

NOT FOR
CONSTRUCTION

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NEW HORIZON ACADEMY -
DOUGLAS 234 FILING, NO. 6
PARKER, CO

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Project	NHOAC 1562
Edited By	D
By	A

Review Status	Issue Date
REVIEW	8/26/2021
REVIEW	1/22/2022
REVIEW	3/22/2022

Revision Issue		
#	Description	Date
	TOWN COMMENTS	1/22/21
	TOWN COMMENTS	3/22/21

COVER SHEET

U0.0

RIGHT OF WAY
PERMANENT EASEMENT
PROPERTY LINE
HORIZONTAL CONTROL POINT
BENCHMARK
SURVEY MARKER
SOIL BORING
SANITARY SEWER AND MANHOLE
FORCE MAIN AND LIFT STATION
SANITARY SEWER SERVICE & CLEANOUT
WATER MAIN, HYDRANT, VALVE AND MANHOLE
WATER SERVICE AND CURB STOP BOX
STORM SEWER, MANHOLE AND CATCH BASIN
CULVERT AND APRON ENDWALL
GAS MAIN, VALVE, VENT AND METER
HANDHOLE
BURIED FIBER OPTIC CABLE AND MANHOLE
BURIED PHONE CABLE, PEDESTAL AND MANHOLE
BURIED TV CABLE, PEDESTAL AND MANHOLE
BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE,
TRANSFORMER AND METER
OVERHEAD WIRE, POLE AND GUY WIRE
LIGHT POLE
TRAFFIC SIGNAL
STREET NAME SIGN
SIGN (NON STREET NAME)
RAILROAD TRACKS

DECIDUOUS AND CONIFEROUS TREE
BUSH / SHRUB AND STUMP
EDGE OF WOODED AREA
WETLAND

BUILDING
FENCE (UNIDENTIFIED)
BARBED WIRE FENCE
CHAIN LINK FENCE
ELECTRIC WIRE FENCE
WOOD FENCE
WOVEN WIRE FENCE
PLATE BEAM GUARDRAIL
CABLE GUARDRAIL
POST / BOLLARD
RETAINING WALL

- STREET CENTERLINE
- RIGHT-OF-WAY
- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- CONSTRUCTION LIMITS
- SANITARY SEWER, BULKHEAD AND MANHOLE
- FORCE MAIN
- SANITARY SERVICE AND CLEANOUT

- WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
- WATER VALVE MANHOLE, REDUCER, BEND AND CROSS
- WATER SERVICE AND CURB STOP BOX
- STORM SEWER, MANHOLE AND CATCH BASIN
- CULVERT AND APRON ENDWALL
- DRAIN TILE
- DITCH / SWALE
- RIPRAP
- STREET NAME SIGN
- SIGN (NON STREET NAME)
- RETAINING WALL

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS.

GEOTECHNICAL ENGINEER: ROCKY MOUNTAIN GROUP
PROJECT NO. 167366

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT AND BRING ANY CONFLICTS BETWEEN IT AND THE CONSTRUCTION PLANS AND SPECIFICATIONS TO THE ENGINEER'S ATTENTION PRIOR TO BEGINNING WORK.

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 6
SOUTH, RANGE 66 WEST, 6TH P.M. BEARING SOUTH 89°15'13" WEST AS SHOWN ON
FINAL PLAT DOUGLAS 234 FILING NO. 1.

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

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
1.65 ACRES

MATERIALS LIST			
DESCRIPTION		UNIT	QTY
6" SDR 35 SANITARY SEWER SERVICE PIPE		LF	256
8" DUCTILE IRON WATER MAIN		LF	137
6" DUCTILE IRON WATER MAIN		LF	87
1 1/2" COPPER SERVICE PIPE		LF	50
2" COPPER SERVICE PIPE		LF	220
1600 GAL COMMERCIAL GREASE INTERCEPTOR		EACH	1
SAMPLING MANHOLE		EACH	1
TWO-WAY CLEANOUT		EACH	2
CLEANOUT		EACH	2
FIRE HYDRANT		EACH	1
6" GATE VALVE & BOX		EACH	1
8" GATE VALVE & BOX		EACH	2
1 1/2" CORPORATION		EACH	1
2" CORPORATION		EACH	1
1 1/2" CURB STOP & BOX		EACH	1
2" CURB STOP & BOX		EACH	1
1 1/2" IRRIGATION METER MANHOLE		EACH	1
REDUCED PRESSURE BACKFLOW PREVENTER		EACH	1

SHEET NUMBER	SHEET TITLE
U0.0	COVER SHEET
U0.1	GENERAL NOTES
U1.0	OVERALL UTILITY PLAN
U1.1	SANITARY SERVICE PLAN & PROFILE
U1.2 - U1.3	SANITARY SEWER DETAILS
U1.4	WATER SERVICE PLAN & PROFILE
U1.5 - U1.7	WATER DETAILS

20120 E MAINSTREET
PARKER, CO 80138
STREETS - MIKE WAUGH
STORM WATER - JACOB JAMES 303-840-9546

196000 E PARKER SQUARE DR.
PARKER, CO 80134 303-841-9800

PARKER WATER AND SANITATION DISTRICT

18100 E. WOODMAN DR.
PARKER, CO 80134 303-841-4627

RANDALL CAPRA
20120 E. MAINSTREET
CENTENNIAL, CO 80138 303-205-3169

2801 S. YOUNGFIELD ST. SUITE 301
GOLDEN, CO 80401
LOCAL CALLS

MICHELLE O'NAN
5909 E. 38TH AVE.
DENVER, CO 80207 303-329-1618

KEVIN YOUNG
6859 S. TUCSON WAY
ENGLEWOOD, CO 80112 720-490-3867

WILLIAM BENSON
9750 E. COSTILLA AVE.
ENGLEWOOD, CO 80220 303-792-6069

4210 E. 11TH AVE.
DENVER, CO 303-320-8333

JASON JENKS
5496 NORTH US HWY 85
P.O. BOX DRAWER A
SEDALIA, CO 80135
303-688-3100

MIKE SARMENTO
2480 W 26TH AVE. SUITE 156-B
DENVER, CO 80211 303-455-6277



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 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 SIGNED _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____
(DISTRICT ENGINEER)

DATE SIGNED _____

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PARKER WATER & SANITATION DISTRICT GENERAL NOTES

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

PARKER WATER & SANITATION DISTRICT WATER NOTES

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

PARKER WATER & SANITATION DISTRICT SANITARY SEWER NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
- ALL SEWER MAINS SHALL BE PVC, ASTM D-3034, SDR 35 OR APPROVED EQUAL. ALL SEWER MAIN SIZE IS 8" IN DIAMETER UNLESS OTHERWISE NOTED.
- SEWER LINES SHALL BE INSTALLED 5.0 FEET SOUTH OR WEST OF STREET CENTERLINE, UNLESS OTHERWISE SHOWN ON PLANS. SEWER LINES SHALL BE 10.00 FEET FROM WATER LINES EXCEPT WHEN CROSSING EACH OTHER. SEWER LINES WHICH CROSS LESS THAN 1.50 FEET VERTICALLY FROM THE WATER MAIN SHALL BE ENCASED IN CONCRETE AS PER PWSD SPECIFICATIONS. USE RUBBER GASKETS FOR PVC ENCASEMENT. SEWER RIM ELEVATIONS SHOWN ARE APPROPRIATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. RING AND COVER SHALL BE SET IN CENTERED CONCRETE RINGS WITH RAM-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.
- AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR AND REPRESENTATIVES OF THE OTHER APPROVING AGENCIES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE DISTRICT ENGINEER TO SCHEDULE THIS MEETING.
- THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSD AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSD SPECIFICATION MANUAL.
- ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE PWSD STANDARDS AND SPECIFICATIONS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
- PRIOR TO STARTING WORK WHERE SEWER MAIN IS TO BE CONNECTED TO EXISTING PWSD SEWER SYSTEMS. THE NEAREST MANHOLE TO THE POINT OF TIE-IN SHALL BE PLUGGED WITH A PLUMBER'S PLUG ON THE INLET SIDE BY THE CONTRACTOR. THIS PLUG SHALL REMAIN IN PLACE UNTIL FINAL PROBATIONARY ACCEPTANCE BY PWSD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN INSTRUCTED BY THE DISTRICT.
- PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH, THE CONTRACTOR SHALL JET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMP OUT AT THE PLUGGED MANHOLE.

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SEH Project	NHOAC 156217
Checked By	DBH
Drawn By	AMP
Project Status	Issue Date
TOWN REVIEW	8/26/2020
TOWN REVIEW	1/22/2021
TOWN REVIEW	3/22/2021

Revision Issue			
Rev. #	Description	Date	
1	TOWN COMMENTS	1/22/21	
2	TOWN COMMENTS	3/22/21	

GENERAL NOTES

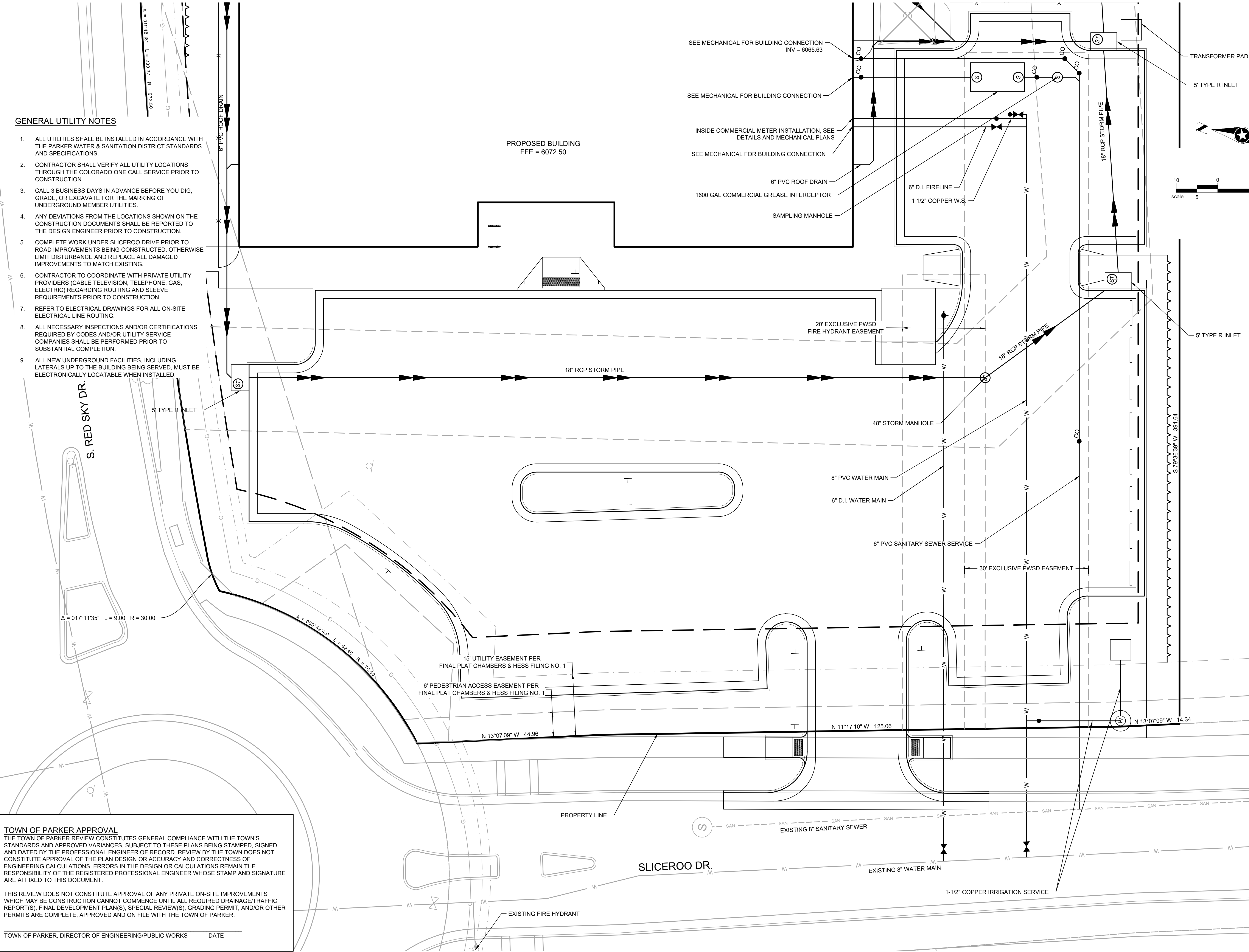
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GENERAL UTILITY NOTES

- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE PARKER WATER & SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS THROUGH THE COLORADO ONE CALL SERVICE PRIOR TO CONSTRUCTION.
- CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
- ANY DEVIATIONS FROM THE LOCATIONS SHOWN ON THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- COMPLETE WORK UNDER SLICEROO DRIVE PRIOR TO ROAD IMPROVEMENTS BEING CONSTRUCTED. OTHERWISE LIMIT DISTURBANCE AND REPLACE ALL DAMAGED IMPROVEMENTS TO MATCH EXISTING.
- CONTRACTOR TO COORDINATE WITH PRIVATE UTILITY PROVIDERS (CABLE TELEVISION, TELEPHONE, GAS, ELECTRIC) REGARDING ROUTING AND SLEEVE REQUIREMENTS PRIOR TO CONSTRUCTION.
- REFER TO ELECTRICAL DRAWINGS FOR ALL ON-SITE ELECTRICAL LINE ROUTING.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBSTANTIAL COMPLETION.
- ALL NEW UNDERGROUND FACILITIES, INCLUDING LATERALS UP TO THE BUILDING BEING SERVED, MUST BE ELECTRONICALLY LOCATABLE WHEN INSTALLED.



