



Know what's below.  
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# CONSTRUCTION DOCUMENTS QUICK N CLEAN

## PARKER RD. & PINE LANE AVE.

### PARKER, COLORADO

## UTILITY PLANS

A PORTION OF THE 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF 6TH P.M.  
COUNTY OF DOUGLAS, STATE OF COLORADO

### RESOURCE LIST

<b>APPLICANT</b> 3K1 CONSULTING SERVICES, LLC 11811 N. TATUM BOULEVARD PHOENIX, AZ 85028 PH: (602) 850-8081	<b>TOWN OF PARKER PLAN REVIEW</b> 20120 E. MAIN STREET PARKER, CO 80138 CHIP KERHOVE PH: (70) 989-2244 RANDY CAPRA
<b>OWNER</b> QUICK N CLEAN 7291 E. ADOBE DRIVE, SUITE 115 SCOTTSDALE, AZ 85255 PH: (480) 707-3531	<b>TOWN OF PARKER ENGINEERING / PUBLIC WORKS</b> 20120 E. MAIN STREET PARKER, CO 80138-7335 TYLER SANDT PH: (303) 805-3182
<b>OVERALL DEVELOPER</b> EYV PARKER COLORADO, LLC 2710 E. CAMELBACK ROAD, SUITE 210 PHOENIX, AZ 85016 RYAN AMATO PH: (602) 468-6100	<b>WATER &amp; SEWER</b> PARKER WATER AND SANITATION DISTRICT 18100 E. WOODMAN ROAD PARKER, CO 80134 DRAYTON SANDERSON PH: (303) 841-4627
<b>CIVIL ENGINEER</b> CEI ENGINEERING ASSOC., INC. 710 PINEDALE AVE. FRESNO, CA JASON HATWIG, PROJECT MANAGER PH: (559) 447-3119	<b>FIRE DEPARTMENT</b> SOUTH METRO FIRE RESCUE AUTHORITY 9195 E. MINERAL AVE. CENTENNIAL, CO 80112 CHIP KERHOVE PH: (720) 989-2244
<b>LANDSCAPE ARCHITECT</b> CEI ENGINEERING ASSOC., INC. 3108 S.W. REGENCY PARKWAY, SUITE 2 BENTONVILLE, AR 72712 CHIP ASHLEY PH: (479) 273-9472	<b>ELECTRICAL</b> IREA 5496 US HWY 85 SEDALIA, CO 80135 PH: (303) 688-7431
<b>ARCHITECT</b> CHSCA 1777 S. BELLAIRE STREET, SUITE 100 DENVER, CO 80222 BILL STOW PH: (303) 962-9164	<b>NATURAL GAS</b> XCEL ENERGY 1800 LARIMER STREET DENVER, CO 80202 PH: (303) 571-7511
<b>LAND SURVEYOR</b> RUBIN SURVEYING 3312 AIRPORT ROAD BOULDER COLORADO 80301 PH: (303) 464-9515	

### LEGAL DESCRIPTION

(PER THE TITLE COMMITMENT)

LOT 4,  
PARKER AND FILING NO. 1,  
COUNTY OF DOUGLAS,  
STATE OF COLORADO.

### BENCHMARK

DOUGLAS CONTROL MONUMENT #1.095035, A 3 1/2" ALUMINUM CAP.  
ELEVATION = 5906.34 FEET (NAVD 1988). AS PUBLISHED BY DOUGLAS COUNTY

### BASIS OF BEARINGS

THE BEARINGS ARE BASED ON THE WEST ROW LINE OF SOUTH PARKER ROAD ASSUMED TO BEAR  
S23°56'20"E BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.

### FLOOD ZONE INFORMATION

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS  
DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM.  
MAP NUMBER: 08035C0067G  
EFFECTIVE DATE: MARCH 16, 2016



**Vicinity Map**

1"=2,000'

### PARKER WATER AND SANITATION DISTRICT CONSTRUCTION PLANS

SHEET #	SHEET TITLE
C7	COVER SHEET
C7.1	WATER AND SANITARY SEWER NOTES
C7.2	OVERALL UTILITY PLAN
C7.3	SANITARY SEWER PLAN AND PROFILE
C7.4	UTILITY DETAILS
C7.5	UTILITY DETAILS

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 DESIGNED 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 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.

DATE: \_\_\_\_\_ (DISTRICT REPRESENTATIVE)

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

APPROVED FOR CONSTRUCTION:  
PARKER WATER AND SANITATION DISTRICT

DATE: \_\_\_\_\_ (DISTRICT REPRESENTATIVE)

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

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 \_\_\_\_\_



CEI ENGINEERING ASSOCIATES, INC.  
710 W. PINEDALE AVE.  
FRESNO, CA 93711  
PHONE: (559) 447-3119  
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CLIENT  
3K1 CONSULTING SERVICES, LLC.  
11811 N. TATUM BOULEVARD,  
PHOENIX, ARIZONA 85028  
PHONE: (602) 850-8101



PLANS PREPARED FOR  
QUICK N CLEAN  
7291 E. ADOBE DRIVE, SUITE 115  
SCOTTSDALE, AZ 85255  
PHONE: (480) 707-3531

REVISION		
NO.	DESCRIPTION	DATE

QUICK N CLEAN  
PARKER RD. & PINE LANE AVE.  
PARKER, COLORADO

CONSTRUCTION DOCUMENTS



PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	ASD
DESIGNER	RM
CEI PROJECT NUMBER	31672
DATE	2/7/2022
REVISION	REV-2

### COVER SHEET

SHEET TITLE  
SHEET NUMBER

# C7

DRAWING LOCATION: P:\31600\31672\DRAWINGS\DESIGN\WORKING\31672-CS.CWG, SAVED BY: JACALDERON



**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 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 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.

**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 20.00 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 ENCASMENT.
- 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.

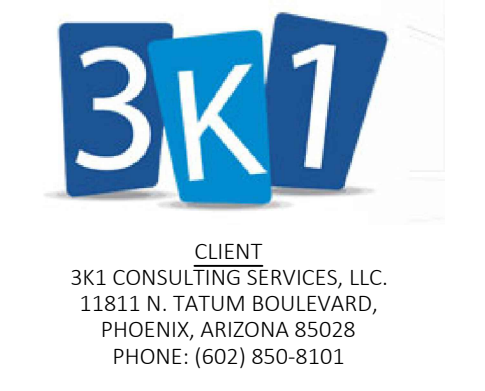
**WATER SYSTEM NOTES**

- 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 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.

DRAWING LOCATION: P:\33000\33072\0\DRAWINGS\DESIGN\WORKING\33072-CS.DWG -- SAVED BY: MACLEDEON



CEI ENGINEERING ASSOCIATES, INC.  
 710 W. PINEDALE AVE.  
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REVISION		
NO.	DESCRIPTION	DATE

