

# LOT 6 PARKER AND PINE PARKER WATER AND SANITATION DISTRICT UTILITY PLANS

LOT 6 - PARKER AND PINE FILING 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:

**DEVELOPER:**  
NLD PARKER, LLC.  
C/O CAPITAL REAL ESTATE, INC.  
60 SOUTH 6TH STREET, SUITE 2630  
MINNEAPOLIS, MN 55402  
TEL: (612) 313-0126  
CONTACT: ALLISON MORGAN

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET, SUITE 1500  
DENVER, CO 80237  
TEL: (303) 228-2318  
CONTACT: DAN SKEEHAN

**LANDSCAPE ARCHITECT:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET, SUITE 1500  
DENVER, CO 80237  
TEL: (303) 228-2300  
CONTACT: CHRIS HEPLER

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

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

**ARCHITECT:**  
ADA ARCHITECTS, INC.  
17710 DETROIT AVE  
CLEVELAND, OH 44107  
TEL: (216) 521-5134  
CONTACT: JAVIER CORA

**SURVEYOR:**  
ENGINEERING SERVICE COMPANY  
1300 SOUTH POTOMAC ST. SUITE 126  
AURORA, CO 80012  
TEL: (303) 337-1393

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

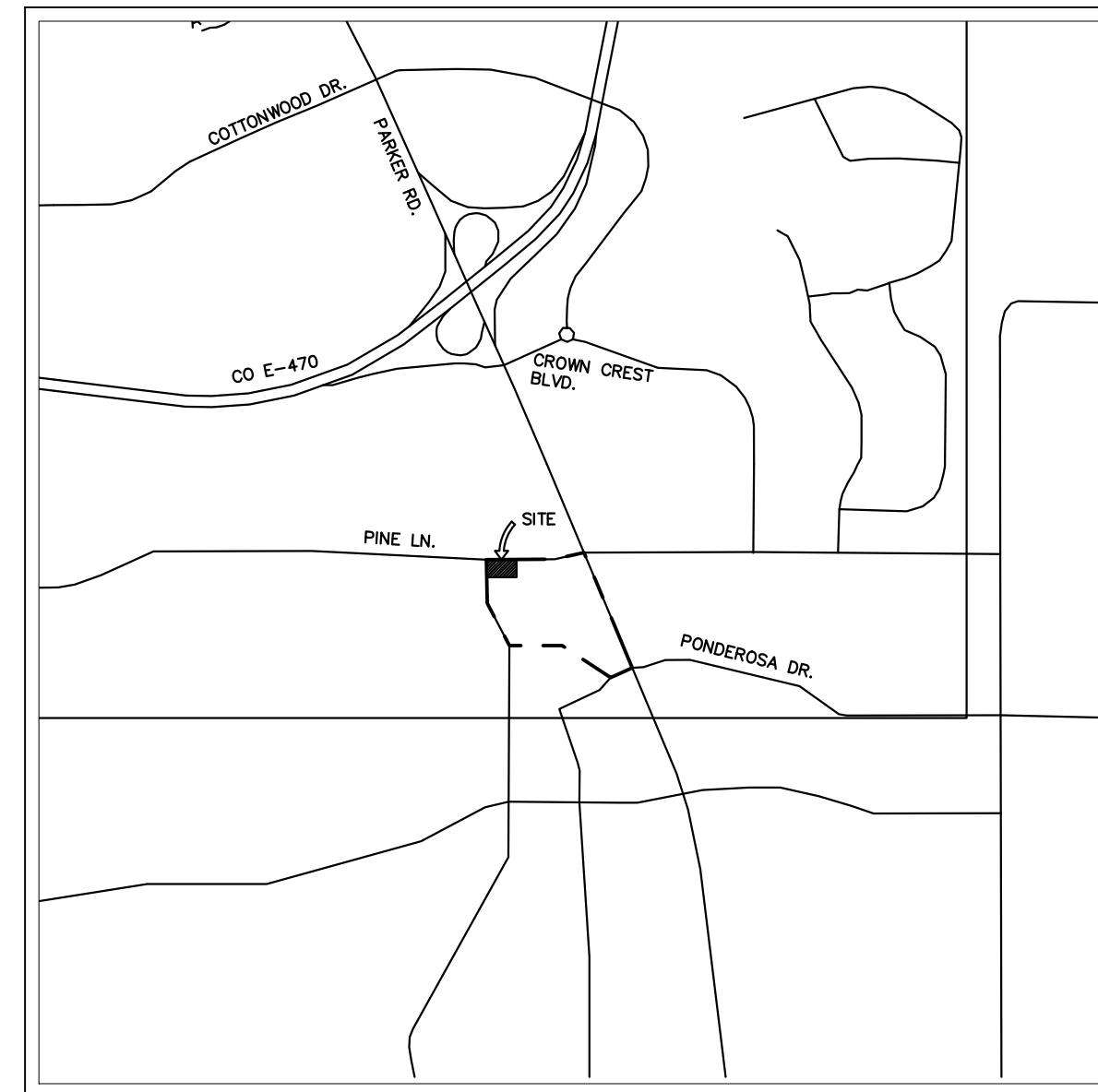
**WATER/SANITARY SEWER:**  
PARKER WATER AND SANITATION DISTRICT  
18100 E. WOODMAN ROAD  
PARKER, CO 80134  
TEL: (303) 841-4627  
CONTACT: DRAYTON SANDERSON

