

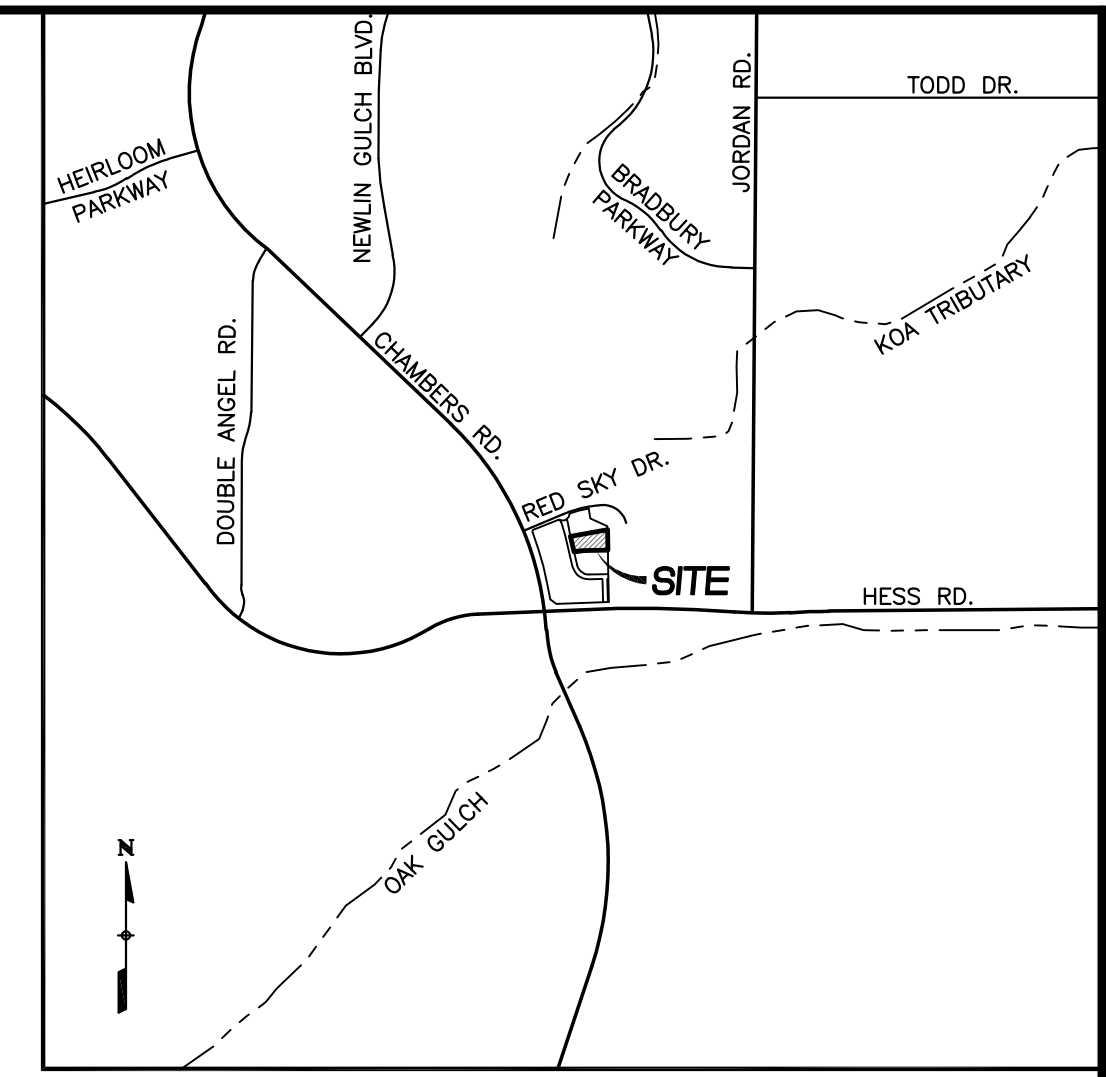
WATER AND SEWER CONSTRUCTION PLANS

HORSE CREEK COMMERCIAL

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2

A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
SCALE: 1"=2000'

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE AGENCIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. VERMILION PEAK ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
VENTANA CAPITAL
CONCORD CENTER DR, SUITE 200
ENGLEWOOD, CO 80112
720-703-9036
CONTACT: DALTON HORAN



1740 Sheen Center Drive, 4th Floor, Highlands Ranch, CO 80129
720-662-6070 | www.vermilionpeak.com

3.1.1 General Notes

- All materials and workmanship shall be in conformance with the PWSD Engineering Standards and Specifications, latest version.
- The CONTRACTOR shall contact all appropriate utility companies and the Town of Parker, Douglas County and other neighboring cities and towns prior to the beginning of any construction. CONTRACTOR shall be responsible for locating any existing utility (including depths) which may conflict with the proposed construction. All existing utilities shall be protected from damage by the CONTRACTOR. Damaged utilities shall be repaired by the CONTRACTOR at his own expense.
- All items shown on the plans as existing are shown in approximate locations only. The actual locations may vary from the plans, especially in the case of underground utilities. Whenever the CONTRACTOR discovers a discrepancy in locations contact the PWSD immediately.
- PWSD Engineer and other approving agencies are to be notified 48 hours prior to construction.
- The CONTRACTOR shall obtain, at his expense, all permits necessary to perform the proposed work.
- All concrete shall be a minimum of Class A, 6 sack, Type II, 3000-pound compression strength.
- The Design Engineer shall submit one (1) set of "As-Built" drawings and electronic files to the District Engineer for approval by District. After approval has been granted by the District Engineer, full size prints shall be transmitted to the PWSD office.
- No work shall be backfilled until the construction has been inspected and approved for backfilling by the District Engineer or representative of the District Engineer. All backfill material shall be compacted to 95% standard proctor density. Compaction tests must be submitted to District Engineer prior to probationary acceptance.
- Trenches shall be excavated and the pipe exposed for the inspection at any location on the project if so ordered by the inspector.
- The CONTRACTOR will be held responsible for the proper functioning of lines (water and sewer) for up to two (2) years from the date of probationary acceptance of the lines by the District. Any malfunction during this period of guarantee shall be remedied by the CONTRACTOR to the satisfaction of the District Engineer at no expense to the District.
- Surface grades are to be within plus or minus one foot of finished grade and verification of

compaction results obtained prior to the installation of water and sewer lines. Results must be submitted to the District Engineer.

- All services will be permanently marked on curb face as follows:
"X" for sanitary service sewers
"V" for water services
- No trees allowed in easements or within 8' of water or sanitary sewer mains in Right of Way.
- The CONTRACTOR shall have in his possession at all times one (1) signed copy of the plans which have been approved by the PWSD and the District Engineer and one (1) copy of the latest PWSD Specification Manual.

3.1.2 Water System Notes

- All materials and workmanship shall be in conformance with the PWSD Engineering Standards and Specifications, latest revision.
- All water mains shall be per PWSD Materials Specifications. All materials in contact with potable water shall be suitable for chlorinated and chloraminated water.
- All bends, plugs, reducers, and fire hydrants to be rodDED or Mega-lugged. All fittings shall be wrapped per PWSD Materials Specifications.
- There shall be a minimum cover of 4.5 feet over all water mains.
- Fire hydrants shall conform to AWWA C-502 "dry barrel fire hydrants" pipe hydrant assemblies per PWSD Specifications.
- All bends, tees, fire hydrants, blow-offs, and plugs at dead-end mains shall be protected from thrust with concrete thrust blocks.
- Precautions shall be taken to protect the interior of pipes, fittings, and valves against contamination. All openings in the pipeline shall be closed with watertight plugs when pipe laying is stopped at the close of the day's work or for other reasons, such as rest breaks or meal periods.
- Valves in streets are to be located at property line extensions except for tapping tees; where an additional valve shall be placed on the tapping tee. Other locations shown on the plans.
- When necessary to lower or raise water lines at storm drains and other utility crossing, a minimum clearance of 1.5 feet shall be maintained between outside of pipes.
- The CONTRACTOR shall notify the PWSD at least 48 hours prior to any construction. If work is suspended for any period of time after initial start-up, the CONTRACTOR must notify the District Engineer 48 hours prior to re-start.
- Pipe bedding shall be a clean, well-graded sand or squeegee sand in accordance with PWSD Standards and Specifications, latest revision.
- The CONTRACTOR shall notify the public utility companies and determine the location of all existing underground utilities prior to proceeding with the excavation. All work performed in

the area of the public utilities shall be performed according to the requirements of these agencies.

- Compaction of all trenches must be attained in accordance with the soils reports and compaction test results submitted to the District Engineer prior to probationary acceptance.
- At least five (5) days prior to the start of construction, a pre-construction meeting will be held at the office of the District Engineer and attended by the CONTRACTOR, Design Engineer, and representative of other approving agencies.
- Chlorination and flushing: All water mains shall be installed and chlorinated per PWSD Specifications. Chlorination of finished pipeline completed before hydrostatic testing.
- Hydrostatic testing: All water mains shall be tested per the requirements of the PWSD Specifications up to minimum of 150 psi in the presence of a PWSD Inspector/Engineer.

