

# SLIM CHICKENS PWSD CONSTRUCTION PLANS

A PORTION OF PARKER AND PINE FILING NO. 1  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9 AND THE SOUTHWEST  
QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH  
P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## APPLICANT/OWNER

TRAIL STAR DEVELOPMENT, LLC  
413 WILCOX ST., STE. 200  
CASTLE ROCK, CO 80104  
ATTN: RICK STUCY  
P: (303) 378-1592

## ARCHITECT

CAHEN ARCHITECTURAL GROUP P.C.  
7000 E. BELLVIEW AVE., STE. 335  
GREENWOOD VILLAGE, CO 80111  
ATTN: BENJAMIN HUGHES  
P: (303) 743-0002, EXT. 213

## OWNER'S REP

DEEP WATER POINT COMPANY  
317 14 RUBY RANCH ROAD  
EVERGREEN, CO 80439  
ATTN: TIMOTHY LEONARD  
P: (303) 674-7856

## TELEPHONE

CENTURYLINK  
1801 CALIFORNIA STREET, SUITE 240  
DENVER, CO 80202  
CONTACT: IZZY MILLER  
EMAIL: IZZY.MILLER@CENTURYLINK.COM

## GAS SERVICE

XCEL ENERGY  
1800 LARIMER STREET  
DENVER, CO 80202  
CONTACT: RON JOHNSON  
EMAIL: RON.H.JOHNSON@XCELENERGY.COM

## TOWN OF PARKER

TOWN OF PARKER  
20120 EAST MAINSTREET  
PARKER, CO 80138-7334  
TEL: (303) 805-3331  
CONTACT: CAROLYN PARKINSON

## ELECTRICAL SERVICE

IREA  
5496 US HWY 85  
SEDALIA, CO 80135  
TEL: (303) 688-7431  
CONTACT: AMANDA STEINER

## ENGINEERING CONSULTANT

ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.  
501 S CHERRY STREET, SUITE 300  
GLENDALE, CO 80246  
ATTN: CHRIS MUELLER PE NCEES  
P: (314) 737-2758

## LANDSCAPE ARCHITECT

EVERGREEN DESIGN GROUP  
1400 16TH ST STE 400  
DENVER, CO 80202  
ATTN: RODNEY MCNABB  
P: (713) 817-2125

## SURVEYOR

ENGINEERING SERVICE COMPANY  
1300 SOUTH POTOMAC ST., SUITE 126  
AURORA, CO 80012  
TEL: (303) 337-1393  
CONTACT: CHARLES BECKTROM, PLS

## TELEVISION

COMCAST  
1601 MILE HIGH STADIUM CIRCLE  
DENVER, CO 80204  
CONTACT: DEAN FLENTHROPE  
EMAIL: DEAN\_FLENTHROPE@CABLE.COMCAST.COM

## WATER/SANITARY SEWER

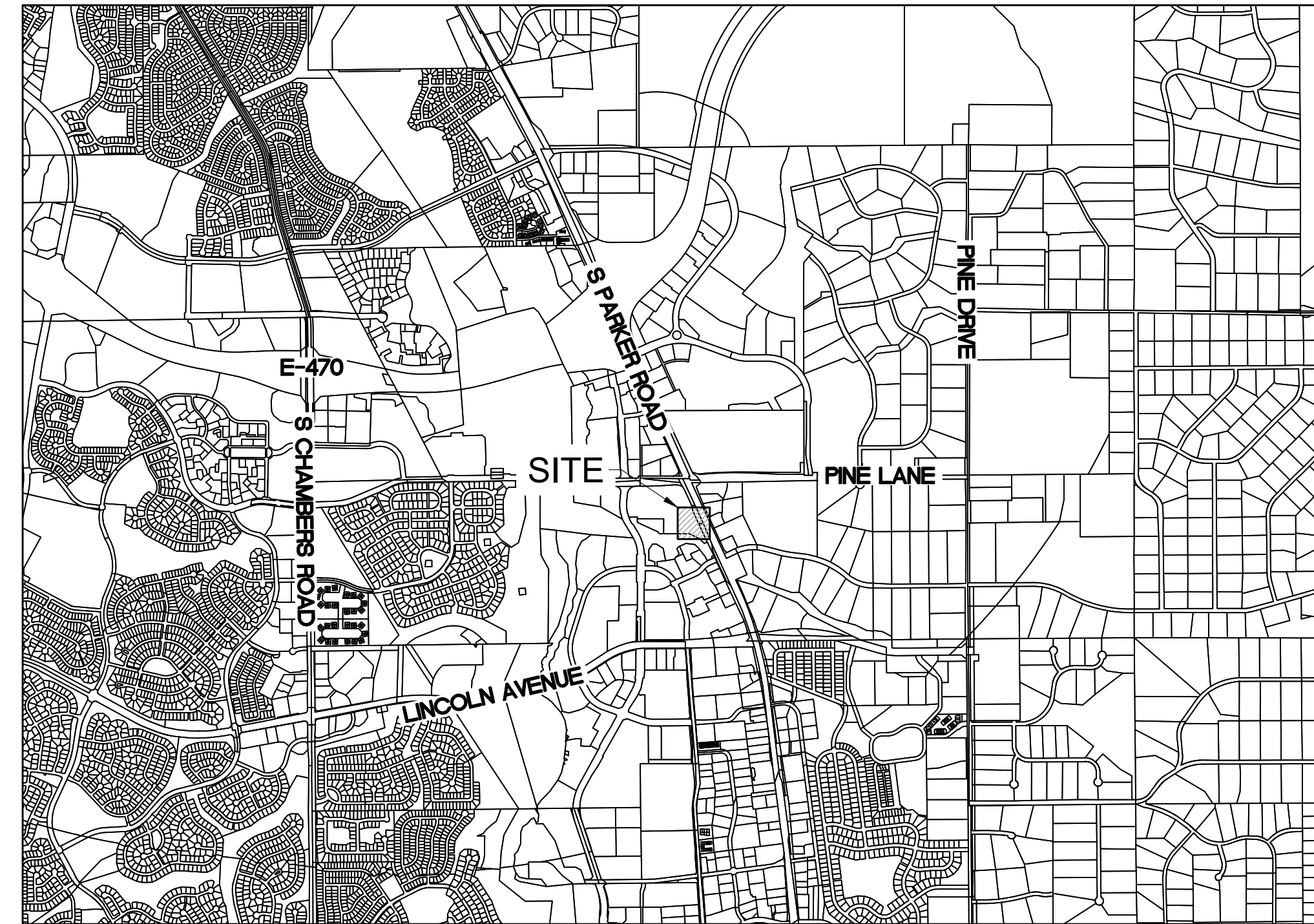
PARKER WATER AND SANITATION DISTRICT  
18100 E. WOODMAN DRIVE  
PARKER, CO 80134  
TEL: (720) 842-4265  
CONTACT: DRAYTON SANDERSON

## FIRE DEPARTMENT

SOUTH METRO FIRE RESCUE AUTHORITY  
9195 E. MINERAL AVE.  
CENTENNIAL, CO 80112  
TEL: (720) 989-2244  
CONTACT: CHIP KERKHOVE

## TOWN OF PARKER PLAN REVIEW

20120 E. MAINSTREET  
PARKER, CO 80138  
TEL: (303) 805-3169  
CONTACT: RANDY CAPRA



VICINITY MAP  
1" = 2000'

## PWSD MATERIALS LIST\*

### HYDRANT:

- 1 EA. - HYDRANT
- 1 EA. - GATE VALVE
- 136 LF - 6" DIP
- 1 EA. - TAPPING SLEEVE + VALVE AT 8" WATER MAIN

### BUILDING FIRE PROTECTION

- 182 LF - 4" DIP
- 1 EA. - 6"x4" REDUCER

### DOMESTIC WATER

- 188 LF - 1" COPPER
- 1 EA. - TAP TO 8" STUB

### SANITARY SERVICE

- 200 LF - 4" PVC
- 1 EA. - SAMPLING MH

\*QUANTITIES ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING AND INSTALL.

## Sheet List Table

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U2.1	WATER & SANITARY SEWER DETAILS
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L-4	IRRIGATION DETAILS AND SPECIFICATIONS
L-5	IRRIGATION DETAILS

**FORTHCOMING**

## LEGAL DESCRIPTION:

A PORTION OF PARKER AND PINE FILING 1, COUNTY OF DOUGLAS, STATE OF COLORADO.