**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'

Sheet Number	Sheet Title
C7.0	COVER SHEET
C7.1	WATER AND SANITATION NOTES
C7.2	UTILITY PLAN
C7.3	SANITARY SEWER LINE PLAN AND PROFILE
C7.4	WATER LINE PLAN AND PROFILE
C7.5	WATER & SANITARY SEWER 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

LOT 6, 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	112	LF
1.5" TYPE K COPPER SERVICE	73	LF
6" DIP FIRE LINE	74	LF

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

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.



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: MCN  
DRAWN BY: NMH  
CHECKED BY: DLS  
DATE: 12/23/2020

LOT 6 PARKER AND PINE FILING 1  
PARKER, CO  
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS  
COVER SHEET

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
096895001

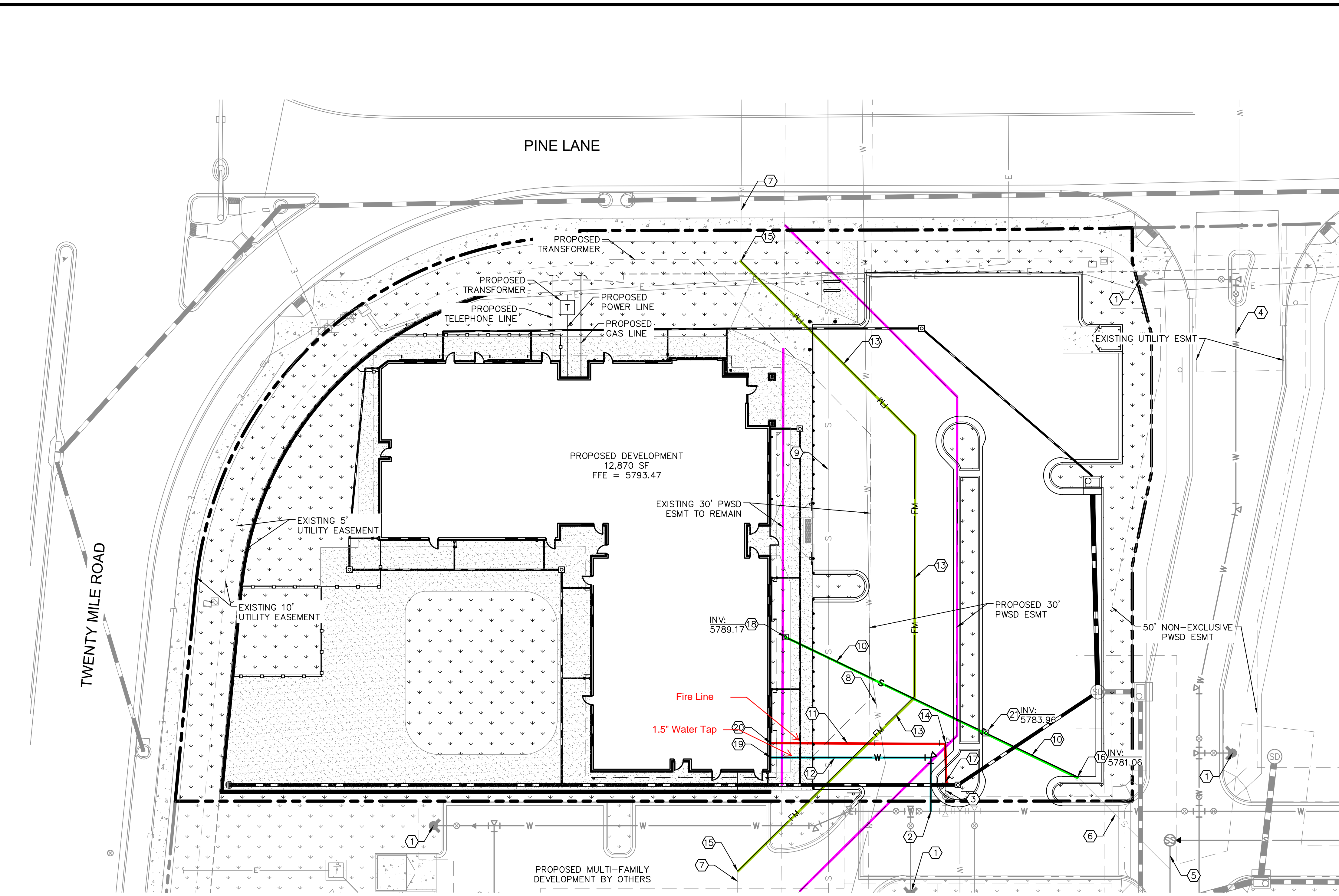
DRAWING NAME  
096895001UT\_CV

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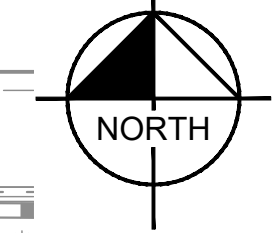
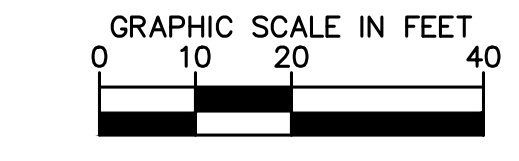


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 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. RELEASE OF AND MODIFICATION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



UTILITY LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM DRAINAGE LINE
	EXISTING STORM DRAINAGE LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING ELECTRIC LINE
	PROPOSED FIRE HYDRANT W/ BOLLARDS
	PROPOSED WATER VALVE
	PROPOSED TEE / BEND
	EXISTING SANITARY SEWER MANHOLE