TOWN OF PARKER APPROVAL
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 CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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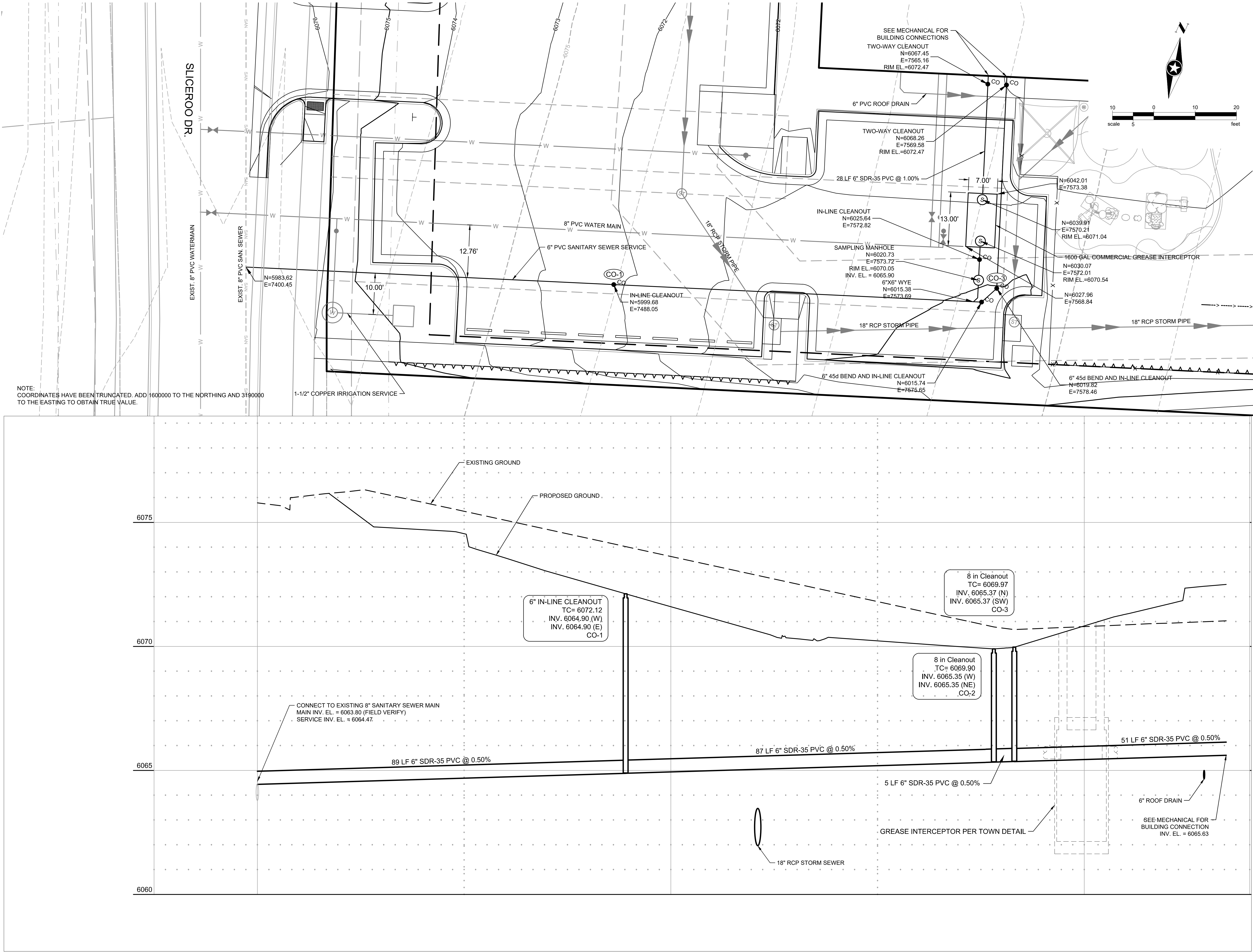
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New Horizon Academy
**NEW HORIZON ACADEMY -
DOUGLAS 234 FILING, NO. 6**
PARKER, CO

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SEH Project NHOAC 156217
Checked By DRH
Drawn By AMP

Project Status Issue Date
TOWN REVIEW 8/26/2020
TOWN REVIEW 1/22/2021
TOWN REVIEW 3/22/2021

Rev. #	Description	Date
1	TOWN COMMENTS	1/22/21
2	TOWN COMMENTS	3/22/21

**SANITARY SERVICE PLAN &
PROFILE**

2

U1.1

INSPECTION POLICY:

- ALL SERVICE INSPECTIONS MUST BE SCHEDULED WITH THE DISTRICT OFFICE AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
- IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE, A RE-INSPECTION WILL HAVE TO BE SCHEDULED IN ACCORDANCE WITH NOTE 1 ABOVE AND A RE-INSPECTION FEE CHARGED.
- 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 OR LOT AND BLOCK NUMBERS BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
- CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION UNLESS COORDINATED WITH DISTRICT INSPECTOR.

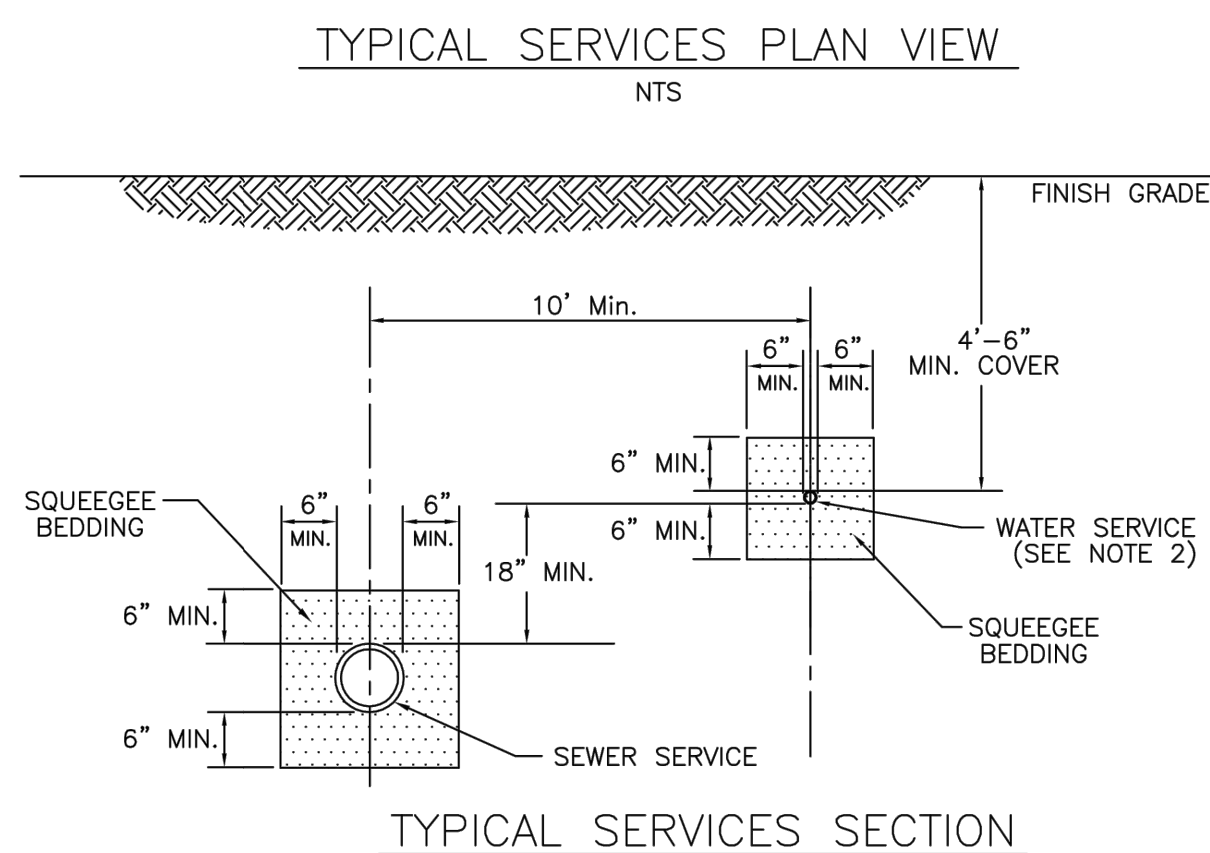
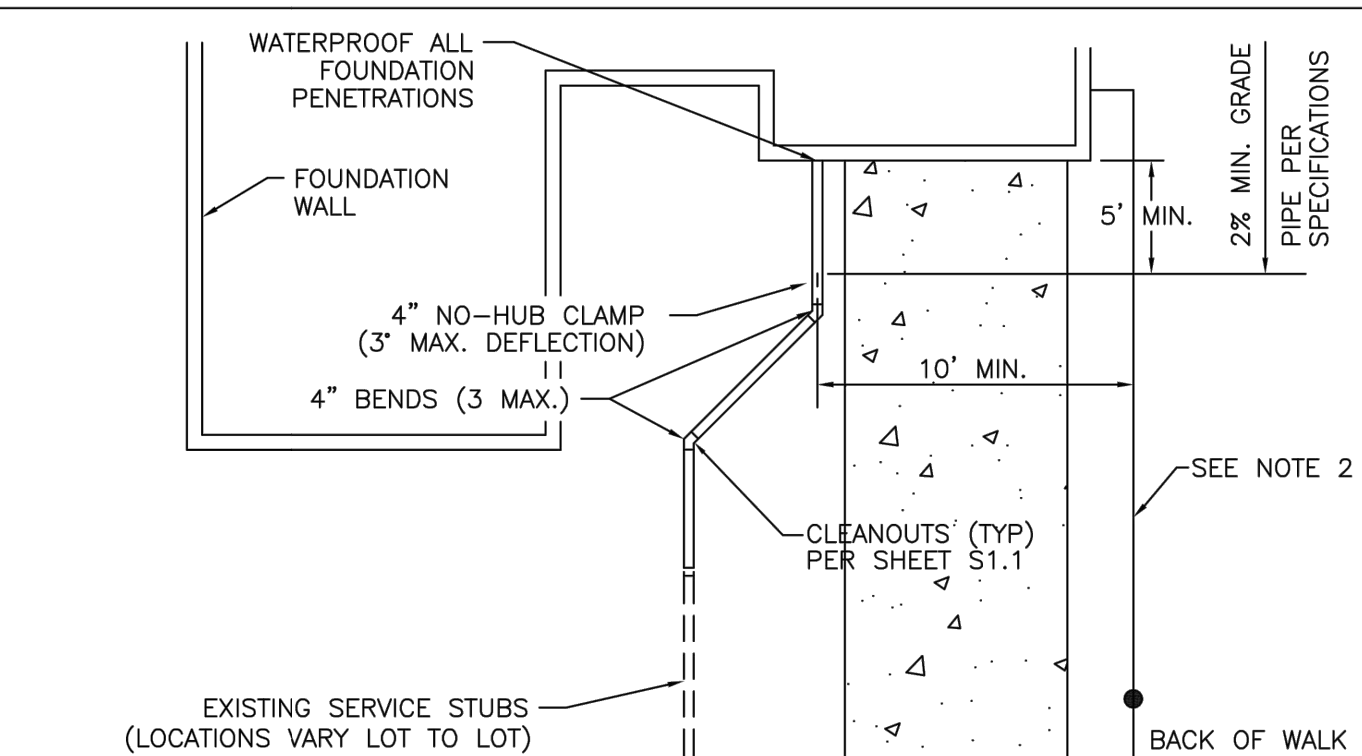
INSTALLATION NOTES:

- SEWER**
- ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND PVC SCHD 40 PIPE. APPROVED BEDDING IS TO BE SQUEEGEE.
 - NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3".
 - MINIMUM GRADE SHALL BE 2%.
 - INSTALLATION SHALL INCLUDE NO MORE THAN 3 BENDS. 90° BENDS ARE NOT ALLOWED. SOLVENT WELDED PIPE WILL NOT BE ALLOWED.
 - CLEAN-OUTS SHALL BE INSTALLED AT 100' INTERVALS AND EVERY CHANGE IN DIRECTION. CLEAN-OUTS ARE NOT REQUIRED FOR SERVICES LESS THAN 100' UNLESS THERE ARE CHANGES IN DIRECTION. PROVIDE DUAL CLEAN-OUT WITHIN 5 FEET OF FOUNDATION.
 - STRESSING OF THE PIPE BETWEEN FITTINGS WILL NOT BE ALLOWED.
 - SEWER SERVICE LINE SHALL NOT BE LOCATED UNDER CONCRETE SURFACE.
 - ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SEWER SERVICE
"V" FOR WATER SERVICES

PARKER WATER & SANITATION DISTRICT			
DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICES			
SCALE:	NONE	DATE:	2/96
APPROVED:	PVR	01/02 1/08 1/16	10/16
DIRECTOR OF ENGINEERING			

