

# PARKER AND PINE FILING NO. 2 LOTS 1-3 PARKER WATER AND SANITATION DISTRICT

## MULTI-FAMILY UTILITY PLANS

LOTS 1-3 AND TRACTS A-C, PARKER AND PINE FILING NO. 2  
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF  
SECTION 10, T.6S., R.66W. OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS,  
STATE OF COLORADO

### CONTACTS:

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THE GARRETT COMPANIES  
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CONTACT: KARL STOUT

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CONTACT: NICK SMITH

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1800 LARIMER STREET  
DENVER, CO 80202  
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**ARCHITECT:**  
SEBREE ARCHITECTS, INC.  
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CONTACT: DAWN LAYTON

**SURVEYOR:**  
ENGINEERING SERVICE COMPANY  
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TEL: 303-337-1393  
CONTACT: JOHN PERRY, PLS

**TELEVISION:**  
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1601 MILE HIGH STADIUM CIRCLE  
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**WATER/SANITARY SEWER:**  
PARKER WATER AND SANITATION DISTRICT  
18100 E. WOODMAN ROAD  
PARKER, CO 80134  
TEL: 303-841-4627  
CONTACT: DRAYTON SANDERSON

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

**TOWN OF PARKER:**  
TOWN OF PARKER  
20120 EAST MAINSTREET  
PARKER, CO 80138-7334  
TEL: (303) 805-3199  
CONTACT: STACEY NERGER

**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) 805-3174  
CONTACT: BRYCE MATTHEWS



VICINITY MAP  
1"=2,000'

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### SUMMARY OF QUANTITIES\*

DESCRIPTION	QTY.	UNIT
6" PVC SANITARY SERVICE	388	LF
SANITARY SEWER CLEANOUT	6	EA
1.5" IRRIGATION SERVICE	10	LF
1.5" TYPE K COPPER SERVICE	52	LF
2" TYPE K COPPER SERVICE	119	LF
11.25" BEND	2	EA
90° BEND	1	EA
8" GATE VALVE	1	EA
6" GATE VALVE	3	EA
8"x6" REDUCER	1	EA
8"x6" TEE	2	EA
8"x8" TEE	2	EA
FIRE HYDRANT	2	EA
BLOW OFF VALVE	1	EA
8" PVC WATER MAIN	434	LF
6" DIP FIRE LINE	174	LF
1.5" IRRIGATION METER	1	EA
1.5" INTERIOR DOMESTIC METER	1	EA
2" INTERIOR DOMESTIC METER	3	EA

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

\*\*4 SANITARY SEWER SERVICES, 4  
DOMESTIC METERS, AND 1 IRRIGATION  
SERVICE PROPOSED.

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

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

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

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

APPROVED FOR CONSTRUCTION:  
PARKER WATER AND SANITATION DISTRICT

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

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

### FIRE CODE REVIEW BLOCK

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.)

### DISTRICT ACCEPTANCE NOTE

- UPON COMPLETION OF SANITARY AND WATER CONSTRUCTION AND TESTING, THE DEVELOPER OR CONTRACTOR SHALL CONTACT THE DISTRICT FOR PROBATIONARY ACCEPTANCE INSPECTION. A PUNCHLIST WILL BE PROVIDED FOR THE DEVELOPER AND CONTRACTOR UPON COMPLETION OF THE INITIAL WALK-THRU AND PROBATIONARY ACCEPTANCE WILL BE ISSUED FOLLOWING COMPLETION AND ACCEPTANCE OF THE WORK OUTLINED IN THE PUNCHLIST.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE LINES FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIATED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
- THE DATE OF FINAL ACCEPTANCE WILL BE INDICATED IN THE CONDITION OF THE PROBATIONARY ACCEPTANCE LETTER. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING THE DISTRICT FOR FINAL INSPECTION AND FINAL ACCEPTANCE.

### 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.

### LEGAL DESCRIPTION

LOTS 1-3 AND TRACTS A-C, PARKER AND PINE FILING NO. 2, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9 AND THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

### BENCHMARK

DOUGLAS CONTROL MONUMENT #1.095035, A 3 1/4" ALUMINUM CAP.

ELEVATION = 5906.34 FEET (NAVD 1988), AS PUBLISHED BY DOUGLAS COUNTY.

### BASIS OF BEARINGS

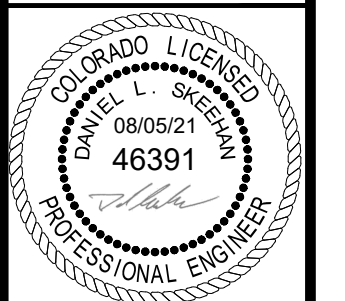
BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SW 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING N00°17'51"E AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO. 1 AND BOUND BY THE MONUMENTS SHOWN HEREON.

NO.	REVISION	BY	DATE

**Kimley»Horn**  
2020 KIMLEY-HORN AND ASSOCIATES, INC.  
4582 South Ulster Street, Suite 1500  
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS  
DRAWN BY: JRK  
CHECKED BY: DLS  
DATE: 08/05/21

PARKER AND PINE FILING NO. 2 LOTS 1-3  
PARKER, CO  
MULTI-FAMILY CONSTRUCTION DOCUMENTS  
COVER SHEET



PROJECT NO.  
096481002

DRAWING NAME  
096481002CV-UT

C7.0



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**PARKER WATER AND SANITATION 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 DEPTHS) 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 PWSO AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSO SPECIFICATION MANUAL.

**ADDITIONAL NOTES**

- ALL SANITARY SEWER AND STORM SEWER IMPROVEMENTS SHOWN HEREON SHALL BE PRIVATE. ALL WATER MAIN IMPROVEMENTS SHALL BE PUBLIC. REFER TO SPECIFIC PLAN SHEETS FOR MATERIALS AND ADDITIONAL DETAILS.
- TOWN OF PARKER REQUIRES 25' STORM SEWER EASEMENT.
- PARKER WATER AND SANITATION DISTRICT REQUIRES 30' EXCLUSIVE EASEMENT OR 50' NON-EXCLUSIVE EASEMENT.

**SANITARY SEWER 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.
- 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 PWSO AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSO SPECIFICATION MANUAL.
- ALL 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.

**WATER MAIN NOTES**

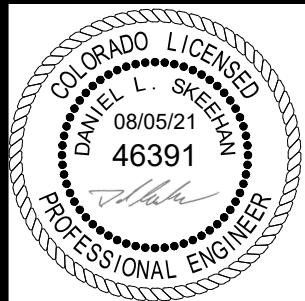
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSO ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION.
- ALL WATER MAINS SHALL BE PER PWSO MATERIALS SPECIFICATIONS. ALL MATERIALS IN CONTACT WITH POTABLE WATER SHALL BE SUITABLE FOR CHLORINATED AND CHLORAMINATED WATER.
- ALL BENDS, 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 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.
- 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.

NO.	REVISION	BY	DATE


  
**Kimley»Horn**
  
 2020 KIMLEY-HORN AND ASSOCIATES, INC.
   
 4582 South Ulster Street, Suite 1500
   
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS  
 DRAWN BY: JRK  
 CHECKED BY: DLS  
 DATE: 08/05/21

PARKER AND PINE FILING NO. 2 LOTS 1-3  
 PARKER, CO  
 MULTI-FAMILY CONSTRUCTION DOCUMENTS  
**WATER AND SANITARY SEWER NOTES**



