PLANNING COMMISSION MEETING

7:00 PM

October 23, 2025

Prior to the Meeting: 5:30 p.m. ***Planning Commissioner Training***

Planning Commission meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Commissioners eliminating lengthy discussions to gain a basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis on the part of the Planning Commission.

Public comment on agenda items may only be made in person.

Public Viewing Only - YouTube: Planning Commission meetings may be viewed through YouTube at: https://www.youtube.com/townofparkerco.

PLEASE NOTE: Public participation is NOT available through YouTube.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**

5. **APPROVAL OF MINUTES**

   A. **Planning Commission Meeting Minutes - 10.09.25**

6. **CONSENT AGENDA**

7. **PUBLIC HEARINGS**

   A. **Reata North F1 Tract T PWSD Well Water Filtration Bldg Site Plan Amendment**

Applicant:	**The Town of Parker**
Location:	**North of Hilltop Road and west of Canterberry Parkway**
Department:	**Community Development, Cynthia Thye**
TRAKiT No.:	**SP25-056**

8. PLANNING COMMISSION ITEMS

9. STAFF ITEMS

10. ADJOURNMENT

PLANNING COMMISSION MINUTES
October 9, 2025

Planning Commission Chair, Gary Poole, called the meeting to order at 7:00 p.m.

The Planning Commission and audience joined in saying the Pledge of Allegiance.

Also, present and seated were Commissioners Jane Lane, Ruth Ann Nelson, Erik Rieger, Jenny Wohlrabe and Bret Tueller.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve June 26, 2025, meeting minutes. Commissioner Erik Rieger seconded; a vote was taken and the motion passed unanimously.

PUBLIC MEETING OPENED: 7:02 P.M. – A RESOLUTION TO ADOPT THE TOWN OF PARKER, COLORADO 2025 THREE-MILE AREA PLAN

Applicant:	Town of Parker
Location:	Townwide
Department:	Community Development, Heather Bennett

STAFF PRESENTATION

Heather Bennett, Associate Planner, presented the staff report regarding a Resolution to adopt the Town of Parker, Colorado Three-Mile Area Plan. The Town of Parker Three-Mile Area Plan (the 'Plan'), was originally adopted by Town Council in 2006 and is developed to comply with the Municipal Annexation Act of 1965. State law requires that the Town update the Plan annually. Ms. Bennett concluded with the determinations in the staff report that the Planning Commission recommend Town Council adopt the 2025 Three-Mile Area Plan.

PUBLIC COMMENT

No Public Comment

PUBLIC MEETING CLOSED: 7:06 P.M. – A RESOLUTION TO ADOPT THE TOWN OF PARKER, COLORADO 2025 THREE-MILE AREA PLAN

Commissioner Discussion:

- Commissioner Jane Lane commented that Staff did a great job and said it is nice to hear the Three-Mile Area Plan summarized.
- Commissioner Ruth Ann Nelson commented that it is fun to see what the differences are and what the changes have been. It is also good to keep an eye on what other jurisdictions are doing and that we take a look at least once a year to know what zoning has been changed and whether or not it is going to affect the Town in terms of traffic patterns and other things. Ms. Nelson also said good job.
- Commissioner Erik Rieger agreed with fellow Commissioner Ruth Ann Nelson and said he appreciated the hard work from Staff.
- Commissioner Gary Poole commented that he appreciates the work on the Three-Mile Area Plan. He said it is important to give the Commission a little better vision of what we are doing here in the Town.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council Adopt the Town of Parker Three-Mile Area Plan. Commissioner Erik Rieger seconded, a vote was taken and the motion passed unanimously.

PLANNING COMMISSION ITEMS

Commissioner Ruth Ann Nelson moved to nominate Commissioner Eliana Burke as the Vice Chair. Commissioner Jane Lane seconded the motion. A vote was taken and the motion passed unanimously.

Commissioner Erik Rieger moved to nominate Commissioner Ruth Ann Nelson as acting Vice Chair. Commissioner Jane Lane seconded the motion. A vote was taken and the motion passed unanimously.

STAFF ITEMS

Bryce Matthews reminded Planning Commission of the Training on October 23rd at 5:30PM.

ADJOURNMENT

Commissioner Erik Rieger moved that the meeting be adjourned. Commissioner Ruth Ann Nelson seconded the motion; a vote was taken and the motion passed unanimously. The meeting was adjourned.

_____ _____

Jennifer Malley
Recording Secretary

Gary Poole
Chairman – Planning Commission

Planning Commission Staff Report

Planning Commission Date:	**10/23/2025**
Town Council Date:	**11/3/2025**
Hearing Type:	**Public Hearing** **Reata North F1 Tract T PWSD Well Water Filtration Building Site Plan Amendment** **SP25-056**
Location:	**The site is located north of Hilltop Road and west of Canterberry Parkway.**
Project Planner:	**Cynthia Thye, Planner I**
Applicant:	**Parker Water and Sanitation District**
Executive Summary:	**The applicant, Parker Water and Sanitation District, is proposing to construct a Filtration Annex building located within an existing easement on Town owned property. The proposed building will be adjacent to the existing Reata North Well House.**
Staff Recommendation:	**Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve a Site Plan Amendment for the Reata North Filing 1, Tract T Filtration Annex building adjacent to the existing Reata North Well House."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve a Site Plan Amendment for the Reata North Filing 1, Tract T Filtration Annex building adjacent to their existing Reata North Well House subject to the following conditions:"
-List conditions

"I move the Planning Commission recommend Town Council deny a Site Plan Amendment for the Reata North Filing 1, Tract T Filtration Annex building adjacent to their existing Reata North Well House as the request does not meet the following approval criteria:"
-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue a Site Plan Amendment for the Reata North Filing 1, Tract T Filtration Annex building adjacent to their existing Reata North Well House to a future date."

I. BACKGROUND/DISCUSSION

The subject property is a Parker Water and Sanitation District (PWSD) easement located west of Tallman Meadows Community Park on Reata North Tract T. Reata North Tract T is owned by the Town of Parker. Currently, the PWSD Reata North Well House is located on the subject property in the easement area.

Site Plan Amendments are typically administrative approvals. This proposal requires Planning Commission recommendation and Town Council approval because the improvements are proposed on Town owned property.

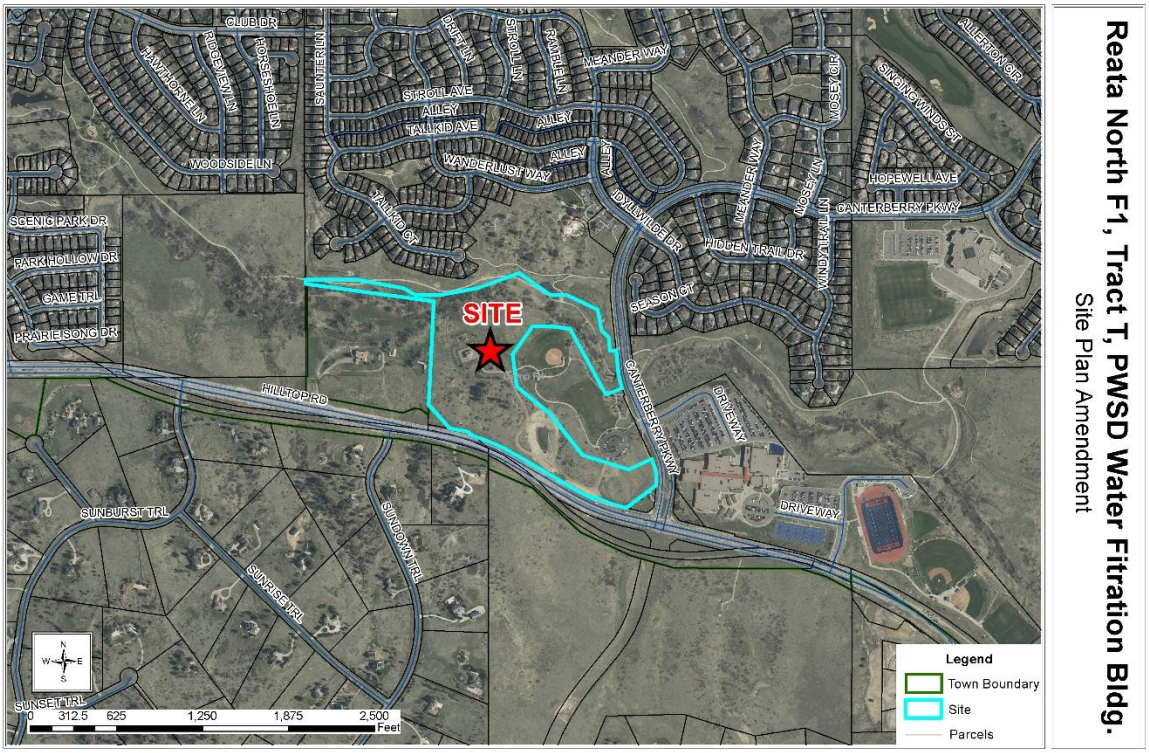
PWSD is proposing to construct a 2,633 square foot Filtration Annex building adjacent to their existing Reata North Well House (a 1,690 square foot building) to further improve drinking water quality for the community. PWSD is aware of ongoing customer concerns with colored water. Since 2020, PWSD has conducted various studies to identify the best method to address this issue and continue to deliver high quality drinking water to customers. The discoloration is caused by the presence of iron and manganese with raw groundwater sources but are not considered harmful to customers' health. PWSD has completed four filtration projects to date and has witnessed continued decreases in colored water events across the District.

The Project includes the Annex building, underground piping connections to and from the existing well house and Annex, and an underground sanitary sewer pipeline connection to the existing sanitary sewer line to the north of the existing well house. The Annex will contain filters, an airwash blower, an electrical room, and a room for sodium hypochlorite storage and dosing pumps. The existing sodium hypochlorite storage and dosing equipment will be removed from the existing well house. Storage volume is being consolidated from multiple locations to a single, larger tank for the existing and inert, non-hazardous corrosion control chemical, in the existing well house.

On May 12, 2025, PWSD applied for Use by Special Review (UBSR) – Utilities Z25-004. PWSD proposed underground utilities and a sanitary sewer pipeline within Reata North Filing 1 Tract T. On September 4, 2025, the request was administratively approved with conditions. The approval is only for underground utility work and does not include any above ground improvements. Above ground improvements are reviewed through this Site Plan Amendment process.

The parcel's current zoning is Planned Development, and the site is located within the Low Density Residential Character Area of the *Parker 2035 Master Plan*.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
	Second Amendment to Reata North Annexation - 2004
2002	Reata North (Idyllwilde) Development Guide Amendment 2 Adopted
2003	Reata North Filing No. 1 Plat approved creating Tract T
2005	Well Site Easement Recorded between TOP and PWSD (5.01 acres) - 2005052122
2006	Site Plan for existing Reata North Well House approved
2018	Easement Amendment to grant ingress/egress from easement - 2018048290
2021	SP21-109 PWSD modified the existing drainage swale to the east approximately 25 feet to drain to the same drainage basin
9/24/2025	UBSR- Z25-004: Reata North F1 Tract T PWSD Sanitary Sewer: Underground utilities and sanitary sewer pipeline within Reata North Tract T

III. CURRENT SITE DATA

Existing Zoning	Planned Development
Overlay District	N/A
PD & Plan Area	N/A
Master Plan Area	Low Density Residential
Site Acreage	30.01 acres
Subdivision	Reata North Filing No. 1
Existing Use	Park/Regional Well House

Surrounding Uses

	Master Plan Land Use	Zoning	Existing Use
North	Low Density Residential	PD - Planned Development	Reata North/Idyllwilde – Single Family and Open Space
South	Douglas County	Douglas County Zoning	Reata South Metro District – Low Density Residential and Open Space
East	Low Density Residential	PD - Planned Development	Reata North/Idyllwilde – Legacy High School/ Single Family
West	Low Density Residential	Douglas County Zoning	Low Density Residential/Lavendar farm and Open Space

IV. PARKER 2035 MASTER PLAN

Parker 2035 Master Plan | Town of Parker - Official Website

MASTER PLAN CONSISTENCY	
Master Plan Designation	Low Density Residential ☒ **Consistent** ☐ **Inconsistent**
Master Plan Character Discussion	Neighborhoods: Neighborhoods serve as the primary building blocks of our community and focus on a range of mostly residential classifications, with an emphasis on single-family detached homes. Other community assets such as places of worship, schools and parks, are allowed within our neighborhoods. Pedestrian oriented small (less than 10,000 s.f. of building area per neighborhood) commercial uses may be appropriate where uses are focused on serving the immediate area. Tallman Meadow Community Park serves the greater Parker community as a regional park and houses

	PWSD Public Facilities is proposing a filtration annex to treat drinking water adjacent to the existing well house. Square footage of both PWSD buildings combined is less than 5,000 square feet. Low Density Residential: The Low Density Residential Character Area will consist of an overall gross density of 2.2 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.G Public Services and Facilities 1.G
Staff Analysis	Public services and facilities represent the public's investment in the design, development and delivery of services and programs to the community. These services and facilities are also an investment in our future ability to serve our growing population. PWSD provides potable water distribution, sanitary wastewater collection, and water reuse system services to the Town of Parker (TOP), Lone Tree, Castle Pines, and portions of the unincorporated Douglas County. PWSD is the largest of the Water Districts serving TOP residents. The District has planned for and has the capacity to provide water services to the District's expected population growth through the 'ultimate' build out as described in their 2024 Master Plan Update. The proposed Filtration Annex is consistent with the architectural character of the existing Regional Well House and also fulfills the Town's Development Design Standards. The proposed site amendment to the property is consistent with the Town's Master Plan and the referenced Master Plan Goals and Strategies for Public Services and Facilities.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP) Planning Area 10 of Reata North (Idyllwilde) Development Guild			
Provisions	**Existing/Required**	**Proposed**	**Analysis**
Setbacks	None	Building is located greater than 500' from Hilltop Road and greater than 500' the nearest residential.	☒ Consistent ☐ Inconsistent N/A
Density	None	No residential is proposed as part of this application.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	None	24.65'	☒ Consistent ☐ Inconsistent N/A
Lot Size	None	30.01 acres, 5.01acre easement	☒ Consistent ☐ Inconsistent N/A
Landscaping	Title 13 Municipal Code 13.08.090	This Site Plan includes enhancements to the perimeter landscape screening both the existing and proposed structures from publicly viewable areas to the southeast, as well as a tree mitigation plan.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Not required	Not required	☒ Consistent ☐ Inconsistent N/A
Staff Analysis	The proposed Site Plan Amendment is consistent with the requirements outlined within the Public Facilities zoning district, including setback and height. Reata North Planned Development Planning Area (PA)10 Neighborhood Park setback minimum front, side, and rear is N/A. Development standards in this area conform with the Reata North Annexation Agreement with the Town of Parker Land Use Ordinance concerning the dedication of parks.		

