

CONTACT LIST

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GREENWOOD VILLAGE, CO 80111

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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
CONTACT: ROBERT HENNESSY

PARKER PUBLIC WORKS

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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
LOCAL CALLS

800-922-1987
(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

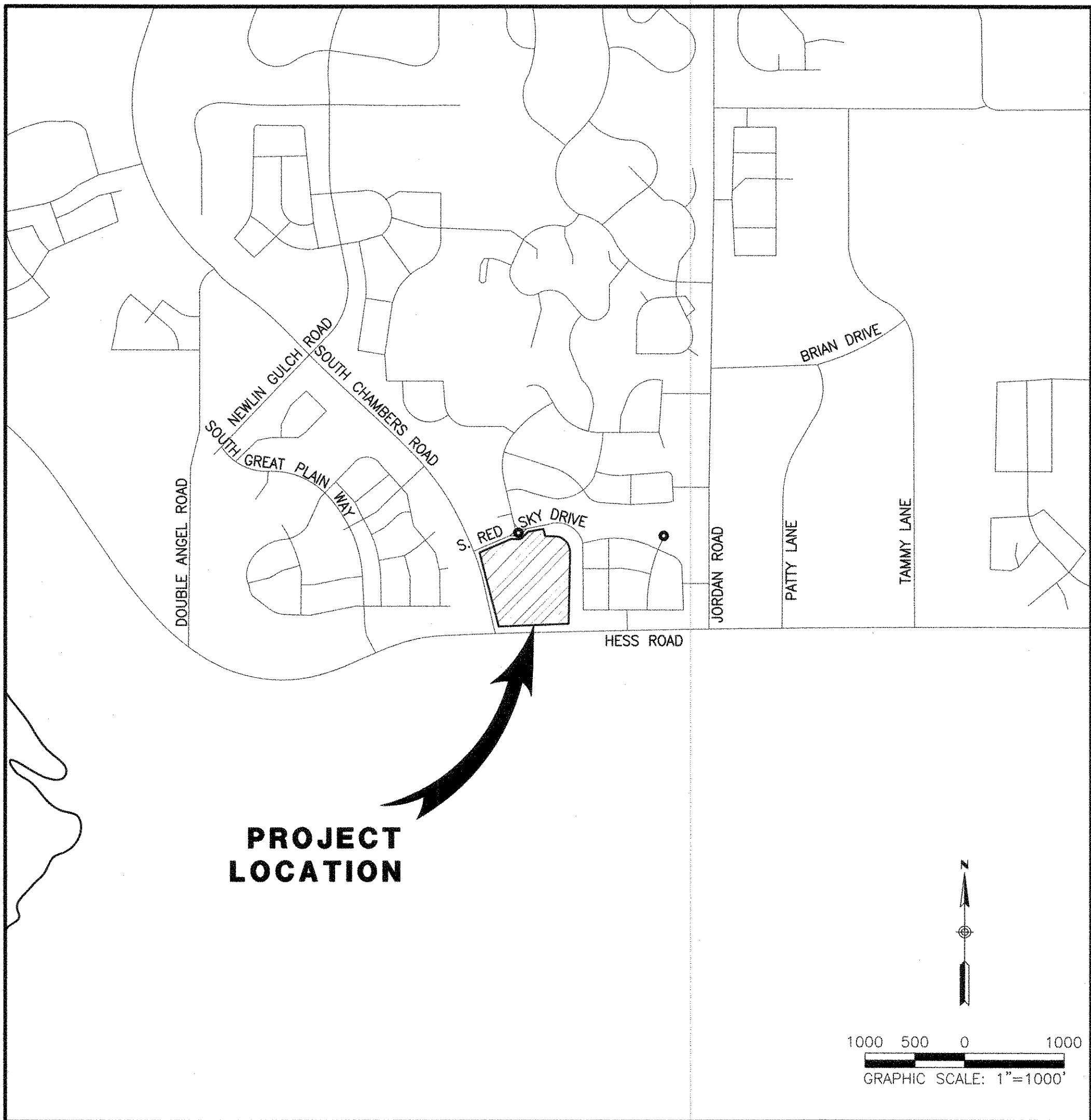
THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, BEARING SOUTH 89°15'13" WEST AS SHOWN ON FINAL PLAT DOUGLAS 234 FILING NO. 1.

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 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



VICINITY MAP

SCALE 1"= 1000'

ABBREVIATIONS

BOW BACK OF WALK
B/P BOTTOM OF PIPE
BC BEGIN CURVE
BM BENCHMARK
BOV BLOW OFF VALVE
CL CENTERLINE
CY CUBIC YARD
E ELECTRIC
EC END CURVE
EL ELEVATION
E/P EDGE OF PAVEMENT
EX EXISTING
FG FINISHED GRADE
FH FIRE HYDRANT
FL FLOW LINE
FS FINISHED SURFACE
GV GATE VALVE
HYD. HYDRANT
INL INLET
INV INVERT
LP LOW POINT
LT LEFT
MAX. MAXIMUM
MH MANHOLE
MIN. MINIMUM
PC POINT OF CURVE
PCC POINT OF COMPOUND CURVE
PCR POINT OF CURVE RETURN
PGL PROFILE GRADE LINE
PI POINT OF INTERSECTION
PL PROPERTY LINE
PROP. PROPOSED

PT POINT OF TANGENCY
PVC POLYVINYL CHLORIDE PIPE
PVC POINT OF VERTICAL CURVE
PVI POINT OF VERTICAL INTERSECTION
PVT POINT OF VERTICAL TANGENCY
P PAVEMENT
R RADIUS
RCP REINFORCED CONCRETE PIPE
RIM RIM ELEVATION
R.O.W. RIGHT OF WAY
REM REMOVAL
RT RIGHT
SAN SANITARY SEWER
SF SQUARE FOOT
SDMH STORM DRAIN MANHOLE
SMH SANITARY MANHOLE
STA. STATION
STD STANDARD
SY SQUARE YARDS
TFI TOP FRONT OF INLET
T TELEPHONE
TB THRUST BLOCK
TC TOP OF CURB
T/P TOP OF PIPE
TEMP TEMPORARY
TRANS TRANSFORMER
VB VALVE BOX
WM WATER MAIN

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

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.

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	---	---

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.

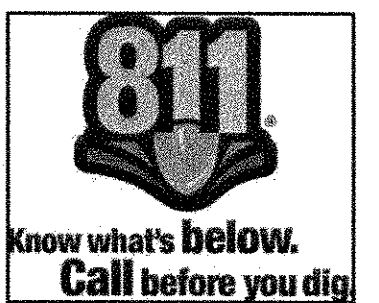
This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town 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

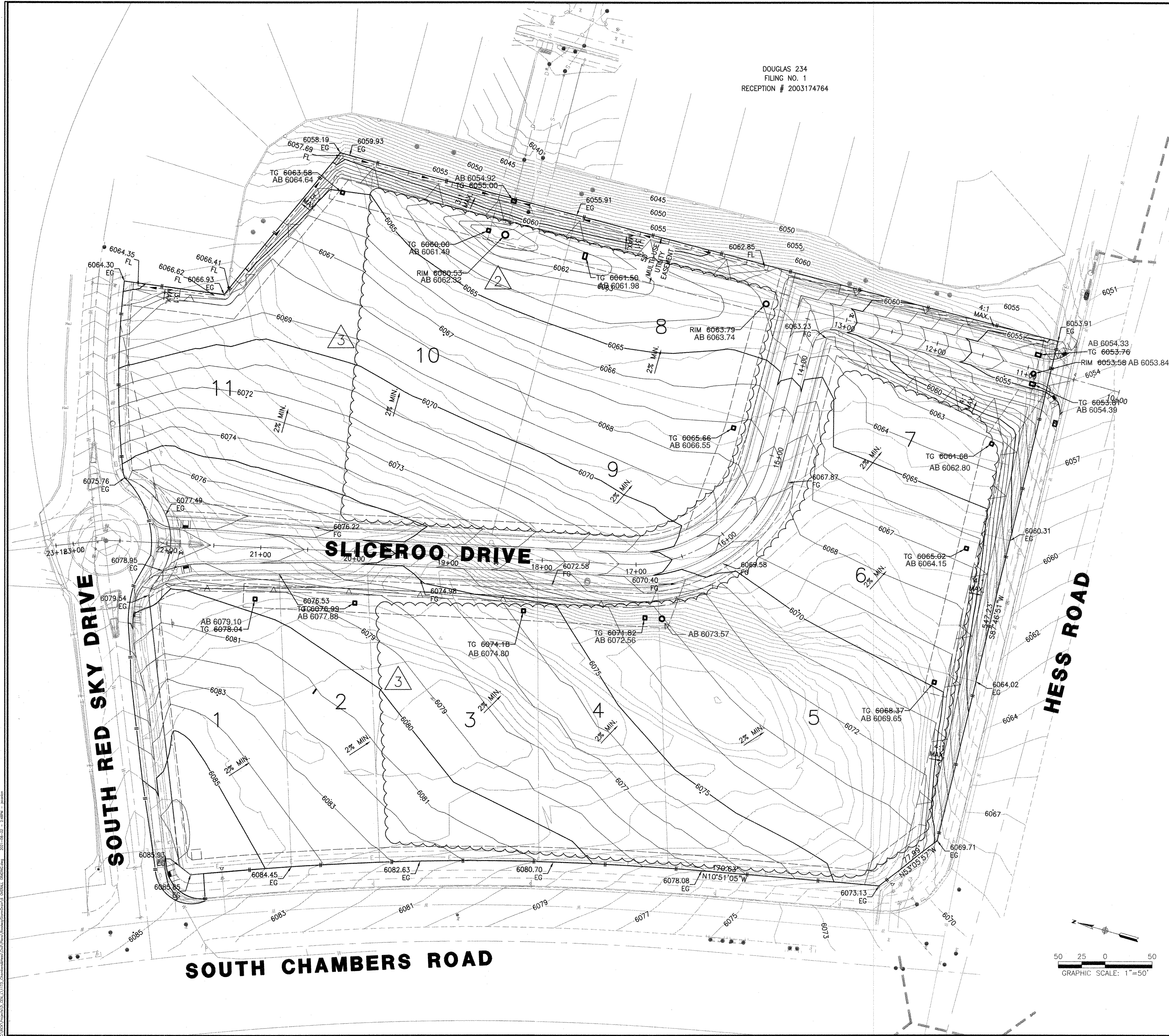


NO.	DESCRIPTION	DATE:
1	-	-

SCALE: AS SHOWN
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

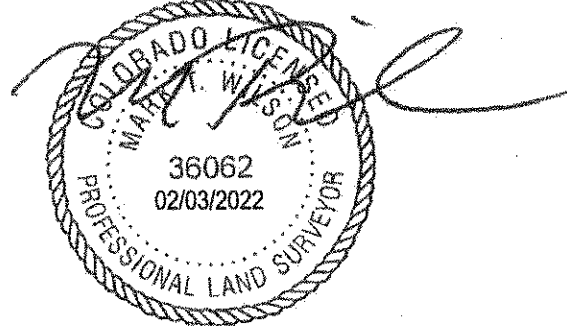


DOUGLAS 234
FILING NO. 1
RECEPTION # 2003174764

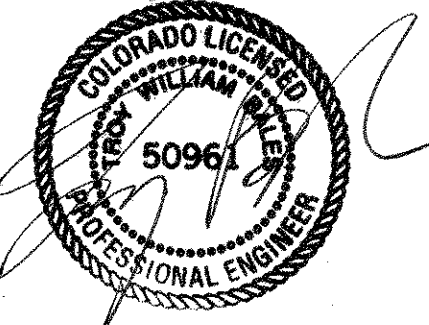
GRADING NOTES

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 RAMP 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.



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.



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

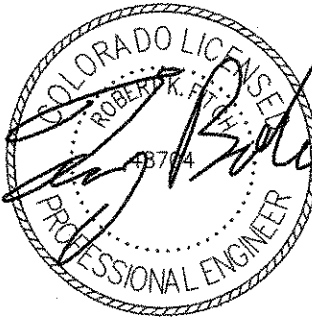
DATE

**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: 8/2/2021
DRAWN BY: WD
CHECKED BY: JS
JOB NO: D01173-A

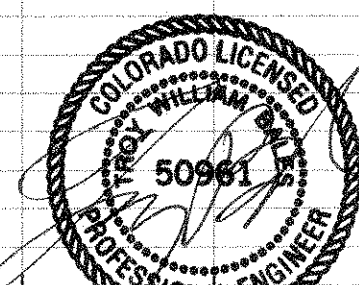
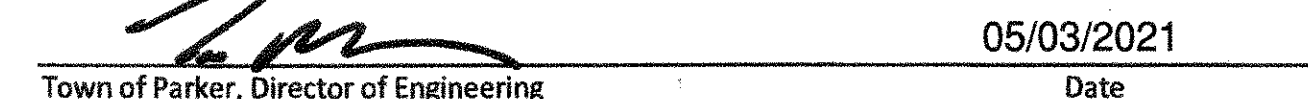
**OVERALL
GRADING
PLAN**

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

1. 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.
2. REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
3. ALL ROAD ELEVATIONS SHOWN IN PROFILE ARE CENTERLINE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
5. 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.
6. REFER TO SHEET 25 FOR TYPICAL STREET SECTIONS USED FOR THIS PROJECT.
7. REFER TO SHEET 19 FOR DETAILED INTERSECTION AND MEDIAN GRADING AND STAKING INFORMATION.