2016 REVISION

Details.dwg

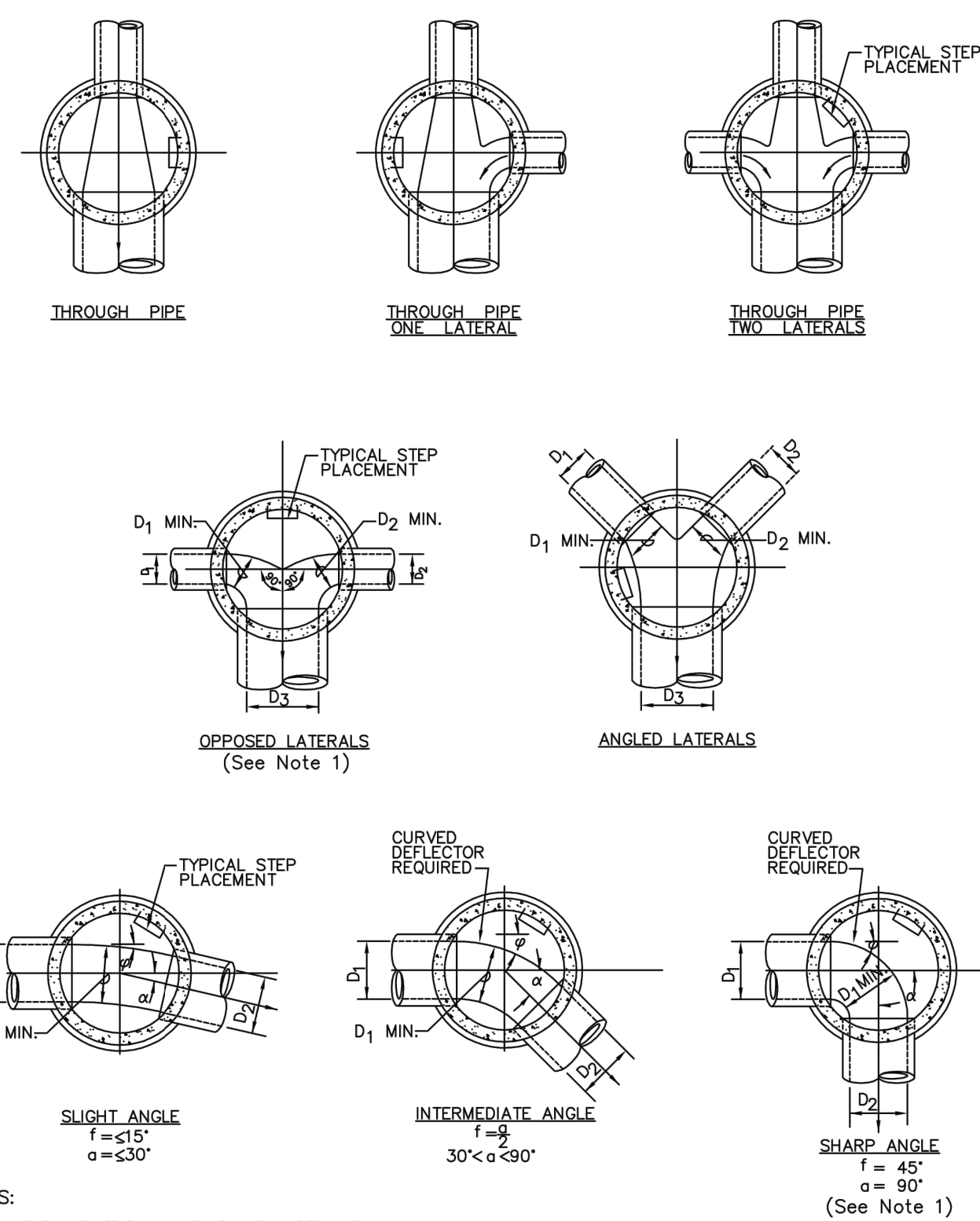


- NOTE:**
- SEE SHEET S1.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.
 - TYPICAL WATER SERVICES SHOWN ON SHEET W1.2 IN WATER DETAILS.

PARKER WATER & SANITATION DISTRICT TYPICAL SEWER SERVICES

SCALE:	NONE	DATE:	2/96
APPROVED:	PVR	2/00 01/02 01/16 10/16	
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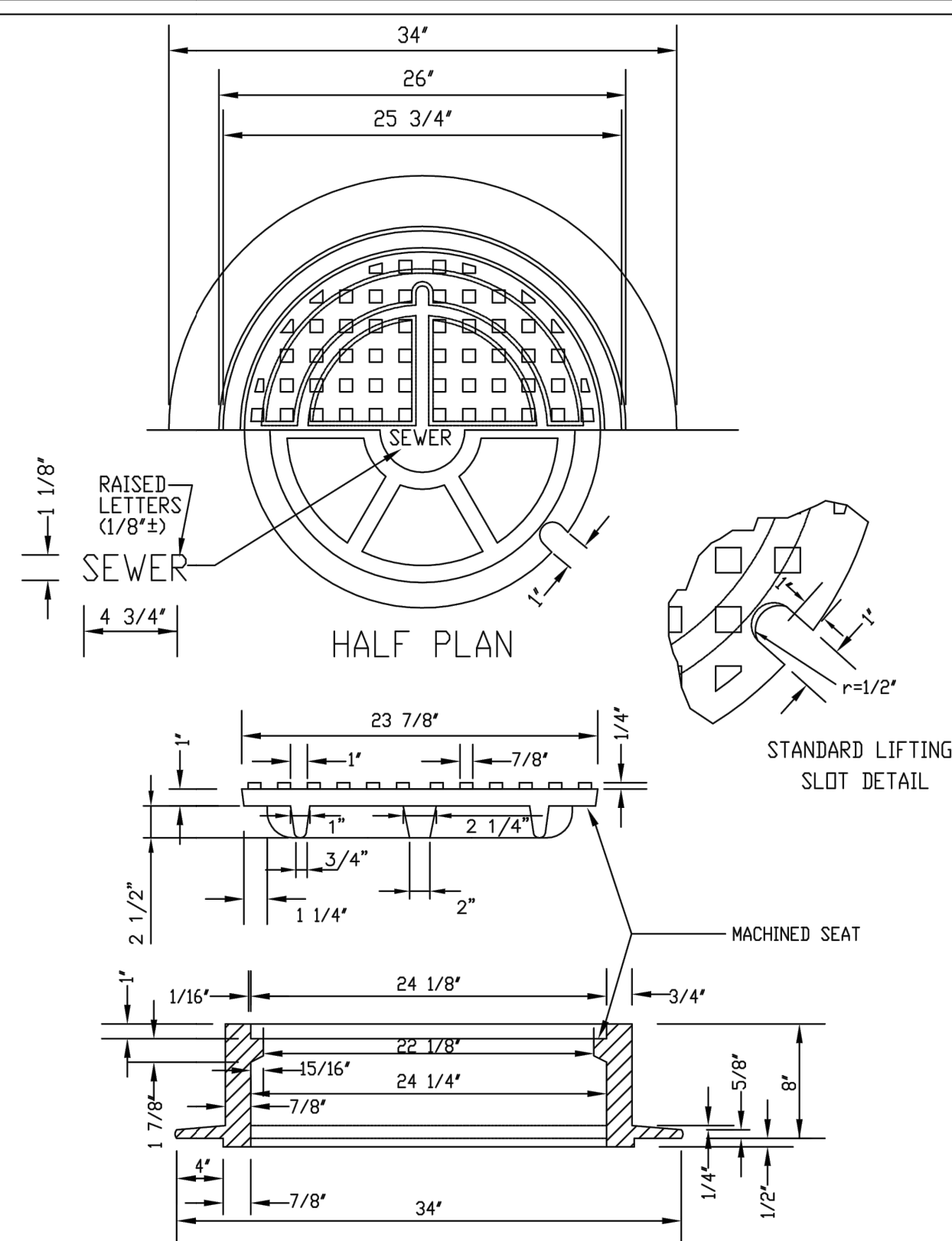
- NOTES:**
- Manhole shall be coated using bituminous mastic (ramneck) or plastic sealing compound.

PARKER WATER & SANITATION DISTRICT TYPICAL BASE CHANNELIZATION DETAILS

SCALE:	NONE	DATE:	2/96
APPROVED:	PVR	01/16 10/16	
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SHEET S3.7



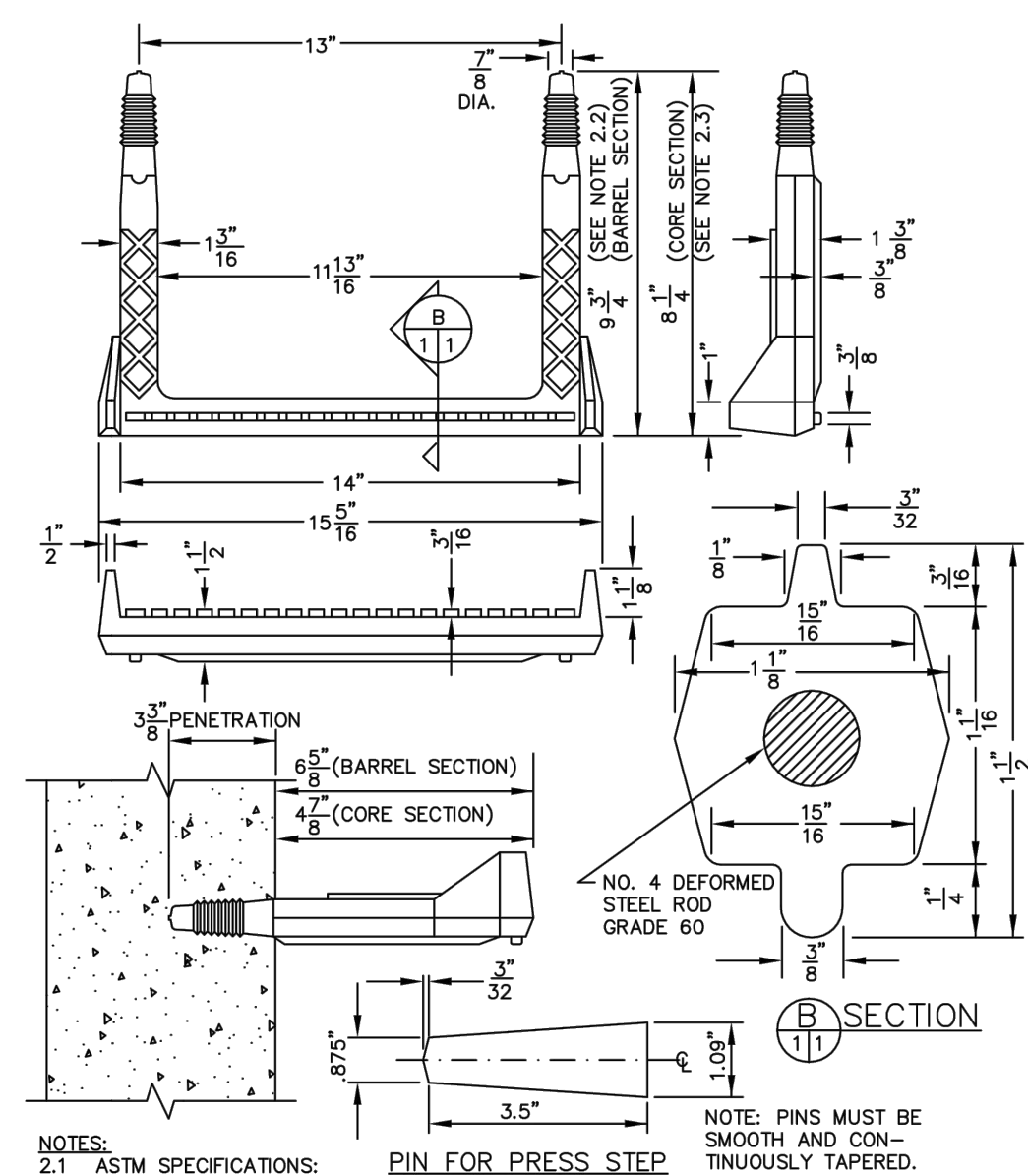
- NOTE:**
- Casting Specifications: ASTM A-48 With A Minimum Tensile Strength Of 25 KSI (Class 25)
 - All Casting To Be Dipped In Asphalt Base Point (Or Approved Equal).
 - No other manhole lids will be accepted without prior approval from the District Engineer.