PROJECT NO.  
 096481002

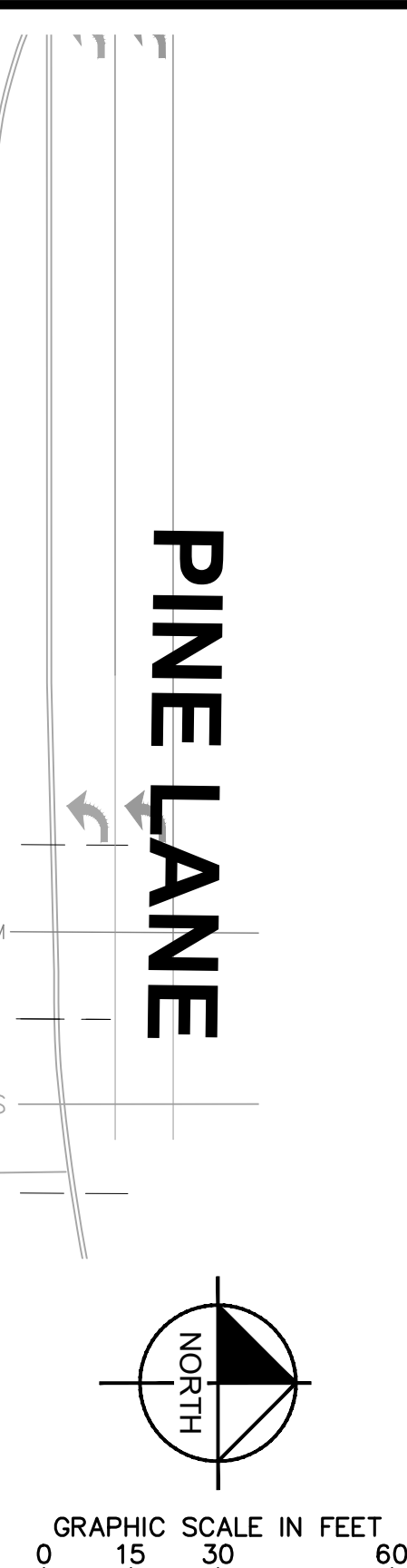
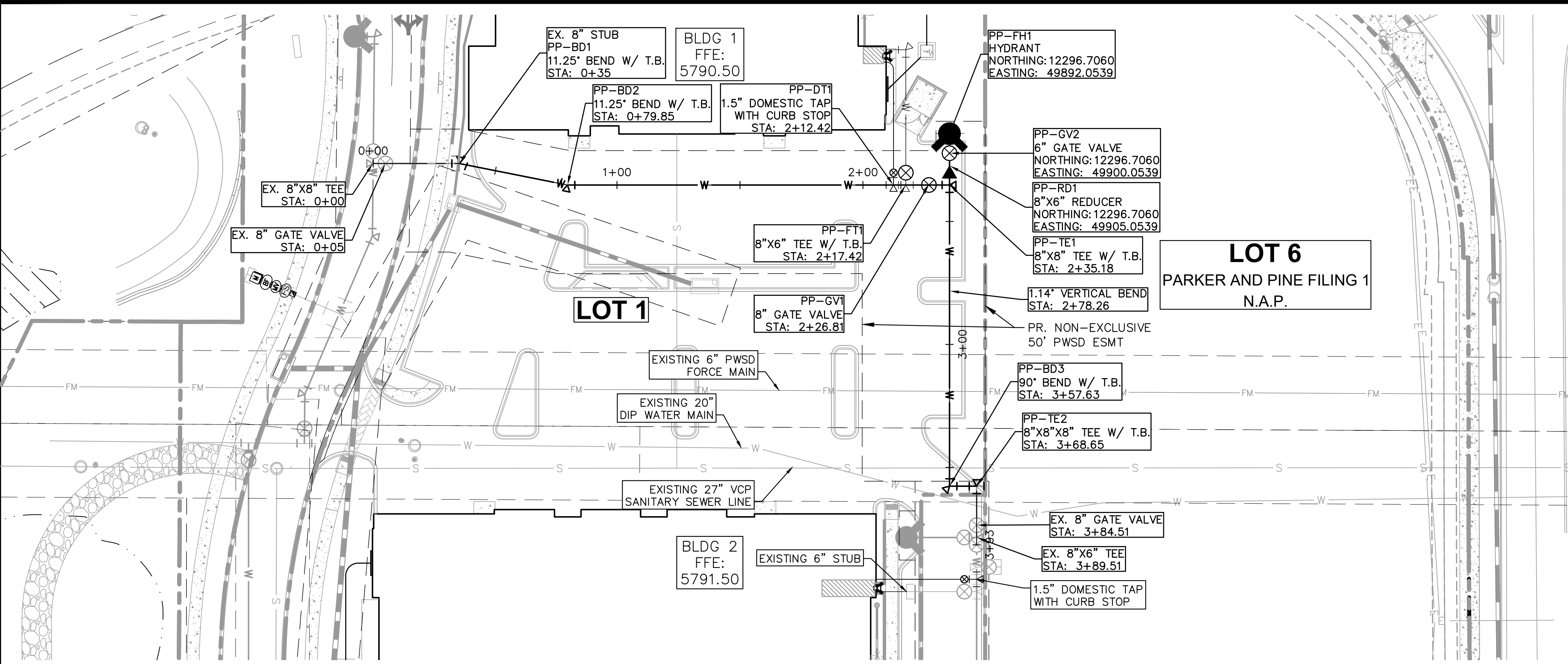
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- LEGEND**
- PROPERTY LINE
  - EXISTING WATER LINE
  - EXISTING SANITARY SEWER
  - PROPOSED WATER LINE
  - PROPOSED SANITARY SEWER LINE
  - PROPOSED STORM LINE

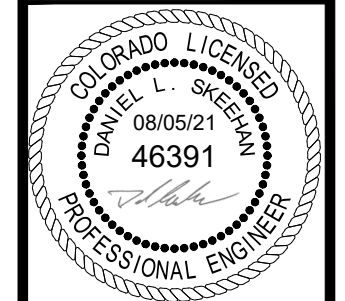
- WATER NOTES**
1. CONTRACTOR TO POTHOLE EXISTING UTILITY LINES AT WATER LINE CROSSING AREAS PRIOR TO CONSTRUCTION.
  2. WATER LINE CONNECTION ELEVATION TO EXISTING WATER MAINS IS APPROXIMATE. CONTRACTOR TO POTHOLE AND VERIFY TIE IN ELEVATION PRIOR TO CONSTRUCTION OF WATER MAIN.
  3. CONTRACTOR TO MEET THE INSTALLATION REQUIREMENTS BY THE PARKER WATER AND SANITATION DISTRICT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
  4. 24 UNIT BUILDINGS (BUILDINGS 1-7) SHALL PROVIDE INTERNAL BACKFLOW PREVENTER AND EXTERNAL 2" DOMESTIC METER.
  5. 36 UNIT (BUILDING 8) SHALL PROVIDE INTERNAL BACK FLOW PREVENTERS AND 1-1/2" DOMESTIC METER.
  6. VERTICAL BENDS AND DEFLECTIONS MAYBE UTILIZED TO PROVIDE VERTICAL CHANGES IN ACCORDANCE WITH PWSD STANDARDS AS NEEDED.
  7. AT ALL POTABLE WATER MAIN AND SANITARY SEWER CROSSINGS WHERE THE PROPOSED SANITARY SEWER LINE LIES ABOVE THE PROPOSED WATER MAIN OR WITHIN 18" BELOW THE WATER MAIN, A CONCRETE ENCASEMENT IS TO BE PROVIDED ALONG THE SANITARY SEWER PIPE FOR 10 FT ON EITHER SIDE OF THE CROSSING. CONCRETE ENCASEMENT TO BE PROVIDED PER THE PWSD SECTION 9.3.2.
  8. AT ALL STORM SEWER AND SANITARY SEWER CROSSINGS WHERE THE PROPOSED SANITARY SEWER LINE LIES ABOVE THE PROPOSED STORM SEWER OR WITHIN 18" BELOW THE STORM SEWER, A CONCRETE ENCASEMENT IS TO BE PROVIDED ALONG THE SANITARY SEWER PIPE FOR 10 FT ON EITHER SIDE OF THE CROSSING. CONCRETE ENCASEMENT TO BE PROVIDED PER THE PWSD SECTION 9.3.2.
  9. ALL WATER LINES SHALL BE INSTALLED AT LEAST 4.5 FEET BELOW THE OFFICIAL STREET GRADE AND IN ALL OTHER PLACES AT LEAST 4.5 FEET BELOW THE SURFACE OF THE GROUND.
  10. ALL FIRE HYDRANT AND UNDERGROUND FIRE LINES ARE TO BE DUCTILE IRON PIPE PER PWSD STANDARD SPECIFICATIONS AND DETAILS.

