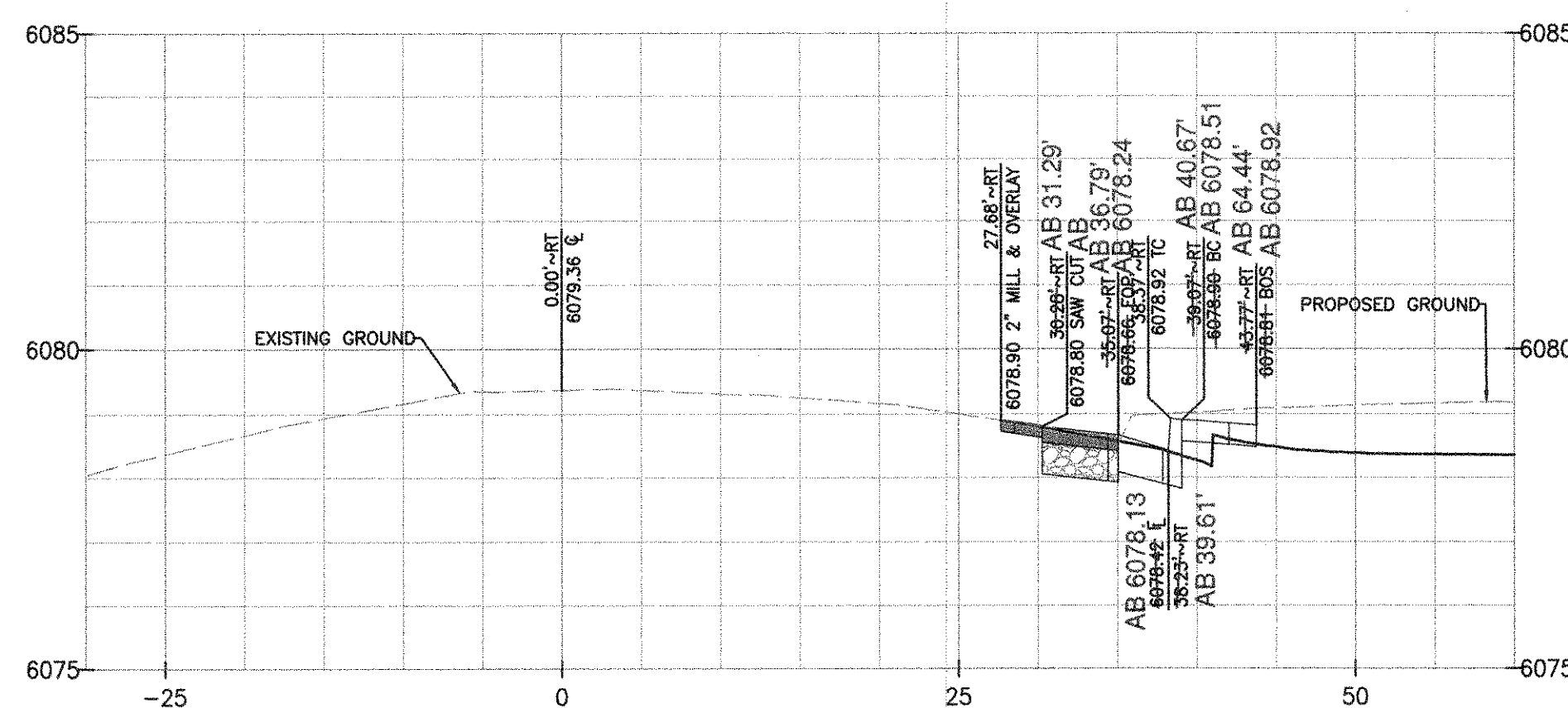
**PROFILE – SOUTH RED SKY DRIVE STA 13+00**

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



**PROFILE – SOUTH RED SKY DRIVE STA 13+50**

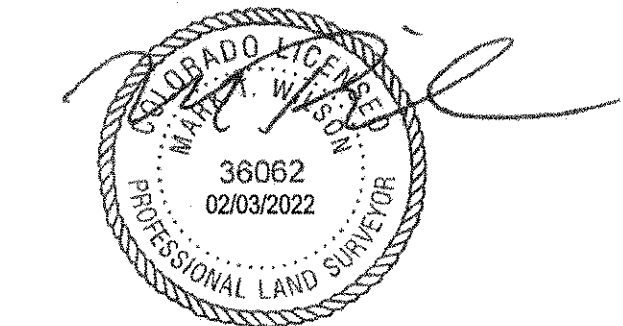
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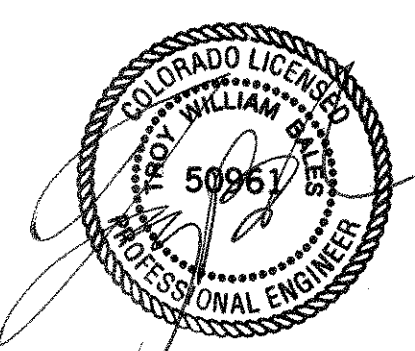
**PROFILE – SOUTH RED SKY DRIVE STA 14+00**

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

I, MARK T. WILSON, PLS 36062, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF DOUGLAS 234, FILING NO. 6, REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON DECEMBER 13TH AND 21ST, 2021, IN THE STATE OF COLORADO.



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**TOWN OF PARKER APPROVALS**

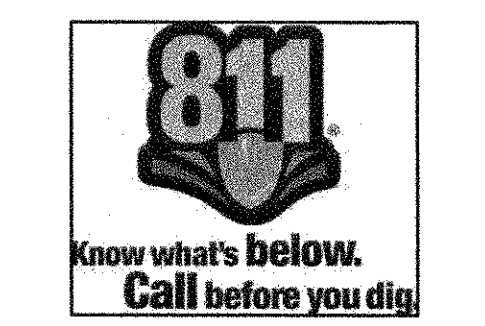
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Town of Parker, Director of Engineering 05/03/2021  
Date