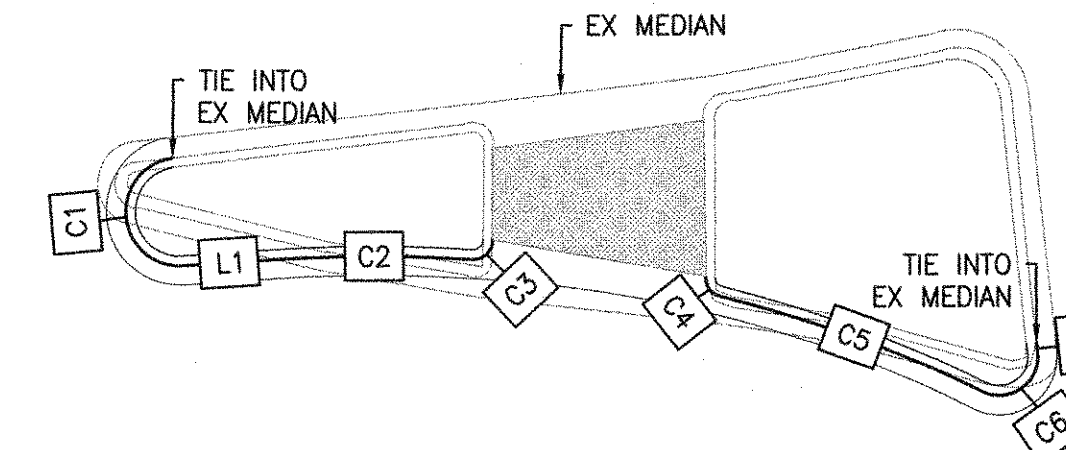


CENTERLINE LINE & CURVE TABLE				
CURVE #/LINE #	RADIUS	LENGTH	DELTA (Δ)	DIRECTION
C3	150.00'	204.02'	77°55'45"	N52° 05' 01.35"W
L1	N/A	340.43'	N/A	N1° 02' 54.00"W
L2	N/A	164.65'	N/A	S88° 57' 06.00"W
L4	N/A	557.29'	N/A	N13° 07' 08.70"W
L5	N/A	51.95'	N/A	N22° 15' 46.00"W



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

A circular professional engineer seal for William A. Hale. The outer ring contains the text "COLORADO LICENSED" at the top and "PROFESSIONAL ENGINEER" at the bottom. The inner circle contains the name "WILLIAM A. HALE" and the license number "50961". The seal is stamped over a handwritten signature.



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 1
C2	10.27'	007°10'29"	82.00'	TYPE 2 SECTION 1
C3	1.61'	092°30'14"	1.00'	TYPE 2 SECTION 1
C4	1.32'	075°41'10"	1.00'	TYPE 2 SECTION 1
C5	14.61'	012°29'49"	67.00'	TYPE 2 SECTION 1
C6	4.28'	122°36'51"	2.00'	TYPE 2 SECTION 1
L1	4.88	N63°50'08"E	N/A	TYPE 2 SECTION 1
L2	0.56	N28°19'14"W	N/A	TYPE 2 SECTION 1

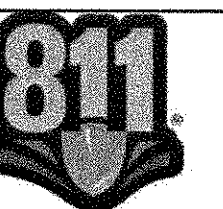
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION., AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
3. ALL ROAD ELEVATIONS SHOWN IN PROFILE ARE CENTERLINE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
5. 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.
6. REFER TO SHEET 25 FOR TYPICAL STREET SECTIONS USED FOR THIS PROJECT.
7. REFER TO SHEET 19 FOR DETAILED INTERSECTION AND MEDIAN GRADING AND STAKING INFORMATION.

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.


Town of Parker, Director of Engineering

05/03/2021
Date

TRICK
ENGINEERING COMPANY
301 EAST EASTER AVE
CENTENNIAL, CO 80112
303.537.8020
Boulder - San Diego - Riverside - Orange
Sacramento - San Luis Obispo - Phoenix
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Know what's below.
Call before you dig.

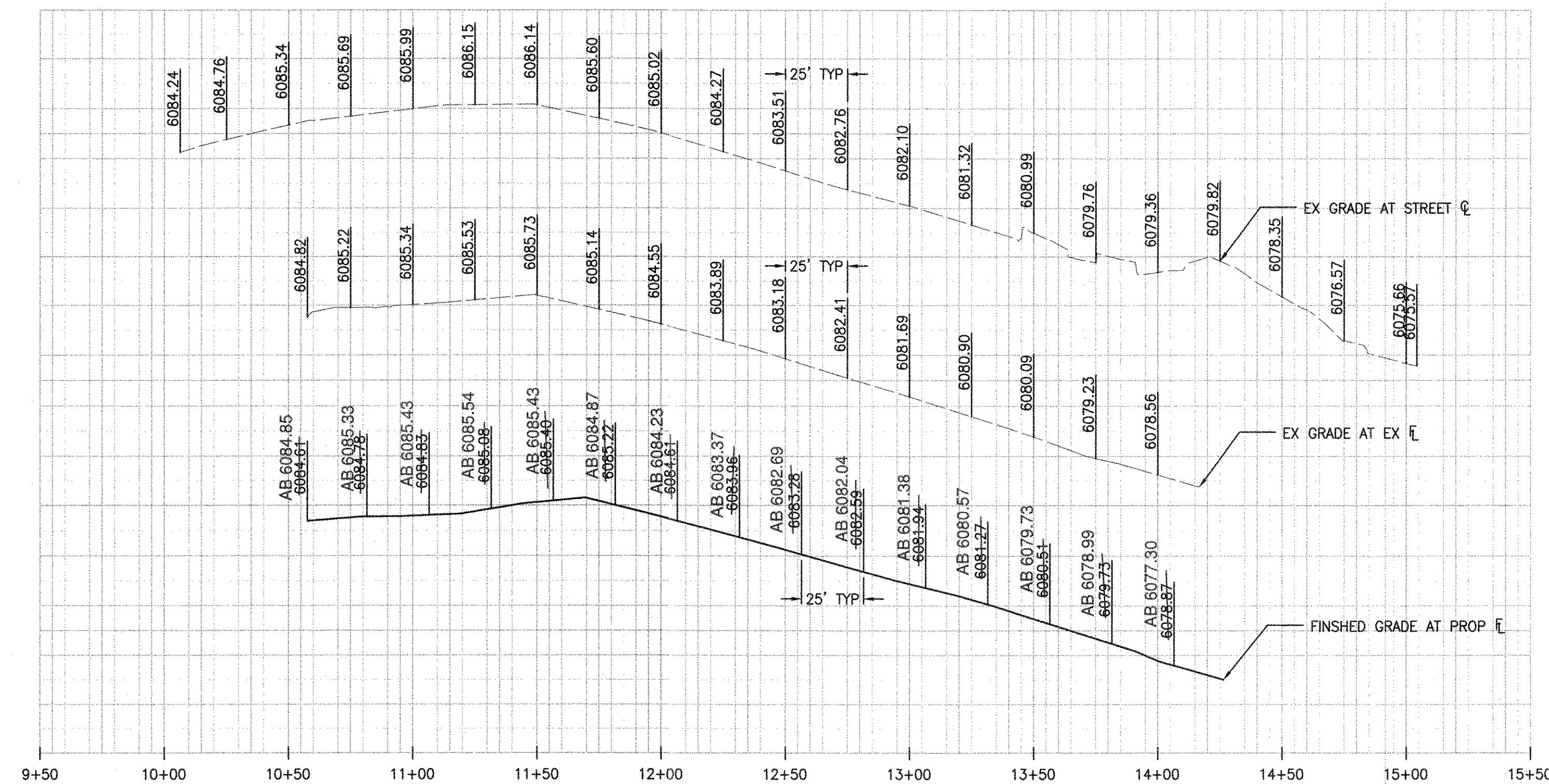
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CHECKED BY: JS
JOB NO: D01173-A

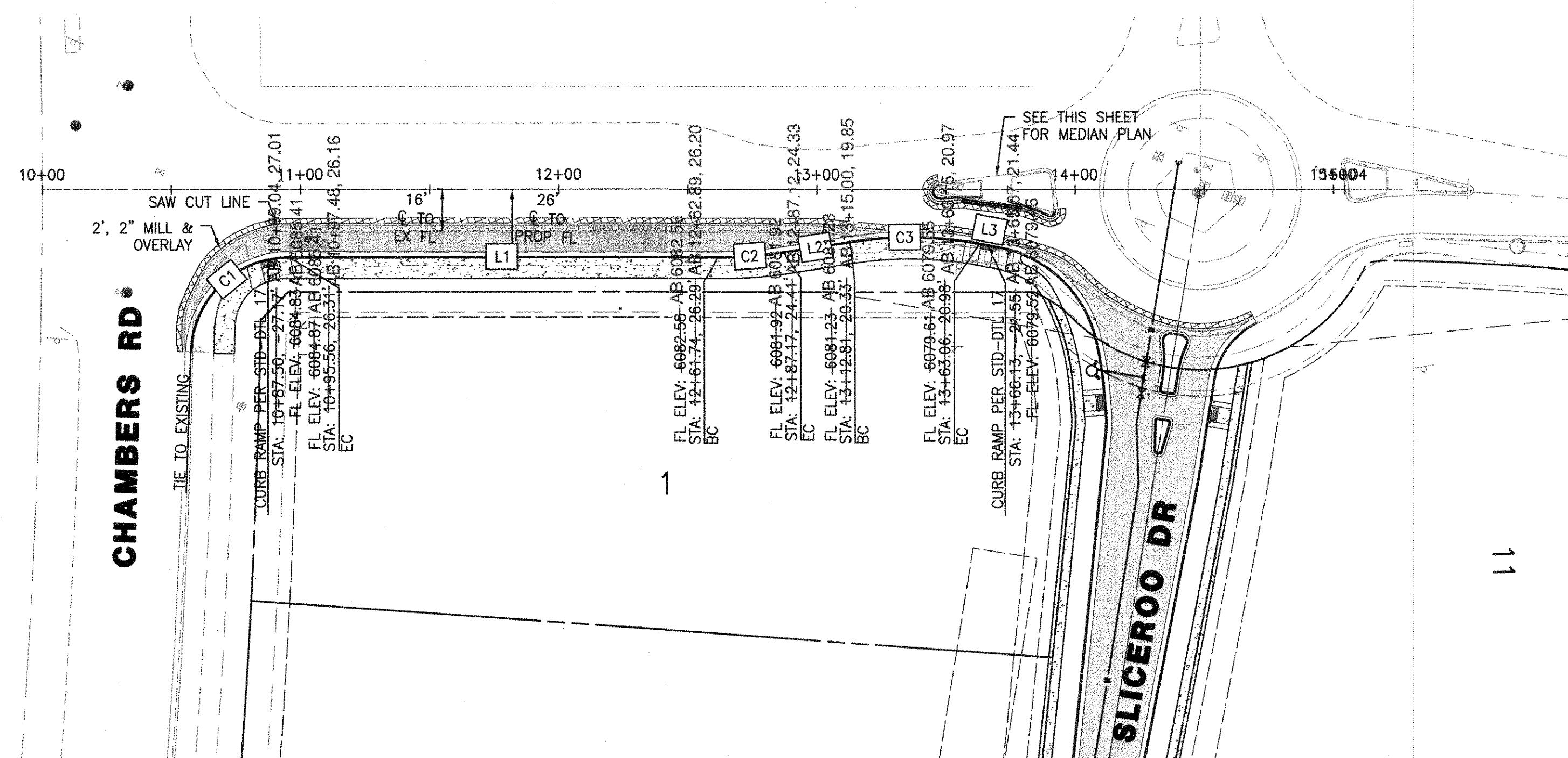
PROJECT NO.
D01173-A

DRAWING NO.
16

SHEET NO. 16 OF 25 SHEETS

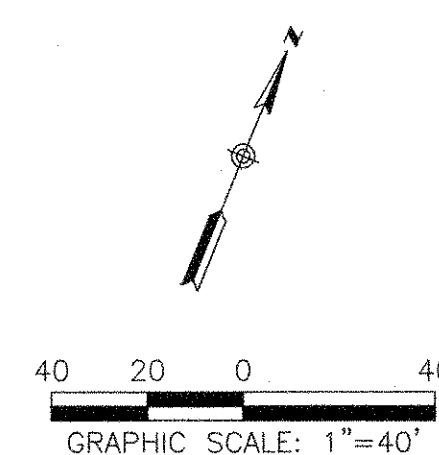


SCALE: HORIZ. 1" = 40' VERT. 1" = 4'



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--
C2	25.53'	009°37'25"	152.00'	TYPE 2 SECTION II--
C3	50.50'	019°33'07"	148.00'	TYPE 2 SECTION II--
L1	166.17	S67°43'48"W	N/A	TYPE 2 SECTION II--
L2	25.96	S58°41'59"W	N/A	TYPE 2 SECTION II--
L3	7.28	N78°15'06"E	N/A	TYPE 2 SECTION II--



