

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

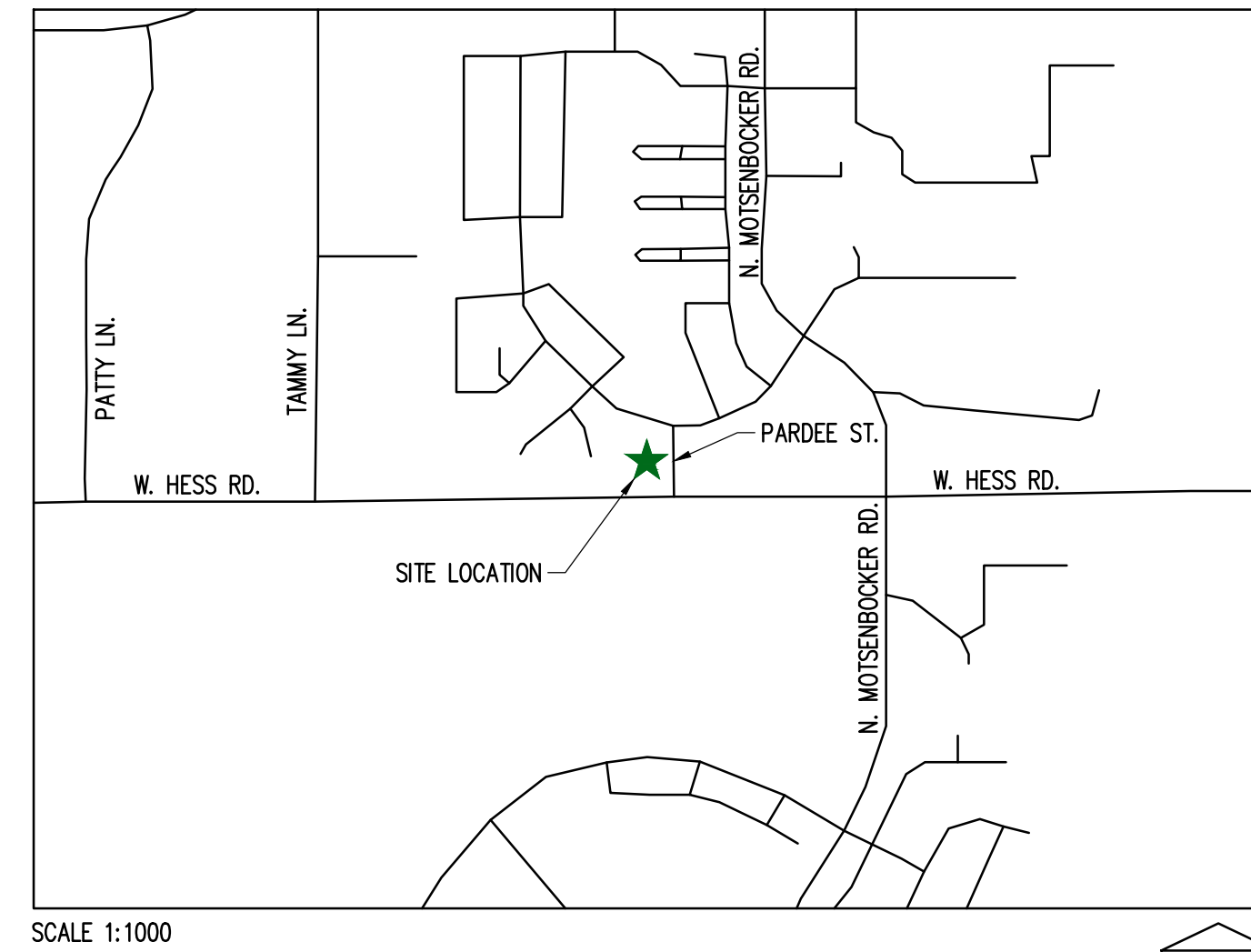
PARKER WATER AND SANITATION DISTRICT

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 |
| CN-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

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

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

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

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

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

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

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

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

PARKER WATER AND SANITATION DISTRICT
 18100 E WOODMAN DR
 PARKER, CO 80134
 (303) 841-4627

MATERIALS LIST

| DESCRIPTION | QTY. | UNIT |
|--|------|------|
| TAPPING SADDLE CONNECTION | 2 | EACH |
| 1" TYPE K COPPER (DOMESTIC) | 128 | LF |
| 3/4" TYPE K COPPER (IRRIGATION) | 55 | LF |
| 3/4" METER (IRRIGATION) | 1 | EACH |
| 6" DUCTILE IRON PIPE (FIRE SERVICE(S)) | 132 | LF |
| FIRE HYDRANT ASSEMBLY | 1 | EACH |
| 8"x6" TEE CONNECTION | 2 | EACH |
| 6" PVC (SANITARY) | 112 | LF |
| SANITARY CLEANOUT | 4 | EACH |
| GREASE INTERCEPTOR | 1 | EACH |
| SAMPLE MANHOLE | 1 | EACH |

NOTE TO CONTRACTOR:
 CONTRACTOR TO VERIFY UTILITY
 QUANTITIES PRIOR TO BID.