VI. DESIGN REVIEW

This Site Plan includes enhancements to the site perimeter landscape, a tree mitigation plan, and architectural features to the proposed filtration annex that complement the existing building. The continuity between the existing design with the new proposal and the site perimeter landscaping will help keep the visibility of these buildings to a minimum. Four different masonry types are used to break up vertical massing. A stone masonry surrounding the base of the building was added to

extenuate design and achieve compliance with the Town's Development Design Standards. Due to the nature of the filtration process; there are no windows, but darker brick blocks the size of windows have been added on the outward facing facades to contribute to the elevated design of the structure.

VII. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Vehicular access to the site remains unchanged and is from the Tallman Meadows Community Park parking lot west of the park's baseball field. Access is via compressed 8" road base 16' driveway. For the new filtration annex, an additional flat asphalt area was added onsite for parking and unloading of vehicles.

There will be no additional traffic impact. This facility is not visited by or open to the public. There are no proposed changes in operations and maintenance traffic. It is an unmanned facility with PWSD employees visiting the site for maintenance activities only. The improved solium hypochlorite storage in the Annex will result in less frequent trips to the facility by PWSD employees for chemical loading and unloading. PWSD will continue to provide access maintenance to the well house and Filtration Annex complex during snow events.

South Metro Fire and Resue approved the access and noted if any additional buildings are added access needs to be revisited.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Building 20	Advisory Comment - The access road variance request for the site plan amendment SP25-056 has been accepted. The existing access road, originally approved by the authority having jurisdiction in 2018, was determined to be adequate for the previously approved single structure. With the proposed addition of a non-combustible, sprinklered building, we concur with the assessment provided in the letter from South Metro Fire Rescue, which confirms that the existing access road remains sufficient for emergency response operations. Should future development be proposed, any new structures will require re-evaluation of the access road, to ensure compliance with the currently adopted codes and standards at that time.
Centurylink Communications	No Comment
Cherry Creek Basin Water Quality Authority	Advisory Comments: Based on the Authority's current policy, the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72.
Comcast	No comment
Construction Plans - Environmental	Approved

Construction Plans - Civil	Completed
Douglas County Assessor	No comment
Douglas County Planning	No comment
Douglas County Engineering	No comment
Douglas County Planning Services	No Comment
Drainage Report	Completed
South Metro Fire and Rescue	Approved
IREA/CORE	Approved
Plat - Civil	Completed
Public Service Company of Colorado	Completed
Site Plan - Civil	No Comment
Traffic Impact Study	Completed
Tree Conservation Plan	Approved
Construction Plans – Civil	Completed
Idyllwilde Master HOA	No Comment

IX. CONCLUSION

Staff has reviewed the site plan amendment and has determined that it meets the Town's Master Plan, Development Design Standards, as well as all criteria outlined in the LDO. Based on this information, staff recommend Planning Commission recommend that Town Council approve the site plan amendment.

X. RECOMMENDED CONDITIONS

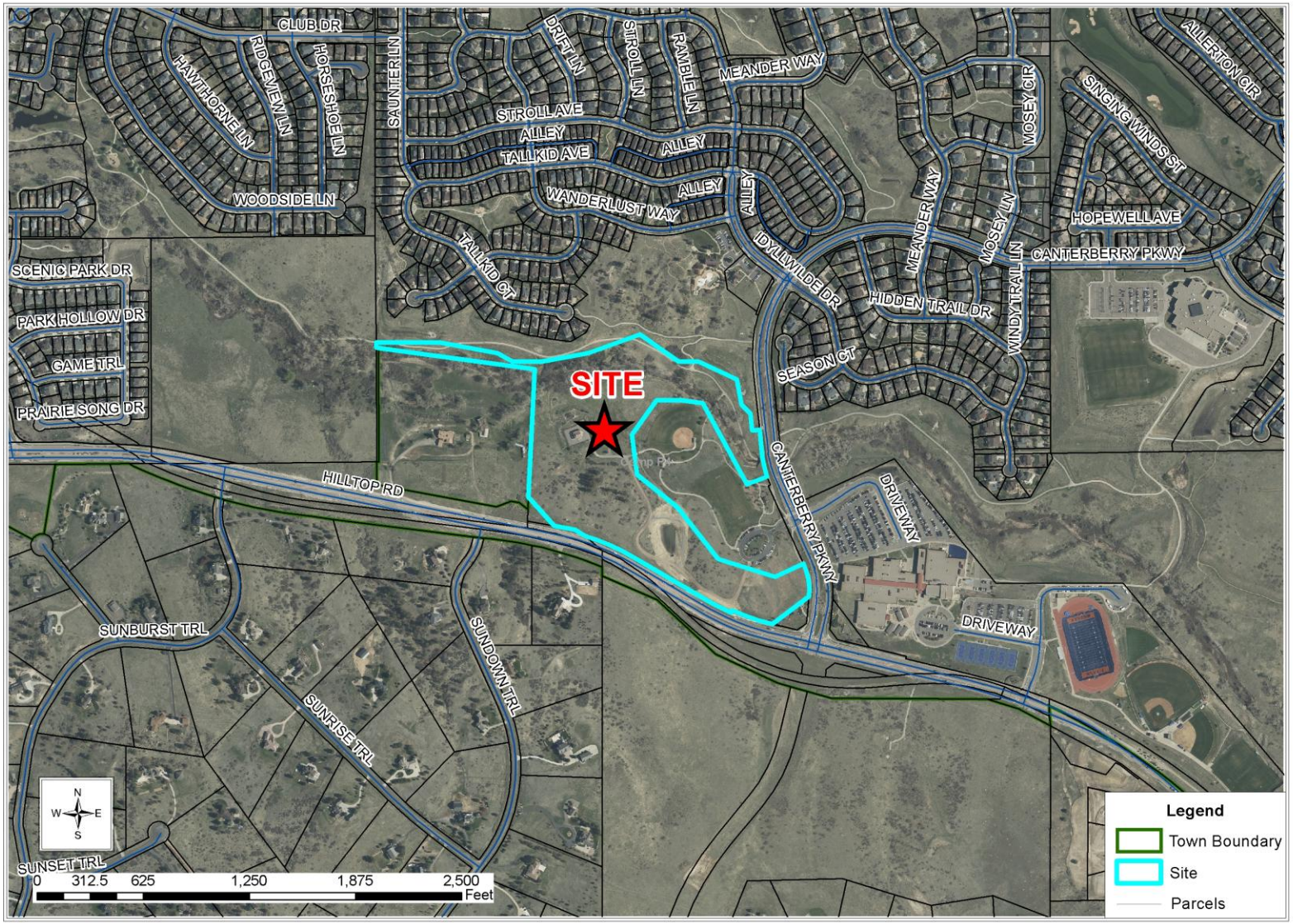
None

XI. ATTACHMENTS

1. Vicinity Map
2. Site Plan

Report Approved By: Bryce Matthews, Assistant Director-Planning

Vicinity Map



REATA NORTH WELL HOUSE MODIFICATIONS

TRACT T REATA NORTH FILING NO. 1
SE 1/4 SECTION 26, TOWNSHIP 6 SOUTH, RANGE 66 WEST
6TH PM DOUGLAS COUNTY, STATE OF COLORADO

JURISDICTIONAL AND UTILITY CONTACTS

TOWN OF PARKER - PLANNING
COMMUNITY DEVELOPMENT DEPARTMENT
20120 EAST MAINSTREET
PARKER, COLORADO 80138
PH: (303) 805-3327
CONTACT: PAUL WORKMAN

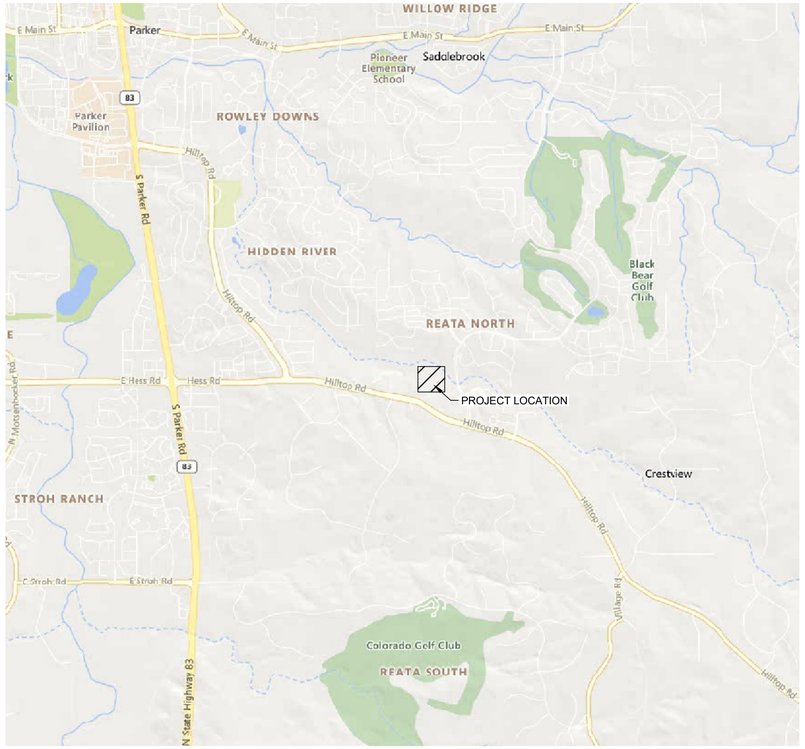
TOWN OF PARKER - ENGINEERING
COMMUNITY DEVELOPMENT DEPARTMENT
20120 EAST MAINSTREET
PARKER, COLORADO 80138
PH: (303) 805-3304
CONTACT: ALEX MESTDAGH

PARKER WATER & SANITATION DISTRICT
ENGINEERING DEPARTMENT
18100 WOODMAN DRIVE
PARKER, COLORADO 80134
PH: (720) 842-4265
CONTACT: DRAYTON SANDERSON

SOUTH METRO FIRE RESCUE
9195 MINERAL AVENUE
CENTENNIAL, COLORADO 80223
PH: (303) 805-3169
CONTACT: RANDY CAPRA

I.R.E.A. (ELECTRIC)
5496 N. U.S. HIGHWAY 85
SEDALIA, COLORADO 80135
PH: (720) 733-5582
CONTACT: REN OSTERWALD

XCEL (GAS)
EN ENGINEERING
9777 PYRAMID COURT, STE. 200
ENGLEWOOD, COLORADO
PH: (303) 416-2435
CONTACT: DANIEL HEFTY



PROJECT TEAM

APPLICANT
13939 ANCESTRY DR
PARKER, CO 80134
(720)842-4239
CONTACT: ALEX SOFRANKO

ENGINEERING & LANDSCAPE ARCHITECTURE
TETRA TECH
1560 BROADWAY, SUITE 1400
DENVER, COLORADO 80202
PH: (303) 931-9368
CONTACT: ADAM RUBIN

SURVEYOR
COBB, FENDLEY & ASSOCIATES
4424 W SAM HOUSTON PKWY N, SUITE 600
HOUSTON, TX 77041
PH: (720) 624-9270
CONTACT: DARREN LEVEILLE

SHEET INDEX

1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS
4	SITE PLAN
5	LAYOUT & ACCESS PLAN
6	UTILITY PLAN
7	LANDSCAPE PLAN
8	LANDSCAPE DETAILS
9	LANDSCAPE TREE CONSERVATION PLAN
10	PHOTOMETRIC PLAN
11	PHOTOMETRIC PLAN
12	BUILDING ELEVATIONS
13	BUILDING ELEVATIONS
14	FIRE PROTECTION PLAN

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
Gross Site Area	218410	100%
• Building Footprint • Parking and Roads (including sidewalks) HARDSCAPE TOTAL	2560 7400	1.2% 3.4% 4.6%
• Planting Area (if applicable, include parking lot islands used for stormwater detention and water quality ponds)	32762	15%

ITEM	DESCRIPTION
Building size: 1 Story	2560 sq. ft. TOTAL
Parking: • Required • Provided	 0 0
ZONING	REATA NORTH PD

ENGINEERING REVIEW 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 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

TETRA TECH
www.tetratech.com
1560 Broadway, Suite 1400
Denver, CO 80202
TEL (303) 825-5999 FAX (303) 825-0642

MARK	DATE	DESCRIPTION	BY

PARKER WATER AND SANITATION DISTRICT
REATA NORTH WELL HOUSE MODIFICATIONS
SITE PLAN

PROJ:	200-326208-22001
DESN:	S.STOREY
DRWN:	S.STOREY
CHKD:	J. BARKER

1

Copyright: Tetra Tech

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REATA NORTH WELL HOUSE MODIFICATIONS

TRACT T REATA NORTH FILING NO. 1
SE 1/4 SECTION 26, TOWNSHIP 6 SOUTH, RANGE 66 WEST
6TH PM DOUGLAS COUNTY, STATE OF COLORADO