## BENCHMARK:

A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN. CULVERT, 25 FEET WEST OF THE WEST EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF THE FENCE.

ELEVATION = 5734.25 FEET (NAVD 1988), AS PUBLISHED BY DOUGLAS COUNTY.

## FLOODPLAIN NOTE:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0067G AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

P:\TRAIL STAR DEVELOPMENT\CO. PARKER - PARKER ROAD & PINE LANE (SLIM CHICKENS)\DWG CAD\CAD\CAD\COVER SHEET & NOTES.DWG



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO

1-800-922-1987 or 811

Know what's below.  
Call before you dig.

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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)

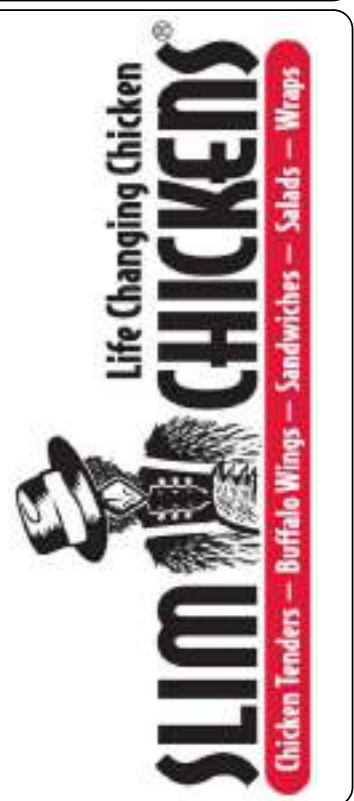
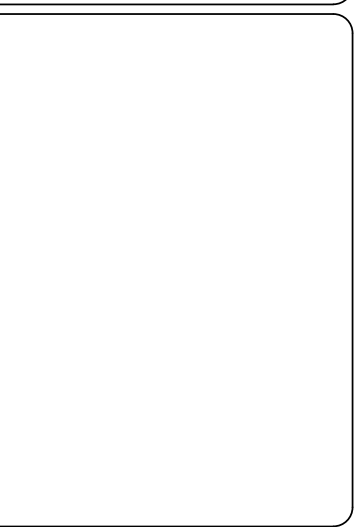
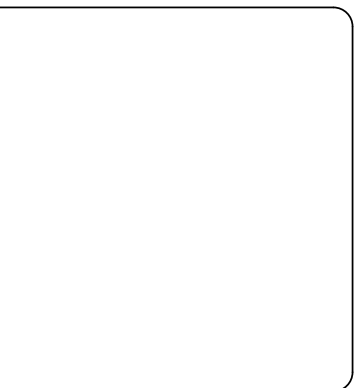
DATE: \_\_\_\_\_

APPROVED FOR CONSTRUCTION:  
PARKER WATER AND SANITATION DISTRICT

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

No.	REVISION	BY	DATE



PARKER WATER & SANITATION DISTRICT  
**SLIM CHICKENS**  
SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134  
**PARKER WATER AND SANITARY COVER**

PROJECT NO: TSD003.01  
DESIGNED BY: CM  
DRAWN BY: JLG  
DATE: 04/26/2021

**U0.0**

**GENERAL NOTES:**

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSO ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
- THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE TOWN OF PARKER, DOUGLAS COUNTY AND OTHER NEIGHBORING CITIES AND TOWNS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS CONTACT THE PWSO IMMEDIATELY.
- PWSO ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.
- ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3000-POUND COMPRESSION STRENGTH.
- THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF "AS-BUILT" DRAWINGS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER FOR APPROVAL BY DISTRICT. AFTER APPROVAL HAS BEEN GRANTED BY THE DISTRICT ENGINEER, FULL SIZE PRINTS SHALL BE TRANSMITTED TO THE PWSO OFFICE.
- NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE DISTRICT ENGINEER OR REPRESENTATIVE OF THE DISTRICT ENGINEER. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. COMPACTION TESTS MUST BE SUBMITTED TO DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
- TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF LINES (WATER AND SEWER) FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
- SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT OF FINISHED GRADE AND VERIFICATION OF PARKER WATER AND SANITATION DISTRICT PAGE 1.7 DISTRICT PLAN APPROVAL PROCEDURES 2017 REVISION COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES. RESULTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.
- ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS: "X" FOR SANITARY SERVICE SEWERS, "V" FOR WATER SERVICES.
- NO TREES ALLOWED IN EASEMENTS OR WITHIN 8' OF WATER OR SANITARY SEWER MAINS IN RIGHT OF WAY.
- THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSO AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSO SPECIFICATION MANUAL.

**WATER SYSTEM NOTES:**

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSO ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION.
- ALL WATER MAINS SHALL BE PER PWSO MATERIALS SPECIFICATIONS. ALL MATERIALS IN CONTACT WITH POTABLE WATER SHALL BE SUITABLE FOR CHLORINATED AND CHLORAMINATED WATER.
- ALL BENDS, PLUGS, REDUCERS, AND FIRE HYDRANTS TO BE RODDED OR MEGA-LUGGED. ALL FITTINGS SHALL BE WRAPPED PER PWSO MATERIALS SPECIFICATIONS.
- THERE SHALL BE A MINIMUM COVER OF 4.5 FEET OVER ALL WATER MAINS.
- FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 "DRY BARREL FIRE HYDRANTS" PIPE HYDRANT ASSEMBLIES PER PWSO SPECIFICATIONS.
- ALL BENDS, TEES, FIRE HYDRANTS, BLOW-OFFS, AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST WITH CONCRETE THRUST BLOCKS.
- PRECAUTIONS SHALL BE TAKEN TO PROTECT THE INTERIOR OF PIPES, FITTINGS, AND VALVES AGAINST CONTAMINATION. ALL OPENINGS IN THE PIPELINE SHALL BE CLOSED WITH WATERTIGHT PLUGS WHEN PIPE LAYING IS STOPPED AT THE CLOSE OF THE DAY'S WORK OR FOR OTHER REASONS, SUCH AS REST BREAKS OR MEAL PERIODS.
- VALVES IN STREETS ARE TO BE LOCATED AT PROPERTY LINE EXTENSIONS EXCEPT FOR TAPPING TEES; WHERE AN ADDITIONAL VALVE SHALL BE PLACED ON THE TAPPING TEE. OTHER LOCATIONS SHOWN ON THE PLANS.
- WHEN NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSING, A MINIMUM CLEARANCE OF 1.5 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPES.
- THE CONTRACTOR SHALL NOTIFY THE PWSO AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION. IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP, THE CONTRACTOR MUST NOTIFY THE DISTRICT ENGINEER 48 HOURS PRIOR TO RE-START.
- PIPE BEDDING SHALL BE A CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH PWSO STANDARDS AND SPECIFICATIONS, LATEST REVISION.
- THE CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO PROCEEDING WITH THE EXCAVATION. ALL WORK PERFORMED IN PARKER WATER AND SANITATION DISTRICT PAGE 1.8 DISTRICT PLAN APPROVAL PROCEDURES 2017 REVISION. THE AREA OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
- COMPACTION OF ALL TRENCHES MUST BE ATTAINED IN ACCORDANCE WITH THE SOILS REPORTS AND COMPACTION TEST RESULTS SUBMITTED TO THE DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
- AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR, DESIGN ENGINEER, AND REPRESENTATIVE OF OTHER APPROVING AGENCIES.
- CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE INSTALLED AND CHLORINATED PER PWSO SPECIFICATIONS. CHLORINATION OF FINISHED PIPELINE COMPLETED BEFORE HYDROSTATIC TESTING.
16. HYDROSTATIC TESTING: ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF THE PWSO SPECIFICATIONS UP TO MINIMUM OF 150 PSI IN THE PRESENCE OF A PWSO INSPECTOR/ENGINEER.