- SITE KEYNOTES**
- ① EXISTING FIRE HYDRANT
  - ② CONNECT DOMESTIC WATER TO EXISTING 8" WATER MAIN
  - ③ EXISTING 6" STUB W/TEMP BLOW-OFF
  - ④ EXISTING 8" WATER MAIN
  - ⑤ EXISTING 8" SEWER MAIN
  - ⑥ EXISTING 6" SEWER STUB
  - ⑦ EXISTING 8" EFFLUENT FORCE MAIN
  - ⑧ EXISTING 20" DIP WATER MAIN
  - ⑨ EXISTING 27" ACP SANITARY SEWER MAIN
  - ⑩ PROPOSED 6" SANITARY SEWER LINE
  - ⑪ PROPOSED 6" FIRE LINE
  - ⑫ PROPOSED 1.5" DOMESTIC WATER SERVICE
  - ⑬ PROPOSED 8" C900 PVC EFFLUENT FORCE MAIN UNDER SEPARATE PERMIT
  - ⑭ PROPOSED 6" DIP 45 DEGREE BEND WITH HORIZONTAL THRUST BLOCK
  - ⑮ CONNECT TO EXISTING 8" PVC FORCE MAIN WITH 8" DIP 45 DEGREE BEND WITH HORIZONTAL THRUST BLOCK UNDER SEPARATE PERMIT
  - ⑯ CONNECT TO EXISTING SANITARY SEWER STUB/CLEANOUT.
  - ⑰ CONNECT TO EXISTING WATER STUB
  - ⑱ PROPOSED 6" SANITARY SEWER BUILDING POINT OF CONNECTION.
  - ⑲ PROPOSED 1.5" DOMESTIC WATER SERVICE BUILDING POINT OF CONNECTION.
  - ⑳ PROPOSED 6" FIRE SERVICE BUILDING POINT OF CONNECTION.
  - ㉑ PROPOSED SANITARY SEWER CLEANOUT.



**FIRE CODE REVIEW BLOCK**

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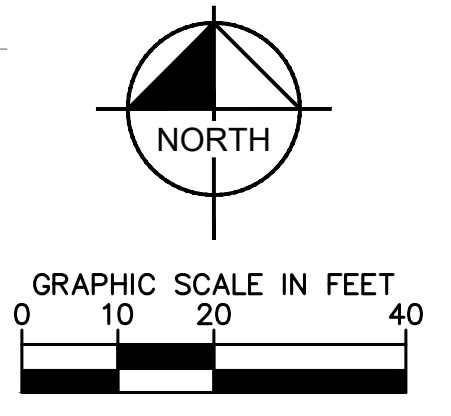
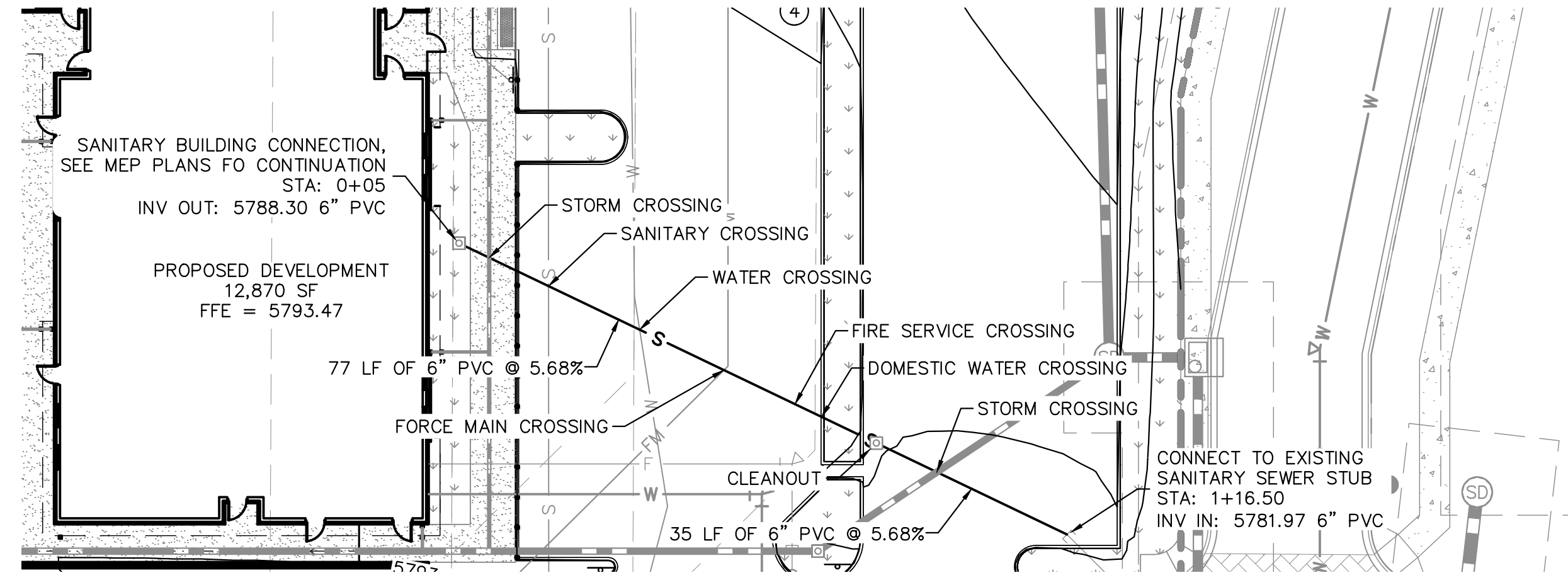
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW)