STANDARD CONSTRUCTION NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
4. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
3. THE TOWN INSPECTOR SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A TOWN INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE TOWN INSPECTOR'S ABSENCE. HOWEVER, THE TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
4. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER DIRECTOR OF ENGINEERING/PUBLIC WORKS, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
6. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE PERMIT APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
7. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
8. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
9. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
10. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
11. PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
12. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RESTORATION MAY BE REQUIRED TO BE COMPLETED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
13. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
14. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEATH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
15. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
16. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE

ROADWAY NOTES

1. PAVING SHALL NOT COMMENCE UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS APPROVED BY THETOWN OF PARKER AND SUBGRADE COMPACTION TESTS ARE SUBMITTED TO AND APPROVED BY THE TOWN INSPECTOR.
2. STANDARD TOWN OF PARKER CURB RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND ALL "T" INTERSECTIONS IN ACCORDANCE WITH THE LATEST TOWN OF PARKER STANDARDS
3. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
4. ALL ELEVATIONS ARE ON USGS DATUM WITH DATE. RANGE POINT OR MONUMENT SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
5. EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, THE COLORADODEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE COLORADO DEPARTMENT OF HIGHWAYS M AND S STANDARDS, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, LATEST EDITION, SHALL APPLY

STORM DRAINAGE INFRASTRUCTURE NOTES

1. ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDECM), AS AMENDED.
2. THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8 CRS), THE "PROTECTION OF FISHING STREAMS" TITLE 33, ARTICLE 5, CRS), THE "CLEAN WATER ACT" (33 USC 1344), CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72" (5 CCR 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTS PRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP PLAN. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
3. INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER ENGINEERING DEPARTMENT (PUBLIC WORKS) TO SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATERS, RIPRAP, GROUTED BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN. URBAN DRAINAGE AND FLOOD CONTROL DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION).
4. STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03. STRUCTURAL BACKFILL (CDOT CLASS 2) SHALL CONFORM TO CDOT STANDARD SPECIFICATION 203.07. AT THE CONTRACTOR'S OPTION, STRUCTURAL BACKFILL (SQUEEGEE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM, MAY BE SUBSTITUTED FOR STRUCTURE BACKFILL (CLASS 1) OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUBGRADE ELEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS:
   - 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE (MANHOLES, INLETS, ETC)
   - 1 TEST EVERY 200 LF OF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
7. ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02.
8. ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLE FLUSH. AVERAGE JOINT GAP THAT EXCEEDS ½ INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
9. JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
10. EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS AND STRUCTURES. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
11. CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
12. PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
13. TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
15. ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
16. CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.
17. PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

SIGNAGE AND STRIPING NOTES

1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M AND S STANDARDS.
2. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
3. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
4. TYPE III (LIGHTED) BARRICADES SHALL BE SET AT THE ENDS OF ROADWAYS SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER. A "ROAD CLOSED AHEAD" AND "TO BE EXTENDED" WARNING SIGNSSHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
5. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
6. WHERE STOP SIGN CONTROL IS APPROPRIATE, 36 INCH STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.
7. A 7 FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM THE BOTTOM OF THE SIGN PANEL TO THE GROUND. THIS REQUIREMENT FOR VERTICAL CLEARANCE IS FOR ALL SIGNS.
8. DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
9. RAISED MEDIAN ISLAND NOSES SHALL HAVE R4-7 SIGNS AT EACH END AND A 4"X12" HIGH INTENSITY YELLOW SIGN BLANK LOCATED MIDWAY BETWEEN THE R4-7 SIGN AND FINISHED GRADE ON EACH POST.
10. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO THE INITIATION OF ANY WARRANTY PERIOD, THE TOWN OF PARKER RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING, OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT CONDITIONS WARRANT SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKINGS SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
11. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL USE HIGH INTENSITY GRADE SHEETING. NO FLUORESCENT YELLOW GREEN SHEETING SHALL BE USED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF PARKER.
12. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES. ARTERIAL AND COLLECTOR STREET NAME SIGNS SHALL BE 9 INCH BLADES AND HAVE MIXED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6 INCHES BLADES WITH MIXED CASE LETTERING.
13. ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
14. ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
15. CROSSWALKS: SHALL BE CONSTRUCTED USING PREFORMED THERMO-PLASTIC OR AN APPROVED EQUAL.SHALL BE LONGITUDINAL 2 FEET BY 10 FEET (CONTINENTAL) TYPE OR OTHER APPROVED BY THE TOWN OF PARKER.SHALL LINE UP WITH HANDICAP RAMPS. SHALL BE CENTERED WITHIN LANES AND PLACED ON LANE AND CURB LINES SO AS TO AVOID VEHICLE WHEEL PATHS.
16. ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) SHALL BE AS FOLLOWS:FOR CONCRETE SURFACE: LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER. WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMEDTHERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED. (SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS.)FOR ASPHALT SURFACE:LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), METHYL-MYTHACRALATE, OR AS SPECIFIED.
17. INSPECTION AND APPROVAL OF STRIPING AND CROSSWALK LAYOUT TO BE DONE BY TOWN OF PARKER DEVELOPMENT REVIEW ENGINEER (CALL 303-840-9546) PRIOR TO APPLICATION OF FINAL STRIPING.

ENGINEERING REVIEW 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 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

TETRA TECH
www.tetratech.com
1560 Broadway, Suite 1400
Denver, CO 80202
TEL (303) 825-5999 FAX (303) 825-0642

MARK	DATE	DESCRIPTION	BY

PARKER WATER AND SANITATION DISTRICT
REATA NORTH WELL HOUSE MODIFICATIONS

GENERAL NOTES

PROJ:	200-326208-22001
DESN:	S. STOREY
DRWN:	S. STOREY
CHKD:	J. BARKER

2

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REATA NORTH WELL HOUSE MODIFICATIONS

TRACT T REATA NORTH FILING NO. 1
SE 1/4 SECTION 26, TOWNSHIP 6 SOUTH, RANGE 66 WEST
6TH PM DOUGLAS COUNTY, STATE OF COLORADO

TRACT T
REATA NORTH FILING NO.1
REC. NO. 2003146594

WELL SITE EASEMENT
RECEPTION NO. 2005052122

PROTECT EXISTING HEADWALL DURING CONSTRUCTION
REMOVE AND RELOCATE RIPRAP
EXISTING TOP OF POND
EXISTING BOTTOM OF POND
DETENTION POND OUTLET PIPE
DETENTION POND
12' PINE
12' PINE
EXISTING WELL
#109
#110
6" RW (DI)
UE
W
REMOVE EXISTING FENCE
DEMO 2.5" DEAD TREE
DEMO 3" DEAD TREE
#114
UNDERGROUND WATER PIPES (TYP.)
ELECTRIC MANHOLE
ELEC
UE
ASPHALT PARKING LOT
REMOVE AND REPLACE EXISTING CONCRETE SIDEWALK
#116
x 86.23 FF
86.22 FFx
REATA WELL HOUSE
86.30 FFx
CONCRETE
EQUIPMENT
REMOVE BOLLARD (TYP.)
REMOVE AND REPLACE ASPHALT PAVEMENT
12' PINE
EXISTING CHAIN LINK FENCE
DEMO 12' PINE TREES
CONCRETE PAN
DEMO 4' OAK MULTI
APPROXIMATE LOCATION OF 20" FINISH WATER PIPELINE PER RECORD DRAWING DATED NOV. 2017
ASPHALT PARKING LOT
EXISTING FIRE HYDRANT
SAWCUT EXISTING ASPHALT PAVEMENT (TYP.)
APPROXIMATE LOCATION OF 20" FINISH WATER PIPELINE PER RECORD DRAWING DATED NOV. 2017
PROTECT STORM INLET DURING CONSTRUCTION (TYP.)
FO
WATER VALVE
LID: 6085.34
TOP NUT: (2.84') 6082.50
4" LOCUST MULTI
7' PINE
ASPHALT ROAD
DIRT ROAD
APPROXIMATE LOCATION OF 20" DI WATER LINE PER RECORD DRAWING DATED NOV. 2017
TRANS
WATER MANHOLE
RIM: 6089.54
BOT VAULT: (10.13') 6079.41
TOP PIPE: (9.67') 6079.87
6" FW (DI)
14' PINE
#108
CONCRETE PAN
CONCRETE PAN
#105
#113
#325
#402
#40
WATER MANHOLE
RIM: 6099.61
BOT VAULT: (10.85') 6088.76
TOP PIPE: (9.10') 6090.51
WATER VALVE LID: 6089.41
TOP NUT: (4.80') 6084.61
30' WATER EASEMENT
RECEPTION 8802924
20' ACCESS EASEMENT
RECEPTION NO 2018048290
DIRT ROAD

SURVEY CONTROL

LAND CORNERS:

PNT	NORTHING	EASTING	DESCRIPTION
325	1605359.34	3215302.47	SOUTHWEST QUARTER SECTION 25 - AXLE

FOUND PROPERTY PINS:

PNT	NORTHING	EASTING	DESCRIPTION
402	1605501.41	3215484.05	2" ALUMINUM CAP STAMPED PWSD EASEMENT PLS 28286
404	1605361.77	3215501.45	2" ALUMINUM CAP STAMPED PWSD EASEMENT PLS 28286

SITE CONTROL:

PNT	NORTHING	EASTING	ELEVATION	DESCRIPTION
105	1605389.12	3215181.32	6089.50	1" BRASS PLUG STAMPED TRUE NORTH CP#
108	1605402.57	3215025.84	6092.66	NAIL WITH CROSS AND PLASTIC WASHER
109	1605609.23	3215074.21	6082.59	MACHINE CUT CROSS ON CONCRETE
110	1605616.90	3215231.13	6084.27	8" PK SURVEY SPIKE WITH PLASTIC WASHER
113	1605371.72	3215278.64	6086.84	MACHINE CUT CROSS
114	1605572.14	3215205.08	6085.44	PK NAIL IN ASPHALT
116	1605525.70	3215087.23	6085.60	PK NAIL IN ASPHALT

GENERAL SURVEY NOTES:

1. BASIS OF BEARINGS: (GRID NAD 83) BEARINGS ARE BASED UPON THE SURVEY CONTROL LINE BETWEEN SURVEY CONTROL POINT #111 AND #110 AS DESCRIBED HEREON. SAID LINE BEARS N 62°49'39" W, A DISTANCE OF 439.58 FEET PER COLORADO STATE PLANE COORDINATES.
2. ALL DIMENSIONS ARE SHOWN IN U.S. SURVEY FEET. BEARINGS ARE SHOWN AS DEGREES, MINUTES AND SECONDS.
3. HORIZONTAL DATUM (STATE PLANE COORDINATES COLORADO CENTRAL AT GRID NAD 83 - TRIMBLE VRS).
4. BASIS OF ELEVATIONS: ELEVATIONS ARE BASED UPON DOUGLAS COUNTY GIS CONTROL DC 1.069050. ELEVATION = 6129.93 NAVD 88.

NOTES:

1. CONTRACTOR SHALL CONTACT TOWN OF PARKER BEFORE ANY WORK SHALL COMMENCE.
2. CONTRACTOR SHALL INSTALL INITIAL BMPS SHOWN ON GESC PLANS AND OBTAIN APPROVAL FROM THE DOUGLAS COUNTY INSPECTOR PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
3. THE LOCATIONS OF THE EXISTING SITE UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON FIELD LOCATIONS AS SURVEYED AND DRAWINGS SUPPLIED BY THE OWNER. THE EXACT LOCATIONS MAY VARY FROM WHAT IS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL LOCATE AND EXPOSE ANY UTILITIES IMPACTED BY CONSTRUCTION ACTIVITIES AND VERIFY EXACT LOCATION, ELEVATION, SIZE, AND MATERIAL TYPE AND REPORT TO THE OWNER. THE INFORMATION SHALL BE INCLUDED IN THE PROJECT SUBMITTAL FOR THE SPECIFIC UTILITY.
4. FEATURES THAT WILL REMAIN IN SERVICE, SUCH AS TRANSFORMERS, VALVES, AND AIR RELEASE VALVES, NEAR THE CONSTRUCTION AREA SHALL BE PROTECTED BY TRAFFIC BARRIER OR SIMILAR FEATURE.
5. ALL RIPRAP IN GRADING AREA TO BE REMOVED, STOCKPILED AND REUSED. EXCESS MATERIAL TO BE PLACED ALONG EXISTING PAN OUTLETS.