**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

**S. RED SKY DRIVE CROSS SECTIONS**

PROJECT NO. D01173-A  
DRAWING NO. 17  
SHEET NO. 17 OF 25 SHEETS

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

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

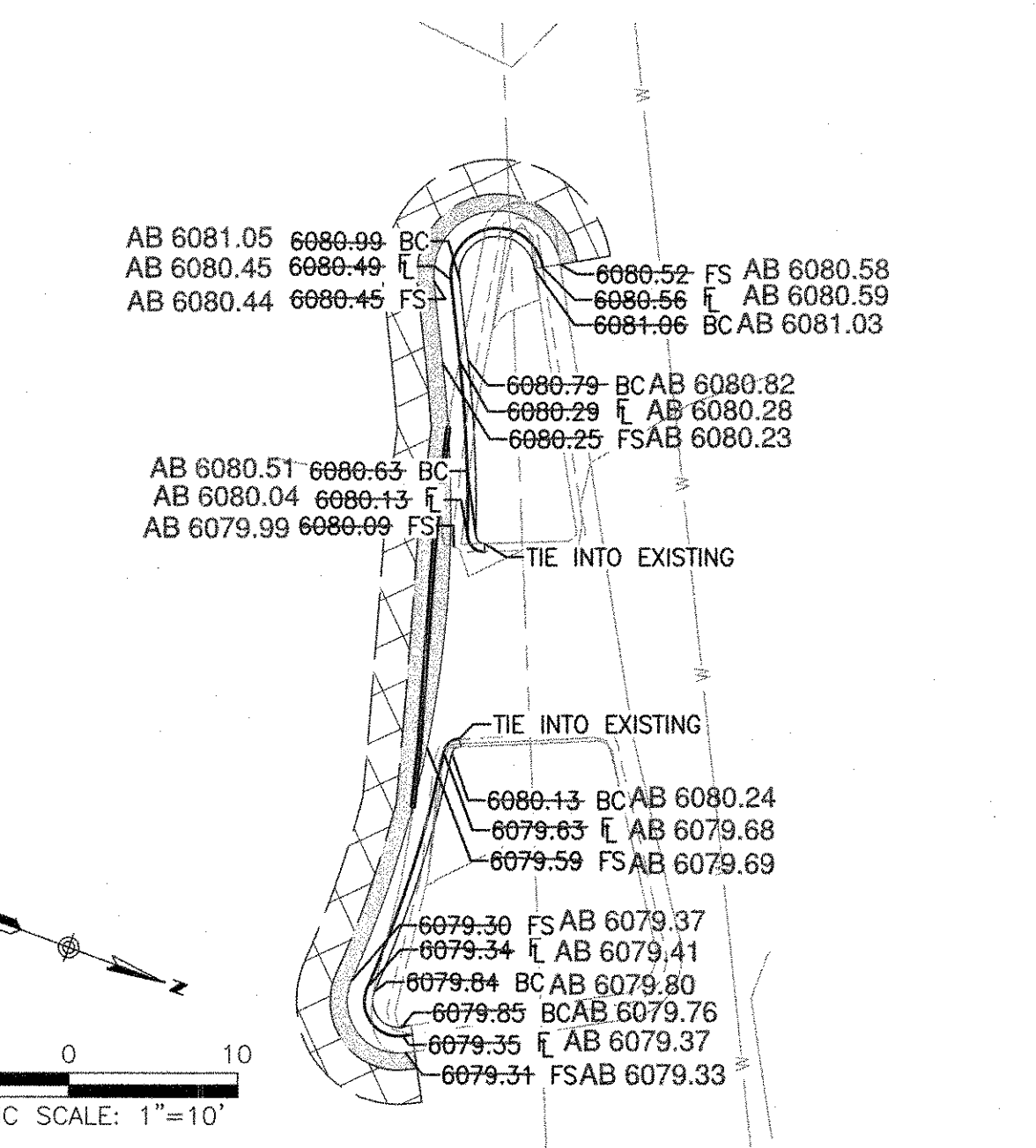
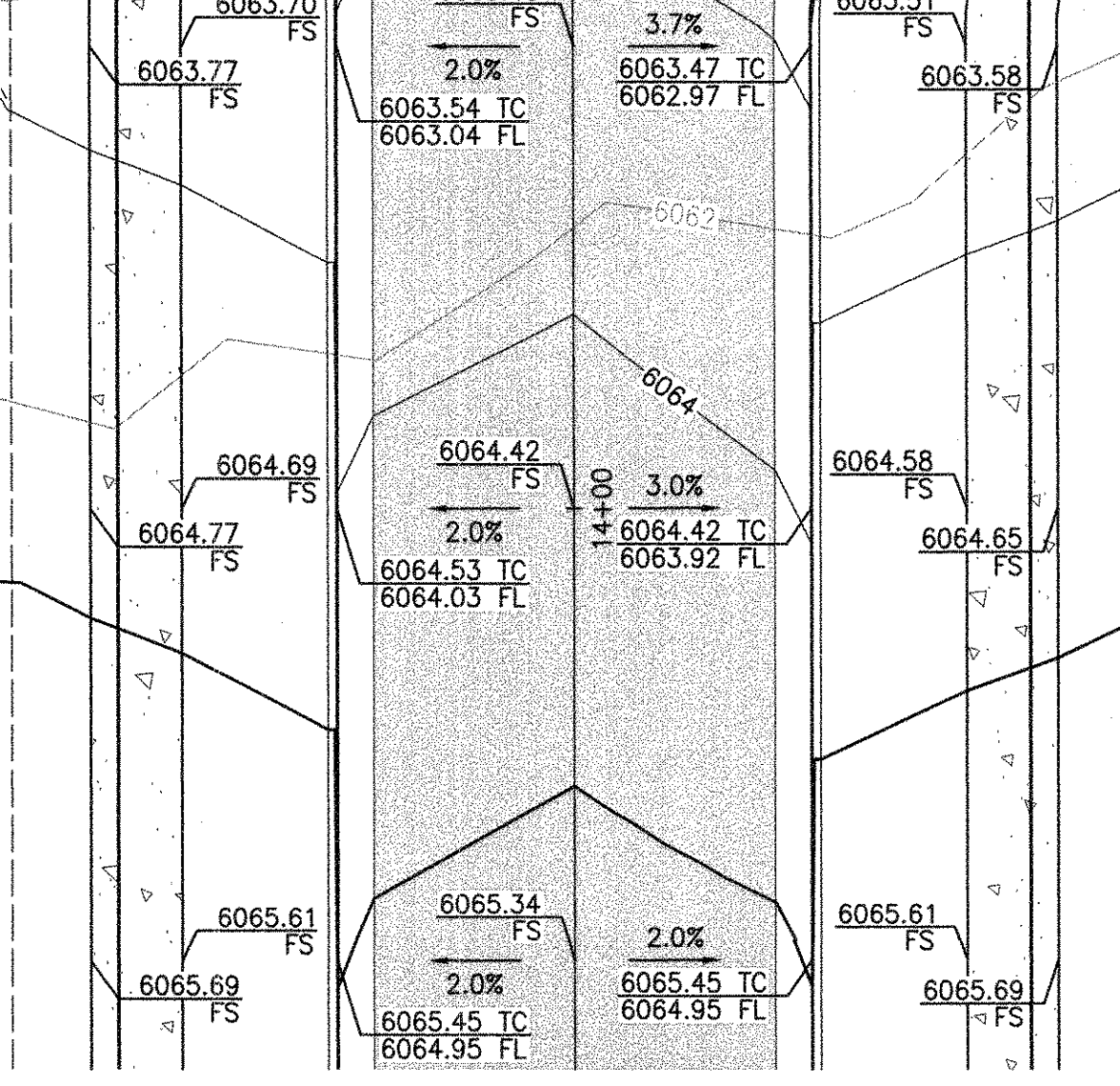
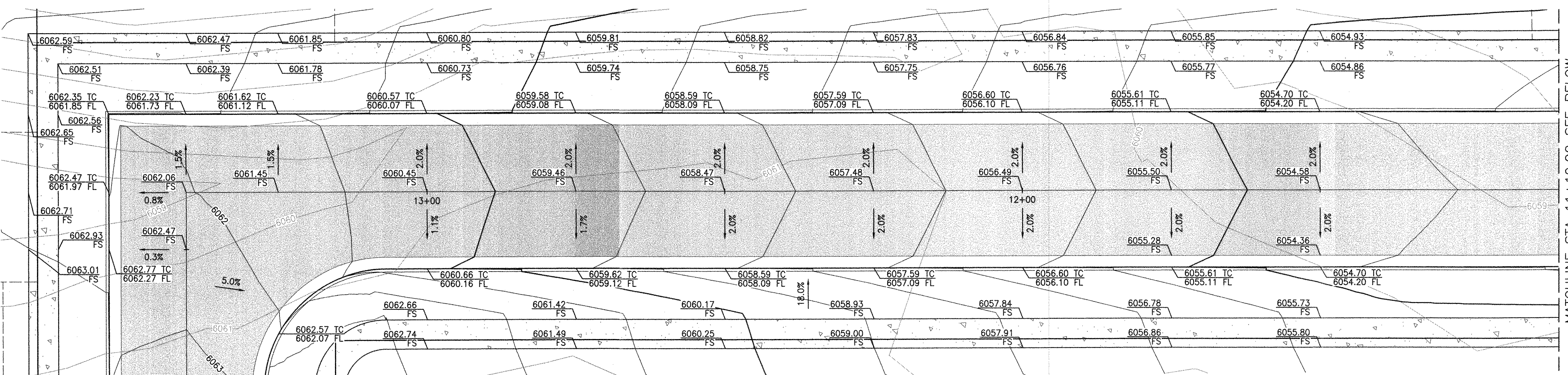
REVISIONS:

NO.	DESCRIPTION	DATE:
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SCALE: 1" = 10'  
DATE: 5/6/2021  
DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: D01173-A

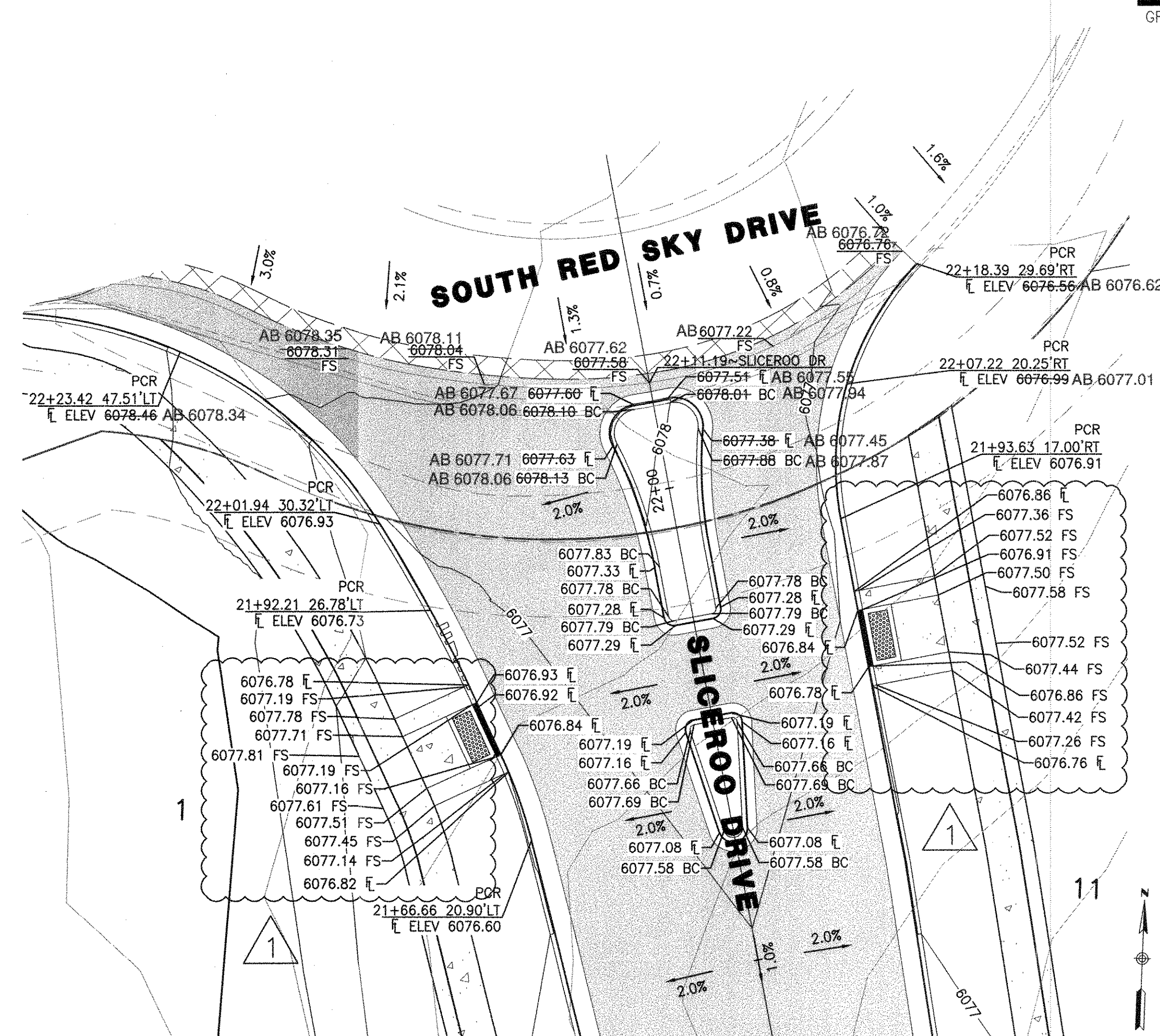
**INTERSECTION  
DETAILS**

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



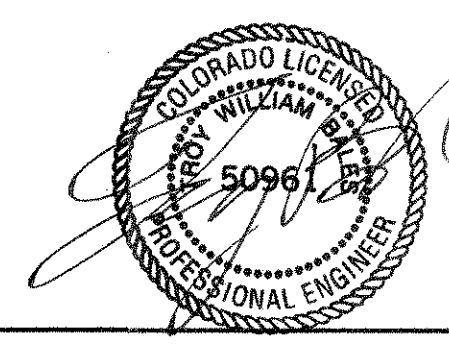
**SOUTH RED SKY DRIVE MEDIAN**  
SCALE: HORIZ. 1"=10'