**SANITARY SEWER SYSTEM NOTES:**

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSO ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
- ALL SEWER MAINS SHALL BE PVC, ASTM D-3034, SDR 35 OR APPROVED EQUAL. ALL SEWER MAIN SIZE IS 8" IN DIAMETER UNLESS OTHERWISE NOTED.
- SEWER LINES SHALL BE INSTALLED 5.0 FEET SOUTH OR WEST OF STREET CENTERLINE, UNLESS OTHERWISE SHOWN ON PLANS. SEWER LINES SHALL BE 10.00 FEET FROM WATER LINES EXCEPT WHEN CROSSING EACH OTHER SEWER LINES WHICH CROSS LESS THAN 1.50 FEET VERTICALLY FROM THE WATER MAIN SHALL BE ENCASED IN CONCRETE AS PER PWSO SPECIFICATIONS. USE RUBBER GASKETS FOR PVC ENCASEMENT.
- SEWER RIM ELEVATIONS SHOWN ARE APPROPRIATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. RING AND COVER SHALL BE SET IN CENTERED CONCRETE RINGS WITH RAM-NECK FOR ADJUSTMENT TO MATCH FINAL PAVEMENT ELEVATIONS.
- THE CONTRACTOR AND SURVEY CREW SHALL VERIFY ELEVATIONS OF EXISTING SEWER LINES AND MANHOLES TO BE TIED TO PRIOR TO CONSTRUCTION OR STAKING OF SANITARY SEWER.
- NO UNDERDRAIN SYSTEM WILL BE ALLOWED TO BE PLACED IN MAINLINE OR SEWER SERVICE TRENCHES.
- SEWER SERVICE TEES FOR EACH UNIT SHALL BE STAKED BY A SURVEY CREW AND FURNISHED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER "AS CONSTRUCTED" LOCATION OF TEES. SEWER WYES SHALL BE USED RATHER THAN TEES.
- ALL MANHOLES SHALL BE 48-INCHES IN DIAMETER WITH 24-INCH RING AND COVER, ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED. ALL MANHOLES SHALL HAVE SHAPED INVERTS.
- PIPE BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-33 OR D-448 GRADATION NO. 6 OR NO. 67.
10. AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR AND REPRESENTATIVES OF THE OTHER APPROVING AGENCIES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE DISTRICT ENGINEER TO SCHEDULE THIS MEETING. PARKER WATER AND SANITATION DISTRICT PAGE 1.9 DISTRICT PLAN APPROVAL PROCEDURES 2017 REVISION
- THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSO AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSO SPECIFICATION MANUAL.
- 1ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE PWSO STANDARDS AND SPECIFICATIONS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
- PRIOR TO STARTING WORK WHERE SEWER MAIN IS TO BE CONNECTED TO EXISTING PWSO SEWER SYSTEMS, THE NEAREST MANHOLE TO THE POINT OF TIE-IN SHALL BE PLUGGED WITH A PLUMBER'S PLUG ON THE INLET SIDE BY THE CONTRACTOR. THIS PLUG SHALL REMAIN IN PLACE UNTIL FINAL PROBATIONARY ACCEPTANCE BY PWSO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN INSTRUCTED BY THE DISTRICT.
- PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH, THE CONTRACTOR SHALL JET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMP OUT AT THE PLUGGED MANHOLE.

**EES UTILITY NOTES:**

- UTILITY SERVICE INSTALLATION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PWSO SPECIFICATIONS.
- ALL SEWER SERVICE PIPE SHALL BE POLYVINYL CHLORIDE GRAVITY PIPE (PVC) SDR 35, MINIMUM BURY DEPTH PWSO WATER REQUIREMENTS.
- CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, WHETHER SHOWN ON THE PLANS OR NOT. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- AT PROPOSED UTILITY CROSSINGS, CONTRACTOR IS TO VERIFY THE REQUIRED GRADES AND CLEARANCES PRIOR TO COMMENCING CONSTRUCTION. ANY REQUIRED CHANGES ARE TO BE COORDINATED DIRECTLY WITH ENGINEER.
- PIPE LENGTHS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR.
- UTILITY BURY DEPTH SHALL CONFORM TO PWSO UTILITY STANDARDS.
- REFER TO PWSO UTILITY STANDARDS AND FOR SANITARY SEWER TRENCHING BACKFILL REQUIREMENTS.
- ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED. PROTECT IN PLACE FROM DAMAGE.
- SANITARY SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION AND INSTALLATION OF ALL UTILITY WORK.
- SEE STORM AND SANITARY PLAN AND PROFILE SHEETS FOR DETAILED INFORMATION.
- PWSO IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STORM PIPE OR INFRASTRUCTURE.
- CONSTRUCTION AND/OR EASEMENT TO BE COMPLETED AS A PORTION OF PARKER AND PINE FILING NO. 1, REFER TO INFRASTRUCTURE SITE PLAN & CIVIL CONSTRUCTION DOCUMENTS PRIOR TO OR CONCURRENT WITH THE DEVELOPMENT OF LOT 1, 2 & 3 BY KIMLEY-HORN.

P:TRAIL STAR DEVELOPMENT/CO. PARKER - PARKER ROAD & PINE LANE (SLIM CHICKENS) (MID) (C) (D) (E) COVER SHEET & NOTES: DWG

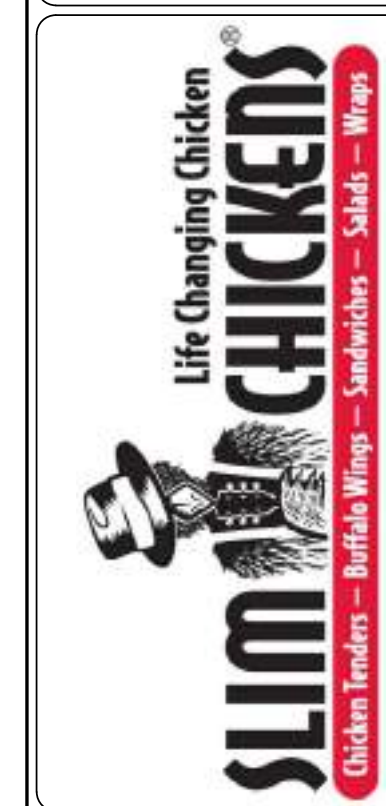
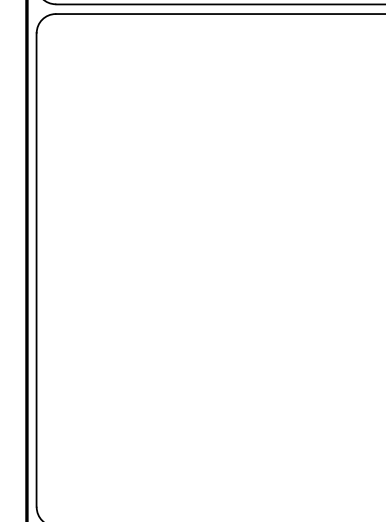
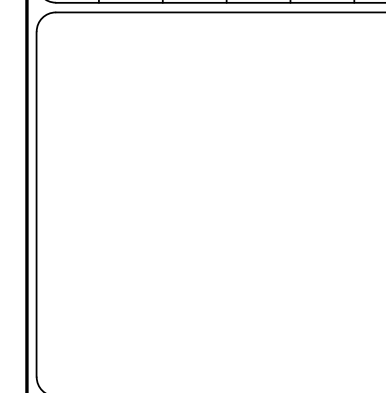


CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987 or 811

Know what's below. Call before you dig.

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DATE				
BY				
REVISION				
No.				