ROADWAY & STORM DRAIN PLANS FOR
DOUGLAS 234
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Sacramento - San Luis Obispo - Phoenix
rickengineering.com

COLORADO LICENSE
36062
02/03/2022
PROFESSIONAL LAND SURVEYOR

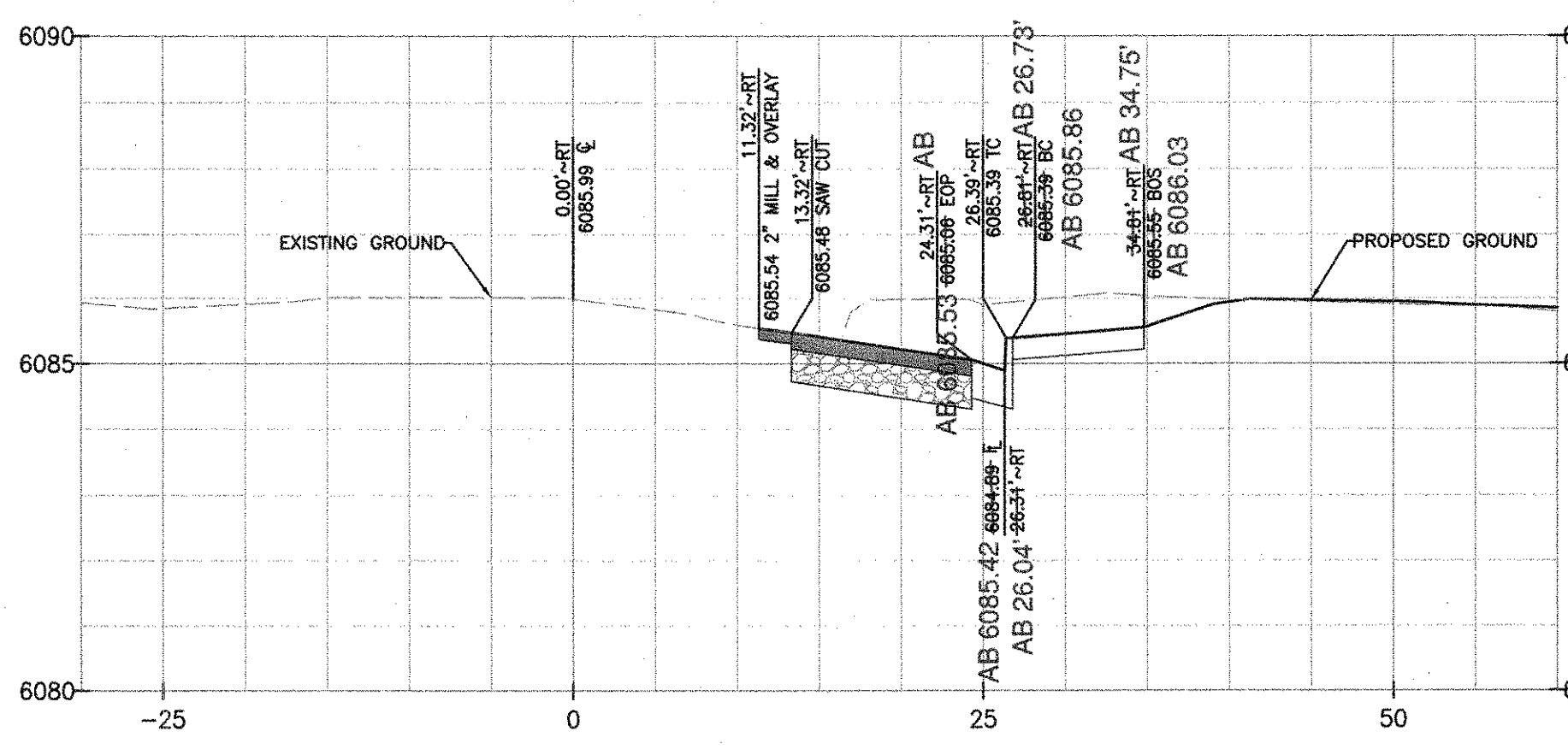
811
Know what's below.
Call before you dig!

NO.	DESCRIPTION	DATE:
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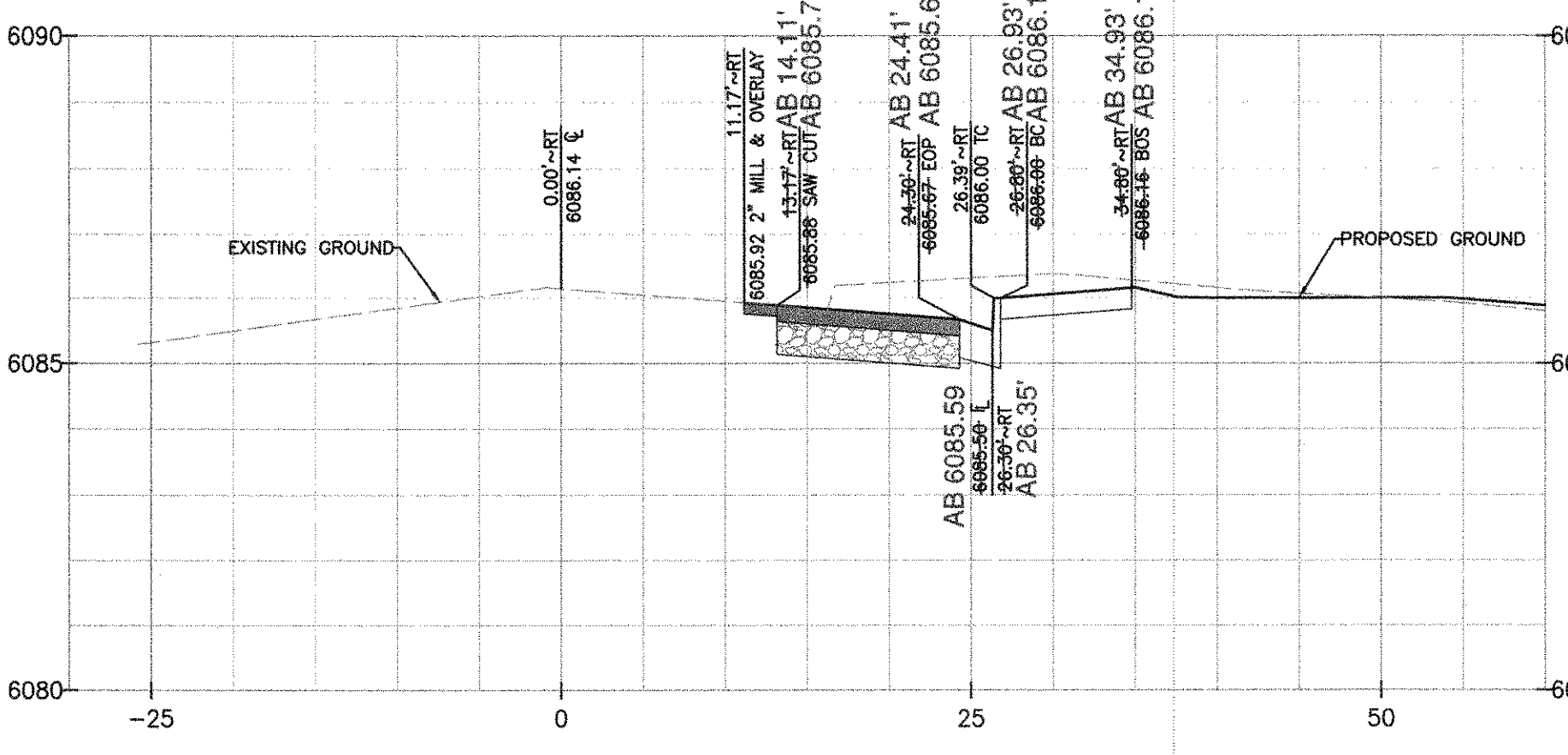
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DATE: 2/19/2021
DRAWN BY: WD
CHECKED BY: JS
JOB NO: D01173-A

**S. RED SKY
DRIVE
CROSS
SECTIONS**

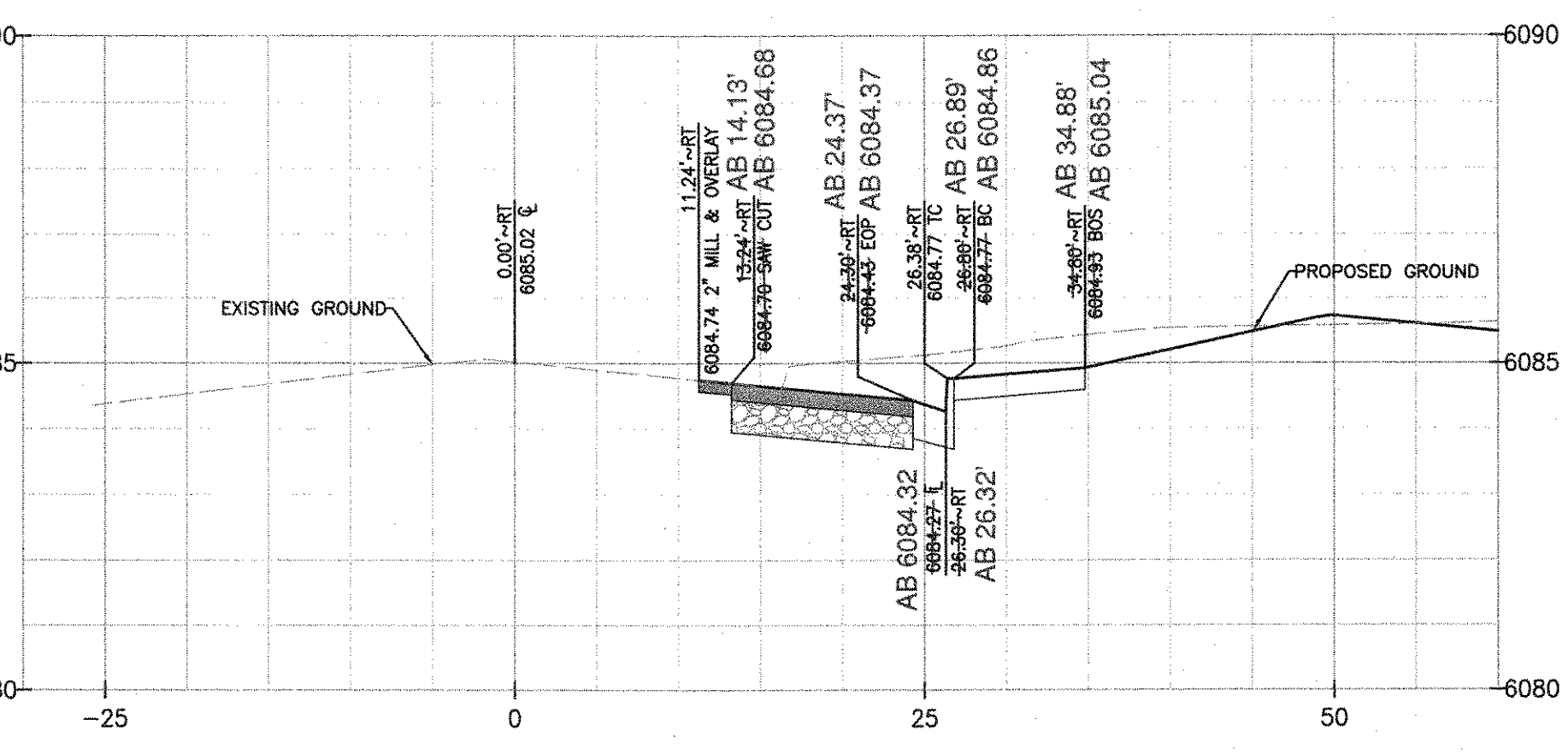
PROJECT NO.
D01173-A
DRAWING NO.
17
SHEET NO. 17 OF 25 SHEETS



