

LINCOLN PROFESSIONAL PARK FILING NO. 1 - LOT 2

UTILITY CONSTRUCTION DOCUMENTS

BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 15, IN TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES

- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE GOVERNING AGENCIES AND COORDINATING ALL GOVERNING AGENCY INSPECTIONS REQUIRED THROUGHOUT THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. REFERENCE SITE WORK SPECIFICATIONS.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGE TO ADJACENT PROPERTIES AND NEW CONSTRUCTION IN PLACE DURING THE CONSTRUCTION PHASES OF THIS PROJECT. ANY DISTURBED IMPROVEMENTS SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
- ANY QUANTITIES PROVIDED ON THESE PLANS ARE FOR GENERAL REFERENCE PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITIES REQUIRED FOR CONSTRUCTION.
- THE EXISTING FEATURES SHOWN ON THESE PLANS ARE THOSE NOTED IN THE FIELD AND THOSE TAKEN FROM RECORD DRAWINGS. THERE IS NO GUARANTEE THAT ALL FEATURES (ABOVE OR BELOW GROUND) ARE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING FEATURES PRIOR TO BIDDING THE PROJECT.
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION BY CONTACTING THE LOCAL UTILITY COMPANIES AND/OR UTILIZING THE LOCAL ONE-CALL SYSTEM. ANY DAMAGE DONE TO EXISTING UTILITIES (THAT ARE TO REMAIN IN PLACE) DURING CONSTRUCTION OPERATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY AND REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNERS CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK SHALL MEET OR EXCEED THE RELEVANT UTILITY COMPANIES AND REGULATORY AGENCIES, CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK WITHIN PUBLIC AND STATE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS.
- TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER TRAFFIC CONTROL IS IN PLACE FOR EACH PHASE OF CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROPERLY MAINTAINING TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PLANS TO THE CITY AND DEPARTMENT OF TRANSPORTATION AS REQUIRED.

LEGAL DESCRIPTION

LOT 2, LINCOLN PROFESSIONAL PARK, FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

BENCHMARK

THE BENCHMARK FOR THE SURVEY IS THE UDFCD 2" BRASS CAP IN HEAD WALL (BG-1) NEAR PARKER ROAD AND BALDWIN AVENUE, WHICH HAS A ELEVATION OF 5841.07 NAVD 88

COORDINATE SYSTEM:

ALL CAD AND GIS FILES SHALL BE REGISTERED TO THE NORTH AMERICAN DATUM 83 (NAD 83) COLORADO STATE PLANE CENTRAL ZONE COORDINATE SYSTEM (GRID), UNITS FEET WITH TIES TO THE MONUMENT, HIGH ACCURACY REGIONAL NETWORK SYSTEM (HARNS) POINTS. IF A SEPARATE VERTICAL DATUM IS USED, IT MUST BE NAVD 88.

FLOODPLAIN NOTICE

FLOOD ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
MAP NUMBER: 08035C_3858
PANEL NO: 66 OF 495
EFFECTIVE DATE: MARCH 16, 2016

