

30% GRADING AND UTILITY PLAN FOR DOUGLAS 234 FILING NO. 6, AMENDMENT 2

LOTS 8, 9, AND 10A, DOUGLAS 234 FILING NO. 6, AMENDMENT 2, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

OWNER

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ENGINEER

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SURVEYOR

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AGENCIES:

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WORK TO BE DONE:

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

STANDARDS AND SPECIFICATIONS

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

SITE BENCHMARK & BASIS OF BEARINGS:

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

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

LEGAL DESCRIPTION:

LOTS 8, 9, AND 10A, DOUGLAS 234 FILING NO. 6, AMENDMENT 1, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE EAST LINE OF DOUGLAS 234 FILING NO. 6, AMENDMENT 1, RECEPTION NO. 2022004920 BEARING SOUTH 01°02'54" EAST, AS SHOWN ON THE PLAT THEREOF, A DISTANCE OF 464.32 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

- THE NORTHEAST CORNER OF LOT 10A, DOUGLAS 234 FILING NO. 6, AMENDMENT 1, BEING A SET #5x18" REBAR AND 1.5" YELLOW PLASTIC CAP, PLS 34580
- THE SOUTHEAST CORNER OF LOT 8, DOUGLAS 234 FILING NO. 6, AMENDMENT 1, BEING A SET #5x18" REBAR AND 1.5" YELLOW PLASTIC CAP, PLS 34580.

BEGINNING AT SAID NORTHEAST CORNER OF LOT 10A;

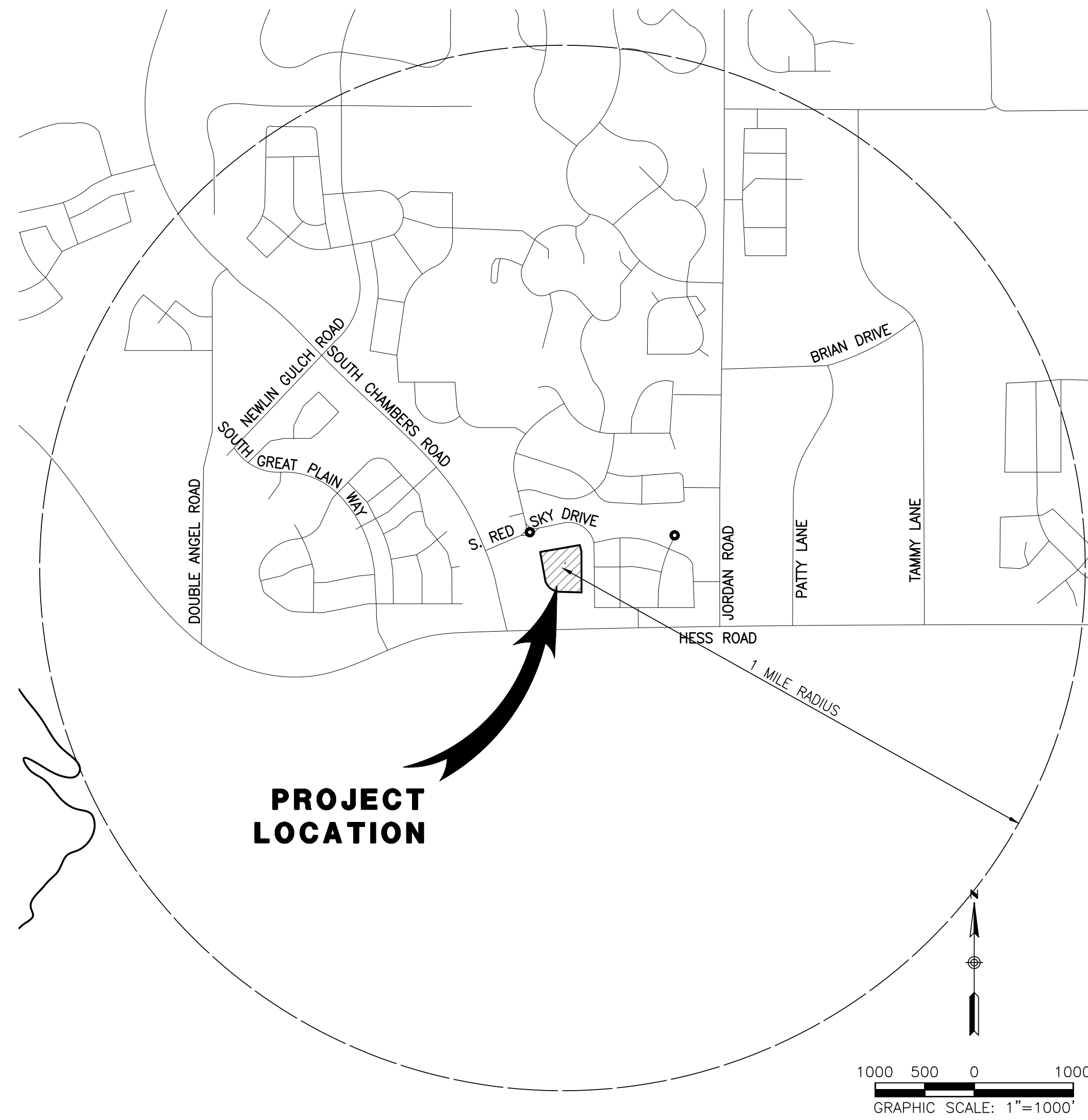
THENCE ALONG THE EAST LINE OF SAID RECEPTION NO. 2022004920 SOUTH 01°02'54" EAST, A DISTANCE OF 464.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8;