3.1.3 Sanitary Sewer System Notes

- All materials and workmanship shall be in conformance with the PWSD Engineering Standards and Specifications, latest version.
- All sewer mains shall be PVC, ASTM D-3034, SDR 35 or approved equal. All sewer main size is 8" in diameter unless otherwise noted.
- Sewer lines shall be installed 5.0 feet south or west of street centerline, unless otherwise shown on plans. Sewer lines shall be 10.00 feet from water lines except when crossing each other. Sewer lines which cross less than 1.50 feet vertically from the water main shall be encased in concrete as per PWSD specifications. Use rubber gaskets for PVC encasement.
- Sewer rim elevations shown are appropriate only and are not to be taken as final elevations. Ring and cover shall be set in centered concrete rings with Ram-jack for adjustment to match final pavement elevations.
- The CONTRACTOR and survey crew shall verify elevations of existing sewer lines and manholes to be tied to prior to construction or staking of sanitary sewer.
- No underdrain system will be allowed to be placed in mainline or sewer service trenches.
- Sewer service tees for each unit shall be staked by a survey crew and furnished and installed by the CONTRACTOR. The CONTRACTOR shall furnish to the Engineer "as constructed" location of tees. Sewer wyes shall be used rather than tees.
- All manholes shall be 48-inches in diameter with 24-inch ring and cover, eccentric cone unless otherwise specified. All manholes shall have shaped inverts.
- Pipe bedding shall be Class "B" and shall conform to ASTM C-33 or D-448 gradation No. 6 or No. 67.
- At least five (5) days prior to the start of construction, a pre-construction meeting will be held at the office of the District Engineer and attended by the CONTRACTOR and representatives of the other approving agencies. It will be the responsibility of the CONTRACTOR to contact the District Engineer to schedule this meeting.
- The CONTRACTOR shall have in his possession at all times one (1) signed copy of the plans which have been approved by the PWSD and the District Engineer and one (1) copy of the latest PWSD Specification Manual.
- All sewer lines shall be tested in accordance with the PWSD Standards and Specifications prior to acceptance or any connection to an existing sewer line.
- Prior to starting work where sewer main is to be connected to existing PWSD sewer systems. The nearest manhole to the point of tie-in shall be plugged with a plumber's plug on the inlet side by the CONTRACTOR. This plug shall remain in place until final probationary acceptance by PWSD. The CONTRACTOR shall be responsible for pumping and cleaning these manholes and removing the plug when instructed by the District.
- Prior to probationary acceptance walk-through, the CONTRACTOR shall jet clean the entire sanitary sewer system and pump out at the plugged manhole.

BENCHMARK

BENCHMARK IS BY GPS OBSERVATION NAVD 88. SITE BENCHMARK AT NORTHWEST CORNER OF INLET ON CHAMBERS RD. APPROXIMATELY 200' +/- NORTH OF HESS RD.

NOTICE TO CONTRACTOR

- BY ACCEPTING AND UTILIZING THESE PLANS THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSON AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CIVIL ENGINEER.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, CONDUITS OR OTHER STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED FROM RECORDS MADE AVAILABLE BY THE SERVICE PROVIDER. VERMILION PEAK ENGINEERING ASSUMES NO LIABILITY WHATSOEVER FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO LOCATE AND PROTECT ALL UTILITIES, CONDUITS OR STRUCTURES WHETHER OR NOT SHOWN ON THESE PLANS AND BY ACCEPTING AND UTILIZING THESE PLANS, ASSUMES ALL RESPONSIBILITY FOR THE LOCATION, PROTECTION OF AND ANY DAMAGE TO SAID FACILITIES.
- THE CONTRACTOR SHALL CONTACT VERMILION PEAK ENGINEERING (720-402-6070) PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS, IF ANY DISCREPANCY BETWEEN THE PLANS AND THE EXISTING CONDITIONS, OR IF ANY ERROR OR OMISSION, IS DISCOVERED IN THE PLANS.

QUANTITIES

6" DIP	55 LF
6" PVC	21 LF
6" FIRE HYDRANT ASSEMBLY	1 EA
8" GATE VALVE	2 EA
6" GATE VALVE	2 EA
8" x 6" TEE W/KB	2 EA
FIRE DEPARTMENT CONNECTION	1 EA
---" DOMESTIC WATER METER	1 EA
---" TYPE K COPPER	55 LF
---" CURB STOP	1 EA
3/4" TYPE K COPPER	44 LF
3/4" CURB STOP	1 EA

DEVELOPER

VENTANA CAPITAL
8678 CONCORD CENTER DR, SUITE 200
ENGLEWOOD, CO 80112
720-703-9036
CONTACT: DALTON HORAN

ARCHITECT

ADRAGNA ARCHITECTURE + DEVELOPMENT
8695 THUNDERBIRD CIRCLE
PARKER, CO 80134
719-244-4023
CONTACT: CASEY ADRAGNA

ENGINEER/SURVEYOR

BRIAN KROMBEIN, PE, PLS
VERMILION PEAK ENGINEERING LLC
1745 SHEA CENTER DRIVE, 4TH FLOOR
HIGHLANDS RANCH, CO 80129
720-402-6070

TOWN OF PARKER

20120 E MAIN STREET
PARKER, CO 80138
(303) 841-0353

PARKER WATER AND SANITATION DISTRICT

18100 E. WOODMAN DRIVE
PARKER, CO 80134
(303) 841-4627

SOUTH METRO FIRE PROTECTION DISTRICT

10235 PARKGLENN WAY
PARKER, CO 80138
(303) 805-0224

CORE ELECTRIC COOPERATIVE

5496 NORTH U.S. HIGHWAY 85
SEDALIA, CO 80135
(303) 688-3100

SHEET INDEX

C11	UTILITY COVER SHEET
C4	OVERALL UTILITY PLAN / STORM SEWER PLAN & PROFILE
C12	WATER DISTRIBUTION PLAN
C13-C14	UTILITY DETAILS

FIRE DISTRICT

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 SOUTH METRO FIRE PROTECTION DISTRICT.

BY: _____
SIGNATURE OF FIRE CHIEF OR DESIGNATED REPRESENTATIVE

DATE SIGNED: _____

PARKER WATER & SANITATION DISTRICT

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 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)

DATE: _____

APPROVED FOR CONSTRUCTION
PARKER WATER AND SANITATION DISTRICT

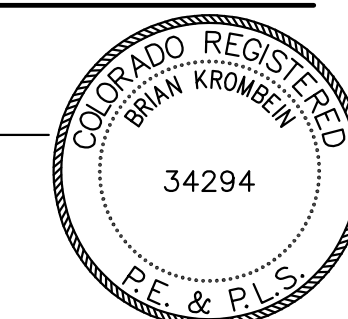
BY: _____
(DISTRICT ENGINEER)

DATE: _____

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

BRIAN KROMBEIN, PE, PLS
COLORADO PE NO. 34294
FOR AND ON BEHALF OF
VERMILION PEAK ENGINEERING LLC



TOWN OF PARKER APPROVAL BLOCK

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 OR 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/PUBLIC WORKS DATE