PARKER WATER & SANITATION DISTRICT 24" DIAMETER RING AND COVER

SCALE:	NONE	DATE:	2/96
APPROVED:	PVR	01/16 10/16	
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SHEET S3.9



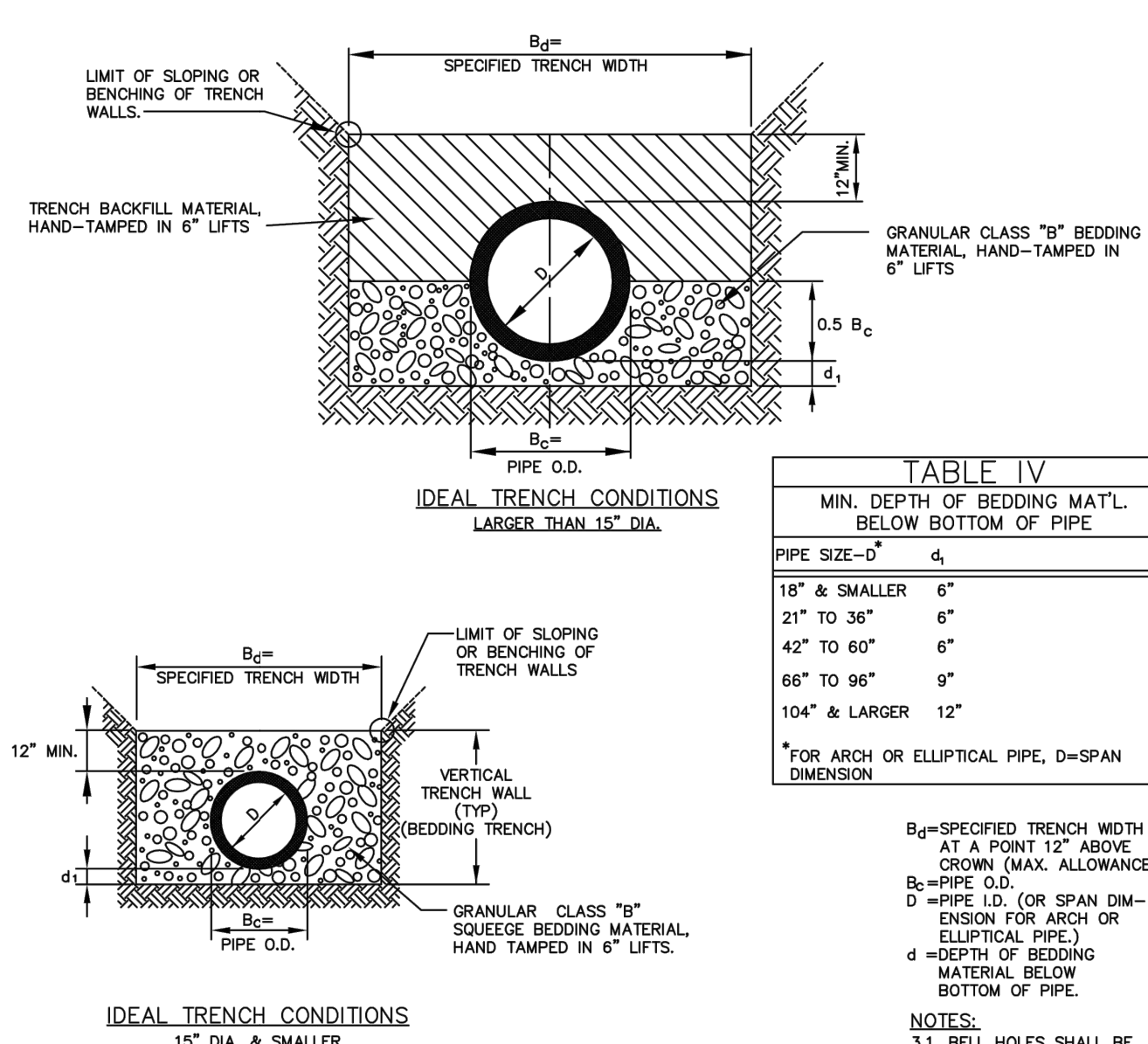
- NOTES:**
- ASTM SPECIFICATIONS:
a) ASTM C-478
b) ASTM A-515 GRADE 60 (STEEL ROD)
c) ASTM 2146-69, TYPE II, GRADE 16906 (POLYPROPYLENE)
 - STEPS INSTALLED IN MANHOLE BARREL SECTIONS OR VERTICAL WALLS OF STRUCTURE SHALL HAVE A 6-3/4 INCH LEG AND SHALL PROJECT FROM THE WALL 6-5/8 INCHES.
 - STEPS INSTALLED IN MANHOLE CONE SECTIONS SHALL HAVE AN 8-1/4 INCH LEG AND SHALL PROJECT FROM THE WALL 4-7/8 INCHES.
 - ALL STEPS SHALL HAVE A PENETRATION DEPTH INTO THE WALL OF 3-3/8 INCHES.
 - STEPS SHALL BE INSTALLED BY THE "PRESS-FIT" METHOD UTILIZING A SPECIALLY TAPERED PIN TO FORM THE INSERT HOLE AS SHOWN.
 - INSTALLED STEPS SHALL BE CAPABLE OF WITHSTANDING A PULL OUT FORCE OF 2500 P.S.I. PER LEG FOR A MINIMUM PERIOD OF TWO MINUTES.
 - STEPS SHALL BE INSTALLED BY THE "PRESS-FIT" METHOD EXCLUSIVELY FOLLOWING MANUFACTURER'S RECOMMENDED PROCEDURE AND SHALL NOT BE GROUTED IN PLACE.

POLYPROPYLENE REINFORCED PLASTIC STEP

PARKER WATER & SANITATION DISTRICT			
POLYPROPYLENE REINFORCED PLASTIC MANHOLE STEP			
SCALE:	NONE	DATE:	2/00
APPROVED:	PVR	01/16 10/16	
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SHEET S3.11



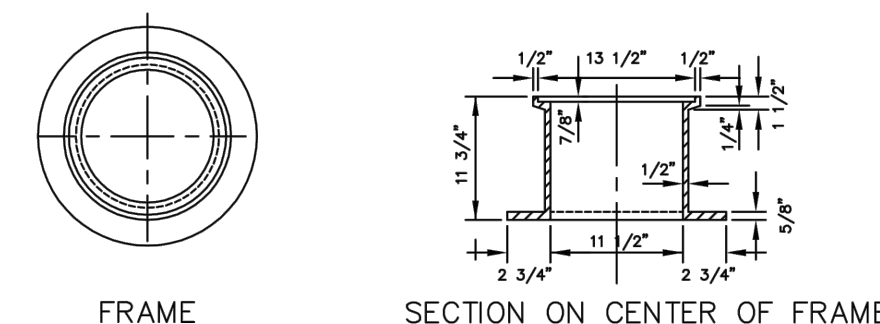
- GENERAL NOTES:**
- THESE DETAILS ARE TYPICAL FOR NORMAL TRENCH CONDITIONS. FOR INSTALLATIONS OTHER THAN THESE (SUCH AS EMBANKMENT OR TUNNEL INSTALLATIONS, ETC.) EXCAVATION, BEDDING AND BACKFILL REQUIREMENTS SHALL BE DETAILED ON THE CONSTRUCTION DRAWINGS. FOR UNUSUAL OR UNSTABLE SOIL CONDITIONS, TRENCH AND BEDDING DETAILS SHALL BE A SPECIAL DESIGN.

PARKER WATER & SANITATION DISTRICT TRENCHING AND BEDDING CLASS "B"

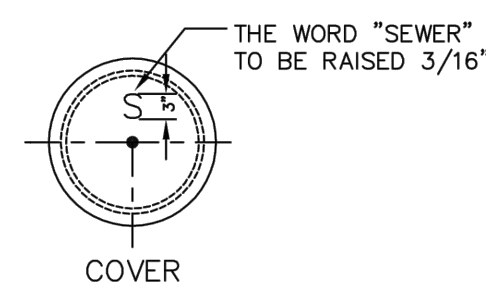
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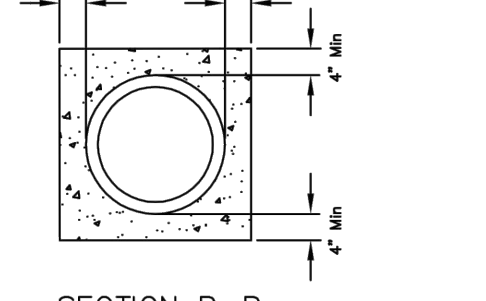
SHEET S4.3



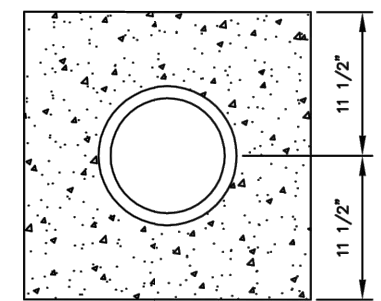
SECTION ON CENTER OF FRAME



SECTION OF COVER



SECTION C-C



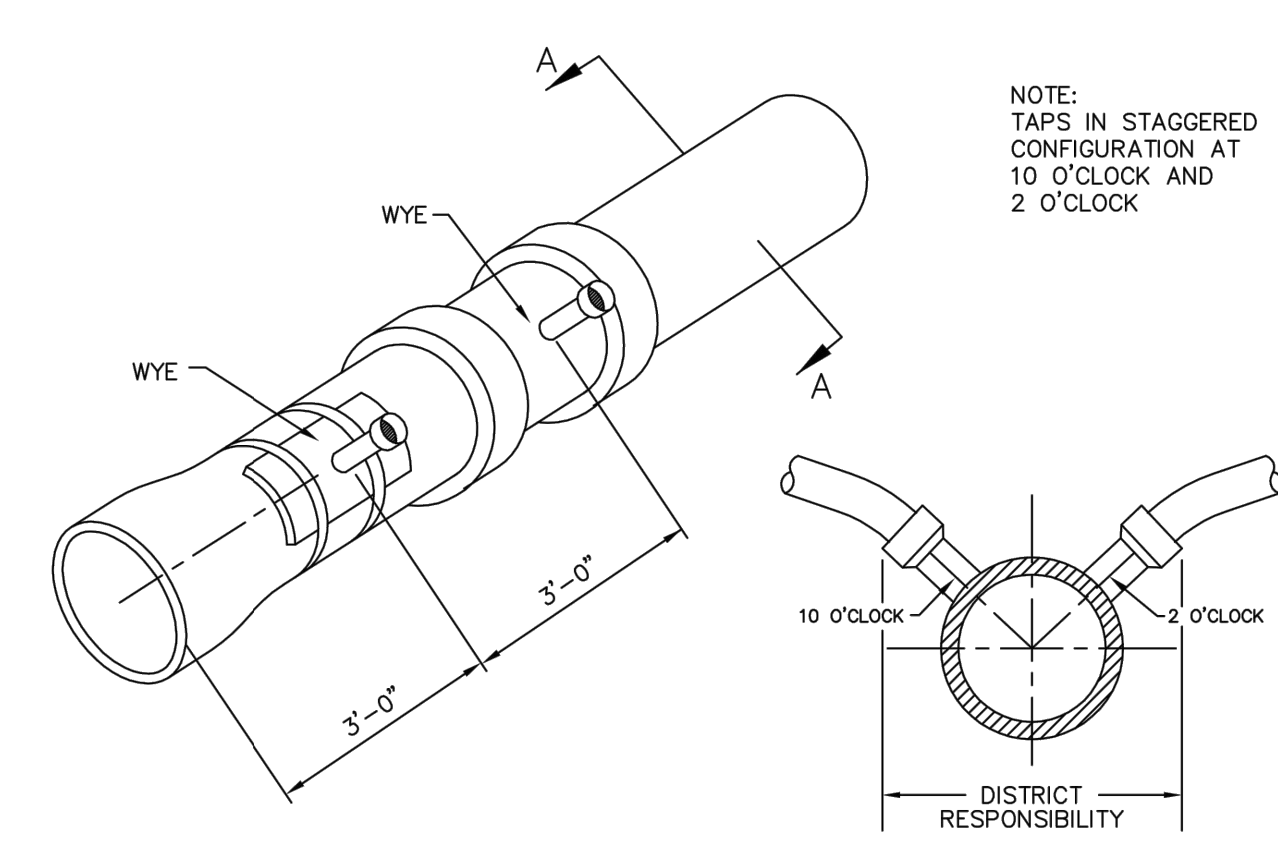
SECTION A-A

PARKER WATER & SANITATION DISTRICT IN-LINE CLEANOUT SECTIONS

SCALE:	NONE	DATE:	2/96
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SHEET S4.12



- NOTE:**
- TAPS IN STAGGERED CONFIGURATION AT 10 O'CLOCK AND 2 O'CLOCK

DOMESTIC SEWER TAPPING DETAIL

PARKER WATER & SANITATION DISTRICT DOMESTIC SEWER TAPPING DETAIL

SCALE:	NONE	DATE:	2/96
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2016 REVISION

SHEET S4.13

NOT FOR
CONSTRUCTION

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New Horizon Academy -
DOUGLAS 234 FILING, NO. 6