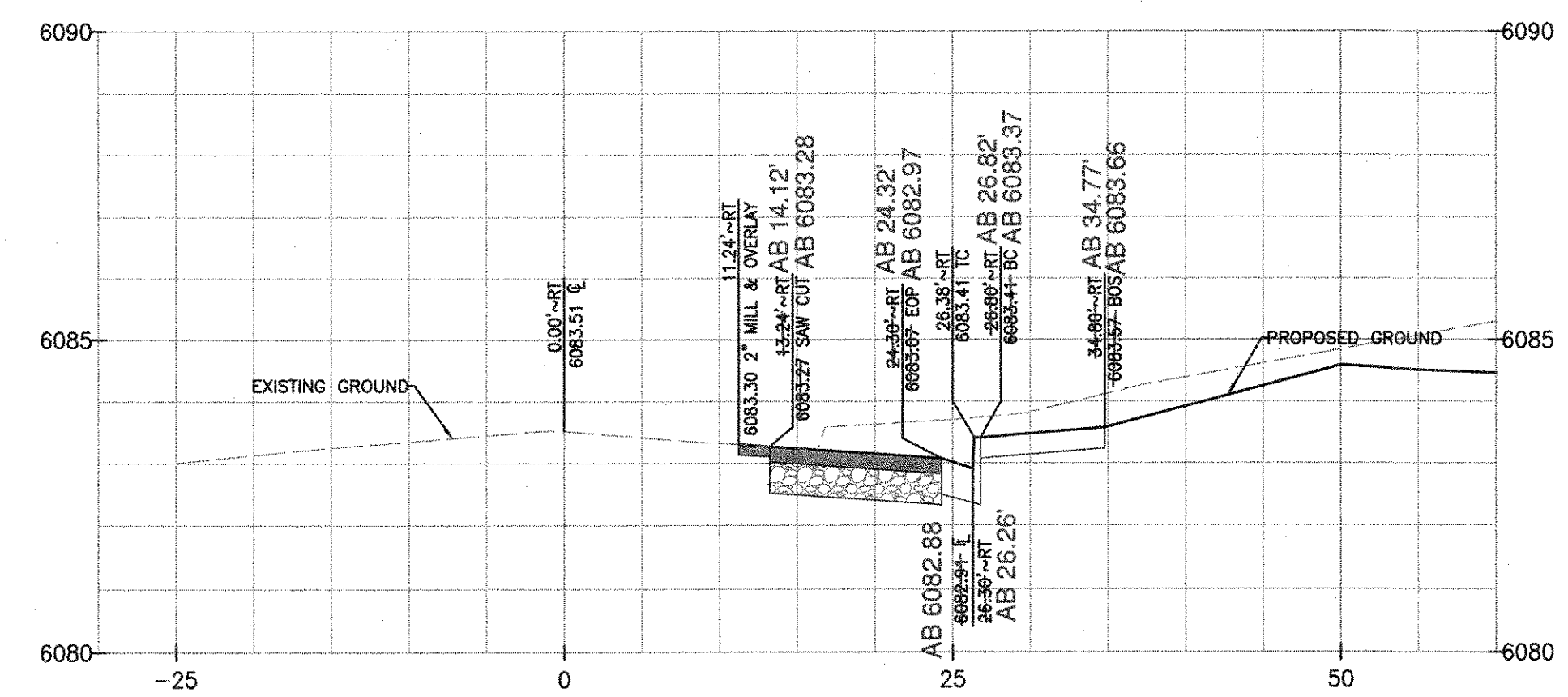
PROFILE - SOUTH RED SKY DRIVE STA 11+00
SCALE: HORIZ. 1"=10' VERT. 1" = 4'



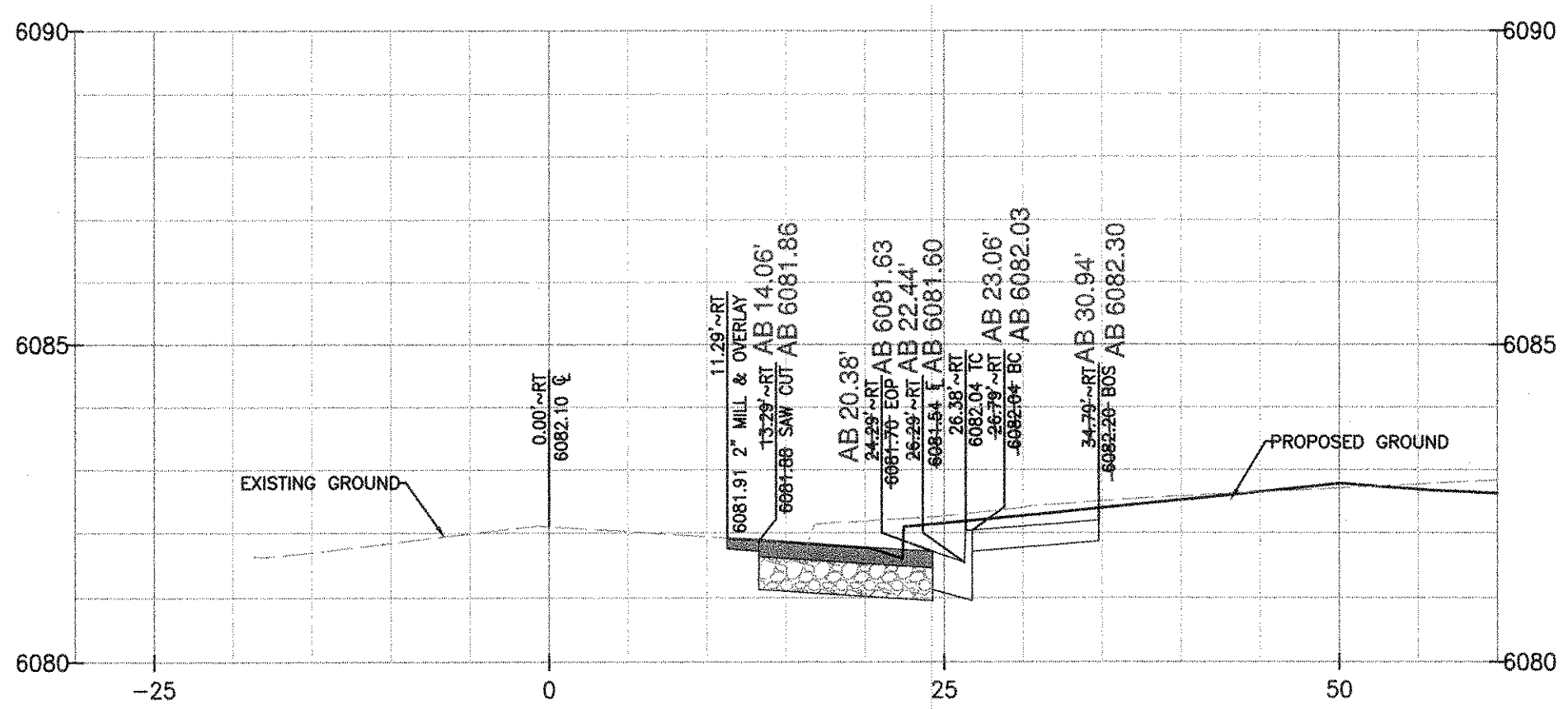
PROFILE - SOUTH RED SKY DRIVE STA 11+50
SCALE: HORIZ. 1"=10' VERT. 1" = 4'



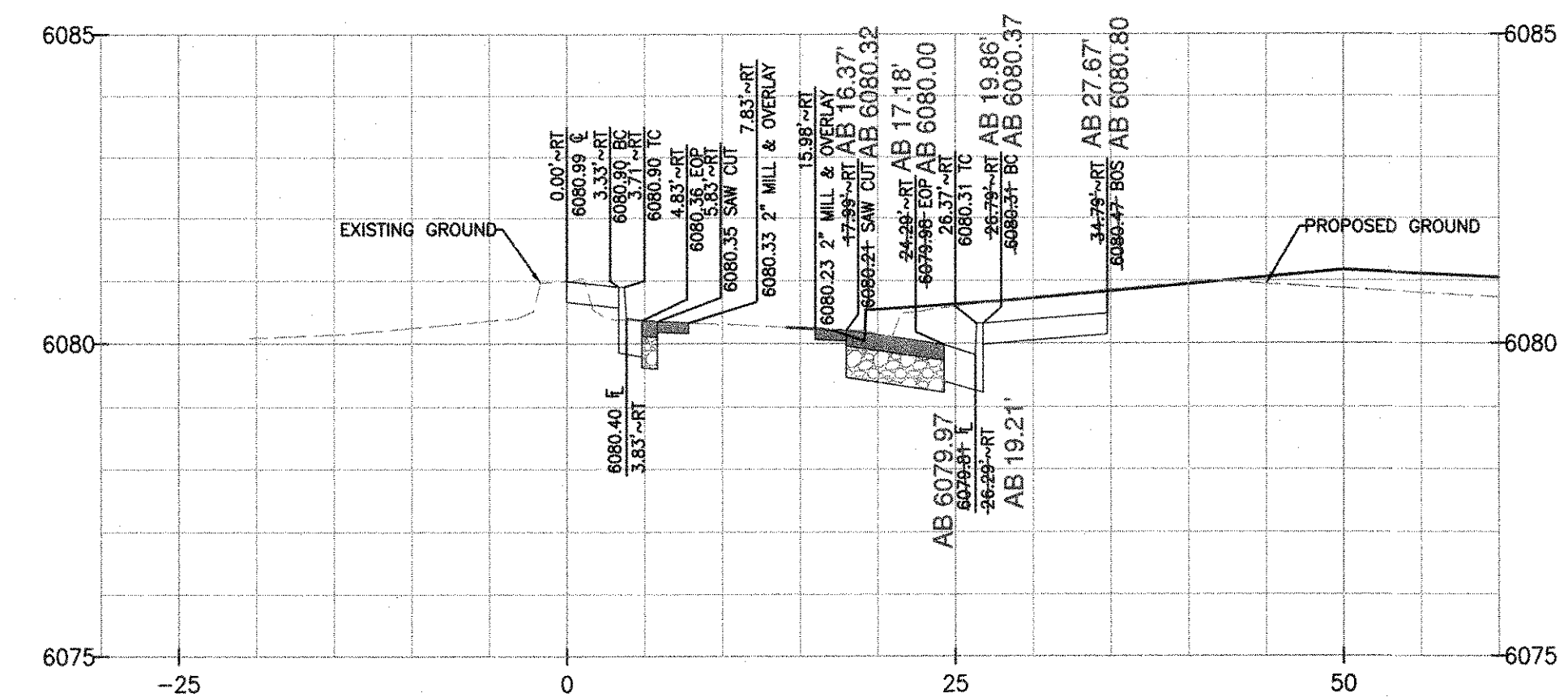
PROFILE - SOUTH RED SKY DRIVE STA 12+00
SCALE: HORIZ. 1"=10' VERT. 1" = 4'



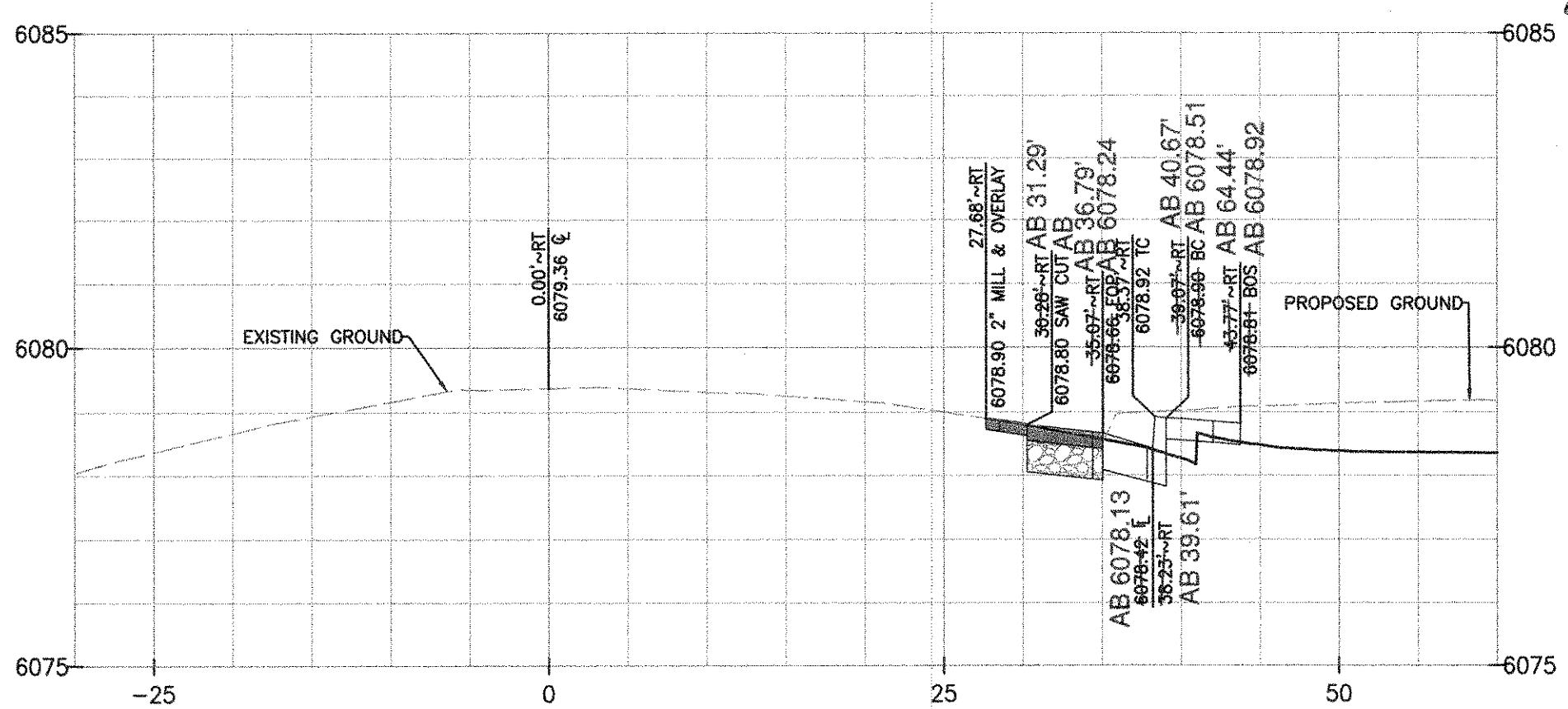
PROFILE - SOUTH RED SKY DRIVE STA 12+50
SCALE: HORIZ. 1"=10' VERT. 1" = 4'



PROFILE - SOUTH RED SKY DRIVE STA 13+00
SCALE: HORIZ. 1"=10' VERT. 1" = 4'

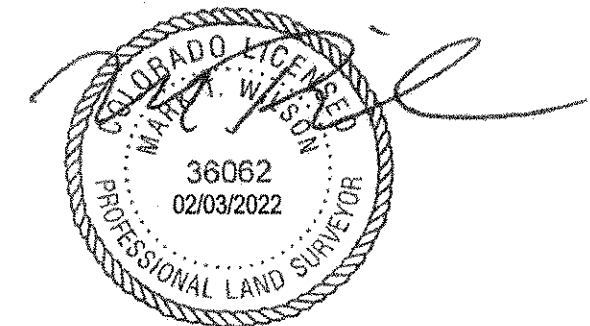


PROFILE - SOUTH RED SKY DRIVE STA 13+50
SCALE: HORIZ. 1"=10' VERT. 1" = 4'



PROFILE - SOUTH RED SKY DRIVE STA 14+00
SCALE: HORIZ. 1"=10' VERT. 1" = 4'

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.



