

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

DEVELOPER:
NLD PARKER, LLC.
C/O CAPITAL REAL ESTATE, INC.
60 SOUTH 6TH STREET, SUITE 2630
MINNEAPOLIS, MN 55402
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CONTACT: ALLISON MORGAN

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GAS SERVICE
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ARCHITECT:
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TEL: (303) 337-1393

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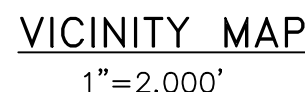
WATER/SANITARY SEWER
PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN ROAD
PARKER, CO 80134
TEL: (303) 841-4627
CONTACT: DRAYTON SANDERSON

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
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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

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.

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.

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

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

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.

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

1. 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.
2. 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 REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
3. 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.

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)	

[illegible]

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
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NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096895001

DRAWING NAME
096895001UT CV

C7.0

PARKER WATER AND SANITATION GENERAL NOTES

3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
2. 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.
3. 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.
4. PWSD ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.
6. ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3000-POUND COMPRESSION STRENGTH.
7. 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.
8. 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.
9. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
10. 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.
11. 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.
12. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SERVICE SEWERS
"V" FOR WATER SERVICES
13. NO TREES ALLOWED IN EASEMENTS OR WITHIN 8' OF WATER OR SANITARY SEWER MAINS IN RIGHT OF WAY.
14. 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.

ADDITIONAL NOTES

1. 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.
2. TOWN OF PARKER REQUIRES 25' STORM SEWER EASEMENT.
3. PARKER WATER AND SANITATION DISTRICT REQUIRES 30' EXCLUSIVE EASEMENT OR 50' NON-EXCLUSIVE EASEMENT.

SANITARY SEWER NOTES

3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PSDS ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
2. 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.
3. 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 PSDS SPECIFICATIONS. USE RUBBER GASKETS FOR PVC ENCASEMENT.
4. 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.
5. 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.
6. NO UNDERDRAIN SYSTEM WILL BE ALLOWED TO BE PLACED IN MAINLINE OR SEWER SERVICE TRENCHES.
7. 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.
8. 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.
9. PIPE BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-33 OR D-448 GRADATION NO. 6 OR NO. 67.
10. 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.
11. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PSDS AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PSDS SPECIFICATION MANUAL.
12. ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE PSDS STANDARDS AND SPECIFICATIONS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
13. PRIOR TO STARTING WORK WHERE SEWER MAIN IS TO BE CONNECTED TO EXISTING PSDS 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 PSDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN INSTRUCTED BY THE DISTRICT.
14. 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

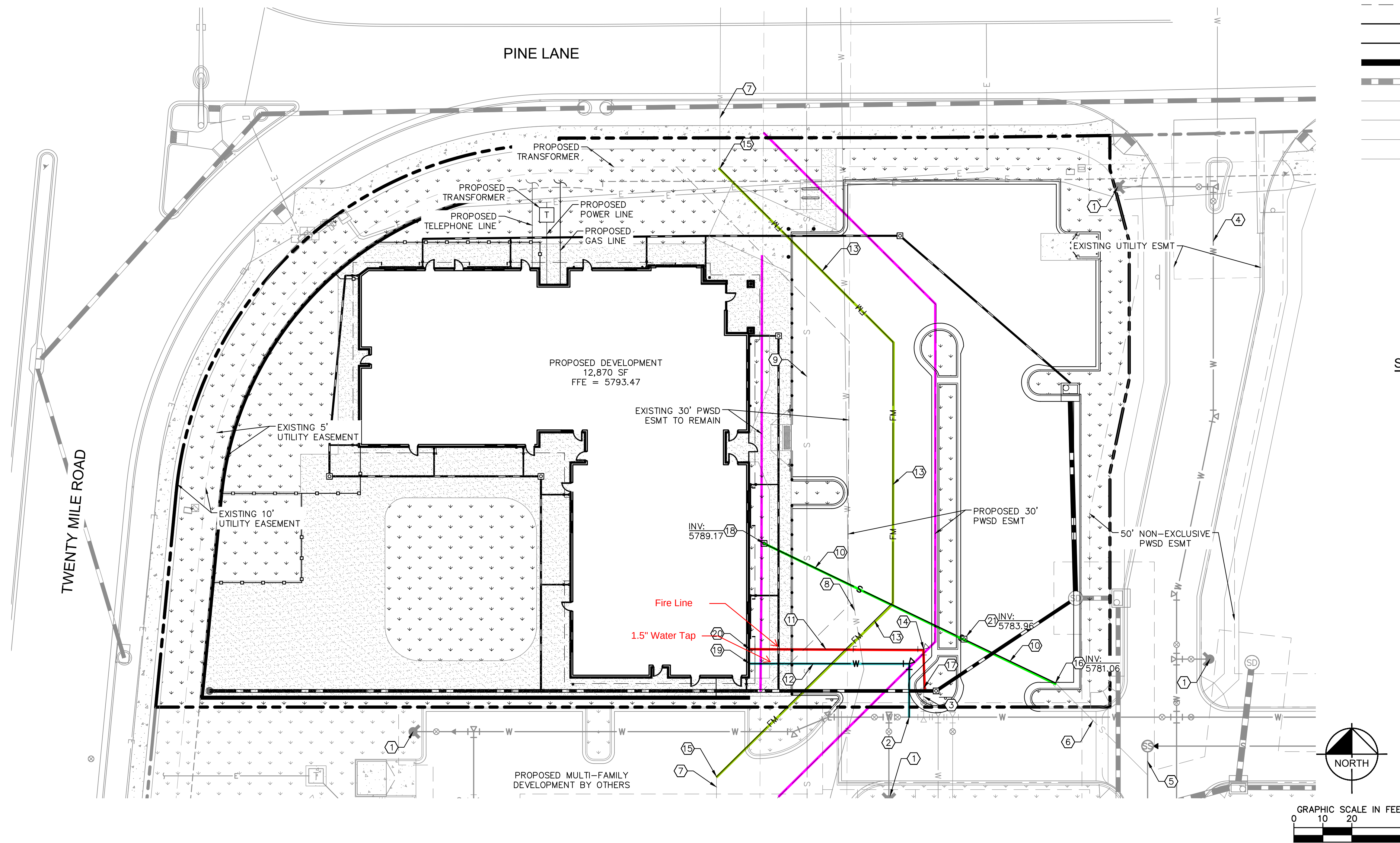
1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSO ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION.
2. ALL WATER MAINS SHALL BE PER PWSO MATERIALS SPECIFICATIONS. ALL MATERIALS IN CONTACT WITH POTABLE WATER SHALL BE SUITABLE FOR CHLORINATED AND CHLORAMINATED WATER.
3. ALL BENDS, PLUGS, REDUCERS, AND FIRE HYDRANTS TO BE RODDED OR MEGA-LUGGED. ALL FITTINGS SHALL BE WRAPPED PER PWSO MATERIALS SPECIFICATIONS.
4. THERE SHALL BE A MINIMUM COVER OF 4.5 FEET OVER ALL WATER MAINS.
5. FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 "DRY BARREL FIRE HYDRANTS" PIPE HYDRANT ASSEMBLIES PER PWSO SPECIFICATIONS.
6. ALL BENDS, TEES, FIRE HYDRANTS, BLOW-OFFS, AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST WITH CONCRETE THRUST BLOCKS.
7. 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.
8. 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.
9. 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.
10. 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.
11. PIPE BEDDING SHALL BE A CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH PWSO STANDARDS AND SPECIFICATIONS, LATEST REVISION.
12. 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.
13. 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.
14. 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.
15. CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE INSTALLED AND CHLORINATED PER PWSO SPECIFICATIONS. CHLORINATION OF FINISHED PIPELINE COMPLETED BEFORE HYDROSTATIC TESTING.
16. 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.



