

# HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

## LOT 2, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

### A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

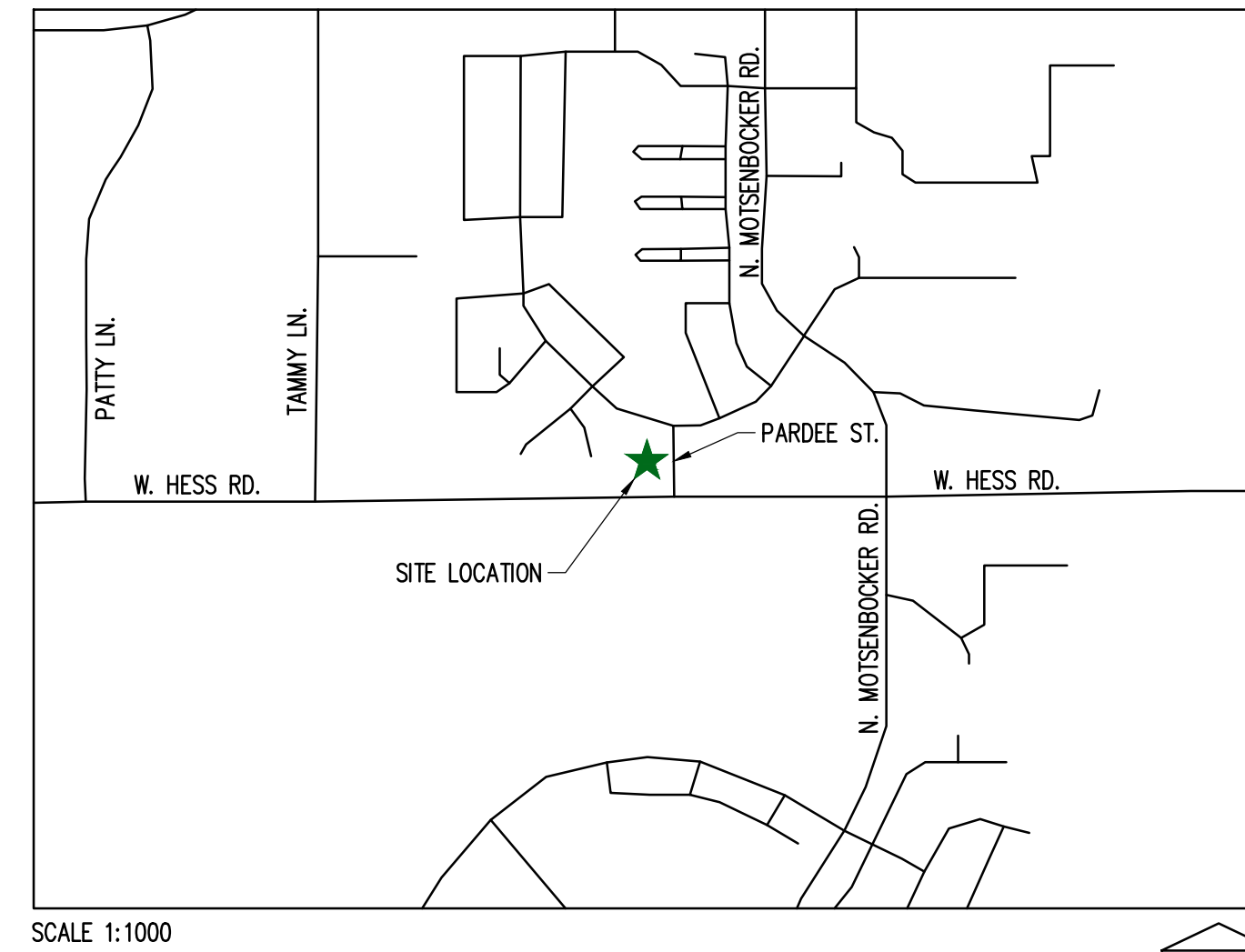
## PARKER WATER AND SANITATION DISTRICT

#### LEGAL DESCRIPTION

LOT 2, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

CONTAINING 41,493 SF (0.953 AC), MORE OR LESS.



SCALE 1:1000

#### VICINITY MAP

#### SHEET INDEX

CV-1.0	COVER SHEET
ON-1.0	WATER & SANITARY GENERAL NOTES
C-3.0	OVERALL UTILITY PLAN
C-4.0	WATER AND SANITARY DETAILS
C-4.1	WATER AND SANITARY DETAILS

#### PROJECT CONTACTS:

**PROPERTY OWNER**  
 BRYTAR COMPANIES  
 8117 PRESTON ROAD, #300  
 DALLAS, TX 75225  
 (214) 632-4860  
 CONTACT: SCOTT REMPHREY

**PARKER PUBLIC WORKS**  
 ASSOCIATE PLANNER  
 20120 E. MAIN STREET  
 PARKER, CO 80138  
 (303) 805-3199  
 CONTACT: STACEY NERGER

**APPLICANT**  
 BRYTAR COMPANIES  
 8117 PRESTON ROAD, #300  
 DALLAS, TX 75225  
 (214) 632-4860  
 CONTACT: SCOTT REMPHREY

**GAS**  
 XCEL ENERGY  
 180 LARIMER ST.  
 DENVER, CO 80202  
 (800) 895-2999

**CIVIL ENGINEER**  
 RIDGETOP ENGINEERING AND CONSULTING, LLC  
 541 E. GARDEN DRIVE, UNIT N  
 WINDSOR, CO 80550  
 (970) 663-4552  
 CONTACT: MIKE BEACH, P.E.