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

LOGO



SEAL



PROJECT TITLE

RETAIL

12225 PARDEE ST.
 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

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
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| | | |
| | | |
| | | |
| | | |
| | | |

DATE

04/06/2021

SHEET TITLE

COVER SHEET

SHEET INFORMATION

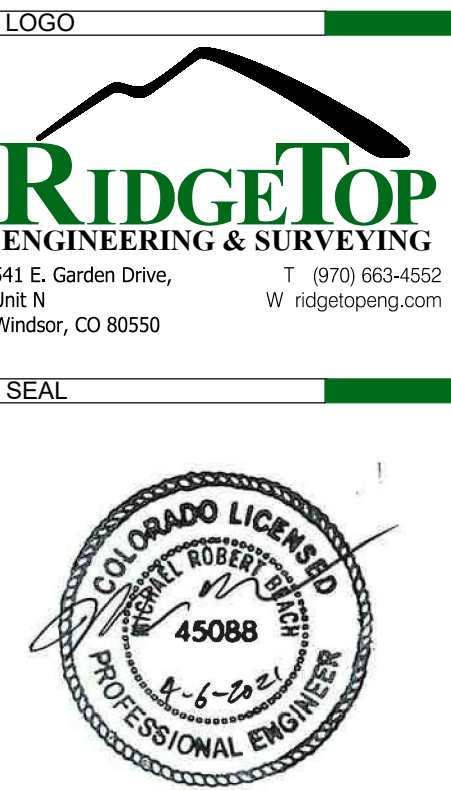
CV-1

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 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

12225 PARDEE ST.
 PARKER, CO 80134

PREPARED FOR

**BRYTAR
 COMPANIES**

8117 PRESTON RD. #300
 DALLAS, TX 75225

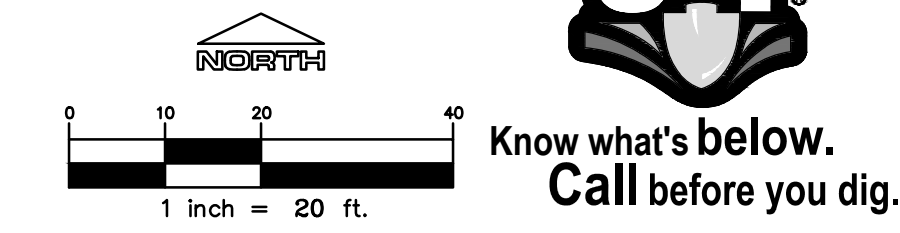
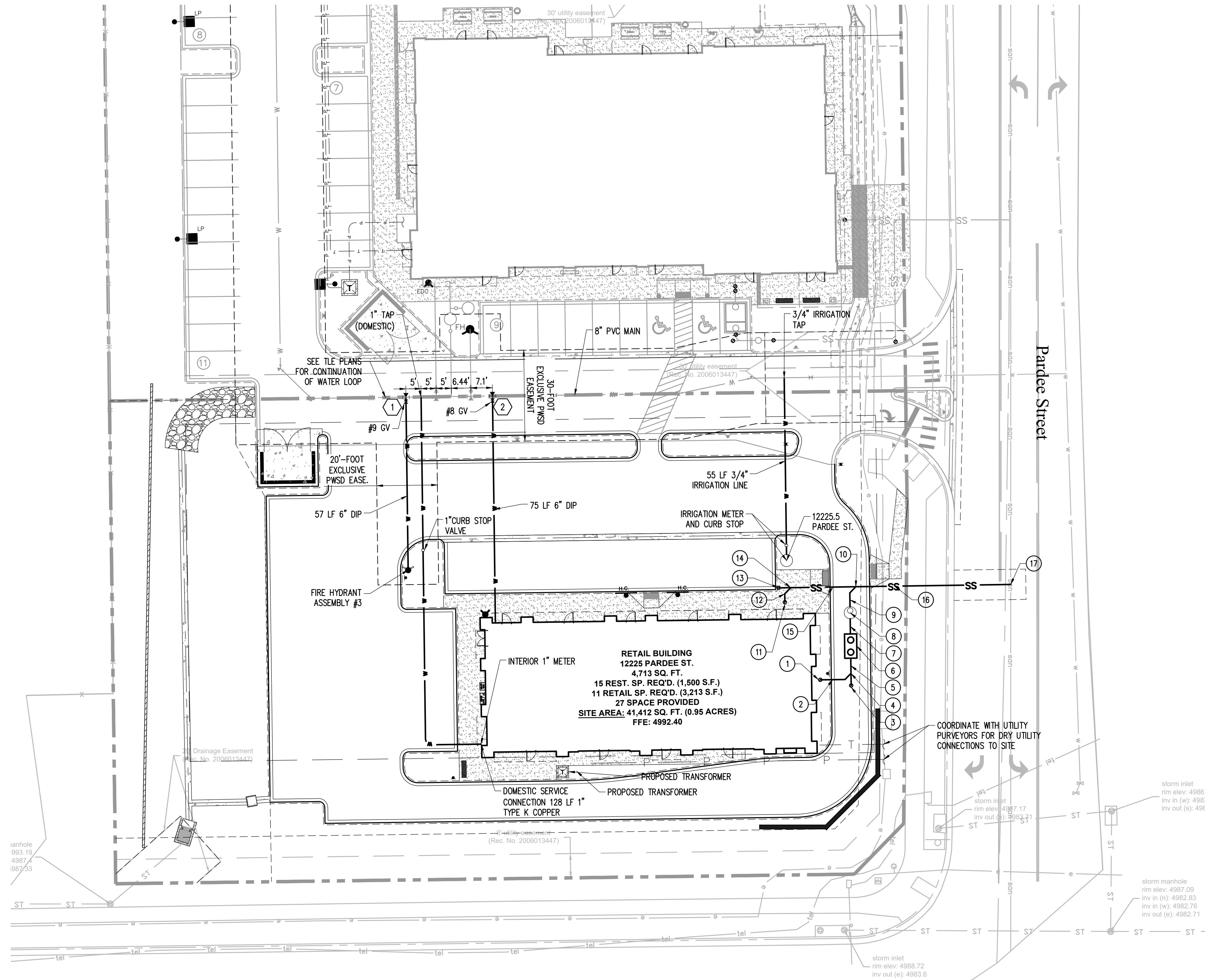
SANITARY SERVICE CONSTRUCTION NOTES