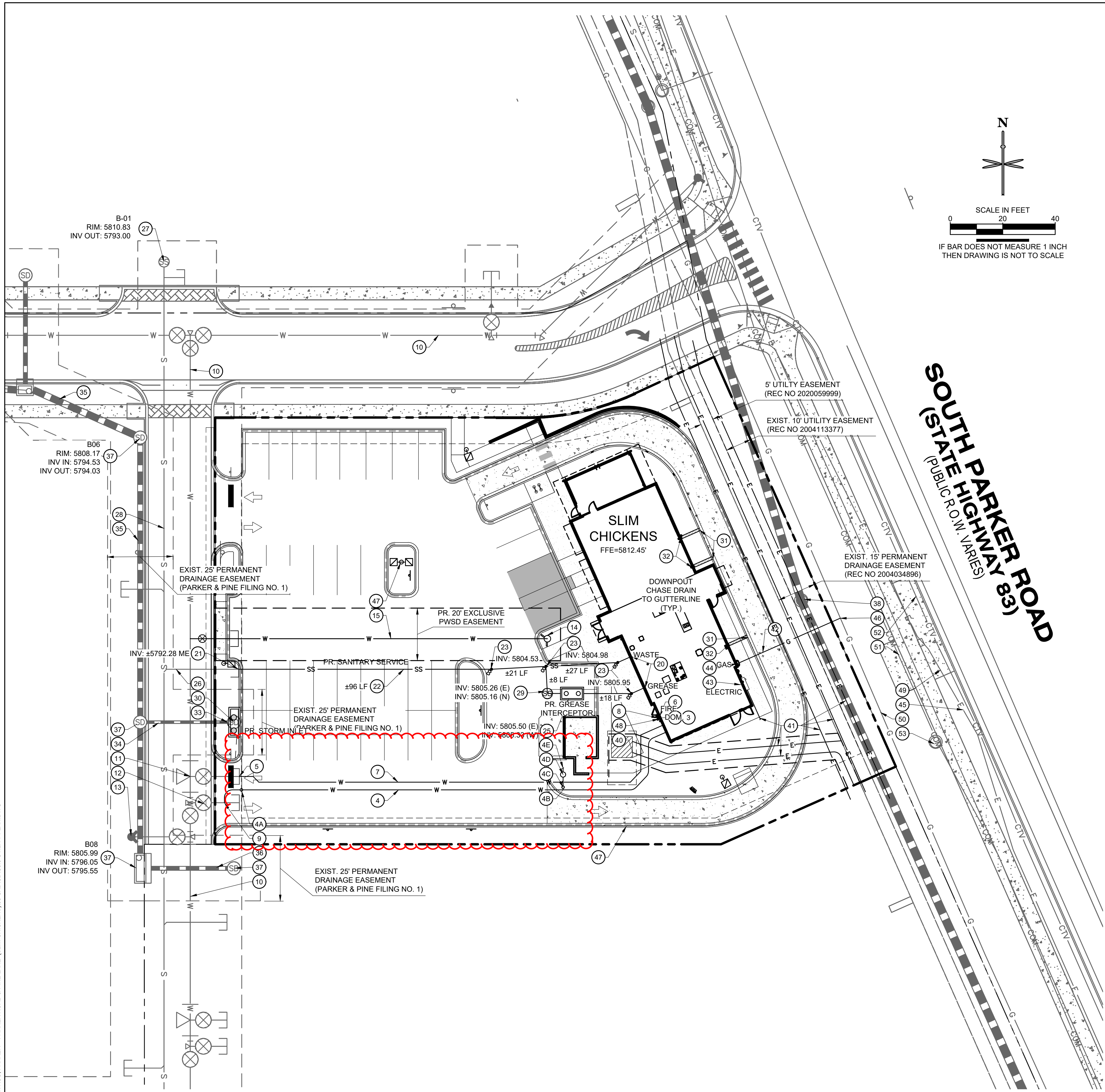


PARKER WATER & SANITATION DISTRICT  
**SLIM CHICKENS**  
SVC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134  
**PWSO STANDARD NOTES**

PROJECT NO:	TSD003.01
DESIGNED BY:	CM
DRAWN BY:	JLG
DATE:	04/26/2021

**U0.1**

P:\TRAIL STAR DEVELOPMENT\CO. PARKER - PARKER ROAD & PINE LANE (SLIM CHICKENS)\08 CAD\CDC3.0 UTILITY PLAN.DWG



**WATER**

- 1 PROPOSED 1" TYPE K COPPER DOMESTIC WATER CONNECTION TO BUILDING. STUB 5' OFF OF BUILDING. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- 2 PROPOSED 1.5" TYPE K COPPER DOMESTIC WATER SERVICE LINE INSTALLED 5' AFTER METER INSIDE BLDG.
- 3 PROPOSED 1" DOMESTIC WATER METER (INTERIOR).
- 4 PROPOSED 1" TYPE K COPPER DOMESTIC WATER SERVICE LINE.
- 4A 1" CURB STOP VALVE + TRAFFIC-RATED COVER.
- 4B 1" X 3/4" TEE.
- 4C 3/4" IRRIGATION CURB STOP VALVE.
- 4D 3/4" IRRIGATION METER PIT.
- 4E 1 1/2" IRRIGATION LINE. SEE IRRIGATION PLANS FRO CONTINUATION.
- 5 PROPOSED 4" DIP FIRE SERVICE LINE (PRIVATE) CONNECTION TO BUILDING. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- 7 PR. 4" DIP FIRE LINE (PRIVATE). (VERIFY W/ MEP)
- 8 PROPOSED FDC WITH APPROVED KNOX PLUGS/CAPS.
- 9 PROPOSED 1" TAP.
- 10 8" PVC LOOPED WATER MAIN BY MASTER DEVELOPER.
- 11 6" WATER STUB WITH TEMP. BLOWOFF BY MASTER DEVELOPER.
- 12 8" STUB WITH TEMP. BLOWOFF (UIP) BY MASTER DEV.
- 13 FIRE HYDRANT BY MASTER DEVELOPER.
- 14 PROPOSED FIRE HYDRANT
- 15 PROPOSED 6" DIP FIRE LINE.
- 16 PROPOSED 6"x8" TEE AND VALVE.

**SANITARY SEWER**

- 20 PROPOSED 4" SANITARY SEWER STUB 5 FEET OFF BUILDING. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- 21 PROPOSED 6" WYE SANITARY SEWER SERVICE CONNECTION WITH 4"x6" REDUCER. CONTRACTOR FIELD VERIFY AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 22 PROPOSED 4" PVC SDR 35 SANITARY SEWER SERVICE @ 2.1% SLOPE.
- 23 PROPOSED HS-20 TRAFFIC RATED SANITARY SEWER CLEANOUT.
- 24 PROPOSED 45° BEND W/ HS-20 TRAFFIC RATED SANITARY SEWER CLEANOUT.
- 25 PR. 1,190 GAL. GREASE INTERCEPTOR. (VERIFY W/ MEP)
- 26 6" PVC SANITARY SERVICE STUB BY MASTER DEVELOPER.
- 27 SANITARY MANHOLE BY MASTER DEVELOPER. PROTECT IN PLACE.
- 28 8" PVC MAIN BY MASTER DEVELOPER.
- 29 PROPOSED 4" SAMPLING MANHOLE

**UTILITY LEGEND**

	PROPOSED PROPERTY LINE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	MINOR CONTOUR
	MAJOR CONTOUR
	CURB AND GUTTER
	PROPOSED SITE LIGHTING
	PROPOSED STORM INLET AND MANHOLE
	SANITARY SEWER CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING SANITARY/STORM MANHOLE
	PROPOSED 1" WATER METER
	PROPOSED GAS
	PROPOSED ELECTRIC
	PROPOSED SANITARY
	PROPOSED WATER
	EXISTING STORM SEWER
	EXISTING STORM INLET
	EXISTING GAS LINE
	EXISTING ELECTRIC LINE
	EXISTING SANITARY LINE
	EXISTING WATER LINE

**STORM SEWER**

- 30 PROPOSED PRIVATE CDOT TYPE R INLET. EXISTING MANHOLE TO BE REMOVED.
- 31 PROPOSED CHASE DRAIN.
- 32 PROPOSED DOWNSPOUT LOCATION. (SEE ARCH. PLANS)
- 33 CONNECTION TO EXISTING PRIVATE STORM SEWER STUB (12" RCP @ 1.0%) PROVIDED BY MASTER DEVELOPER. CONTRACTOR TO VERIFY INVERTS AND NOTIFY ENGINEER OF ANY DISCREPANCY.
- 34 PRIVATE 12" RCP STORM SEWER STUB AT 1.0% BY MASTER DEVELOPER. PROTECT IN PLACE.
- 35 PRIVATE 24" RCP STORM SEWER BY MASTER DEVELOPER. PROTECT IN PLACE.
- 36 PRIVATE 18" RCP STORM SEWER BY MASTER DEVELOPER. PROTECT IN PLACE.
- 37 PRIVATE STORM SEWER, INLET OR MANHOLE BY MASTER DEVELOPER. PROTECT IN PLACE.
- 38 EX. MANHOLE TOP A.T.G. PRIVATE 36" RCP STORM SEWER BY MASTER DEVELOPER. PROTECT IN PLACE.