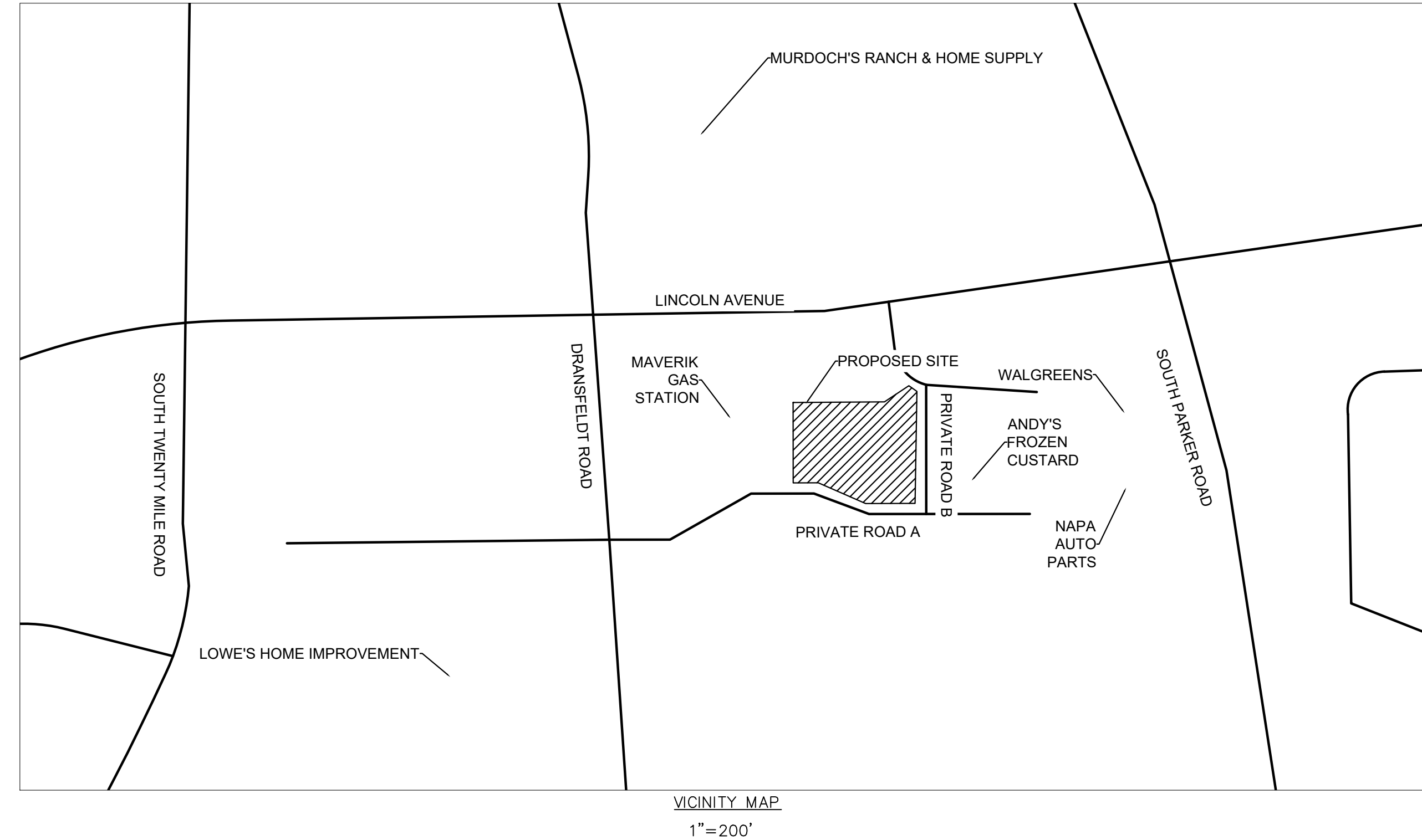
NOTE: THIS STATEMENT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL IN NO WAY CONSTITUTE A BASIS FOR A FLOOD CERTIFICATE. NO FIELD WORK WAS PERFORMED TO ESTABLISH THE BOUNDARIES OF THIS ZONE. THE INFORMATION WAS DERIVED BY SCALING THE SUBJECT PROPERTY ON THE ABOVE REFERENCED MAP.

DISTRICT ACCEPTANCE NOTE:

- UPON COMPLETION OF SANITARY AND WATER CONSTRUCTION AND TESTING, THE DEVELOPER OR CONTRACTOR SHALL CONTACT THE DISTRICT FOR PROBATIONARY ACCEPTANCE INSPECTION. A PUNCHLIST WILL BE PROVIDED FOR THE DEVELOPER AND CONTRACTOR UPON COMPLETION OF THE INITIAL WALK-THRU AND PROBATIONARY ACCEPTANCE WILL BE ISSUED FOLLOWING COMPLETION AND ACCEPTANCE OF THE WORK OUTLINED IN THE PUNCH LIST.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE LINES 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 REMEDIATED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
- THE DATE OF FINAL ACCEPTANCE WILL BE INDICATED IN THE CONDITION OF THE PROBATIONARY ACCEPTANCE LETTER. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING THE DISTRICT FOR FINAL INSPECTION AND FINAL ACCEPTANCE.

UTILITY PROVIDERS:

STORM:	TOWN OF PARKER	(303) 805-3199
SEWER:	PARKER WATER AND SANITATION DISTRICT	(303) 841-4627
WATER:	PARKER WATER AND SANITATION DISTRICT	(303) 841-4627
ELECTRIC:	CORE ELECTRICAL COOPERATIVE	(800) 332-9540
GAS:	XCEL ENERGY	(800) 895-4999



Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVERSHEET
C1.1	GENERAL NOTES
C2.0	OVERALL UTILITY PLAN
C3.0	WATER PLAN & PROFILE
C4.0	SANITARY SEWER PLAN & PROFILE
C5.0	DETAILS
C5.1	DETAILS



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 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:

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 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)

DATE: _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____ (DISTRICT ENGINEER)

DATE: _____

CLIENT/DEVELOPER:

ERC HOSPITALITY, LLC
BRIAN PYLE
9150 COMMERCE CENTER CIRCLE SUITE 315
HIGHLANDS RANCH, CO 80129
PH: (720)328-3299

SURVEYOR:

KIMLEY-HORN AND ASSOCIATES, INC.
PLS. DARREN WOLTERSTORFF
6200 SYRACUSE WAY UNIT 300
GREENWOOD, CO 80111
PH: (303)228-2300

FIRE DEPARTMENT:

TOWN OF PARKER
RANDY CAPRA
20120 E. MAINSTREET
PARKER, CO 80138
PH: (303)805-3169

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
EOR, MADELEINE REINKE, PE
6200 SYRACUSE WAY UNIT 300
GREENWOOD VILLAGE, CO 80111
PH: (720)464-1878

GOVERNING AGENCY:

TOWN OF PARKER PLAN REVIEW
AMBER WOOD HICKEN
20120 E MAINSTREET
PARKER, CO 80138
PH: (303)805-3338

ARCHITECT:

VERITAS ARCHITECTURE + DESIGN
JENNY SANDERS
707 N 6TH STREET
KANSAS CITY, KS 66101
PH: (913)308-1280

PARKER WATER AND SANITATION DISTRICT:

DRAYTON SANDERSON
18100 E WOODMAN DRIVE
PARKER, CO 80134
PH: (303)841-4627

PWSD does not allow a 2-inch service to be tapped off the end of an 8-inch Main, then reduced to a 3/4-inch domestic service and a 1-inch irrigation services.

Understood, the water service configuration has been updated to tap off the side of the 8-inch main per discussions with the review team.

MATERIALS LIST:

DESCRIPTION	QTY.	UNIT
4" PVC PIPE	155	LF
2" TYPE K COPPER PIPE	120	LF
3/4" EXTERNAL DOMESTIC WATER METER	1	EA
1" EXTERNAL IRRIGATION METER	1	EA
1.25" 2" BEND	1	EA
22.5" 2" BEND	2	EA
45" 2" BEND	1	EA
45" 8" BEND	1	EA
6"x2" REDUCER	1	EA
SANITARY SEWER CLEANOUT	5	EA

*QUANTITIES ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION

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NO.	REVISION	BY	DATE

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6200 South Syracuse Way, Suite 300
Greenwood, Colorado 80111 (303) 228-2300

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DRAWN BY: KP
CHECKED BY: KEW
DATE: 7/7/25

LINCOLN PROFESSIONAL PARK FILING NO. 1
LOT 2, PARKER, CO
7 BREW - PWSD CONSTRUCTION DOCUMENTS
COVERSHEET

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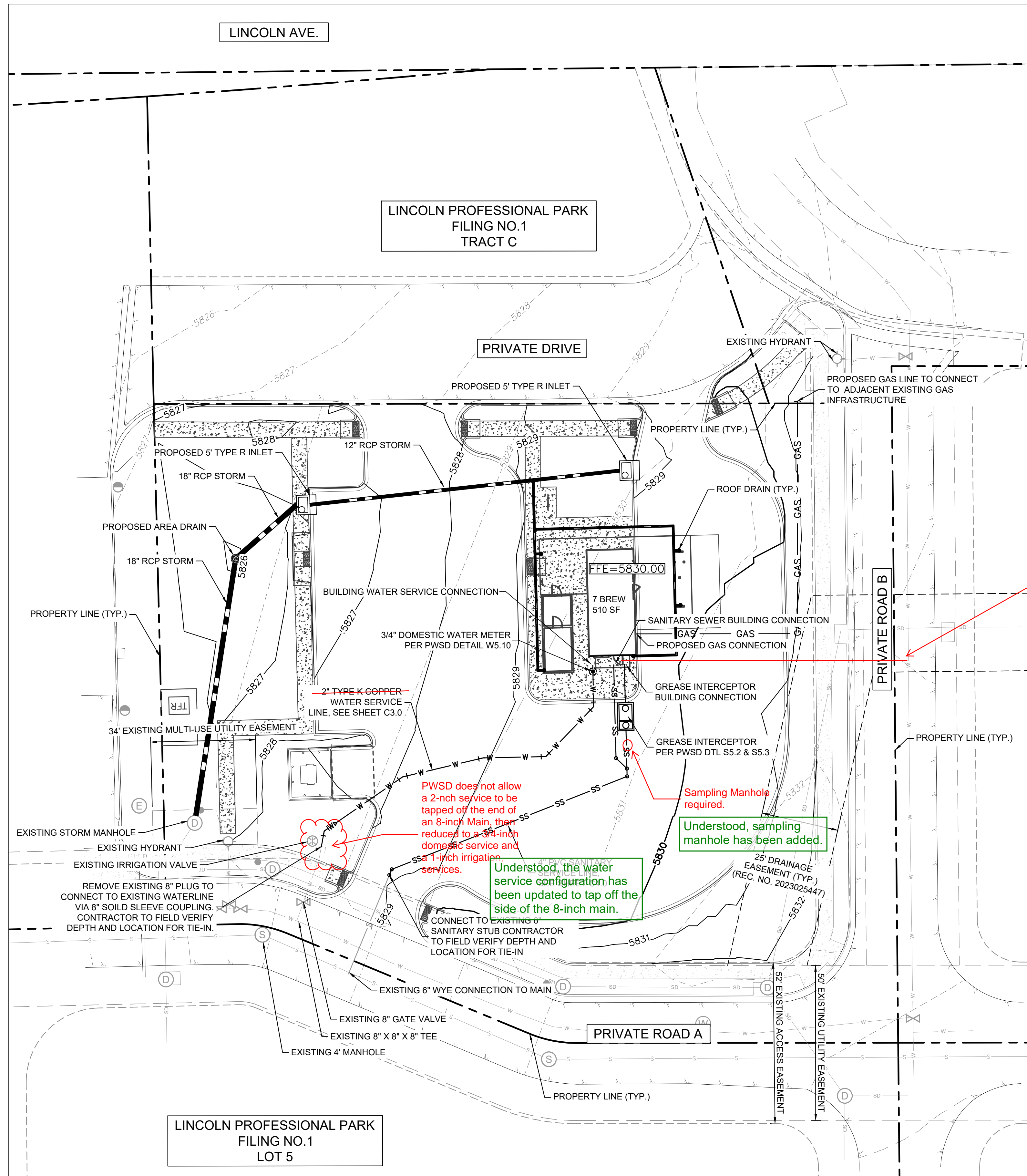
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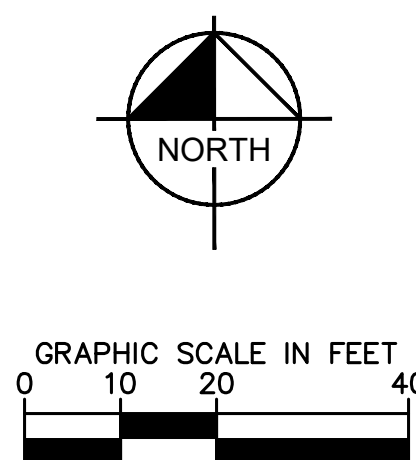
LEGEND

