

# PARKER AND PINE MULTI-FAMILY PARKER WATER AND SANITATION DISTRICT UTILITY PLANS

PARKER AND PINE FILING 2  
A REPLAT OF TRACT A, PARKER AND PINE FILING 1  
AND TRACT C, PARKER AUTO PLAZA FILING NO. 1  
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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CONTACT: KARL STOUT

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**GAS SERVICE:**  
XCEL ENERGY  
1800 LARIMER STREET  
DENVER, CO 80202  
CONTACT: RON JOHNSON  
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**ARCHITECT:**  
SEBREE ARCHITECTS, INC.  
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CONTACT: DAWN LAYTON

**SURVEYOR:**  
ENGINEERING SERVICE COMPANY  
1300 SOUTH POTOMAC ST. SUITE 126  
AURORA, CO 80012  
TEL: 303-337-1393  
CONTACT: CHARLES BECKSTROM, PLS

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

**WATER/SANITARY SEWER:**  
PARKER WATER AND SANITATION DISTRICT  
18100 E. WOODMAN ROAD  
PARKER, CO 80134  
TEL: 303-841-4627  
CONTACT: ABBY HILDEBRANDT

**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'

| Sheet List Table   |                                |
|--|--------------------------------|
| Sheet Number   | Sheet Title                    |
| CONSTRUCTION DOCUMENTS: PARKER WATER AND SANITATION DISTRICT |                                |
| C7.0   | COVER SHEET                    |
| C7.1   | WATER AND SANITARY SEWER NOTES |
| C7.2   | OVERALL UTILITY PLAN           |
| C7.3   | UTILITY DETAILS                |
| C7.4   | UTILITY DETAILS                |
| C7.5   | UTILITY DETAILS                |
| C7.6   | UTILITY DETAILS                |

## 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

TRACT C, PARKER AUTO PLAZA FILING NO. 1 AND TRACT A, PARKER AND PINE FILING 1, 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.

## SUMMARY OF QUANTITIES\*

| DESCRIPTION              | QTY. | UNIT |
|--------------------------|------|------|
| 6" PVC SANITARY SERVICE  | 327  | LF   |
| 2" TYPE K COPPER SERVICE | 23   | LF   |
| 3" TYPE K COPPER SERVICE | 17   | LF   |
| 8" GATE VALVE            | 5    | EA   |
| 6" GATE VALVE            | 8    | EA   |
| 8"x6" REDUCER            | 1    | EA   |
| 8"x6" TEE                | 7    | EA   |
| FIRE HYDRANT             | 4    | EA   |
| 8" PVC WATER MAIN        | 116  | LF   |
| 6" PVC FIRE LINE         | 321  | LF   |

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

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

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

## 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.



| NO. | REVISION | BY | DATE |
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**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: 08/25/20

PARKER AND PINE MULTI-FAMILY  
PARKER, CO  
CONSTRUCTION DOCUMENTS  
COVER SHEET

PRELIMINARY

FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION

**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
096481002

DRAWING NAME  
096481002CV\_01

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 THIS DOCUMENT, INCLUDING ALL CONTENTS, IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