LEGEND

REMOVE ASPHALT
REMOVE CONCRETE

N

0 10' 20' 40'
SCALE: 1" = 20'

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Denver, CO 80202
TEL (303) 825-5999 FAX (303) 825-0642

MARK	DATE	DESCRIPTION	BY

PARKER WATER AND SANITATION DISTRICT
REATA NORTH WELL HOUSE MODIFICATIONS
EXISTING CONDITIONS

PROJ:	200-326208-22001
DESN:	S. STOREY
DRWN:	S. STOREY
CHKD:	J. BARKER

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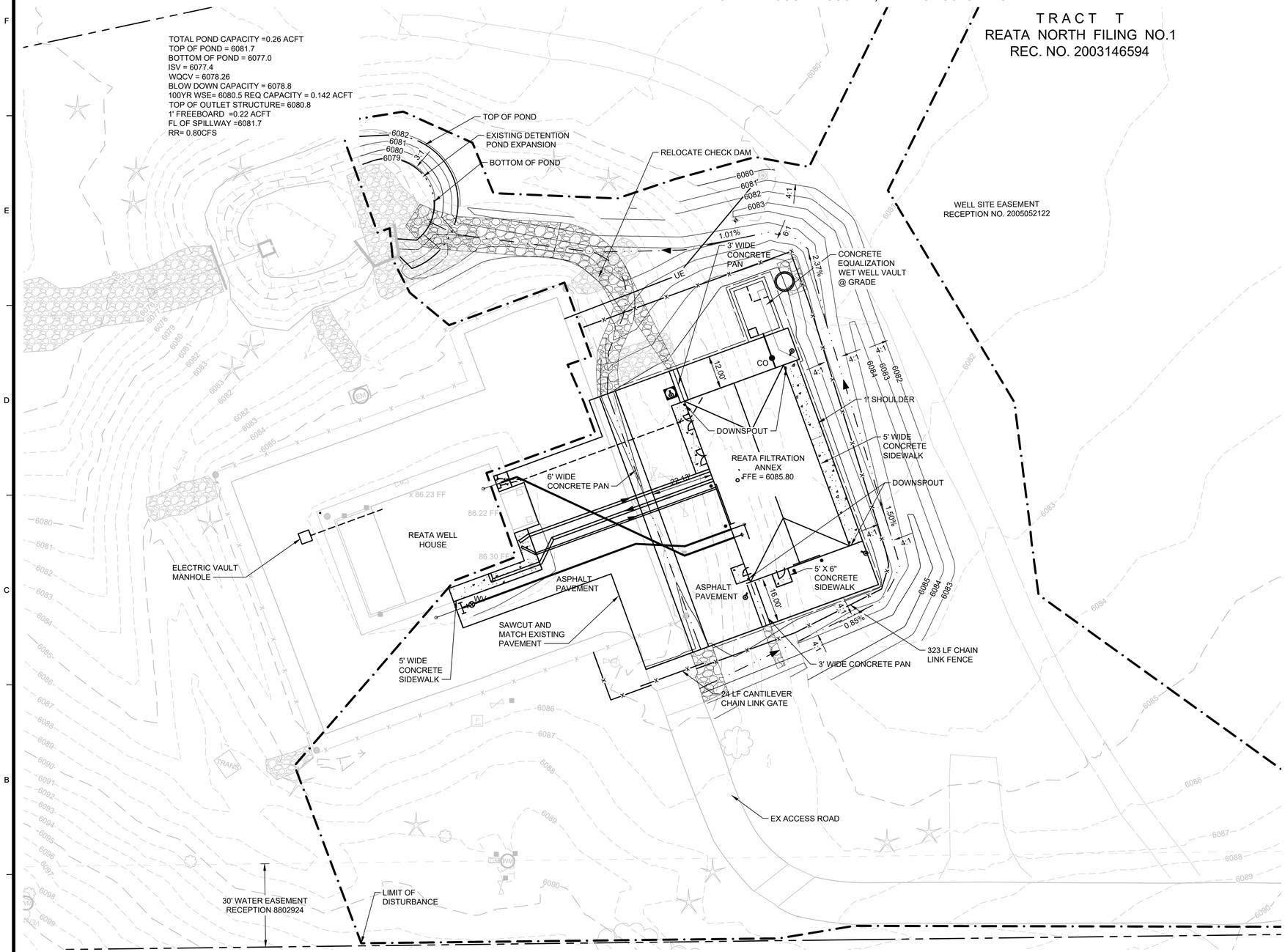
REATA NORTH WELL HOUSE MODIFICATIONS

TRACT T REATA NORTH FILING NO. 1
SE 1/4 SECTION 26, TOWNSHIP 6 SOUTH, RANGE 66 WEST
6TH PM DOUGLAS COUNTY, STATE OF COLORADO



CIVIL LEGEND

EXISTING:

- SANITARY SEWER LINE
- WATER LINE
- WATER LINE NOT SURVEYED
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- FIBER OPTIC LINE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- SEWER MANHOLE
- WATER VALVE
- WATER MANHOLE
- FIRE HYDRANT
- FIBER OPTIC VAULT
- IRRIGATION
- WATER WELL
- SIGN
- BOLLARD
- SURVEY CONTROL POINTS
- FENCE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL PAVEMENT
- EXISTING ASPHALT
- EXISTING RIPRAP
- SILT FENCE
- MINOR CONTOUR
- MAJOR CONTOUR
- SPOT ELEVATION
- DITCH CENTERLINE
- TREES
- SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE

PROPOSED:

- SEWER MANHOLE
- SEWER CLEANOUT
- WATER VALVE
- HYDRANT
- FLARED END - RCP
- ASPHALT
- CONTOUR MAJOR
- CONTOUR MINOR
- WATER
- STORM SEWER
- SEWER (GRAVITY)
- FENCE
- DITCH CENTERLINE
- ELECTRIC

NOTES:

1. ALL AREAS DISTURBED DURING CONSTRUCTION NOT PAVED, PLANTED, OR OTHERWISE CONSTRUCTED SHALL BE RESTORED WITH AN APPROVED NATIVE GRASS MIX. SEE CBMP DRAWINGS AND SPECIFICATION FOR REQUIREMENTS.
2. SETBACK REQUIREMENTS DO NOT APPLY TO THE UTILITY EASEMENT GRANTED FOR THIS DEVELOPMENT. PROPERTY LINES ARE NOT LOCATED NEAR THE EXTENTS OF THIS EASEMENT.
3. ALL FIRE LANE SIGNING SHALL BE RED ON WHITE SIGNAGE.
4. REFER TO LANDSCAPE PLAN FOR CONTOUR INFORMATION

0 10' 20' 40'
SCALE: 1" = 20'

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MARK	DATE	DESCRIPTION	BY

PARKER WATER AND SANITATION DISTRICT
REATA NORTH WELL HOUSE MODIFICATIONS

SITE PLAN

PROJ:	200-326208-22001
DESN:	S. STOREY
DRWN:	S. STOREY
CHKD:	J. BARKER

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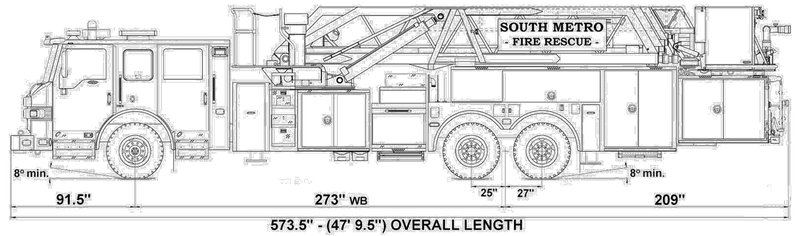
REATA NORTH WELL HOUSE MODIFICATIONS

TRACT T REATA NORTH FILING NO. 1
SE 1/4 SECTION 26, TOWNSHIP 6 SOUTH, RANGE 66 WEST
6TH PM DOUGLAS COUNTY, STATE OF COLORADO

EMERGENCY ACCESS PLAN

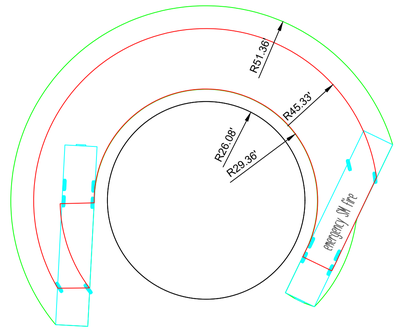
SCALE: 1" = 20'

VEHICLE SPECIFICATIONS are provided for the largest apparatus in use by South Metro Fire Rescue. Fire Apparatus Access Roads shall be capable of accommodating this apparatus.



Vehicle Specifications

Length: 47’ 9.5”
Width: 8’ 5” - (10’ 1” mirror to mirror)
Height: 10’ 9”
Wheelbase: 273 in.
Design load: 80,000 pounds
Inside Cramp Angle: 40°
Axle Track: 83”
Wheel Offset: 5.3”
Tread Width: 13.5”



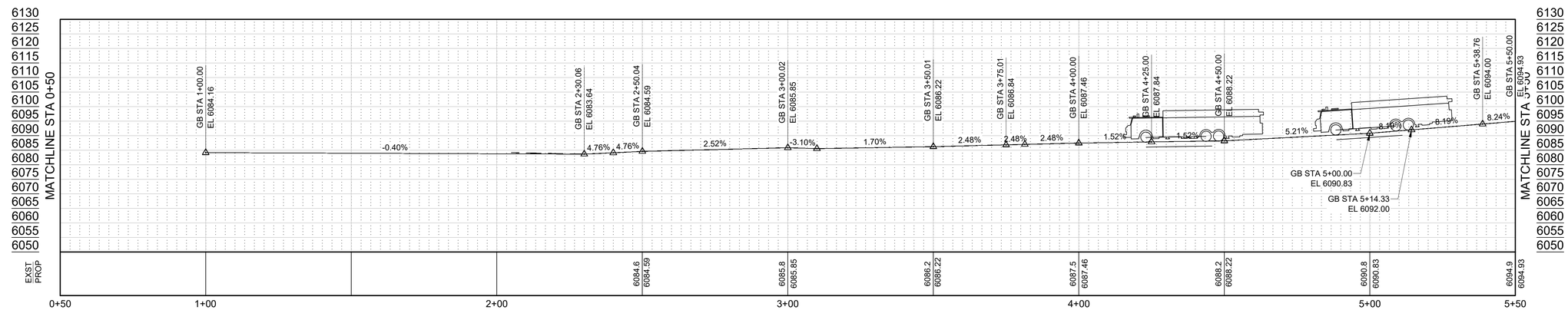
Turning Radii:

Inside Turn: 26 ft. 1 in.
Curb to curb: 41 ft. 11 in.
Wall to wall: 46 ft. 8 in.

WALL TO WALL RADIUS AT 5 MPH = 51.4'
INSIDE TURN RADIUS AT 5 MPH = 29.4'

EMERGENCY VEHICLE WHEEL TRACK

SCALE: 1" = 20'



EMERGENCY ACCESS PROFILE

SCALE: 1" = 20'

0 10' 20' 40'
SCALE: 1" = 20'

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MARK	DATE	DESCRIPTION	BY

PARKER WATER AND SANITATION DISTRICT
REATA NORTH WELL HOUSE MODIFICATIONS

LAYOUT & ACCESS PLAN

PROJ:	200-326208-22001
DESN:	S. STOREY
DRWN:	S. STOREY
CHKD:	J. BARKER

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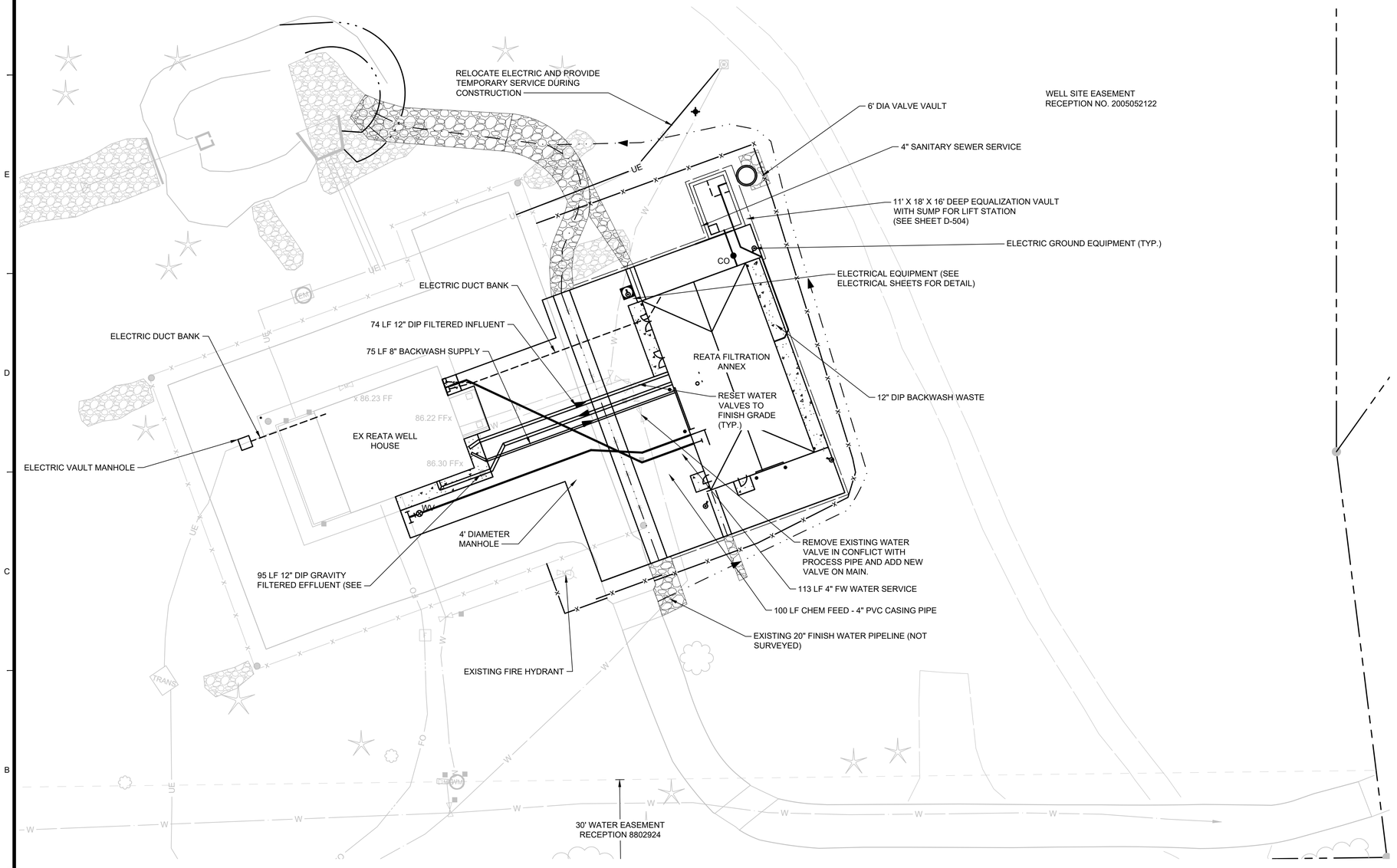
REATA NORTH WELL HOUSE MODIFICATIONS

TRACT T REATA NORTH FILING NO. 1
SE 1/4 SECTION 26, TOWNSHIP 6 SOUTH, RANGE 66 WEST
6TH PM DOUGLAS COUNTY, STATE OF COLORADO