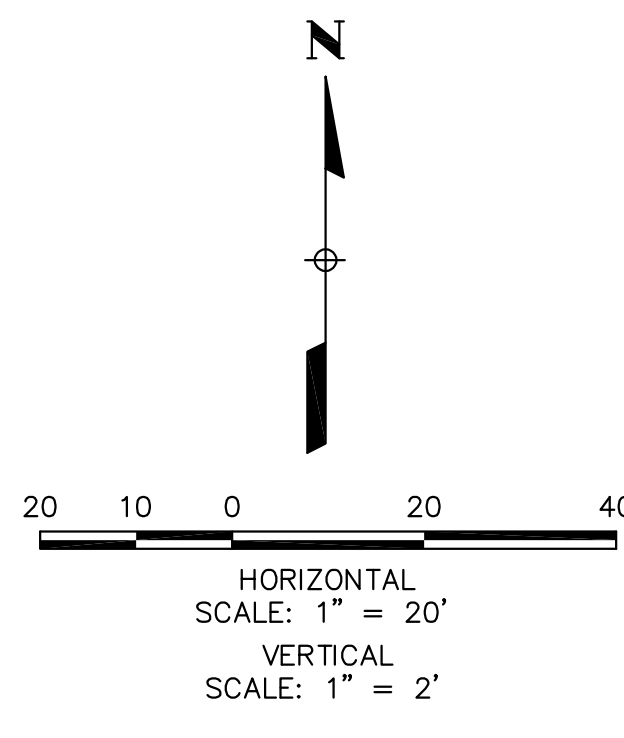
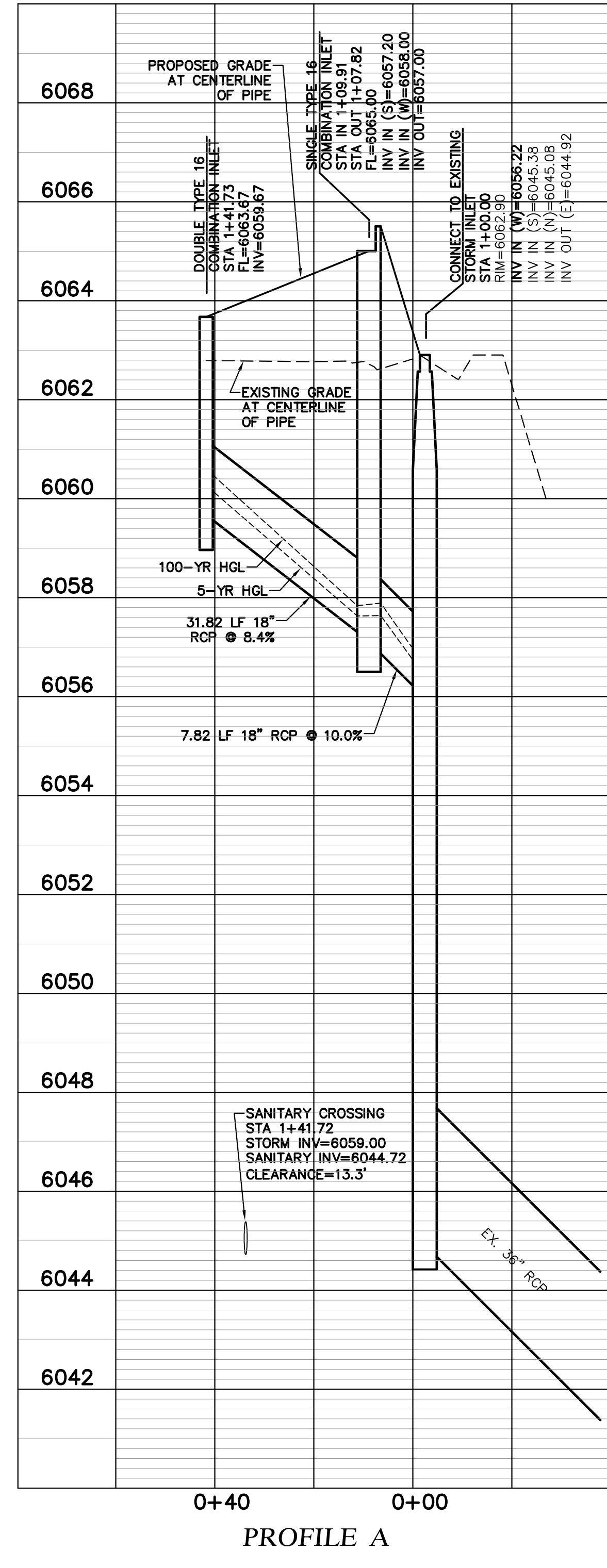
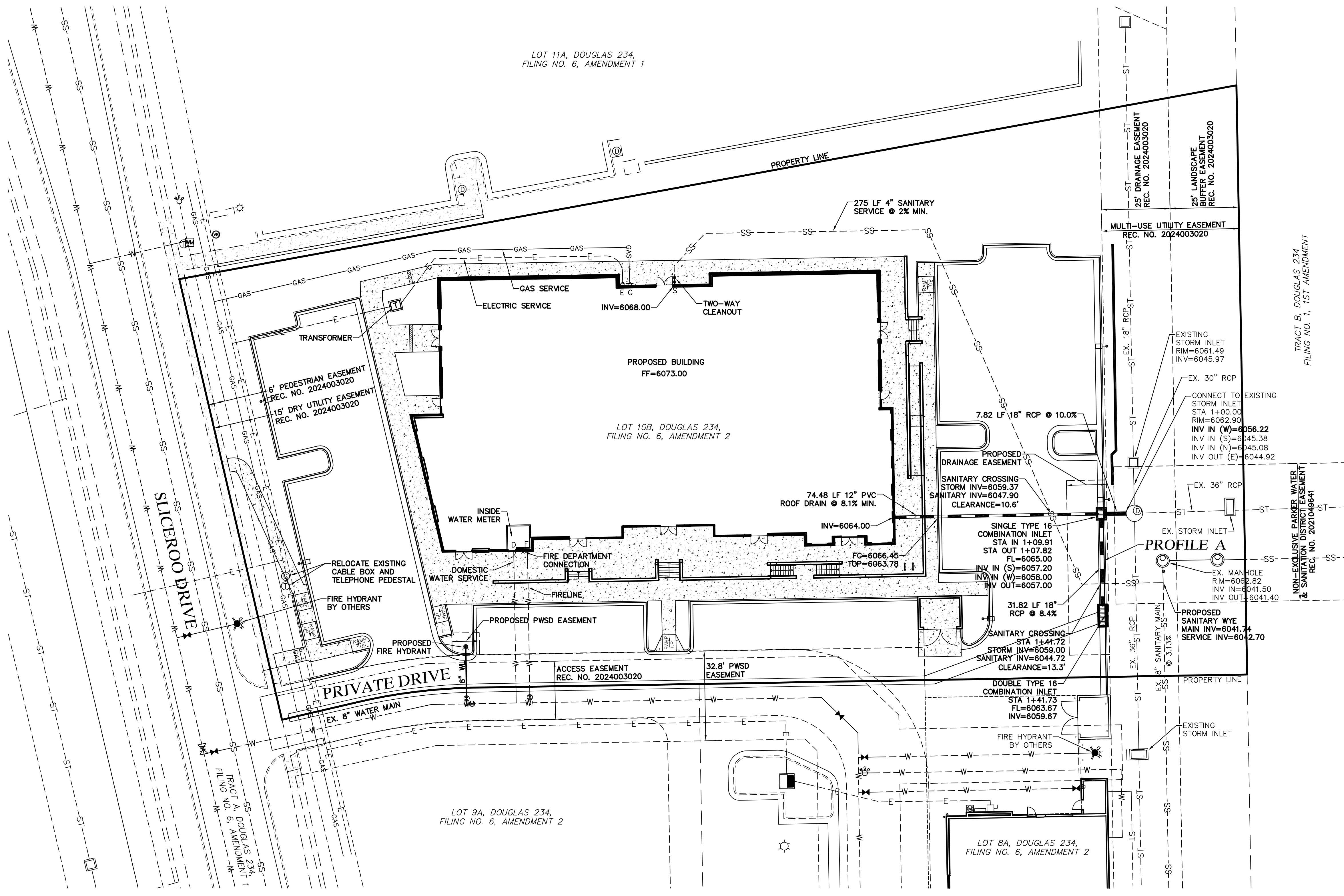
CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
CALL 811
METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

HORSE CREEK COMMERCIAL

UTILITY COVER SHEET

SHEET **C11** OF **14**

JOB NO. **24020**



LEGEND			
	PROPERTY LINE		PROPOSED ELECTRIC
	EXISTING CURB & GUTTER		PROPOSED STORM SEWER
	PROPOSED 2' CATCH CURB & GUTTER		PROPOSED CURB & GUTTER
	PROPOSED 1' SPILL CURB & GUTTER		PROPOSED WATER SERVICE
	EXISTING RIGHT-OF-WAY		PROPOSED SANITARY SERVICE
	EXISTING SANITARY SEWER		CONCRETE PAVEMENT
	EXISTING WATERLINE		EXISTING EASEMENT
	EXISTING GAS PIPE		PROPOSED RETAINING WALL
	EXISTING STORM SEWER		PROPOSED LIGHT POLE
	EXISTING ELECTRIC		

FIRE FLOW

FIRE FLOW REQUIREMENTS ARE 2,750 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE. THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANT. INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2021 IFC
 OCCUPANCY GROUP(S): B, M
 CONSTRUCTION TYPE(S): IIB
 FIRE FLOW CALCULATION AREA: 15,877 SF
 THIS BUILDING IS NOT FULLY SPRINKLERED

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

BRIAN KROMBEIN, PE, PLS DATE
 COLORADO PE NO. 34294
 FOR AND ON BEHALF OF
 VERMILION PEAK ENGINEERING LLC



NOTES

- SEE TOWN OF PARKER DETAIL ON SHEET C10 FOR MANHOLE COVER DETAIL.
- SEE SHEET C10 FOR CONCRETE STORM PIPE AND SINGLE NO. 16 INLET DETAILS.

TOWN OF PARKER APPROVAL BLOCK

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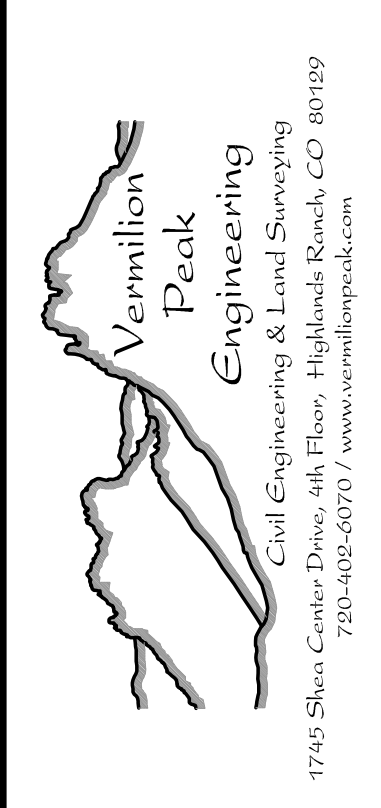
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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