**SLICEROO DRIVE**  
SCALE: HORIZ. 1"=10'

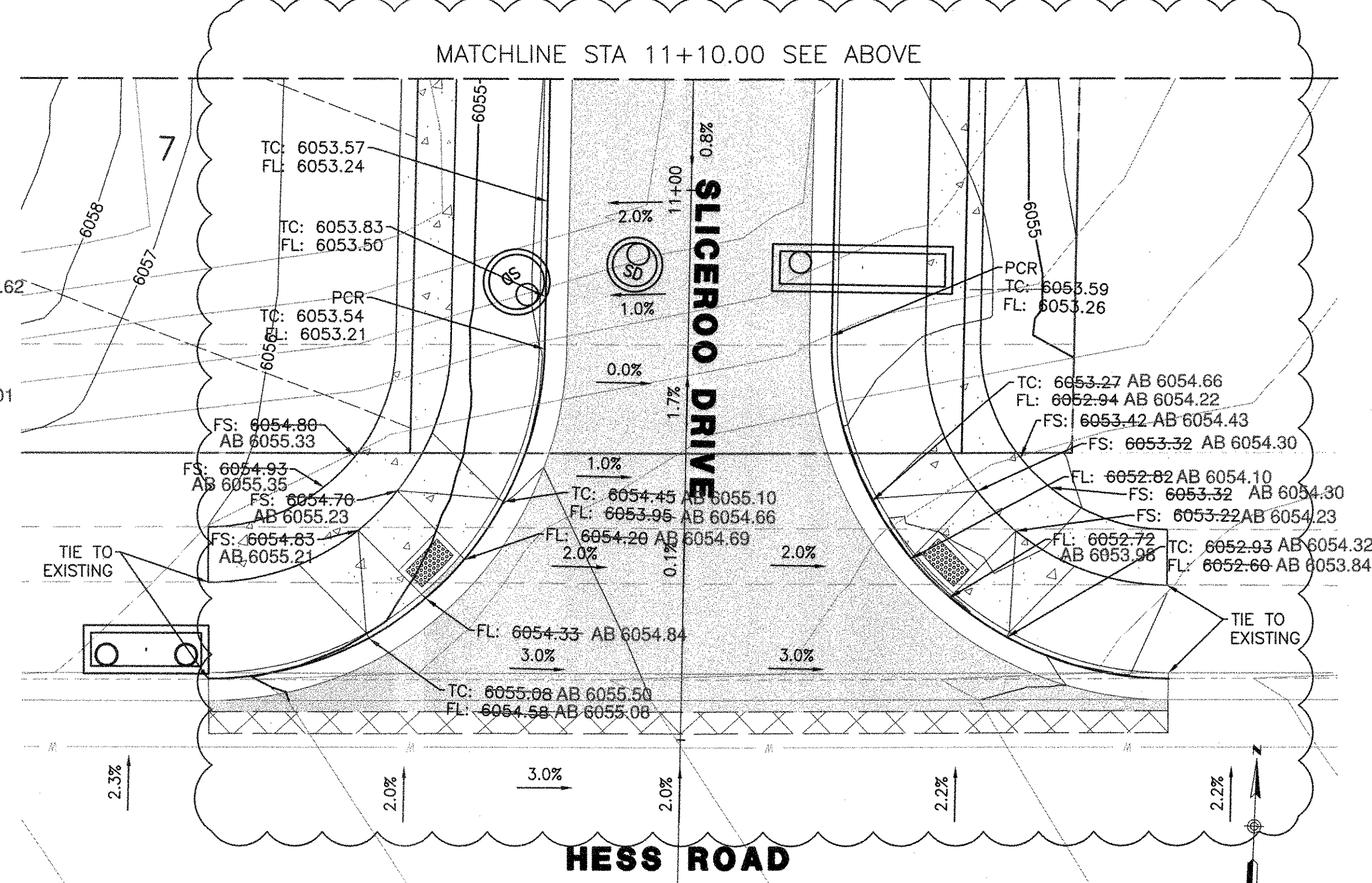
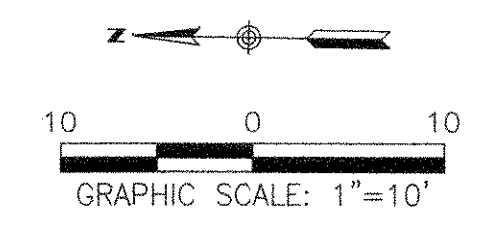


**SLICEROO DRIVE & SOUTH RED SKY DRIVE INTERSECTION**  
SCALE: HORIZ. 1"=10'

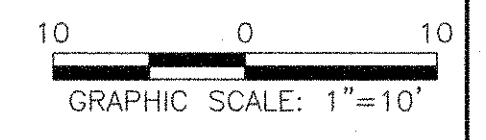
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**SLICEROO DRIVE & HESS ROAD INTERSECTION**  
SCALE: HORIZ. 1"=10'



**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 OR 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.

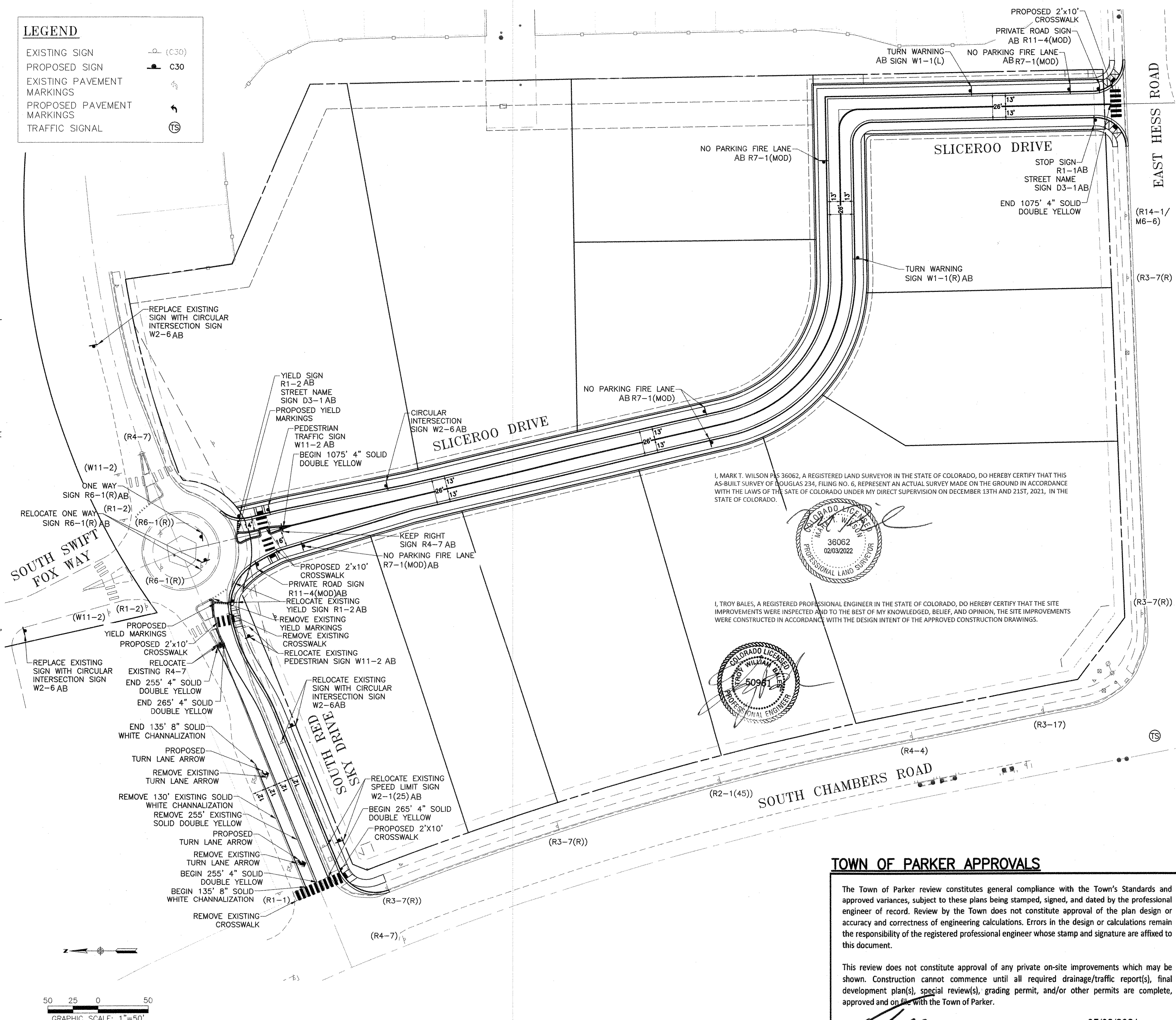
TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