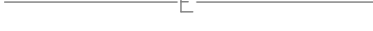
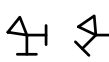
Know what's **below**.
Call before you dig.

Kimley»Horn 2020 KIMLEY-HORN AND ASSOCIATES, INC. 4582 South South Ulster Street, Suite 1500 Denver, Colorado 80237 (303) 228-2300	NO.	REVISION	BY	DATE	APPR.
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 WATER AND SANITATION NOTES					
PRELIMINARY					
FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley»Horn Kimley-Horn and Associates, Inc.					
PROJECT NO. 096895001					
DRAWING NAME 096895001UT_CV					
C7.1					

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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 6" 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.
- ㉑ PROPOSED 6" FIRE SERVICE BUILDING POINT OF CONNECTION.
- ㉒ PROPOSED SANITARY SEWER CLEANOUT.

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

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Kimley»»Horn

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
UTILITY PLAN

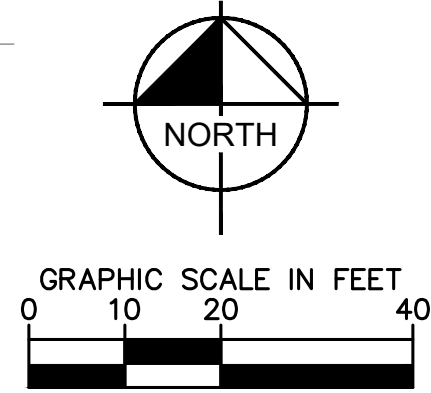
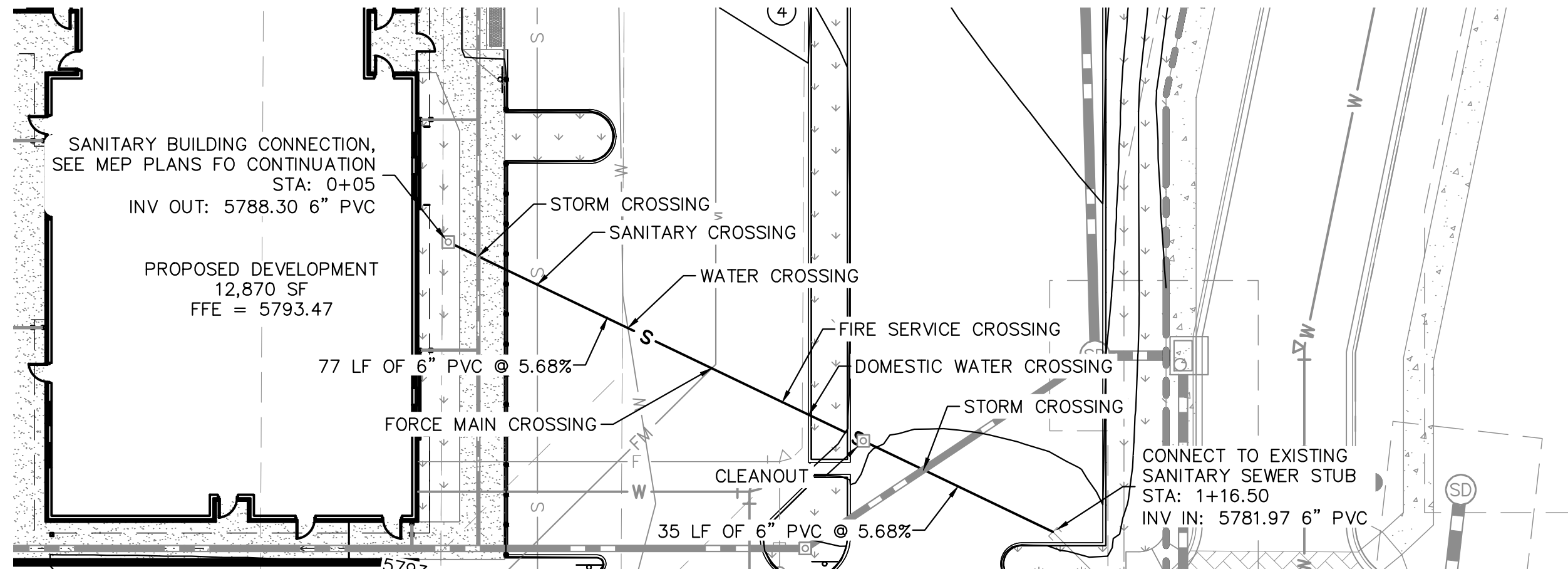
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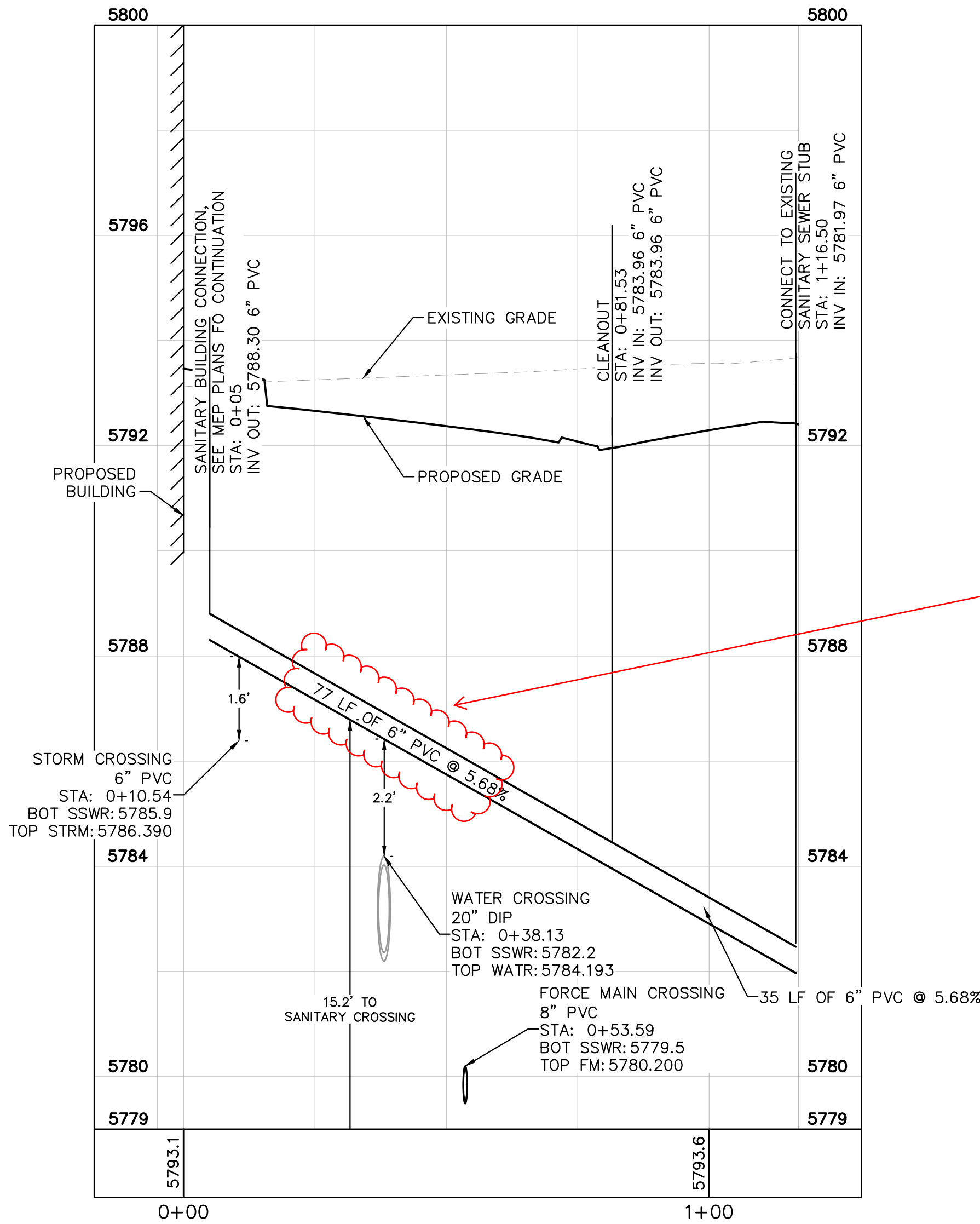
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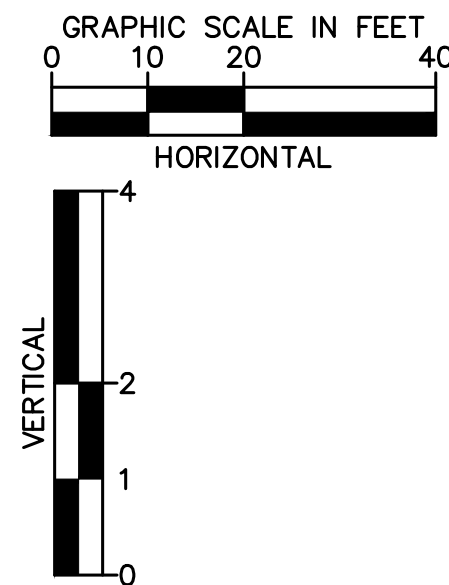
UTILITY LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	FM PROPOSED SANITARY SEWER FORCE MAIN
	EXISTING STORM DRAINAGE LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING ELECTRIC LINE
	EXISTING SANITARY SEWER MANHOLE

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



Encase 10ft to each side

Encasement added.



Kimley»Horn

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

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PARKER, CO
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
SANITARY SEWER LINE PLAN AND PROFILE

