

# HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

## LOT 2, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

### A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

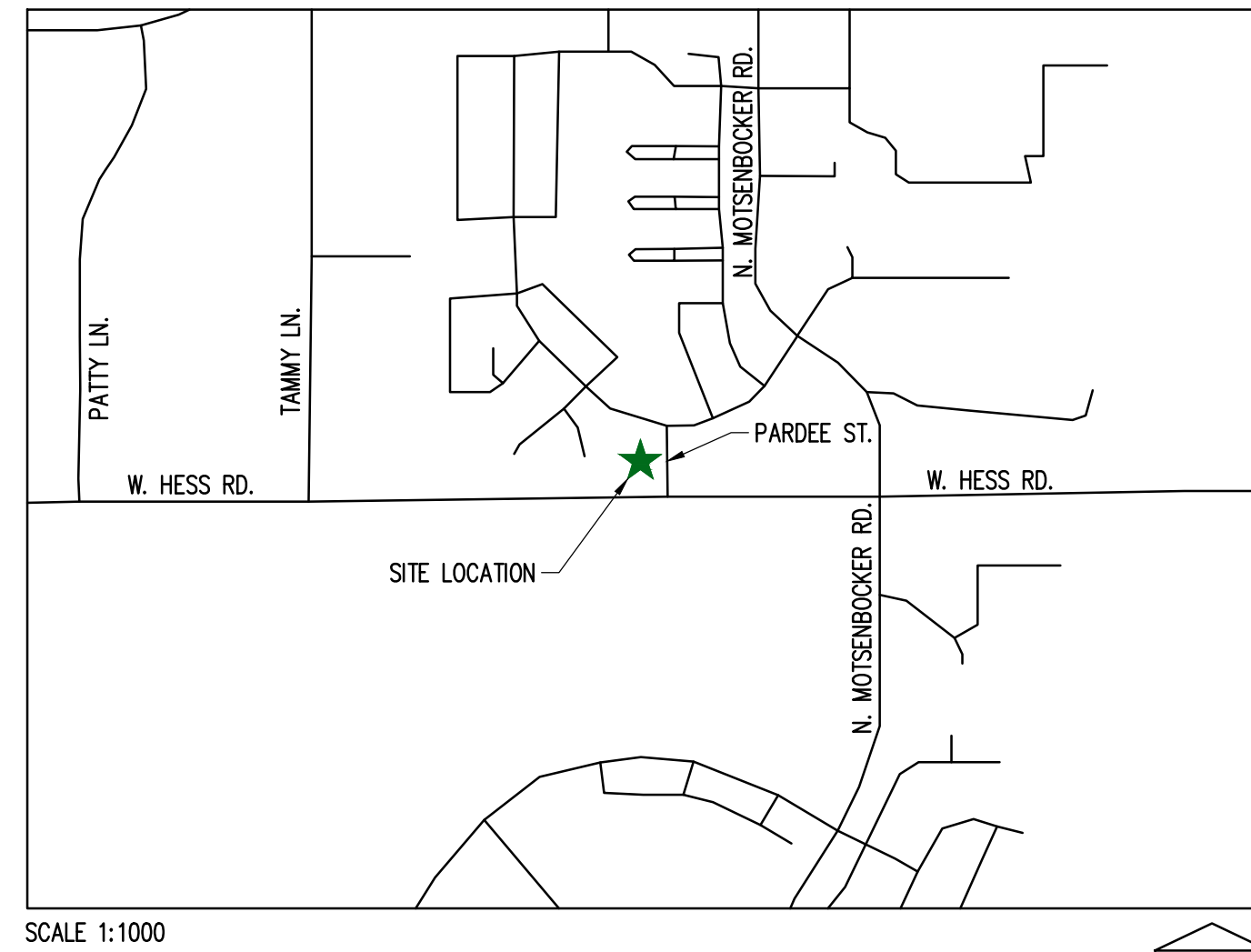
## PARKER WATER AND SANITATION DISTRICT

#### LEGAL DESCRIPTION

LOT 2, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

CONTAINING 41,493 SF (0.953 AC), MORE OR LESS.