THENCE ALONG THE NORTHERLY LINES OF TRACTS "A" AND "B" OF SAID RECEPTION NO. 2021049799 THE FOLLOWING THREE (3) COURSES AND DISTANCES;

- THENCE SOUTH 88°57'06" WEST, A DISTANCE OF 199.65 FEET;
- THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 77°55'45", WHOSE CHORD BEARS NORTH 52°05'01" WEST A DISTANCE OF 157.21 FEET, FOR AN ARC DISTANCE OF 170.02 FEET;
- THENCE NORTH 13°07'09" WEST, A DISTANCE OF 308.72 FEET TO THE NORTHWEST CORNER OF SAID LOT 10A;

THENCE ALONG THE NORTH LINE OF SAID LOT 10A NORTH 79°36'39" EAST, A DISTANCE OF 391.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 147,971 SQUARE FEET OR 3.397 ACRES, MORE OR LESS.



VICINITY MAP

SCALE 1"= 2000'

LEGEND

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

ABBREVIATION

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

ENGINEER'S STATEMENT:

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

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

TROY BALES
RICK ENGINEERING COMPANY

PLAN SHEET INDEX	
NO.	TITLE
1	TITLE SHEET
2	30% GRADING AND UTILITY PLAN

PARKING TABLE	
PARKING REQUIREMENT	PARKING SPACES
BUILDING ON LOT 8 (165x55=9,075 SQ.FT.) (AUTO SERVICE, 1 SPACE PER 450 SQ.FT. PLUS 3 PER BAY) $\frac{9075}{450}=20.2$ (3 SPACES x 6 BAYS=18)	21+18=39 SPACES
BUILDING ON LOT 9 (80x80=6,400 SQ.FT.) (CONVENIENCE SERVICE ESTABLISHMENT, 1 SPACE PER 250 SQ.FT.) $\frac{6400}{250}=25.6$	26 SPACES
BUILDING ON LOT 10 (156x80=12,480 SQ.FT.) (PROFESSIONAL OFFICE, 1 SPACE PER 300 SQ.FT.) $\frac{12480}{300}=41.6$	42 SPACES
TOTAL REQUIRED PARKING SPACES VS PROPOSED PARKING SPACES	107 / 114

NO.	DATE	BY	REVISION

SEAL:

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PROJECT NO: 1173 DRAWN/DESIGNED BY: JFM
DATE: 3/17/2023 CHECKED BY: TWB

CONSTRUCTION DOCUMENTS PREPARED FOR:

DOUGLAS 234 FILING NO. 6, AMENDMENT 2
30% GRADING AND UTILITY PLAN
DOUGLAS COUNTY
TOWN OF PARKER

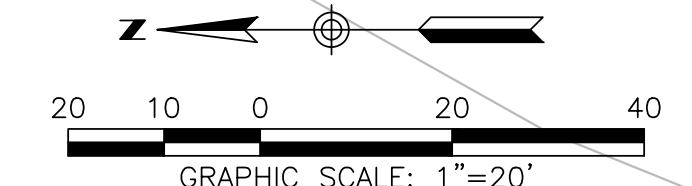
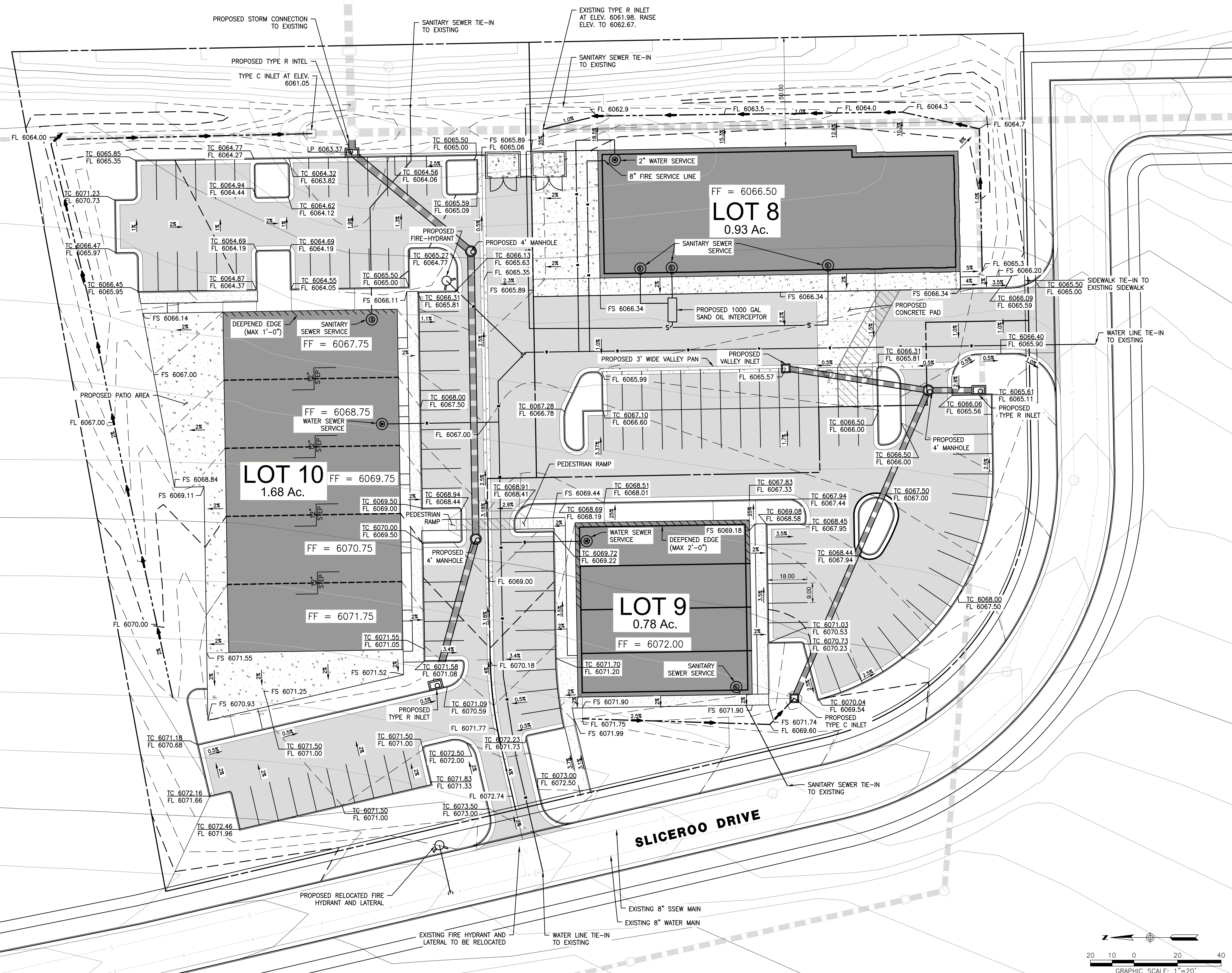
TITLE SHEET

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

DRAWING NO.
C-1
SHEET NO. 1 OF 2

C:\RICK\Projects\0_CEN\L1173_Chambers\Hess\30% Plans\1173_SHEET_LOTS-10.dwg - plotted by: jmaccomack ON 2023-03-17 @ 12:31 - ctbrec_nca.ctb - © 2023 Rick Engineering Company

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NO.	BY	DATE	REVISION

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30% GRADING AND UTILITY PLAN
DOUGLAS COUNTY
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30% GRADING AND UTILITY PLAN

811
Know what's below.
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DRAWING NO. **C-2**
SHEET NO. 2 OF 2