QUICK N CLEAN  
 PARKER RD. & PINE LANE AVE.  
 PARKER, COLORADO  
 CONSTRUCTION DOCUMENTS

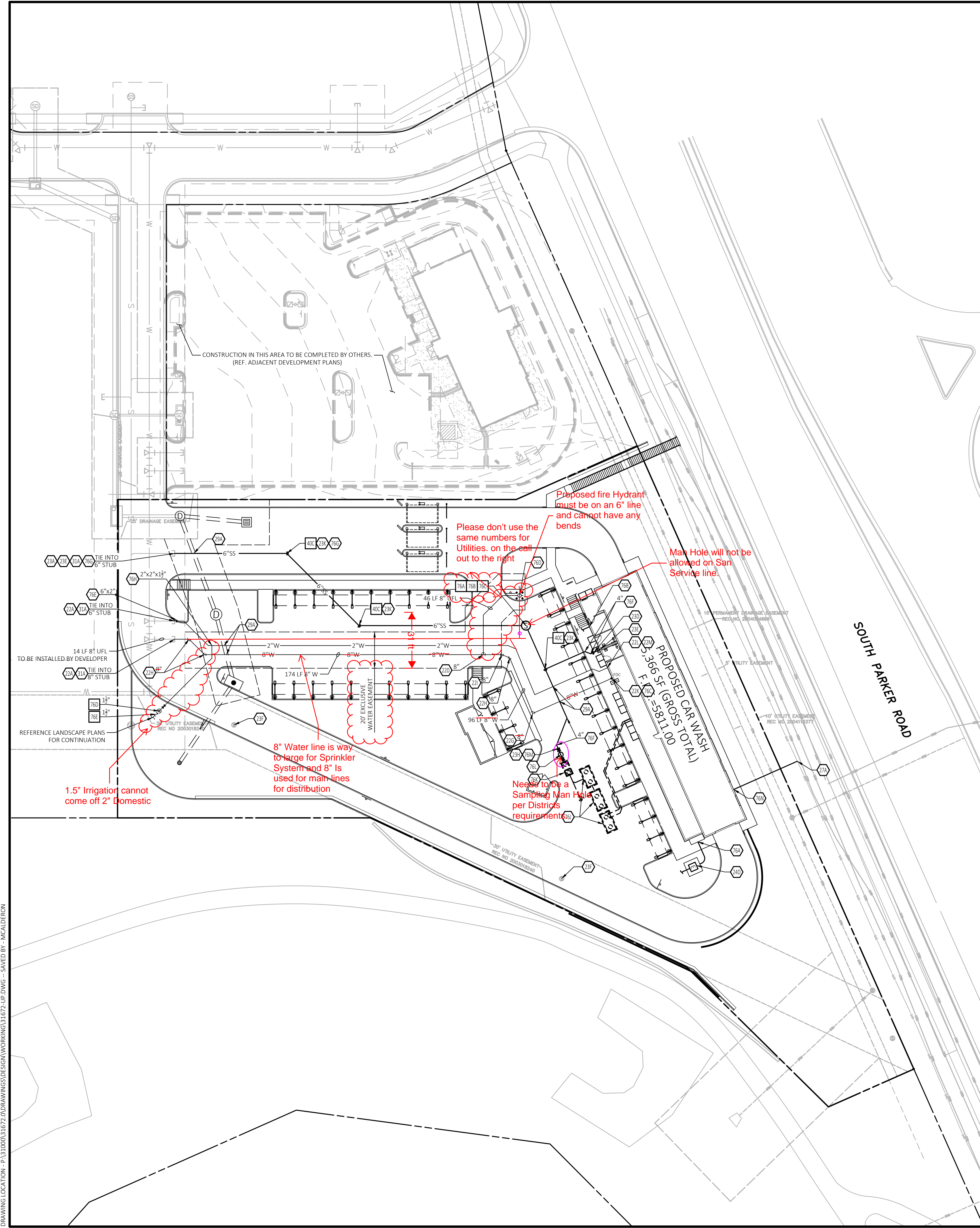


PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	ASD
DESIGNER	RM
CEI PROJECT NUMBER	31672
DATE	2/2/2022
REVISION	REV-2



Know what's below.  
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WATER AND  
 SANITARY SEWER  
 NOTES  
 SHEET TITLE  
 SHEET NUMBER  
**C7.1**



**LEGAL DESCRIPTION**  
 REFERENCE 01 - COVER SHEET FOR LEGAL DESCRIPTION.  
**BENCHMARK**  
 DOUGLAS CONTROL MONUMENT #1.095035, A 3" ALUMINUM CAP.  
 ELEVATION = 5906.34 FEET (NAVD1988), AS PUBLISHED BY DOUGLAS COUNTY

**BASIS OF BEARINGS**  
 THE BEARINGS ARE BASED ON THE WEST ROW LINE OF SOUTH PARKER ROAD ASSUMED TO BEAR S23°56'20"E BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.

**FLOOD ZONE INFORMATION**  
 SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM.  
 MAP NUMBER: 0805500076  
 EFFECTIVE DATE: MARCH 16, 2016

**NOTE:**  
 SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

**GENERAL UTILITY NOTES**

- A. ALL WATER LINES SHALL HAVE 4'-6" MIN. COVER.
- B. ALL SANITARY SEWER LINES 6" AND SMALLER SHALL BE PVC (SDR35) WITH 4'-6" MIN. COVER.
- C. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- D. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- E. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- F. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- G. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE PROJECT CONTRACT REQUIREMENTS OR SPECIFICATIONS OF THE LOCAL AUTHORITIES:  
 REFERENCE DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICE DETAIL W3.1 (REF SHEET C7.5 - UTILITY DETAILS).  
 ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING PER W3.18 (REF SHEET C7.5 - UTILITY DETAILS).  
 ALL WATER LINE PIPE TRENCHING & BEDDING SHALL BE INSTALLED PER TOWN OF PARKER W4.1 (REF SHEET C7.5 - UTILITY DETAILS).  
 ALL SANITARY SEWER PIPE TRENCHING & BEDDING SHALL BE INSTALLED PER TOWN OF PARKER S4.1-S4.5 (REF SHEET C7.4 & C7.5 - UTILITY DETAILS).  
 REFERENCE DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICE DETAIL S1.1 (REF SHEET C7.4 - UTILITY DETAILS).
- H. ALL UTILITIES SHOULD BE KEPT TEN (10) FEET (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- I. CONTRACTOR SHALL MAINTAIN A MINIMUM COVER ON ALL WATERLINES.
- J. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE, MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 211.1 (AWWA C-151) (CLASS 50).
- K. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- L. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- M. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- N. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- O. REFER TO ELECTRIC COMPANY PLANS FOR ELECTRIC SERVICE DESIGN.
- P. REFER TO TELEPHONE PLANS FOR TELEPHONE & DATA SERVICE DESIGN.



**EXISTING LEGEND**

- PROPERTY LINE/RIGHT OF WAY LINE
- ⊙ COMMUNICATIONS MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- GAS — UNDERGROUND GAS LINES
- COM — UNDERGROUND COMMUNICATIONS LINES
- STM — UNDERGROUND STORM SEWER LINES