NO.	REVISION	BY	DATE

**Kimley»Horn**  
 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS  
 DRAWN BY: JRK  
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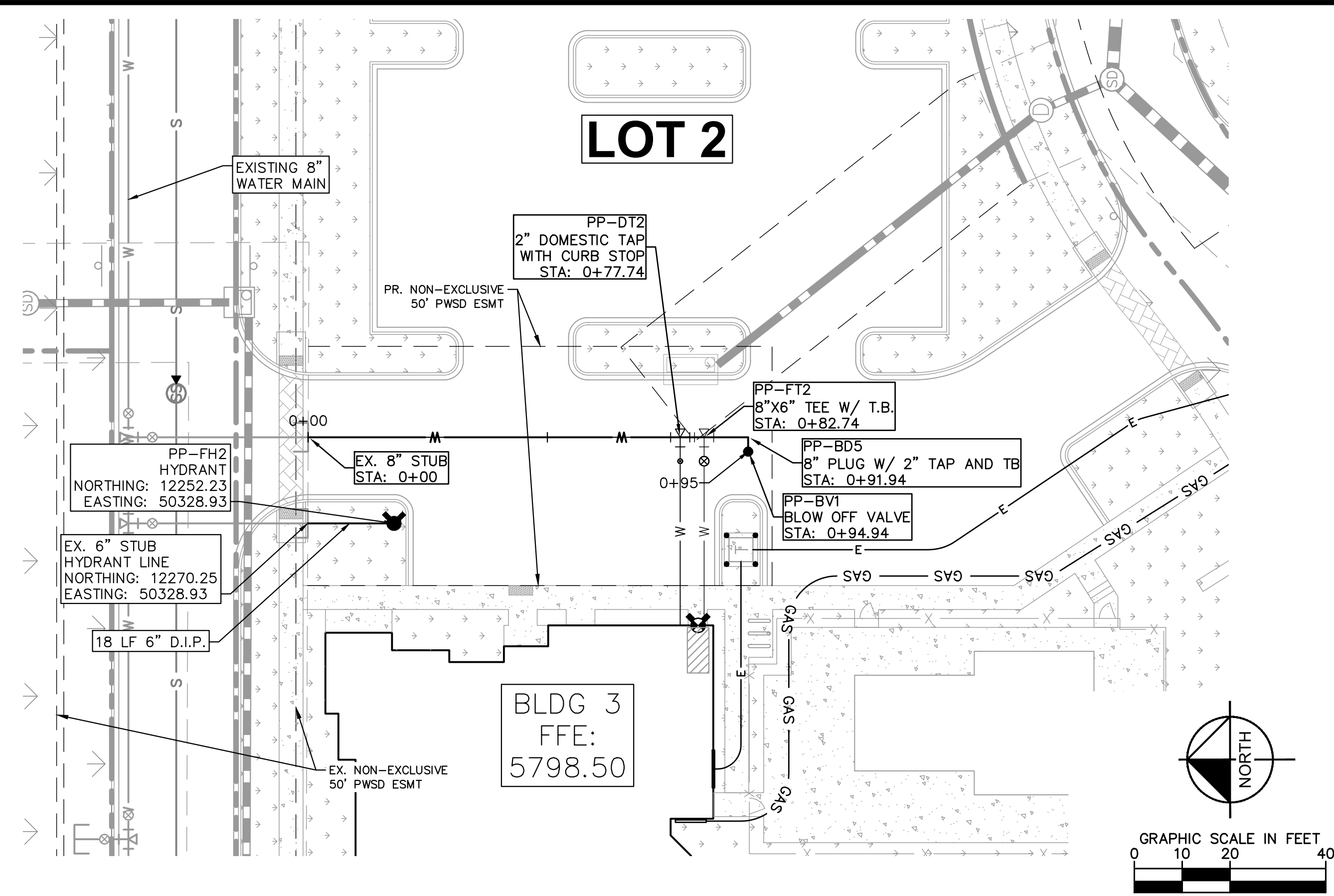
PARKER AND PINE FILING NO. 2 LOTS 1-3  
 PARKER, CO  
 MULTI-FAMILY CONSTRUCTION DOCUMENTS  
**WATER PLAN AND PROFILE**



PROJECT NO.  
 096481002  
 DRAWING NAME  
 096481002CD\_WT  
**C7.3**



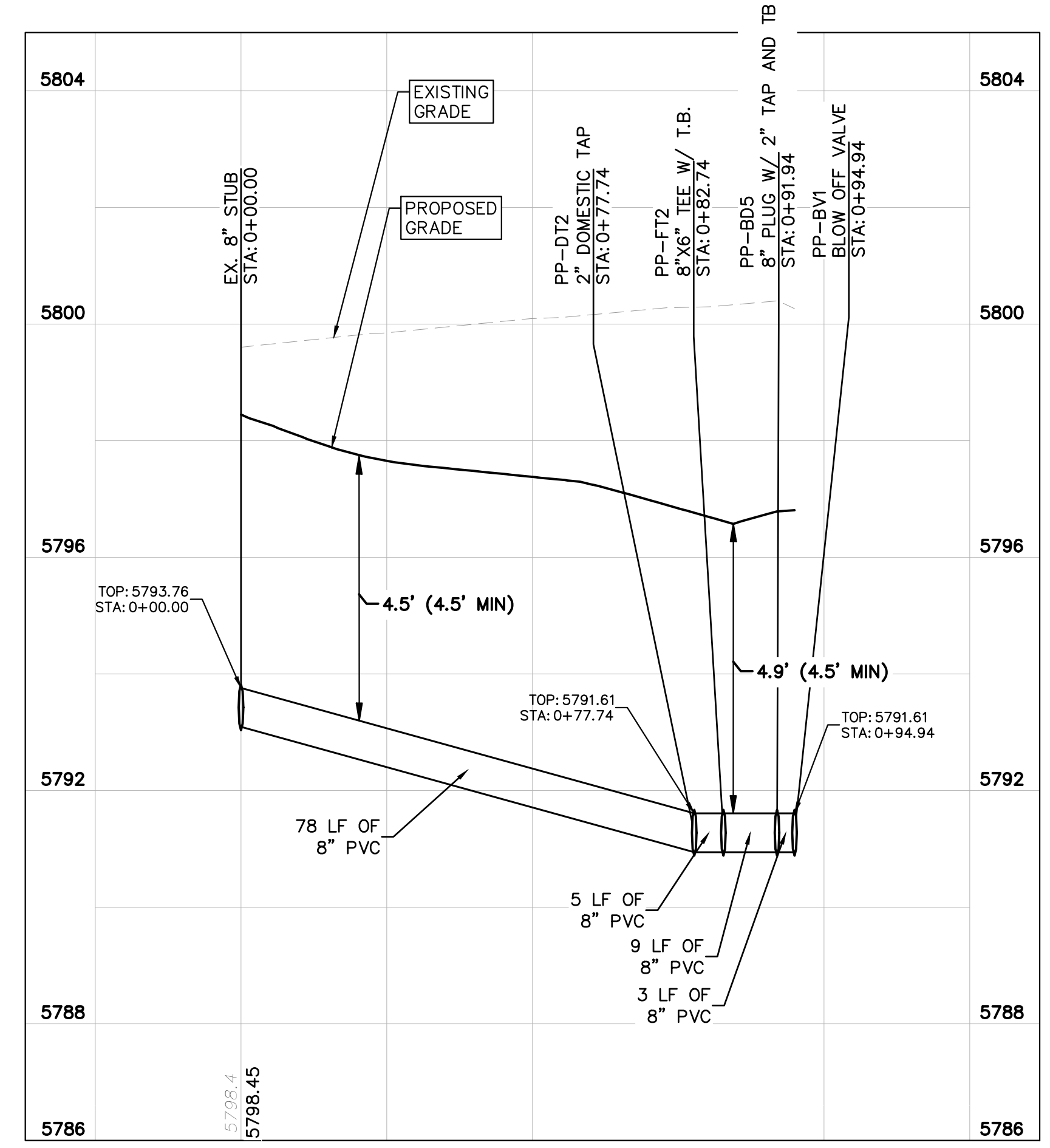
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**LEGEND**

	PROPERTY LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM LINE

- WATER NOTES**
- CONTRACTOR TO POTHOLE EXISTING UTILITY LINES AT WATER LINE CROSSING AREAS PRIOR TO CONSTRUCTION.
  - WATER LINE CONNECTION ELEVATION TO EXISTING WATER MAINS IS APPROXIMATE. CONTRACTOR TO POTHOLE AND VERIFY TIE IN ELEVATION PRIOR TO CONSTRUCTION OF WATER MAIN.
  - CONTRACTOR TO MEET THE INSTALLATION REQUIREMENTS BY THE PARKER WATER AND SANITATION DISTRICT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
  - 24 UNIT BUILDINGS (BUILDINGS 1-7) SHALL PROVIDE INTERNAL BACKFLOW PREVENTER AND EXTERNAL 2" DOMESTIC METER.
  - 36 UNIT (BUILDING 8) SHALL PROVIDE INTERNAL BACK FLOW PREVENTERS AND 1-1/2" DOMESTIC METER.
  - VERTICAL BENDS AND DEFLECTIONS MAYBE UTILIZED TO PROVIDE VERTICAL CHANGES IN ACCORDANCE WITH PWSD STANDARDS AS NEEDED.
  - AT ALL POTABLE WATER MAIN AND SANITARY SEWER CROSSINGS WHERE THE PROPOSED SANITARY SEWER LINE LIES ABOVE THE PROPOSED WATER MAIN OR WITHIN 18" BELOW THE WATER MAIN, A CONCRETE ENCASEMENT IS TO BE PROVIDED ALONG THE SANITARY SEWER PIPE FOR 10 FT ON EITHER SIDE OF THE CROSSING. CONCRETE ENCASEMENT TO BE PROVIDED PER THE PWSD SECTION 9.3.2.
  - AT ALL STORM SEWER AND SANITARY SEWER CROSSINGS WHERE THE PROPOSED SANITARY SEWER LINE LIES ABOVE THE PROPOSED STORM SEWER OR WITHIN 18" BELOW THE STORM SEWER, A CONCRETE ENCASEMENT IS TO BE PROVIDED ALONG THE SANITARY SEWER PIPE FOR 10 FT ON EITHER SIDE OF THE CROSSING. CONCRETE ENCASEMENT TO BE PROVIDED PER THE PWSD SECTION 9.3.2.
  - ALL WATER LINES SHALL BE INSTALLED AT LEAST 4.5 FEET BELOW THE OFFICIAL STREET GRADE AND IN ALL OTHER PLACES AT LEAST 4.5 FEET BELOW THE SURFACE OF THE GROUND.
  - ALL FIRE HYDRANT AND UNDERGROUND FIRE LINES ARE TO BE DUCTILE IRON PIPE PER PWSD STANDARD SPECIFICATIONS AND DETAILS.