**SIGNING AND STRIPING NOTES**

- ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M AND S STANDARDS.
- A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
- THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
- TYPE III (LIGHTED) BARRICADES SHALL BE SET AT THE ENDS OF ROADWAYS SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER. A "ROAD CLOSED AHEAD" AND "TO BE EXTENDED" WARNING SIGNS SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
- SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
- WHERE STOP SIGN CONTROL IS APPROPRIATE, 36 INCH STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.
- A 7 FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM THE BOTTOM OF THE SIGN PANEL TO THE GROUND. THIS REQUIREMENT FOR VERTICAL CLEARANCE IS FOR ALL SIGNS.
- DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
- RAISED MEDIAN ISLAND NOSES SHALL HAVE R4-7 SIGNS AT EACH END AND A 4"x12" HIGH INTENSITY YELLOW SIGN BLANK LOCATED MIDWAY BETWEEN THE R4-7 SIGN AND FINISHED GRADE ON EACH POST.
- SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO THE INITIATION OF ANY WARRANTY PERIOD, THE TOWN OF PARKER RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING, OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT CONDITIONS WARRANT SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKINGS SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
- DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL USE HIGH INTENSITY GRADE SHEETING. NO FLUORESCENT YELLOW GREEN SHEETING SHALL BE USED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF PARKER.
- ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES. ARTERIAL AND COLLECTOR STREET NAME SIGNS SHALL BE 9 INCH BLADES AND HAVE MIXED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6 INCHES BLADES WITH MIXED CASE LETTERING.
- ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
- CROSSWALKS: SHALL BE CONSTRUCTED USING PREFORMED THERMO-PLASTIC OR AN APPROVED EQUAL. SHALL BE LONGITUDINAL 2 FEET BY 10 FEET (CONTINENTAL) TYPE OR OTHER APPROVED BY THE TOWN OF PARKER. SHALL LINE UP WITH HANDICAP RAMPS. SHALL BE CENTERED WITHIN LANES AND PLACED ON LANE AND CURB LINES SO AS TO AVOID VEHICLE WHEEL PATHS.
- ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) SHALL BE AS FOLLOWS:  
 FOR CONCRETE SURFACE:  
 LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.  
 WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED.  
 (SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS.)  
 FOR ASPHALT SURFACE:  
 LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.  
 WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), METHYL-MYTHACRALATE, OR AS SPECIFIED.
- INSPECTION AND APPROVAL OF STRIPING AND CROSSWALK LAYOUT TO BE DONE BY TOWN OF PARKER DEVELOPMENT REVIEW ENGINEER (CALL 303-840-9546) PRIOR TO APPLICATION OF FINAL STRIPING.

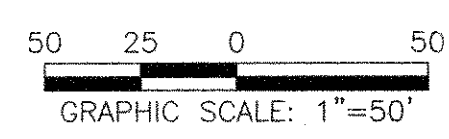
**LEGEND**

- EXISTING SIGN: (C30)
- PROPOSED SIGN: C30
- EXISTING PAVEMENT MARKINGS: (Symbol)
- PROPOSED PAVEMENT MARKINGS: (Symbol)
- TRAFFIC SIGNAL: (TS)



**PROPOSED SIGNS THIS SHEET:**

- STOP: R1-1
- YIELD: R1-2
- PRIVATE ROAD NO TOWN MAINTENANCE: R11-4(MOD)
- NO PARKING FIRE LANE: R7-1
- ONE WAY: R6-1(R)
- STREET NAME: D3-1
- TURN WARNING: W1-1(L), W1-1(R)
- TURN LANE ARROW: R4-7
- YIELD MARKINGS: W2-6
- PEDESTRIAN: W11-2



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36062  
02/03/2022  
PROFESSIONAL LAND SURVEYOR

I, TROY BATES, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.

5096  
PROFESSIONAL ENGINEER

**TOWN OF PARKER APPROVALS**

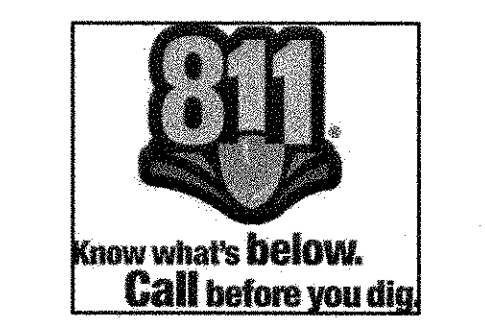
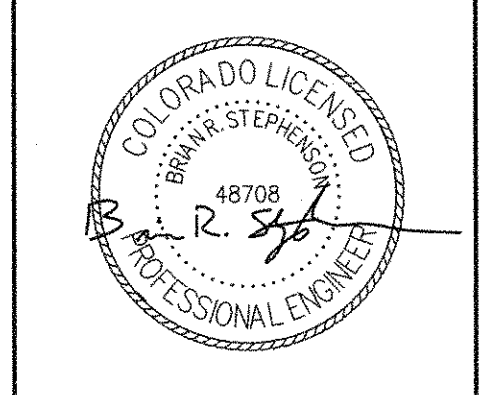
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Town of Parker, Director of Engineering  
Date: 05/03/2021

**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: 2/23/2021  
DRAWN BY: JP  
CHECKED BY: AE  
JOB NO: D01173-A

**SIGNING & STRIPING**

PROJECT NO. D01173-A  
DRAWING NO. 19  
SHEET NO. 19 OF 25 SHEETS

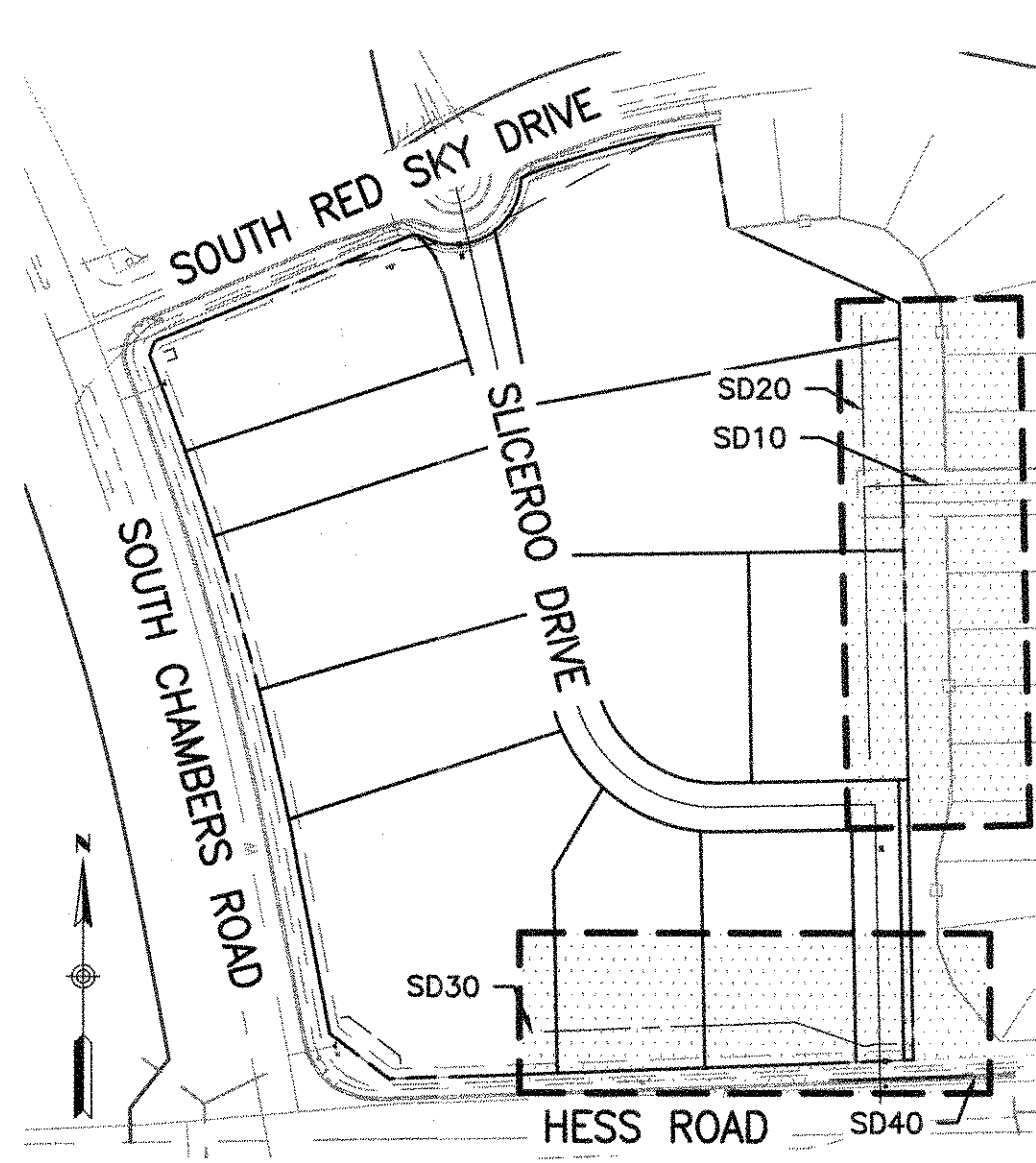
**STORM SEWER NOTES**

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- 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.

**TOWN OF PARKER APPROVALS**

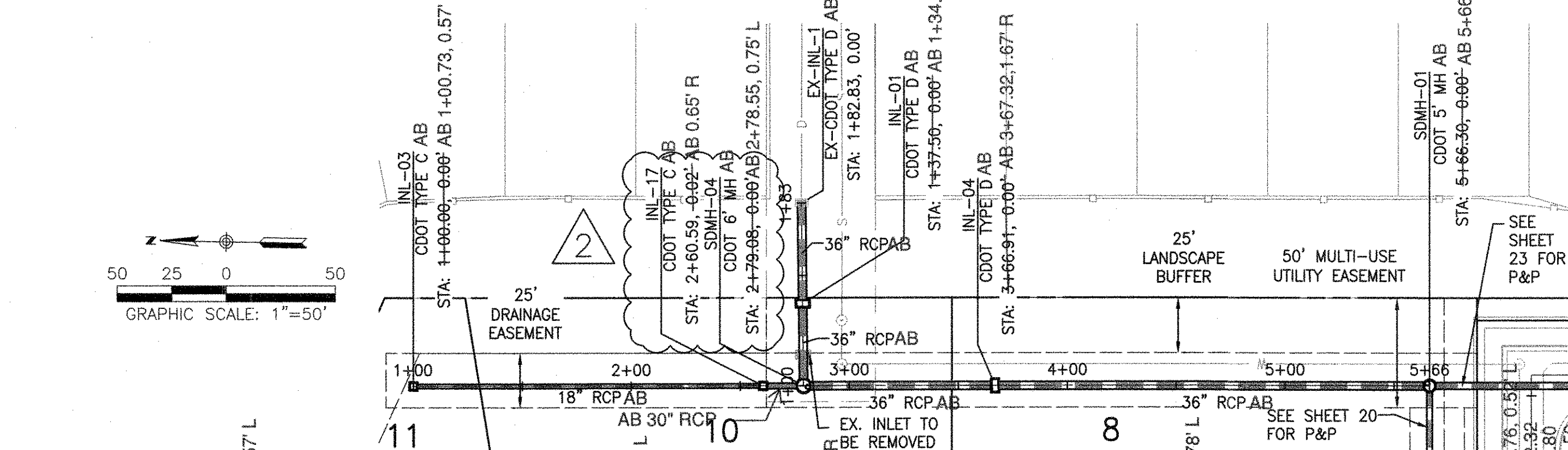
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF 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.