No.	REVISION	BY	DATE
6068			
6066			
6064			
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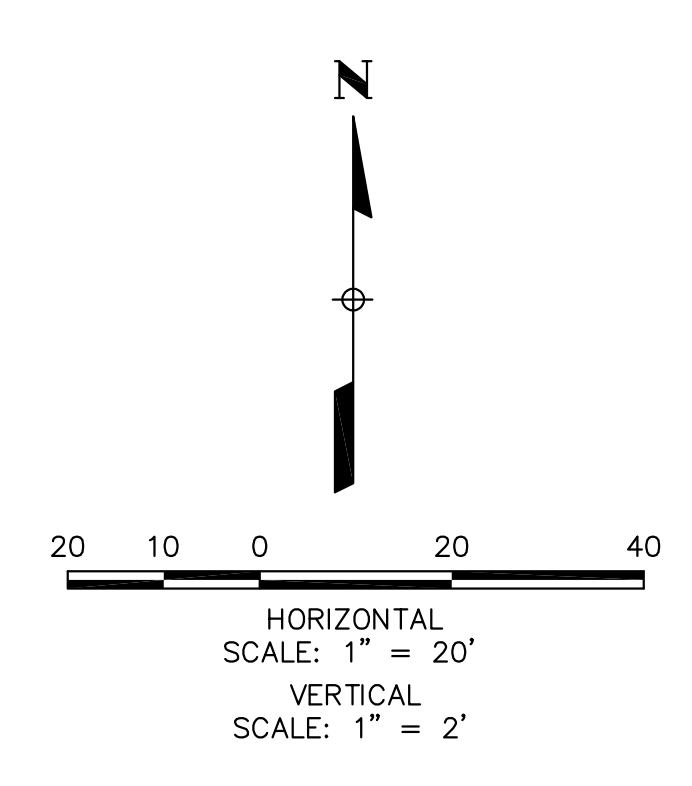
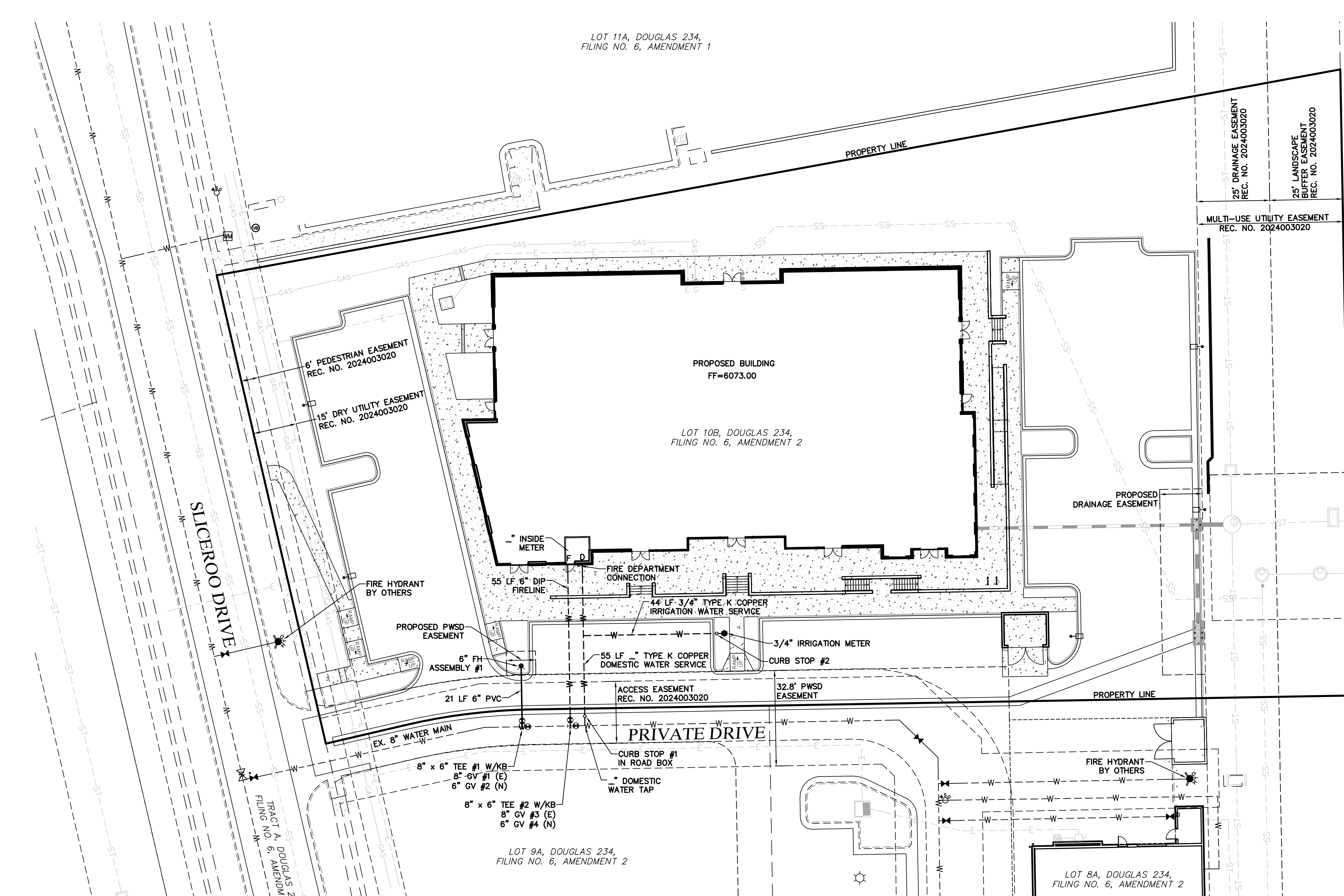
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PREPARED FOR
VENTANA CAPITAL
 8678 CONCORD CENTER DR, SUITE 200
 ENGLEWOOD, CO 80112
 720-703-9036
 CONTACT: DALTON HORAN



H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=20'	1"=2'	10/3/25	BK	BK	BK

HORSE CREEK COMMERCIAL
 OVERALL UTILITY PLAN/
 STORM SEWER PLAN & PROFILE



LEGEND

	PROPERTY LINE		PROPOSED ELECTRIC
	EXISTING CURB & GUTTER		PROPOSED STORM SEWER
	PROPOSED 2' CATCH CURB & GUTTER		PROPOSED CURB & GUTTER
	PROPOSED 1' SPILL CURB & GUTTER		PROPOSED WATER MAIN
	EXISTING RIGHT-OF-WAY		PROPOSED WATER SERVICE
	EXISTING SANITARY SEWER		PROPOSED SANITARY SERVICE
	EXISTING WATERLINE		CONCRETE PAVEMENT
	EXISTING GAS PIPE		EXISTING ELECTRIC
	EXISTING STORM SEWER		PROPOSED RETAINING WALL
	EXISTING ELECTRIC		PROPOSED LIGHT POLE

NOTES
 1. ALL WATERLINES SHALL HAVE A MINIMUM COVER OF 4.5 FEET.

FIRE FLOW
 FIRE FLOW REQUIREMENTS ARE 2,750 GPM @ 20 PSI RESIDUAL PRESSURE. THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANT. INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.
 CODE USED FOR ANALYSIS: 2021 IFC
 OCCUPANCY GROUP(S): B, M
 CONSTRUCTION TYPE(S): IIB
 FIRE FLOW CALCULATION AREA: 15,877 SF
 THIS BUILDING IS NOT FULLY SPRINKLERED

ENGINEER'S STATEMENT
 PREPARED UNDER MY SUPERVISION
 BRIAN KROMBEIN, PE, PLS DATE _____
 COLORADO PE NO. 34294
 FOR AND ON BEHALF OF
 VERMILION PEAK ENGINEERING LLC