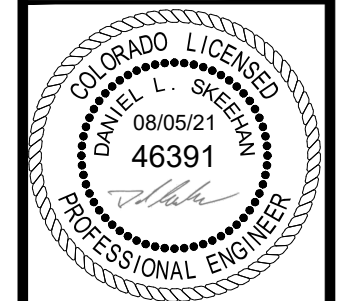


NO.	REVISION	BY	DATE	APPR

**Kimley»Horn**  
 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS  
 DRAWN BY: JRK  
 CHECKED BY: DLS  
 DATE: 08/05/21

PARKER AND PINE FILING NO. 2 LOTS 1-3  
 PARKER, CO  
 MULTI-FAMILY CONSTRUCTION DOCUMENTS  
 WATER PLAN AND PROFILE



PROJECT NO.  
096481002

DRAWING NAME  
096481002CD\_WT

C7.4



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- 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.

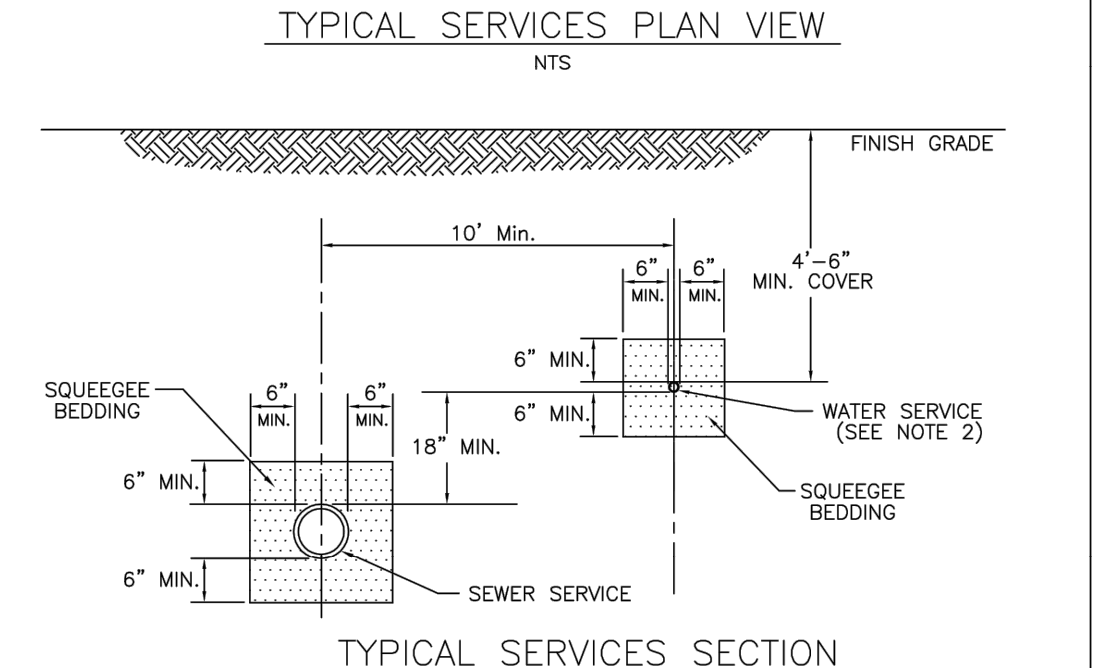
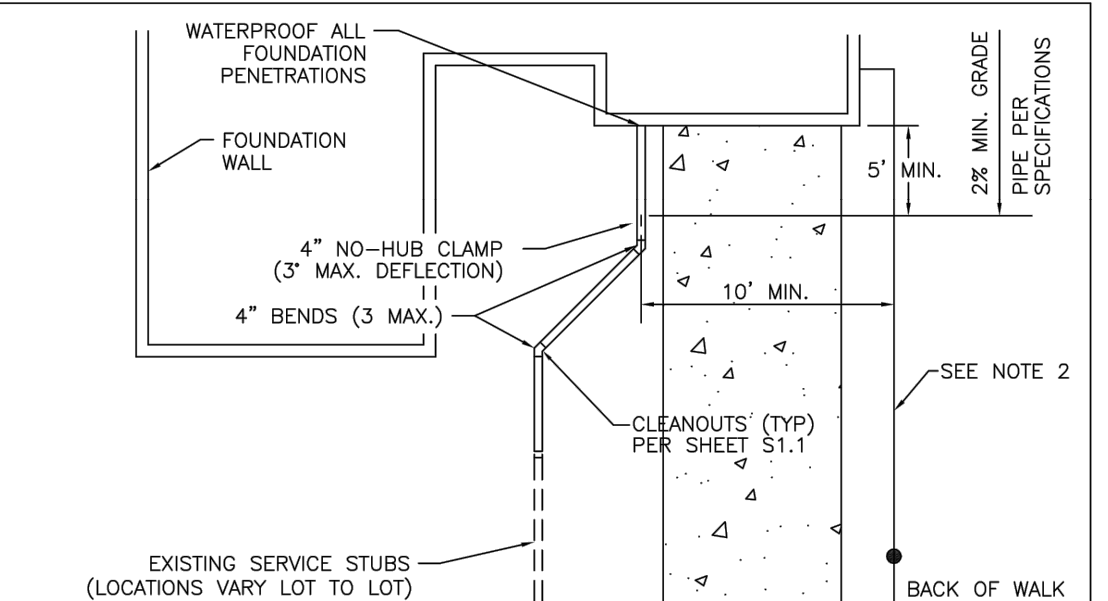
- INSTALLATION NOTES:**
- SEWER:**
- ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND PVC SCHD 40 PIPE. APPROVED BEDDING IS TO BE SQUEEGEE.
  - NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3'.
  - MINIMUM GRADE SHALL BE 2X.
  - INSTALLATION SHALL 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 10/16
DIRECTOR OF ENGINEERING	1/18

SHEET S1.1

2016 REVISION



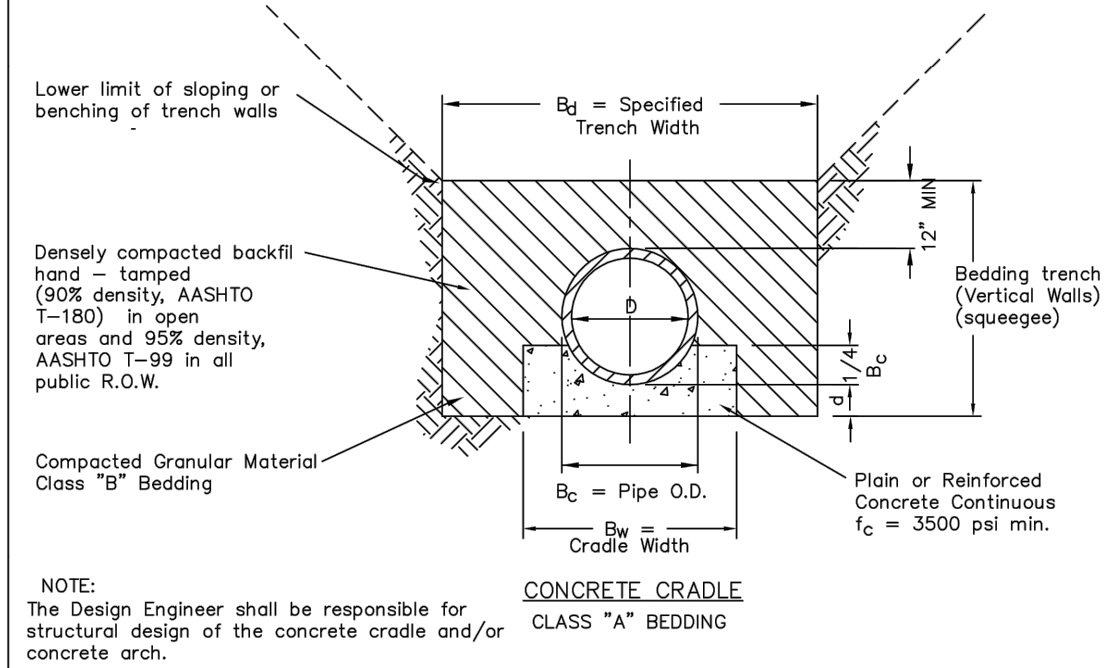
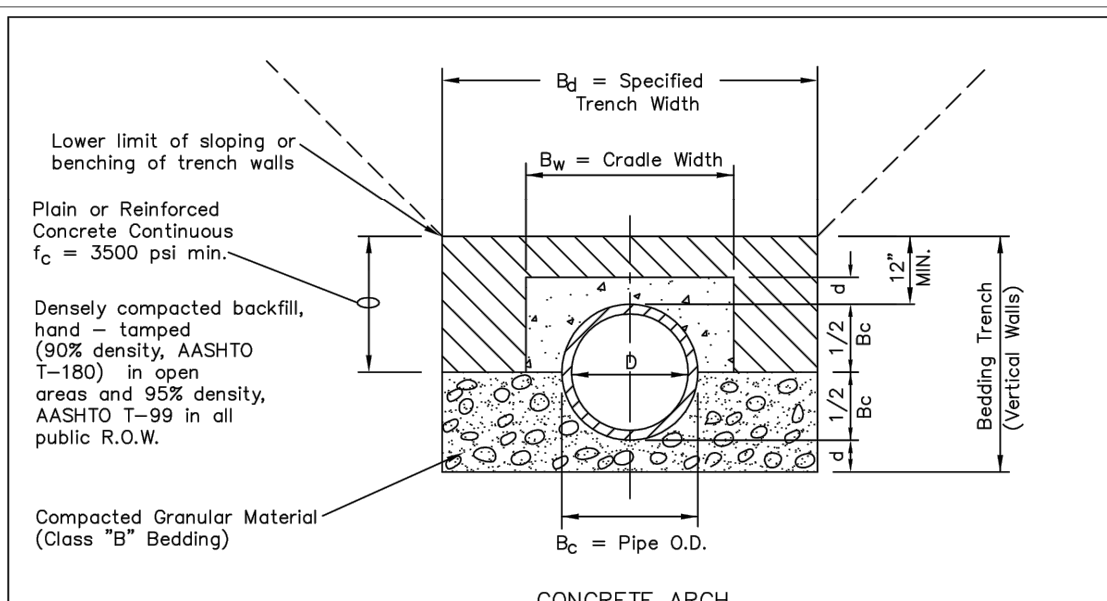
**PARKER WATER & SANITATION DISTRICT**  
TYPICAL SEWER SERVICES