CIVIL LEGEND

EXISTING:

- SANITARY SEWER LINE
- WATER LINE
- WATER LINE NOT SURVEYED
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- FIBER OPTIC LINE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- SEWER MANHOLE
- WATER VALVE
- WATER MANHOLE
- FIRE HYDRANT
- FIBER OPTIC VAULT
- IRRIGATION
- WATER WELL
- SIGN
- BOLLARD
- SURVEY CONTROL POINTS
- FENCE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL PAVEMENT
- EXISTING ASPHALT
- EXISTING RIPRAP
- SILT FENCE
- MINOR CONTOUR
- MAJOR CONTOUR
- SPOT ELEVATION
- DITCH CENTERLINE
- TREES
- SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE

PROPOSED:

- SEWER MANHOLE
- SEWER CLEANOUT
- WATER VALVE
- HYDRANT
- FLARED END - RCP
- ASPHALT
- CONTOUR MAJOR
- CONTOUR MINOR
- WATER
- STORM SEWER
- SEWER (GRAVITY)
- FENCE
- DITCH CENTERLINE
- ELECTRIC

NOTES:

1. ALL BENDS, PLUGS, REDUCERS, AND FIRE HYDRANTS TO BE RODDED OR MEGA-LUGGED. ALL FITTINGS SHALL BE WRAPPED PER PWSD MATERIALS SPECIFICATIONS.
2. ALL BENDS, TEES FIRE HYDRANTS, BLOW-OFFS, AND PLUGS AT DEAD END MAINS SHALL BE PROTECTED FROM THRUST WITH CONCRETE THRUST BLOCKS PER DETAIL, UNLESS OTHERWISE NOTED ON PLAN AND PROFILES.
3. THE OMISSION OF ANY CURRENT PWSD STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT. THE WORK SHALL BE PERFORMED IN CONFORMANCE WITH CURRENT PWSD STANDARD SPECIFICATIONS AND DETAILS.
4. THERE SHALL BE A MINIMUM COVER OF 4.5 FEET OVER ALL WATER MAINS.
5. FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 "DRY BARREL FIRE HYDRANTS" PIPE HYDRANTS ASSEMBLIES PER PWSD SPECIFICATIONS.
6. CONTRACTOR SHALL PROVIDE SIGNED AND SEALED DRAWINGS BY ENGINEER FOR ALL STORM, OVERFLOW AND SANITARY MANHOLES AND VAULTS PRIOR TO CONSTRUCTION.
7. ALL RELOCATED RAW WATER LINES WILL NEED TO BE TESTED INDEPENDENTLY BEFORE CONNECTION TO EXISTING RAW WATER LINES.
8. EXISTING GRAVEL ROAD IMPACTED BY UTILITY INSTALLATION SHALL BE RESTORED PER DETAIL 3/C-504. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
9. 1/2" ID FLEXIBLE PVC PIPING ON 4" PVC CONTAINMENT PIPE.

FIRE FLOW INFORMATION:

- FIRE SPRINKLER: BUILDING IS SPRINKLERED. NO FIRE FLOW REDUCTION WAS APPLIED.
- CONSTRUCTION TYPE: TYPE II-B
- BUILDING FLOOR AREA: 2560 SQ. FT.
- FIRE FLOW REQUIRED: 1,500 GPM FOR A DURATION OF 2 HOURS
- 2021 INTERNATIONAL FIRE CODE

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.)

N

0 10' 20' 40'
SCALE: 1" = 20'

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MARK	DATE	DESCRIPTION	BY

PARKER WATER AND SANITATION DISTRICT
REATA NORTH WELL HOUSE MODIFICATIONS

UTILITY PLAN

PROJ:	200-326208-22001
DESN:	S. STOREY
DRWN:	S. STOREY
CHKD:	J. BARKER

6

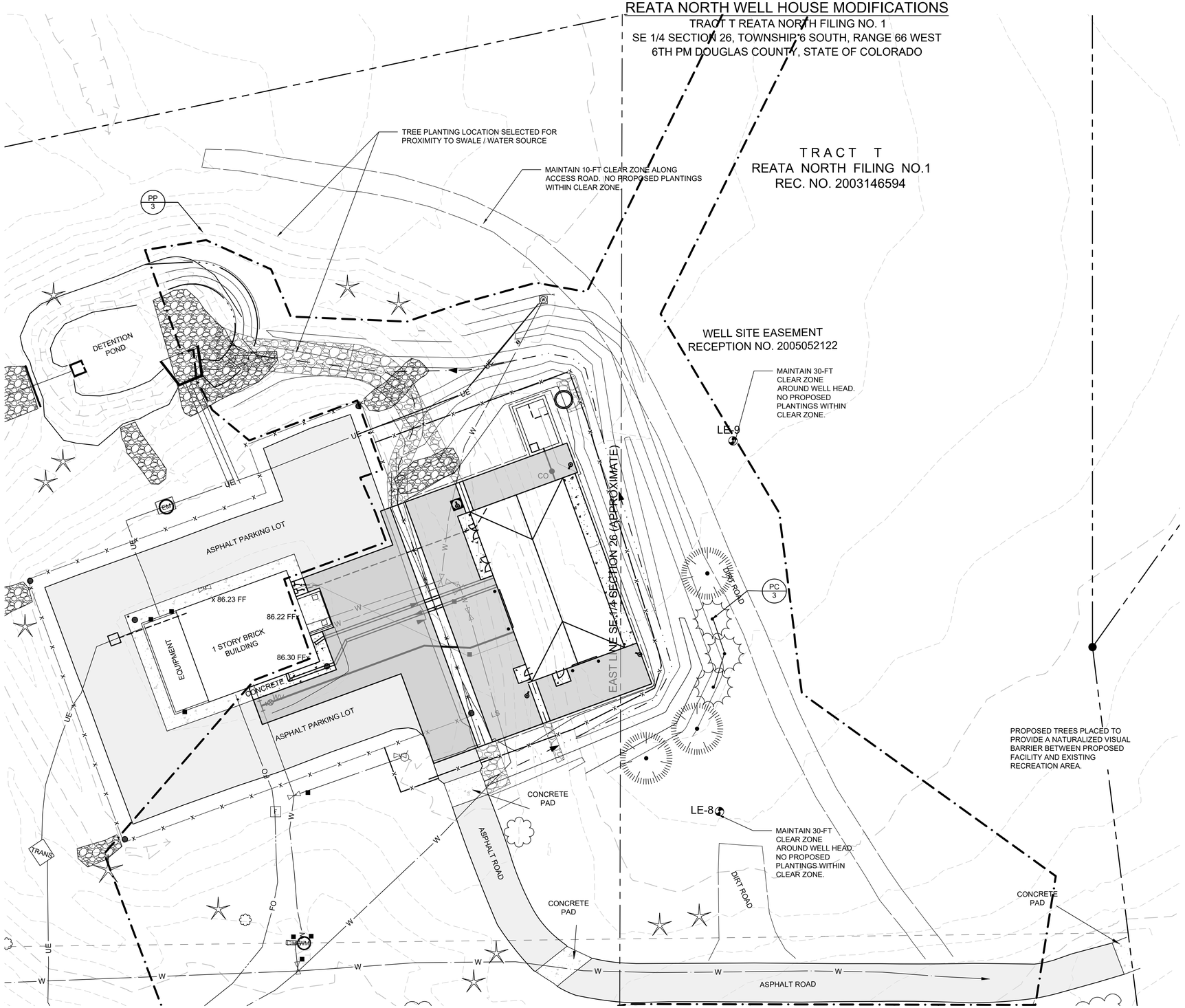
Copyright: Tetra Tech

Bar Measures 1 inch, otherwise drawing not to scale

9/18/2025 9:47:06 AM - O:\PROJECTS\DENVER\326208\200-326208-22001\CAD\SHEETFILES\REATA NORTH\PSA\UTILITY PLAN.DWG - STOREY, SCOTT

REATA NORTH WELL HOUSE MODIFICATIONS

TRACT T REATA NORTH FILING NO. 1
SE 1/4 SECTION 26, TOWNSHIP 6 SOUTH, RANGE 66 WEST
6TH PM DOUGLAS COUNTY, STATE OF COLORADO



NOTES:

1. ALL AREAS AND/OR ITEMS DISTURBED DURING CONSTRUCTION WHICH ARE OUTSIDE OF THE DESIGNATED CONSTRUCTION LIMITS SHALL BE REPAIRED OR REPLACED TO A CONDITION EQUAL TO OR BETTER THAN EXISTED PRIOR TO CONSTRUCTION ACTIVITIES.
2. THE CONTRACTOR SHALL FIELD STAKE LOCATIONS OF ALL PROPOSED LANDSCAPE MATERIAL FOR REVIEW BY PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST LOCATIONS OF PLANT MATERIAL PRIOR TO INSTALLATION.
3. REFER TO PLANTING SCHEDULE ON SHEET L-501 FOR PLANT IDENTIFICATION AND PLANTING REQUIREMENTS. REFER TO SPECIFICATIONS FOR INSTALLATION, MAINTENANCE AND GUARANTEE REQUIREMENTS.
4. CONTRACTOR SHALL COORDINATE INSTALLATION OF PLANT MATERIAL WITH ALL OTHER TRADES.
5. ALL DISTURBED AREA WITHIN THE LIMITS OF CONSTRUCTION NOT PAVED, PLANTED OR OTHERWISE CONSTRUCTED SHALL BE RESTORED WITH 4" OF TOPSOIL, GRASS SEED AND MULCH PER SPECIFICATIONS.

LANDSCAPE REQUIREMENTS:

SITE ZONING: PLANNED DEVELOPMENT

REQUIRED LANDSCAPE AREAS: 1 TREE AND 5 SHRUBS PER 1,500 SQUARE FEET OF AREA NOT COVERED BY BUILDING OR REQUIRED PARKING AREA.

PROVIDED: 6 TREES (EVERGREEN)

JUSTIFICATION: QUANTITIES REDUCED PER INSTALLATION CONSTRAINTS:
- NO IRRIGATION
- UTILITY, ACCESS, AND MAINTENANCE CLEARANCES AROUND WELLHEAD, BUILDING, DRAINAGE SWALE, AND ACCESS DRIVE.

PLANTING DESIGN NOTES:

1. PLANTINGS ARE ARRANGED TO PROVIDE A NATURALIZED VISUAL BARRIER BETWEEN THE RECREATION AREA / PARK AND THE PROPOSED BUILDING / FACILITY.
2. PLANTINGS ARE PLACED TO AVOID THE WELL HEAD AND ACCESS ROUTES.
3. PROPOSED PLANTINGS ARE LOCATED TO TAKE ADVANTAGE OF MOISTURE IN THE PROPOSED DRAINAGE SWALE AROUND THE BUILDING.
4. PLANT SPECIES ARE SELECTED FROM THE TOWN OF PARKER'S RECOMMENDED PLANT LIST. ALL SPECIES ARE LISTED UNDER 'XERIC' FOR LOW WATER REQUIREMENTS.
5. ALL PLANTINGS WILL REQUIRE CONSISTENT WATERING DURING THE INITIAL GROWING SEASON. THIS IS NECESSARY FOR THE PLANTS TO SURVIVE AND ESTABLISH. NO IRRIGATION SYSTEM IS PROPOSED FOR THIS DESIGN.
6. WATERING REQUIREMENTS WILL REDUCE DURING THE SECOND GROWING SEASON. ONCE THE PLANTS ARE ESTABLISHED, CONTINUED WATERING IS NOT EXPECTED TO BE REQUIRED.

PLANTING SYMBOL LEGEND

NS — KEY NAME
1 — QUANTITY

PLANTING LEGEND

TREES, EVERGREEN	CODE	BOTANICAL NAME	COMMON NAME
	PC	*PICEA PUNGENS*	COLORADO SPRUCE
	PP	*PINUS PONDEROSA*	PONDEROSA PINE

SCALE: 1" = 20'

TETRA TECH
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PRELIMINARY

NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION	BY
0	06/15/22	30% DESIGN	DDGD
1	09/15/22	60% DESIGN	DDGD

PARKER WATER AND SANITATION DISTRICT
REATA NORTH WELL HOUSE MODIFICATIONS

LANDSCAPE PLAN

PROJ:	200-326208-22001
DESN:	E. CORMIER
DRWN:	
CHKD:	E. CORMIER

7

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Bar Measures 1 inch, otherwise drawing not to scale

REATA NORTH WELL HOUSE MODIFICATIONS

TRACT T REATA NORTH FILING NO. 1
SE 1/4 SECTION 26, TOWNSHIP 6 SOUTH, RANGE 66 WEST
6TH PM DOUGLAS COUNTY, STATE OF COLORADO

PLANTING DESIGN NOTES:

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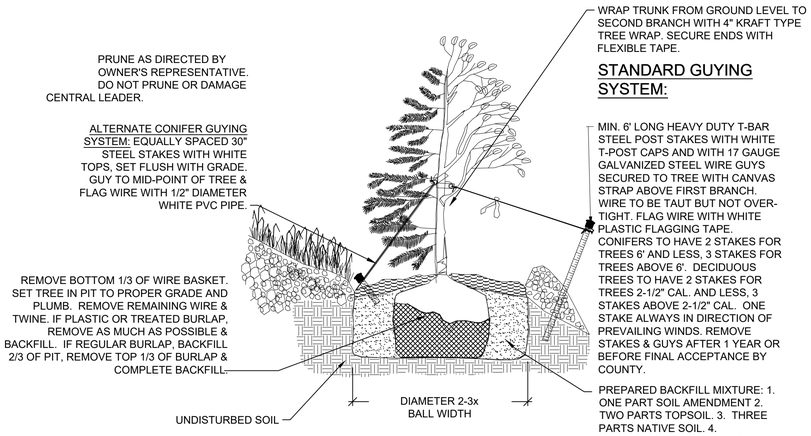


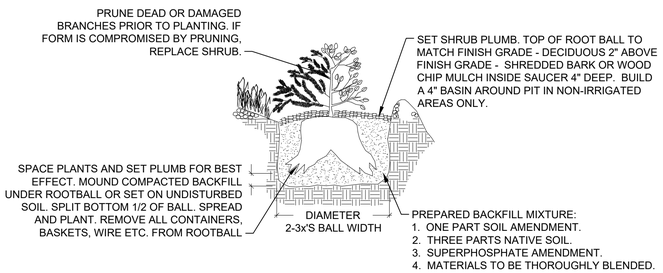
NOTE:

1. SET ROOT BALL OF ALL TREES 2" ABOVE GRADE IN NON-IRRIGATED AREAS. MODIFY IF SOIL CONDITIONS PER COUNTY STANDARDS. INSTALL A 5" HIGH BERM AROUND TREES TO CREATE A WATERING BASIN. LEAVE BERM & MULCH IN NON-IRRIGATED AREAS.