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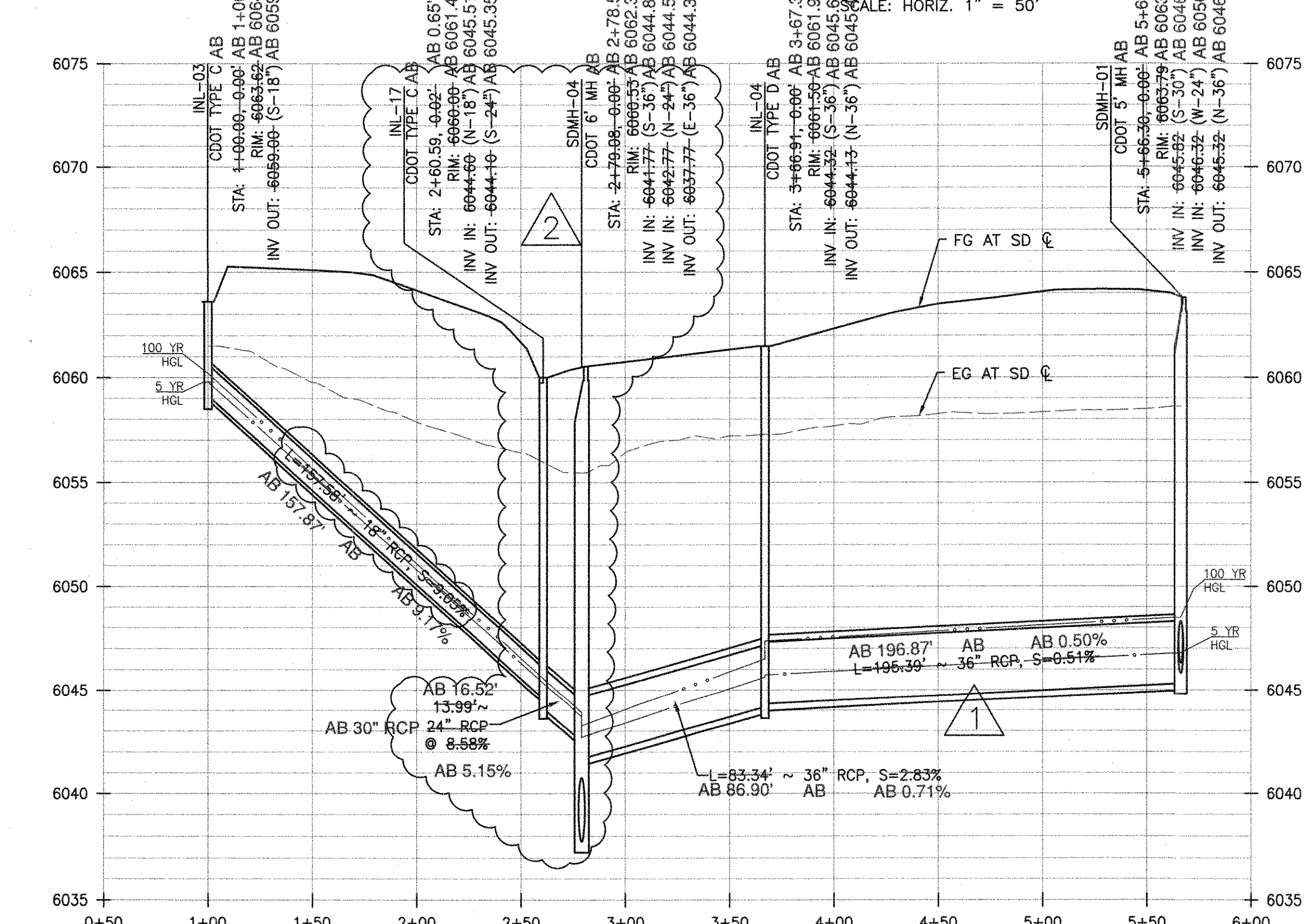


**KEY MAP**  
SCALE: HORIZ. 1" = 200'

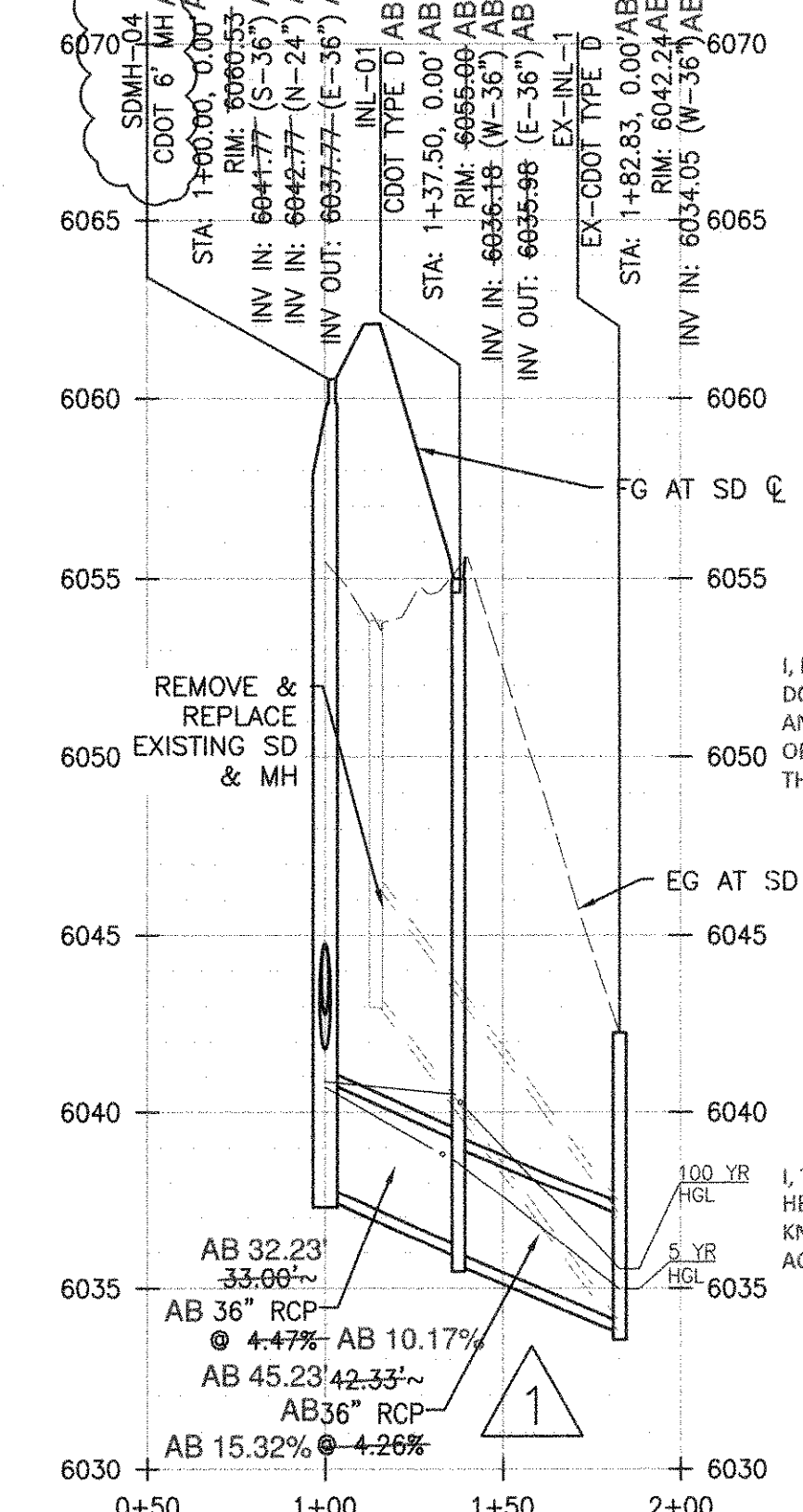
TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_