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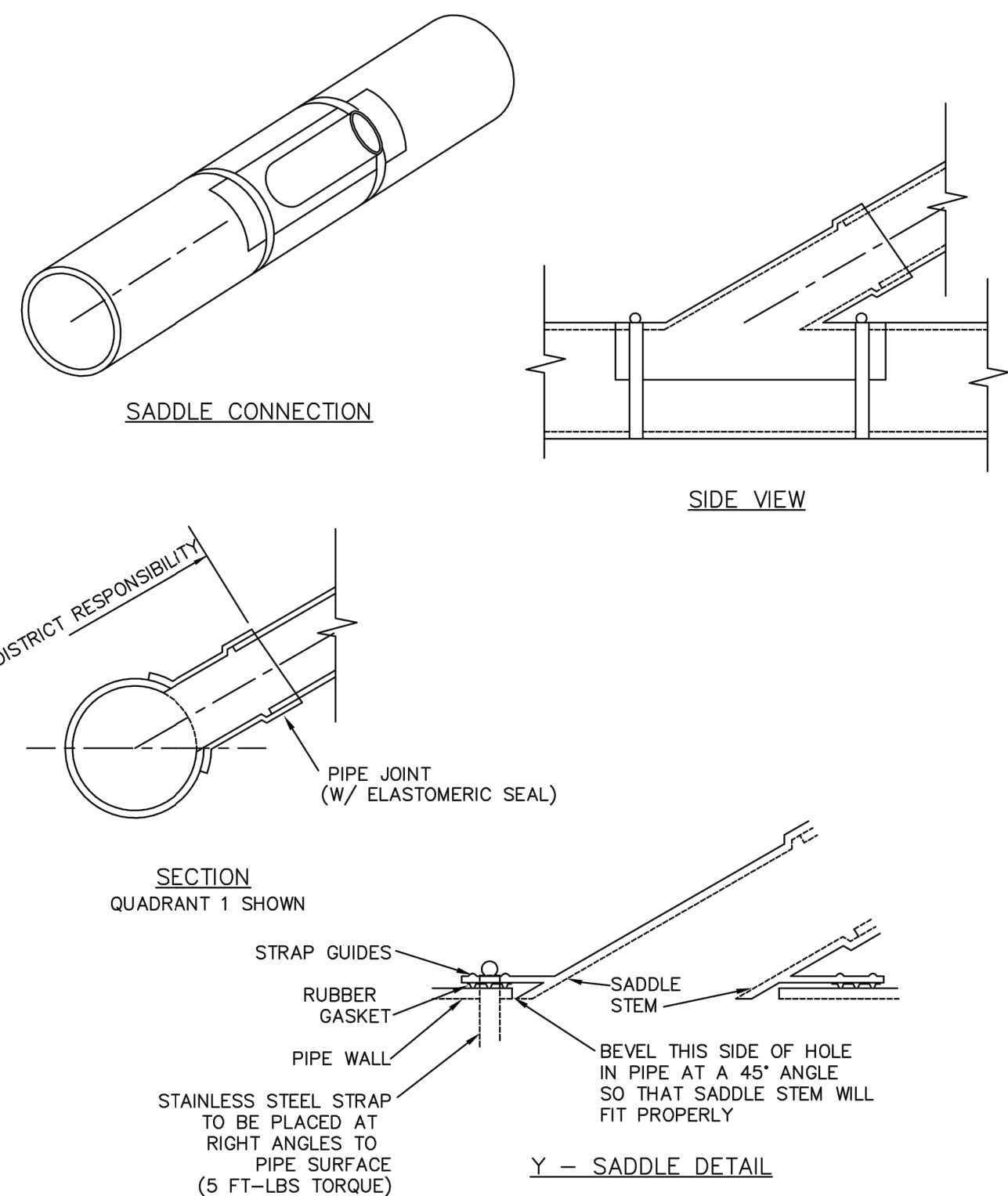
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Checked By	DF
Drawn By	AM
Project Status	Issue Date
TOWN REVIEW	8/26/2020
TOWN REVIEW	1/22/2021
TOWN REVIEW	3/22/2021

Revision Issue		
Rev. #	Description	Date
1	TOWN COMMENTS	1/22/21
2	TOWN COMMENTS	3/22/21

SANITARY DETAILS

1

U1 3



NOTES:

1. SADDLE FITTINGS TO BE PER ASTM D3034.
2. CONNECTION SHALL BE Y - SADDLE WITH TWO BONDS

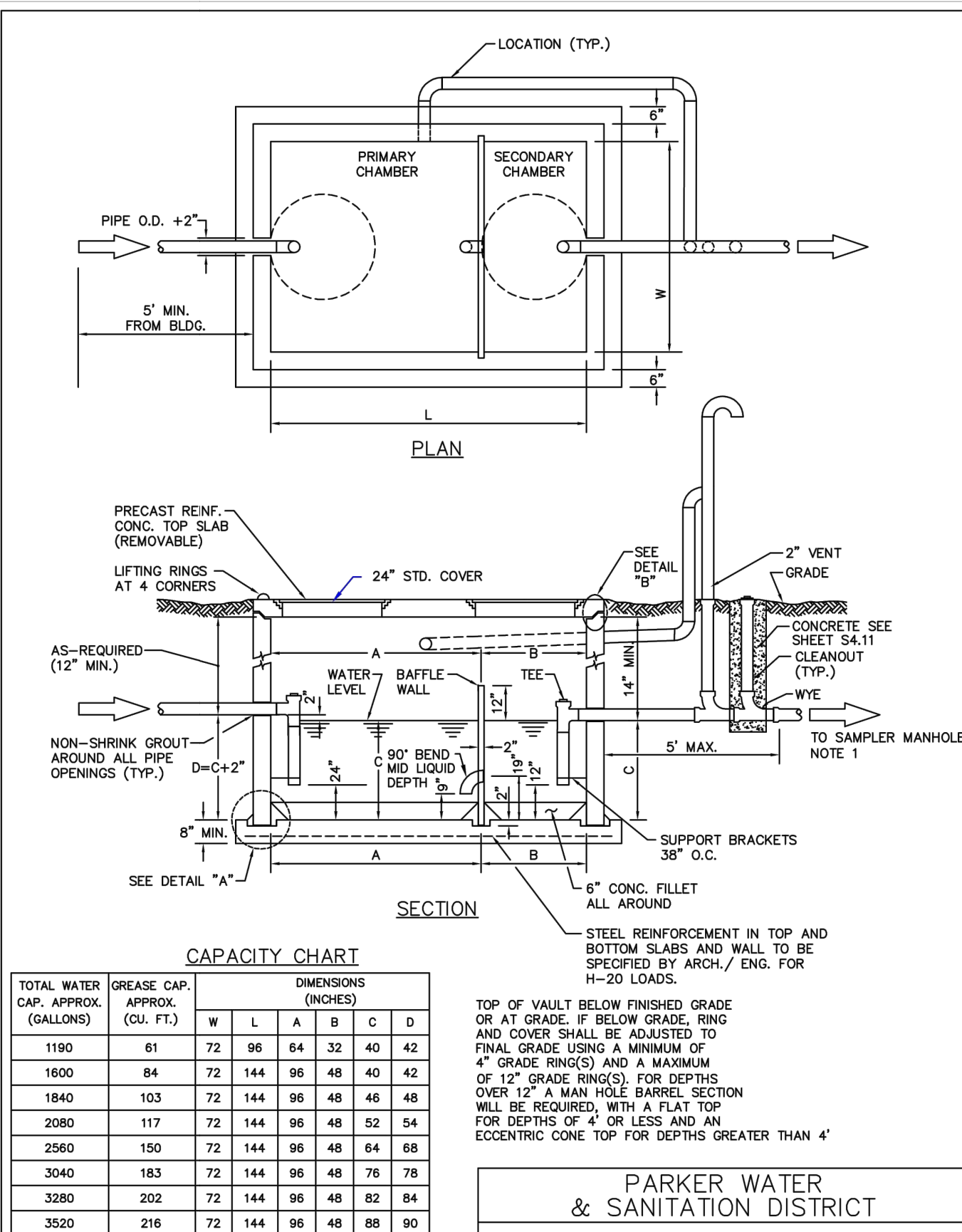
PARKER WATER
& SANITATION DISTRICT

P.V.C. SADDLE CONNECTION DETAIL

SCALE: <u>NONE</u>	DATE: <u>2/96</u>
APPROVED: PVR	1/16 10/16
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SHEET S4.14



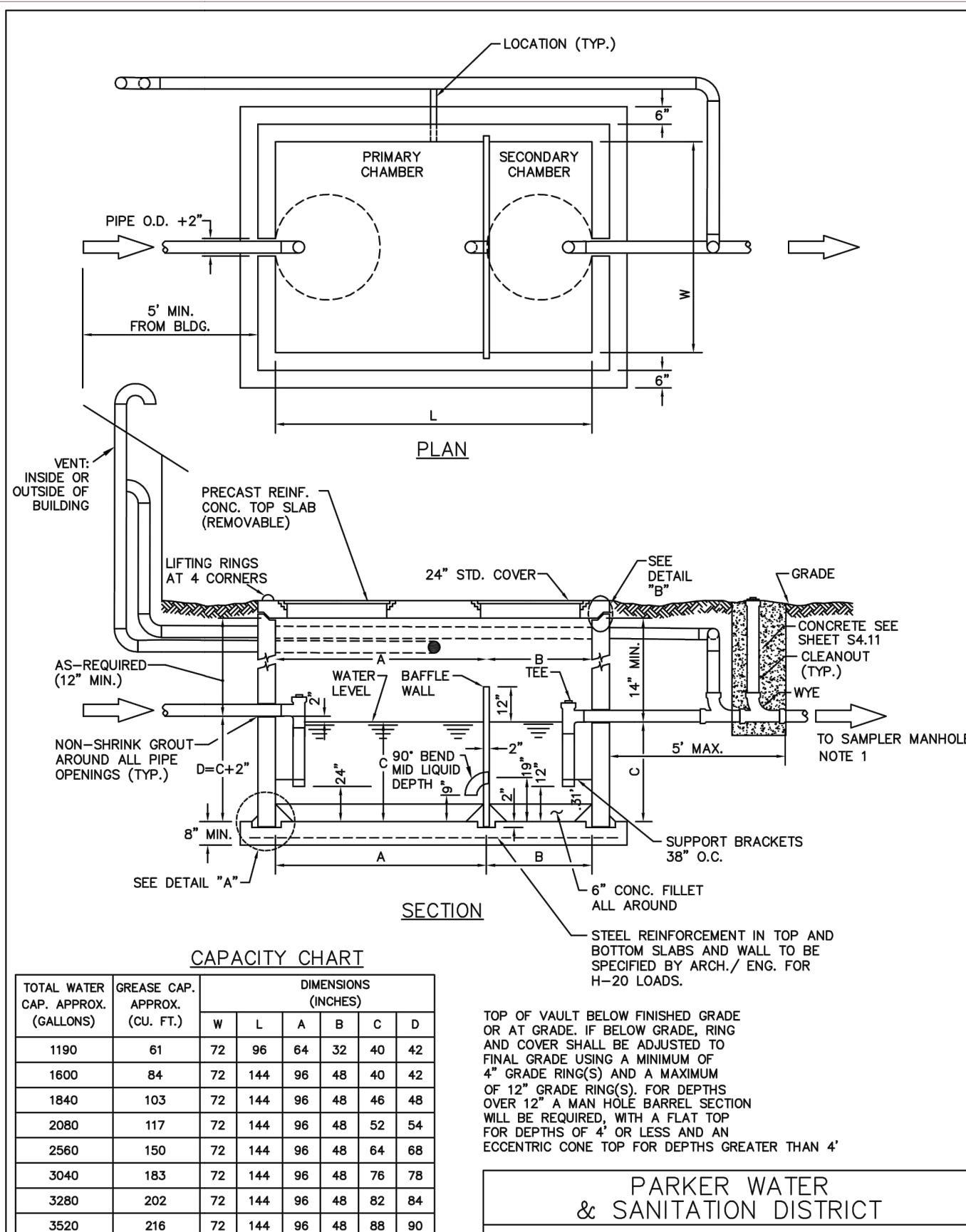
PARKER WATER
SANITATION DISTRICT

COMMERCIAL GREASE INTERCEPTOR

SCALE: <u>NONE</u>	DATE: <u>2/96</u>
APPROVED: <u>PVR</u>	<u>2/00</u> <u>01/02</u> <u>01/16</u> <u>10/16</u>
<u>DIRECTOR OF ENGINEERING</u>	