**PROPOSED LEGEND**

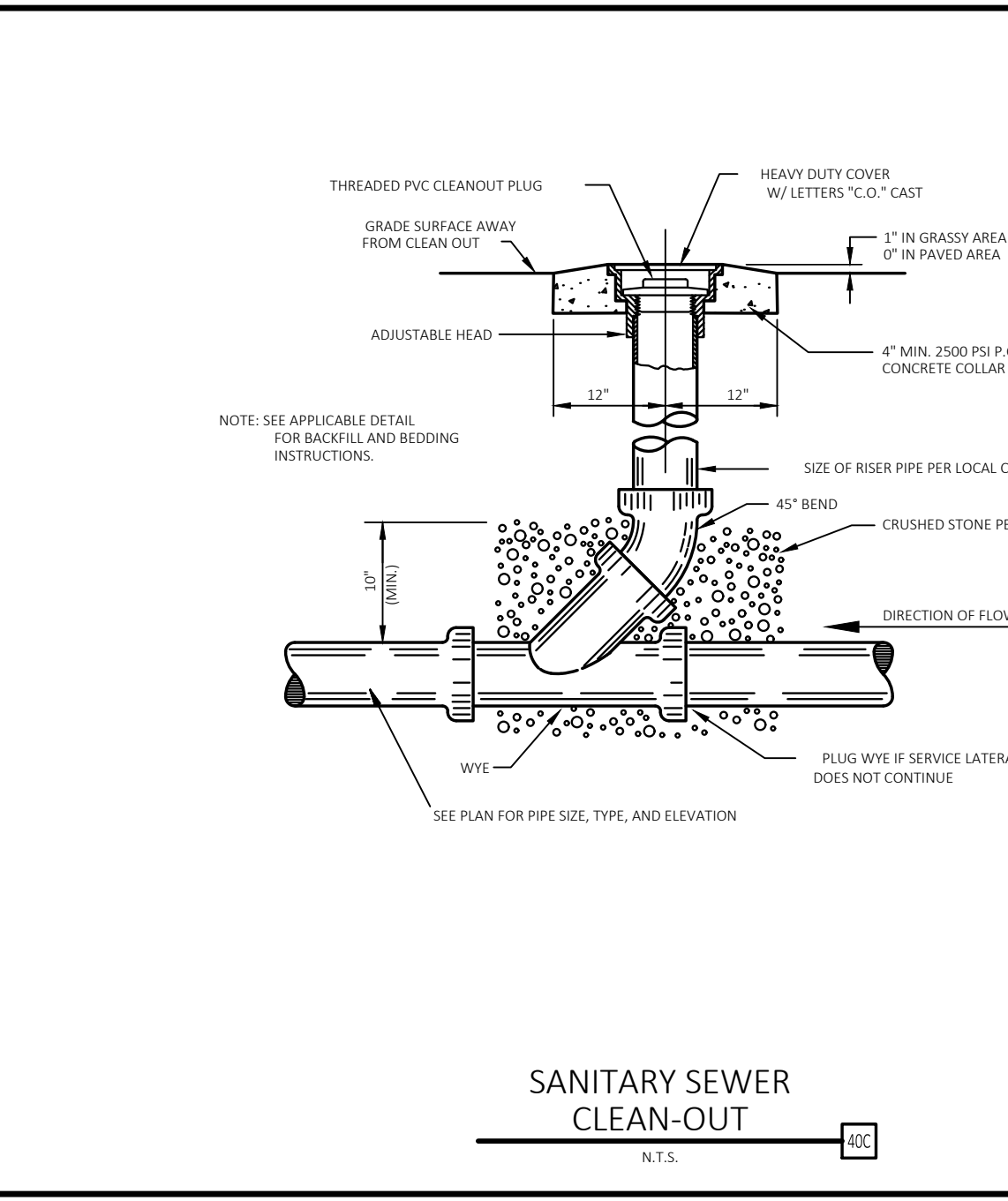
- PROPERTY LINE/RIGHT OF WAY LINE
- STORM DRAIN
- X"G — GAS SERVICE
- X"SS — SANITARY SEWER SERVICE
- UGE — UNDERGROUND ELECTRIC SERVICE
- UGT — UNDERGROUND TELEPHONE SERVICE
- X"W — WATER SERVICE
- FDC — FIRE DEPARTMENT CONNECTION
- ⊙ — FIRE HYDRANT

**UTILITY NOTES**

- 22A POINT OF CONNECTION - WATER SERVICE PER LOCAL CODE STANDARDS.
- 22B M.J. TEE WITH THRUST BLOCKING (SEE SIZES THIS SHEET)
- 22G 90° M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET)
- 22H 45° M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET)
- 22I 22.5° M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET)
- 22K SPRINKLER ENTRY PER ARCH. PLANS
- 22L METERED DOMESTIC WATER SERVICE ENTRY PER ARCH. PLANS (SEE SIZES THIS SHEET).
- 22M INTERNAL WATER METER (PER LOCAL CODES AND SPECIFICATION) (REF ARCH PLANS).
- 23A POINT OF CONNECTION FOR SANITARY SEWER
- 23D BUILDING SANITARY SEWER SERVICE CLEAN-OUT
- 23E SANITARY SEWER SERVICE ENTRY (PER ARCH. PLANS).
- 23F ADJUST RIM TO MATCH FINISH GRADE.
- 23K SANITARY SEWER SERVICE WYE (PER LOCAL CODES).
- 24D PROPOSED ELECTRIC TRANSFORMER.
- 27A POINT OF CONNECTION FOR GAS SERVICE (PER LOCAL GAS COMPANY REQUIREMENT).
- 29A MAINTAIN MINIMUM 18" VERTICAL SEPARATION.
- 31A LOCATION FOR THIS UTILITY AS SHOWN IS FOR DRAWING PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY LINE TO BE CONNECTED. CONTRACTOR SHALL NOTIFY CEI ENGINEERING IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
- 76A UNDERGROUND ELECTRICAL SERVICE ENTRY (PER ARCH PLANS) (REF ELECTRICAL SCHEMATIC PLANS FOR ELECTRIC SERVICE CONSTRUCTION INFORMATION).
- 76B UNDERGROUND TELEPHONE SERVICE ENTRY (PER ARCH PLANS) (REF TELEPHONE CO. SCHEMATIC PLANS FOR TELEPHONE SERVICE CONSTRUCTION INFORMATION).
- 76C INTERNAL FIRE SPRINKLER RISER WITH WALL MOUNT FIRE DEPARTMENT CONNECTION (FDC). REF MECHANICAL PLANS.
- 76D FIRE HYDRANT WITH BOLLARDS PER TOWN OF PARKER STANDARD DETAILS.
- 76E REDUCER
- 76F 45° BEND
- 76G 11.25° BEND
- 76H REDUCING TEE
- 76I RECLAIM SYSTEM (REF PLUMBING PLANS)
- 76K SAND/OIL SEPARATOR (REF PLUMBING PLAN)
- 76L WASTEWATER SAMPLE PORT (REF PLUMBING PLANS)
- 76M REF PLUMBING PLANS FOR CONTINUATION.
- 76N GAS SERVICE ENTRY (PER ARCH. PLANS).

**UTILITY DETAILS**

- 76C CLEAN OUT (REF SHEET THIS SHEET)
- 76A PRECAST MANHOLE FLAT TOP W/ECCENTRIC OPENING PER TOWN OF PARKER DETAIL W3.2 (REF SHEET C7.4 - UTILITY DETAILS)
- 76B PRECAST MANHOLE BASE AND CHANNELIZATION PER TOWN OF PARKER DETAIL W3.4 & W3.7 (REF SHEET C7.4 - UTILITY DETAILS)
- 76C 24 INCH DIAMETER RING AND COVER PER TOWN OF PARKER DETAIL W3.9 (REF SHEET C7.4 - UTILITY DETAILS)
- 76D OUTSIDE SETTING FOR 1-1/2 & 2" METER FOR IRRIGATION PER TOWN OF PARKER DETAIL W5.12 (REF SHEET C7.5 - UTILITY DETAILS)
- 76E REDUCED PRESSURE BACKFLOW (REF SHEET C7.5 - UTILITY DETAILS)



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 DESIGNED REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_  
 (NOTE-UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.  
 THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE 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 \_\_\_\_\_



CEI ENGINEERING ASSOCIATES, INC.  
 710 W. PINEDALE AVE.  
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QUICK N CLEAN  
 PLANS PREPARED FOR  
 QUICK N CLEAN  
 7291 E. ADOBE DRIVE, SUITE 115  
 SCOTTSDALE, AZ 85255  
 PHONE: (480) 707-3531

