

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

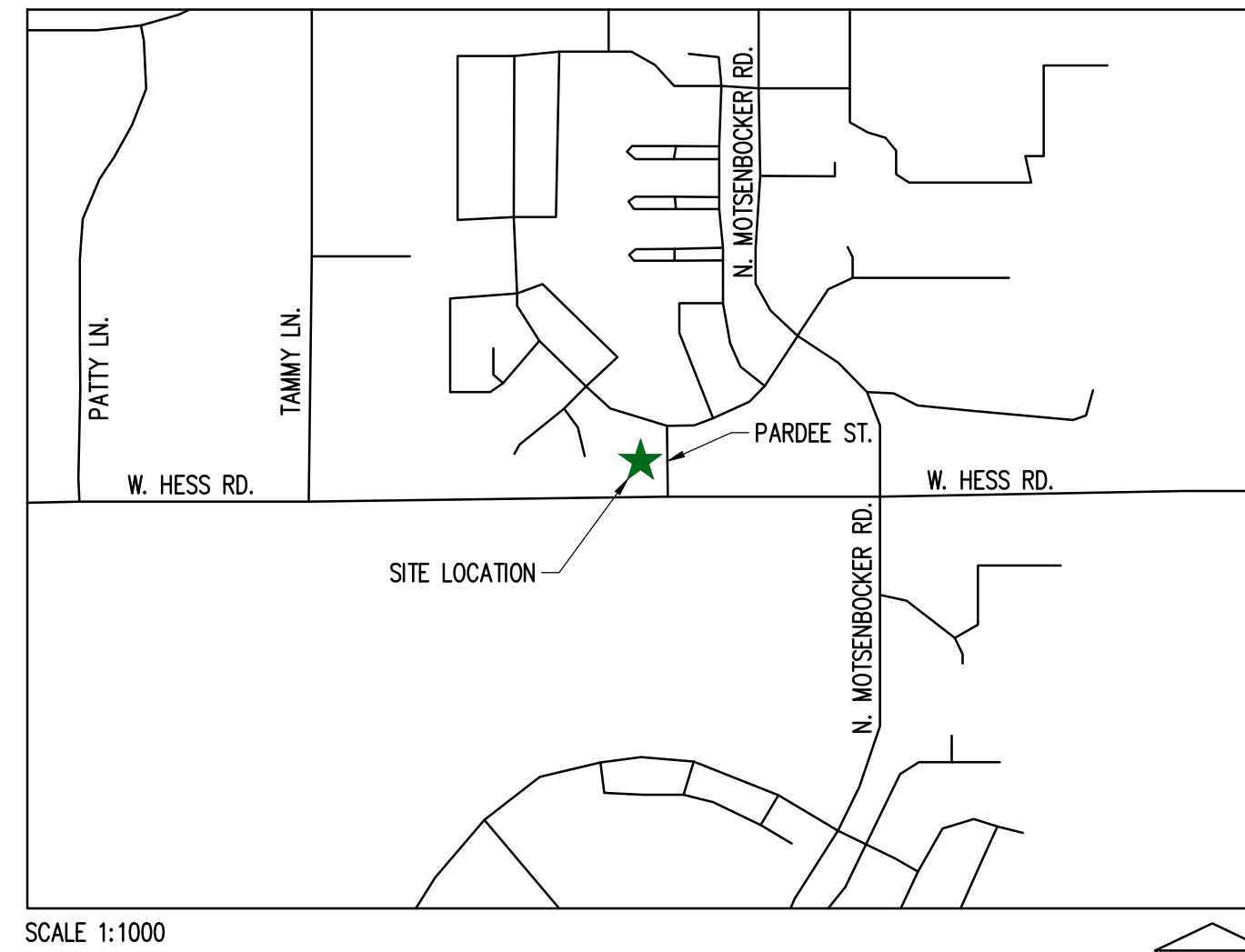
PARKER WATER AND SANITATION DISTRICT

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.



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

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
P.L.S. 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.

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.

[Signature] 06/23/2021
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENT OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

~~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: *[Signature]*
(DISTRICT REPRESENTATIVE)

09/13/2021

DATED SIGNED

APPROVED FOR CONSTRUCTION
PARKER WATER AND SANITATION DISTRICT

BY: *[Signature]*
(DISTRICT ENGINEER)

09/14/2021

DATED SIGNED

APPROVED
Sep 13 2021
PARKER WATER AND
SANITATION DISTRICT



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

DATE

04/06/2021

SHEET TITLE

COVER SHEET

SHEET INFORMATION

CV-1

1 of 5