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

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

SHEET S1.2

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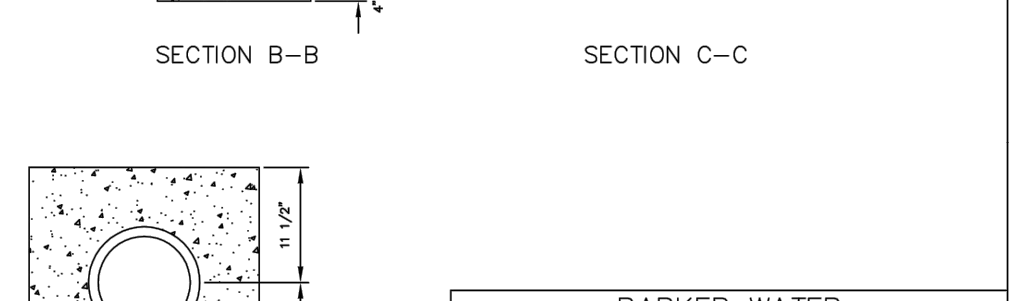
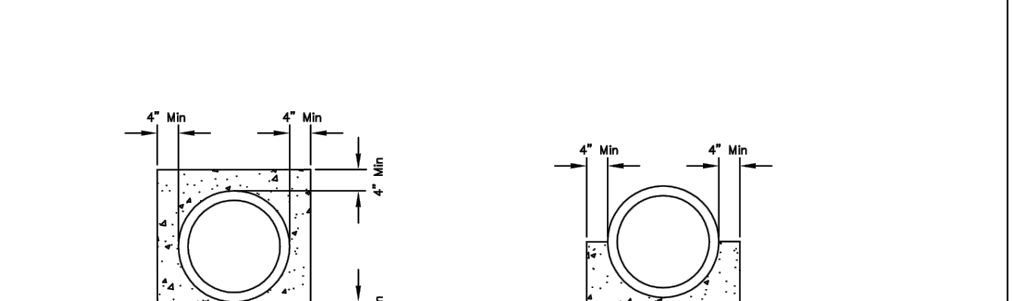
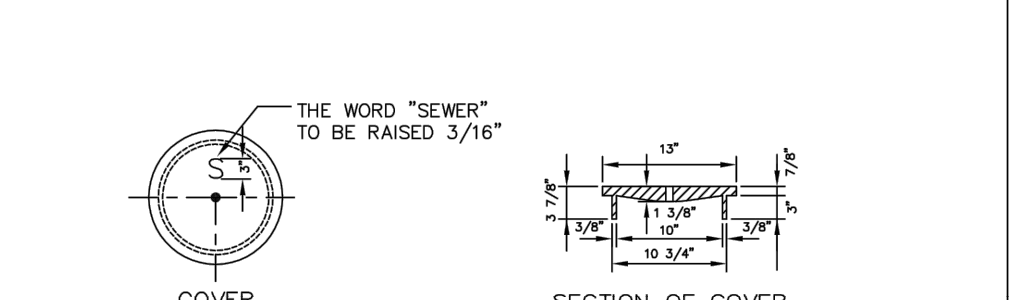
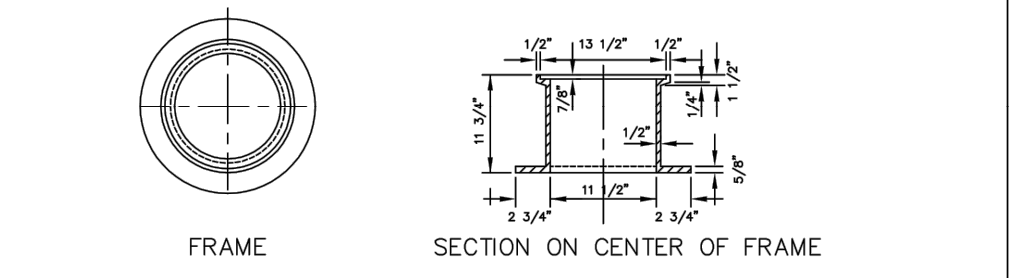
**PARKER WATER & SANITATION DISTRICT**  
TRENCHING AND BEDDING DETAIL - CLASS "A"

NOMINAL DIAMETER (D)	MINIMUM THICKNESS (G)	MIN. WIDTH OF GRADE (Bw)
18" & smaller	6"	Bc + 8"
21" to 24"	6"	Bc + 8"
27" to 33"	8"	Bc + 8"
36" to 42"	10"	1.25 Bc
48" & larger	1/4 D	1.25 Bc

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DIRECTOR OF ENGINEERING	10/16

SHEET S4.2

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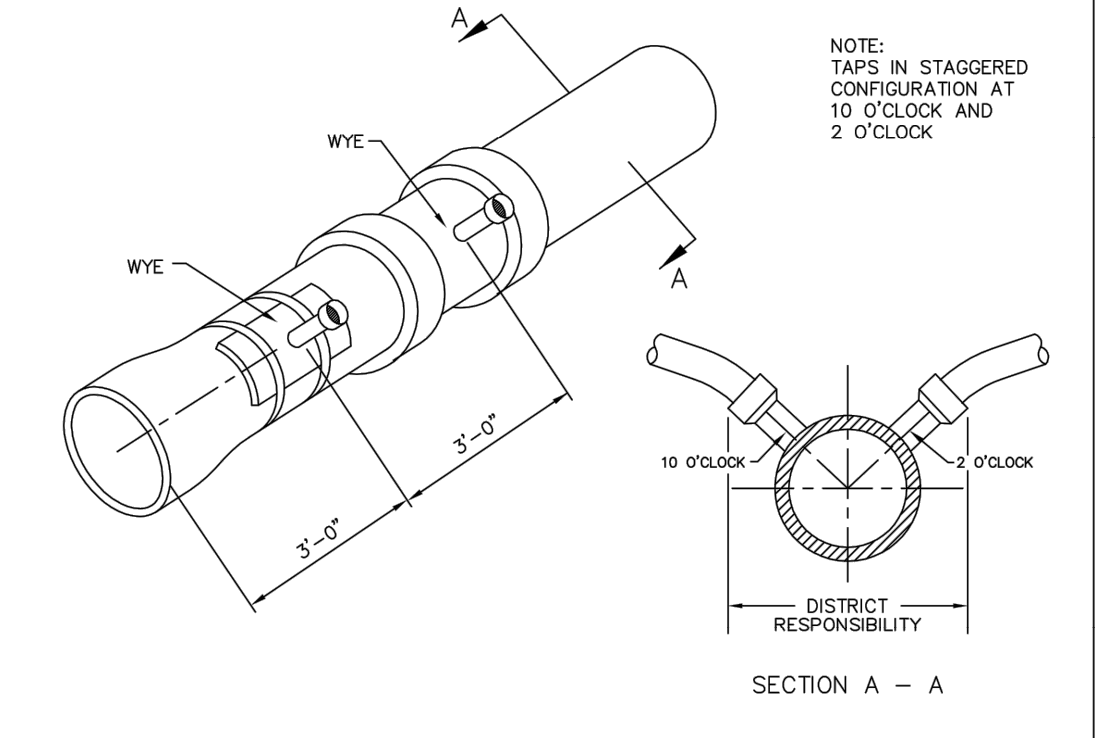