SCALE 1:1000

VICINITY MAP

#### SHEET INDEX

CV-1.0	COVER SHEET
ON-1.0	WATER & SANITARY GENERAL NOTES
C-3.0	OVERALL UTILITY PLAN
C-4.0	WATER AND SANITARY DETAILS
C-4.1	WATER AND SANITARY DETAILS

#### PROJECT CONTACTS:

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

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

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

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

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

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

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

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

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

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

#### MATERIALS LIST

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

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

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

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

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

#### ~~SOUTH METRO FIRE PROTECTION DISTRICT~~

~~ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO DISTRICT STANDARDS. THE NUMBER AND LOCATIONS OF THE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE SOUTH METRO FIRE PROTECTION DISTRICT.~~

~~(SIGNATURE OF FIRE CHIEF OR DESIGNATED REPRESENTATIVE)~~

~~DATE SIGNED~~

#### PWSD CERTIFICATION

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULING INSPECTIONS. ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION. REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: \_\_\_\_\_  
 (DISTRICT REPRESENTATIVE)

DATED SIGNED \_\_\_\_\_

APPROVED FOR CONSTRUCTION  
 PARKER WATER AND SANITATION DISTRICT

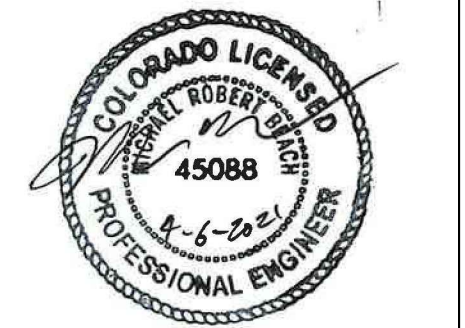
BY: \_\_\_\_\_  
 (DISTRICT ENGINEER)

DATED SIGNED \_\_\_\_\_

LOGO



SEAL



PROJECT TITLE

RETAIL

12225 PARDEE ST.  
 PARKER, CO 80134

PREPARED FOR

BRYTAR  
 COMPANIES

8117 PRESTON RD. #300  
 DALLAS, TX 75225

SUBMITTAL

PWSD

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 18-075-001

REVISIONS

DATE

04/06/2021

SHEET TITLE

COVER SHEET

SHEET INFORMATION

CV-1



# HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 2, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT  
 A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF  
 THE 6TH PRINCIPAL MERIDIAN  
 PARKER WATER AND SANITATION DISTRICT