REVISION		
NO.	DESCRIPTION	DATE

QUICK N CLEAN  
 PARKER RD. & PINE LANE AVE.  
 PARKER, COLORADO  
 CONSTRUCTION DOCUMENTS

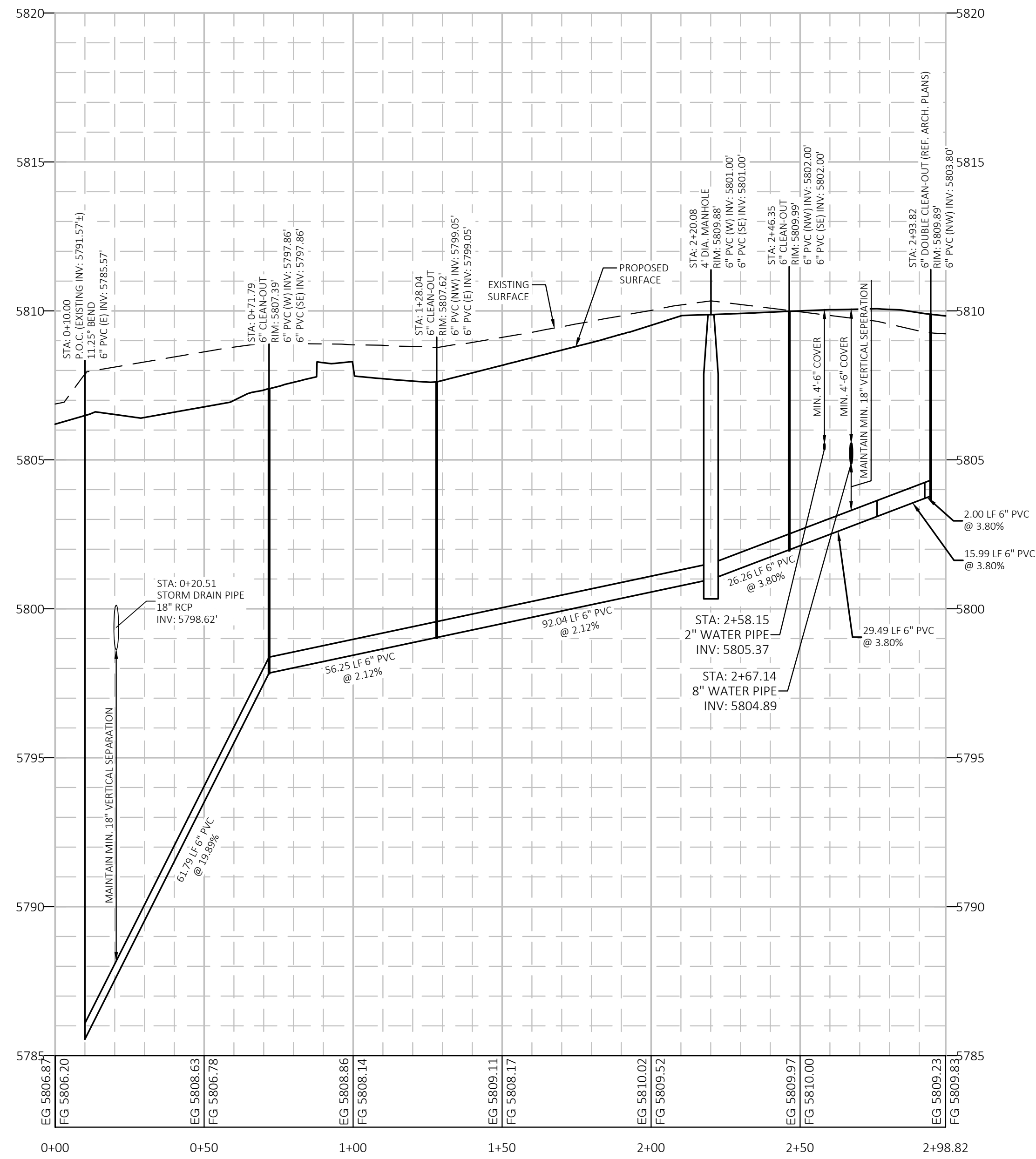


PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	ASD
DESIGNER	RM
CEI PROJECT NUMBER	31672
DATE	2/2/2022
REVISION	REV-2

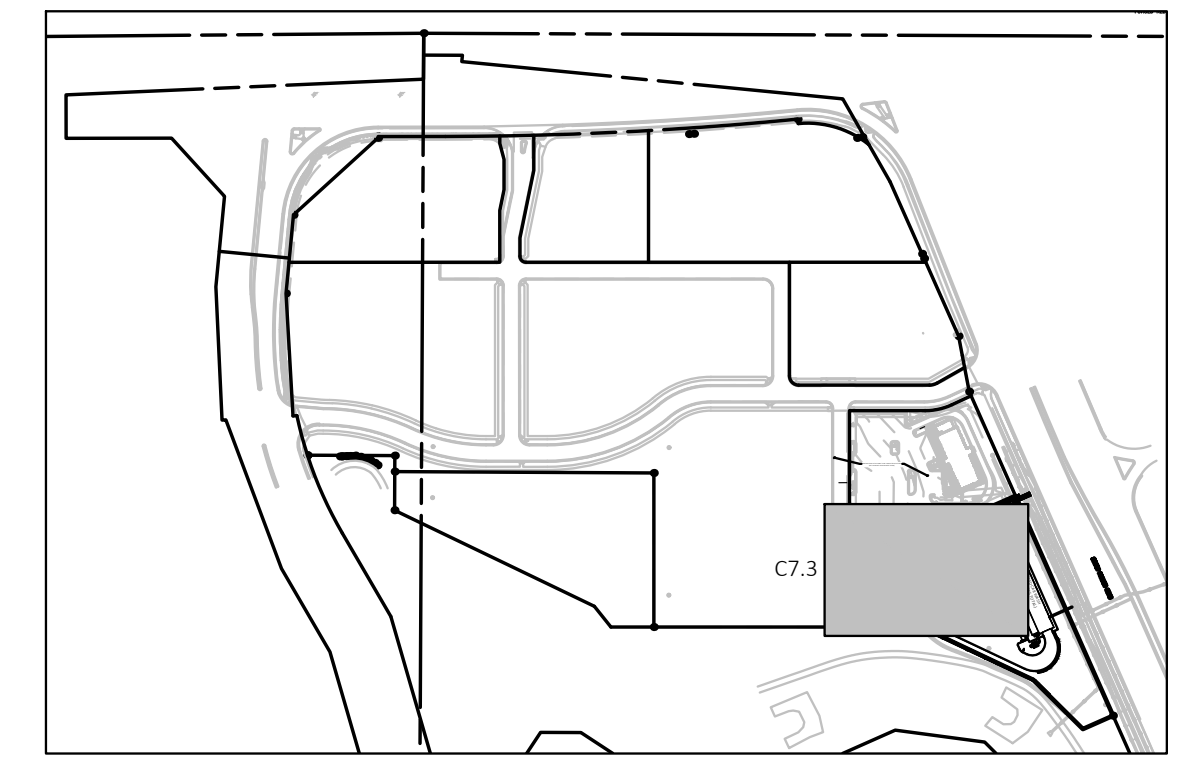
OVERALL UTILITY PLAN  
 SHEET TITLE  
 SHEET NUMBER

C7.2

Alignment - Sanitary Sewer - A PROFILE  
 VERTICAL SCALE: 1"=3'  
 HORIZONTAL SCALE: 1"=30'



Know what's below.  
 Call before you dig.