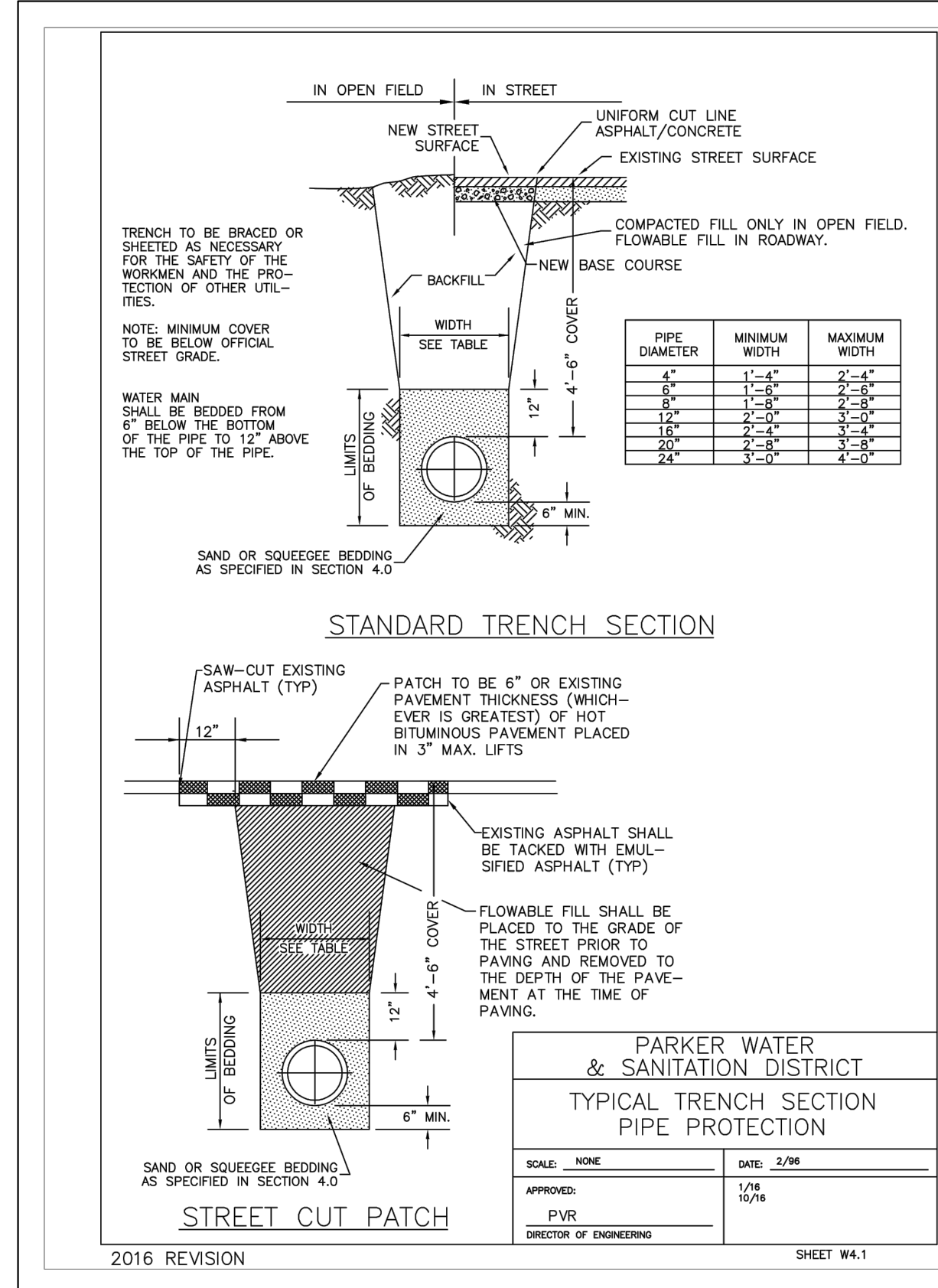








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 THE DOCUMENT CONTAINS INFORMATION THAT IS UNCLASSIFIED AND IS BEING RELEASED TO THE PUBLIC FOR USE IN CONNECTION WITH THE PROVISION OF PUBLIC UTILITIES.



|                                     |            |
|-------------------------------------|------------|
| PARKER WATER & SANITATION DISTRICT  |            |
| TYPICAL TRENCH SECTION PIPE BEDDING |            |
| SCALE: NONE                         | DATE: 2/96 |
| APPROVED: PVR                       | 1/16       |
| DIRECTOR OF ENGINEERING             | 10/16      |

**PIPE BEDDING:**

(a) Installation of Bedding and Pipe: After completion of the trench excavation and proper preparation of the foundation, six inches (6") of bedding material shall be placed on the trench bottom for support under the pipe. Bed holes shall be dug deep enough to provide a minimum of ten inches (10") of clearance between the bed and bedding material. All pipe shall be installed in such a manner as to insure full support of the pipe barrel over its entire length. After the pipe is adjusted for line and grade, and the joint is made, the bedding material shall be carefully placed and tamped under the haunches of the pipe and in the previously dug bed holes.

Tamping is herein defined as the act of placing approved bedding material under the haunches of the pipe, paying particular attention to voids, bed holes, and silt holes. The purpose of tamping is to ensure uniform support for the pipe.

The limits of bedding shall be from six inches (6") below the bottom of the pipe to twelve inches (12") above the top of the pipe. Approved backfill may then be installed to the groundline. See Chapter 2 of these Standards for backfill and compaction of backfill.

Composition of bedding is not required. The only requirement is sufficient tamping to achieve uniform support under the pipe. See Sheet W4.1 of the Standard Details for a typical trench cross section.

(b) Bedding Material: The bedding material shall be a clean well-graded sand or squeegee sand and shall conform to the following limits when tested by means of laboratory sieves:

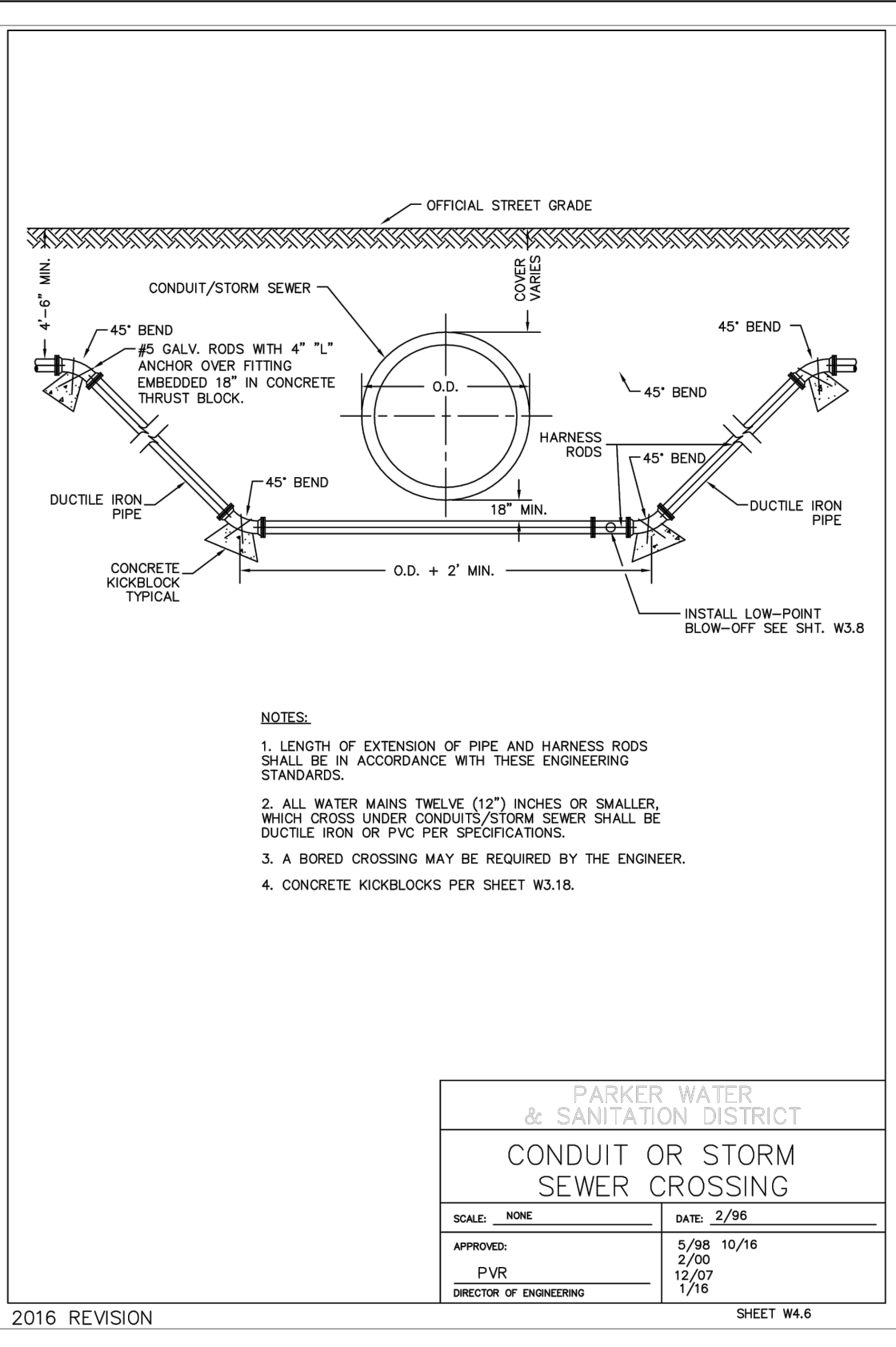
| Sieve Size | Total Percent Passing by Weight |
|------------|---------------------------------|
| 3/8 inch   | 100                             |
| No. 4      | 70-100                          |
| No. 8      | 35-83                           |
| No. 16     | 20-80                           |
| No. 30     | 8-65                            |
| No. 50     | 2-50                            |
| No. 100    | 1-10                            |
| No. 200    | 0-3                             |