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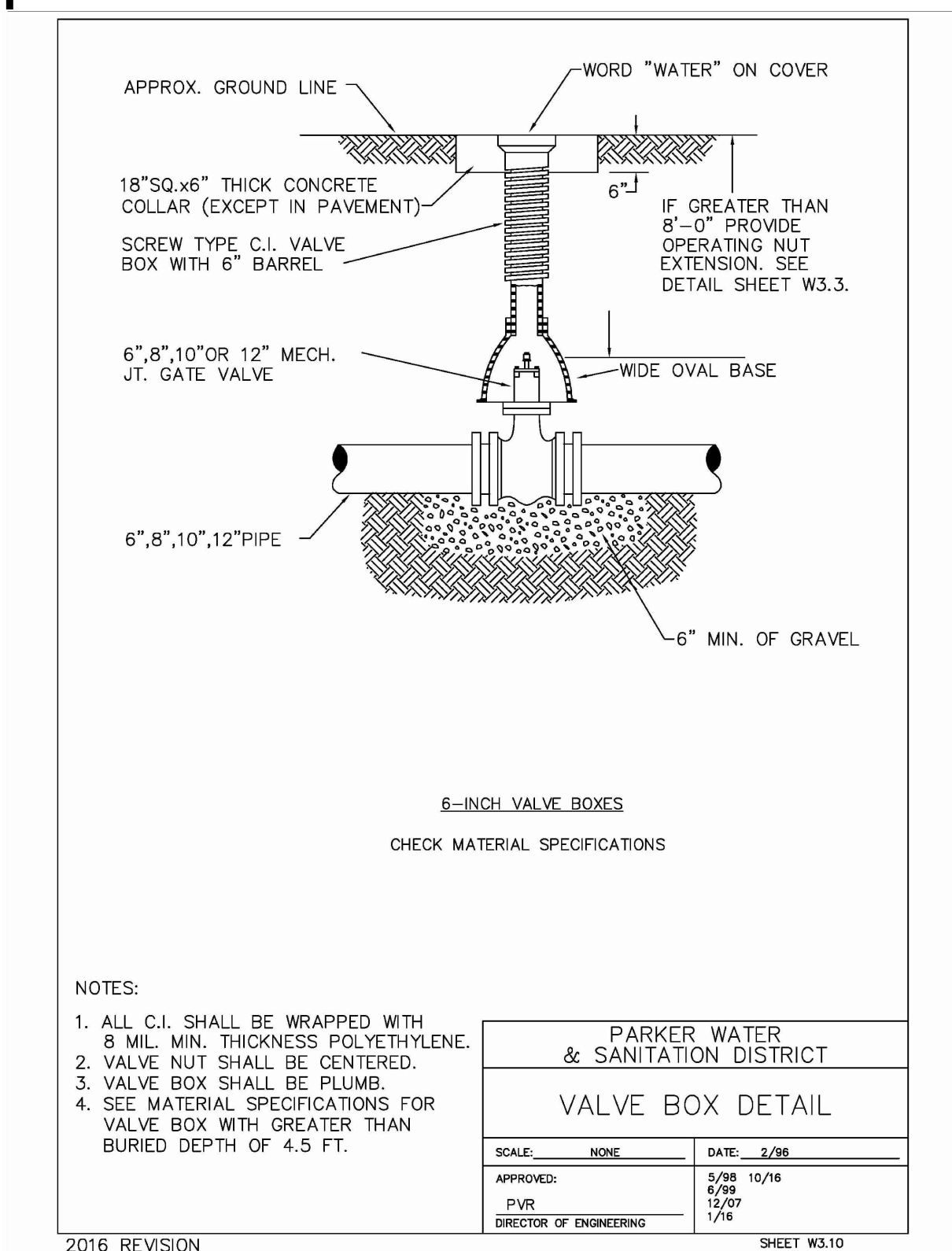
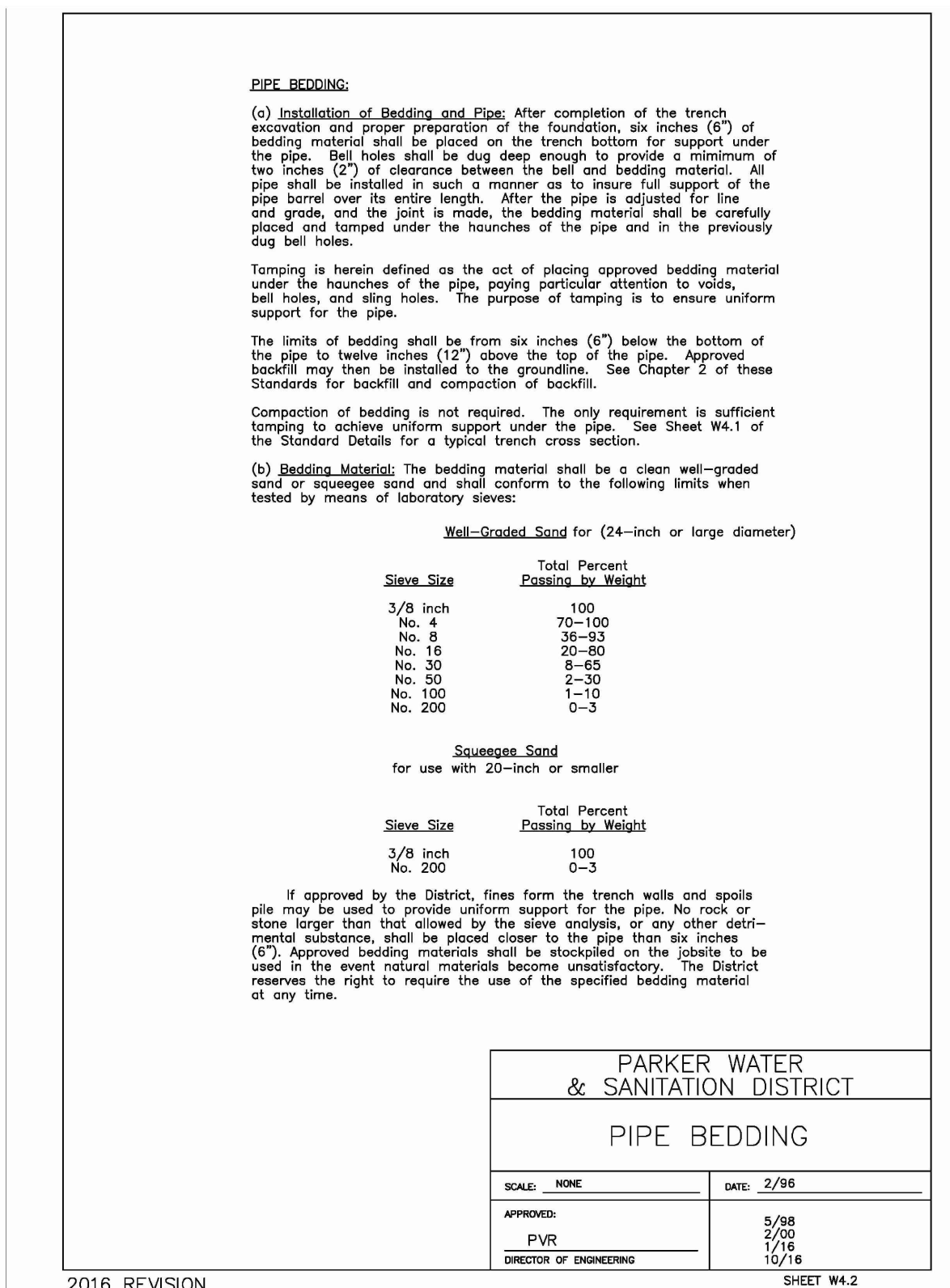
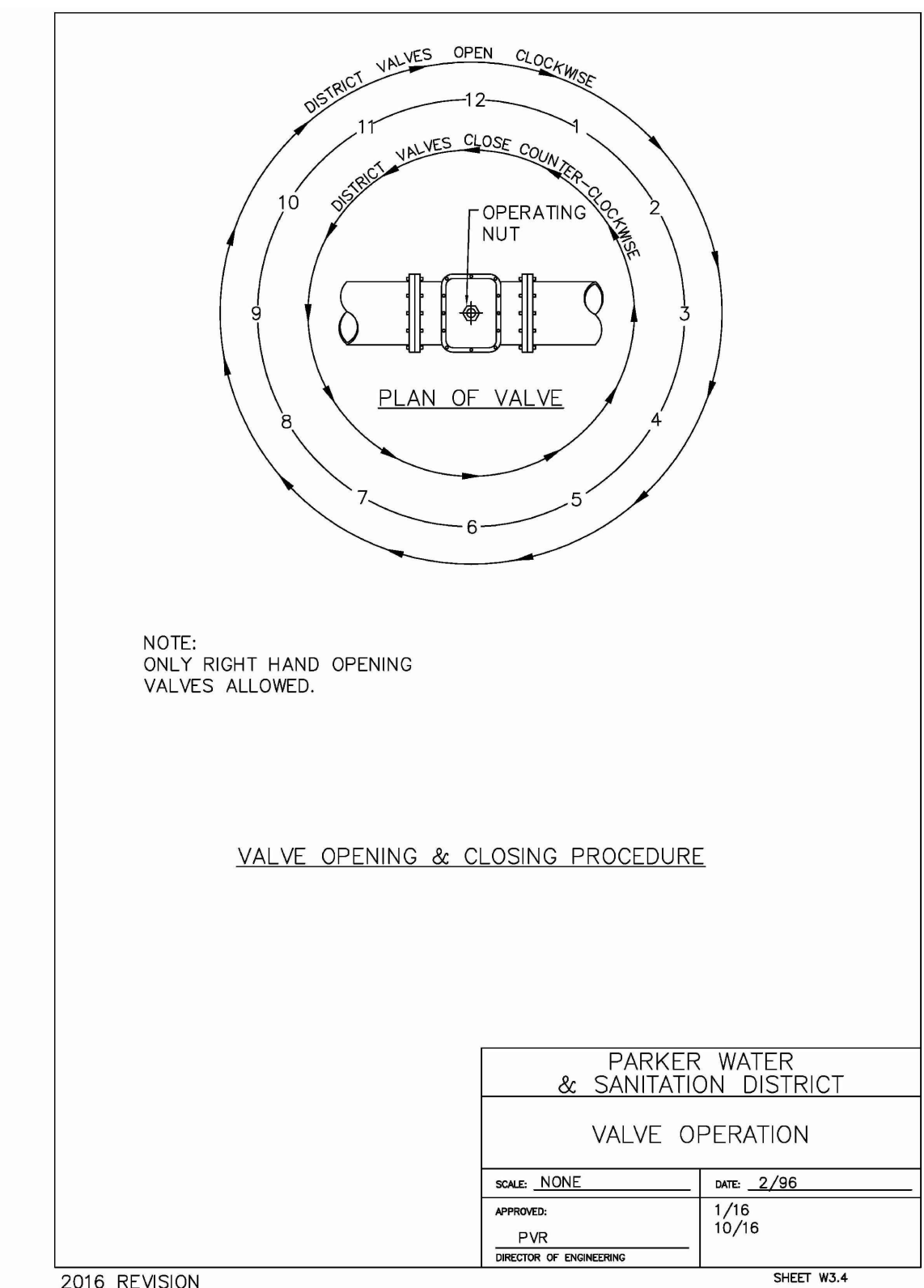
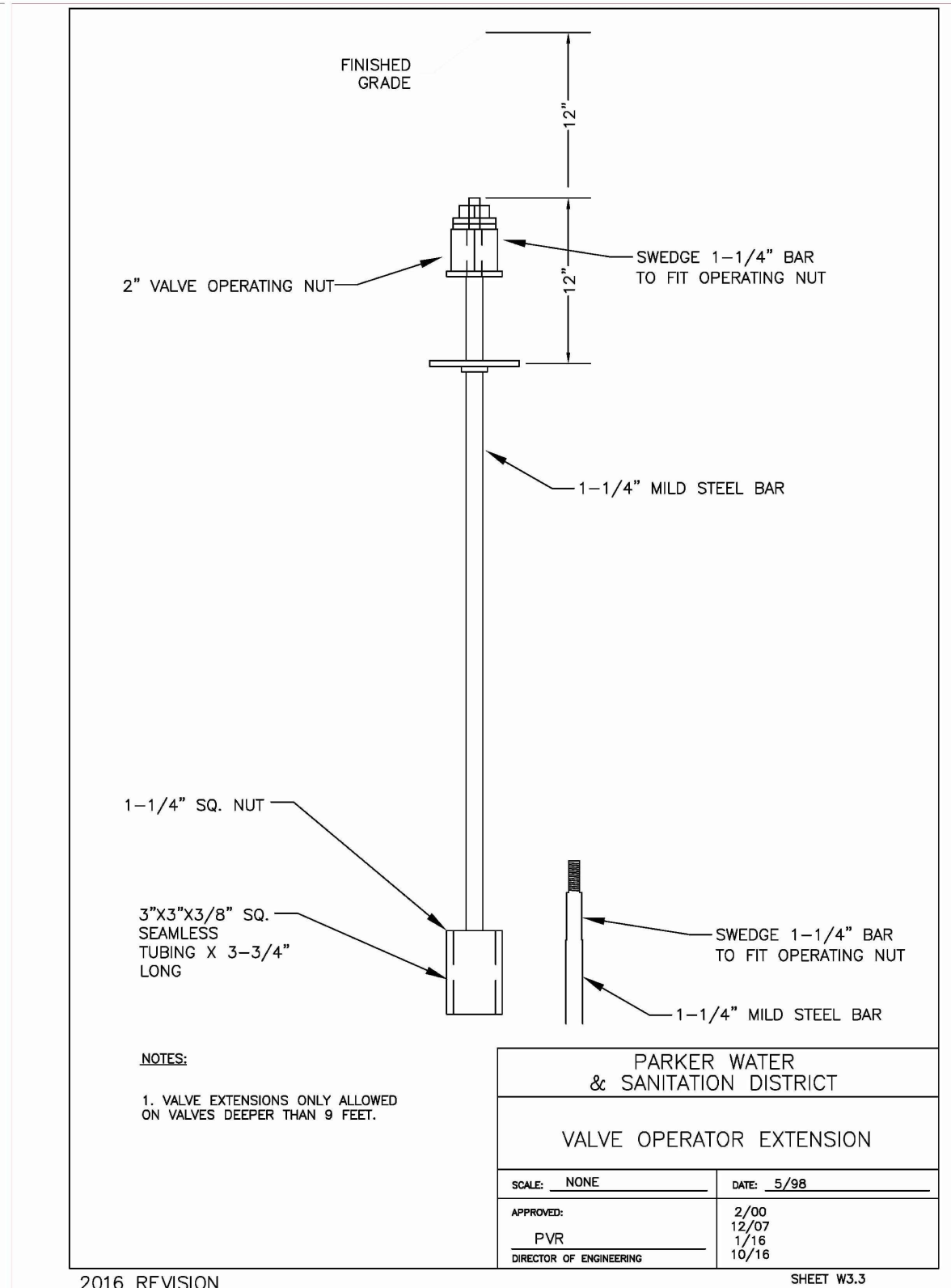