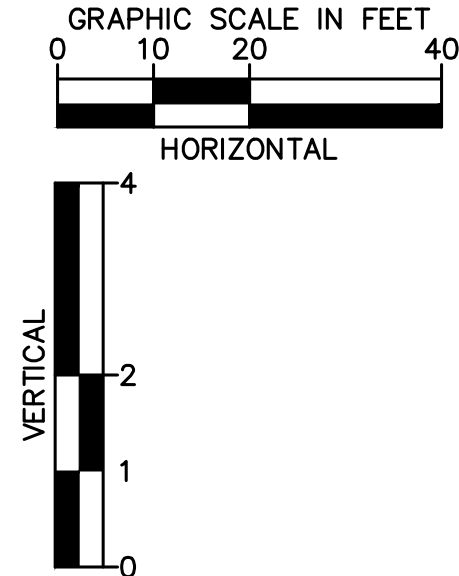
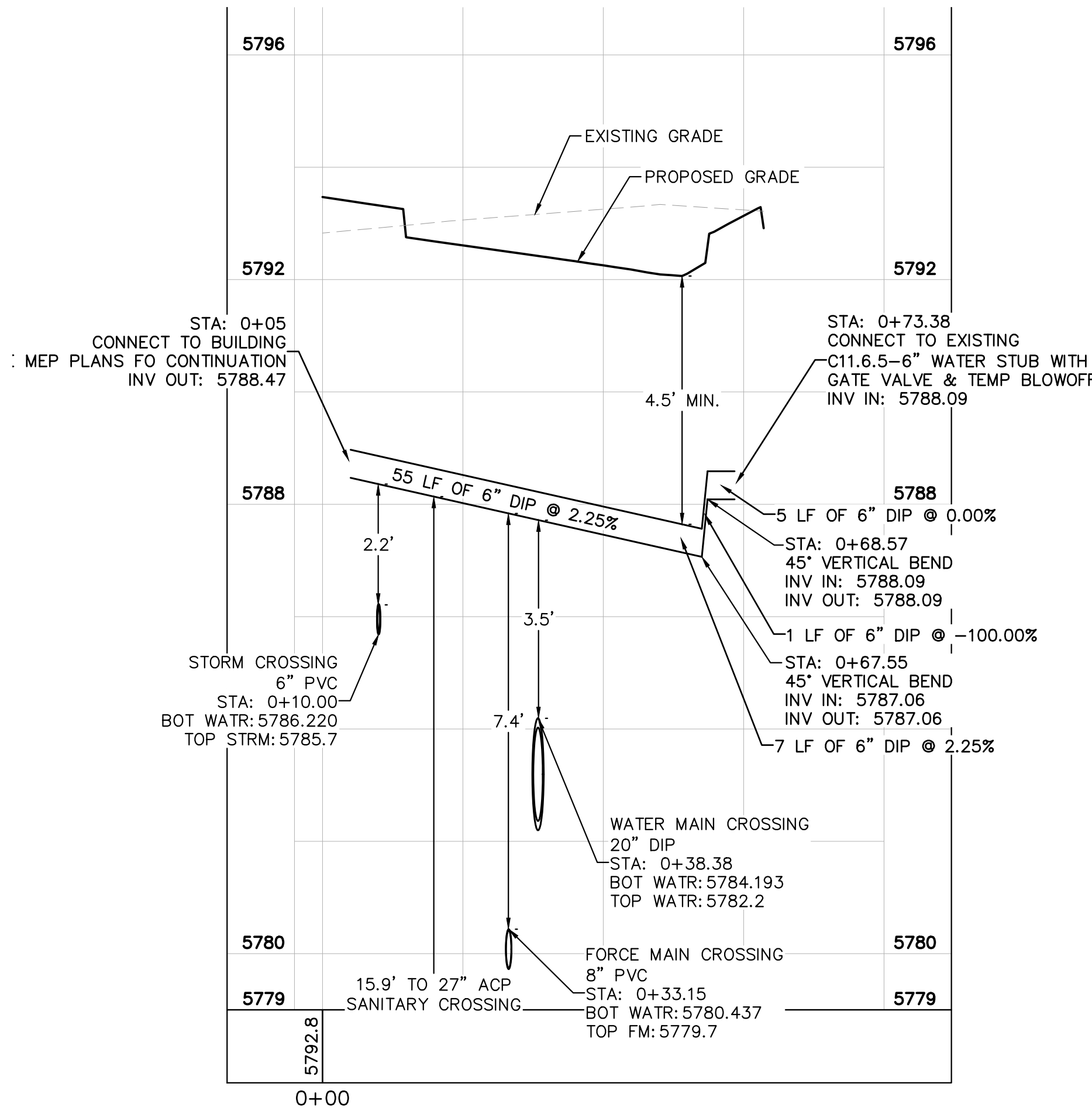
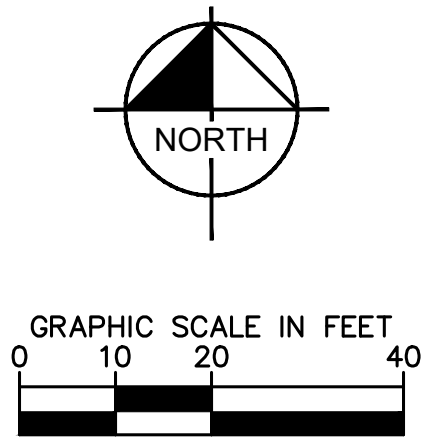
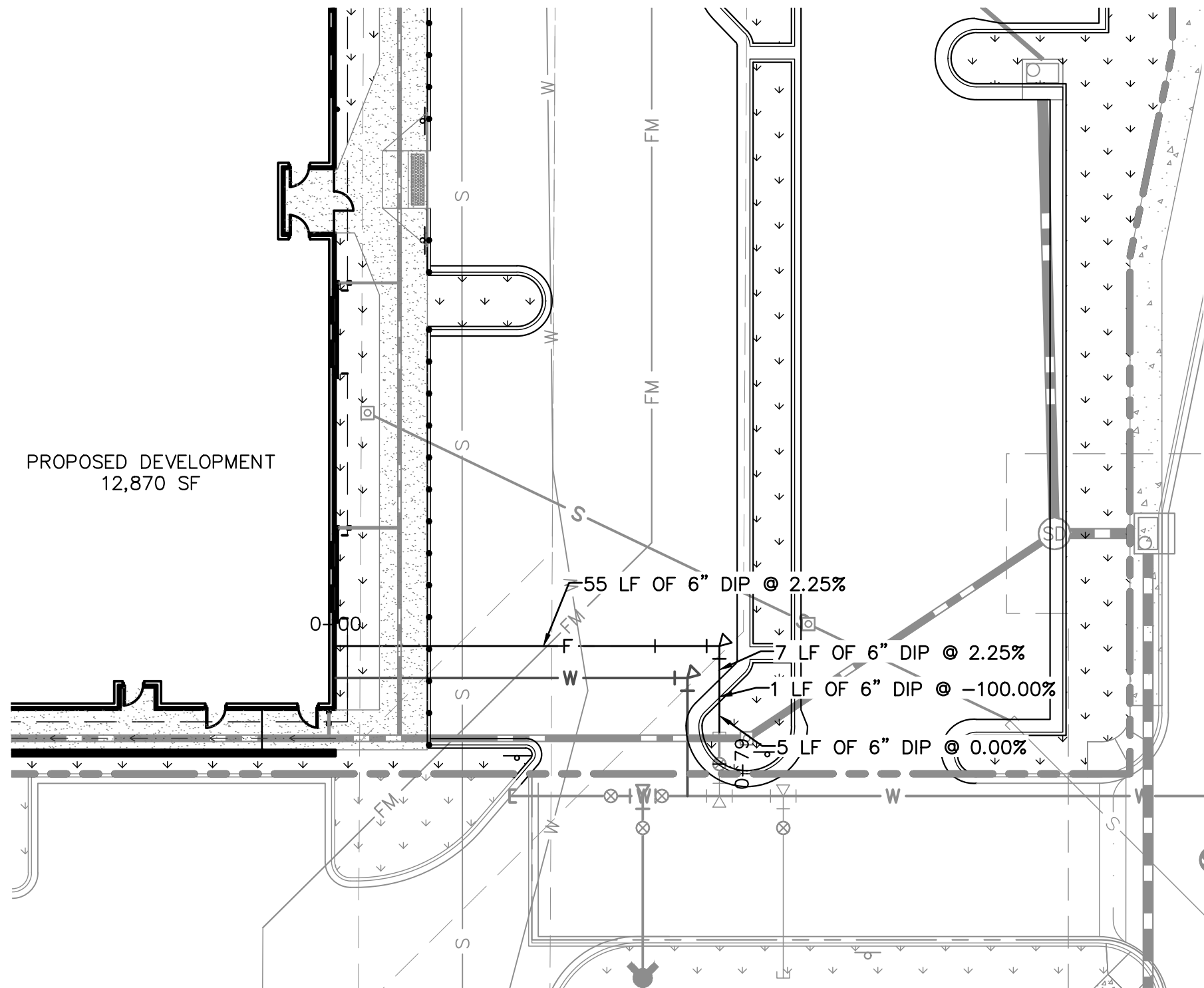
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PROJECT NO.
096895001