KEY MAP  
 NOT TO SCALE

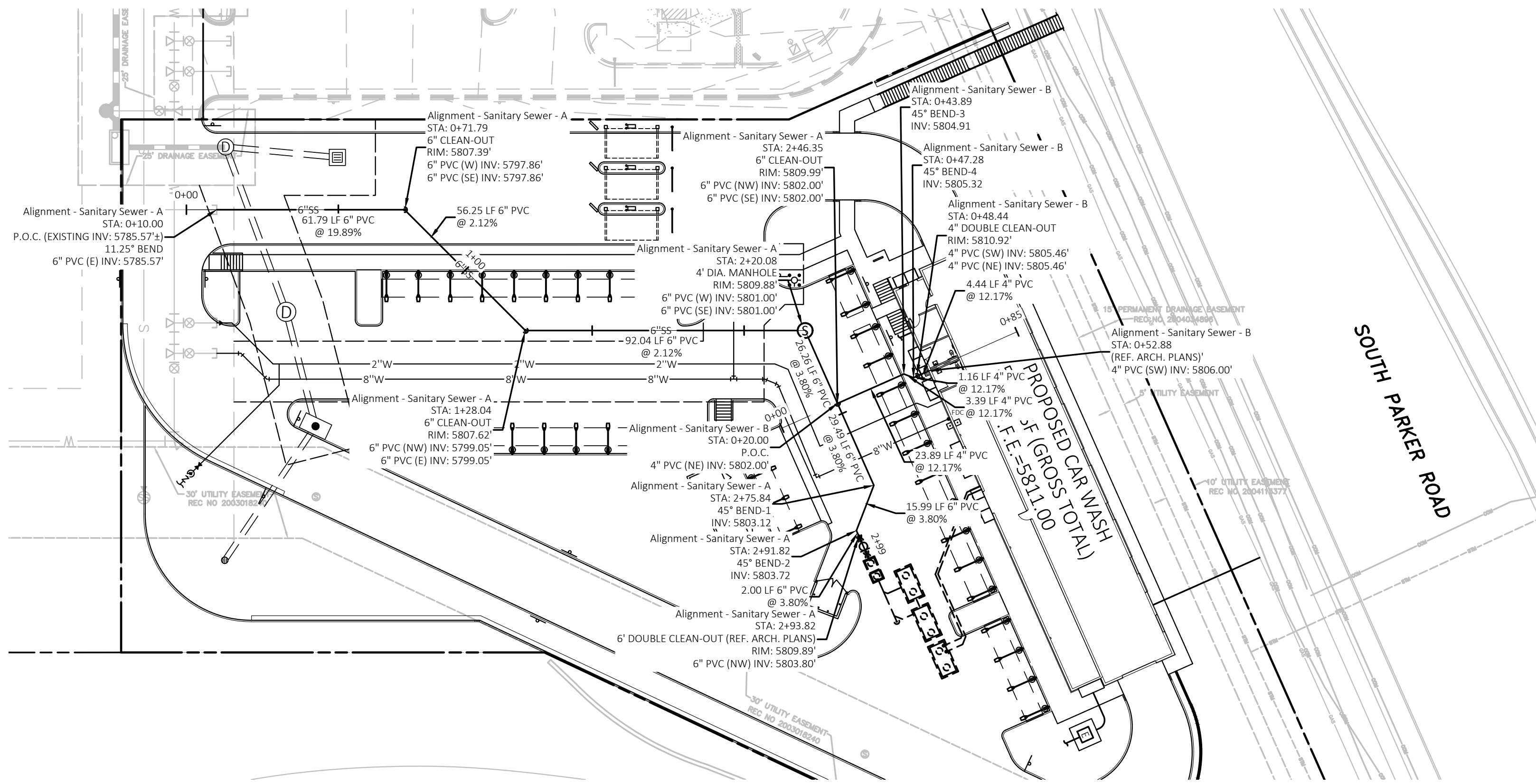
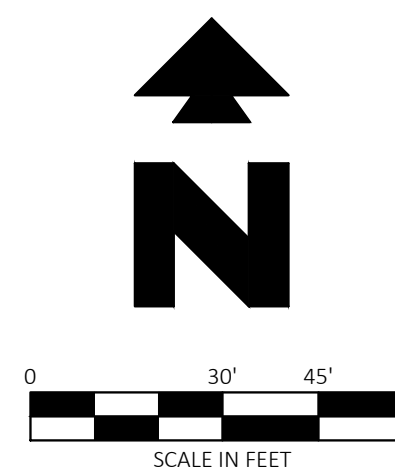
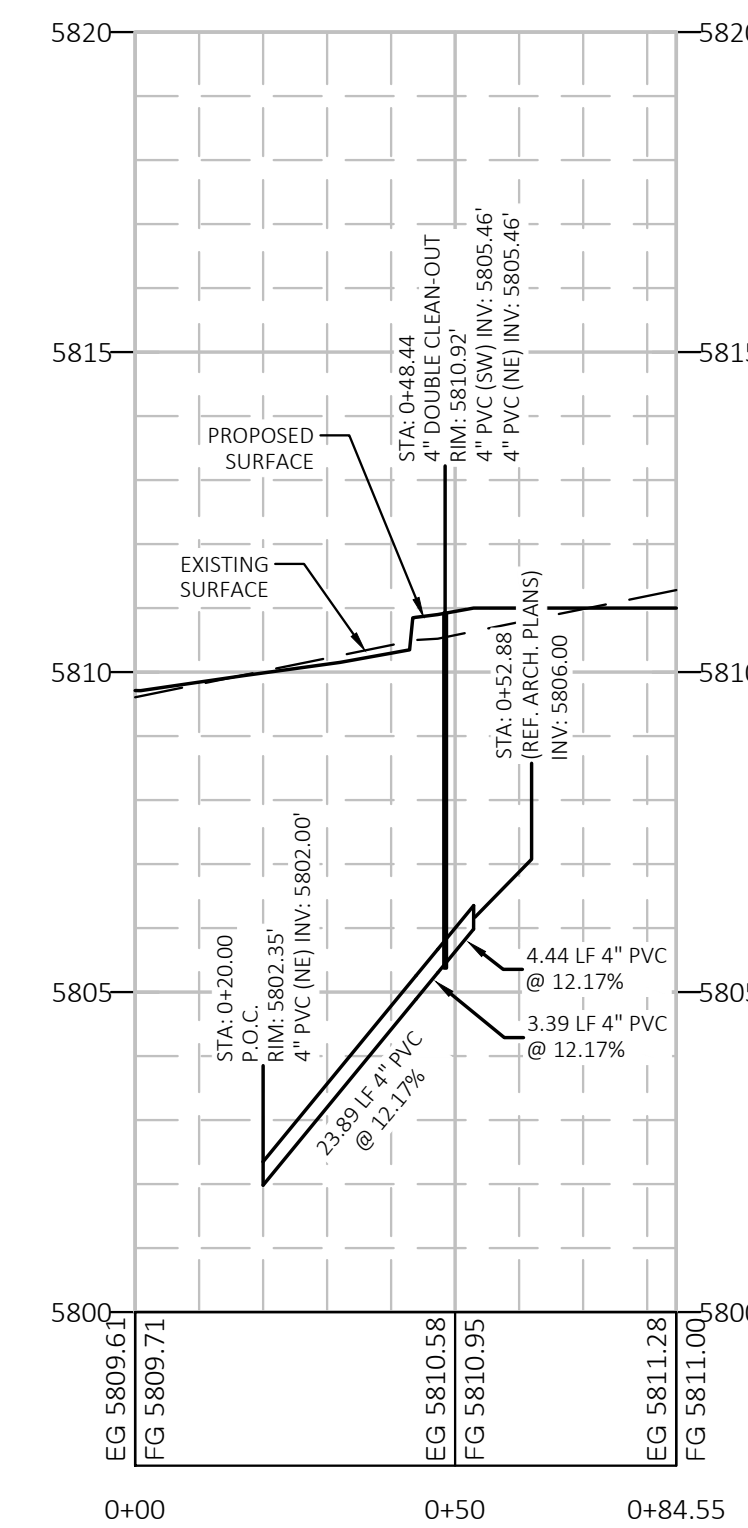
EXISTING LEGEND:

- PROPERTY LINE/RIGHT OF WAY LINE
- ⊙ COMMUNICATIONS MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- GAS - UNDERGROUND GAS LINES
- COMM - UNDERGROUND COMMUNICATIONS LINES
- STM - UNDERGROUND STORM SEWER LINES

PROPOSED

- STORM DRAIN
- X"SS SANITARY SEWER SERVICE
- X"W WATER SERVICE

Alignment - Sanitary Sewer - B PROFILE  
 VERTICAL SCALE: 1"=3'  
 HORIZONTAL SCALE: 1"=30'