PROPERTY LINE	---	---
EASEMENT	- - - - -	- - - - -
BUILDING OUTLINE	=====	=====
PROPOSED GAS LINE	— GAS —	— GAS —
PROPOSED SANITARY SEWER LINE	— S —	— S —
PROPOSED WATER LINE	— W —	— W —
PROPOSED STORM LINE	— SD —	— SD —
EXISTING GAS LINE	— GAS —	— GAS —
EXISTING SANITARY SEWER LINE	— S —	— S —
EXISTING WATER LINE	— W —	— W —
EXISTING STORM LINE	— SD —	— SD —
PROPOSED CONTOUR	— 100 —	— 99 —
EXISTING CONTOUR	— 100 —	— 99 —
EXISTING SANITARY SEWER MANHOLE	⊙	⊙
EXISTING STORM MANHOLE	⊙	⊙
EXISTING FIRE HYDRANT	⊙	⊙
EXISTING SEWER CLEANOUT	⊙	⊙
EXISTING WATER VALVE	⊙	⊙
EXISTING STORM DRAIN STRUCTURE	⊙	⊙
PROPOSED WATER BENDS	⌒	⌒
PROPOSED STORM CURB INLET	⊙	⊙
PROPOSED STORM AREA INLET	⊙	⊙
PROPOSED WATER METER	⊙	⊙
PROPOSED SANITARY SEWER CLEANOUT	⊙	⊙

Alternative Water service.
Noted, thank you per discussions with Robert we will be tapping off the 8" main in the southwest
Domestic water service to be sized off plumbing fixture count, a Combo tap may be feasible for this project. Irrigation worksheet needed to confirm.
Understood, thank you.

NOTES:

- UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE. SEE ARCHITECT AND MEP PLANS FOR CONTINUATION.
- ALL DIMENSIONS ARE SHOWN FROM CENTER OF PIPE TO CENTER OF PIPE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.
- CONTRACTOR TO CONFIRM ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION.
- ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICES LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.