DRAWING NAME
096895001UT_SSWR

C7.3

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LEGEND:

- PROPERTY LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM LINE
- PROPOSED FIRE LINE
- PROPOSED FORCE MAIN

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.
- VERTICAL BENDS AND DEFLECTIONS MAYBE UTILIZED TO PROVIDE VERTICAL CHANGES IN ACCORDANCE WITH PWSD STANDARDS AS NEEDED.
- ALL WATER LINES SHALL BE INSTALLED AT LEAST 4.5 FEET BELOW THE SURFACE OF THE GROUND.

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
WATER LINE PLAN AND PROFILE

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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096895001

DRAWING NAME
096895001UT_WATR

C7.4

K:\NEW_CADD\DWG\096895001 - Lot 6 Parker & Pine\096895001UT_DTL5.dwg, NewSheet: Max, This document contains PRELIMINARY CONCEPTS. IT IS NOT TO BE USED FOR CONSTRUCTION. NO WARRANTY IS MADE BY KIMLEY-HORN AND ASSOCIATES, INC. FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND NO LIABILITY SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

INSPECTION POLICY:

1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED WITH THE DISTRICT OFFICE AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
2. 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.
3. 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.
4. 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.
5. ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
6. LOTS WITHOUT BUILDING ADDRESSES OR LOT AND BLOCK NUMBERS BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
7. CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION UNLESS COORDINATED WITH DISTRICT INSPECTOR.

INSTALLATION NOTES:

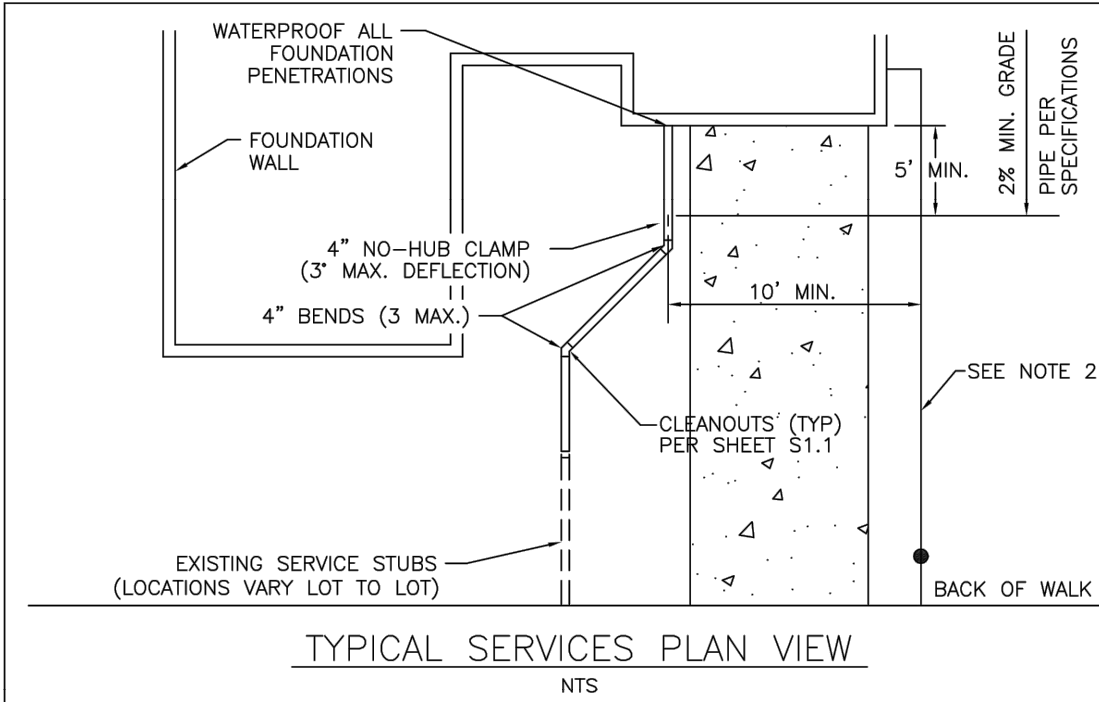
SEWER

1. ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND PVC SCHD 40 PIPE. APPROVED BEDDING IS TO BE SQUEEGEE.
2. NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3".
3. MINIMUM GRADE SHALL BE 2%.
4. INSTALLATION SHALL INCLUDE NO MORE THAN 3 BENDS. 90° BENDS ARE NOT ALLOWED. SOLVENT WELDED PIPE WILL NOT BE ALLOWED.
5. 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.
6. STRESSING OF THE PIPE BETWEEN FITTINGS WILL NOT BE ALLOWED.
7. SEWER SERVICE LINE SHALL NOT BE LOCATED UNDER CONCRETE SURFACE.
8. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SEWER SERVICE
"W" FOR WATER SERVICES

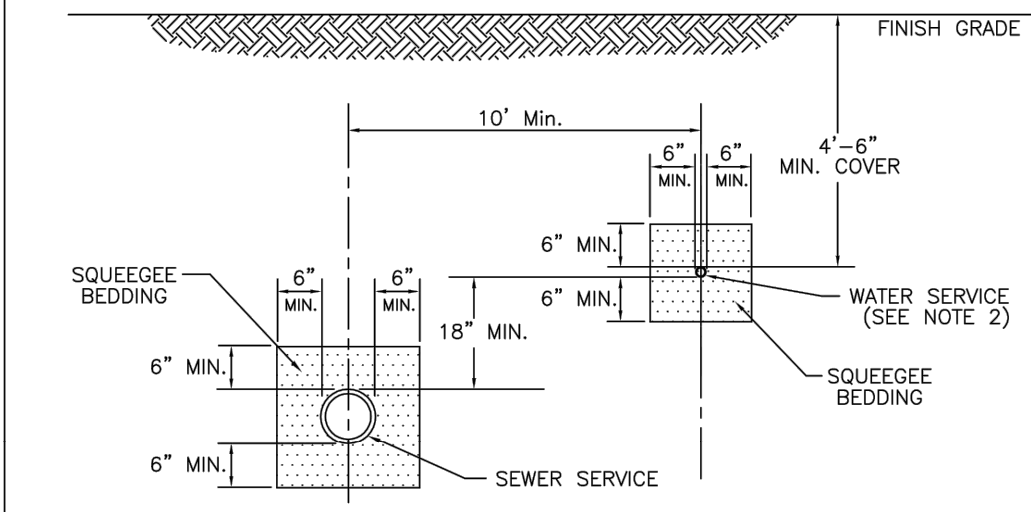
PARKER WATER & SANITATION DISTRICT			
DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICES			
SCALE: NONE	DATE: 2/96		
APPROVED: PVR	01/02 10/16		
DIRECTOR OF ENGINEERING	1/08 1/16		

2016 REVISION

SHEET S1.1



TYPICAL SERVICES PLAN VIEW
NTS



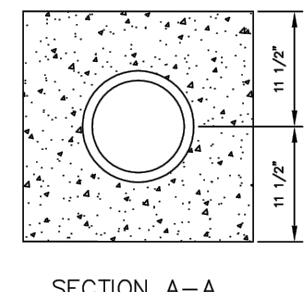
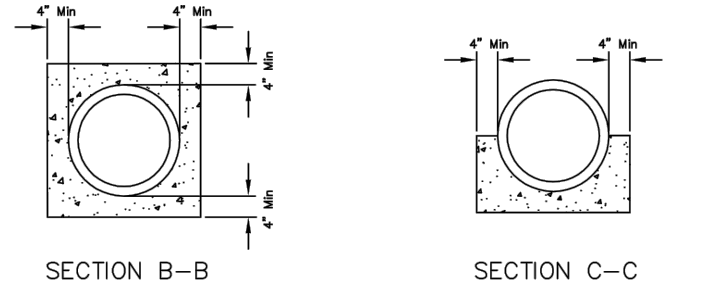
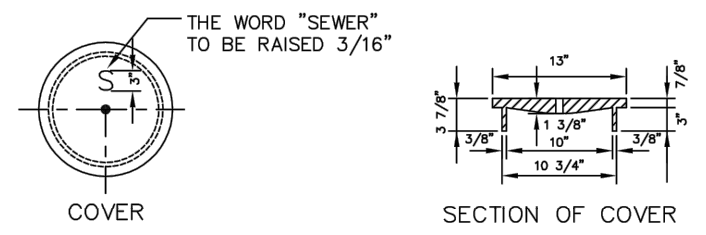
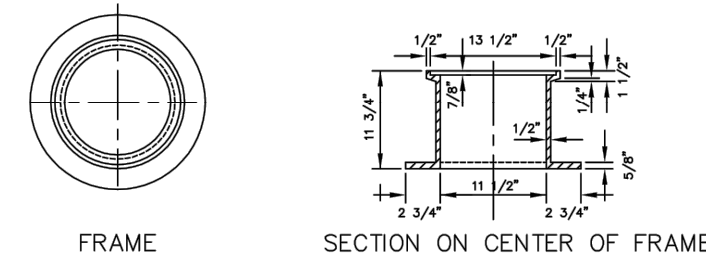
TYPICAL SERVICES SECTION
NTS

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

PARKER WATER & SANITATION DISTRICT			
TYPICAL SEWER SERVICES			
SCALE: NONE	DATE: 2/96		
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2016 REVISION

SHEET S1.2



PARKER WATER & SANITATION DISTRICT			
IN-LINE CLEANOUT SECTIONS			
SCALE: NONE	DATE: 2/96		
APPROVED: PVR	01/02 10/16		
DIRECTOR OF ENGINEERING	1/08 10/16		

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SHEET S4.12

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:

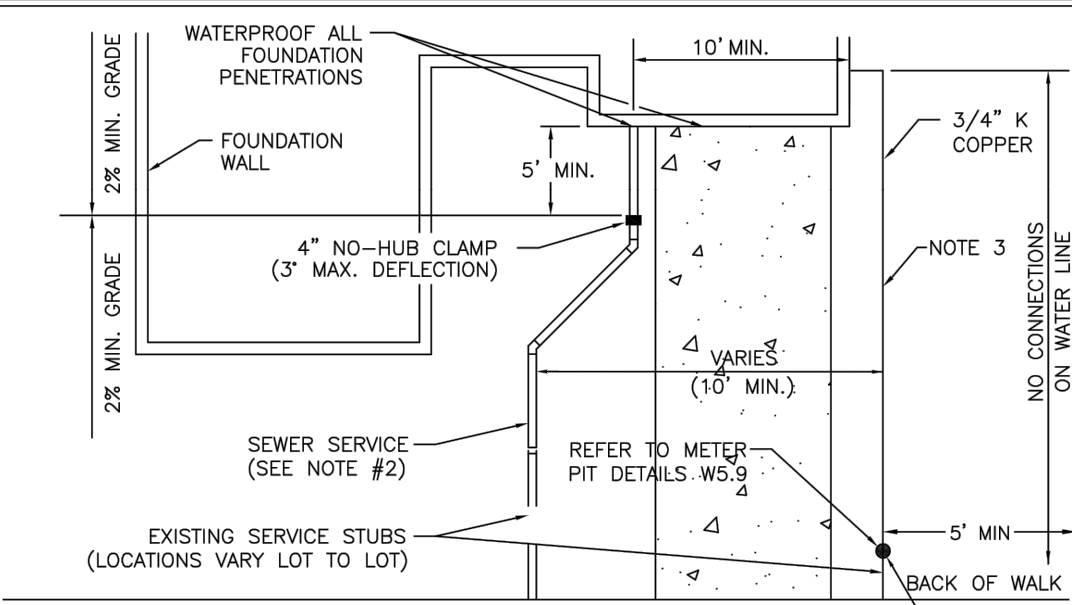
WATER

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 PWSD 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 PWSD 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
"W" 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 PWSD PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.

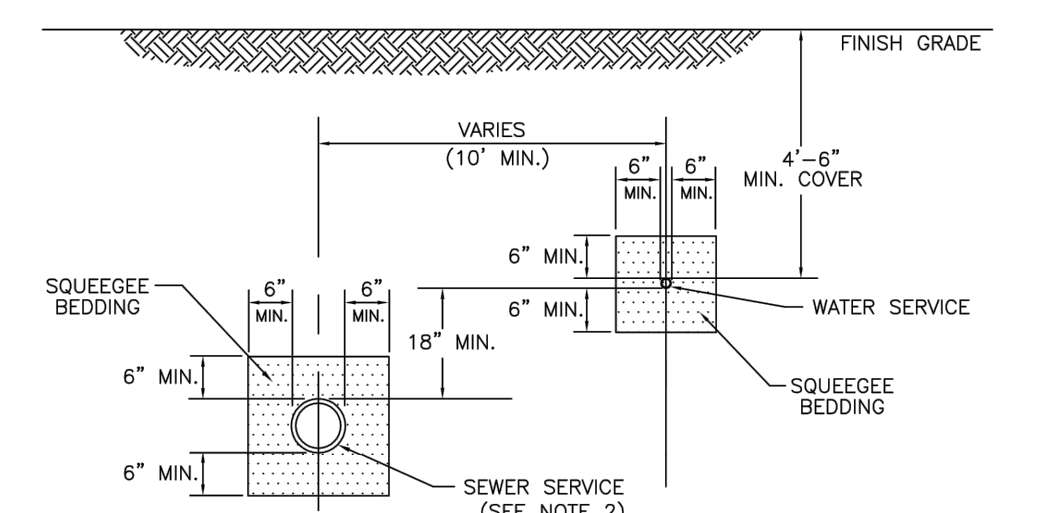
PARKER WATER & SANITATION DISTRICT			
DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICES			
SCALE: NONE	DATE: 2/96		
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DIRECTOR OF ENGINEERING	1/08 10/16		