TOWN OF PARKER APPROVALS

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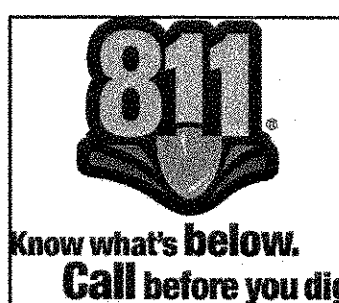
Town of Parker, Director of Engineering
Date: 05/03/2021

DOUGLAS COUNTY, COLORADO

9801 EAST EASTER AVE
CENTENNIAL, CO 80112
303.537.8020

Tucson - San Diego - Riverside - Orange
Sacramento - San Luis Obispo - Phoenix

rickengineering.com

[illegible]

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

PROJECT NO.	D01173-A
DRAWING NO.	

18

SHEET NO. 18 OF 25 SHEETS



SCALE: HORIZ. 1"=10'

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, REPRESENTS 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, DIRECTOR OF ENGINEERING

DATE _____

SIGNING AND STRIPING NOTES

1. 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.
2. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
3. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
4. 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.
5. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
6. 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.
7. 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.
8. DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
9. 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.
10. 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.
11. 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.
12. 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.
13. ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
14. ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
15. 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.
16. 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.
17. 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

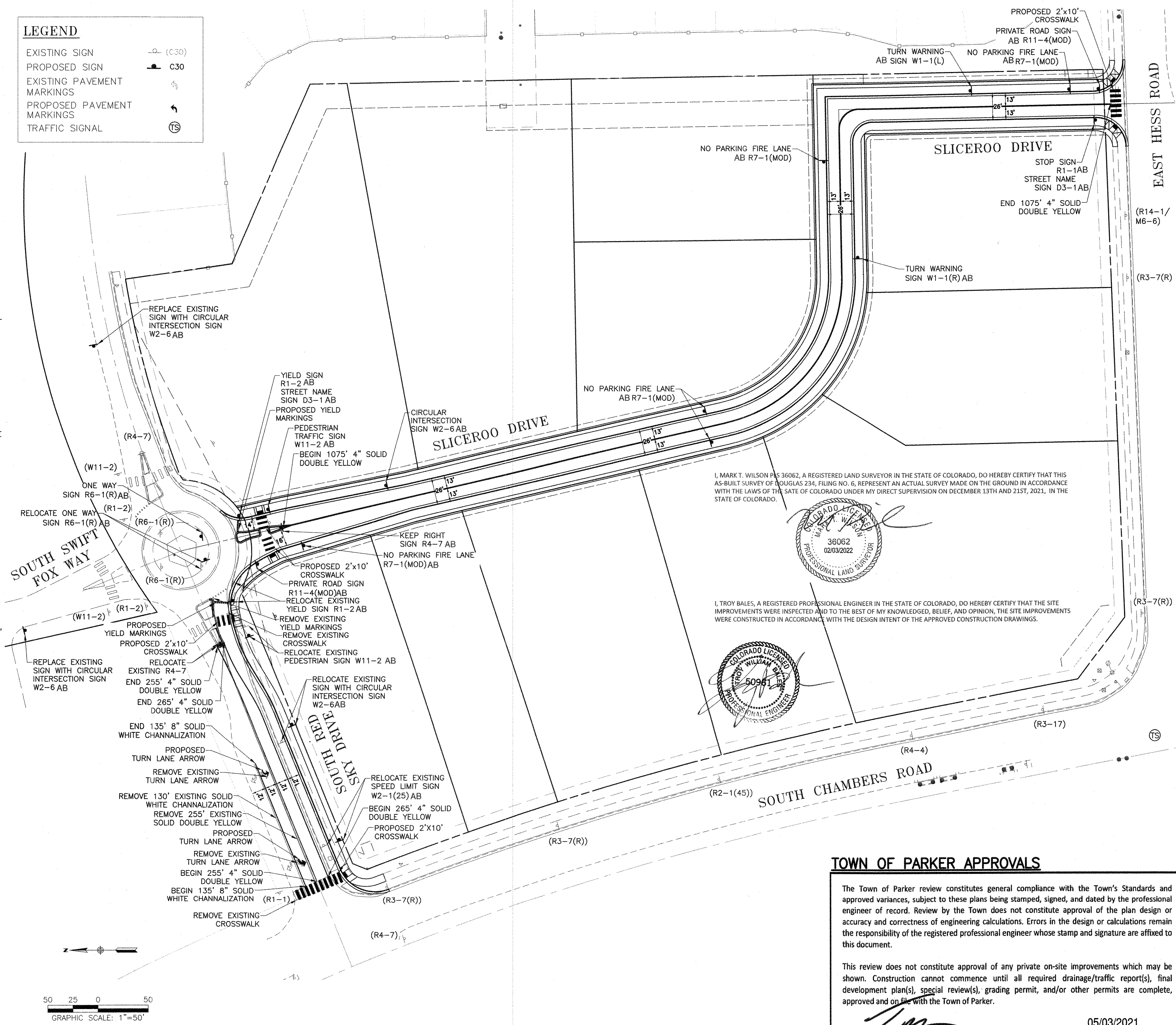
EXISTING SIGN (C30)

PROPOSED SIGN C30

EXISTING PAVEMENT MARKINGS

PROPOSED PAVEMENT MARKINGS

TRAFFIC SIGNAL (TS)



PROPOSED SIGNS THIS SHEET:

STOP R1-1

YIELD R1-2

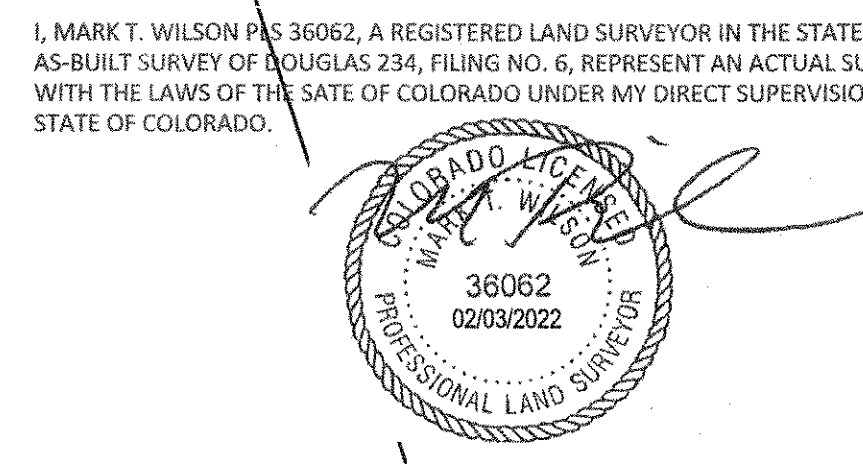
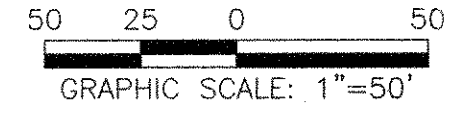
PRIVATE ROAD NO TOWN MAINTENANCE R11-4(MOD)

TURN LANE ARROW R4-7

NO PARKING FIRE LANE R7-1

ONE WAY R6-1(R)

STREET NAME D3-1



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.

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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

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REVISIONS:		
NO.	DESCRIPTION	DATE:
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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

- 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.
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- ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAN FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
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- 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.

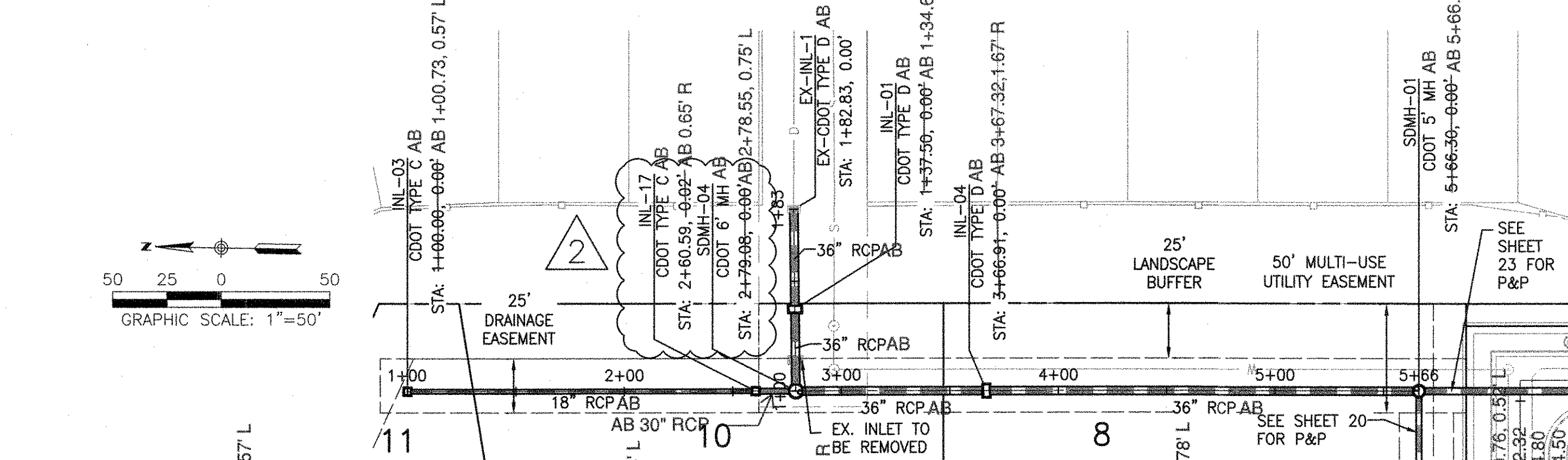
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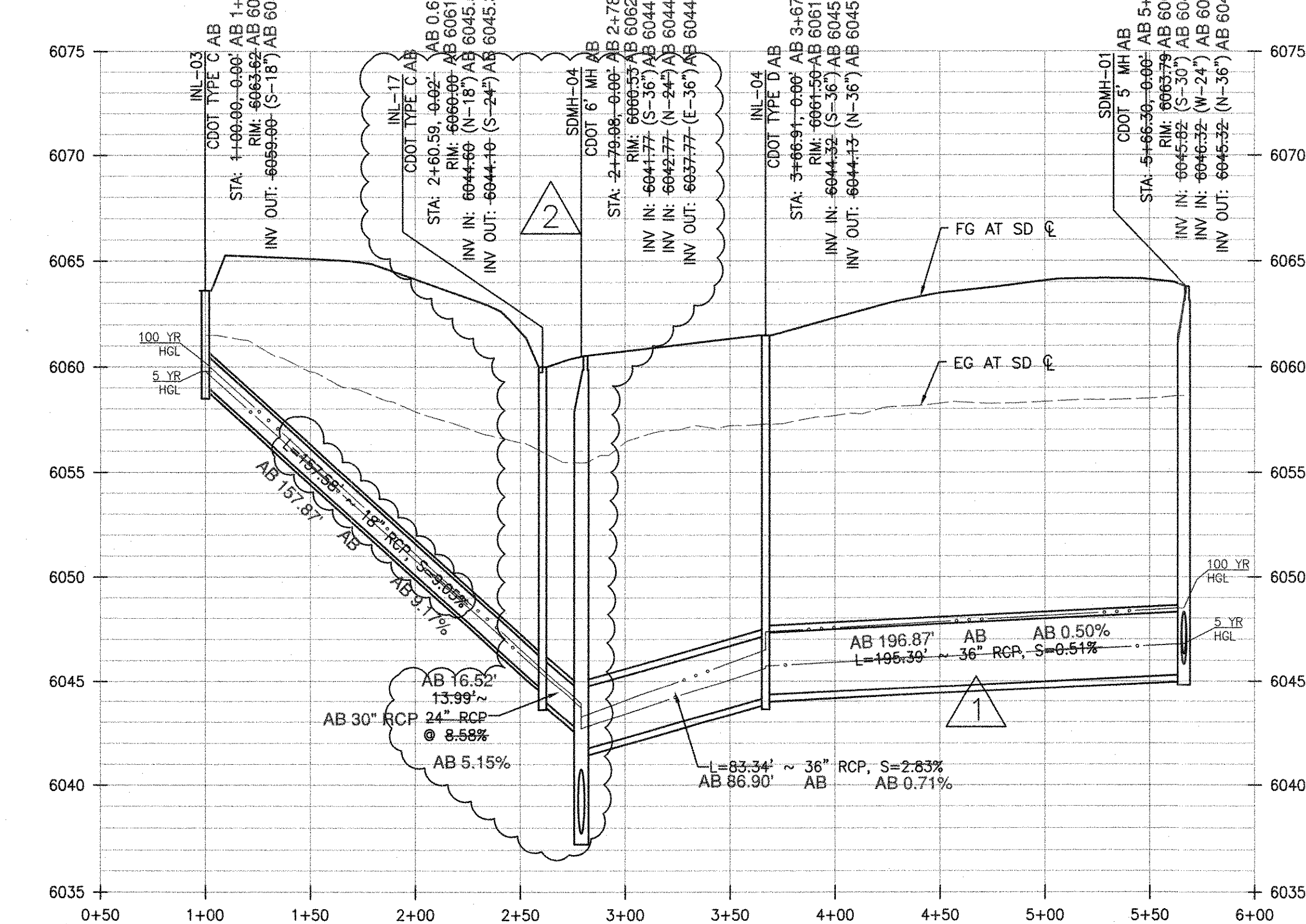
TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE



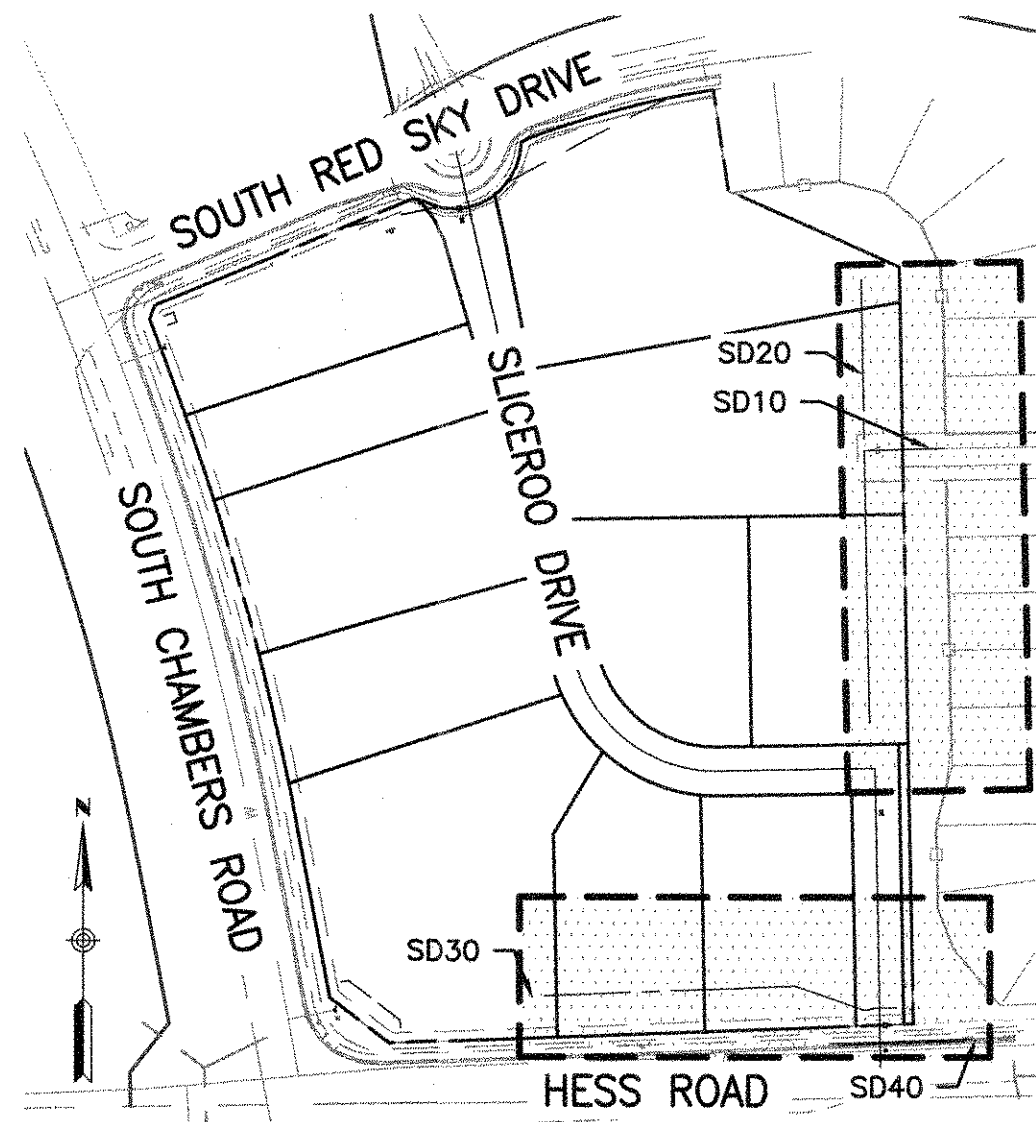
PLAN - SD10 & SD20

SCALE: HORIZ. 1" = 50'



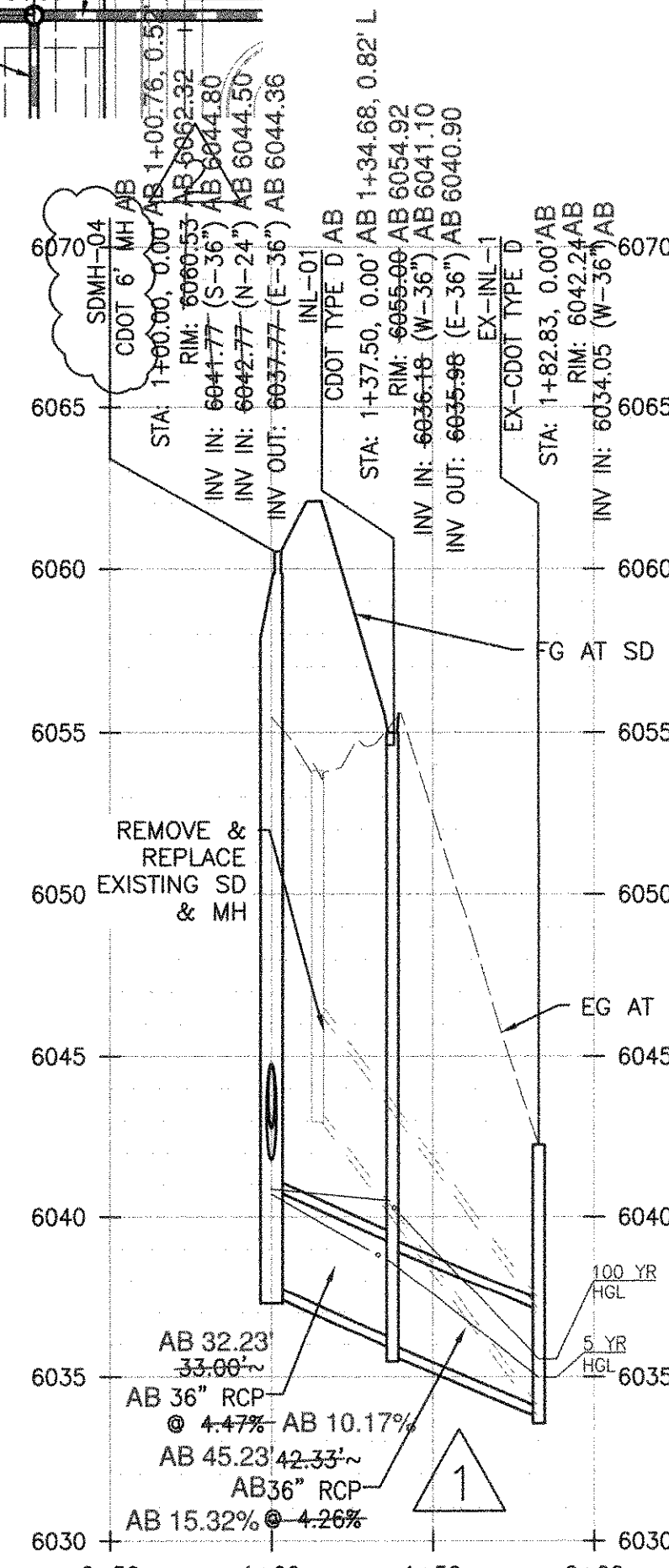
PROFILE - SD20

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



KEY MAP

SCALE: HORIZ. 1" = 200'



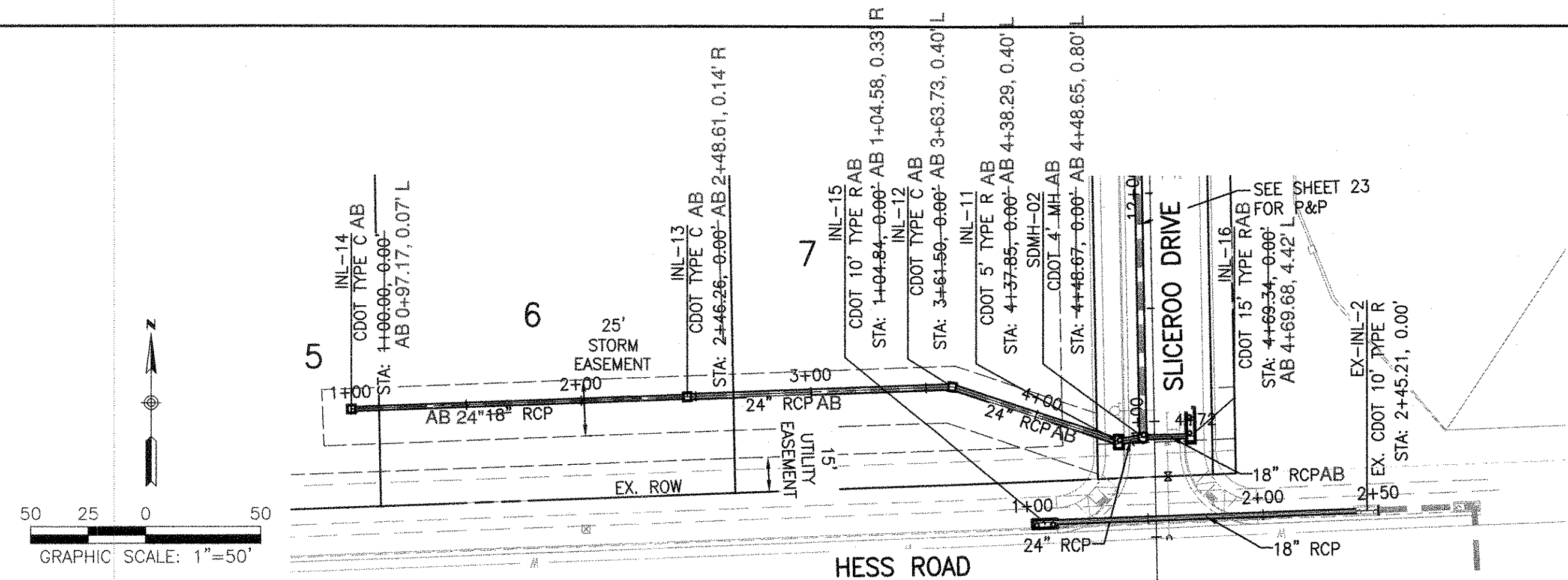
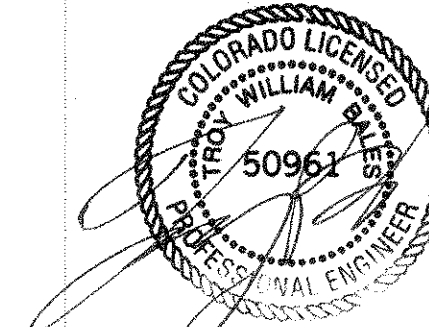
PROFILE - SD10