**PLAN - SD10 & SD20**  
SCALE: HORIZ. 1" = 50'

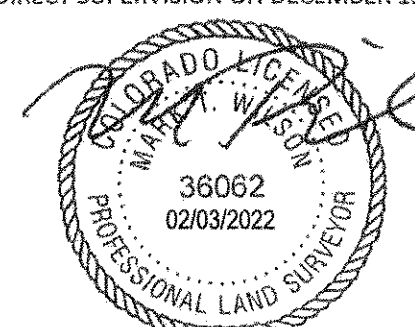


**PROFILE - SD20**  
SCALE: HORIZ. 1"=50', VERT. 1"=5'

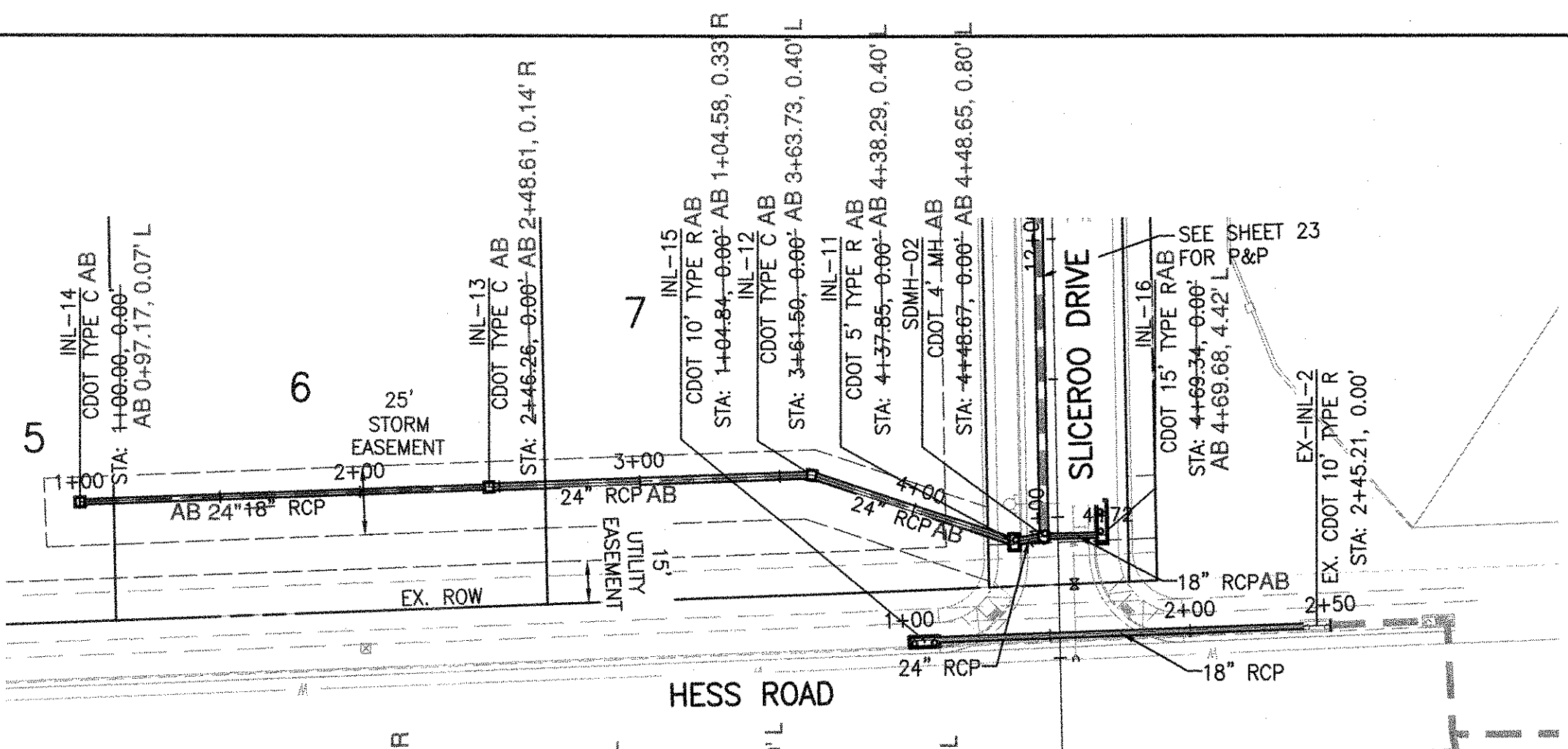
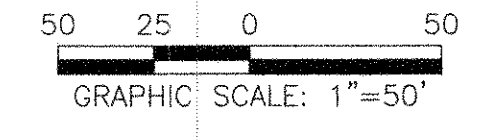
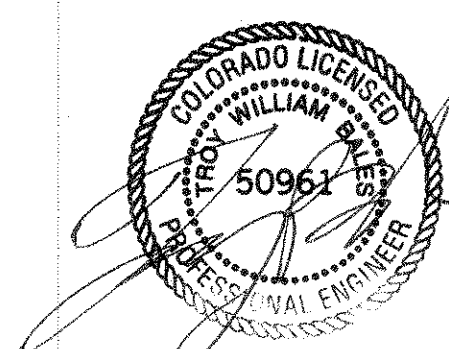


**PROFILE - SD10**  
SCALE: HORIZ. 1"=50', VERT. 1"=5'

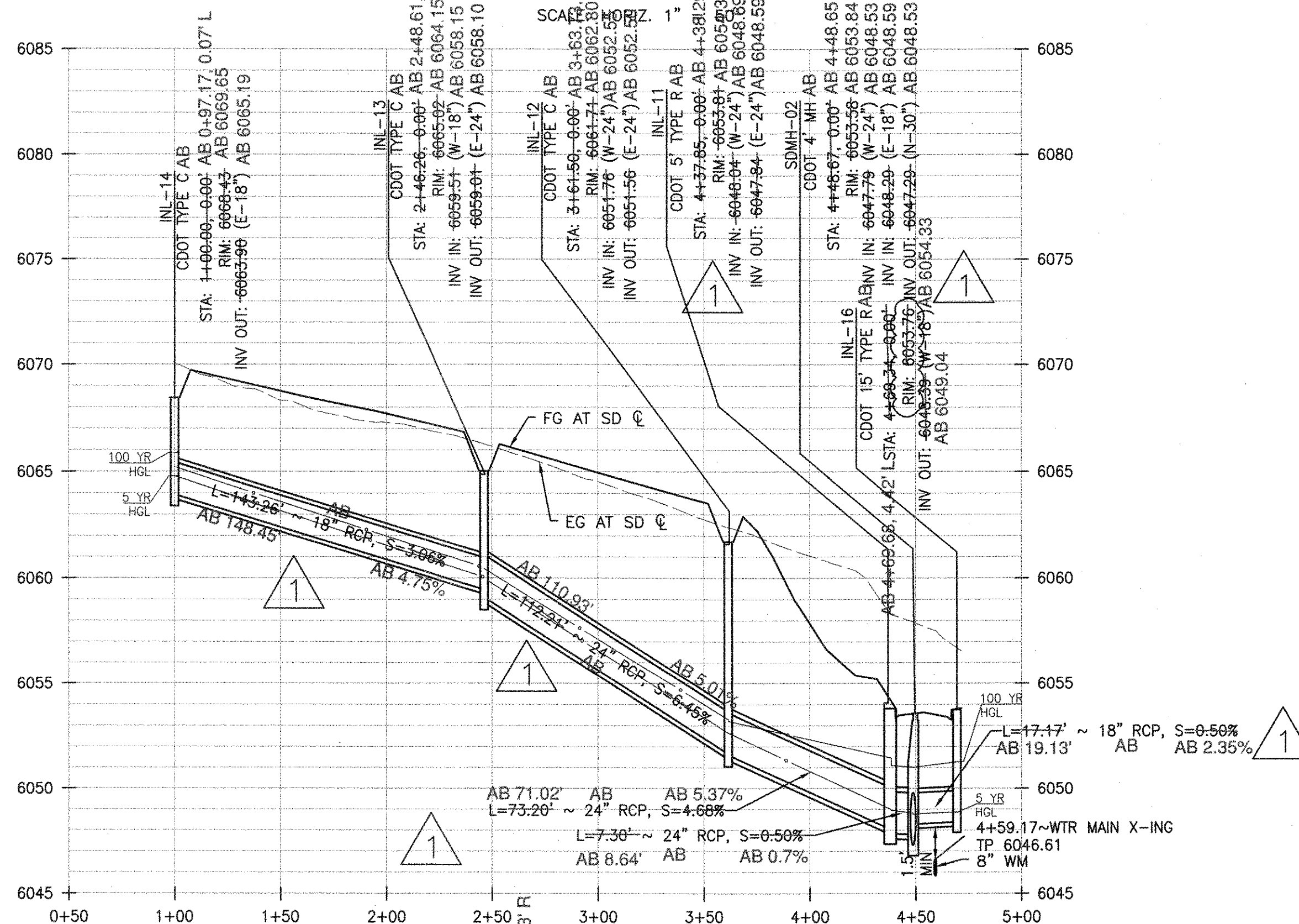
I, MARK T. WILSON PLS 36062, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF DOUGLAS 234, FILING NO. 6, REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON DECEMBER 13TH AND 21ST, 2021, IN THE STATE OF COLORADO.



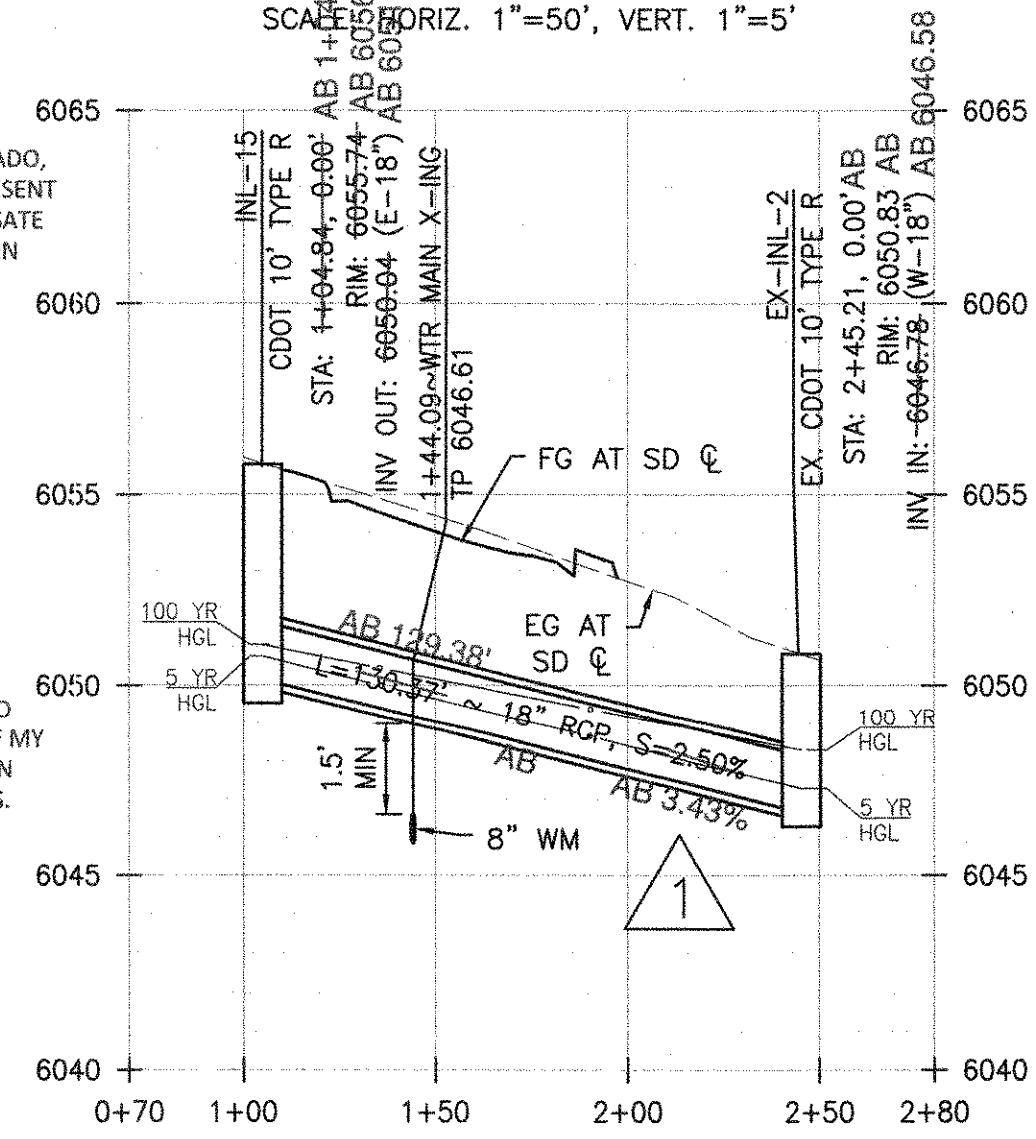
I, TROY BALE, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.