2016 REVISION

SHEET S5.1



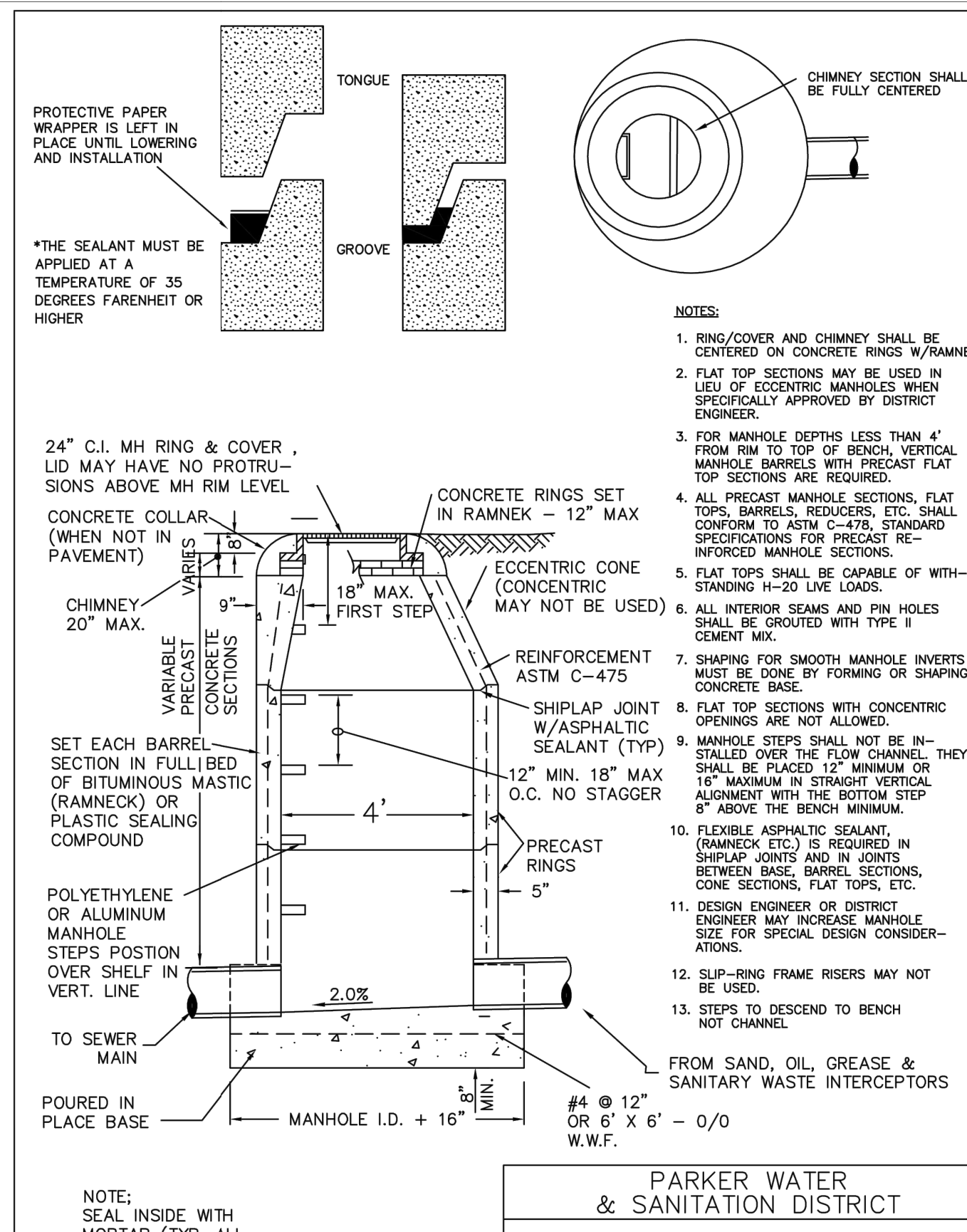
PARKER WATER
SANITATION DISTRICT

COMMERCIAL GREASE INTERCEPTOR

SCALE: <u>NONE</u>		DATE: <u>2/96</u>	
APPROVED: <u>PVR</u>		01/02 01/16 01/16	
DIRECTOR OF ENGINEERING			

2016 REVISION

SHEET S5.2



PARKER WATER
SANITATION DISTRICT

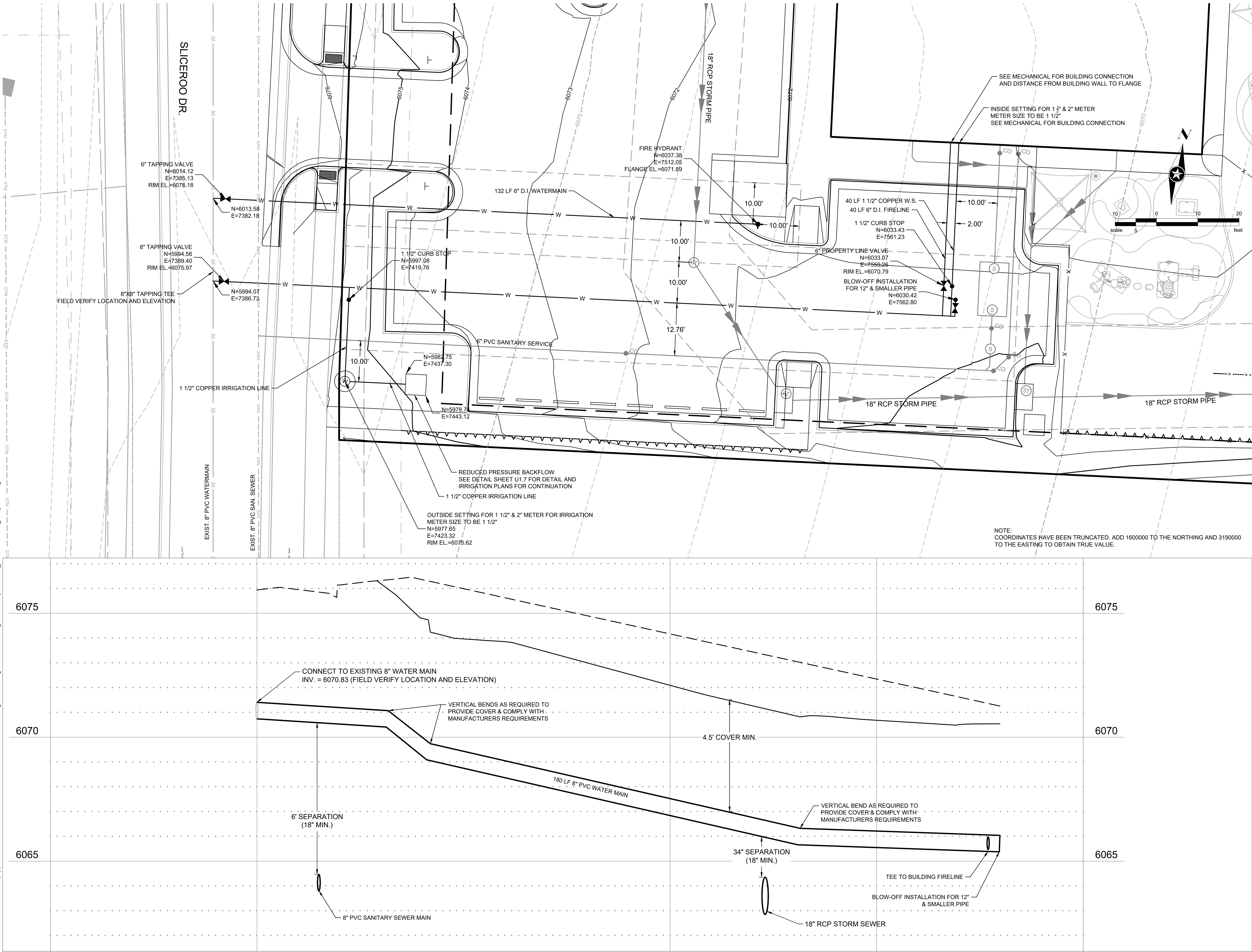
SAMPLING MANHOLE

SCALE: <u>NONE</u>	DATE: <u>2/99</u>
APPROVED: <u>PVR</u>	2/00 10/16
	4/01
	1/08
DIRECTOR OF ENGINEERING	1/16

2016 REVISION

SHEET S5.3

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**NEW HORIZON ACADEMY -
DOUGLAS 234 FILING, NO. 6**
PARKER, CO

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NHOAC 156217
DRH
AMP

Project Status
TOWN REVIEW
TOWN REVIEW
TOWN REVIEW

Issue Date
8/26/2020
1/22/2021
3/22/2021

Revision Issue		
Rev. #	Description	Date
1	TOWN COMMENTS	1/22/21
2	TOWN COMMENTS	3/22/21

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INSPECTION POLICY:

1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.

2. SERVICE INSPECTIONS WILL OCCUR BETWEEN 1:00 P.M. AND 3:00 P.M. SPECIFIC INSPECTION TIMES ARE NOT AVAILABLE.

3. IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE 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.

4. SHOULD THE SERVICE LINES BE DAMAGED BY LATER CONSTRUCTION, AN INSPECTION OF THE REPAIR WILL BE REQUIRED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE.

5. THE CONTRACTOR SHALL LEAVE ALL PIPE AND FITTINGS EXPOSED FOR THE INSPECTOR TO OBSERVE. INSPECTORS WILL NOT ENTER ANY EXCAVATIONS TO CHECK MATERIALS. THE TOP LAYER OF BEDDING CAN BE ADDED AFTER THE INSPECTION HAS BEEN COMPLETED.

6. ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.

7. LOTS WITHOUT BUILDING ADDRESSES BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.

8. CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION. UNLESS COORDINATED WITH DISTRICT INSPECTOR.

INSTALLATION NOTES:

WATER

1. ACCEPTABLE PIPE MATERIALS SHALL BE K-COPPER TUBING. (3/4" MIN.)

2. APPROVED BEDDING TO BE SQUEEGEE.

3. ONLY ONE COUPLING WILL BE ALLOWED BETWEEN THE 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.

4. A WATER SERVICE WHICH CROSSES A SEWER SERVICE CAN DO SO ONLY AT A 45-90° ANGLE. WATER SERVICES SHALL BE LOCATED A MINIMUM OF 18" ABOVE SEWER SERVICE.

5. WATER SERVICE FOUNDATION PENETRATIONS SHALL BE WATERPROOFED USING MASTIC OR OTHER APPROVED METHOD, CRAWL SPACE REQUIRES CONTINUOUS COPPER WITH A 1" BURY.

6. CURB STOP MUST BE PLUMB AND CENTERED OVER THE NUT, IT SHOULD BE STRAPPED TO THE METER PIT (RESIDENTIAL INSTALLATIONS) OR CENTERED OVER THE EASEMENT LINE (COMMERCIAL INSTALLATIONS). THE ASSEMBLY MUST BE AT OR SLIGHTLY ABOVE FINISHED GRADE.

7. MOVED CURB BOXES MUST BE INSPECTED BY PWSO PRIOR TO BURIAL.

8. WATERLINE MUST BE ATTACHED TO A SUPPORT BOARD THAT IS MOUNTED TO THE WALL.

9. NO VOIDS ALLOWED UNDER WATERLINES FROM STOP BOX TO FOUNDATION.

10. CURBSTOP BOXES AND METER PITS CANNOT BE IN DRIVEWAYS.

11. ONLY 3/4" (JUMPER) PIPES (RESIDENCES) ARE ALLOWED. (JUMPER) PIPES WILL BE REMOVED PRIOR TO METER SET DATE.

12. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SEWER SERVICE
"V" FOR WATER SERVICES

13. NO SPLICES OR FLARED COUPLINGS ALLOWED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE USED IN MOVING STOPBOXES ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE INSPECTED BY PWSO PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.

PARKER WATER & SANITATION DISTRICT

DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICES

SCALE: NONE

DATE: 2/96

APPROVED: 1/04 01/02 1/16 10/16

PVR DIRECTOR OF ENGINEERING

2016 REVISION

SHEET W1.1

TYPICAL SERVICES PLAN VIEW

NTS

TYPICAL SERVICES SECTION

NTS

NOTE

1. SEE SHEET W1.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.

2. REFER TO SEWER SERVICES DETAIL SHEET S1.2.

3. 4" PVC SLEEVES REQUIRED FOR SERVICE LINES UNDER CONCRETE SURFACE.

PARKER WATER & SANITATION DISTRICT

TYPICAL WATER SERVICES

SCALE: NONE

DATE: 2/96

APPROVED: 1/04 10/16 06/05 12/07 1/16

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SHEET W1.2

PARKER WATER & SANITATION DISTRICT

FIRE HYDRANTS LOCATION & INSTALLATION

SCALE: NONE

DATE: 2/96

APPROVED: 4/01 10/16 01/02 12/07 1/16

PVR DIRECTOR OF ENGINEERING

NOTES:

1. ALTERNATE TO THE ABOVE: FASTEN M.J. VALVE DIRECTLY TO A M.J. ANCHOR TEE (SEE NOTE BELOW)

2. NO HORIZONTAL OR VERTICAL BENDS ARE ALLOWED IN FIRE HYDRANT BRANCH

3. NO PORTION OF FIRE HYDRANT MAY BE LOCATED UNDER A DRIVEWAY OR WALK AREA.

4. FIRE HYDRANT EXTENSIONS MAY NOT BE USED

2016 REVISION

SHEET W2.5

PIPE LOCATION SYSTEM

PLAN

SECTION VIEW @ FIRE HYDRANT

NOTES:

1. FOR USE ON ALL DUCTILE IRON AND PVC WATER MAINS.

2. LOCATOR STATION POSITION MAY BE MODIFIED AT THE DIRECTION OF THE DISTRICT ENGINEER

3. 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 01/02 1/16 10/16

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SHEET W2.6

PLAN OF VALVE

NOTE:
ONLY RIGHT HAND OPENING VALVES ALLOWED.

VALVE OPENING & CLOSING PROCEDURE

PARKER WATER & SANITATION DISTRICT

VALVE OPERATION

SCALE: NONE

DATE: 2/96

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SHEET W3.4

PLAN

ELEVATION

NOTE:

PLUG SHALL BE MECHANICALLY RESTRAINED:

A - FOR SLEEVE TYPE MACHINED COUPLING PIPE TIE BACK TO NEXT COUPLING.

B - FOR BELL AND SPIGOT PIPE TIE TO BELL.