**PARKER WATER & SANITATION DISTRICT**  
IN-LINE CLEANOUT SECTIONS

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

SHEET S4.12

2016 REVISION



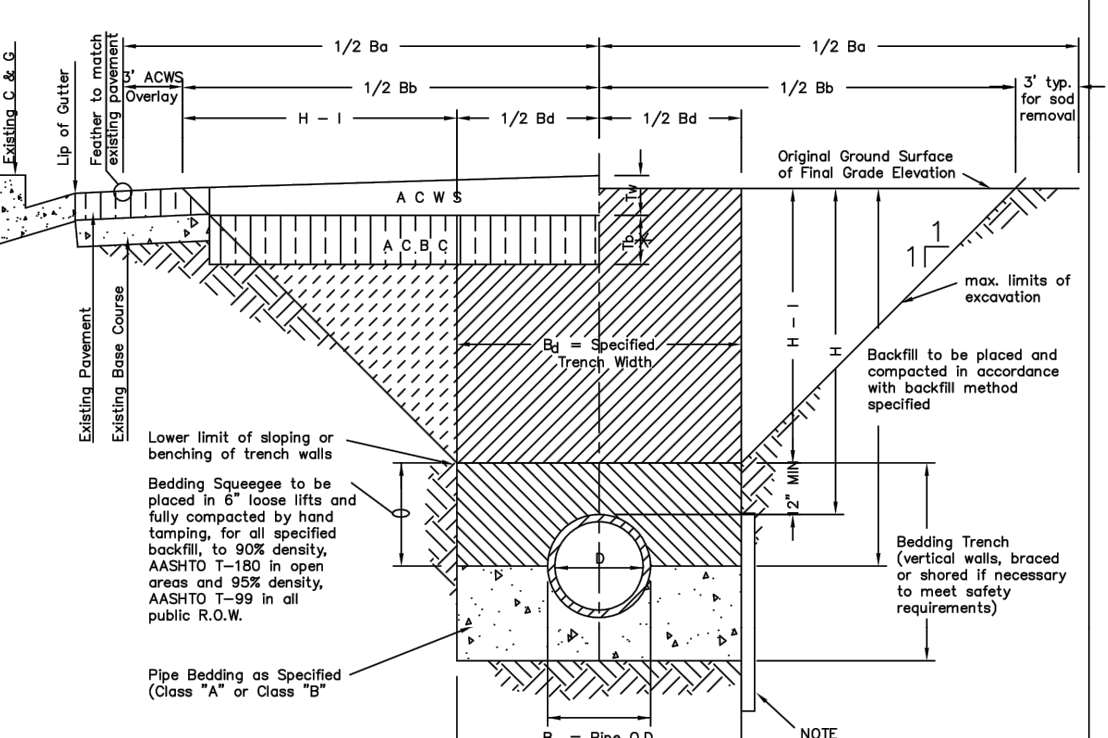
Sewer service connections shall be positioned at either the 2 o'clock or the 10 o'clock position on the circumference of the sewer main. On new installations, tee or wye fittings shall be used. When tapping into existing sewer main, a saddle connection and approved coring method shall be used. The minimum distance between service connections made along the pipe shall be 3 feet. The minimum distance from either the bell or spigot end of a pipe shall be 3 feet. The minimum distance from the center of a manhole to a service connection shall be either 7 feet or the transition point from the manhole trench to the normal pipe trench, whichever is greater. A maximum of 4 sewer service connections shall be allowed per 20 foot length of pipe. In all cases, a specific soils investigation should be conducted to assure that the external loading will be within allowable limits regardless of the number of taps involved.

**PARKER WATER & SANITATION DISTRICT**  
DOMESTIC SEWER TAPPING DETAIL

SCALE: NONE	DATE: 2/96
APPROVED: PVR	4/01 1/08 1/16 10/16
DIRECTOR OF ENGINEERING	

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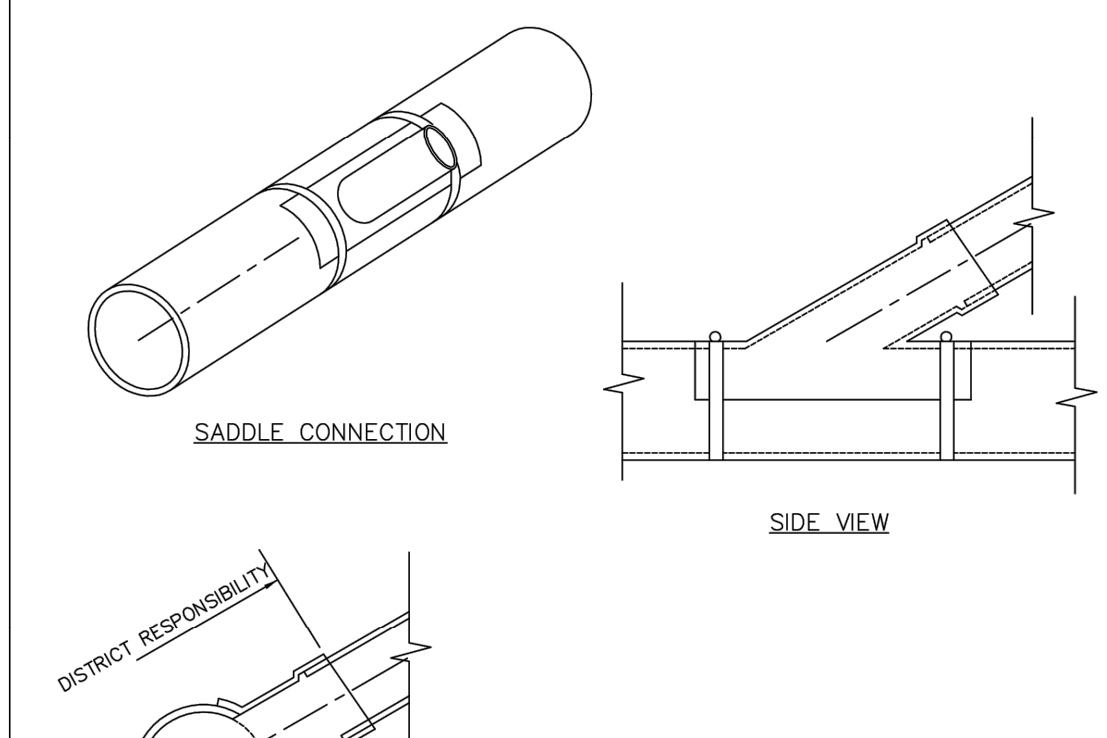
**PARKER WATER & SANITATION DISTRICT**  
SEWER TRENCHING AND BEDDING DETAIL

STREET WIDTH	ASPHALT BASE COURSE (%)	ASPHALT WEARING SURFACE (%)	TOTAL THICKNESS (")
UP TO 36'	4"	2"	6"
36' TO 44'	4"	3"	7"
44' TO 48'	5"	3"	8"
WIDER THAN 48'	6"	3"	9"

SCALE: NONE	DATE: 2/96
APPROVED: PVR	5/98 1/18 10/16
DIRECTOR OF ENGINEERING	

SHEET S4.1

2016 REVISION



**PARKER WATER & SANITATION DISTRICT**  
P.V.C. SADDLE CONNECTION DETAIL

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

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

SHEET S4.14

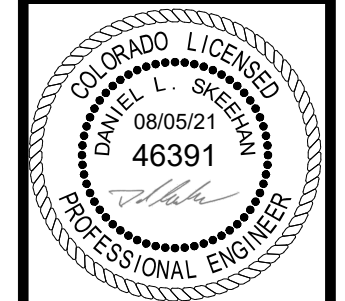
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**Kimley»Horn**  
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 4562 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS  
 DRAWN BY: JRK  
 CHECKED BY: DLS  
 DATE: 08/05/21