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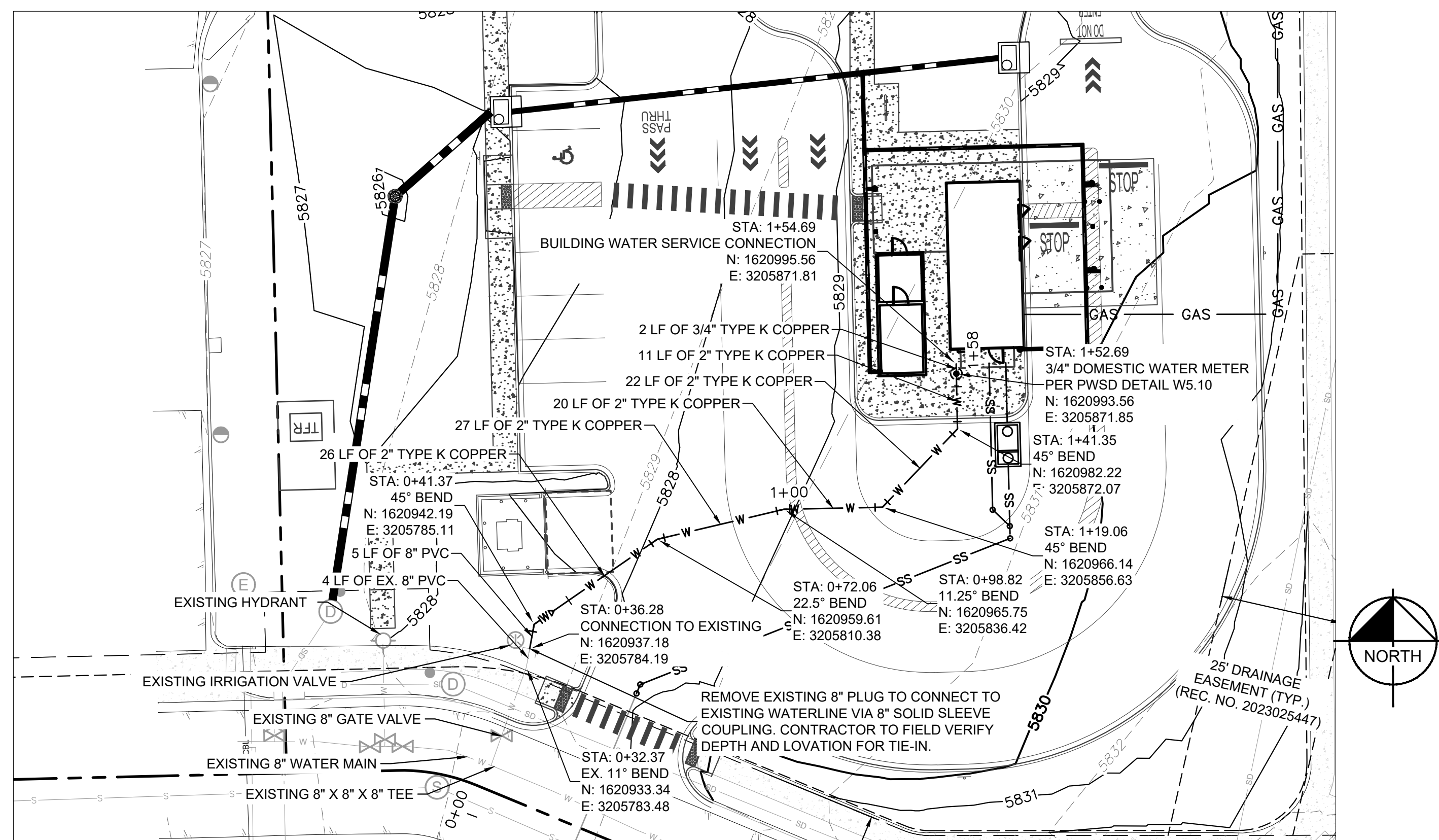
LINCOLN PROFESSIONAL PARK FILING NO. 1
 LOT 2, PARKER, CO
 7 BREW - CONSTRUCTION DOCUMENTS
 OVERALL UTILITY PLAN