## LEGEND

	PROPERTY LINE
	WATER LINE
	SEWER LINE
	SEWER CLEANOUT
	GAS LINE
	COMMUNICATION LINE
	POWER LINE

LOGO

541 E. Garden Drive, Windsor, CO 80550  
 (303) 683-4552  
 www.ridgetopeng.com

SEAL

PROJECT TITLE  
**RETAIL**

12225 PARDEE ST.  
 PARKER, CO 80134

PREPARED FOR  
**BRYTAR COMPANIES**

8117 PRESTON RD. #300  
 DALLAS, TX 75225

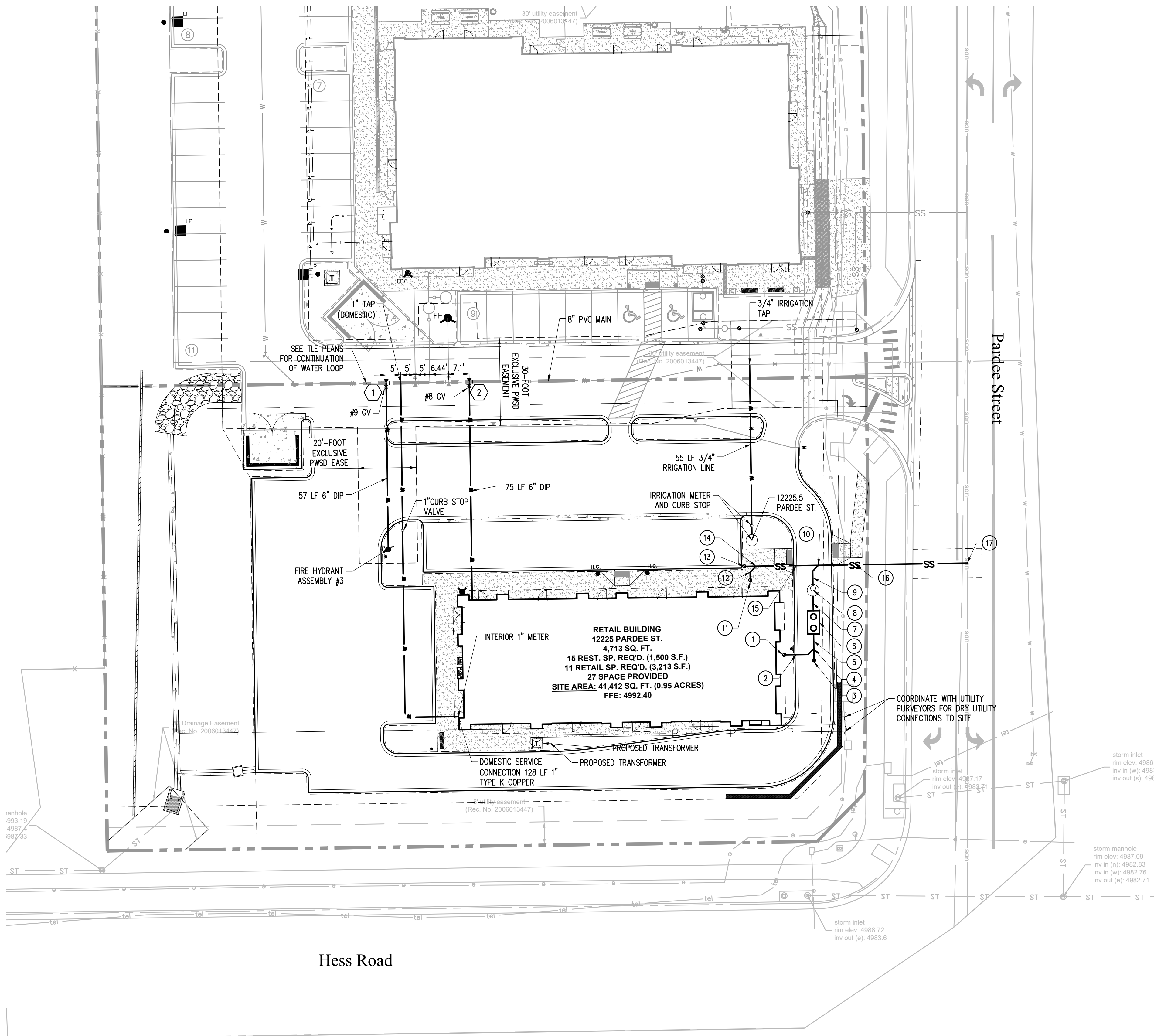
## SANITARY SERVICE CONSTRUCTION NOTES

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

## NOTE

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

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



811  
 Know what's below.  
 Call before you dig.

0 10 20 40  
 1 inch = 20 ft.

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.

*Daniel R. Lopez* 06/23/2021  
 FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

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

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering Date

SUBMITTAL	
PWSD	
DRAWN BY:	BSA
CHECKED BY:	MRB
PROJECT NO.:	18-075-001
REVISIONS	

DATE  
 04/06/2021

SHEET TITLE  
 OVERALL UTILITY PLAN

SHEET INFORMATION  
 C-3.0

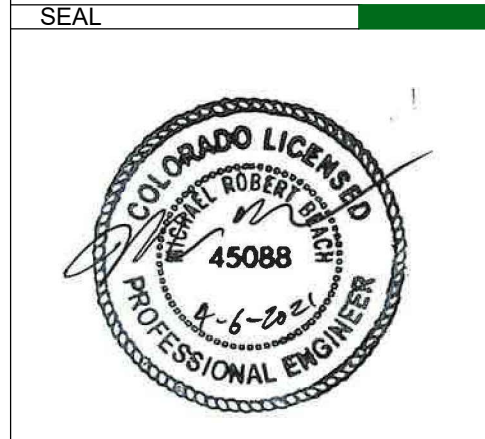
File: RE - PWS - ROPAL300.dwg Path: P:\Colorado\Parker\Parker CO Hess Rd\Parker TLE & Retail #21-164-001\2 Drawings\ Plotted by: Brad Date: 13-May-21 1:47:10pm

# HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

## LOT 2, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

### A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

## PARKER WATER AND SANITATION DISTRICT



PROJECT TITLE  
**RETAIL**

12225 PARDEE ST.  
 PARKER, CO 80134

PREPARED FOR  
**BRYTAR COMPANIES**

8117 PRESTON RD. #300  
 DALLAS, TX 75225

**INSPECTION POLICY:**

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

**INSTALLATION NOTES:**

**WATER**

- ACCEPTABLE PIPE MATERIALS SHALL BE K-COPPER TUBING. (3/4" MIN.)
- APPROVED BEDDING TO BE SQUEEGEE.
- ONLY ONE COUPLING WILL BE ALLOWED BETWEEN THE STUB-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.
- 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.
- WATER SERVICE FOUNDATION PENETRATIONS SHALL BE WATERPROOFED USING MASTIC OR OTHER APPROVED METHOD. CRAWL SPACE REQUIRES CONTINUOUS COPPER WITH A 1" BURY.
- 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.
- MOVED CURB BOXES MUST BE INSPECTED BY PWSO PRIOR TO BURIAL.
- WATERLINE MUST BE ATTACHED TO A SUPPORT BOARD THAT IS MOUNTED TO THE WALL.
- NO VOIDS ALLOWED UNDER WATERLINES FROM STOP BOX TO FOUNDATION.
- CURBSTOP BOXES AND METER PITS CANNOT BE IN DRIVEWAYS.
- ONLY 3/4" (JUMPER) PIPES (RESIDENCES) ARE ALLOWED. (JUMPER) PIPES WILL BE REMOVED PRIOR TO METER SET DATE.
- ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:  
 "X" FOR SANITARY SEWER SERVICE  
 "Y" FOR WATER SERVICES
- NO SPLICES OR FLARED COUPLINGS ALLOWED 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: 2/96  
 APPROVED: 1/04  
 PVR 1/16  
 DIRECTOR OF ENGINEERING 10/16

2016 REVISION SHEET W1.1

**PREFERRED FIRE HYDRANT LOCATION**

24" MIN.  
 7" MIN.  
 VARIES  
 PROPERTY LINE  
 PC OR PT  
 18" MIN.  
 7" MIN.  
 PROPERTY LINE  
 PC OR PT

6" FIRE HYDRANT  
 3" MIN.  
 CURB & GUTTER  
 TOP OF GRADE  
 APPROX. GROUND LINE

6" ANCHOR COUPLING OR 6" SWIVEL ADAPTOR  
 M.J. TEE (SEE NOTE BELOW)  
 CONCRETE KICKBLOCK

6" M.J. GATE VALVE & 6" VALVE BOX, WIDE OVAL BASE  
 D.I. PIPE

1/3 CY MIN. WELL GRADED GRAVEL, COBBLESTONE, OR BRICK SIZE# 2 GRAINED ROCK FOR DRAINAGE.  
 CONCRETE KICKBLOCK

DO NOT COVER OR PLUG DRAIN LINES WITH CONCRETE

6"x6" TEE - 8"  
 8"x6" TEE - 9"  
 12"x6" TEE - 12"

3/4" RODS AND CLAMPS OR MECHANICAL JOINT RESTRAINT

POLYETHYLENE WRAPPED

SEE USA FOR TYPICAL LOCATOR STATION NOTES  
 HYDRANT BASE AND DRAINAGE ROCK TO BE COVERED WITH LIQUID SHEET OF POLYETHYLENE TO EXCLUDE BACK-FILL MATERIAL FROM VOIDS IN ROCK.

1-1/2" DIA. LOCATOR WIRE

1-1/2" DIA. MAX.  
 TOP OF LOCATOR STATION TO BE PAINTED YELLOW

FINAL GRADE

APPROX. GROUND LINE  
 CURB & GUTTER

19 GAUGE COPPER SOLID WIRE

PIPE TAPE

**NOTES:**

- ALTERNATE TO THE ABOVE: FASTEN M.J. VALVE DIRECTLY TO A M.J. ANCHOR TEE (ALSO CALLED SWIVEL TEE)
- NO HORIZONTAL OR VERTICAL BENDS ARE ALLOWED IN FIRE HYDRANT BRANCH
- NO PORTION OF FIRE HYDRANT MAY
- FIRE HYDRANT EXTENSIONS MAY NOT BE BENEATH NEAR WALK AREA.