**PLAN - SD30 & SD40**



**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		

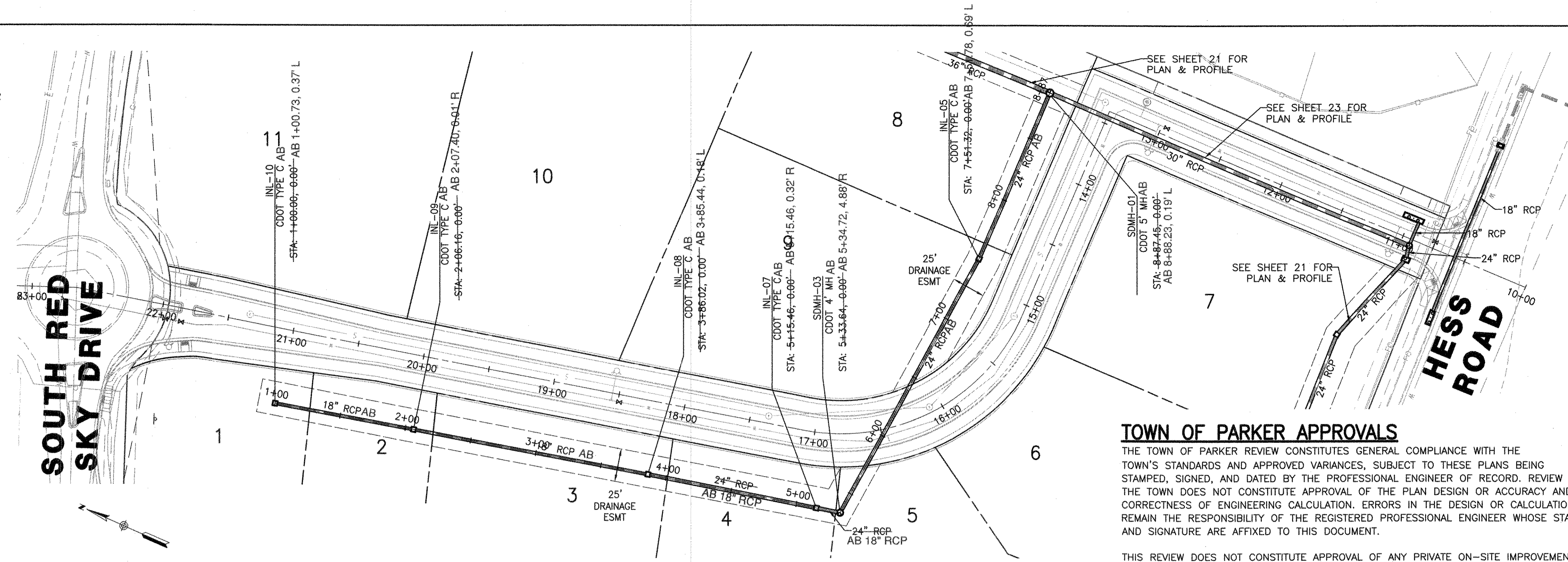
SCALE: AS SHOWN  
DATE: 5/24/2021  
DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: D01173-A

**STORM DRAIN PLAN & PROFILE**

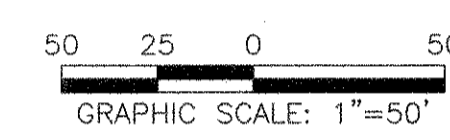
PROJECT NO. D01173-A  
DRAWING NO. 21  
SHEET NO. 21 OF 26 SHEETS

**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 PLAT.



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

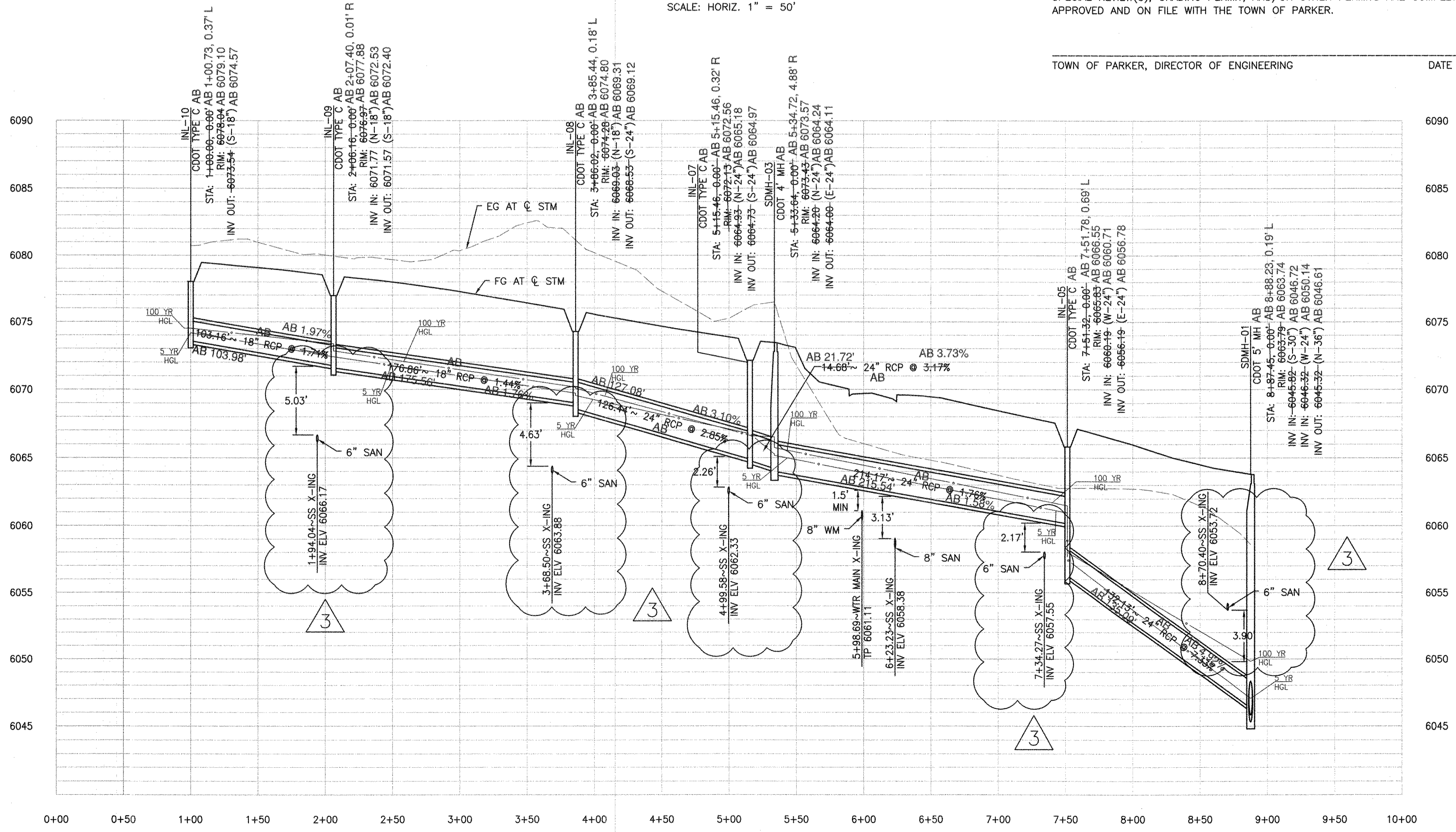


**TOWN OF PARKER APPROVALS**

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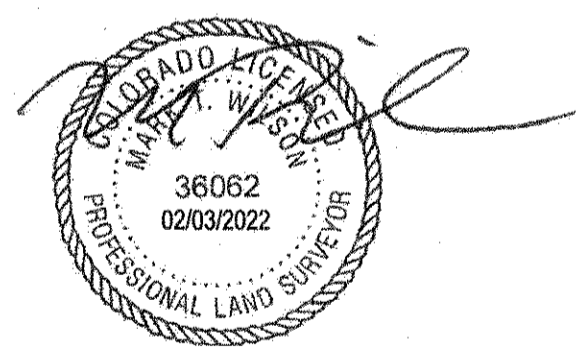
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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

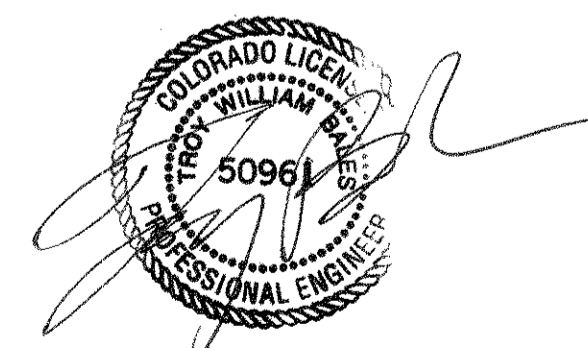


**PROFILE - SD-50**  
SCALE: HORIZ. 1" = 50', VERT. 1" = 5'

I, MARK T. WILSON PLS 36062, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF DOUGLAS 234, FILING NO. 6, REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON DECEMBER 13TH AND 21ST, 2021, IN THE STATE OF COLORADO.