**Squeegee Sand**  
for use with 24-inch or smaller

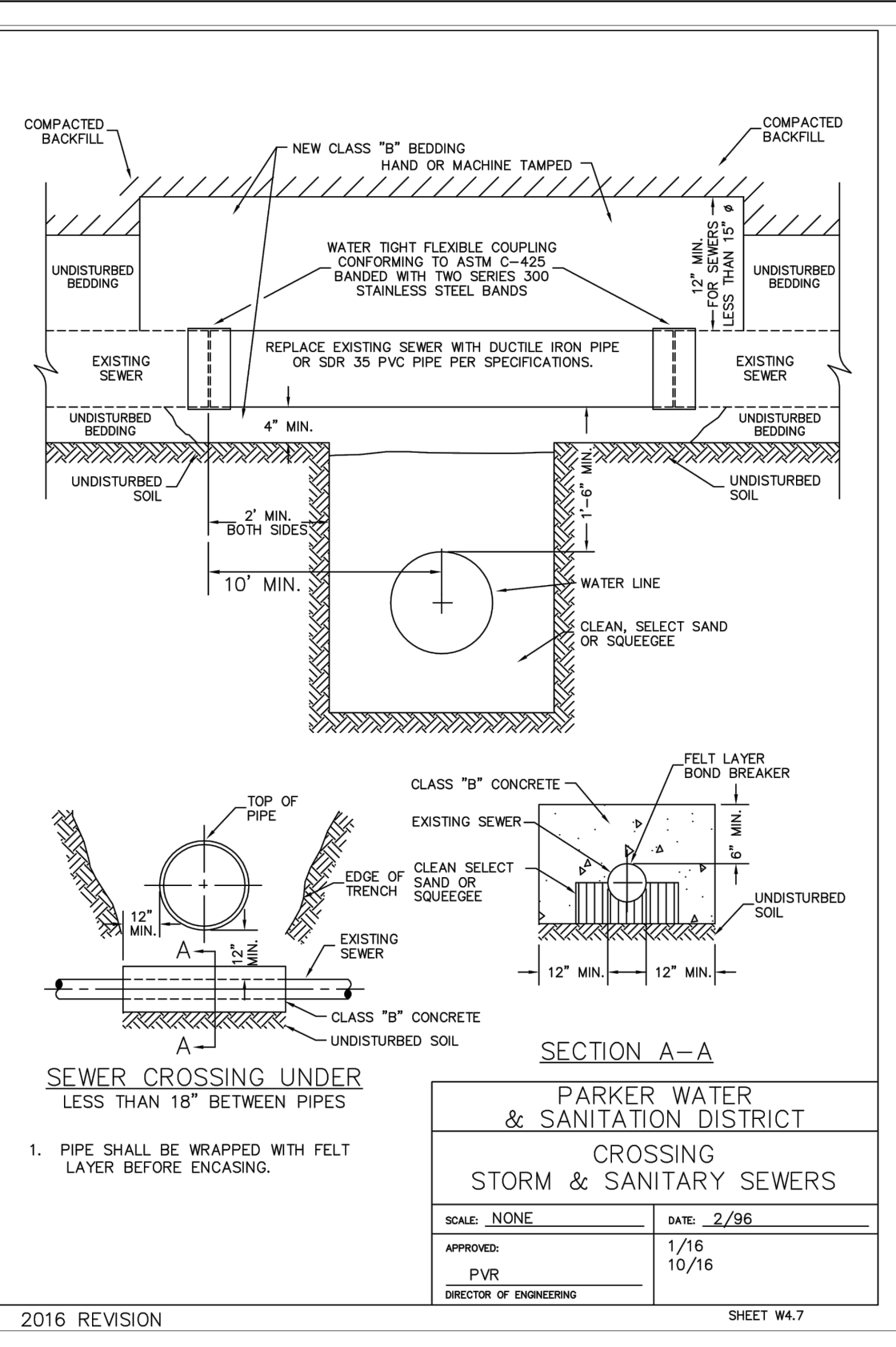
| Sieve Size | Total Percent Passing by Weight |
|------------|---------------------------------|
| 3/8 inch   | 100                             |
| No. 200    | 0-3                             |

If approved by the District, fines from the trench walls and spoils pile may be used to provide uniform support for the pipe. No rock or stone larger than that allowed by the sieve analysis, or any other detrimental substance, shall be placed closer to the pipe than six inches (6"). Approved bedding materials shall be stockpiled on the jobsite to be used in the event natural materials become unsatisfactory. The District reserves the right to require the use of the specified bedding material at any time.

|                                    |                 |
|------------------------------------|-----------------|
| PARKER WATER & SANITATION DISTRICT |                 |
| PIPE BEDDING                       |                 |
| SCALE: NONE                        | DATE: 2/96      |
| APPROVED: PVR                      | 5/98 10/16      |
| DIRECTOR OF ENGINEERING            | 2/00 12/07 1/16 |



|                                    |                            |
|------------------------------------|----------------------------|
| PARKER WATER & SANITATION DISTRICT |                            |
| CONDUIT OR STORM SEWER CROSSING    |                            |
| SCALE: NONE                        | DATE: 2/96                 |
| APPROVED: PVR                      | 5/98 10/16 2/00 12/07 1/16 |
| DIRECTOR OF ENGINEERING            |                            |



|                                       |            |
|---------------------------------------|------------|
| PARKER WATER & SANITATION DISTRICT    |            |
| SEWER CROSSING UNDER LESS THAN 18\"/> |            |
| SCALE: NONE                           | DATE: 2/96 |
| APPROVED: PVR                         | 1/16 10/16 |
| DIRECTOR OF ENGINEERING               |            |

| NO. | REVISION | BY | DATE | APPR |
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 PARKER, CO  
 CONSTRUCTION DOCUMENTS  
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