1 – TREE PLANTING DETAIL
SCALE: NTS

PLANTING SCHEDULE

TREES, EVERGREEN	CODE	BOTANICAL NAME	COMMON NAME	SIZE		QTY	MATURE HEIGHT/WIDTH	HABITAT
	PC	*PICEA PUNGENS*	COLORADO SPRUCE	6' HT.		3	HEIGHT: 60' WIDTH: 30'	WELL DRAINED, SANDY SOILS. MOIST SITES.
	PP	*PINUS PONDEROSA*	PONDEROSA PINE	6' HT.		3	HEIGHT: 60' WIDTH: 30'	DRY, NUTRIENT POOR SOILS. WITH ROCKY MOUNTAIN JUNIPER AND SPRUCE.



2 – SHRUB PLANTING DETAIL
SCALE: NTS

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PRELIMINARY

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MARK	DATE	DESCRIPTION	BY
0	06/15/22	30% DESIGN	DDGD
1	09/15/22	60% DESIGN	DDGD

PARKER WATER AND SANITATION DISTRICT
REATA NORTH WELL HOUSE MODIFICATIONS

LANDSCAPE DETAILS

PROJ:	200-326208-22001
DESN:	E. CORMIER
DRWN:	
CHKD:	E. CORMIER

8

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Bar Measures 1 inch, otherwise drawing not to scale

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REATA NORTH WELL HOUSE MODIFICATIONS

TRACT T REATA NORTH FILING NO. 1
SE 1/4 SECTION 26, TOWNSHIP 6 SOUTH, RANGE 66 WEST
6TH PM DOUGLAS COUNTY, STATE OF COLORADO

ARBORIST VALUATION OF TREES TO BE REMOVED

Tree #	Preserve / Remove	Common name	Trunk Diameter inches	Condition Percent	Functional Limitation Percent	External Limitation Percent	Appraisal $100	Appraisal $10
27	Remove	Ponderosa pine	10	64	80	100	2800	$ 2,820
28	Remove	Ponderosa pine	7	64	60	100	1500	$ 1,510
29	Remove	Ponderosa pine	8.5	72	60	100	2000	$ 2,010
30	Remove	English oak	4.8	74	90	100	0	N/A
N/A	Remove	Hackberry	2	N/A	N/A	N/A	N/A	N/A
N/A	Remove	Hackberry	2	N/A	N/A	N/A	N/A	N/A
Note: Arborist valuation performed by SavATree Consulting Group, September 2025.						Totals:	$ 6,300	$ 6,340

THE SIX NEW TREES (3 PICEA PUNGENS/COLORADO SPRUCE AT 6 FT AND 3 PINUS PONDEROSA/PONDERA PINES AT 6 FT) WILL BE USED TOWARD THE TREE REPLACEMENT VALUE. OWNER WILL PAY FOR THE DIFFERENCE NOT COVERED BY REPLACEMENT TREES.

TRACT T
REATA NORTH FILING NO
REC. NO. 2003146594

WELL SITE EASEMENT
RECEPTION NO. 2005052122

EAST LINE SE 1/4 SECTION 26 (APPROXIMATE)

TREE REMOVALS

TREE	QUANTITY EXISTING WITHIN PROPERTY BOUNDARY	QUANTITY PROPOSED TO REMOVE	QUANTITY PROPOSE TO CONSERVE
DECIDUOUS TREE	9	3	6
EVERGREEN TREE	18	3	15
TOTALS:	27	6	21

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DETENTION POND
ASPHALT PARKING LOT
1 STORY BRICK BUILDING
EQUIPMENT
86.23 FF
86.22 FF
86.30 FF
CONCRETE
ASPHALT PARKING LOT
TRANS
ASPHALT ROAD
CONCRETE PAD
CONCRETE PAD
DIRT ROAD
DIRT ROAD
ASPHALT ROAD
LE-9
LE-8
PC 3
REMOVE TREE, DECIDUOUS (QTY 2) (HACKBERRY, 2" DBH)
REMOVE TREES, EVERGREEN (QTY 3)
REMOVE TREE, DECIDUOUS (QTY 1) (ENGLISH OAK, 4.8" DBH)
SEMENT
. 8802924

SCALE: 1" = 20'

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0	06/15/22	30% DESIGN	DDGD
1	09/15/22	60% DESIGN	DDGD

PARKER WATER AND SANITATION DISTRICT
REATA NORTH WELL HOUSE MODIFICATIONS

TREE CONSERVATION PLAN

PROJ: 200-326208-22001
DESN: E. CORMIER
DRWN:
CHKD: E. CORMIER

9

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Bar Measures 1 inch, otherwise drawing not to scale

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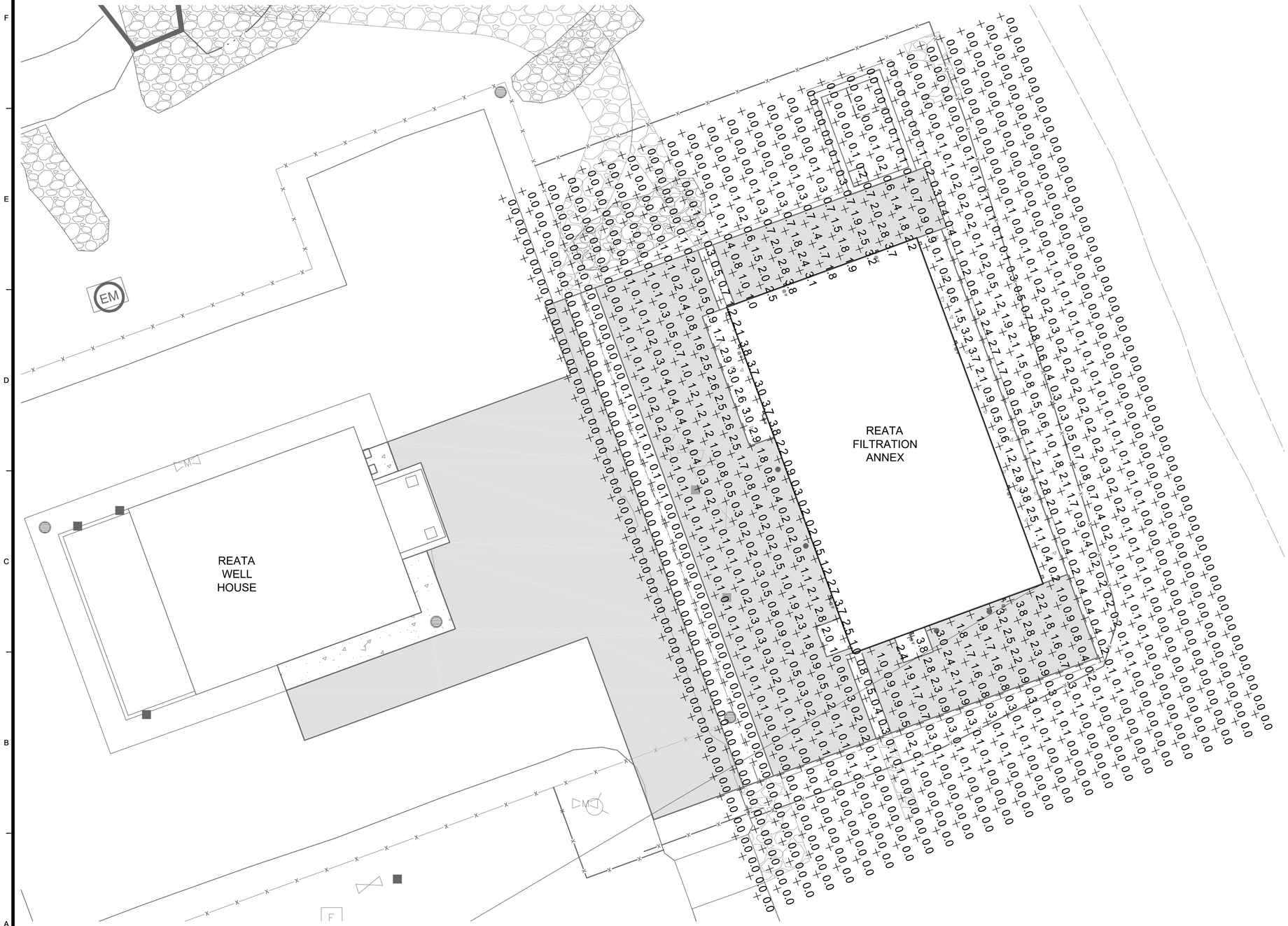
REATA NORTH WELL HOUSE MODIFICATIONS

TRACT T REATA NORTH FILING NO. 1
SE 1/4 SECTION 26, TOWNSHIP 6 SOUTH, RANGE 66 WEST
6TH PM DOUGLAS COUNTY, STATE OF COLORADO



NOTE:

1. THE VALUES SHOWN ARE FOOT-CANDLE AT GROUND LEVEL.

N

0 5' 10' 20'
SCALE: 1" = 10'

Bar Measures 1 inch, otherwise drawing not to scale

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PRELIMINARY

NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION	BY

PARKER WATER AND SANITATION DISTRICT
REATA NORTH WELL HOUSE MODIFICATIONS

PHOTOMETRIC PLAN

PROJ:	200-326208-22001
DESN:	D. PHAN
DRWN:	D. PHAN
CHKD:	W.T. MOORE

10
Sheet

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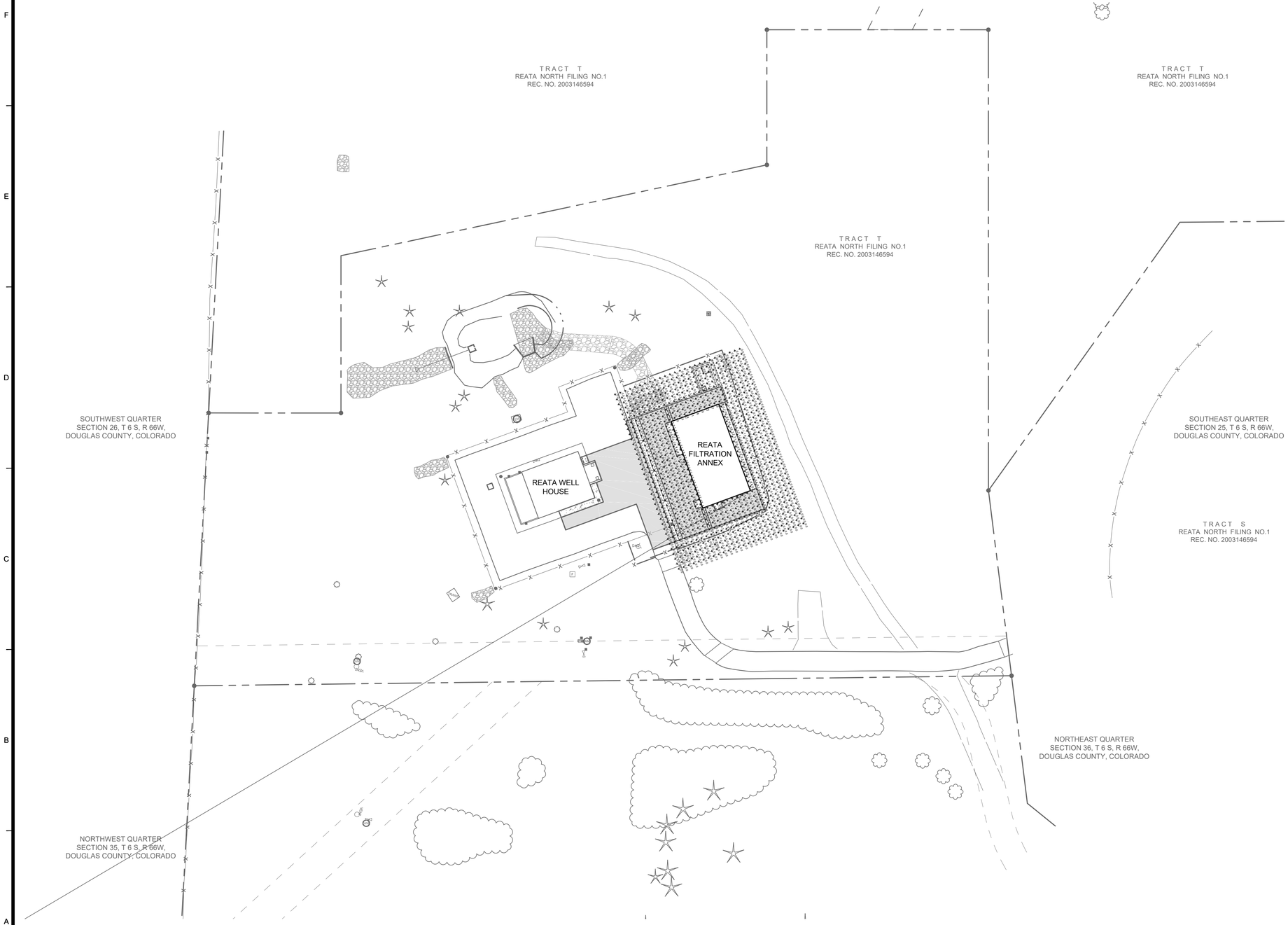
REATA NORTH WELL HOUSE MODIFICATIONS