**SOUTH METRO FIRE RESCUE AUTHORITY**  
 9195 E. MINERAL AVE.  
 CENTENNIAL, CO 80112  
 (720) 488-7200  
 CONTACT: RANDY CAPRA

**ARCHITECT**  
 ROGUE ARCHITECTURE  
 4100 WADSWORTH BLVD, SUITE 300  
 WHEAT RIDGE, CO 80033  
 (720) 599-3330  
 CONTACT: SCOTT BODUCH

**INTERNATIONAL RURAL ELECTRIC ASSOC.**  
 5496 NORTH US HWY 85  
 P.O. BOX DRAWER A  
 SEDALIA, CO 80135  
 (303) 688-3100  
 CONTACT: BROOK KAUFMAN

**SURVEYOR**  
 PLS GROUP  
 532 WEST 66TH STREET  
 LOVELAND, CO 80538  
 (970) 669-2100  
 CONTACT: BRYAN SHORT

#### MATERIALS LIST

DESCRIPTION	QTY.	UNIT
TAPPING SADDLE CONNECTION	1	EACH
1.5" TYPE K COPPER	134	LF
1.5" METER ASSEMBLY	1	EACH
6" DUCTILE IRON PIPE	112	LF
8"x6" TEE CONNECTION	1	EACH
6" GATE VALVE	1	EACH
FIRE HYDRANT	1	EACH
6" PVC (SANITARY)	265	LF
SANITARY CLEANOUT	4	EACH
GREASE INTERCEPTOR	1	EACH
SAMPLE MANHOLE	1	EACH

#### SOUTH METRO FIRE PROTECTION DISTRICT

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO DISTRICT STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE SOUTH METRO FIRE PROTECTION DISTRICT

\_\_\_\_\_  
 (SIGNATURE OF FIRE CHIEF OR DESIGNATED REPRESENTATIVE)

\_\_\_\_\_  
 DATE SIGNED

#### PWSD CERTIFICATION

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULING INSPECTIONS. ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION. REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: \_\_\_\_\_  
 (DISTRICT REPRESENTATIVE)

\_\_\_\_\_  
 DATED SIGNED

APPROVED FOR CONSTRUCTION  
 PARKER WATER AND SANITATION DISTRICT

BY: \_\_\_\_\_  
 (DISTRICT ENGINEER)

\_\_\_\_\_  
 DATED SIGNED

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

LOGO



SEAL

PROJECT TITLE

RETAIL

LOT 2, BLOCK 1  
 HORSESHOE RIDGE  
 PARKER, CO 80134

PREPARED FOR

BRYTAR  
 COMPANIES

8117 PRESTON RD. #300  
 DALLAS, TX 75225

SUBMITTAL

PWSD

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 18-075-001

REVISIONS

DATE

5/28/2019

SHEET TITLE

COVER SHEET

SHEET INFORMATION

CV-1

1 of 5



# HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 2, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT  
 A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF  
 THE 6TH PRINCIPAL MERIDIAN  
 PARKER WATER AND SANITATION DISTRICT