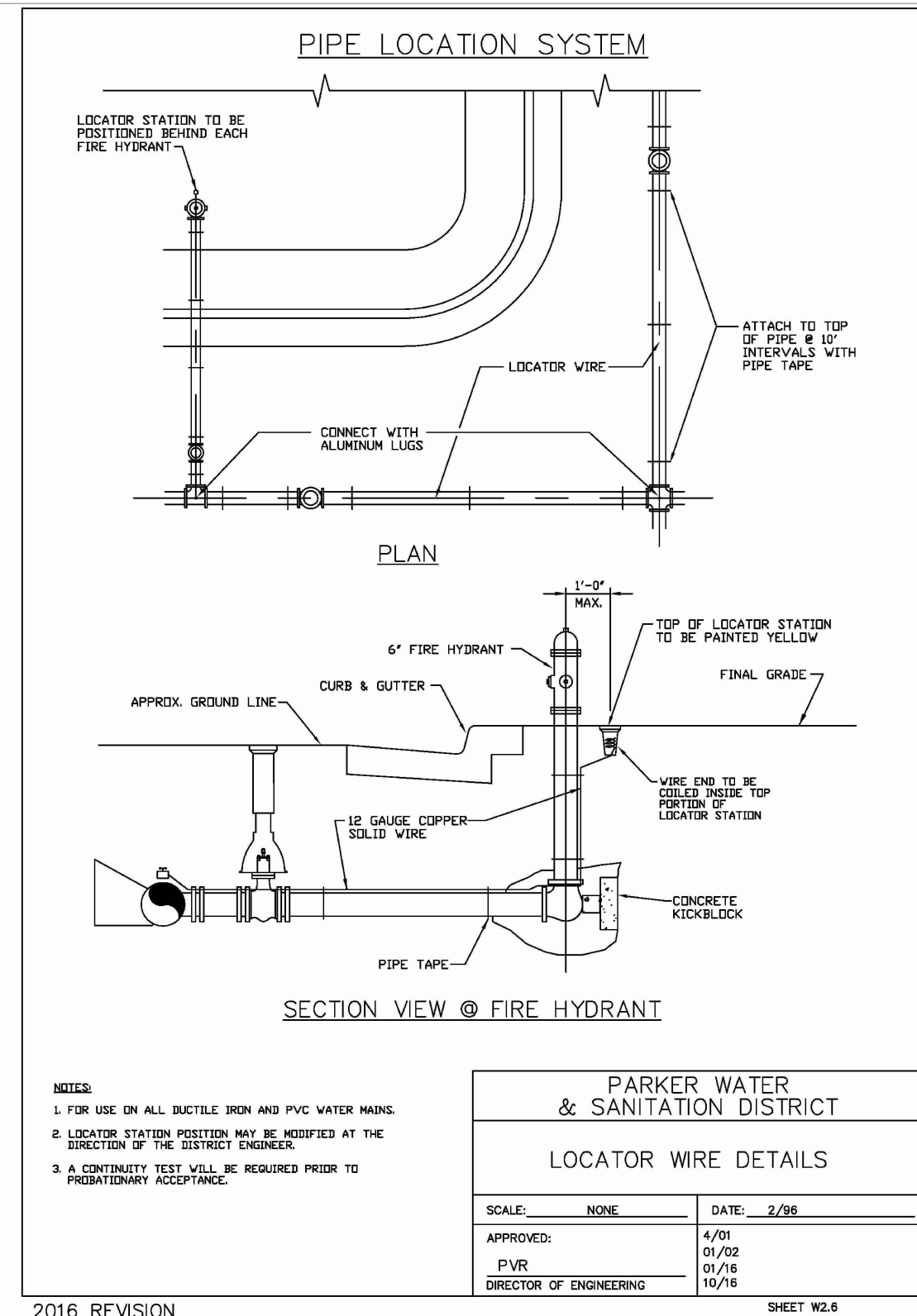
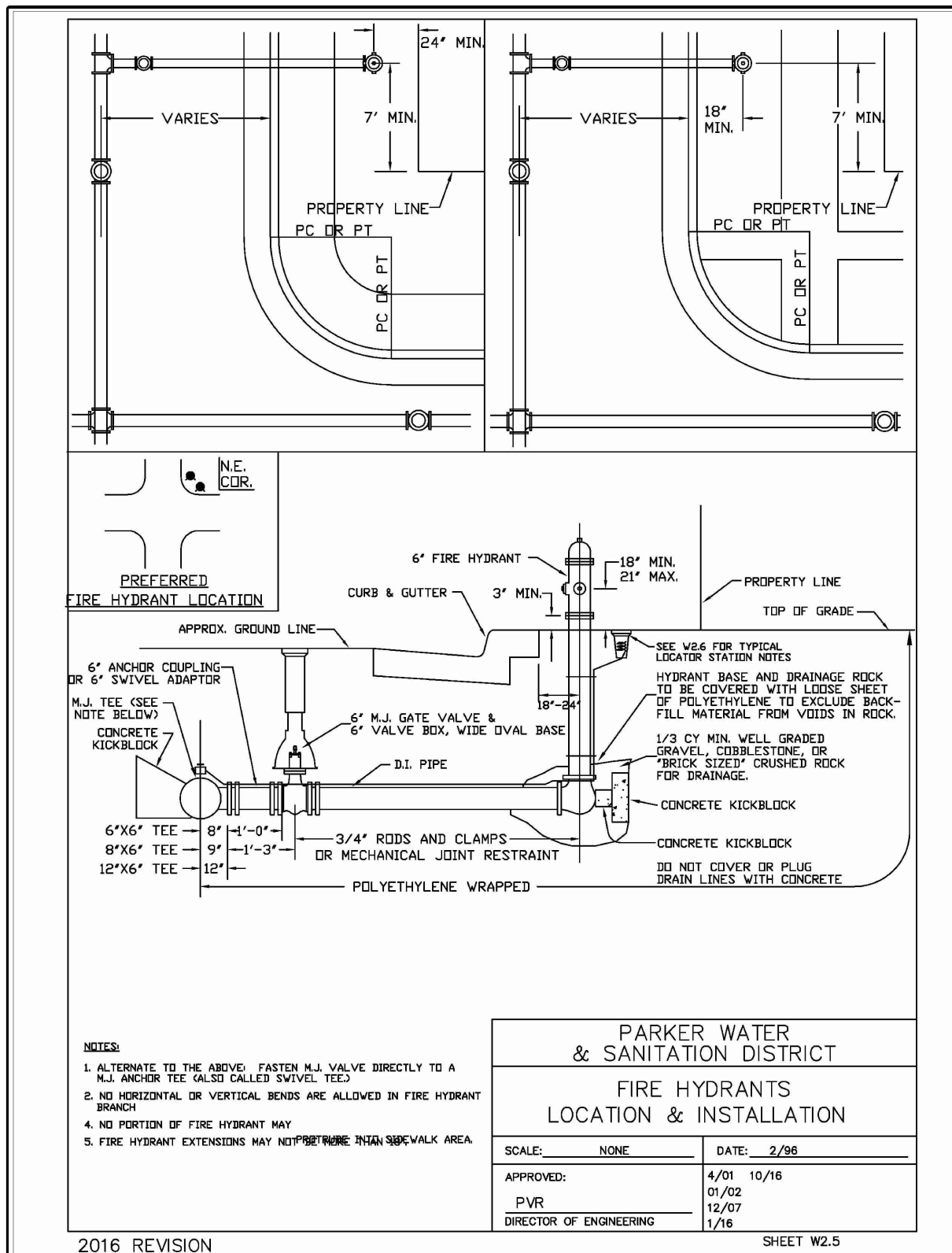
1790 Shores Center Drive, 4th Floor, Highlands Ranch, CO 80129
 720-442-6070 / www.vermilionpeak.com