<p>2020 KIMLEY-HORN AND ASSOCIATES, INC.        4582 South Little Street, Suite 1500        Denver, Colorado 80237 (303) 728-2300</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> <th>APPR</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISION	BY	DATE	APPR					
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<p><b>DESIGNED BY:</b> MCN  <b>DRAWN BY:</b> NMH  <b>CHECKED BY:</b> DLS  <b>DATE:</b> 12/23/2020</p>											
<p><b>LOT 6 PARKER AND PINE FILING 1</b>  <b>PARKER, CO</b>  <b>EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS</b>  <b>UTILITY PLAN</b></p>											
<p><b>PRELIMINARY</b>        FOR REVIEW ONLY        NOT FOR CONSTRUCTION</p> <p>Kimley-Horn and Associates, Inc.</p>											
<p>PROJECT NO. 096895001</p> <p>DRAWING NAME 096895001UT_UT</p>											
<p>C7.2</p>											



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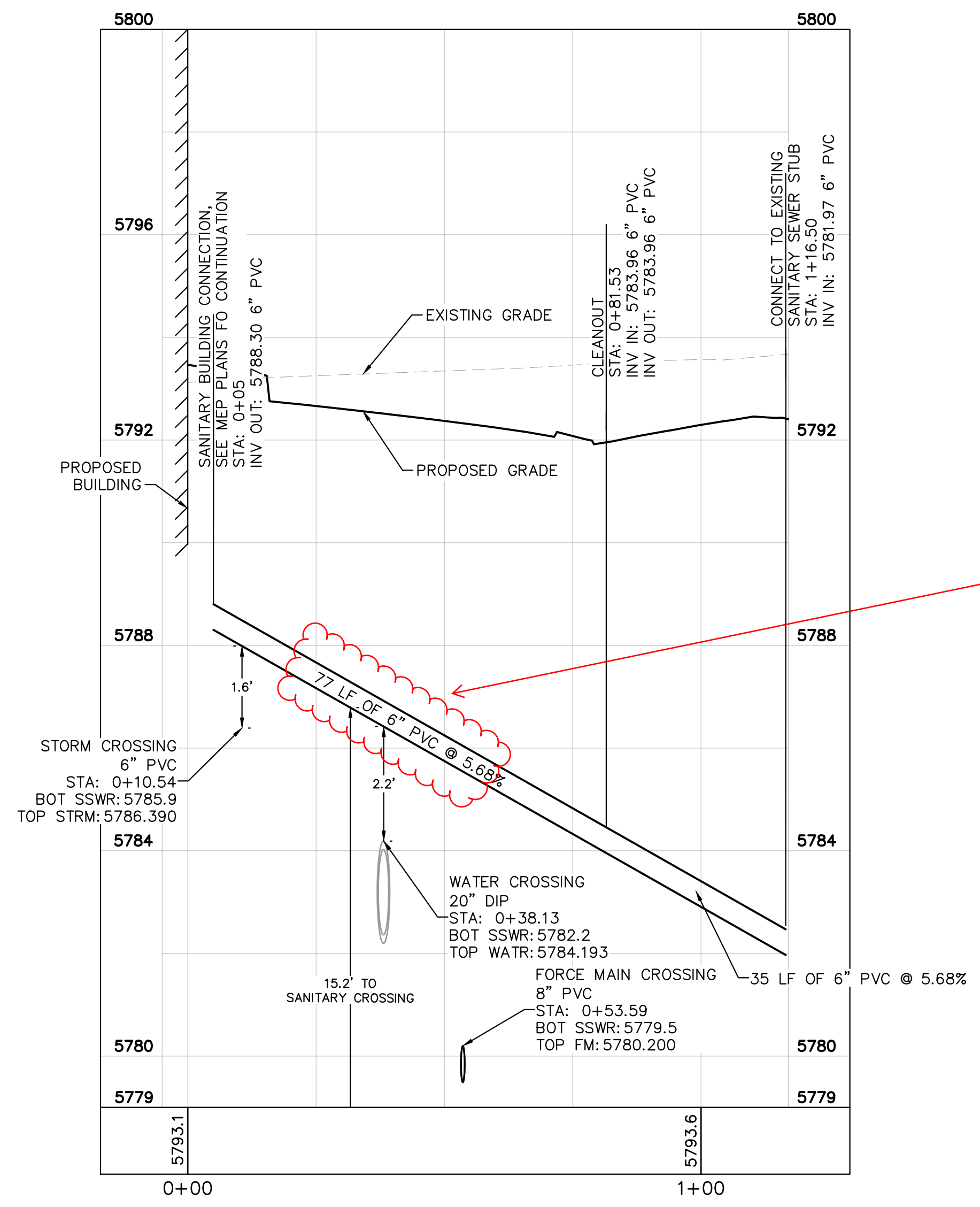


**UTILITY LEGEND**

---	EXISTING PROPERTY LINE
- - - -	EXISTING EASEMENT
- . - . -	PROPOSED EASEMENT
FM	PROPOSED SANITARY SEWER FORCE MAIN
---	EXISTING STORM DRAINAGE LINE
G	EXISTING GAS LINE
W	EXISTING WATER LINE
S	EXISTING SANITARY SEWER LINE
E	EXISTING ELECTRIC LINE
○	EXISTING SANITARY SEWER MANHOLE

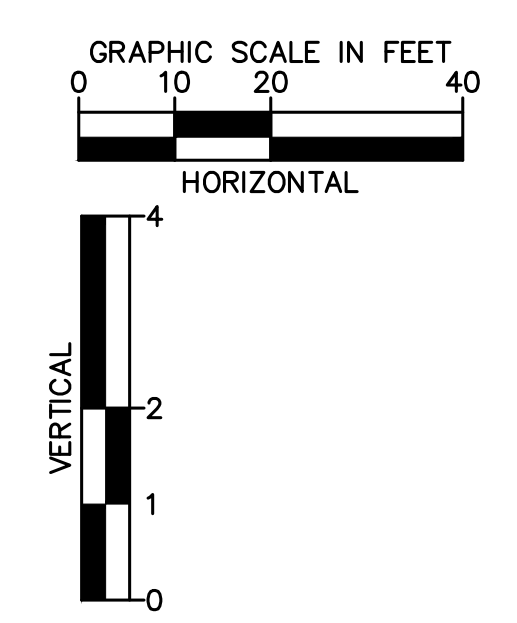
**NOTES:**

- CONTRACTOR TO FIELD VERIFY SIZE, INVERT, AND LOCATION OF ALL EXISTING UTILITIES.



Encase 10ft to each side

Encasement added.



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PARKER, CO  
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SANITARY SEWER LINE PLAN AND PROFILE

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DRAWING NAME  
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