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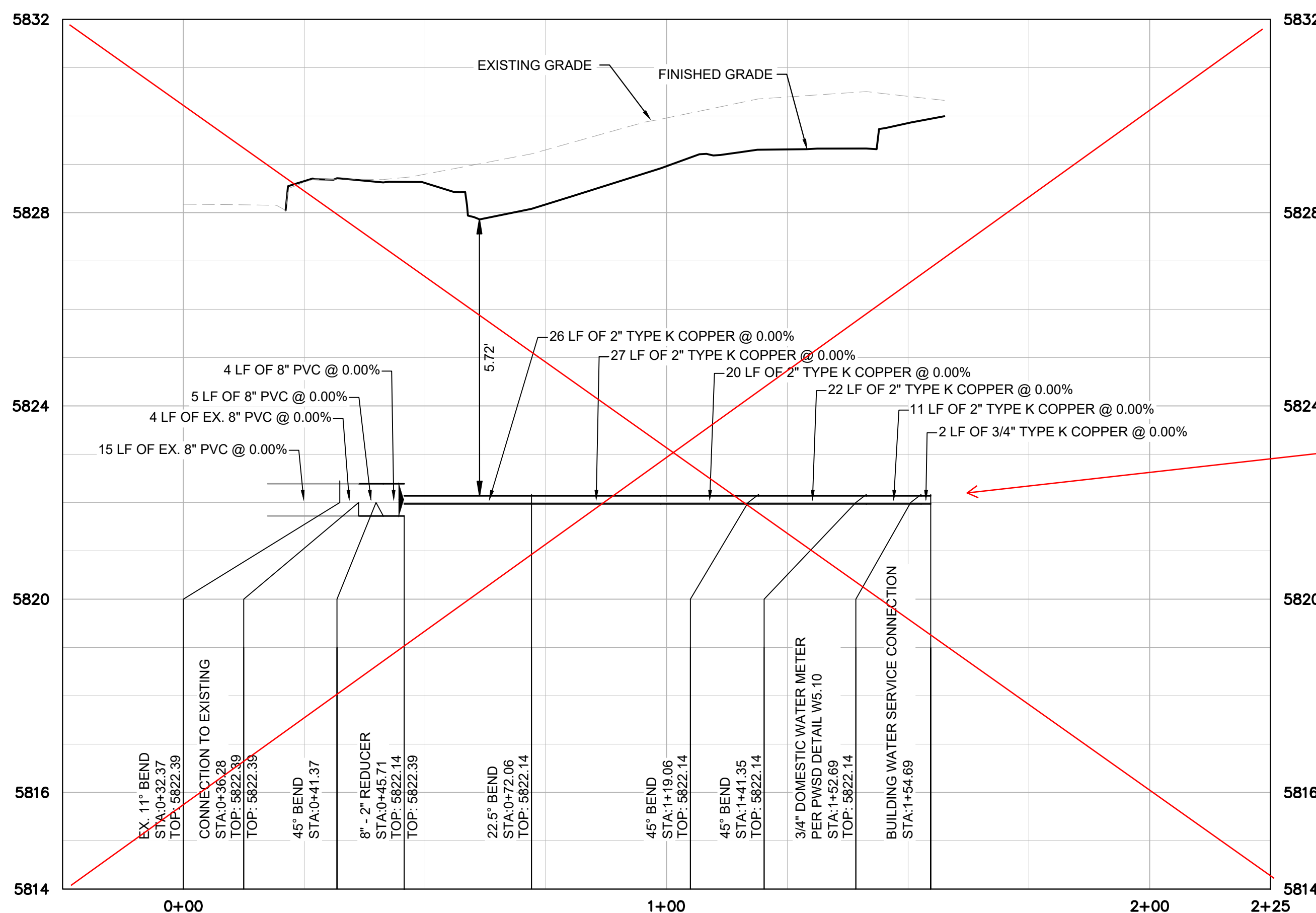
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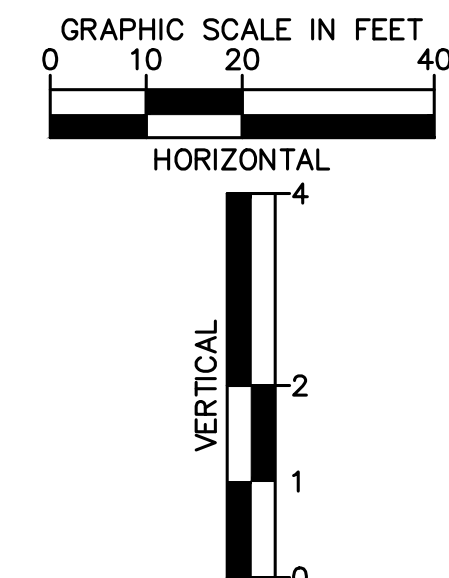
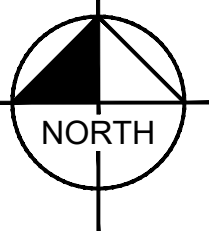
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WATER MAIN - PLAN VIEW



WATER MAIN - PROFILE VIEW



LEGEND

PROPERTY LINE	---
EASEMENT	---
BUILDING OUTLINE	---
PROPOSED GAS LINE	— GAS — GAS
PROPOSED SANITARY SEWER LINE	— S — S
PROPOSED WATER LINE	— W — W
PROPOSED STORM LINE	— SD — SD
EXISTING GAS LINE	— GAS — GAS
EXISTING SANITARY SEWER LINE	— S — S
EXISTING WATER LINE	— W — W
EXISTING STORM LINE	— SD — SD
PROPOSED CONTOUR	100 — 99
EXISTING CONTOUR	100 — 99
EXISTING FIRE HYDRANT	⊕
PROPOSED WATER BENDS	⊥ ⊥ ⊥ ⊥ ⊥
PROPOSED WATER METER	⊙

NOTES:

- UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE. SEE ARCHITECT AND MEP PLANS FOR CONTINUATION.
- ALL UTILITY PIPE LENGTHS ON PLANS ARE SHOWN FOR REFERENCE AND COORDINATION. PIPE LENGTHS ARE NOT SHOWN FOR BIDDING OR ESTIMATING PURPOSES.
- ALL DIMENSIONS ARE SHOWN FROM CENTER OF PIPE TO CENTER OF PIPE UNLESS OTHERWISE NOTED.
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- CONTRACTOR TO CONFIRM ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION.