TRACT T REATA NORTH FILING NO. 1
SE 1/4 SECTION 26, TOWNSHIP 6 SOUTH, RANGE 66 WEST
6TH PM DOUGLAS COUNTY, STATE OF COLORADO



NOTE:

1. THE VALUES SHOWN ARE FOOT-CANDLE AT GROUND LEVEL.

0 20' 40' 80'
SCALE: 1" = 40'

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PRELIMINARY

NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION	BY

PARKER WATER AND SANITATION DISTRICT
REATA NORTH WELL HOUSE MODIFICATIONS

PHOTOMETRIC PLAN

PROJ:	200-326208-22001
DESN:	D. PHAN
DRWN:	D. PHAN
CHKD:	W.T. MOORE

11
Sheet

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Bar Measures 1 inch, otherwise drawing not to scale

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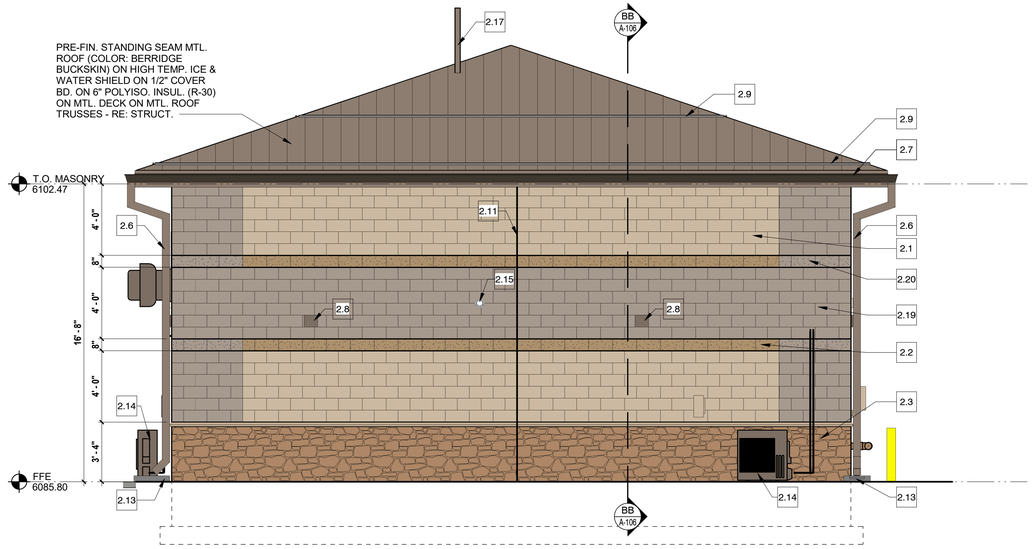
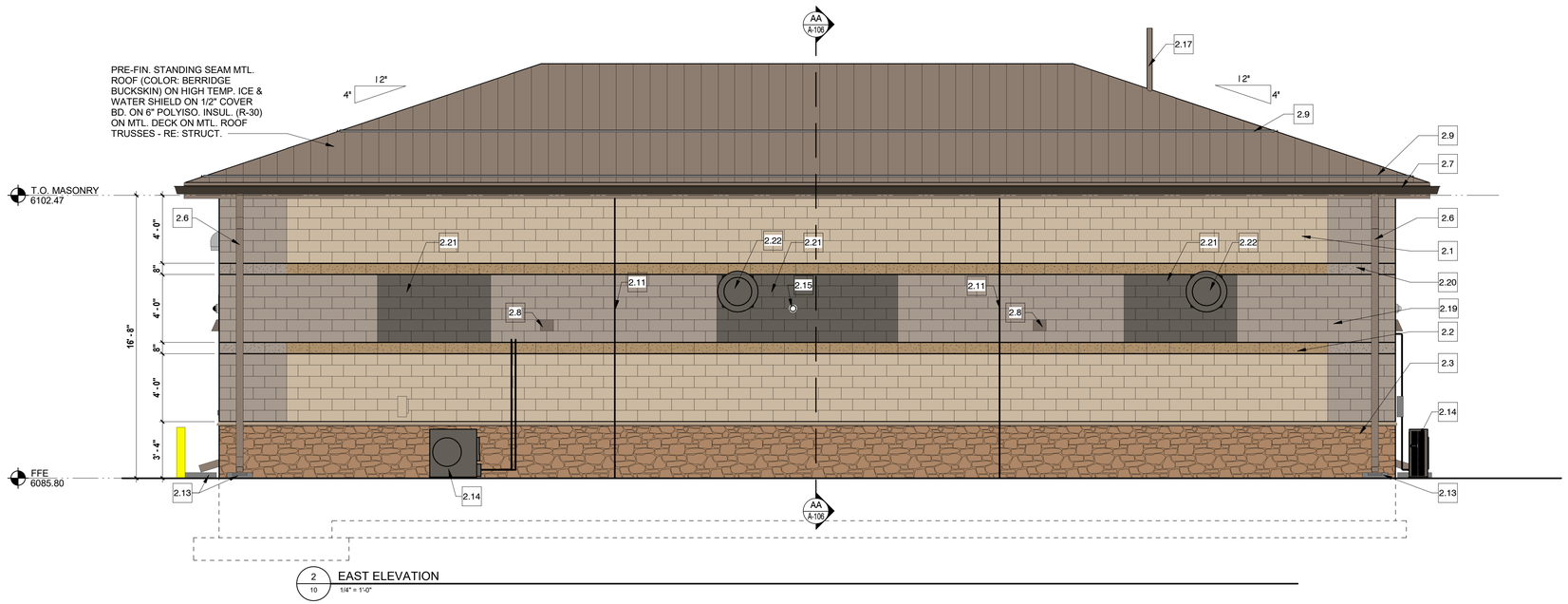
REATA NORTH WELL HOUSE MODIFICATIONS

TRACT T REATA NORTH FILING NO. 1
SE 1/4 SECTION 26, TOWNSHIP 6 SOUTH, RANGE 66 WEST
6TH PM DOUGLAS COUNTY, STATE OF COLORADO



1/10 NORTH ELEVATION
1/4" = 1'-0"



2/10 EAST ELEVATION
1/4" = 1'-0"

Keynote Legend - Elevations

2.1	CMU-1, 4" TH. SMOOTH FACE, CMU VENEER, SEAL. BASALITE 722WR
2.2	CMU-2, 4" TH. SPLIT FACE CMU VENEER, SEAL. BASALITE 635WR
2.3	1" THICK ADHERED STONE MASONRY VENEER - SUNSET STONE, GEORGIA BROWN LEDGE
2.4	INSULATED COILING OVERHEAD DOOR, SW 9098 BAKED COOKIE
2.5	INSULATED PRE-FIN. H.M. DOOR IN H.M. FRAME, SW 9098 BAKED COOKIE
2.6	PRE-FIN. MTL. 5" x 5" DOWNSPOUT WITH ELBOW - SEMI OPEN FACE, BERRIDGE BUCKSKIN. DISCHARGE TO GRADE - RE: CIVIL
2.7	PRE-FIN. MTL. 7" SEAMLESS GUTTER, BERRIDGE BUCKSKIN - SLOPED 1/8" PER FT. TO D.S. LOCATION
2.8	LED WALL PACK - RE: ELECT. MOUNT 9'-0" A.F.F. - BRONZE
2.9	SNOW RAIL GUARD - PRE-FINISHED COLOR TO MATCH ROOF
2.10	BOLLARD - SAFETY YELLOW
2.11	VENEER CONTROL JOINT
2.12	FIRE DEPT. KNOX BOX - VERIFY FINAL LOCATION WITH SMFRD - BRONZE
2.13	CONCRETE SPLASH BLOCK
2.14	MECHANICAL EQUIPMENT - RE: MECH. - PAINT TO MATCH WALL
2.15	SURVEILLANCE CAMERA MOUNT 10'-0" A.F.F. - RE: ELEC.
2.16	LOUVER - RE: MECH. - PAINT TO MATCH WALL
2.17	PLUMBING VENT - RE: PLUMBING - PAINT TO MATCH ROOF
2.18	ALUMINUM SIGNAGE - NFPA 704 & CHEMICAL WARNING
2.19	CMU-1, 4" TH. GROUND FACE, CMU VENEER, SEAL. BASALITE 870WR
2.20	CMU-2, 4" TH. SPLIT FACE CMU VENEER, SEAL. BASALITE 870WR
2.21	CMU-2, 4" TH. SMOOTH FACE CMU VENEER, SEAL. BASALITE 807WR
2.22	FAN - RE: MECH. - PAINT TO MATCH WALL

TETRA TECH
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Denver, CO 80202
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Eidos ARCHITECTS
5400 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Phone: 720.200.0630

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MARK	DATE	DESCRIPTION	BY
	09-05-25	SITE PLAN APPLICATION REVISIONS	LH
	09-10-25	SITE PLAN APPLICATION REVISIONS	LH

PARKER WATER AND SANITATION DISTRICT
REATA NORTH WELL HOUSE MODIFICATIONS

EXTERIOR ELEVATIONS 1

PROJ:	200-326208-22001
DESN:	MR
DRWN:	MR
CHKD:	LH

12

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4/4/2025 1:44:05 PM - P:\22013-PWSD REATA & REGIONAL WELLHOUSES\DWGS\LINKED FILES\G-BS-22X34VTSPA REATA.DWG - MICHELLE RUBIO

REATA NORTH WELL HOUSE MODIFICATIONS

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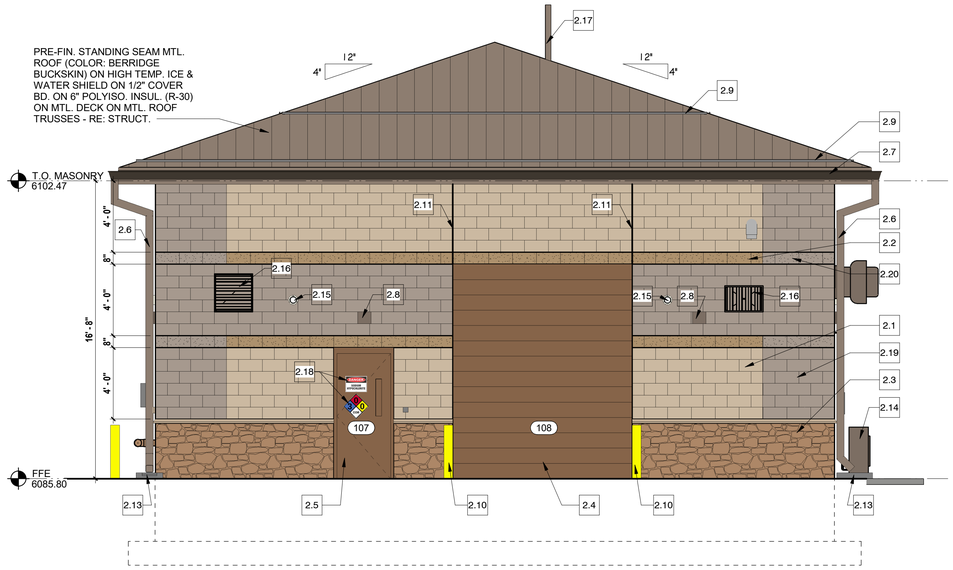
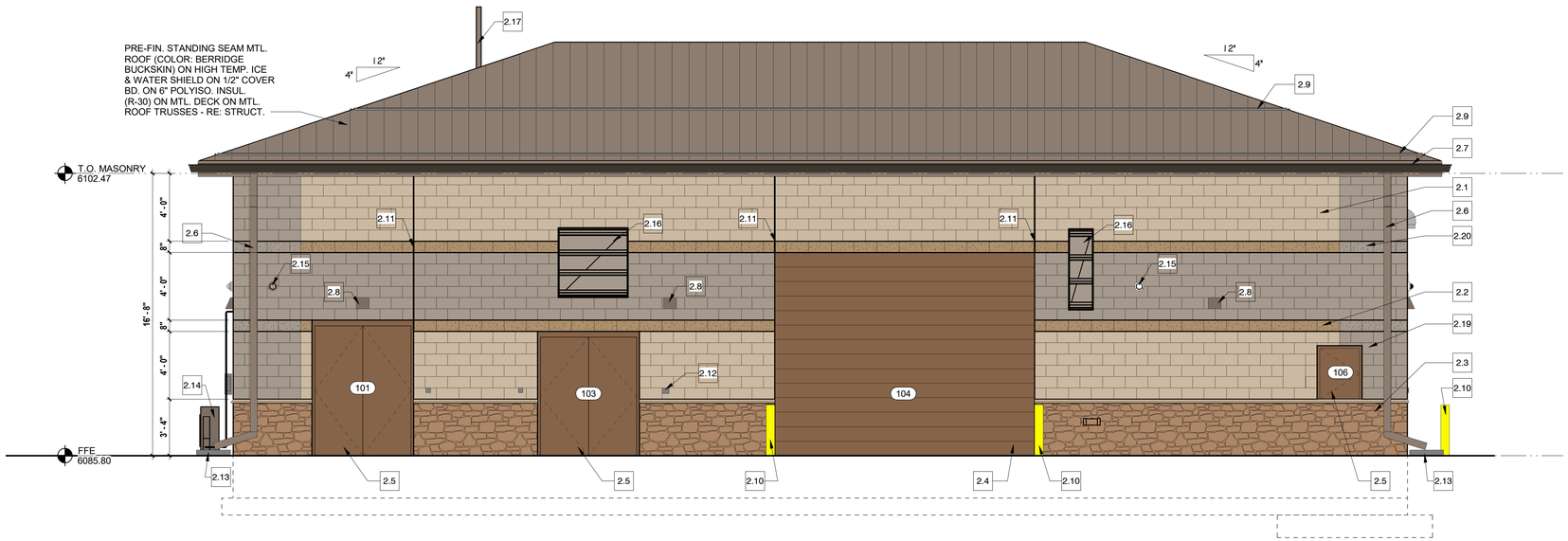