**DRY UTILITIES**

- 40 PROPOSED 8' X 8' ELECTRICAL TRANSFORMER PAD. GENERAL CONTRACTOR TO PROVIDE CONCRETE PAD PER MANUFACTURER'S SPECIFICATIONS. REFER TO MEP PLANS FOR TRANSFORMER DESIGN UNDER SEPARATE COVER.
- 41 PROPOSED ELECTRIC LINE. (APPROXIMATE LOCATION, CONTRACTOR TO COORDINATE WITH PROJECT MEP AND UTILITY COMPANY PRIOR TO ANY CONSTRUCTION)
- 42 PROPOSED GAS LINE. (APPROXIMATE LOCATION, CONTRACTOR TO COORDINATE WITH PROJECT MEP AND UTILITY COMPANY PRIOR TO ANY CONSTRUCTION)
- 43 PROPOSED ELECTRICAL METER. (LOCATION FOR REFERENCE ONLY).
- 44 PROPOSED GAS METER. (LOCATION FOR REFERENCE ONLY).
- 45 PROPOSED ELECTRIC LINE CONNECTION TO EXISTING LINE. (LOCATION FOR REFERENCE ONLY).
- 46 PR. GAS LINE CONNECTION TO EX. LINE. CONTRACTOR SHALL ORDER SERVICE AND COORD. WITH XCEL.
- 47 PROPOSED LIGHT POLE, BASE AND FIXTURE (SEE PHOTOMETRIC PLAN UNDER SEPARATE COVER).
- 48 PROPOSED KNOX BOX (SEE ARCHITECTURAL PLANS UNDER SEPARATE COVER).
- 49 EXISTING UNDERGROUND ELECTRIC.
- 50 EXISTING UNDERGROUND GAS LINE.
- 51 EXISTING UNDERGROUND COMMUNICATION LINE.
- 52 EXISTING TELECOMMUNICATION LINE.
- 53 EXISTING UTILITY MANHOLE/STRUCTURE/BOX

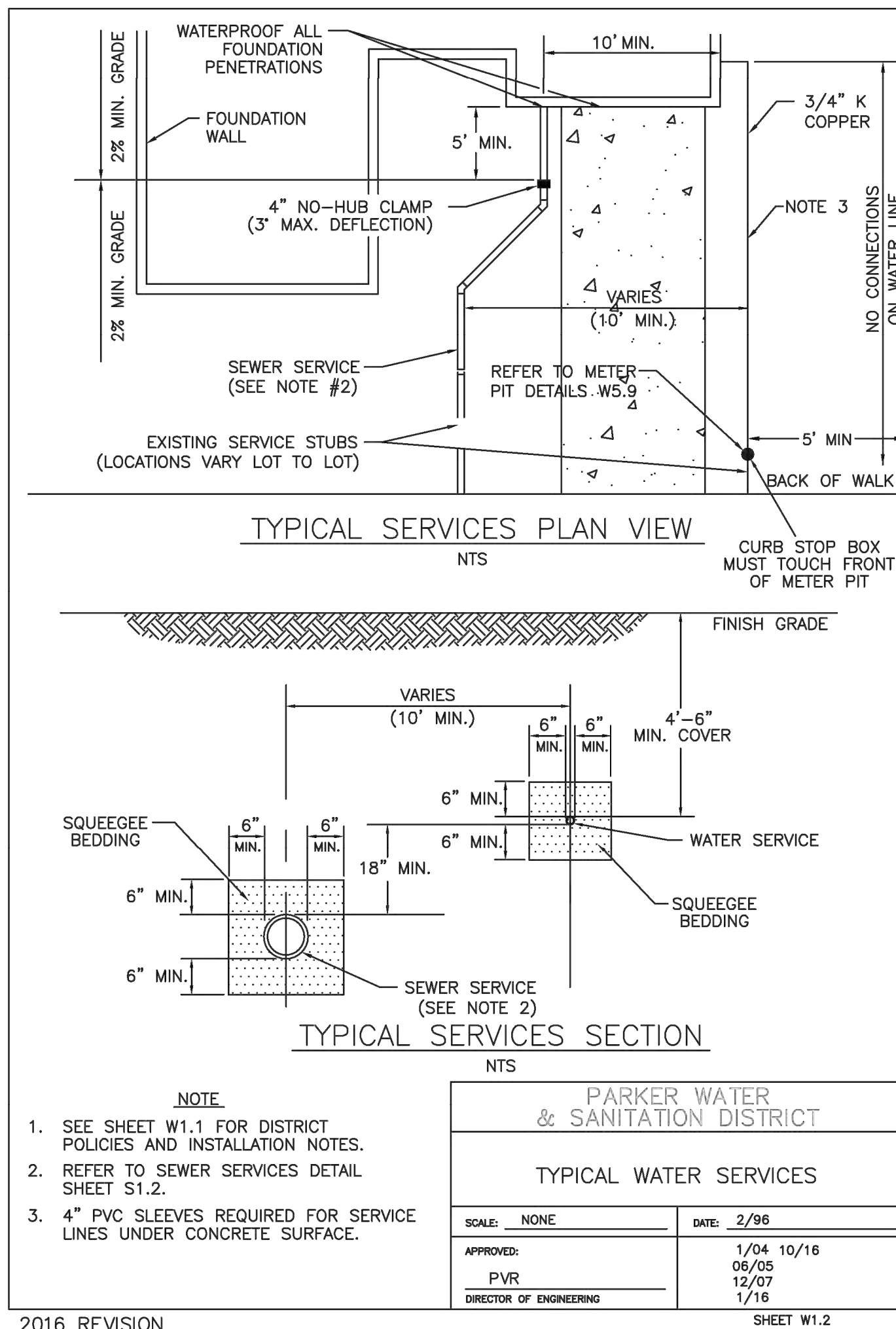
**811** CALL UTILITY NOTIFICATION CENTER OF COLORADO  
 1-800-922-1987 or 811  
 CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.  
 Know what's below. Call before you dig.

DATE	
BY	
REVISION	
No.	

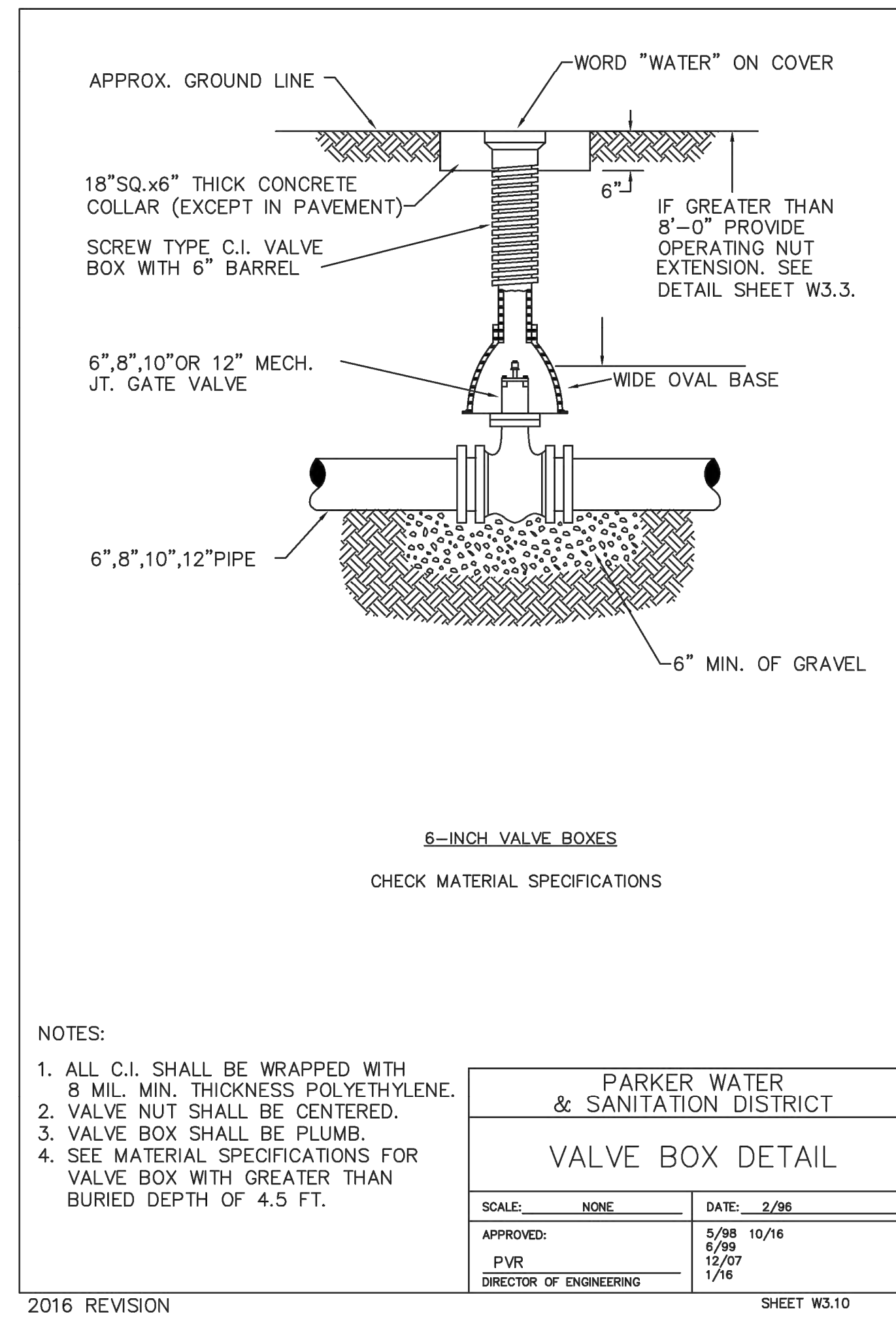
**SLIM CHICKENS**  
 Life Changing Chicken  
 Chicken Tenders - Buffalo Wings - Sandwiches - Salads - Wraps