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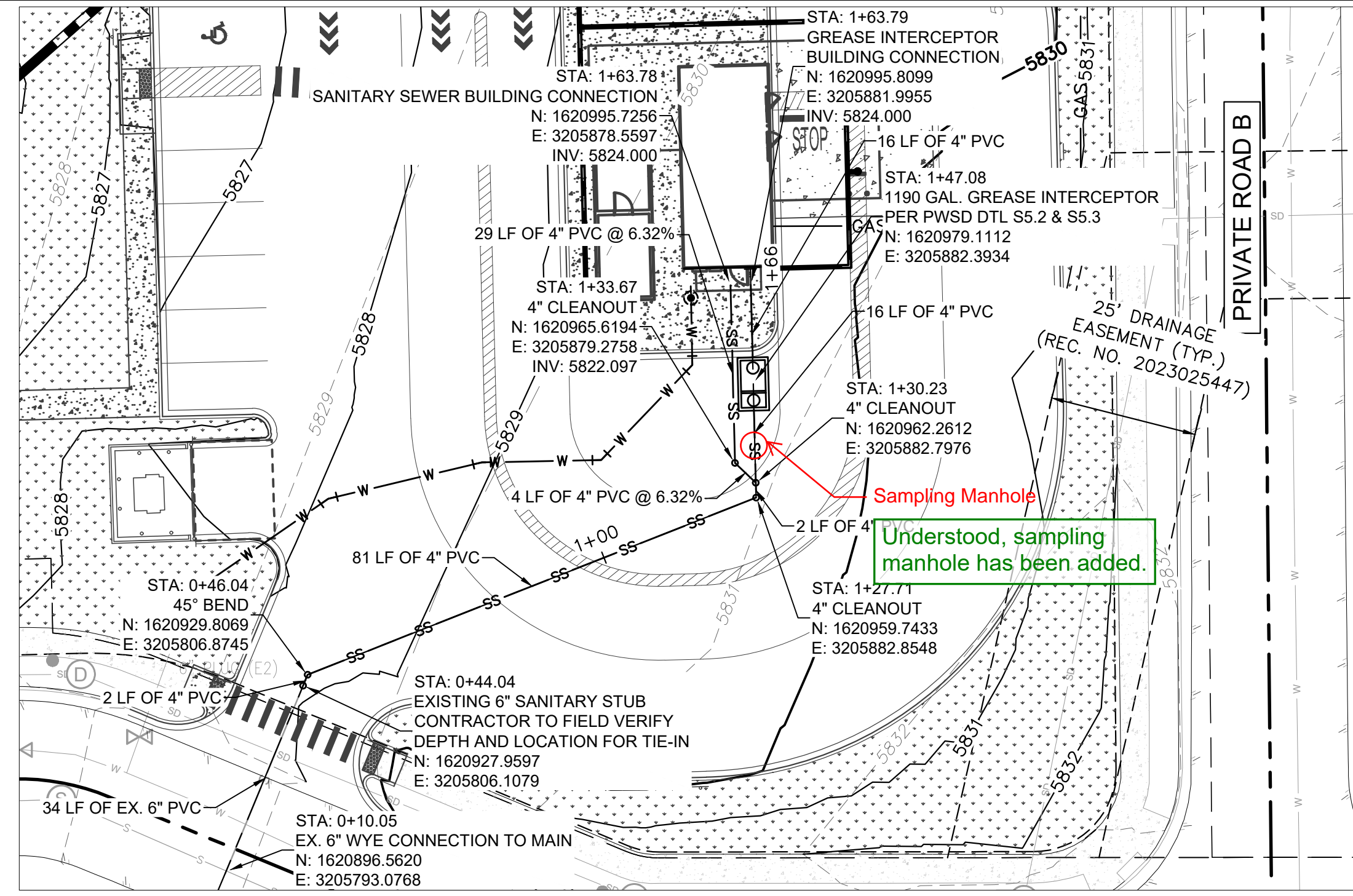
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LOT 2, PARKER, CO
7 BREW - CONSTRUCTION DOCUMENTS
WATER LINE PLAN AND PROFILE

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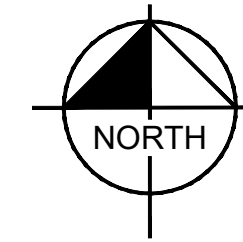
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SANITARY SEWER MAIN - PLAN VIEW