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QUICK N CLEAN  
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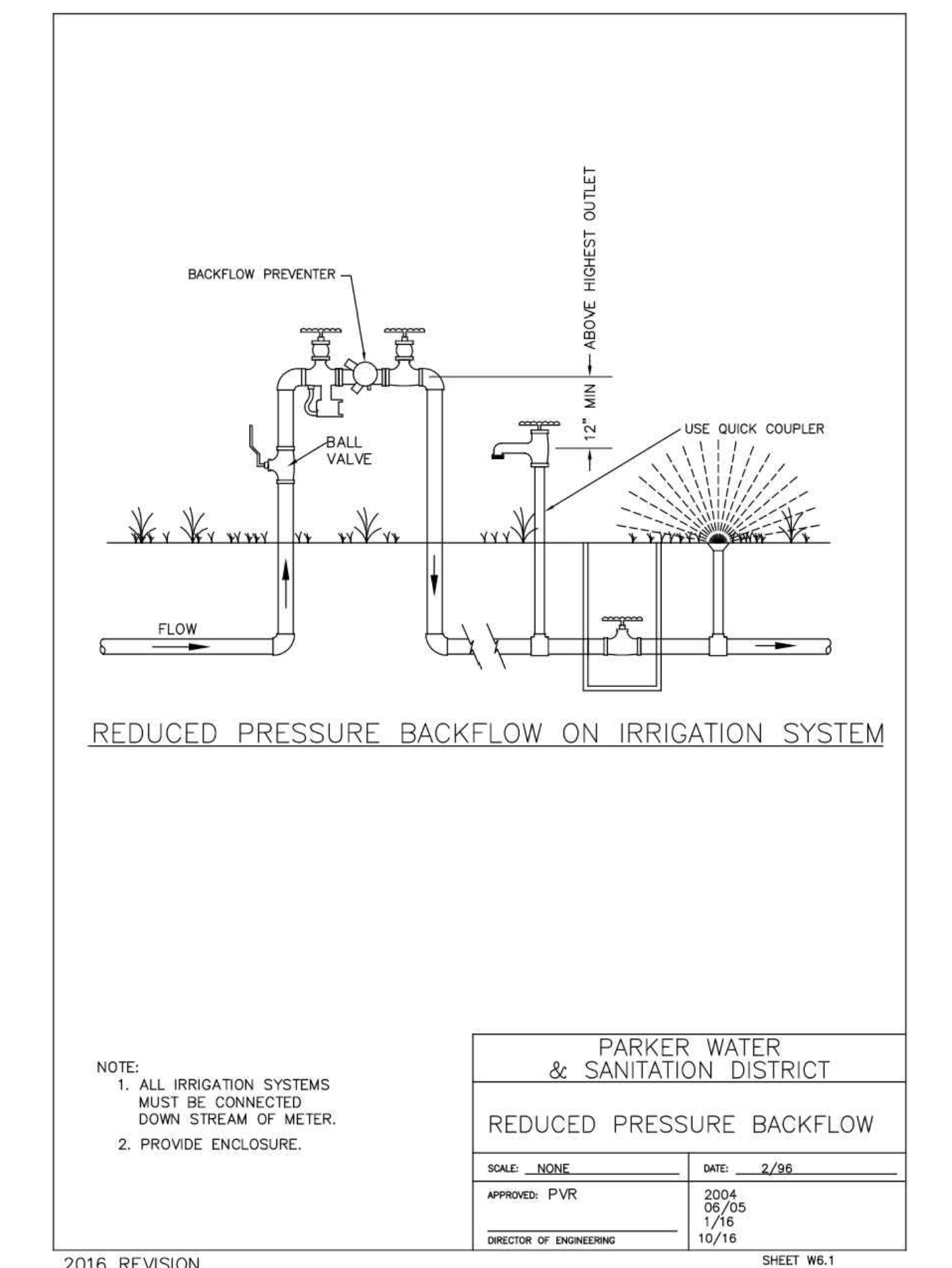
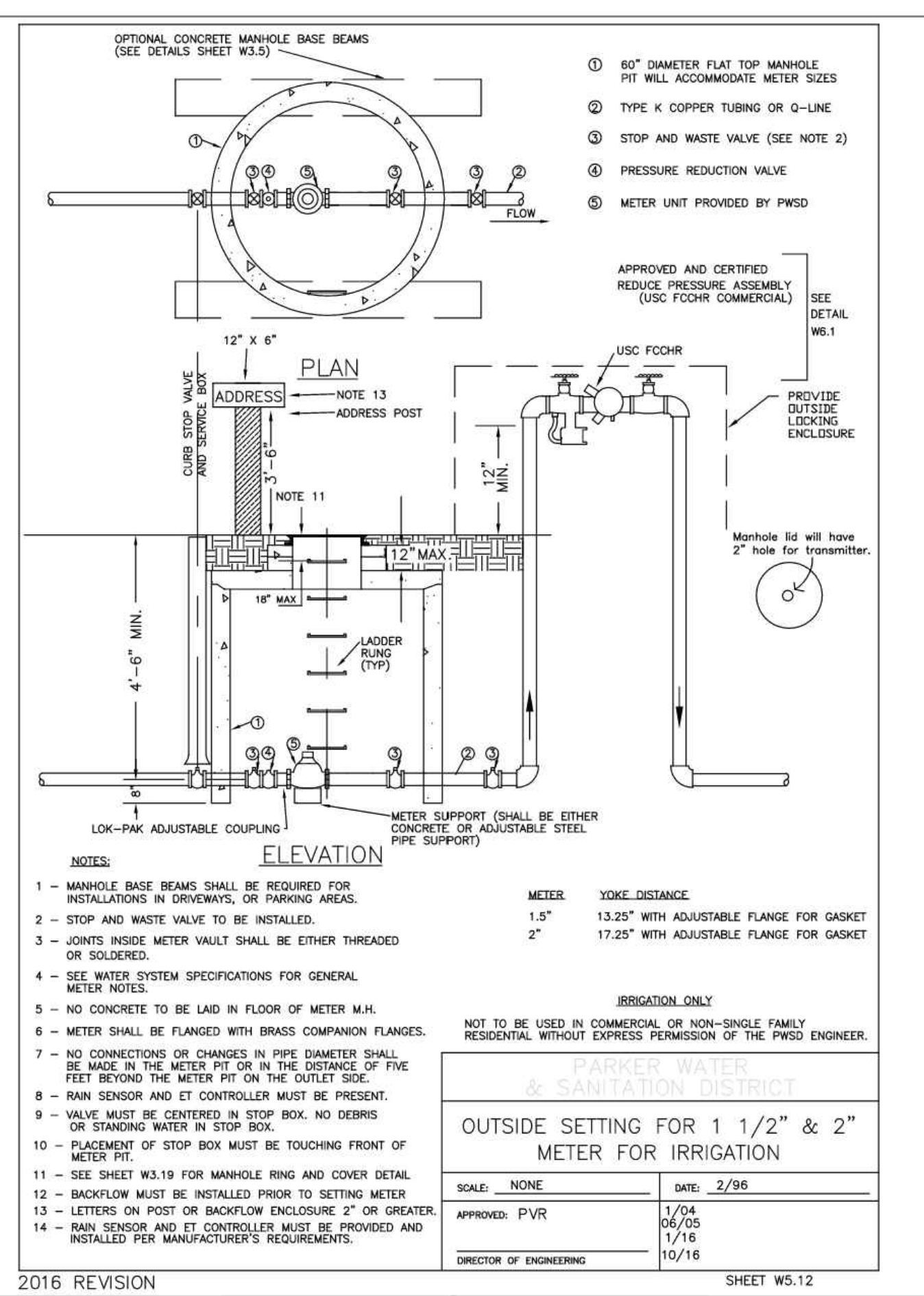
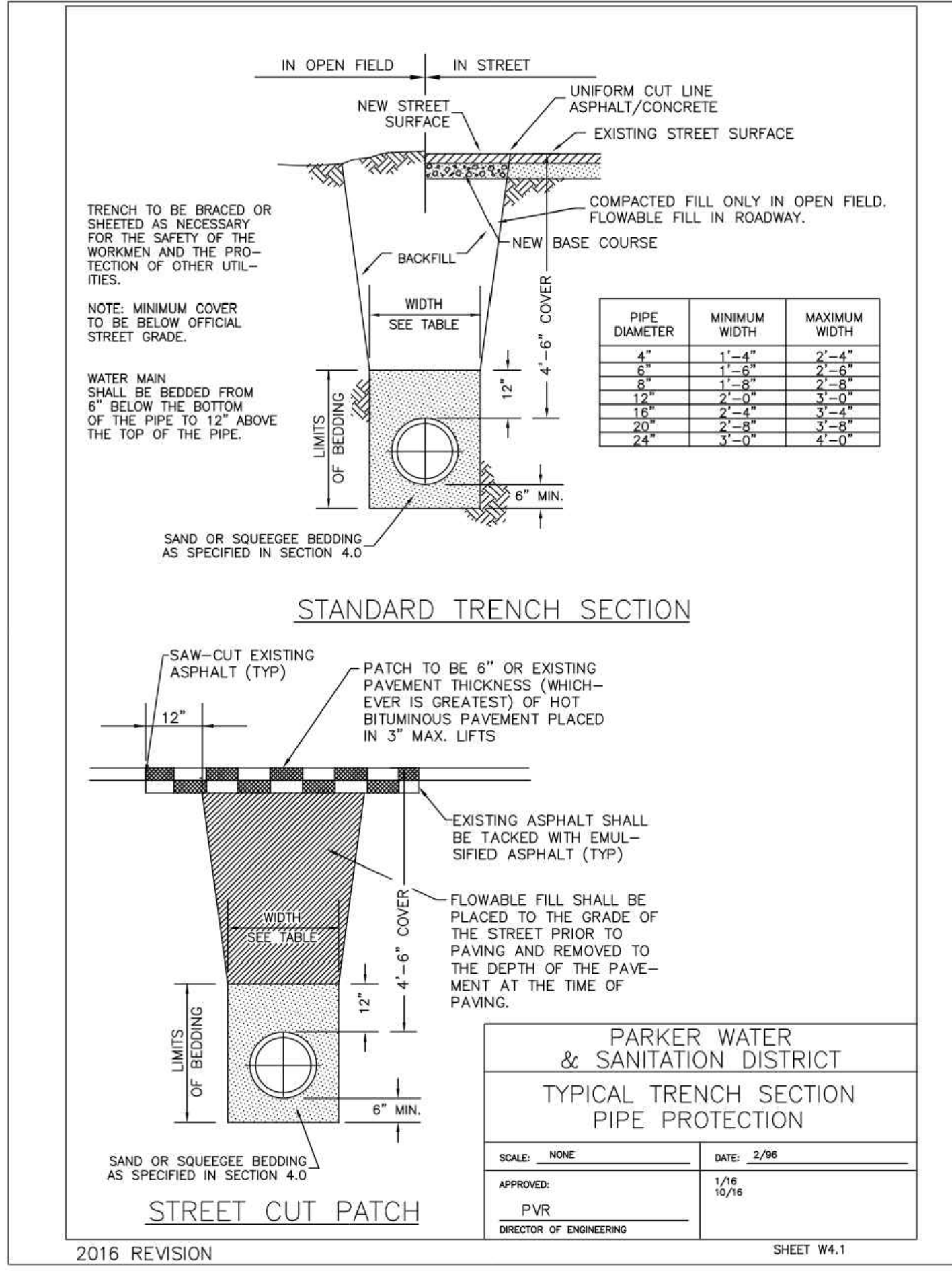
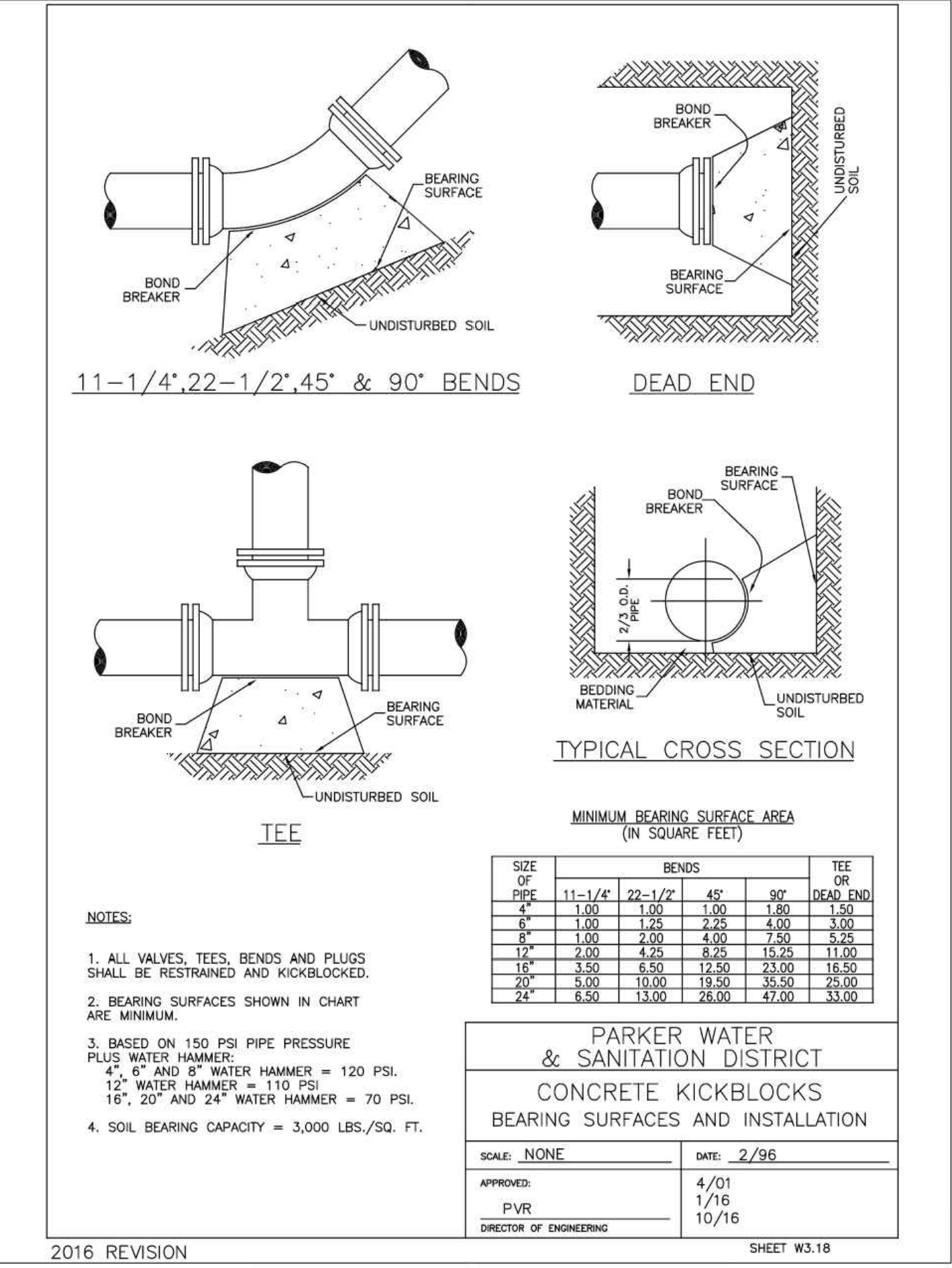