**PARKER WATER & SANITATION DISTRICT**  
**SLIM CHICKENS**  
 SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134  
**UTILITY PLAN**

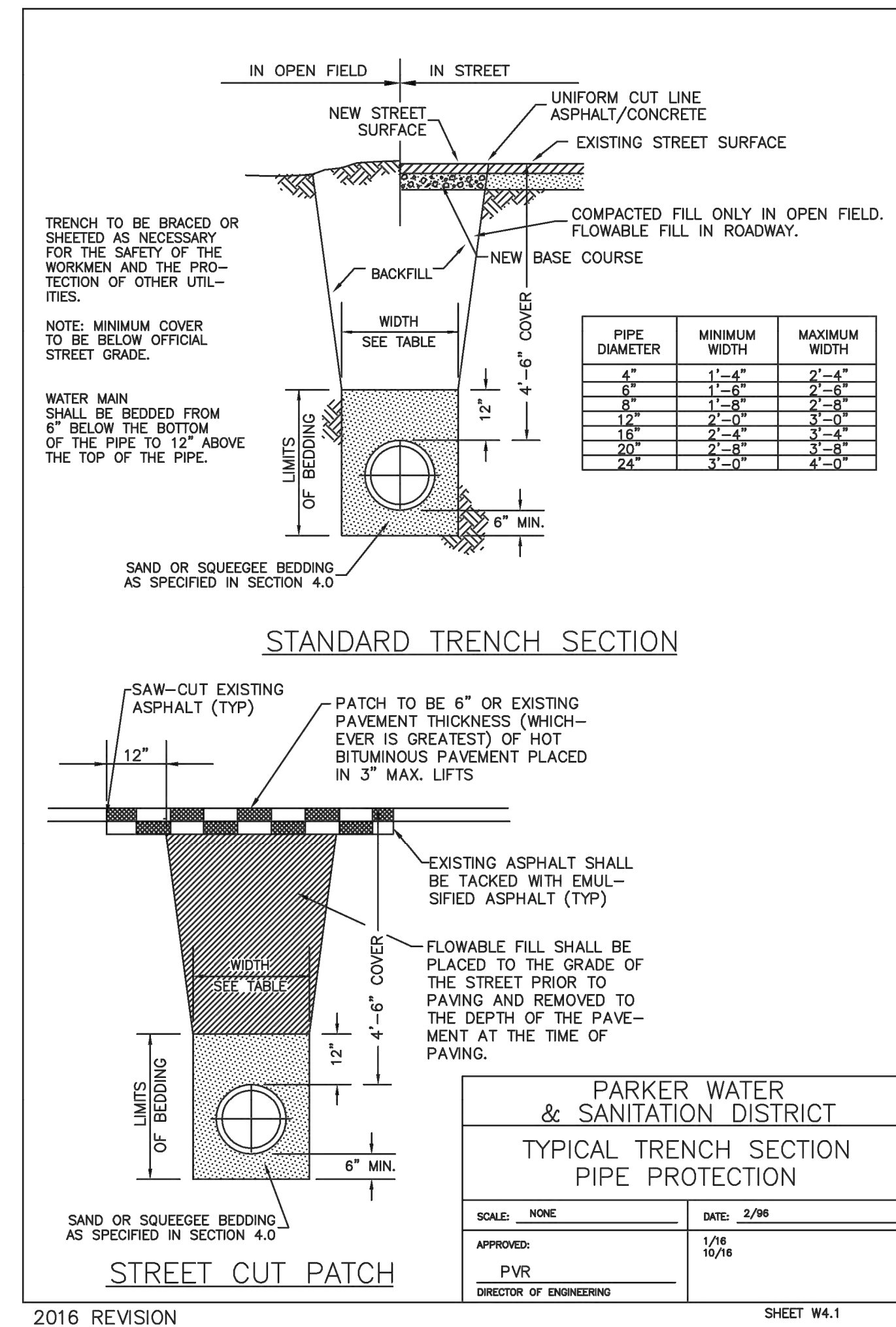
PROJECT NO: TSD003.01  
 DESIGNED BY: CM  
 DRAWN BY: JLG  
 DATE: 04/26/2021  
**U1.0**