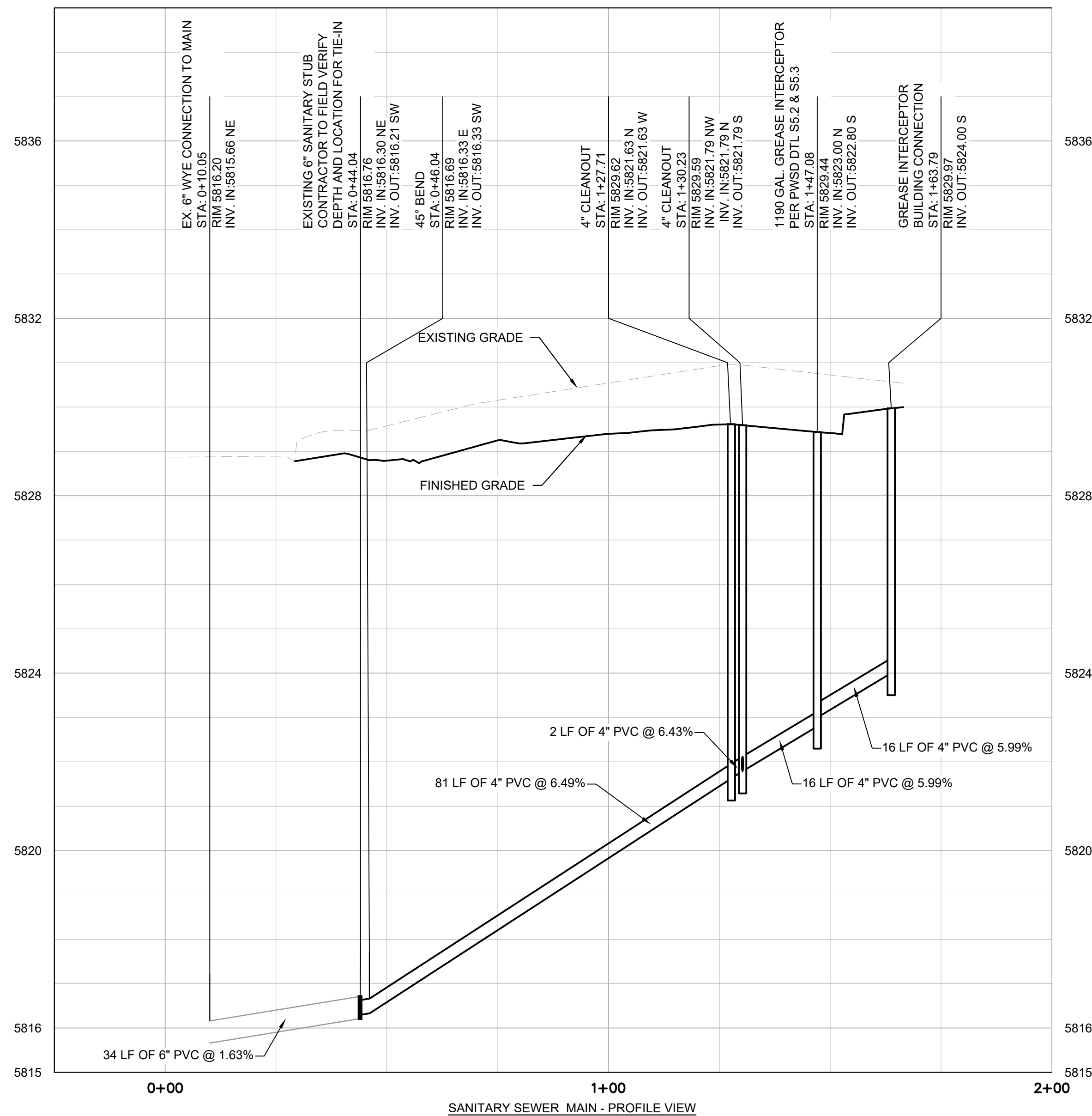


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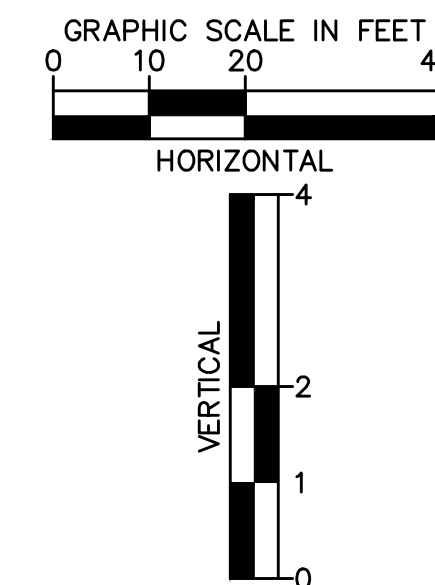
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EXISTING SEWER CLEANOUT	○
PROPOSED SANITARY SEWER MANHOLE	⊙
PROPOSED SEWER CLEANOUT	○

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SANITARY SEWER MAIN - PROFILE VIEW



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 SANITARY SEWER PLAN & PROFILE

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