NO.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=20'	1"=2'	10/3/25	BK	BK	BK

HORSE CREEK COMMERCIAL
 OVERALL UTILITY PLAN/
 STORM SEWER PLAN & PROFILE

SHEET C12 OF 14
 JOB NO. 24020



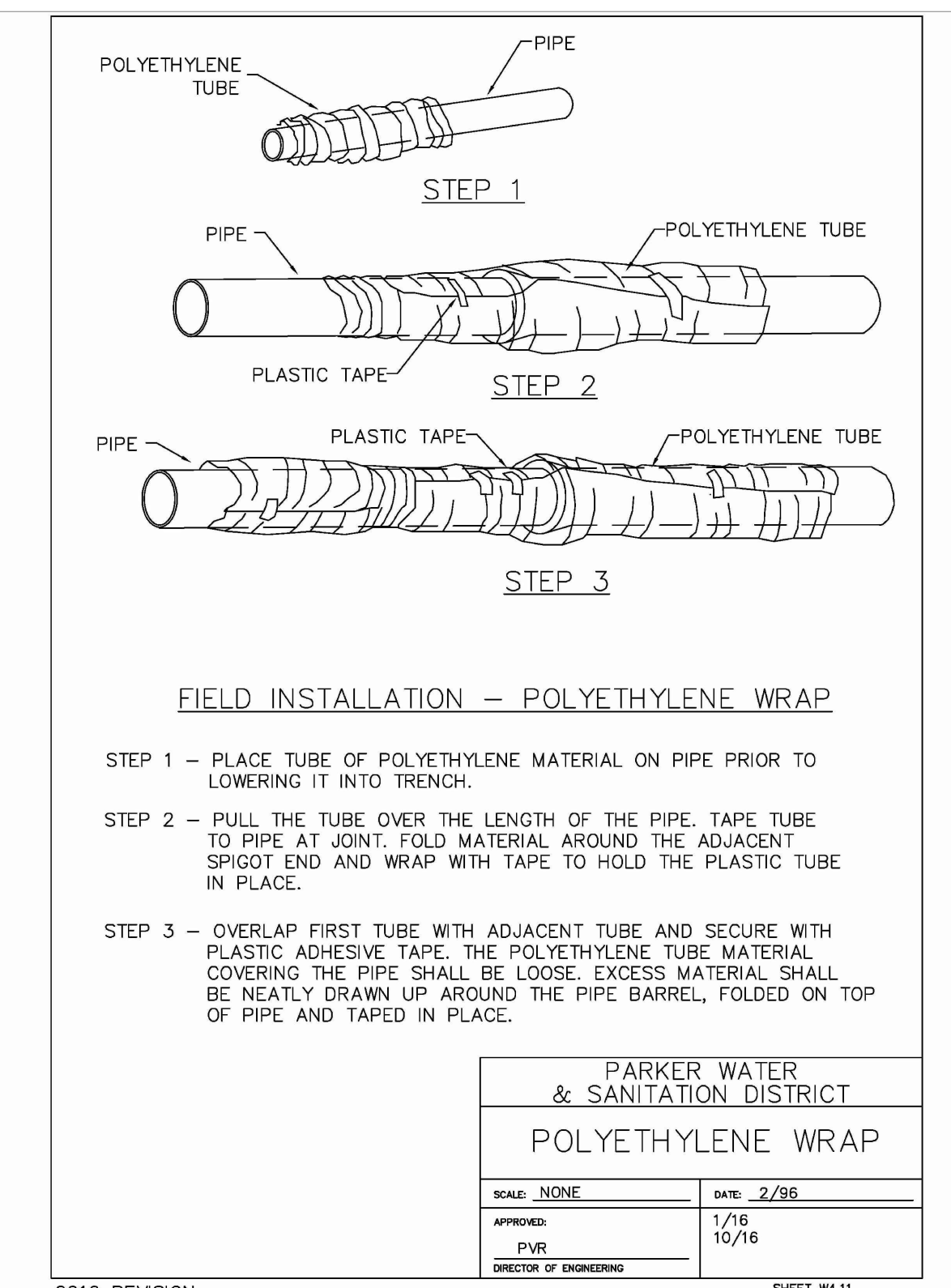
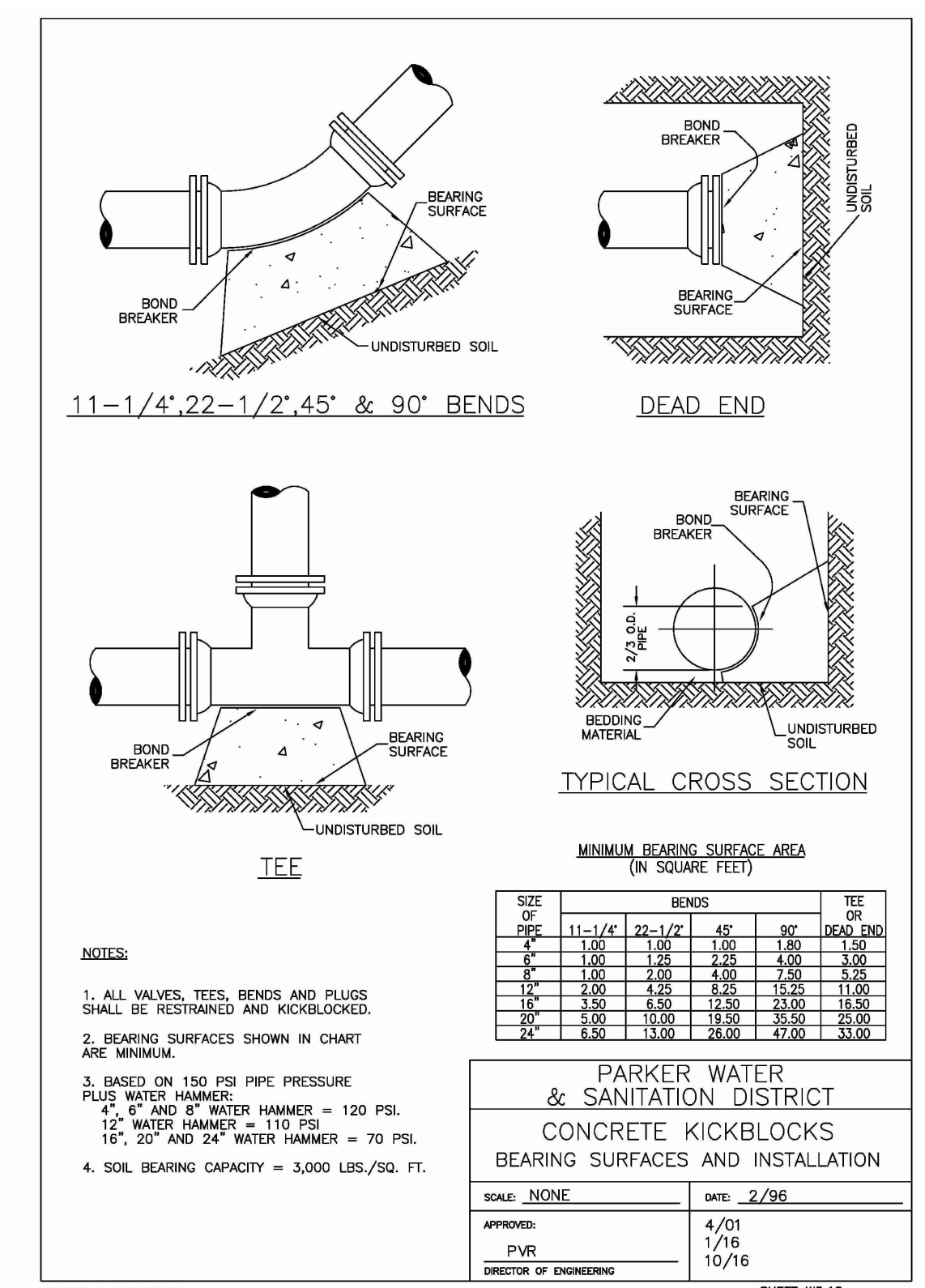
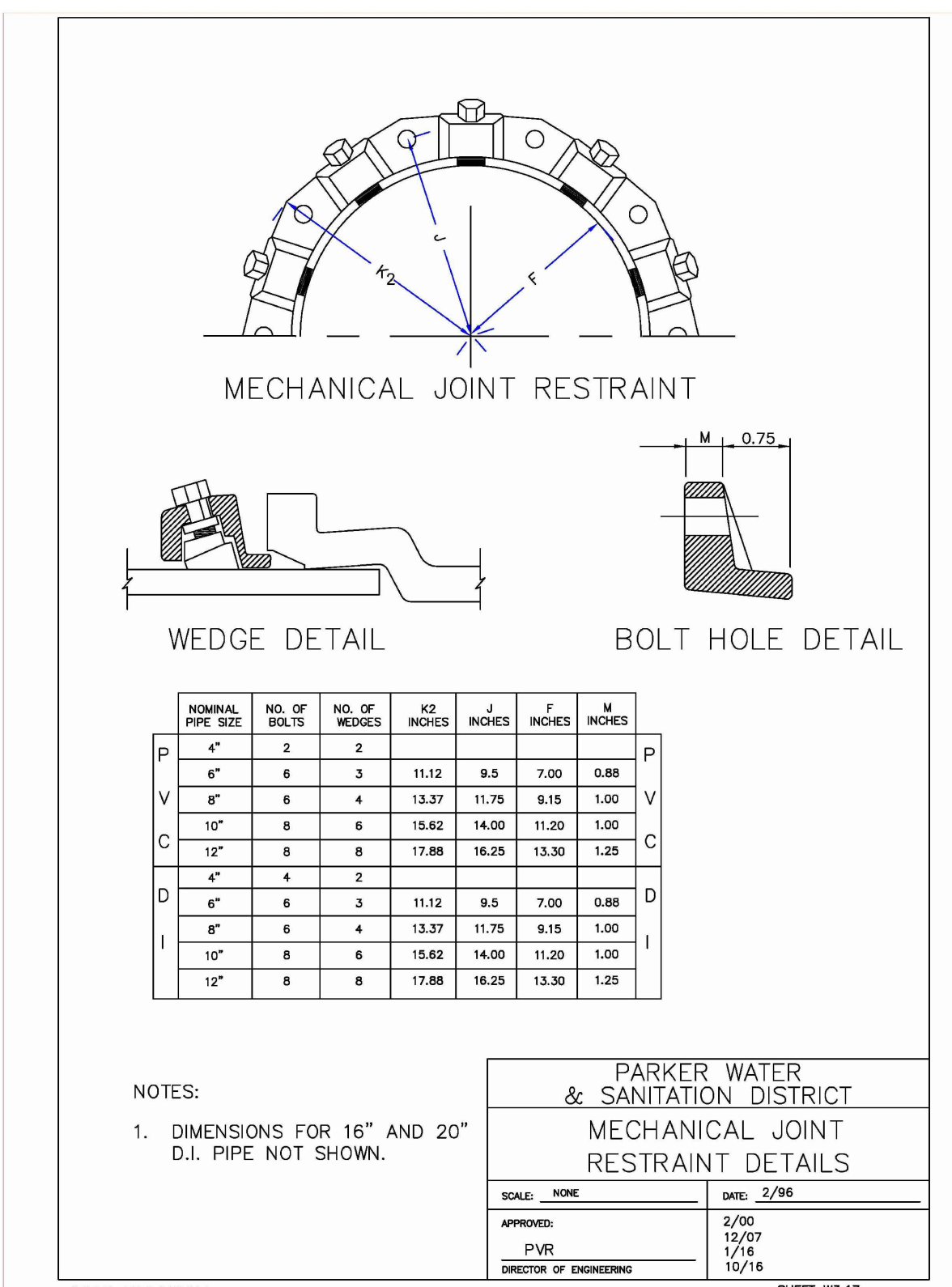
LENGTH OF TIED PIPE