I, TROY BALES, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.



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

**RICK ENGINEERING COMPANY**  
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CENTENNIAL, CO 80112  
303.537.8020  
Tucson - San Diego - Riverside - Orange  
Sacramento - San Luis Obispo - Phoenix  
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REVISIONS:

NO.	DESCRIPTION	DATE:
1		

SCALE: 1" = 50'  
DATE: 6/18/2021  
DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: D01173-A

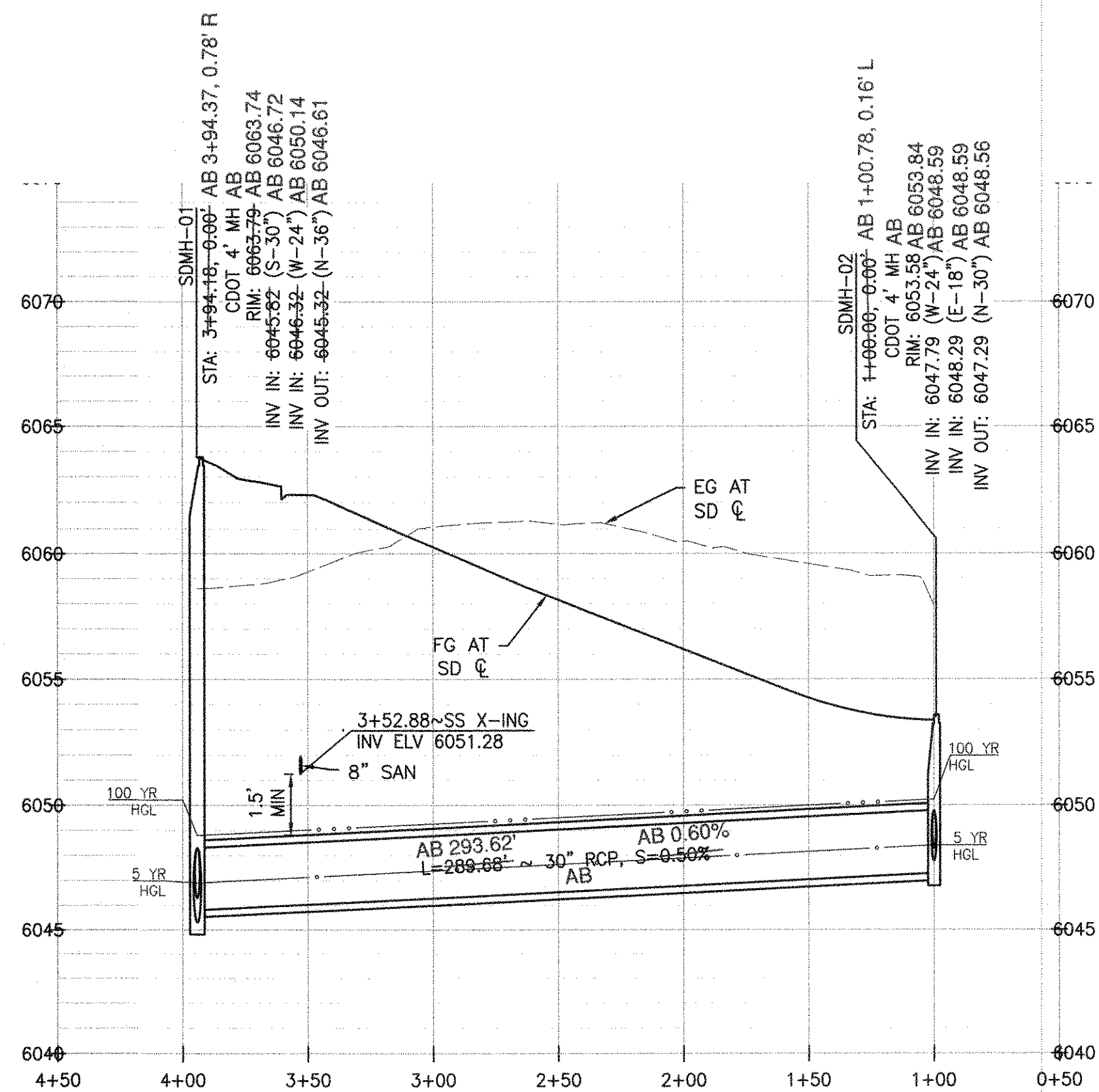
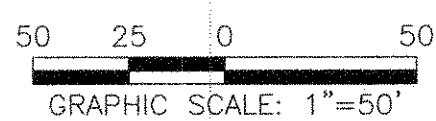
**STORM DRAIN PLAN & PROFILE**

PROJECT NO. D01173-A  
DRAWING NO. 22  
SHEET NO. 22 OF 26 SHEETS



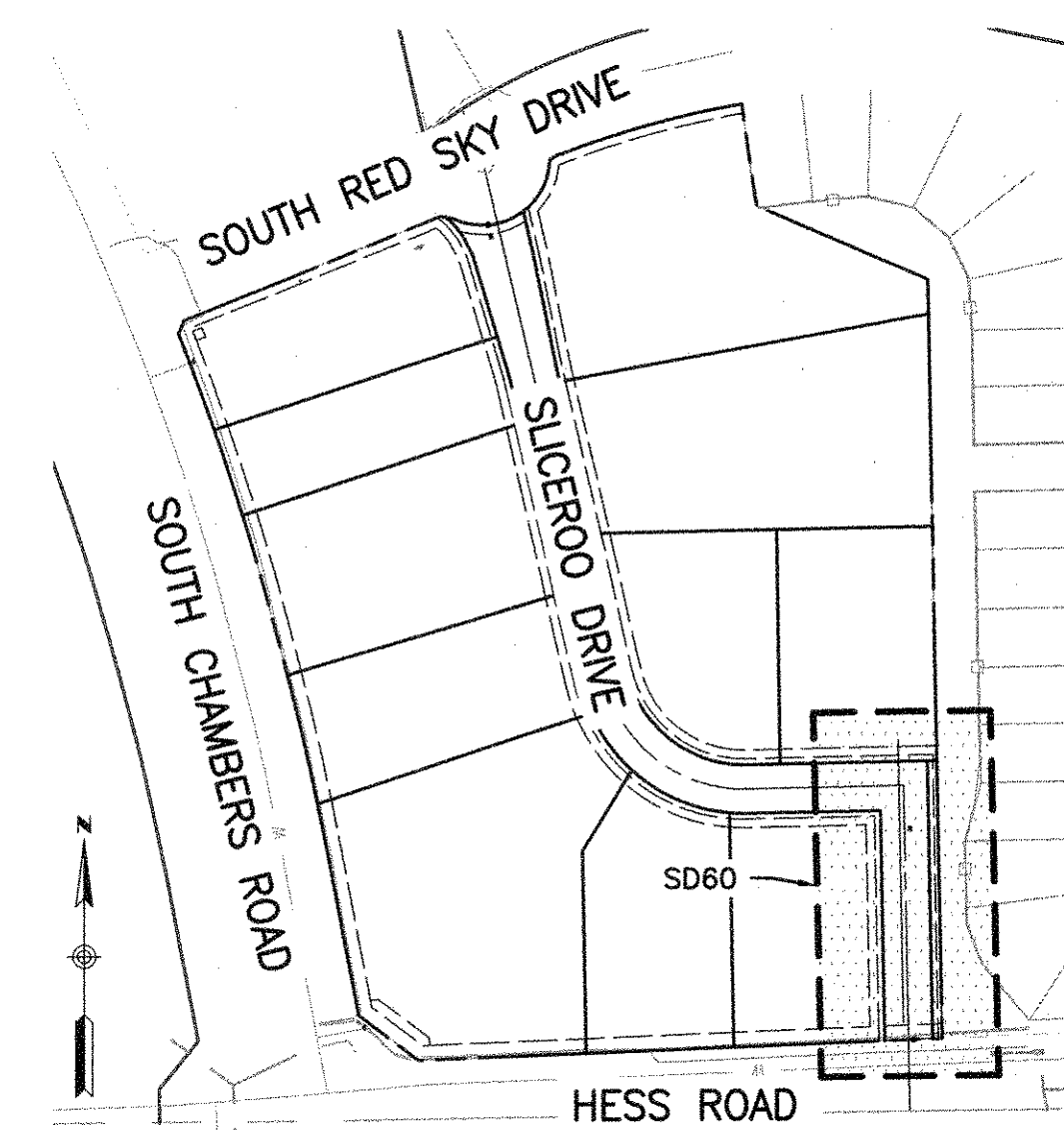
**PLAN - SD-60**

SCALE: HORIZ. 1" = 50'



**PROFILE - SD-60**

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



**KEY MAP**

SCALE: HORIZ. 1" = 200'

**STORM SEWER NOTES**

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**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 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.

*[Signature]*  
Town of Parker, Director of Engineering

05/03/2021  
Date

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

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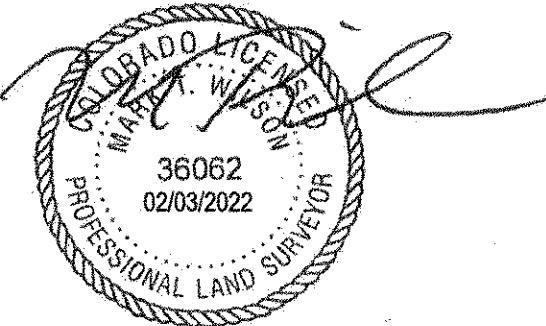
REVISIONS:		
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SCALE: 1" = 50'  
DATE: 2/19/2021  
DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: D01173-A

**STORM DRAIN PLAN & PROFILE**

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

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