PARKER AND PINE FILING NO. 2 LOTS 1-3  
 PARKER, CO  
 MULTI-FAMILY CONSTRUCTION DOCUMENTS  
 UTILITY DETAILS



PROJECT NO.  
096481002

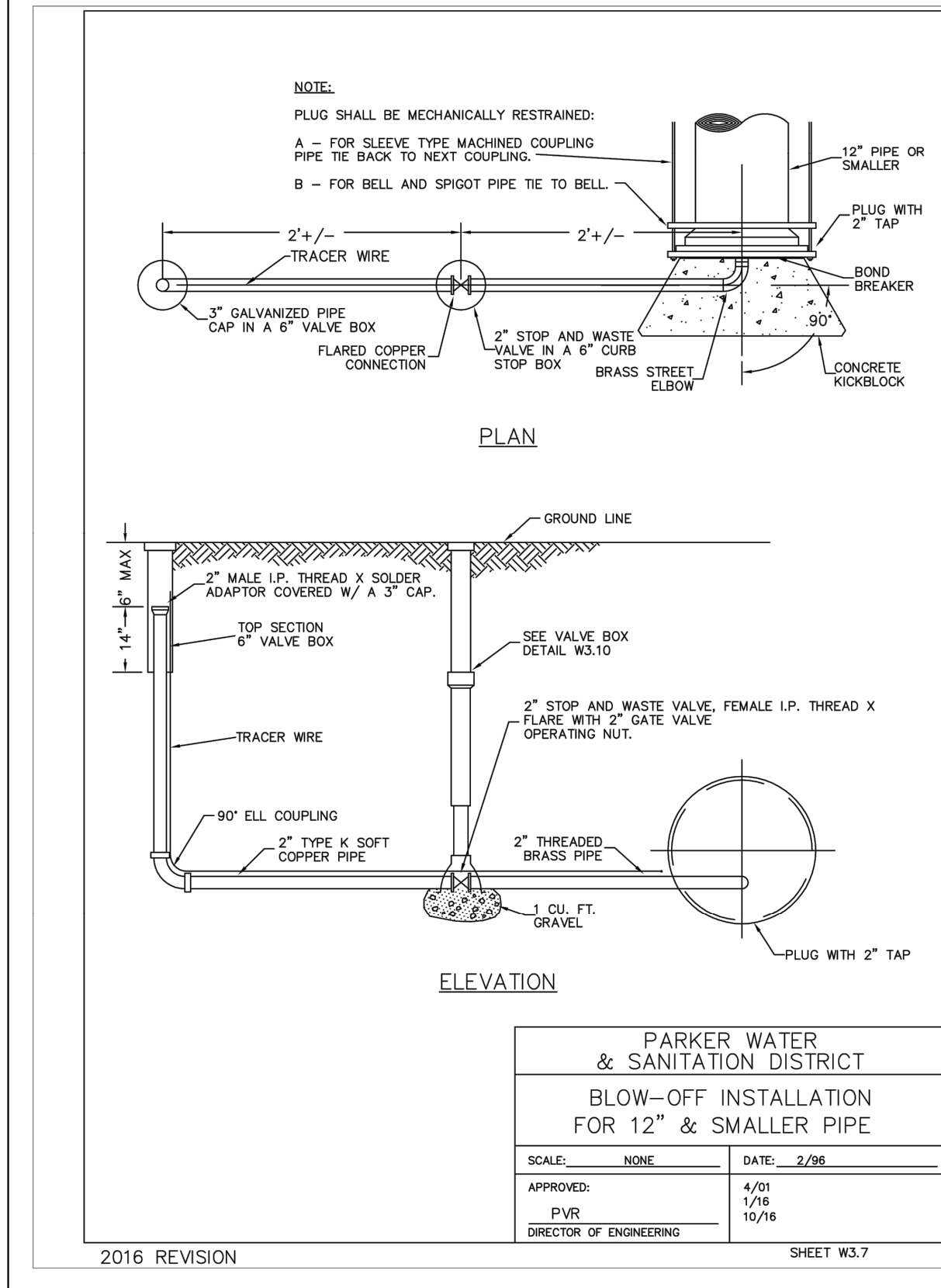
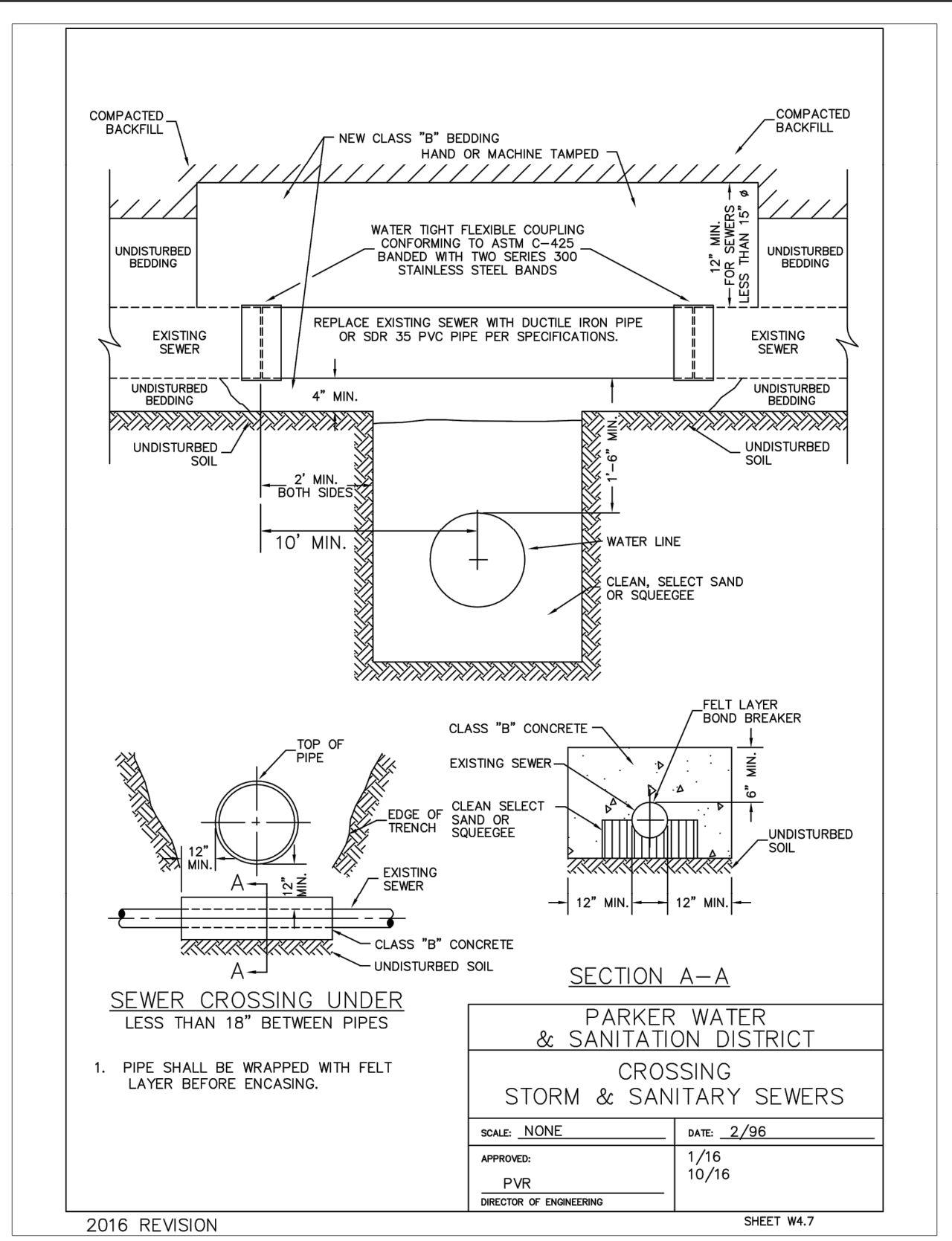
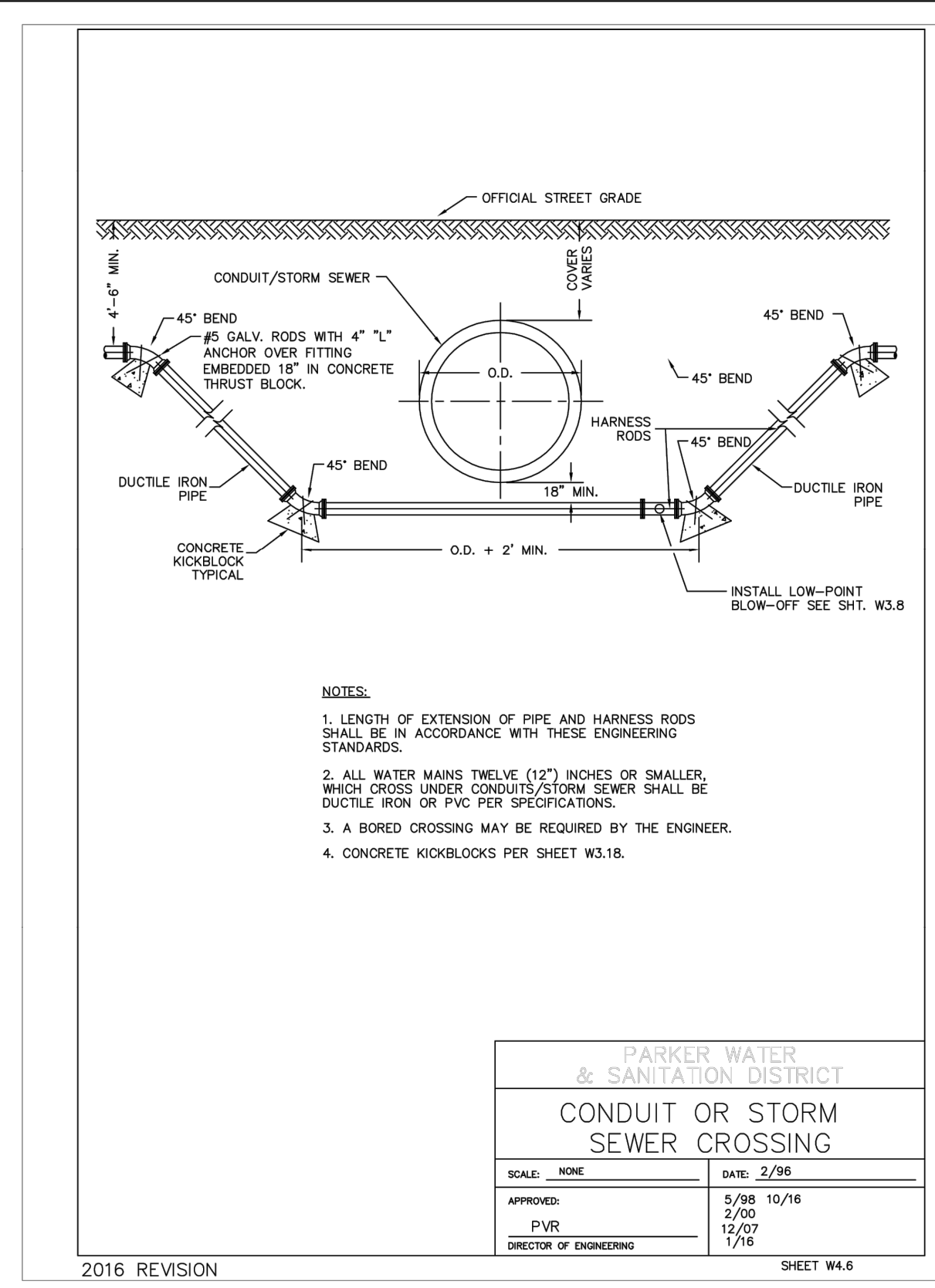