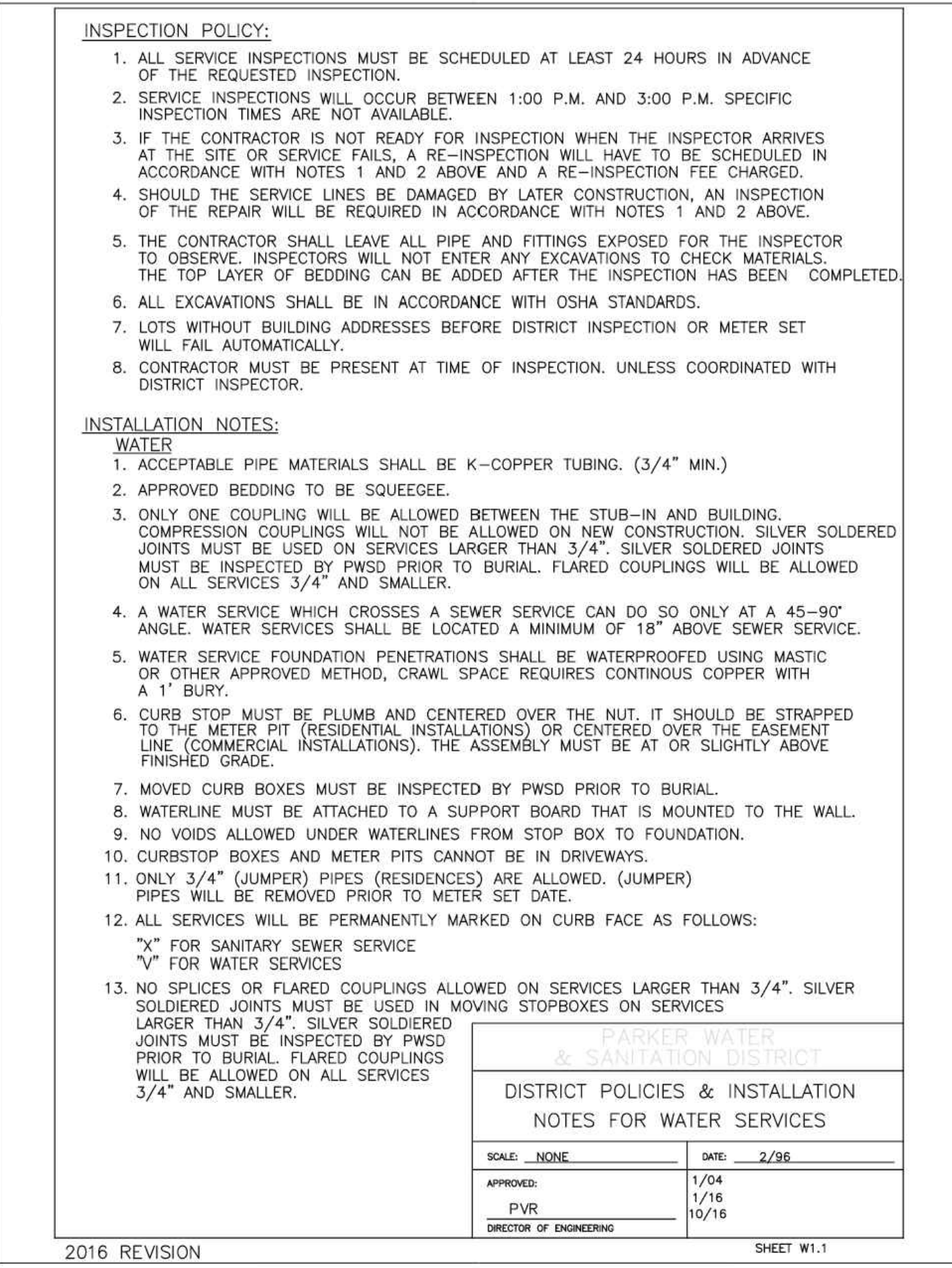
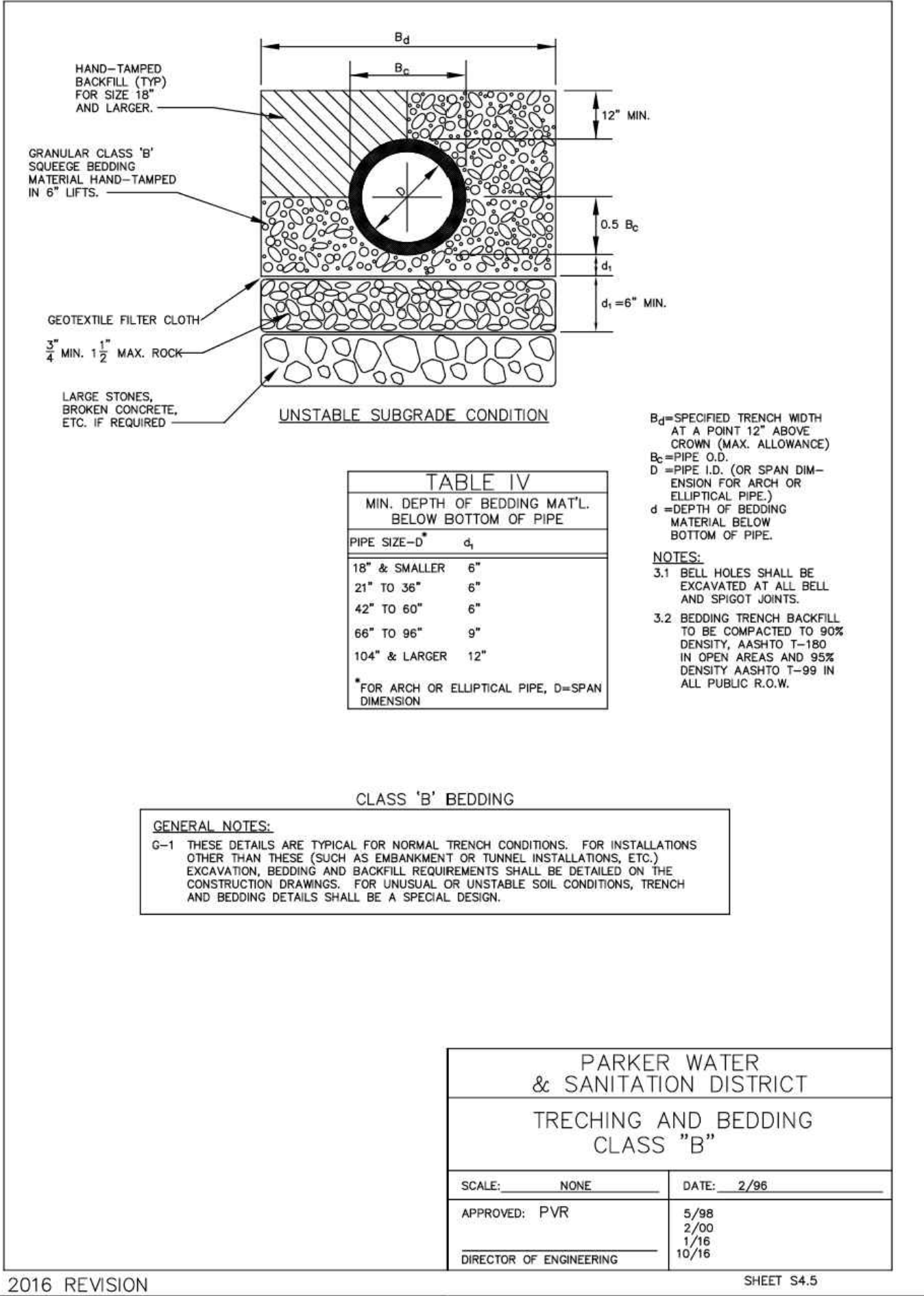
PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	ASD
DESIGNER	RM
CEI PROJECT NUMBER	31672
DATE	2/7/2022
REVISION	REV-2

SANITARY SEWER  
 PLAN AND PROFILE  
 SHEET TITLE  
 SHEET NUMBER

C7.3

DRAWING LOCATION: P:\31000\31672\DRAWINGS\DESIGN\WORKING\31672-DUP.DWG - SAVED BY: MACALDERON





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REVISION	REV-2

UTILITY DETAILS  
SHEET TITLE  
SHEET NUMBER

C7.5

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