**PARKER WATER & SANITATION DISTRICT**  
 FIRE HYDRANTS LOCATION & INSTALLATION

SCALE: NONE DATE: 2/96  
 APPROVED: 4/01 10/16  
 PVR 01/02 12/07  
 DIRECTOR OF ENGINEERING 1/16

2016 REVISION SHEET W2.5

**PIPE LOCATION SYSTEM**

LOCATOR STATION TO BE POSITIONED BEHIND EACH FIRE HYDRANT

LOCATOR WIRE

CONNECT WITH ALUMINUM LUGS

ATTACH TO TOP OF PIPE @ 18" INTERVALS WITH PIPE TAPE

**PLAN**

6" FIRE HYDRANT  
 TOP OF LOCATOR STATION TO BE PAINTED YELLOW

APPROX. GROUND LINE  
 CURB & GUTTER

1-1/2" DIA. MAX.  
 TOP OF LOCATOR STATION TO BE PAINTED YELLOW

FINAL GRADE

19 GAUGE COPPER SOLID WIRE

PIPE TAPE

**SECTION VIEW @ FIRE HYDRANT**

**NOTES:**

- FOR USE ON ALL DUCTILE IRON AND PVC WATER MAINS.
- LOCATOR STATION POSITION MAY BE MODIFIED AT THE DISCRETION OF THE DISTRICT ENGINEER.
- A CONTINUITY TEST WILL BE REQUIRED PRIOR TO PROBABILITARY ACCEPTANCE.

**PARKER WATER & SANITATION DISTRICT**  
 LOCATOR WIRE DETAILS

SCALE: NONE DATE: 2/96  
 APPROVED: 4/01 10/16  
 PVR 01/02 10/16  
 DIRECTOR OF ENGINEERING

2016 REVISION SHEET W2.6

DISTRICT VALVES OPEN CLOCKWISE  
 DISTRICT VALVES CLOSE COUNTER-CLOCKWISE

OPERATING NUT

**PLAN OF VALVE**

NOTE:  
 ONLY RIGHT HAND OPENING VALVES ALLOWED.

**PARKER WATER & SANITATION DISTRICT**  
 VALVE OPERATION

SCALE: NONE DATE: 2/96  
 APPROVED: 1/16 10/16  
 PVR  
 DIRECTOR OF ENGINEERING

2016 REVISION SHEET W3.4

**11-1/4", 22-1/2", 45° & 90° BENDS**

**DEAD END**

**TEE**

**TYPICAL CROSS SECTION**

**MINIMUM BEARING SURFACE AREA (IN SQUARE FEET)**

SIZE OF PIPE	11-1/4"	22-1/2"	45°	90°	TEE OR DEAD END
4"	1.00	1.00	1.00	1.80	1.50
6"	1.00	1.75	2.25	4.00	3.00
8"	1.00	2.00	3.00	7.50	5.25
12"	2.00	4.25	6.25	15.25	11.00
16"	3.50	6.50	12.50	23.00	16.50
20"	5.00	10.00	19.50	35.50	23.00
24"	6.50	13.50	28.00	47.00	33.00

**NOTES:**

- ALL VALVES, TEES, BENDS AND PLUGS SHALL BE RESTRAINED AND KICKBLOCKED.
- BEARING SURFACES SHOWN IN CHART ARE MINIMUM.
- BASED ON 150 PSI PIPE PRESSURE PLUS WATER HAMMER:  
 4", 6" AND 8" WATER HAMMER = 120 PSI.  
 12" WATER HAMMER = 110 PSI.  
 16", 20" AND 24" WATER HAMMER = 70 PSI.
- SOIL BEARING CAPACITY = 3,000 LBS./SQ. FT.

**PARKER WATER & SANITATION DISTRICT**  
 CONCRETE KICKBLOCKS BEARING SURFACES AND INSTALLATION

SCALE: NONE DATE: 2/96  
 APPROVED: 4/01 1/16  
 PVR 10/16  
 DIRECTOR OF ENGINEERING

2016 REVISION SHEET W3.18

**STANDARD TRENCH SECTION**

IN OPEN FIELD IN STREET

NEW STREET SURFACE  
 UNIFORM CUT LINE ASPHALT/CONCRETE  
 EXISTING STREET SURFACE

COMPACTED FILL ONLY IN OPEN FIELD.  
 FLOWABLE FILL IN ROADWAY.

BACKFILL  
 NEW BASE COURSE

WIDTH  
 SEE TABLE

4'-6" COVER

12" MIN.