PIPE SIZE	4"	6"	8"	10"	12"	16"	20"	24"
D	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
L	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
G	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
D	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
L	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
G	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
D	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
L	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
G	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
D	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
L	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
G	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
D	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
L	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
G	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

PARKER WATER & SANITATION DISTRICT
LENGTH OF TIED PIPE

SCALE: NONE DATE: 2/98
APPROVED: 4/01 12/07 1/16
PVR 10/16

2016 REVISION SHEET W3.11



CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
CALL 811
METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

BRIAN KROMBEIN, PE, PLS DATE
COLORADO PE NO. 34294
FOR AND ON BEHALF OF
VERMILION PEAK ENGINEERING LLC

COLOrado REGISTERED
BRIAN KROMBEIN
PE & PLS
34294

HORSE CREEK COMMERCIAL

WATER AND SEWER DETAILS

SHEET C13 OF 14
JOB NO. 24020

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE AGENCIES, VERMILION PEAK ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
VENTANA CAPITAL
CONCORD CENTER DR, SUITE 200
ENGLEWOOD, CO 80112
720-703-9036
CONTACT: DALTON HORAN

1745 Shen Center Drive 4th Floor, Highlands Ranch, CO 80129
720-482-6070 / www.vermilionpeak.com

H-SCALE AS SHOWN
V-SCALE 10/3/25
DATE 10/3/25
DESIGNED BY BK
DRAWN BY BK
CHECKED BY BK

2016 REVISION

DATE

BY

REVISION

NO.

INSPECTION POLICY:

1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
2. SERVICE INSPECTIONS WILL OCCUR BETWEEN 1:00 P.M. AND 3:00 P.M. SPECIFIC INSPECTION TIMES ARE NOT AVAILABLE.
3. 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 NOTES 1 AND 2 ABOVE AND A RE-INSPECTION FEE CHARGED.
4. 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.
5. 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.
6. ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
7. LOTS WITHOUT BUILDING ADDRESSES BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
8. CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION, UNLESS COORDINATED WITH DISTRICT INSPECTOR.

INSTALLATION NOTES:

WATER

1. ACCEPTABLE PIPE MATERIALS SHALL BE K-COPPER TUBING, (3/4" MIN.)
2. APPROVED BEDDING TO BE SQUEEGEE.
3. ONLY ONE COUPLING WILL BE ALLOWED BETWEEN THE STOP-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 PWSO PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.
4. 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.
5. WATER SERVICE FOUNDATION PENETRATIONS SHALL BE WATERPROOFED USING MASTIC OR OTHER APPROVED METHOD, CRAWL SPACE REQUIRES CONTINUOUS COPPER WITH A 1" BURY.
6. 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.
7. MOVED CURB BOXES MUST BE INSPECTED BY PWSO PRIOR TO BURIAL.
8. WATERLINE MUST BE ATTACHED TO A SUPPORT BOARD THAT IS MOUNTED TO THE WALL.
9. NO VOIDS ALLOWED UNDER WATERLINES FROM STOP BOX TO FOUNDATION.
10. CURBSTOP BOXES AND METER PITS CANNOT BE IN DRIVEWAYS.
11. ONLY 3/4" (JUMPER) PIPES (RESIDENCES) ARE ALLOWED. (JUMPER) PIPES WILL BE REMOVED PRIOR TO METER SET DATE.
12. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
 "X" FOR SANITARY SEWER SERVICE
 "V" FOR WATER SERVICES
13. NO SPLICES OR FLARED COUPLINGS ALLOWED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE USED IN MOVING STOPBOXES ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE INSPECTED BY PWSO PRIOR TO 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: 2/98
 APPROVED: PVR 1/16 10/16
 DIRECTOR OF ENGINEERING

STANDARD TRENCH SECTION

TYPICAL TRENCH SECTION PIPE PROTECTION

PARKER WATER & SANITATION DISTRICT
TYPICAL TRENCH SECTION PIPE PROTECTION

SCALE: NONE DATE: 2/98
 APPROVED: PVR 1/16 10/16
 DIRECTOR OF ENGINEERING

ISOMETRIC VIEW

ELEVATION

PARKER WATER & SANITATION DISTRICT
SERVICE LINE, STOP BOX & INSIDE METER SETTING (COMMERCIAL ONLY)

SCALE: NONE DATE: 2/98
 APPROVED: PVR 8/28 01/02 01/16 01/04 10/18 06/20 1/16
 DIRECTOR OF ENGINEERING

PLAN

ELEVATION

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

SCALE: NONE DATE: 2/98
 APPROVED: PVR 8/28 01/02 01/16 2/20 06/20 10/18 4/01 07/06
 DIRECTOR OF ENGINEERING

FIRE SPRINKLER OR DOMESTIC CONNECTION WITH MAIN EXTENSION

FIRE SPRINKLER OR DOMESTIC CONNECTION

PARKER WATER & SANITATION DISTRICT
3" AND LARGER DOMESTIC AND FIRE SPRINKLER CONNECTIONS

SCALE: NONE DATE: 2/98
 APPROVED: PVR 1/16 10/16
 DIRECTOR OF ENGINEERING

2016 REVISION SHEET W1.1

2016 REVISION SHEET W1.1

2016 REVISION SHEET W5.9

2016 REVISION SHEET W5.14

2016 REVISION SHEET W5.18

INSPECTION POLICY:

1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED WITH THE DISTRICT OFFICE AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
2. 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.
3. 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.
4. 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.
5. ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
6. LOTS WITHOUT BUILDING ADDRESSES OR LOT AND BLOCK NUMBERS BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
7. CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION UNLESS COORDINATED WITH DISTRICT INSPECTOR.

INSTALLATION NOTES:

SEWER

1. ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND PVC SCHD 40 PIPE. APPROVED BEDDING IS TO BE SQUEEGEE.
2. NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3".
3. MINIMUM GRADE SHALL BE 2%.
4. INSTALLATION SHALL INCLUDE NO MORE THAN 3 BENDS. 90° BENDS ARE NOT ALLOWED. SOLVENT WELDED PIPE WILL NOT BE ALLOWED.
5. 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.
6. STRESSING OF THE PIPE BETWEEN FITTINGS WILL NOT BE ALLOWED.
7. SEWER SERVICE LINE SHALL NOT BE LOCATED UNDER CONCRETE SURFACE.
8. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
 "X" FOR SANITARY SEWER SERVICE
 "V" 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

TYPICAL TRENCH DETAIL

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

DOMESTIC SEWER TAPPING DETAIL

PARKER WATER & SANITATION DISTRICT
DOMESTIC SEWER TAPPING DETAIL

SCALE: NONE DATE: 2/98
 APPROVED: PVR 4/01 1/08 1/16 10/16
 DIRECTOR OF ENGINEERING

2016 REVISION SHEET S1.1

2016 REVISION SHEET S4.1

2016 REVISION SHEET S4.13

CALL UNCC
 TWO WORKING DAYS
 BEFORE YOU DIG
 CALL 811
 METRO DENVER AREA
 UTILITY NOTIFICATION CENTER OF COLORADO

ENGINEER'S STATEMENT
 PREPARED UNDER MY SUPERVISION

BRIAN KROMBEIN, PE, PLS DATE: 4/01
 COLORADO PE NO. 34294
 FOR AND ON BEHALF OF
 VERMILION PEAK ENGINEERING LLC

COLORADO REGISTERED
 BRIAN KROMBEIN
 PE & PLS
 34294

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE VERMILION PEACENERS, ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
VENTANA CAPITAL
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 CONTACT: DALTON HORAN

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 Civil Engineering & Land Surveying
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DATE	BY	REVISION
10/3/25 <td>BK <td>DESIGNED BY</td> </td>	BK <td>DESIGNED BY</td>	DESIGNED BY
	BK <td>DRAWN BY</td>	DRAWN BY
	BK <td>CHECKED BY</td>	CHECKED BY

HORSE CREEK COMMERCIAL
 WATER AND SEWER DETAILS

SHEET C14 OF 14
 JOB NO. 24020