- | | |
|--|--|
| ① SANITARY CONNECTION AT BUILDING WITH CLEANOUT IE: 4988.20 | ⑪ SANITARY CONNECTION AT BUILDING WITH CLEANOUT IE: 4988.16 |
| ② 10 LF 6" PVC @ 2.0% | ⑫ 10 LF 6" PVC @ 2.0% |
| ③ SANITARY CLEANOUT IE: 4988.08 | ⑬ SANITARY CLEANOUT IE: 4988.14 |
| ④ SANITARY WYE CONNECTION IE: 4988.00 | ⑭ SANITARY WYE CONNECTION IE: 4988.06 |
| ⑤ 5 LF 6" PVC @ 2.0% | ⑮ 22 LF 6" PVC @ 2.0% |
| ⑥ GREASE INTERCEPTOR IE IN: 4987.95 IE OUT: 4987.85 | ⑯ 51 LF 6" PVC @ 2.0% |
| ⑦ 5 LF 6" PVC @ 2.0% | ⑰ CONNECTION AT EXISTING SANITARY MAIN IE: 4986.60 |
| ⑧ SAMPLING MANHOLE IE: 4987.80 | |
| ⑨ 9 LF 6" PVC @ 2.0% | |
| ⑩ SANITARY WYE CONNECTION IE: 4987.62 | |

NOTE

THE PROPOSED UTILITY CONNECTION WILL REQUIRE A TOWN RIGHT-OF-WAY PERMIT PRIOR TO COMMENCING WORK. THE TOWN PREFERENCES CONNECTIONS TO BE BORED TO THE EXTENT POSSIBLE, AND ANY STREET CUT ALLOWED BY THE TOWN WILL BE REQUIRED TO BE PATCHED ACCORDING TO THE TOWN'S CONSTRUCTION STANDARDS AND DETAILS. THE LIMITS OF PATCHING WILL BE DETERMINED BY THE TOWN AT THE TIME OF CONSTRUCTION. THE TOWN OF PARKER DOES NOT ALLOW ROADWAY CLOSURES FOR UTILITY WORK.

| # | FIXTURE |
|---|------------------------------------|
| 1 | 6" X 8" TEE WITH GV (FH) |
| 2 | 6" X 8" TEE WITH GV (FIRE SERVICE) |



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.)

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 _____

SUBMITTAL

PWSD

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 18-075-001

REVISIONS

DATE

04/06/2021

SHEET TITLE

**OVERALL
 UTILITY PLAN**

SHEET INFORMATION

C-3.0

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