PARKER WATER & SANITATION DISTRICT

BLOW-OFF INSTALLATION FOR 12" & SMALLER PIPE

SCALE: NONE

DATE: 2/96

APPROVED: 4/01 1/16 10/16

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SHEET W3.7

6-INCH VALVE BOXES

CHECK MATERIAL SPECIFICATIONS

NOTES:

1. ALL C.I. SHALL BE WRAPPED WITH 8 MIL. MIN. THICKNESS POLYETHYLENE.

2. VALVE NUT SHALL BE CENTERED.

3. VALVE BOX SHALL BE PLUMB.

4. SEE MATERIAL SPECIFICATIONS FOR VALVE BOX WITH GREATER THAN BURIED DEPTH OF 4.5 FT.

PARKER WATER & SANITATION DISTRICT

VALVE BOX DETAIL

SCALE: NONE

DATE: 2/96

APPROVED: 5/98 10/16 6/99 12/07 1/16

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SHEET W3.10

LENGTH OF TIED PIPE

PIPE SIZE

TEE OR VALVE

90° BEND

BENDS

PARKER WATER & SANITATION DISTRICT

LENGTH OF TIED PIPE

SCALE: NONE

DATE: 2/96

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SHEET W3.11

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Building a Better World for All of Us®

NOT FOR CONSTRUCTION

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Description
TOWN COMMENTS
TOWN COMMENTS

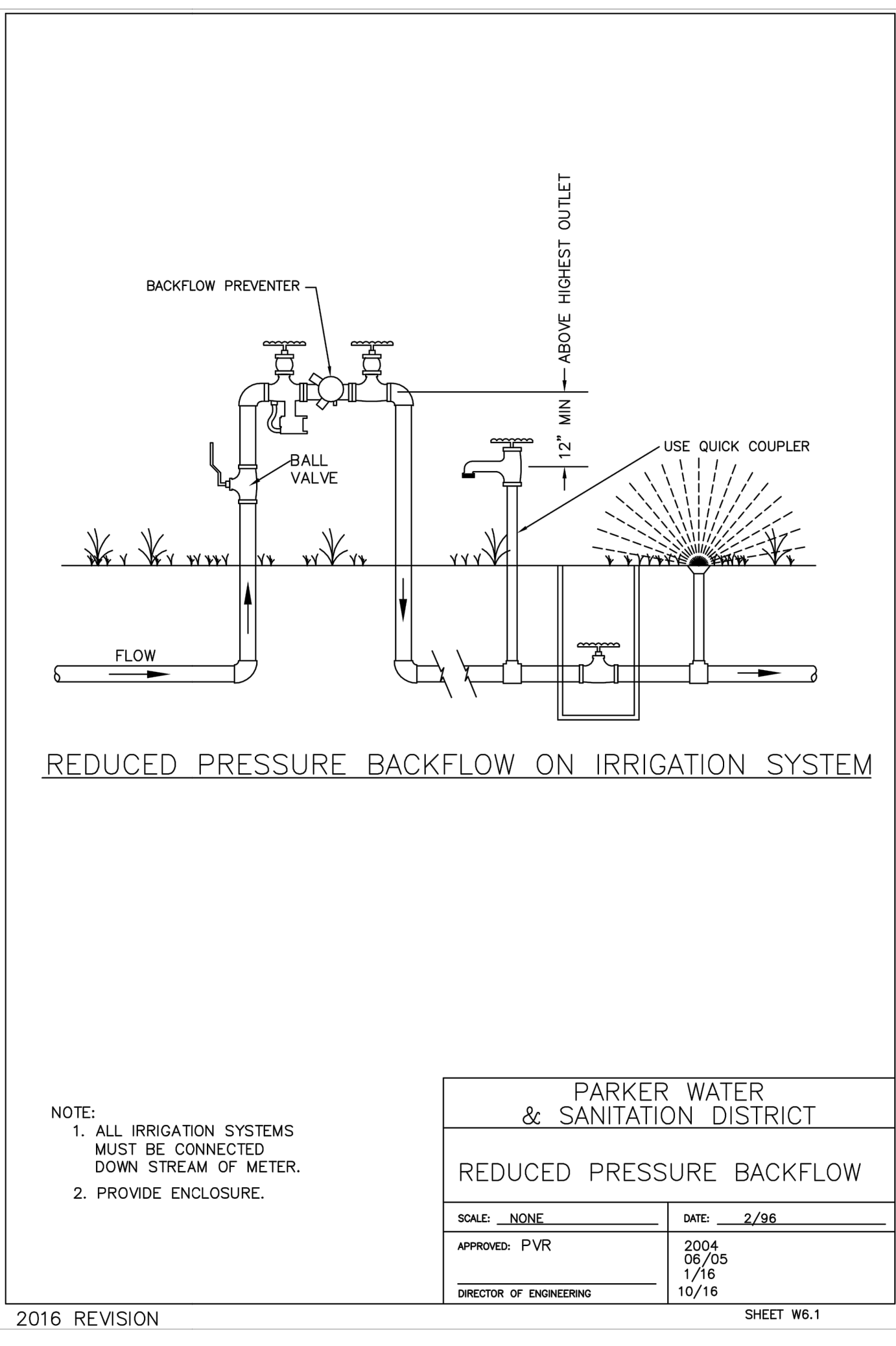
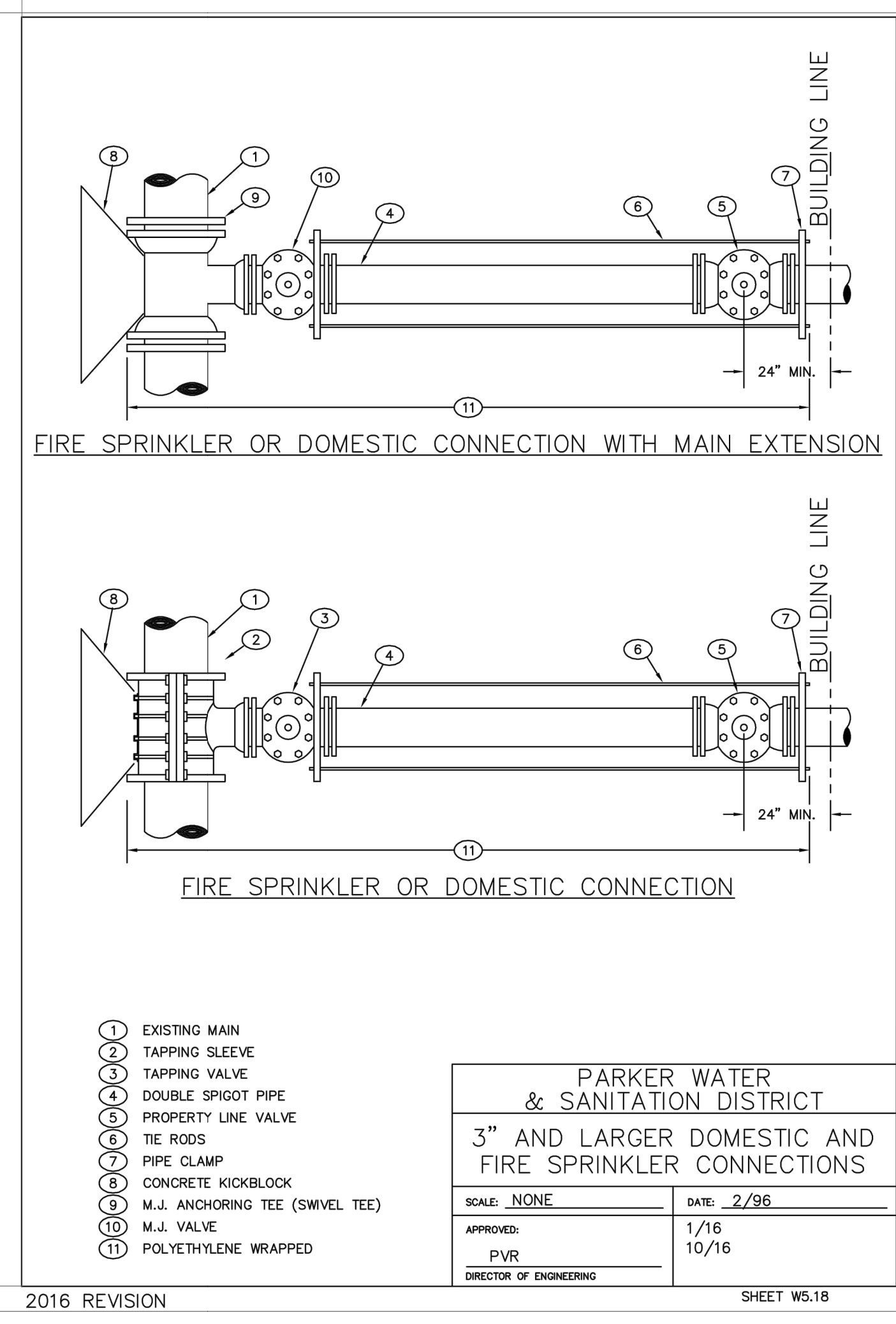
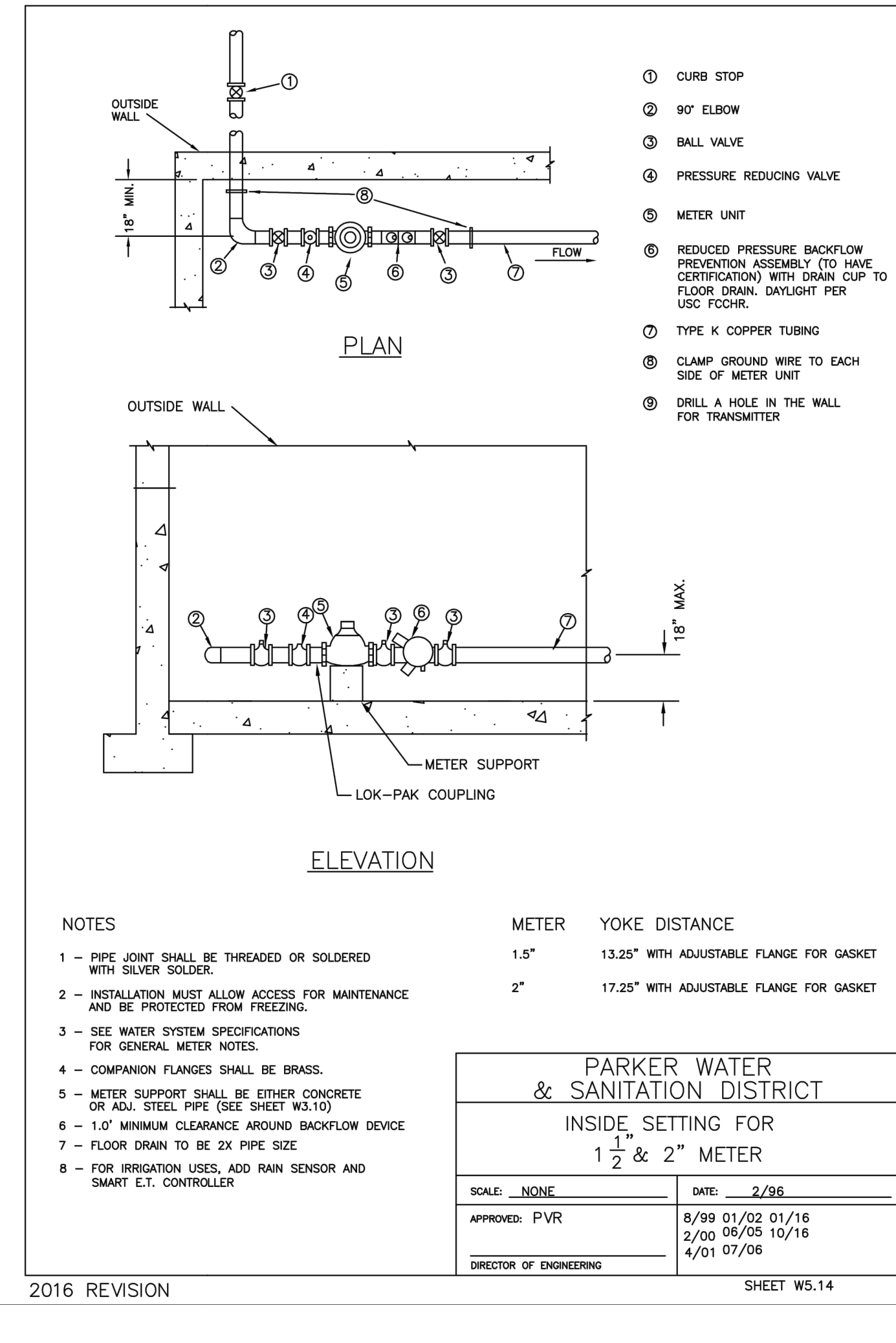
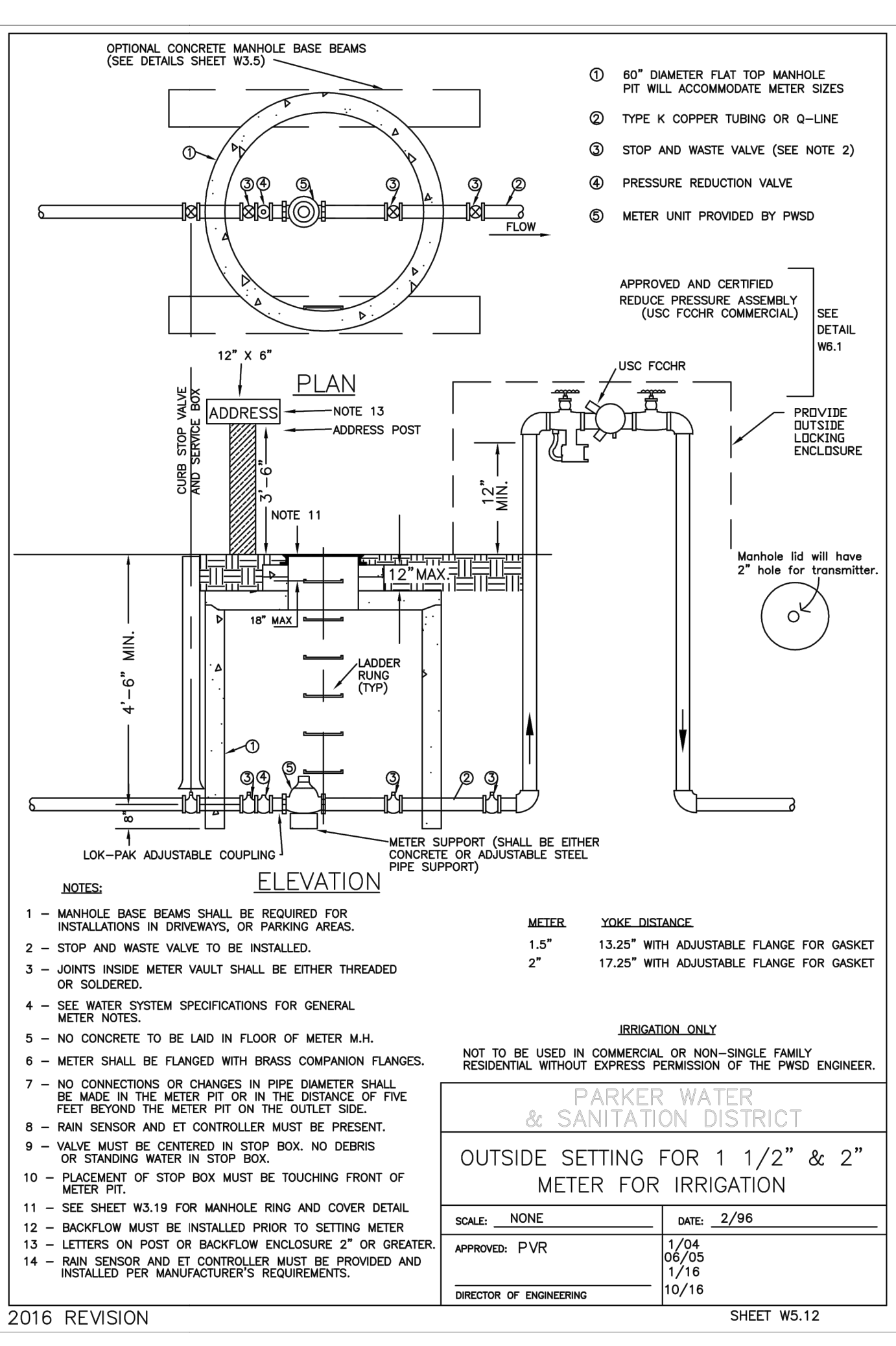
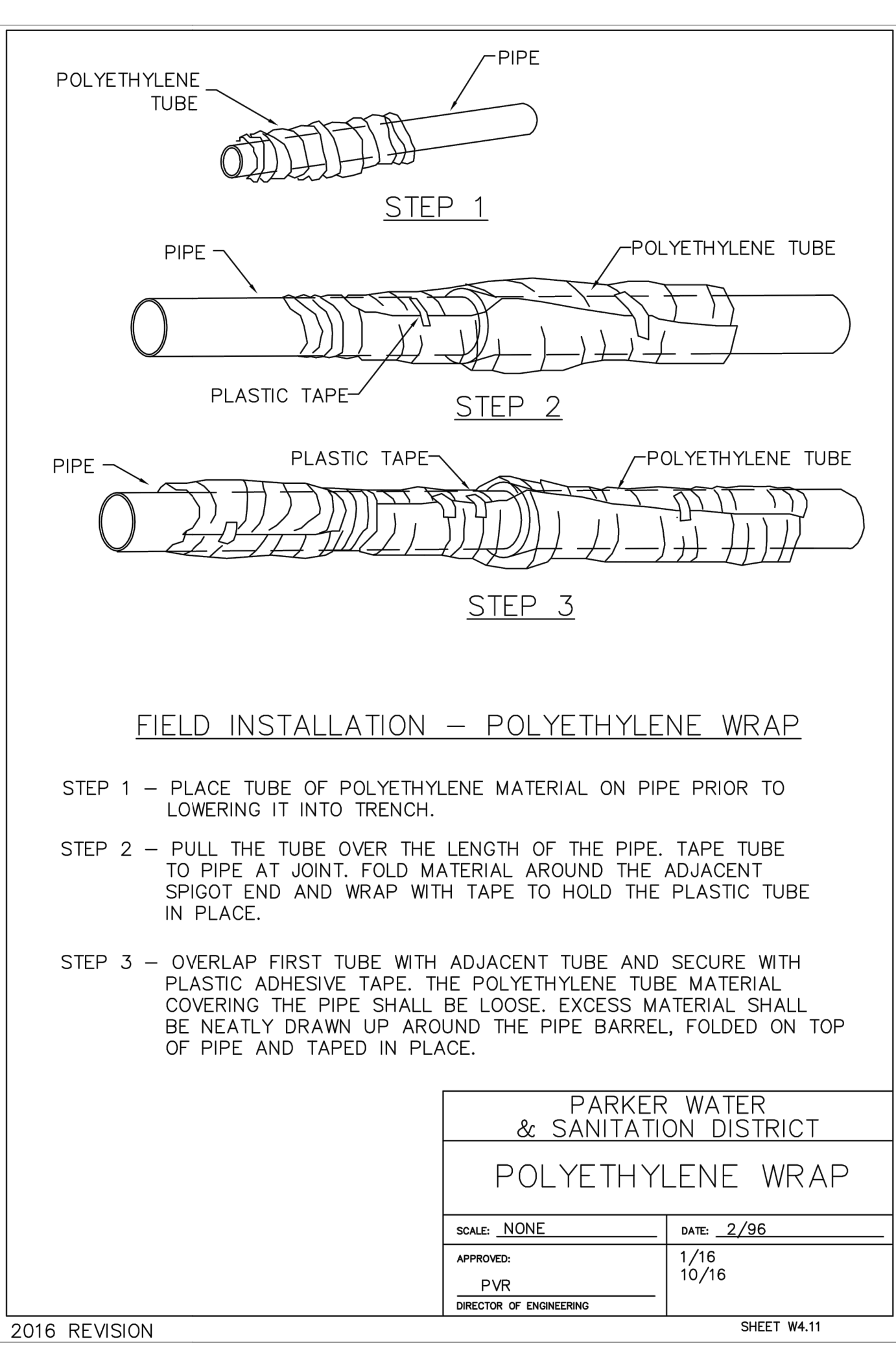
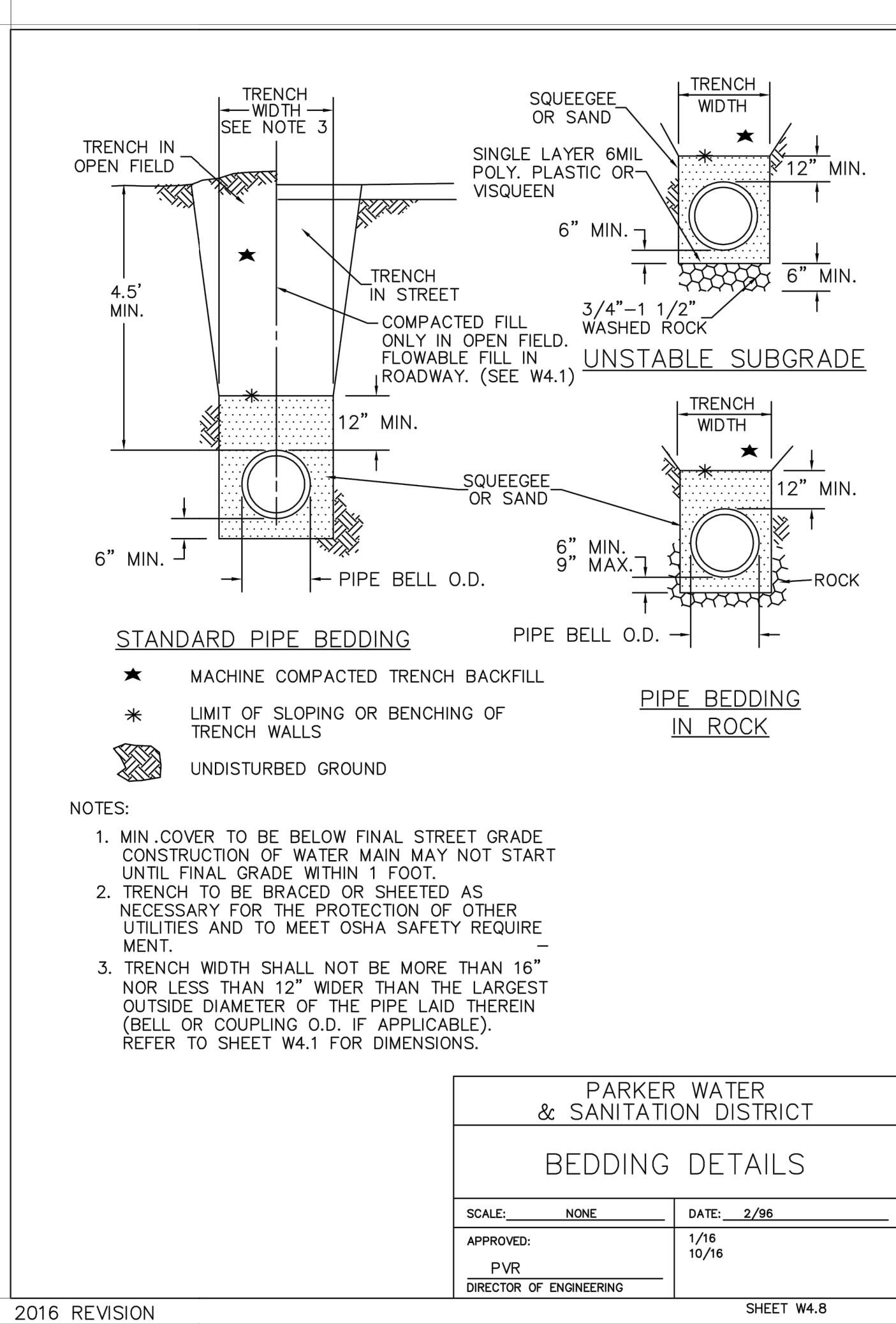
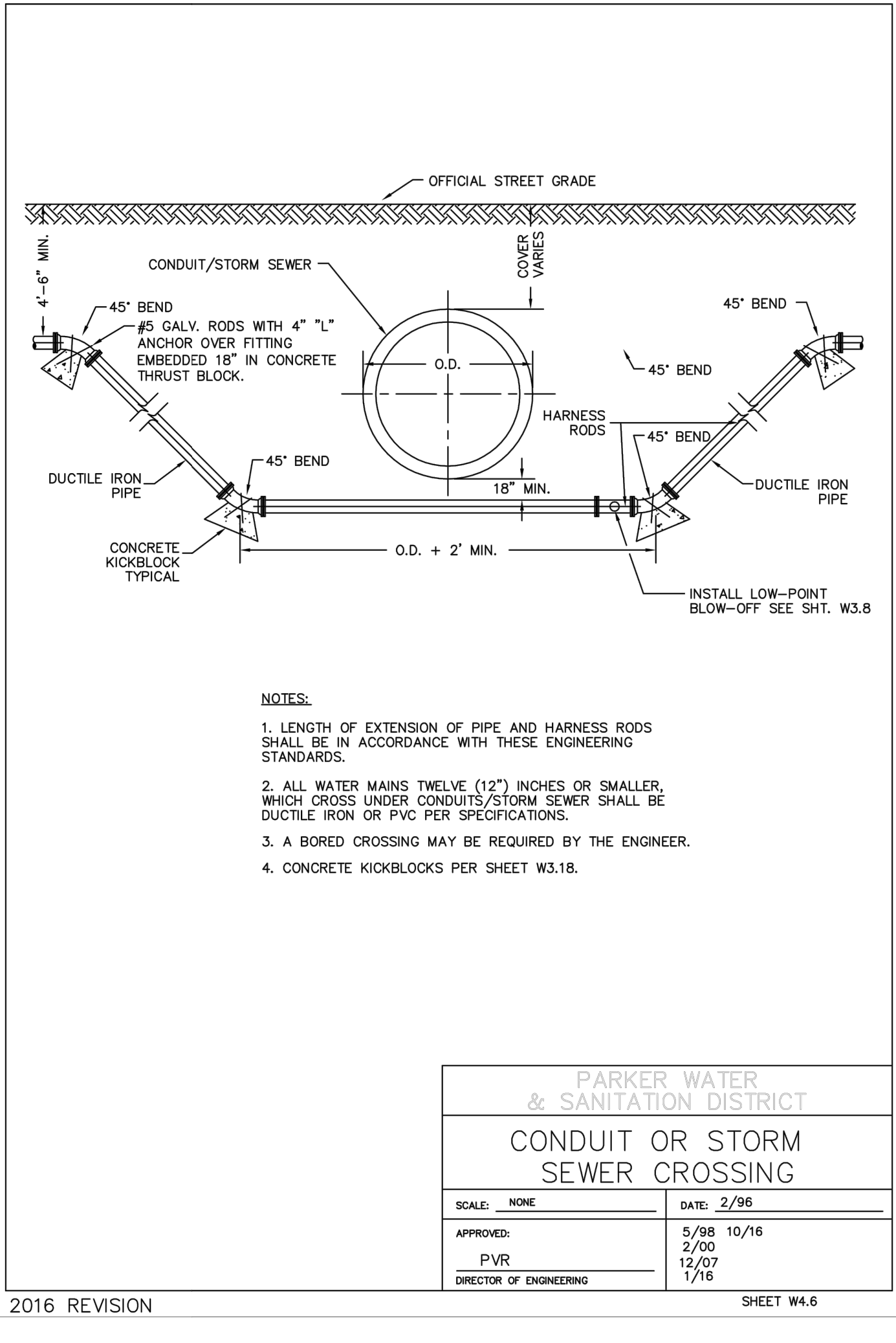
Date
1/22/21
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WATER DETAILS

1

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Project Status
TOWN REVIEW
TOWN REVIEW
TOWN REVIEW

Issue Date
8/26/2020
1/22/2021
3/22/2021

Revision Issue

Rev. #
1
2

Description
TOWN COMMENTS
TOWN COMMENTS

Date
1/22/21
3/22/21

WATER DETAILS

2

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