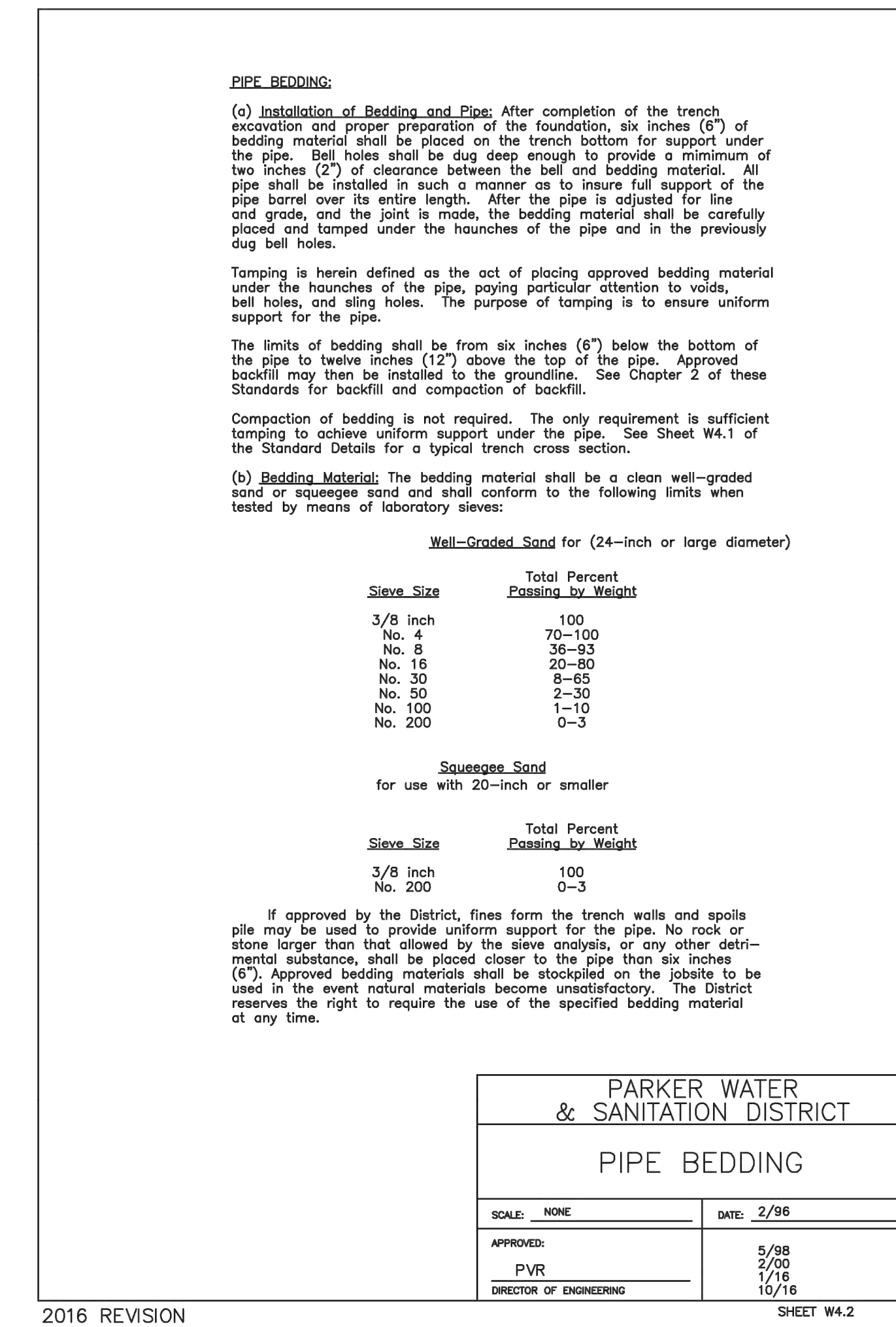
2016 REVISION



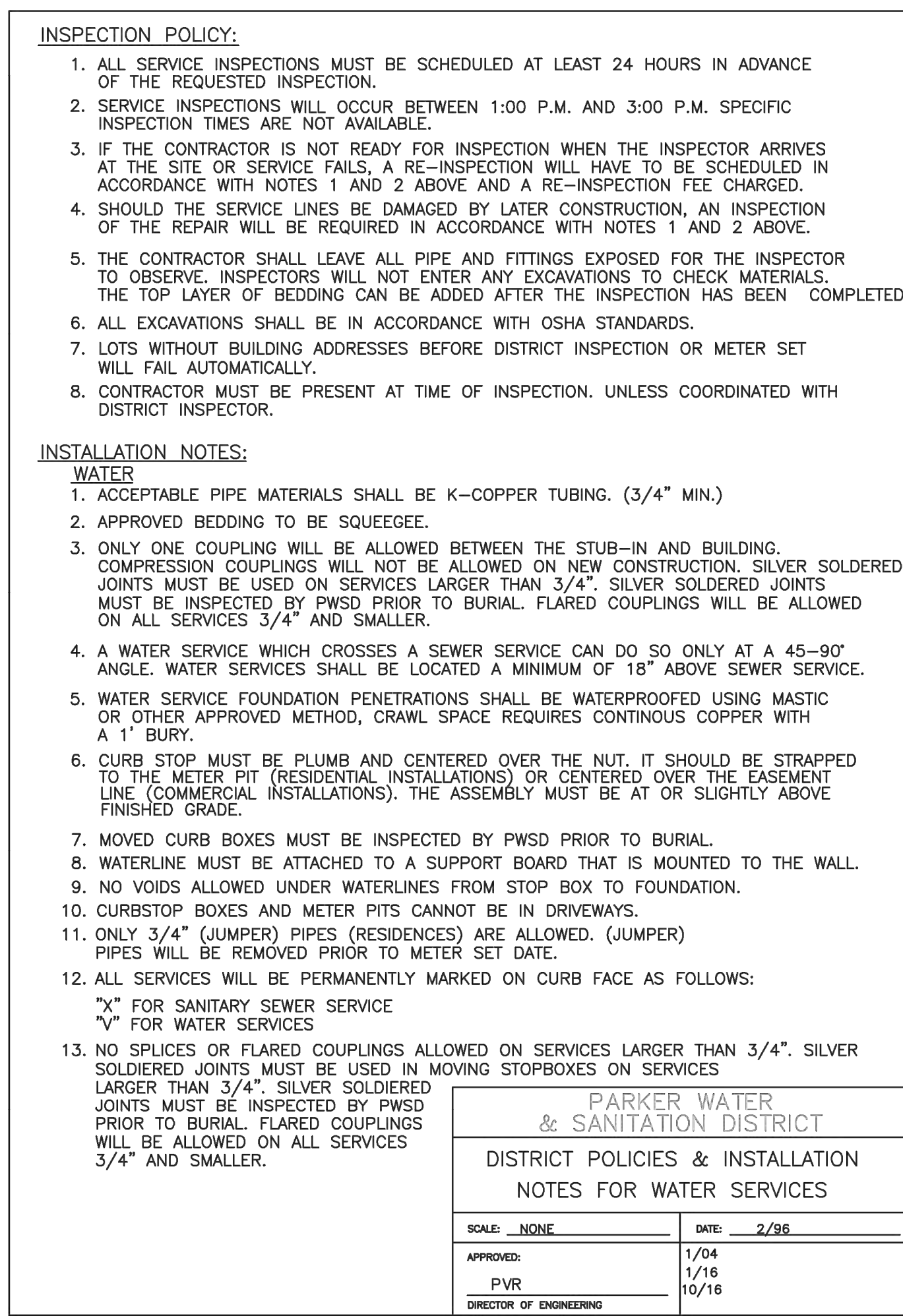
2016 REVISION



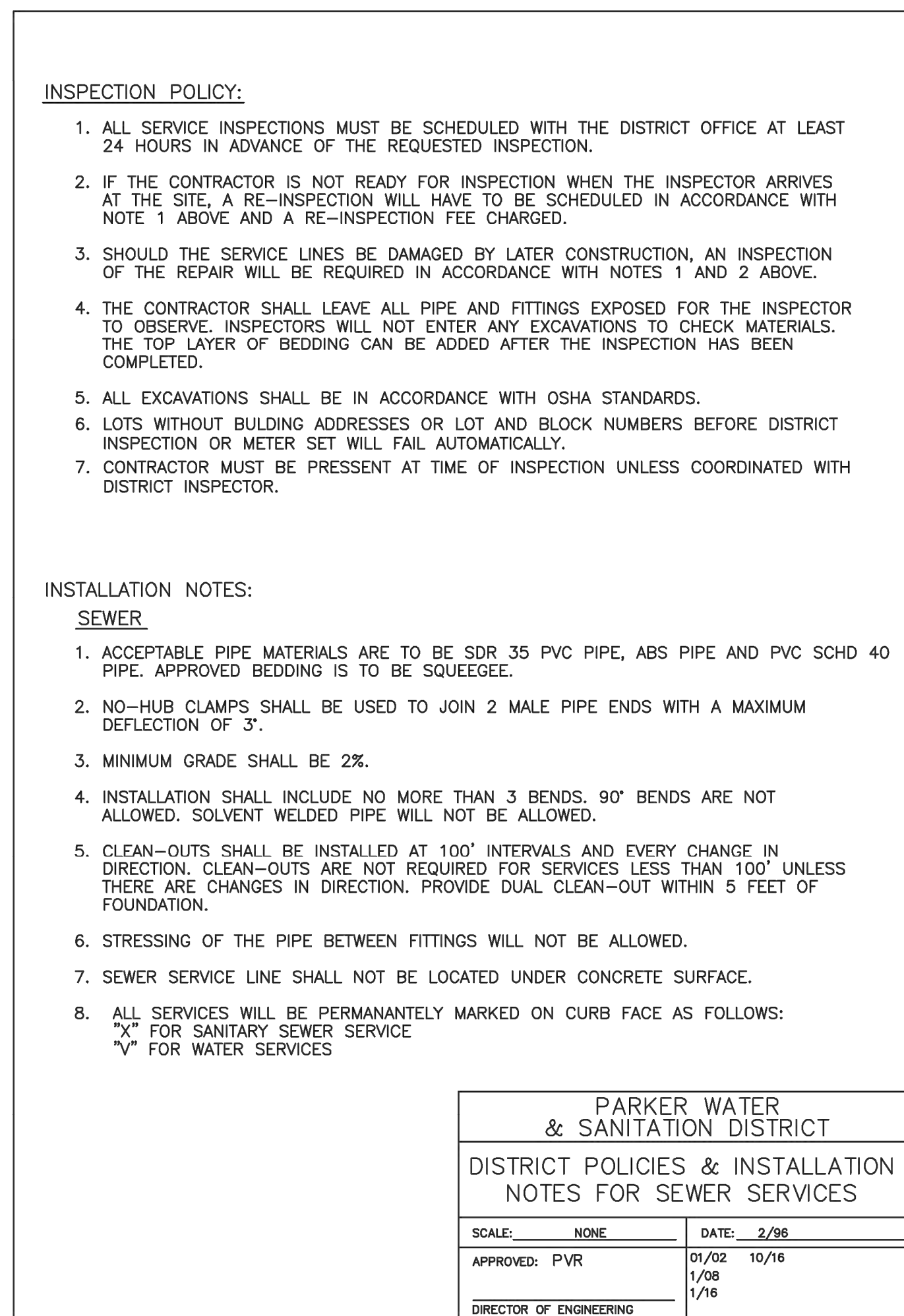
2016 REVISION



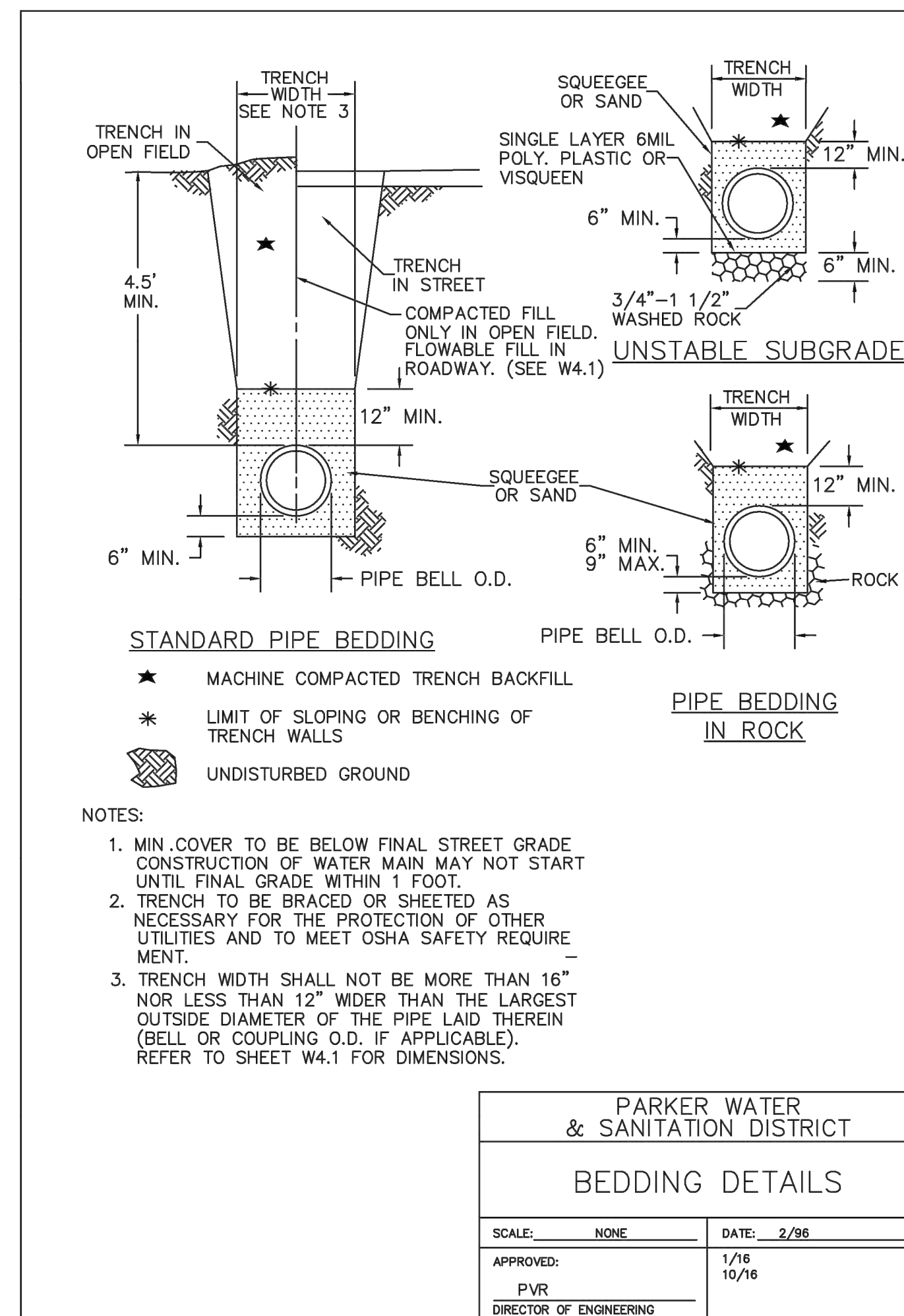
2016 REVISION



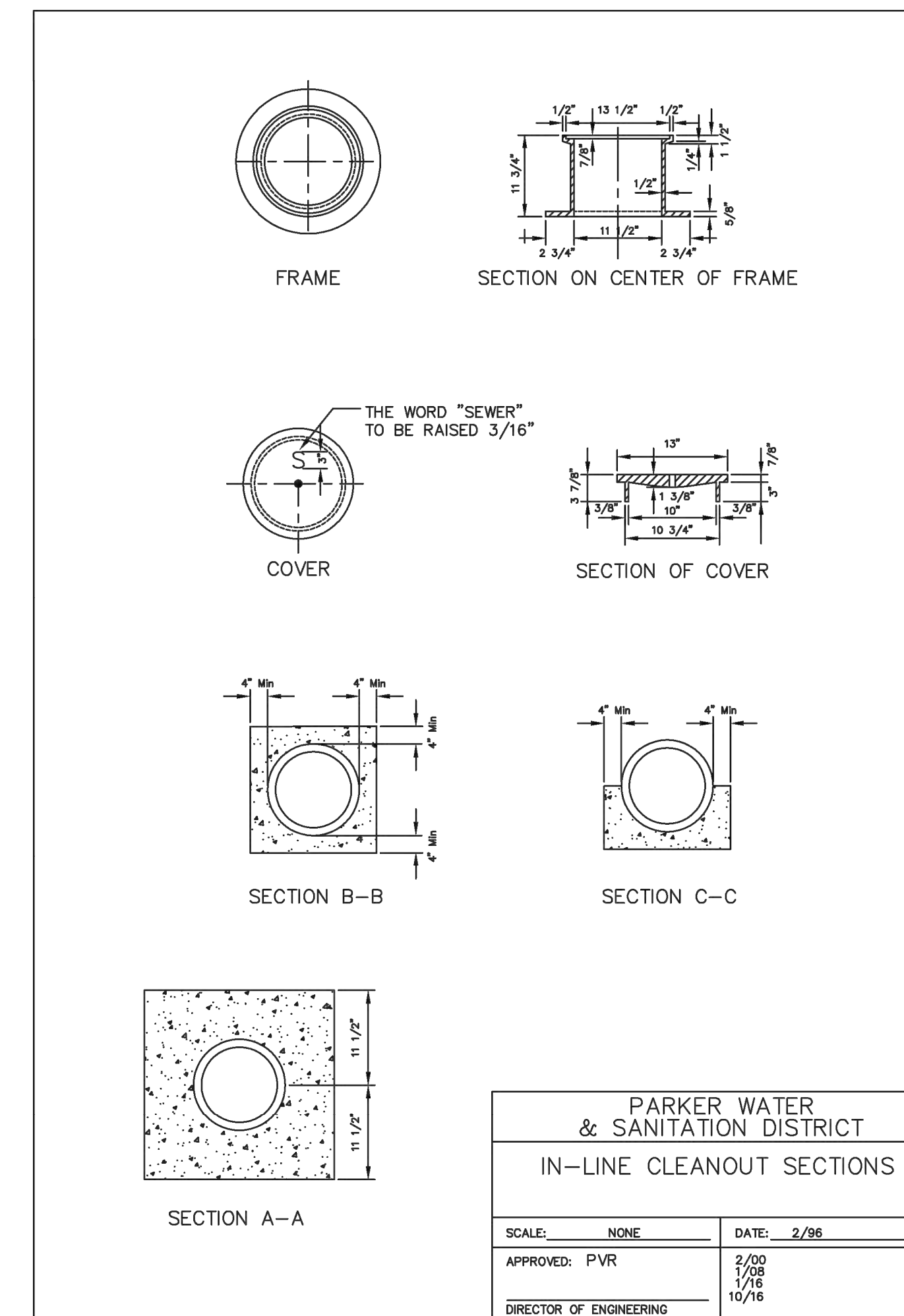
2016 REVISION



2016 REVISION



2016 REVISION



2016 REVISION

DATE	
BY	
REVISION	
No.	

**SLIM CHICKENS**  
Life Changing Chicken  
Chicken tenders - Buffalo Wings - Sandwiches - Salads - Wraps

PARKER WATER & SANITATION DISTRICT  
SLIM CHICKENS  
SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134  
WATER & SANITARY SEWER DETAILS

PROJECT NO.: TSD003.01  
DESIGNED BY: CM  
DRAWN BY: JLG  
DATE: 04/26/2021

**U2.0**