## LEGEND

	PROPERTY LINE
	WATER LINE
	SEWER LINE
	SEWER CLEANOUT
	GAS LINE
	COMMUNICATION LINE
	POWER LINE



PROJECT TITLE  
**RETAIL**

LOT 2, BLOCK 1  
 HORSESHOE RIDGE  
 PARKER, CO 80134

PREPARED FOR  
**BRYTAR COMPANIES**

8117 PRESTON RD. #300  
 DALLAS, TX 75225

SUBMITTAL  
 PWSD

DRAWN BY: BSA  
 CHECKED BY: MRB  
 PROJECT NO.: 18-075-001

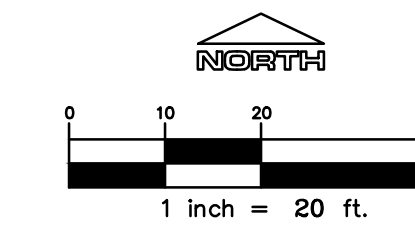
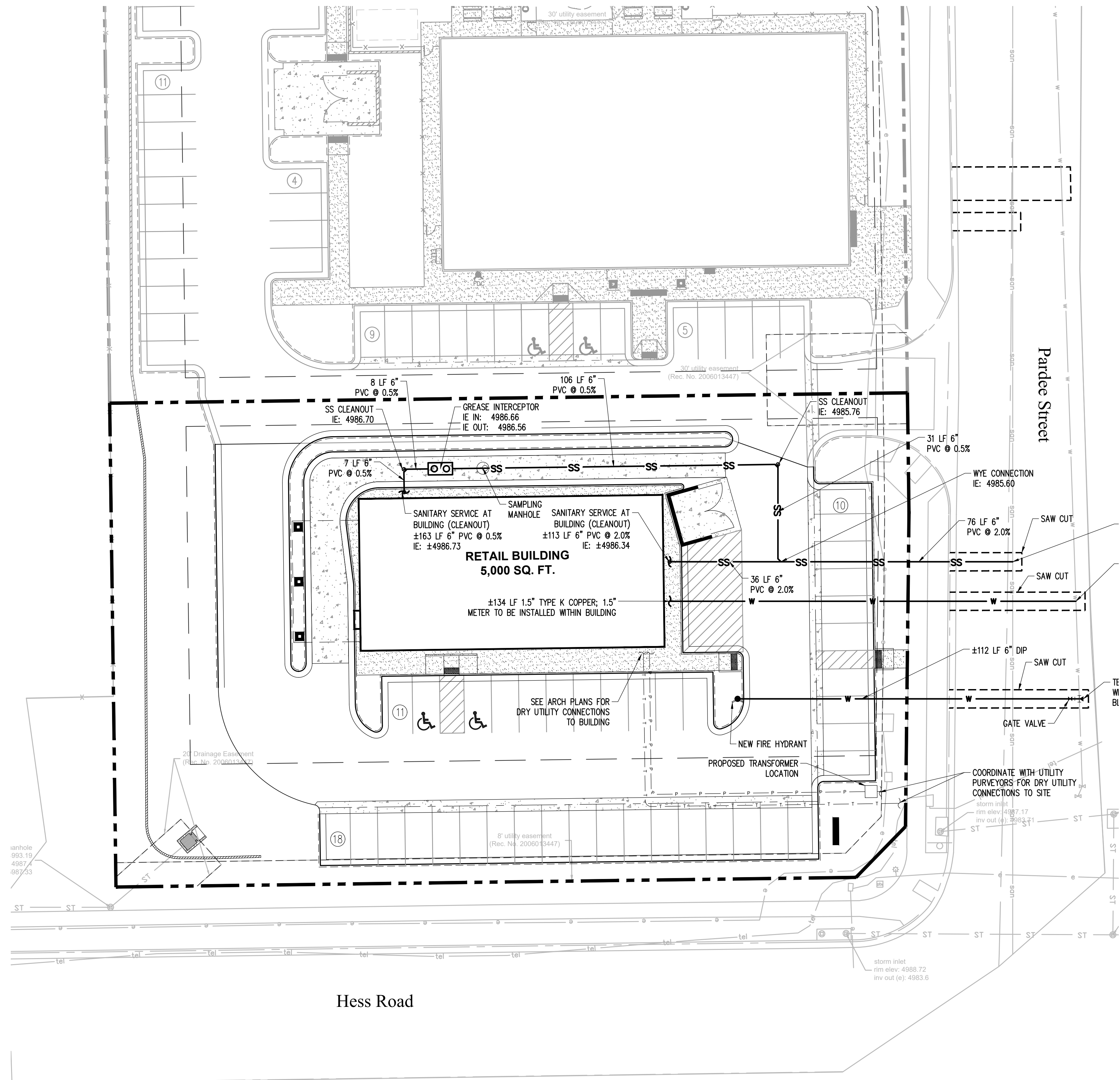
REVISIONS	DATE

DATE  
**5/28/2019**

SHEET TITLE  
**OVERALL UTILITY PLAN**

SHEET INFORMATION  
**C-3.0**

3 of 5



All fire hydrants shall be installed according to water utility standards. The number and locations of the fire hydrants as shown on the Overall Utility Plan are correct as specified by the Town of Parker, Community Development Department.

Fire Code Official or Designated Representative \_\_\_\_\_ Date \_\_\_\_\_

(NOTE – Underground Fire Line (UFL) submittal documents must meet the requirements of NFPA 24 when submitting for review.)

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Town of Parker, Director of Engineering \_\_\_\_\_ Date \_\_\_\_\_

File: RE - PWSD - ROPA130U.dwg Path: P:\Colorado\Parker\Brytar\PARKER TLE - 18-075-001\2 Drawings\RE - PWSD - ROPA130U.dwg Plotted by: bonderson Date: 28-May-19 4:28:23pm

# HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

## LOT 2, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

### A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

## PARKER WATER AND SANITATION DISTRICT

**INSPECTION POLICY:**

- ALL SERVICE INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
- SERVICE INSPECTIONS WILL OCCUR BETWEEN 1:00 P.M. AND 3:00 P.M. SPECIFIC INSPECTION TIMES ARE NOT AVAILABLE.
- IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE OR SERVICE FAILS, A RE-INSPECTION WILL HAVE TO BE SCHEDULED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE AND A RE-INSPECTION FEE CHARGED.
- SHOULD THE SERVICE LINES BE DAMAGED BY LATER CONSTRUCTION, AN INSPECTION OF THE REPAIR WILL BE REQUIRED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE.
- THE CONTRACTOR SHALL LEAVE ALL PIPE AND FITTINGS EXPOSED FOR THE INSPECTOR TO OBSERVE. INSPECTORS WILL NOT ENTER ANY EXCAVATIONS TO CHECK MATERIALS. THE TOP LAYER OF BEDDING CAN BE ADDED AFTER THE INSPECTION HAS BEEN COMPLETED.
- ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
- LOTS WITHOUT BUILDING ADDRESSES BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
- CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION. UNLESS COORDINATED WITH DISTRICT INSPECTOR.