6" MIN.

SAND OR SQUEEGEE BEDDING AS SPECIFIED IN SECTION 4.0

PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	2'-4"
6"	1'-8"	2'-8"
8"	1'-8"	2'-8"
12"	2'-4"	3'-4"
16"	2'-4"	3'-4"
20"	3'-0"	4'-0"
24"	3'-0"	4'-0"

NOTE: MINIMUM COVER TO BE BELOW OFFICIAL STREET GRADE.

WATER MAIN SHALL BE BEDDED FROM 6" BELOW THE BOTTOM OF THE PIPE TO 12" ABOVE THE TOP OF THE PIPE.

**STREET CUT PATCH**

SAW-CUT EXISTING ASPHALT (TYP)

PATCH TO BE 6" OR EXISTING PAVEMENT THICKNESS (WHICHEVER IS GREATER) OF HOT BITUMINOUS PAVEMENT PLACED IN 3" MAX. LIFTS

EXISTING ASPHALT SHALL BE TACKED WITH EMULSIFIED ASPHALT (TYP)

FLOWABLE FILL SHALL BE PLACED TO THE GRADE OF THE STREET PRIOR TO PAVING AND REMOVED TO THE DEPTH OF THE PAVEMENT AT THE TIME OF PAVING.

6" MIN.

12" MIN.

4'-6" COVER

SAND OR SQUEEGEE BEDDING AS SPECIFIED IN SECTION 4.0

**PARKER WATER & SANITATION DISTRICT**  
 TYPICAL TRENCH SECTION PIPE PROTECTION

SCALE: NONE DATE: 2/96  
 APPROVED: 1/76 10/16  
 PVR  
 DIRECTOR OF ENGINEERING

2016 REVISION SHEET W4.1

**PLAN**

OUTSIDE WALL

1 CURB STOP  
 2 90° ELBOW  
 3 BALL VALVE  
 4 PRESSURE REDUCING VALVE  
 5 METER UNIT  
 6 REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY (TO HAVE CERTIFICATION WITH DRAIN CUP TO FLOOR DRAIN, DAYLIGHT PER USE TECH)

7 TYPE K COPPER TUBING  
 8 CLAMP GROUND WIRE TO EACH SIDE OF METER UNIT  
 9 DRILL A HOLE IN THE WALL FOR TRANSMITTER

FLOW

**ELEVATION**

OUTSIDE WALL

METER SUPPORT  
 18" MAX.

LOK-PAK COUPLING

**NOTES:**

- PIPE JOINT SHALL BE THREADED OR SOLDERED WITH SILVER SOLDER.
- INSTALLATION MUST ALLOW ACCESS FOR MAINTENANCE AND BE PROTECTED FROM FREEZING.
- SEE WATER SYSTEM SPECIFICATIONS FOR GENERAL METER NOTES.
- COMPANION FLANGES SHALL BE BRASS.
- METER SUPPORT SHALL BE EITHER CONCRETE OR GALV. STEEL PIPE (SEE SHEET W4.10)
- 1.0' MINIMUM CLEARANCE AROUND BACKFLOW DEVICE
- FLOOR DRAIN TO BE 2X PIPE SIZE
- FOR IRRIGATION USES, ADD RAIN SENSOR AND SMART I.T. CONTROLLER

METER YOKE DISTANCE  
 1.5" 13.25" WITH ADJUSTABLE FLANGE FOR GASKET  
 2" 17.25" WITH ADJUSTABLE FLANGE FOR GASKET

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

SCALE: NONE DATE: 2/96  
 APPROVED: 8/98 01/02 01/16  
 PVR 2/00 08/05 10/16  
 DIRECTOR OF ENGINEERING 4/01 07/08

2016 REVISION SHEET W5.14

File: RE - PWSO - ROPAI400.dwg Path: P:\Colorado\Parker\T.E. & Retail #1-16-001\2 Drawings\ Plotted by: Brod Date: 13-May-21 1:47:17pm

SUBMITTAL  
**PWSO**

DRAWN BY: BSA  
 CHECKED BY: MRB  
 PROJECT NO.: 18-075-001

REVISIONS

DATE

04/06/2021

SHEET TITLE  
**WATER AND SANITARY DETAILS**

SHEET INFORMATION  
**C-4.0**

5 of 5