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

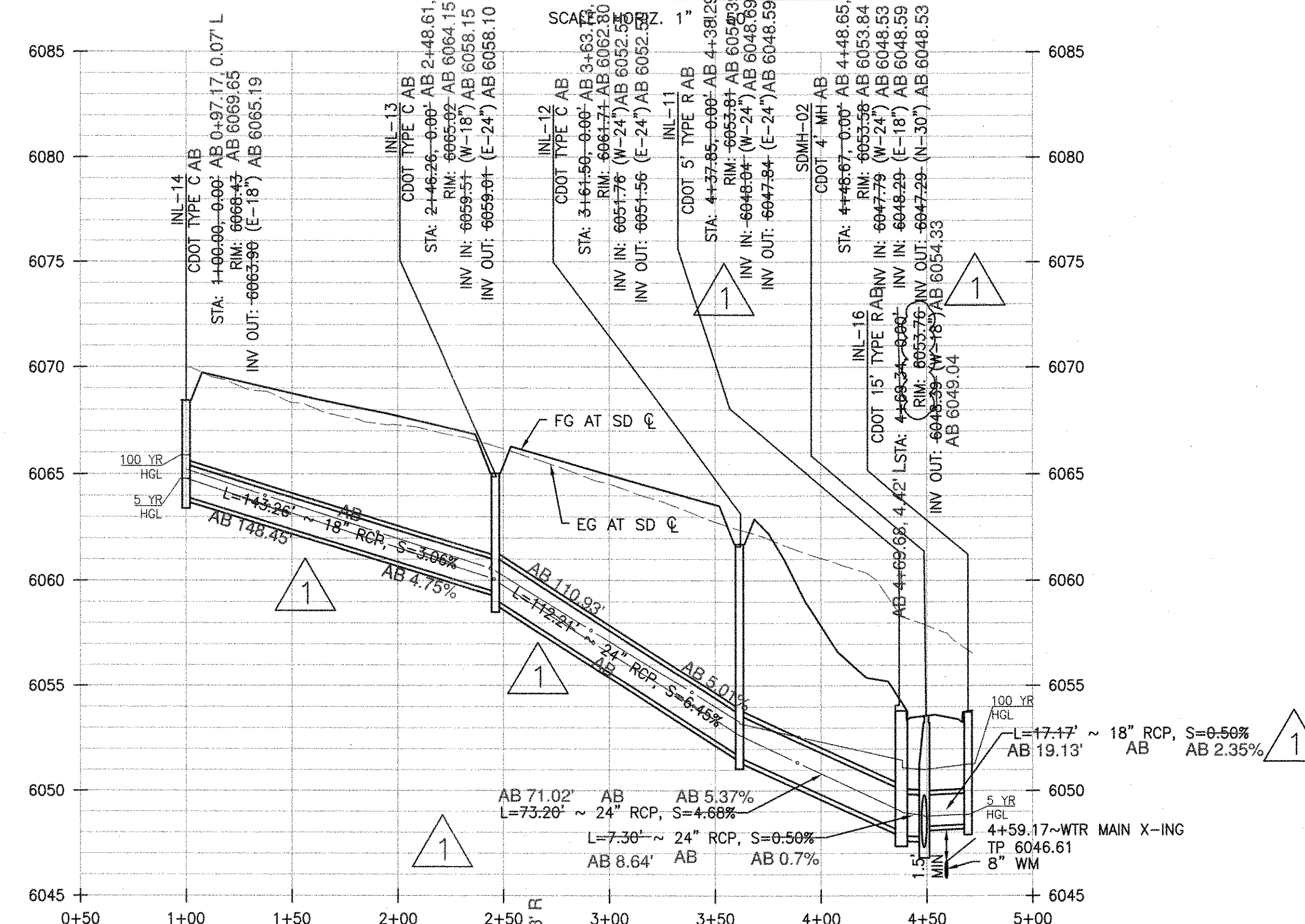
I, MARK T. WILSON, PLS 36062, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF DOUGLAS 234, FILING NO. 6, REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON DECEMBER 13TH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



I, TROY 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.

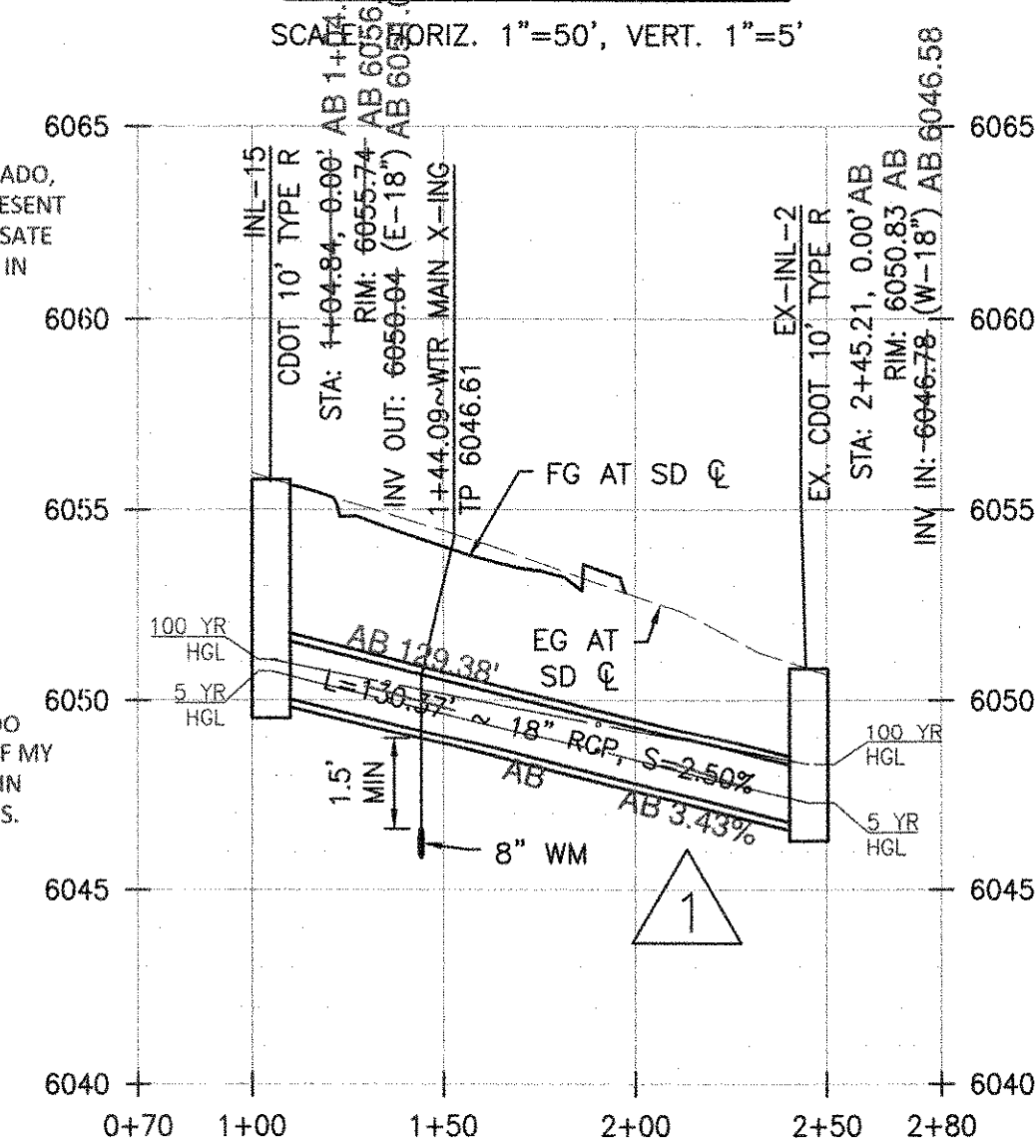


PLAN - SD30 & SD40



PROFILE - SD30

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



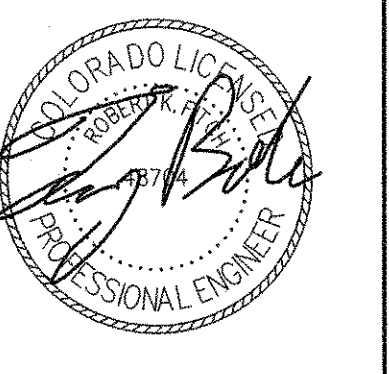
PROFILE - SD40

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

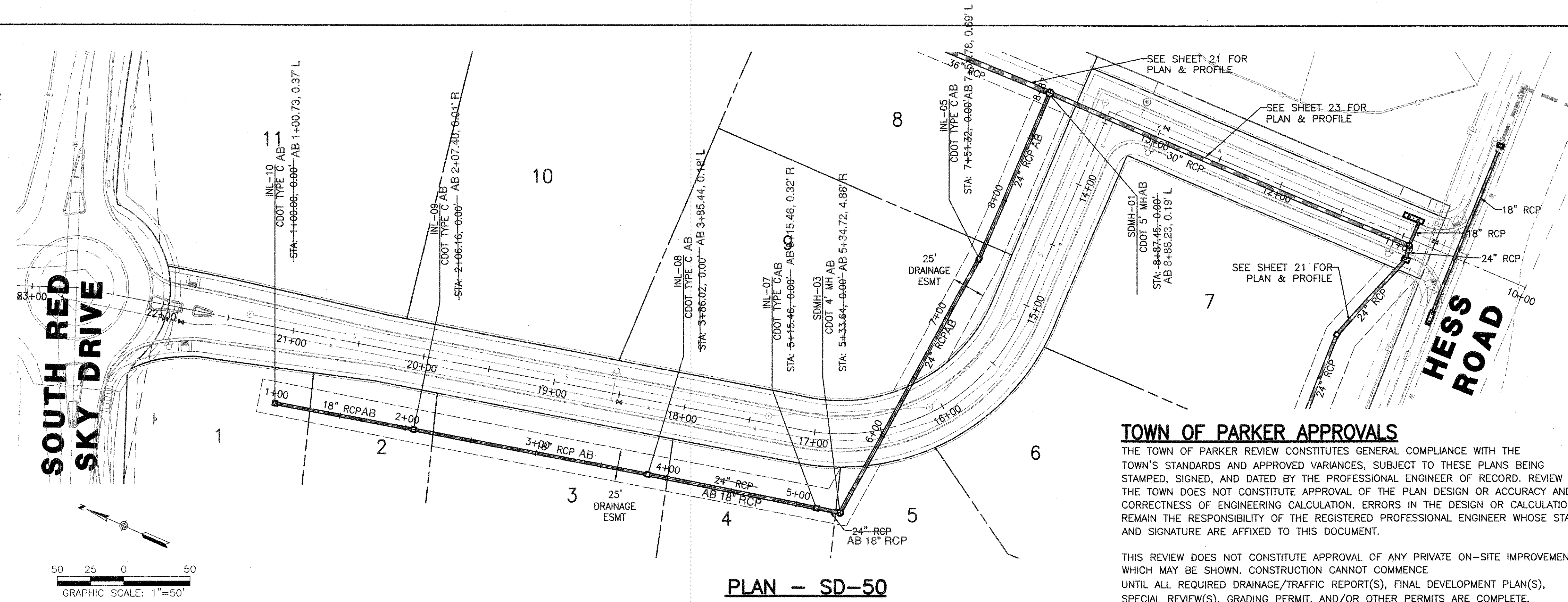
**STORM
DRAIN
PLAN &
PROFILE**

PROJECT NO.
D01173-A
DRAWING NO.

21
SHEET NO. 21 OF 26 SHEETS

STORM SEWER NOTES

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TOWN OF PARKER APPROVALS

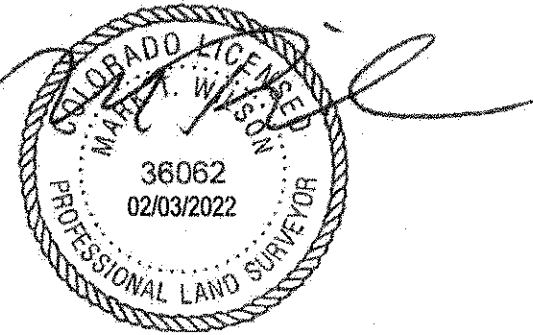
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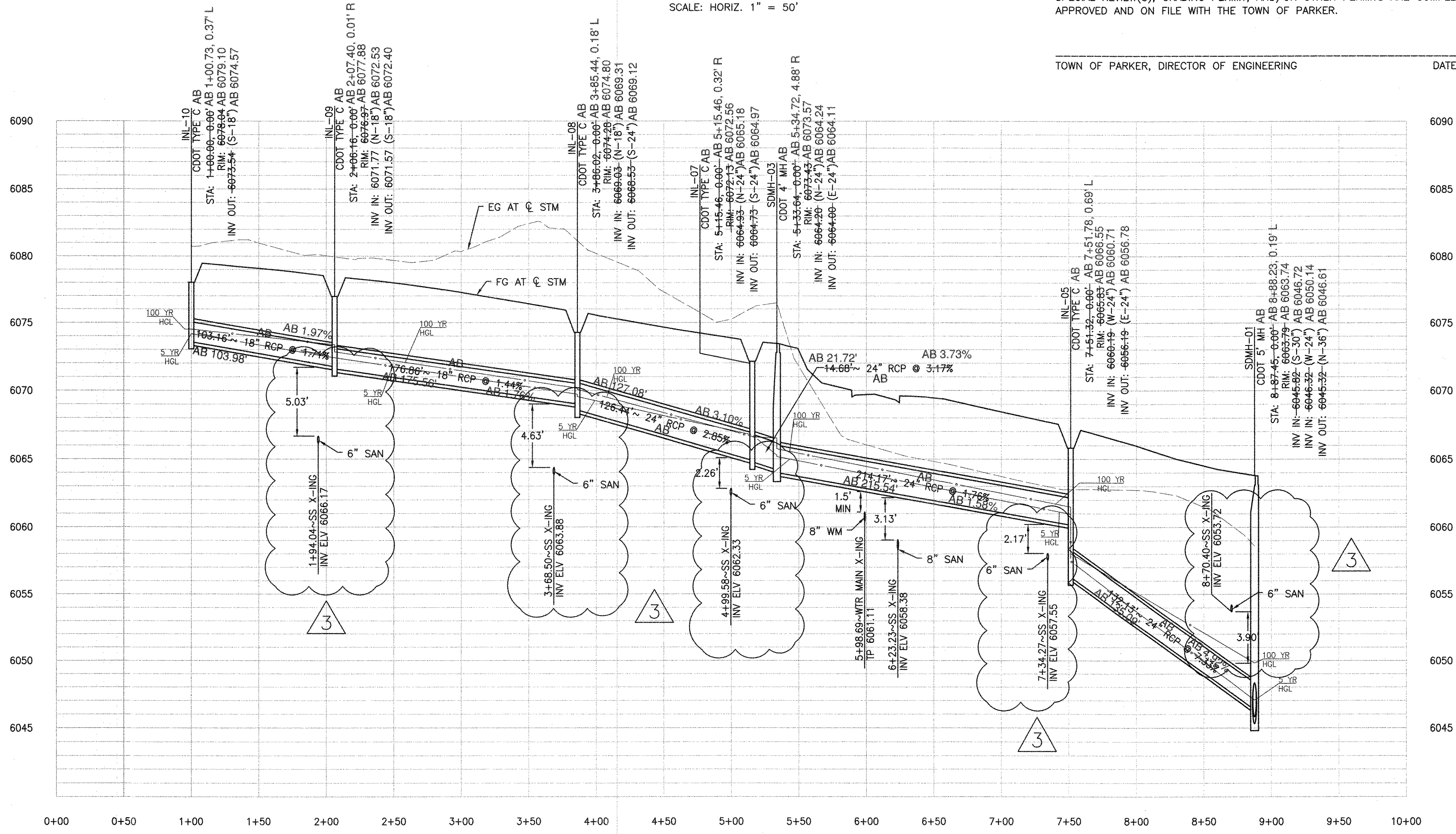
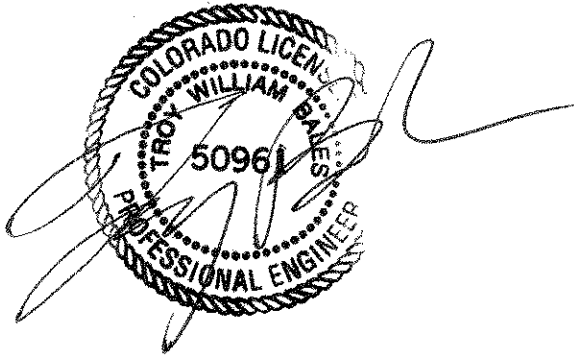
TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