**INSTALLATION NOTES:**

**WATER**

- ACCEPTABLE PIPE MATERIALS SHALL BE K-COPPER TUBING. (3/4" MIN.)
- APPROVED BEDDING TO BE SQUEEGEE.
- ONLY ONE COUPLING WILL BE ALLOWED BETWEEN THE STUB-IN AND BUILDING. COMPRESSION COUPLINGS WILL NOT BE ALLOWED ON NEW CONSTRUCTION. SILVER SOLDERED JOINTS MUST BE USED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE INSPECTED BY PWS BEFORE BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.
- A WATER SERVICE WHICH CROSSES A SEWER SERVICE CAN DO SO ONLY AT A 45-90° ANGLE. WATER SERVICES SHALL BE LOCATED A MINIMUM OF 18" ABOVE SEWER SERVICE.
- WATER SERVICE FOUNDATION PENETRATIONS SHALL BE WATERPROOFED USING MASTIC OR OTHER APPROVED METHOD. CRAWL SPACE REQUIRES CONTINUOUS COPPER WITH A 1" BURY.
- CURB STOP MUST BE PLUMB AND CENTERED OVER THE NUT. IT SHOULD BE STRAPPED TO THE METER PIT (RESIDENTIAL INSTALLATIONS) OR CENTERED OVER THE EASEMENT LINE (COMMERCIAL INSTALLATIONS). THE ASSEMBLY MUST BE AT OR SLIGHTLY ABOVE FINISHED GRADE.
- MOVED CURB BOXES MUST BE INSPECTED BY PWS BEFORE BURIAL.
- WATERLINE MUST BE ATTACHED TO A SUPPORT BOARD THAT IS MOUNTED TO THE WALL.
- NO VOIDS ALLOWED UNDER WATERLINES FROM STOP BOX TO FOUNDATION.
- CURBSTOP BOXES AND METER PITS CANNOT BE IN DRIVEWAYS.
- ONLY 3/4" (JUMPER) PIPES (RESIDENCES) ARE ALLOWED. (JUMPER) PIPES WILL BE REMOVED PRIOR TO METER SET DATE.
- ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:  
 "X" FOR SANITARY SEWER SERVICE  
 "W" FOR WATER SERVICES
- NO SPLICES OR FLARED COUPLINGS ALLOWED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE INSPECTED BY PWS BEFORE BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.

**PARKER WATER & SANITATION DISTRICT**  
 DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICES

SCALE: NONE DATE: 2/96  
 APPROVED: 1/04  
 PVR 1/16  
 DIRECTOR OF ENGINEERING 10/16

2016 REVISION SHEET W1.1

**PREFERRED FIRE HYDRANT LOCATION**

**PARKER WATER & SANITATION DISTRICT**  
 FIRE HYDRANTS LOCATION & INSTALLATION

SCALE: NONE DATE: 2/96  
 APPROVED: 4/01 10/16  
 PVR 01/02  
 DIRECTOR OF ENGINEERING 12/07 1/16

2016 REVISION SHEET W2.5

**PIPE LOCATION SYSTEM**

**PLAN**

**SECTION VIEW @ FIRE HYDRANT**

**PARKER WATER & SANITATION DISTRICT**  
 LOCATOR WIRE DETAILS

SCALE: NONE DATE: 2/96  
 APPROVED: 4/01 10/16  
 PVR 01/02  
 DIRECTOR OF ENGINEERING 01/16 10/16

2016 REVISION SHEET W2.6

**PLAN OF VALVE**

**VALVE OPENING & CLOSING PROCEDURE**

NOTE: ONLY RIGHT HAND OPENING VALVES ALLOWED.

**PARKER WATER & SANITATION DISTRICT**  
 VALVE OPERATION

SCALE: NONE DATE: 2/96  
 APPROVED: 1/16  
 PVR 10/16  
 DIRECTOR OF ENGINEERING

2016 REVISION SHEET W3.4

**11-1/4, 22-1/2, 45° & 90° BENDS**

**DEAD END**

**TEE**

**TYPICAL CROSS SECTION**

**PARKER WATER & SANITATION DISTRICT**  
 CONCRETE KICKBLOCKS BEARING SURFACES AND INSTALLATION

SCALE: NONE DATE: 2/96  
 APPROVED: 4/01  
 PVR 1/16  
 DIRECTOR OF ENGINEERING 10/16

2016 REVISION SHEET W3.18

**STANDARD TRENCH SECTION**

**STREET CUT PATCH**

**PARKER WATER & SANITATION DISTRICT**  
 TYPICAL TRENCH SECTION PIPE PROTECTION

SCALE: NONE DATE: 2/96  
 APPROVED: 1/78  
 PVR 10/16  
 DIRECTOR OF ENGINEERING

2016 REVISION SHEET W4.1

**PLAN**

**ELEVATION**

**PARKER WATER & SANITATION DISTRICT**  
 INSIDE SETTING FOR 1 1/2" & 2" METER

SCALE: NONE DATE: 2/96  
 APPROVED: PVR 8/98 01/02 01/16  
 DIRECTOR OF ENGINEERING 2/00 05/05 10/16 4/01 07/08

2016 REVISION SHEET W5.14

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Town of Parker, Director of Engineering Date