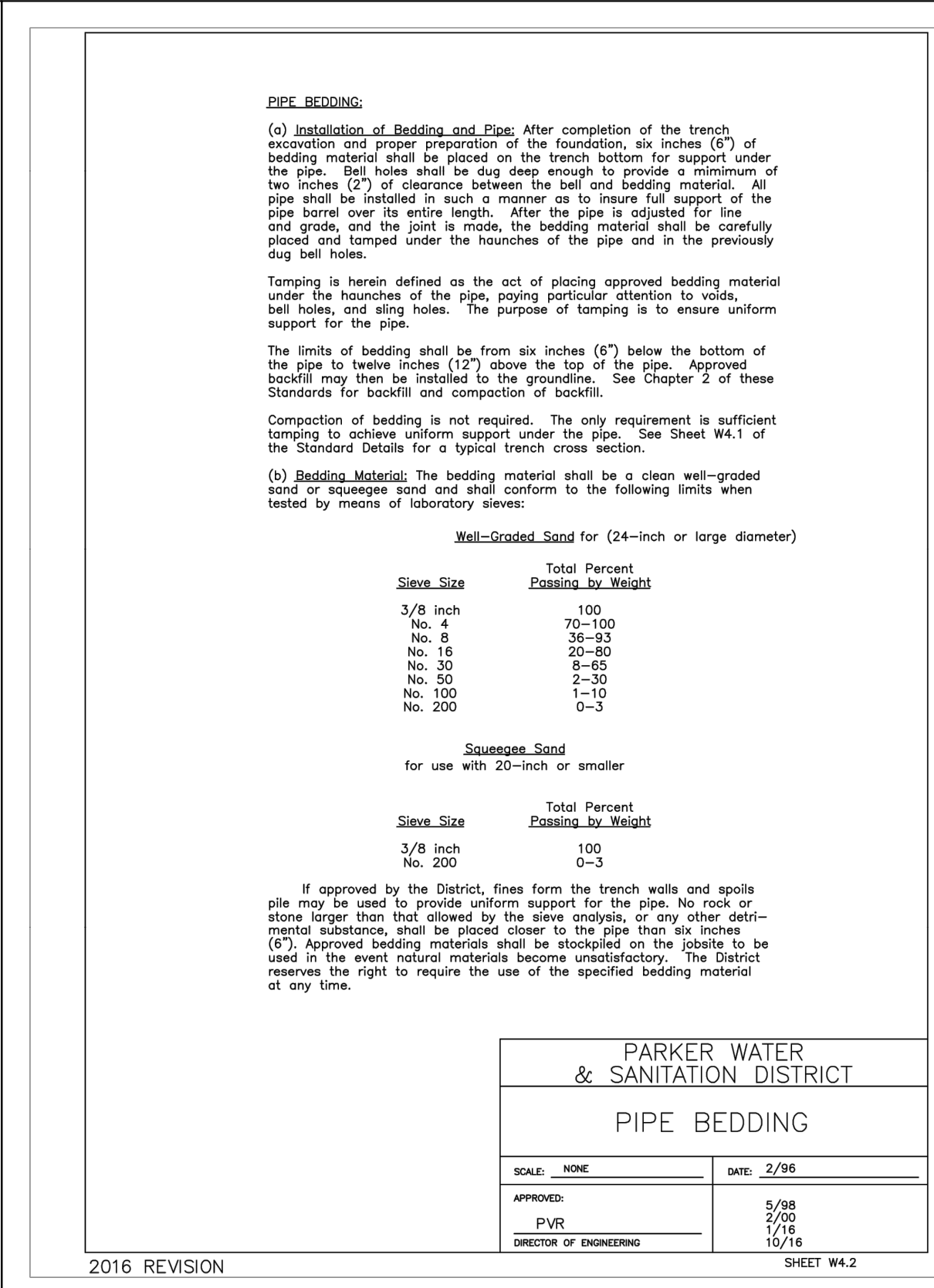
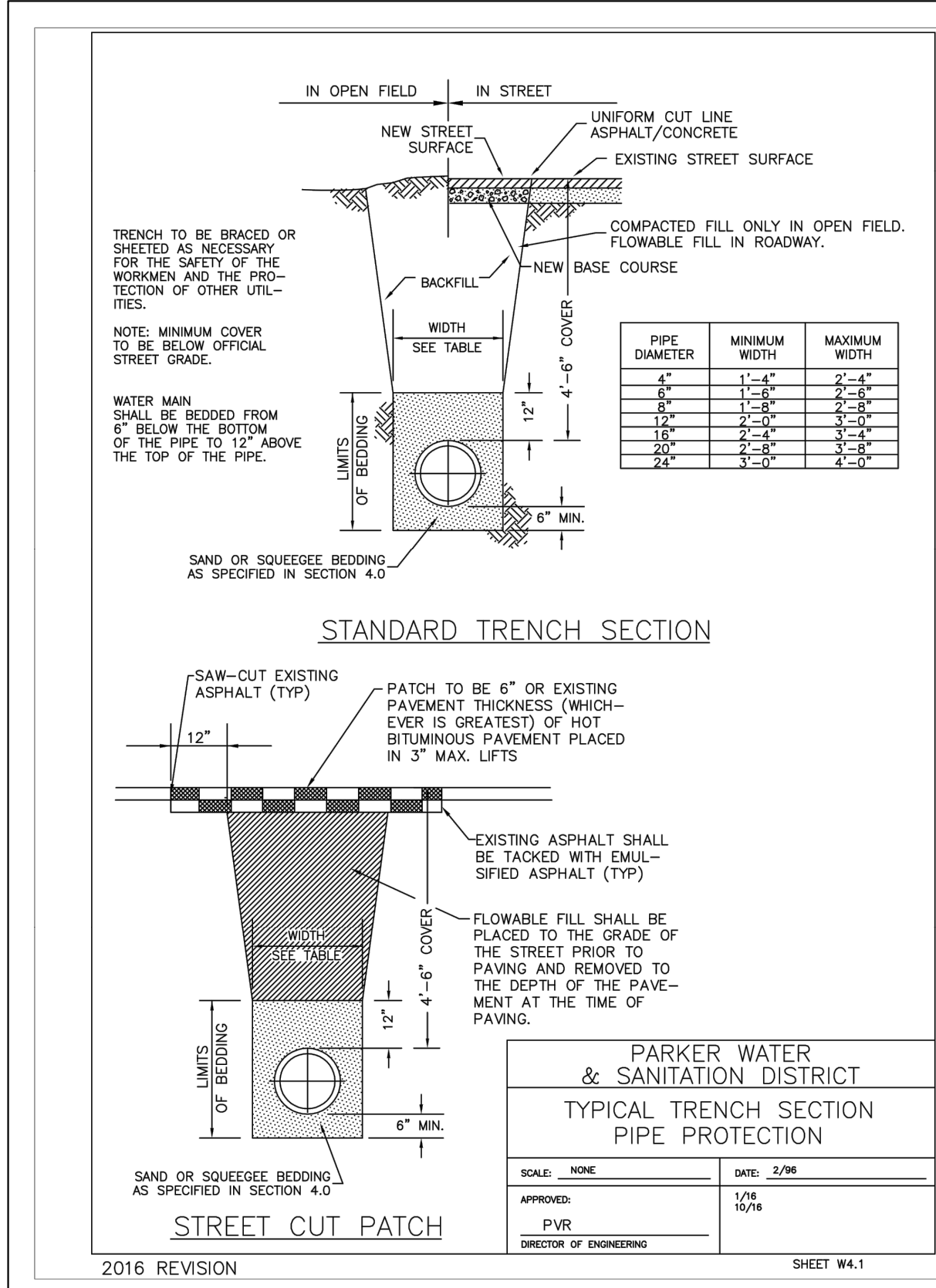
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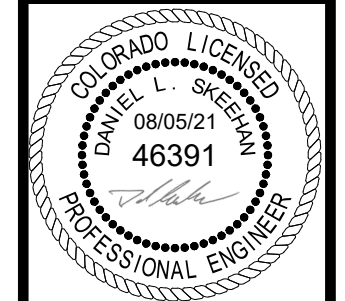


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PROJECT NO.  
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