1 / 11 SOUTH ELEVATION
1/4" = 1'-0"



2 / 11 WEST ELEVATION
1/4" = 1'-0"

Keynote Legend - Elevations

2.1	CMU-1, 4" TH. SMOOTH FACE, CMU VENEER, SEAL. BASALITE 722WR
2.2	CMU-2, 4" TH. SPLIT FACE CMU VENEER, SEAL. BASALITE 635WR
2.3	1" THICK ADHERED STONE MASONRY VENEER - SUNSET STONE, GEORGIA BROWN LEDGE
2.4	INSULATED COILING OVERHEAD DOOR, SW 9098 BAKED COOKIE
2.5	INSULATED PRE-FIN. H.M. DOOR IN H.M. FRAME, SW 9098 BAKED COOKIE
2.6	PRE-FIN. MTL. 5" x 5" DOWNSPOUT WITH ELBOW - SEMI OPEN FACE, BERRIDGE BUCKSKIN. DISCHARGE TO GRADE - RE: CIVIL
2.7	PRE-FIN. MTL. 7" SEAMLESS GUTTER, BERRIDGE BUCKSKIN - SLOPED 1/8" PER FT. TO D.S. LOCATION
2.8	LED WALL PACK - RE: ELECT. MOUNT 9'-0" A.F.F. - BRONZE
2.9	SNOW RAIL GUARD - PRE-FINISHED COLOR TO MATCH ROOF
2.10	BOLLARD - SAFETY YELLOW
2.11	VENEER CONTROL JOINT
2.12	FIRE DEPT. KNOX BOX - VERIFY FINAL LOCATION WITH SMFRD - BRONZE
2.13	CONCRETE SPLASH BLOCK
2.14	MECHANICAL EQUIPMENT - RE: MECH. - PAINT TO MATCH WALL
2.15	SURVEILLANCE CAMERA MOUNT 10'-0" A.F.F. - RE: ELEC.
2.16	LOUVER - RE: MECH. - PAINT TO MATCH WALL
2.17	PLUMBING VENT - RE: PLUMBING - PAINT TO MATCH ROOF
2.18	ALUMINUM SIGNAGE - NFPA 704 & CHEMICAL WARNING
2.19	CMU-1, 4" TH. GROUND FACE, CMU VENEER, SEAL. BASALITE 870WR
2.20	CMU-2, 4" TH. SPLIT FACE CMU VENEER, SEAL. BASALITE 870WR
2.21	CMU-2, 4" TH. SMOOTH FACE CMU VENEER, SEAL. BASALITE 807WR
2.22	FAN - RE: MECH. - PAINT TO MATCH WALL

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5400 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
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MARK	DATE	DESCRIPTION	BY
	06-05-25	SITE PLAN APPLICATION REVISIONS	LH
	09-10-25	SITE PLAN APPLICATION REVISIONS	LH

PARKER WATER AND SANITATION DISTRICT
REATA NORTH WELL HOUSE MODIFICATIONS

EXTERIOR ELEVATIONS 2

PROJ:	200-326208-22001
DESN:	MR
DRWN:	MR
CHKD:	LH

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Bar Measures 1 inch, otherwise drawing not to scale

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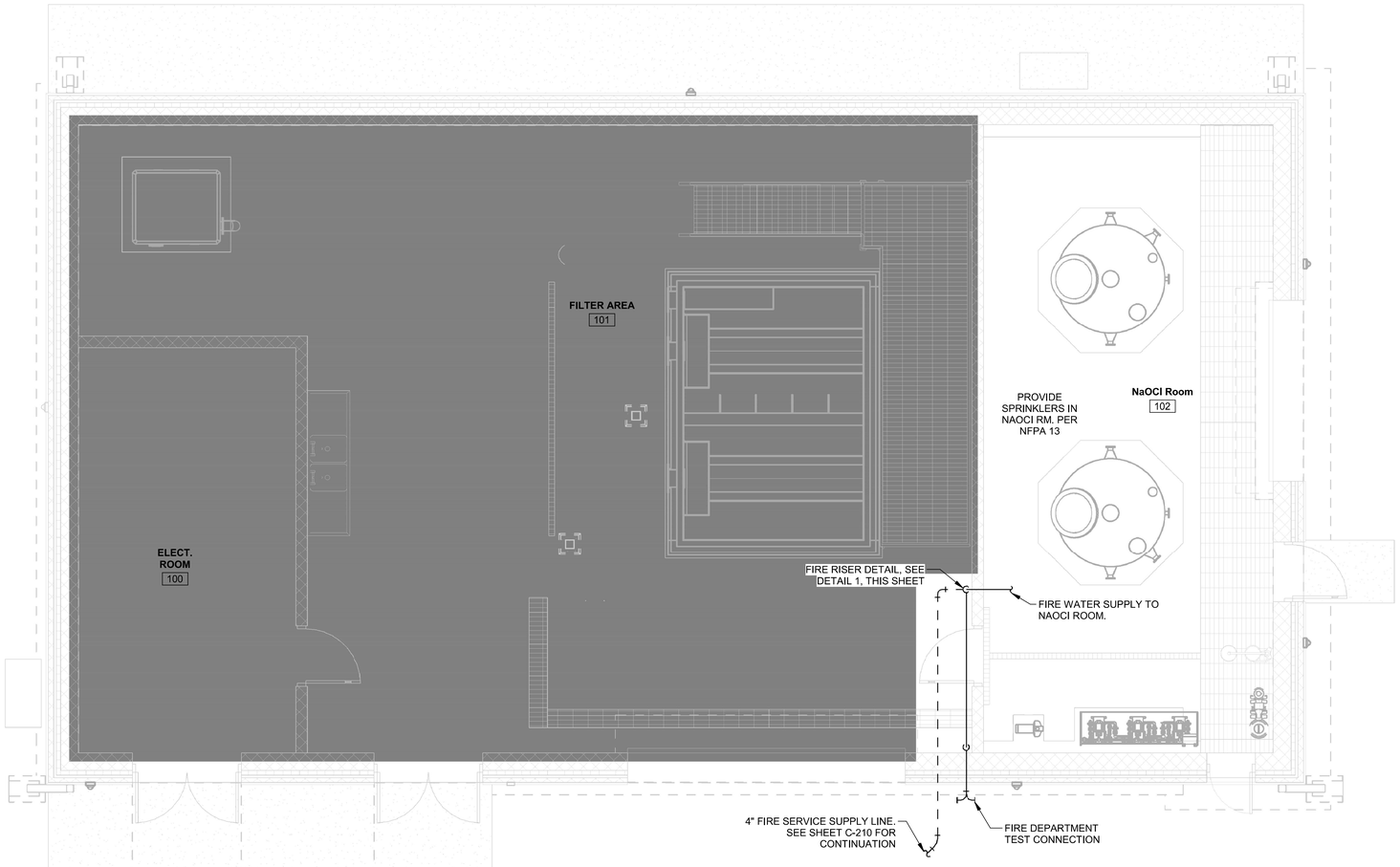
FIRE PROTECTION			
ZONE4	**NFPA 13 CLASSIFICATION**	**DENSITY**	**TYPE**
NaOCl ROOM	ORDINARY HAZARD GROUP 1	0.15 GPM/SF PER NFPA 13	WET

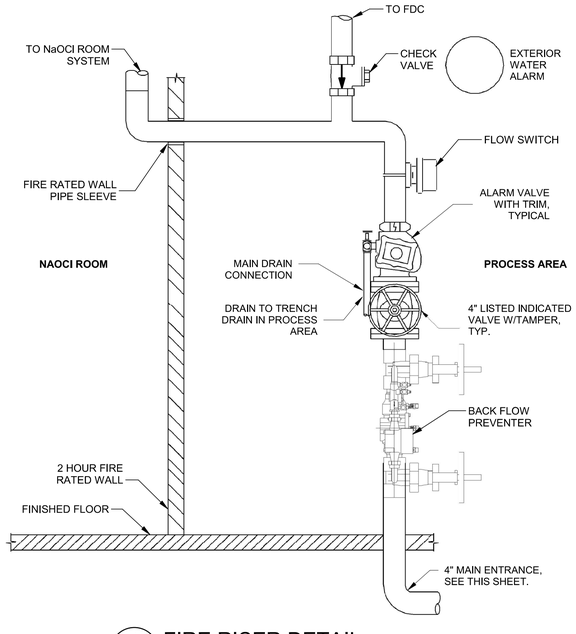
NOTES:

1. CONTRACTOR TO PERFORM RF TEST AFTER CONSTRUCTION OF BUILDING IS COMPLETE TO DETERMINE IF A BI-DIRECTIONAL AMPLIFIER IS REQUIRED AS PART OF THE EMERGENCY RESPONDER SIGNAL ENHANCEMENT SYSTEM.
2. ONLY PROVIDE SPRINKLERS TO THE NON-SHADED AREA ON THIS PLAN.
3. THIS DRAWING IS A DEFERRED APPROVAL BY THE SOUTH METRO FIRE MARSHAL. FOR REFERENCE ONLY. FINAL SOUTH METRO MARSHAL APPROVAL SHALL BE FOR CONTRACTOR SUBMITTED SHOP DRAWINGS.
4. SPRINKLER SYSTEM SHALL BE DESIGNED BY LICENSED FIRE PROTECTION ENGINEER.
5. SPRINKLER DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 13, 2019 EDITION AND APPROVED BY THE SOUTH METRO FIRE MARSHAL.
6. KEEP MINIMUM OF 3' CLEARANCE AROUND SPRINKLER RISER AND ANY EQUIPMENT.
7. SPRINKLER SYSTEM DESIGNER/CONTRACTOR SHALL PERFORM RESIDUAL PRESSURE TEST ON FIRE MAIN FOR SIZING OF SPRINKLER SYSTEM
8. INSTALLATION OF THE FIRE SPRINKLER SYSTEM SHALL NOT BE STARTED UNTIL COMPLETE PLANS AND SPECIFICATIONS (INCLUDING WATER SUPPLY INFORMATION AND TYPE OF EXISTING SYSTEM, IF ANY) HAVE BEEN APPROVED BY THE SOUTH METRO FIRE MARSHAL. AT VARIOUS STAGES AND UPON COMPLETION, THE SYSTEM SHALL BE TESTED IN THE PRESENCE OF THE SOUTH METRO FIRE MARSHAL.
9. A MINIMUM OF 72 HOURS NOTICE IS REQUIRED FOR ANY TESTING AND/OR INSPECTION.
10. ANY DISCREPENCIES BETWEEN THE DRAWINGS AND THE CODE OR RECOGNIZED STANDARDS SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR OF RECORD.
11. STANDPIPE SYSTEM SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 EDITION OF NFPA 14. STANDARD FOR THE INSTALLATION OF STANDPIPES AND HOSE SYSTEMS. INSTALLATION OF THE STANDPIPE SYSTEM SHALL NOT BY STARTED UNTIL COMPLETE PLANS AND SPECIFICATIONS (INCLUDING WATER SUPPLY INFORMATION AND TYPE OF EXISTING SYSTEM, IF ANY) HAVE BEEN APPROVED BY THE COUNTY FIRE MARSHAL.
12. A CABINET WITH A STOCK OF SPARE SPRINKLERS AND SPECIAL SPRINKLER WRENCH SHALL BE PROVIDED. LOCATION OF THE CABINET NUMBER AND TYPE OF SPRINKLERS SHALL CONFORM TO THE 2019 EDITION OF NFPA 13 SECTION 6.2.9.
13. A STAMPED SET OF APPROVED AUTOMATIC FIRE SPRINKLER DRAWINGS SHALL BE ON THE JOB SITE AND USED FOR INSTALLATION. ANY DEVIATION FROM THE APPROVED PLANS, INCLUDING THE SUBSTITUTION OF COMPONENTS, SHALL BE APPROVED BY THE SOUTH METRO FIRE MARSHAL.
14. THE INSTALLING CONTRACTOR SHALL IDENTIFY A HYDRAULICALLY DESIGNED SPRINKLER SYSTEM WITH A PERMANENTLY MARKED WEATHERPROOF METAL OR RIGID PLASTIC SIGN SECURED WITH CORROSION RESISTANT WIRE, CHAIN, OR OTHER APPROVED MEANS. PRE-ACTION VALVE, OR DELUGE VALVE SUPPLYING THE CORRESPONDING HYDRAULICALLY DESIGNED AREA. THE AREA SHALL INCLUDE THE FOLLOWING INFORMATION.
    - 12.1 LOCATION OF THE DESIGN AREA OR AREAS.
    - 12.2 DISCHARGE DENSITIES OVER THE DESIGN AREA OR AREAS.
    - 12.3 REQUIRED FLOW AND RESIDUAL PRESSURE DEMAND AT THE BASE OF THE RISER.
    - 12.4 HOSE STREAM DEMAND INCLUDED IS ADDITION TO THE SPRINKLER DEMAND.
    - 12.5 2019 EDITION OF NFPA 13 25.4.1 AND 24.5.2.



FIRE PROTECTION PLAN

SCALE: 1/4" = 1'-0"



1 M-102 FIRE RISER DETAIL

SCALE: 12" = 1'-0"

4' 0' 4' 8'

SCALE: 1/4" = 1'-0"

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100% DESIGN

NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION	BY
1	06/15/22	30% DESIGN	
2	09/15/22	60% DESIGN	
3	06/20/25	100% DESIGN	

PARKER WATER AND SANITATION DISTRICT

REATA NORTH WELLHOUSE MODIFICATIONS

FIRE PROTECTION PLAN

PROJ:	200-326208-22001
DESN:	T. BURNETT
DRWN:	T. BURNETT
CHKD:	L. RAMIREZ

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Bar measures 1 inch, otherwise drawing is not to scale