REVISIONS

NO.	DATE	DESCRIPTION

# HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

## LOT 2, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

### A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

## PARKER WATER AND SANITATION DISTRICT

### INSPECTION POLICY:

- ALL SERVICE INSPECTIONS MUST BE SCHEDULED WITH THE DISTRICT OFFICE AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
- IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE, A RE-INSPECTION WILL HAVE TO BE SCHEDULED IN ACCORDANCE WITH NOTE 1 ABOVE AND A RE-INSPECTION FEE CHARGED.
- SHOULD THE SERVICE LINES BE DAMAGED BY LATER CONSTRUCTION, AN INSPECTION OF THE REPAIR WILL BE REQUIRED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE.
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- ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
- LOTS WITHOUT BUILDING ADDRESSES OR LOT AND BLOCK NUMBERS BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
- CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION UNLESS COORDINATED WITH DISTRICT INSPECTOR.

### INSTALLATION NOTES:

- #### SEWER
- ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND PVC SCHD 40 PIPE. APPROVED BEDDING IS TO BE SQUEEGEE.
  - NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3".
  - MINIMUM GRADE SHALL BE 2%.
  - INSTALLATION SHALL INCLUDE NO MORE THAN 3 BENDS. 90° BENDS ARE NOT ALLOWED. SOLVENT WELDED PIPE WILL NOT BE ALLOWED.
  - CLEAN-OUTS SHALL BE INSTALLED AT 100' INTERVALS AND EVERY CHANGE IN DIRECTION. CLEAN-OUTS ARE NOT REQUIRED FOR SERVICES LESS THAN 100' UNLESS THERE ARE CHANGES IN DIRECTION. PROVIDE DUAL CLEAN-OUT WITHIN 5 FEET OF FOUNDATION.
  - STRESSING OF THE PIPE BETWEEN FITTINGS WILL NOT BE ALLOWED.
  - SEWER SERVICE LINE SHALL NOT BE LOCATED UNDER CONCRETE SURFACE.
  - ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:  
 "X" FOR SANITARY SEWER SERVICE  
 "W" FOR WATER SERVICES

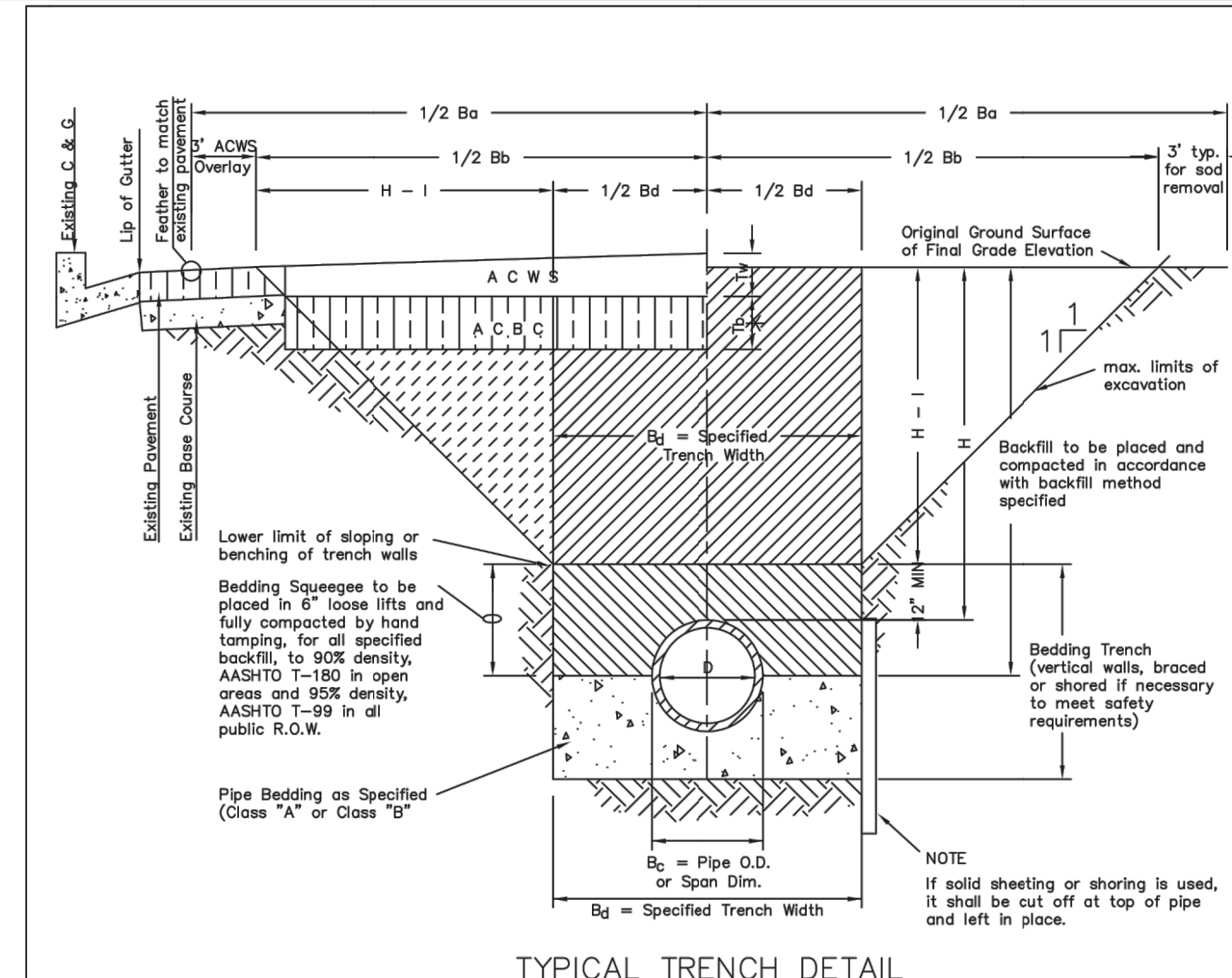
**PARKER WATER & SANITATION DISTRICT**  
 DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICES

SCALE: NONE DATE: 2/98

APPROVED: PVR 01/02 10/16  
 1/08 1/16

DIRECTOR OF ENGINEERING SHEET S1.1

2016 REVISION



TYPICAL TRENCH DETAIL

- NOTES:
- Sloping or benching of trench side walls, where permitted shall be in accordance with applicable Federal, State and Local safety regulations.
  - Trench shall be excavated and shored as necessary to afford safe working conditions or to protect adjacent utilities, structures, etc. Unless otherwise specified on the plans, no pavement will be made for removal, replacement or relocation of curb and gutter, utilities, sidewalks, structures, etc. outside the maximum limits of excavation as shown and the contractor shall be responsible for protection of same.
  - If dimension "Bg" is < 5', then existing asphalt pavement shall be removed and replaced up to the gutter. Maximum asphalt pay width, Bg, & Bb shall then be based upon this actual width.

**PARKER WATER & SANITATION DISTRICT**  
 SEWER TRENCHING AND BEDDING DETAIL

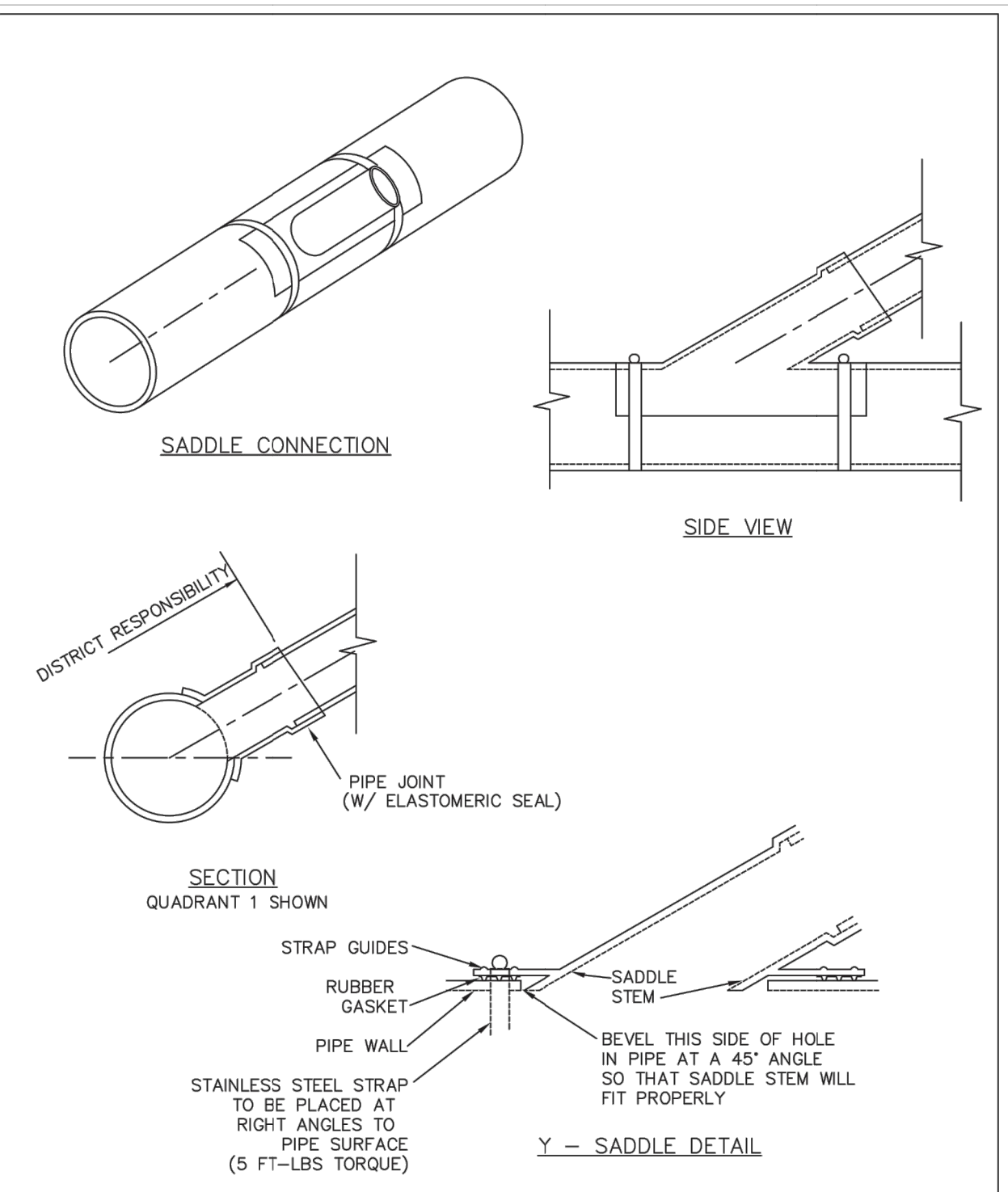
SCALE: NONE DATE: 2/98

APPROVED: PVR 5/98 1/16 10/16

DIRECTOR OF ENGINEERING SHEET S4.1

STREET WIDTH	ASPHALTIC BASE COURSE (T <sub>b</sub> )	ASPHALTIC WEARING SURFACE (T <sub>w</sub> )	TOTAL THICKNESS (T <sub>b</sub> + T <sub>w</sub> )
UP TO 36'	4"	2"	6"
36' TO 44'	4"	3"	7"
44' TO 48'	5"	3"	8"
WIDER THAN 48'	6"	3"	9"

2016 REVISION



**PARKER WATER & SANITATION DISTRICT**  
 P.V.C. SADDLE CONNECTION DETAIL

SCALE: NONE DATE: 2/98

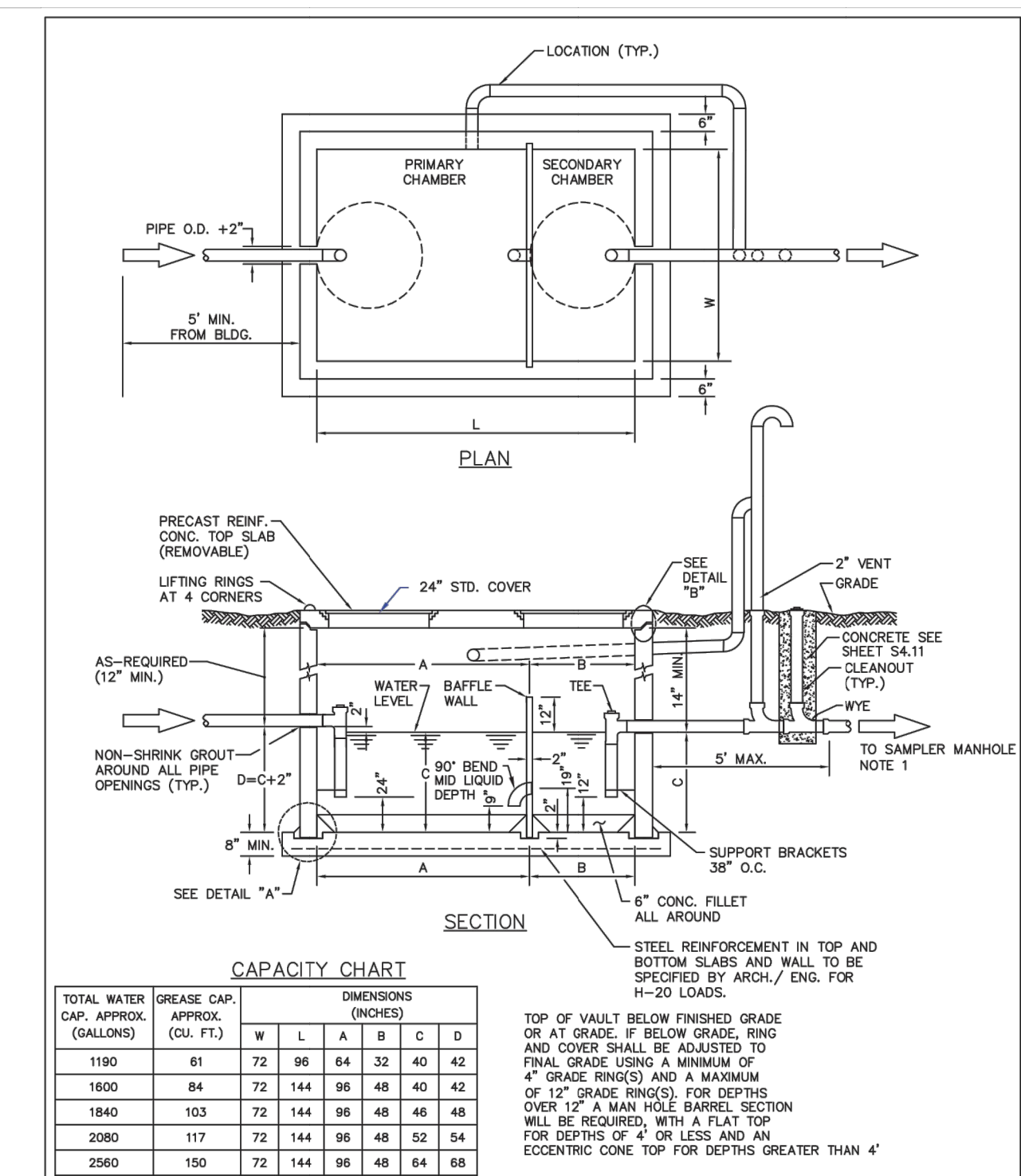
APPROVED: PVR 1/18 10/16

DIRECTOR OF ENGINEERING SHEET S4.14

NOTES:

- SADDLE FITTINGS TO BE PER ASTM D3034.
- CONNECTION SHALL BE Y - SADDLE WITH TWO BONDS

2016 REVISION



**PARKER WATER & SANITATION DISTRICT**  
 COMMERCIAL GREASE INTERCEPTOR

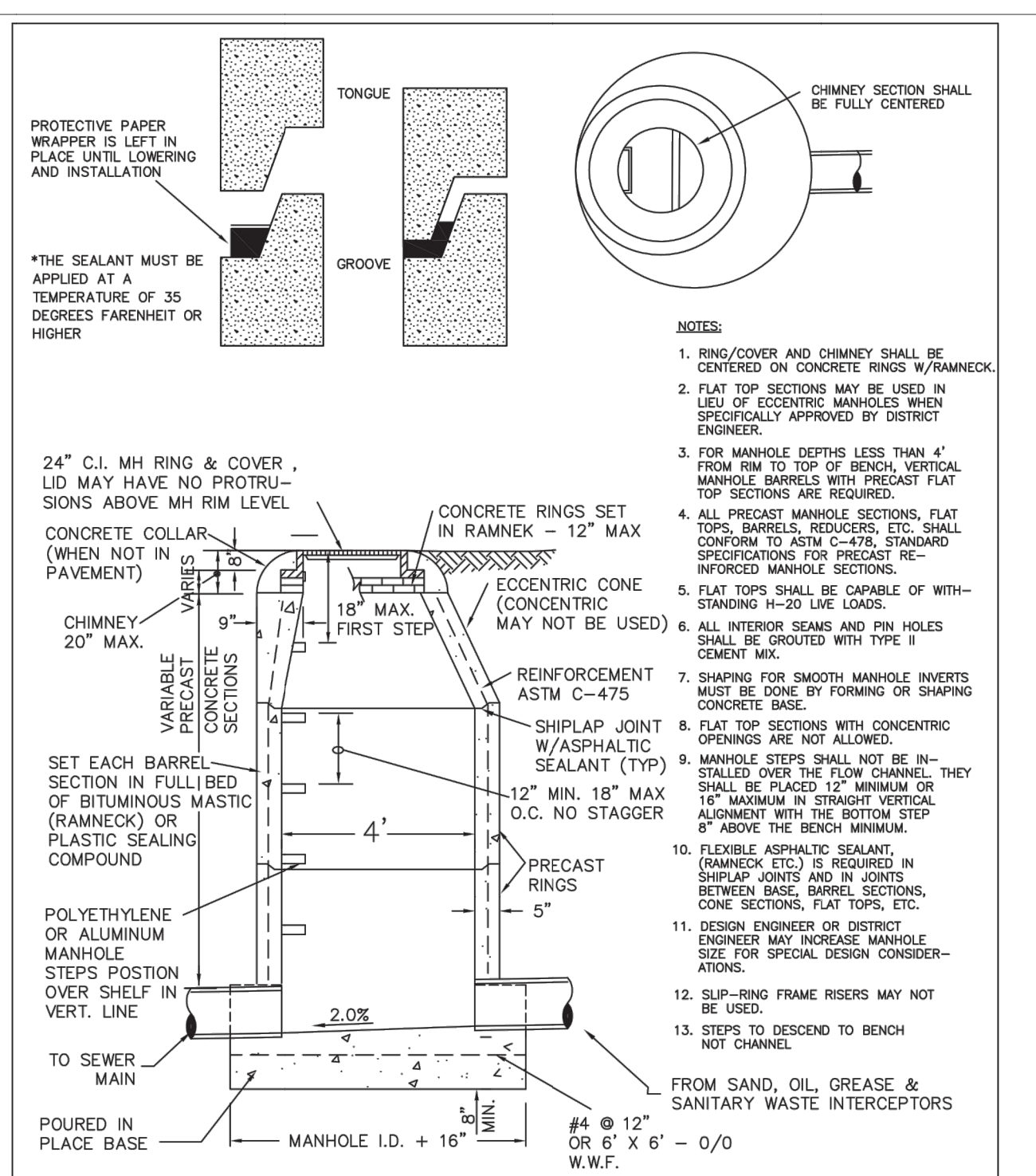
SCALE: NONE DATE: 2/98

APPROVED: PVR 2/00 01/02 01/16 10/16

DIRECTOR OF ENGINEERING SHEET S5.1

TOTAL WATER CAP. APPROX. (GALLONS)	GREASE CAP. APPROX. (CU. FT.)	DIMENSIONS (INCHES)					
		W	L	A	B	C	D
1190	61	72	96	64	32	40	42
1600	84	72	144	96	48	40	42
1840	103	72	144	96	48	46	48
2050	117	72	144	96	48	52	54
2560	150	72	144	96	48	64	66
3040	183	72	144	96	48	76	78
3380	202	72	144	96	48	82	84
3520	216	72	144	96	48	88	90

2016 REVISION



**PARKER WATER & SANITATION DISTRICT**  
 SAMPLING MANHOLE

SCALE: NONE DATE: 2/99

APPROVED: PVR 2/00 10/16 4/01 1/08 1/16

DIRECTOR OF ENGINEERING SHEET S5.3

2016 REVISION