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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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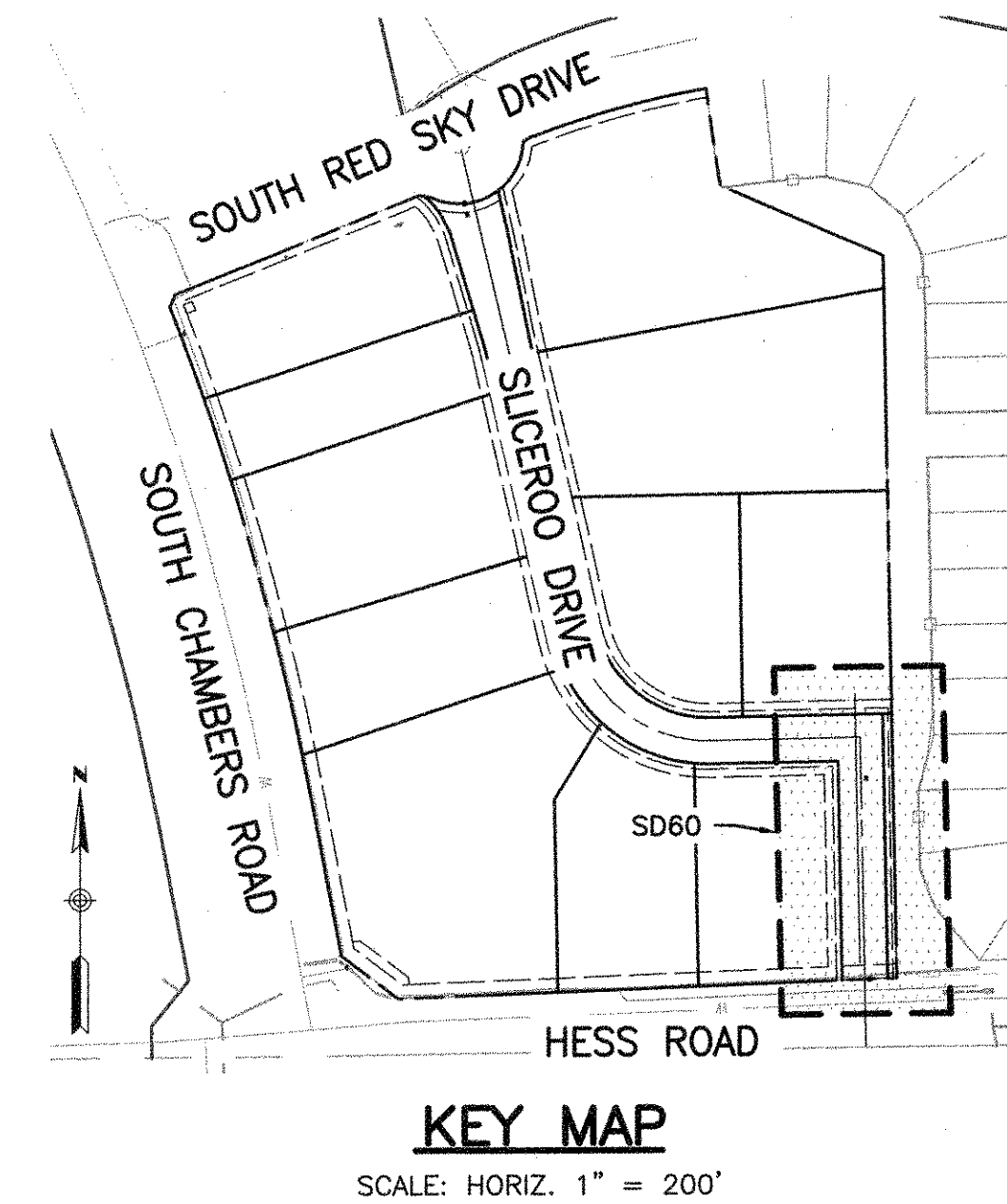
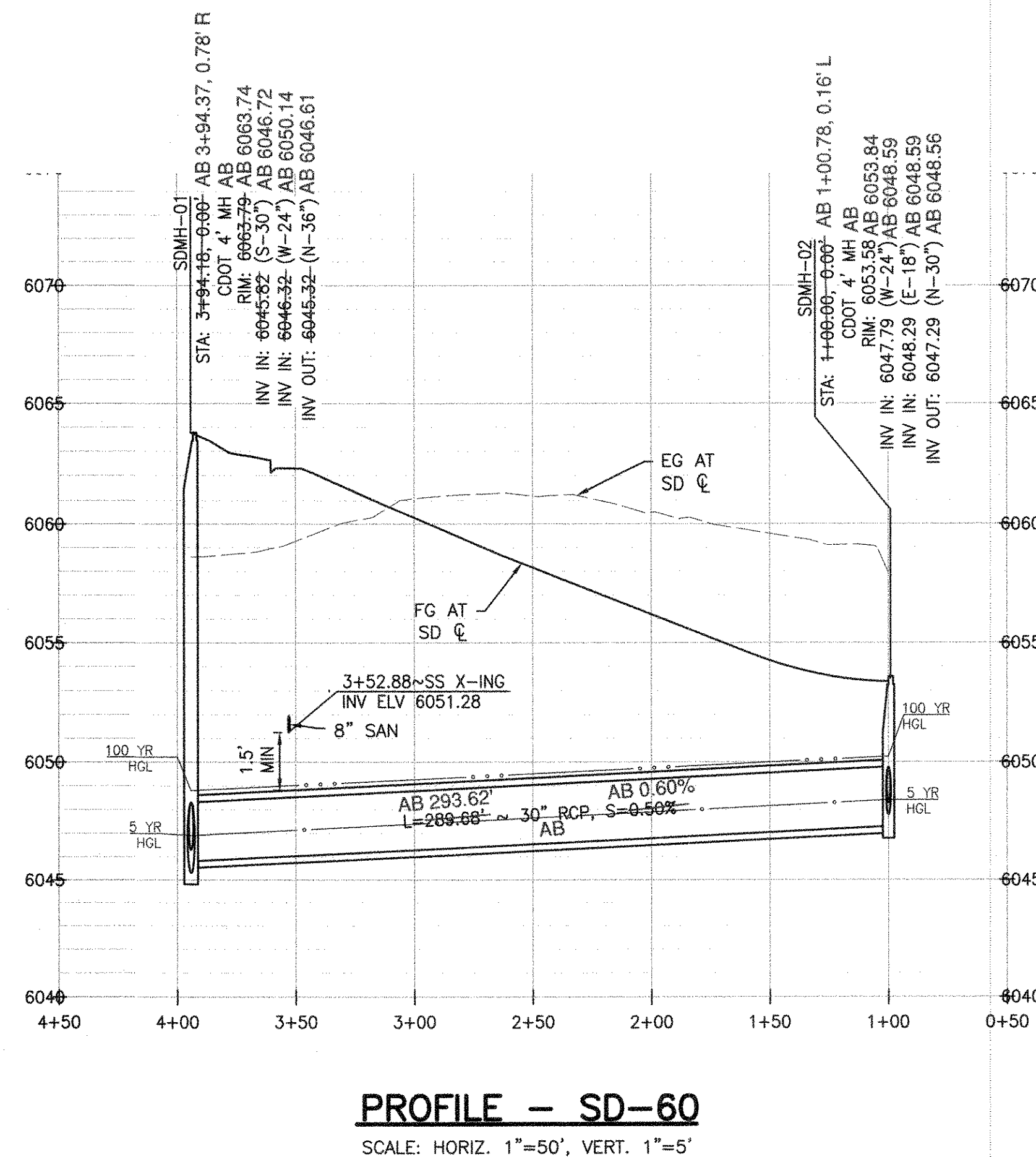


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SCALE: 1" = 50'
DATE: 6/18/2021
DRAWN BY: WD
CHECKED BY: JS
JOB NO: D01173-A

**STORM
DRAIN
PLAN &
PROFILE**

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



- ### STORM SEWER NOTES

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4. 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.
5. 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.
6. 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.
7. ALL STORM SEWER SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED.

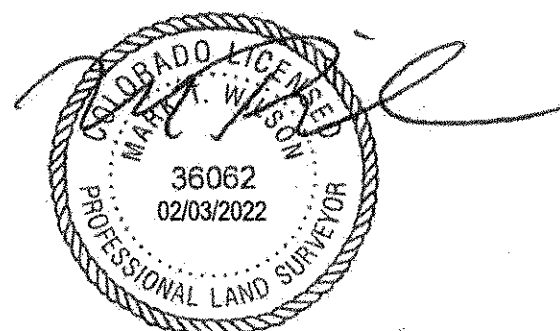
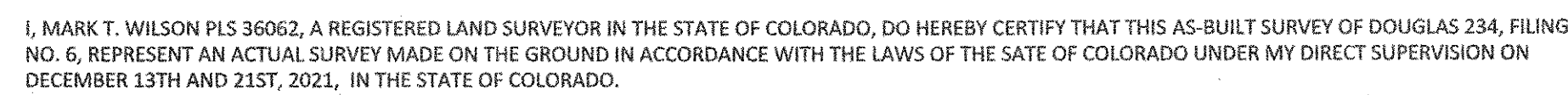
TOWN OF PARKER APPROVALS

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 calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

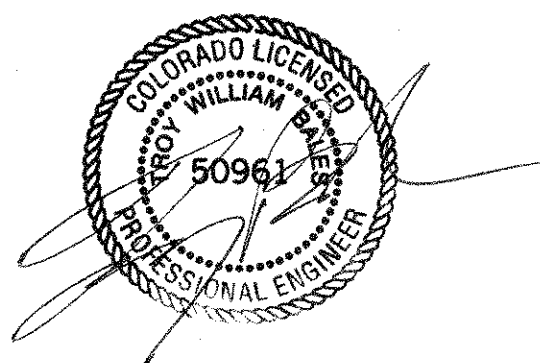
This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.


Town of Parker, Director of Engineering

05/03/2021
Date



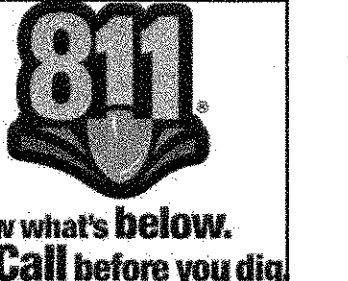
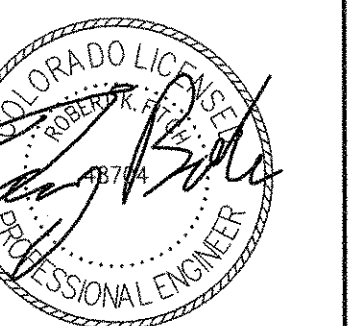
I, TROY BALES, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGED, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.



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

TRICKTM
ENGINEERING COMPANY

801 EAST EASTER AVE
CENTENNIAL, CO 80112
303.537.8020
San Diego - Riverside - Orange
Sacramento - San Luis Obispo - Phoenix
rickengineering.com



OBSERVATIONS:		
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