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SHEET W1.1



TYPICAL SERVICES PLAN VIEW
NTS



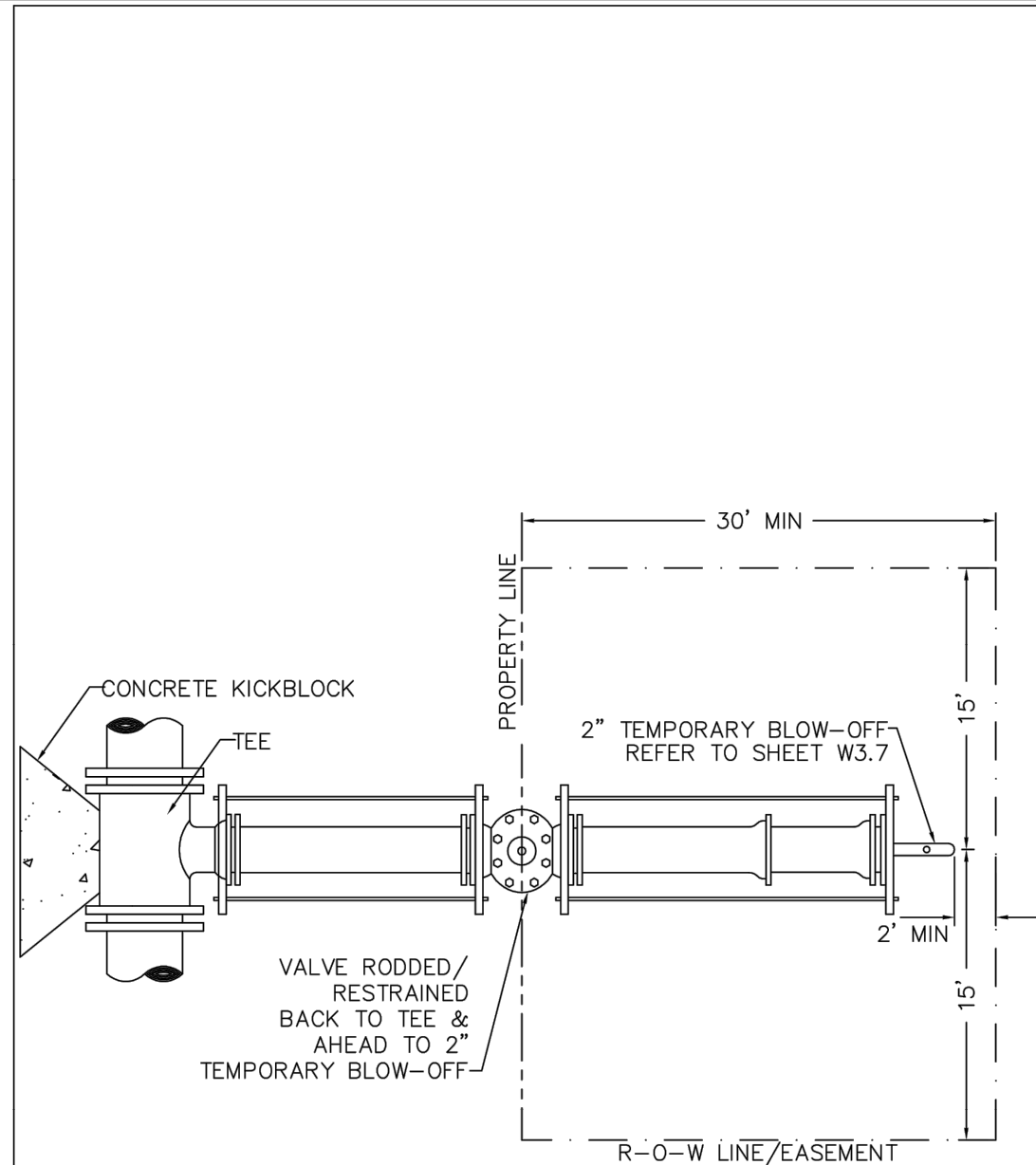
TYPICAL SERVICES SECTION
NTS

- 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		
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SHEET W1.2

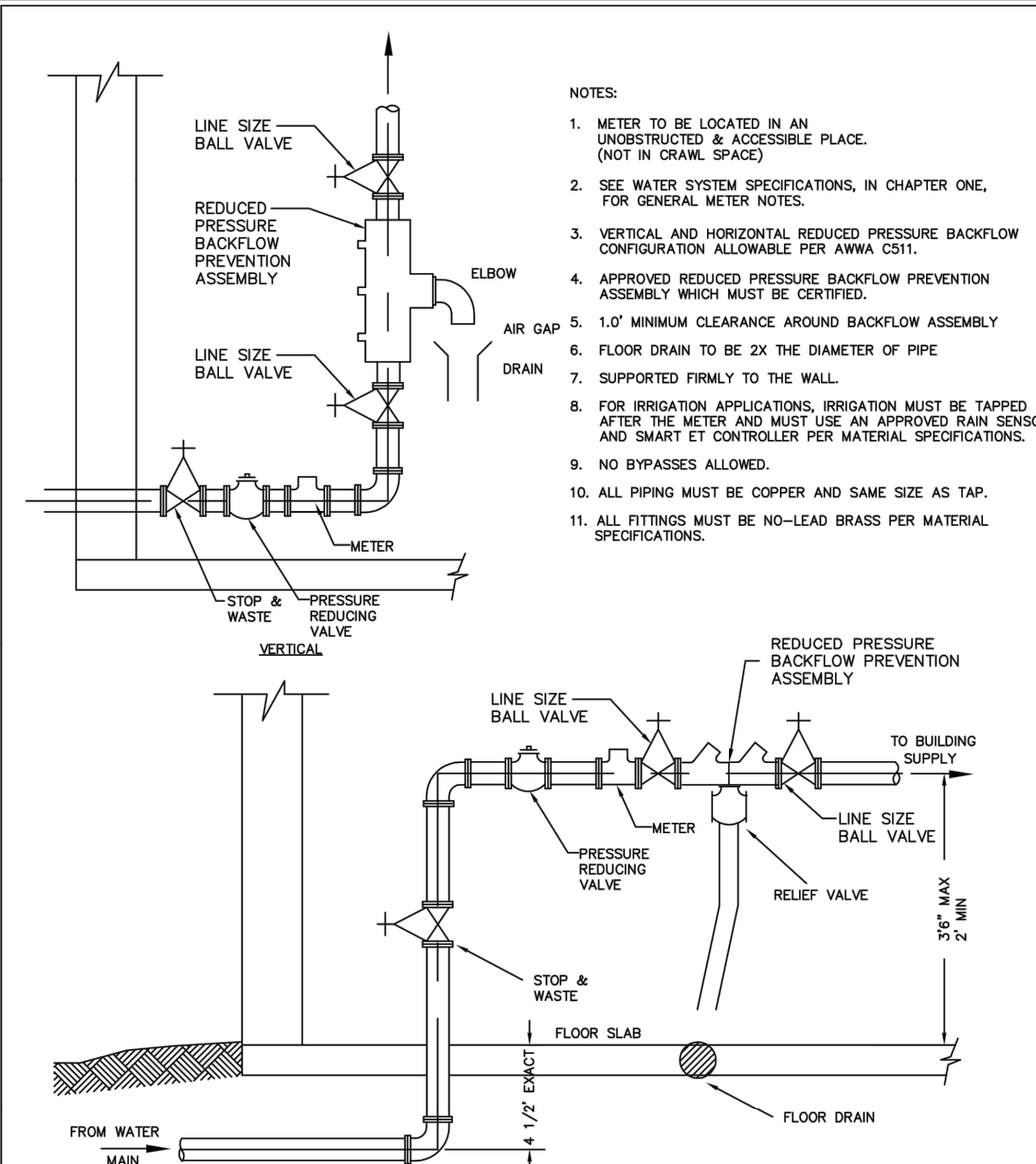


PARKER WATER & SANITATION DISTRICT
STUB-OUT CONFIGURATIONS

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DIRECTOR OF ENGINEERING	10/02 06/08

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SHEET W3.5

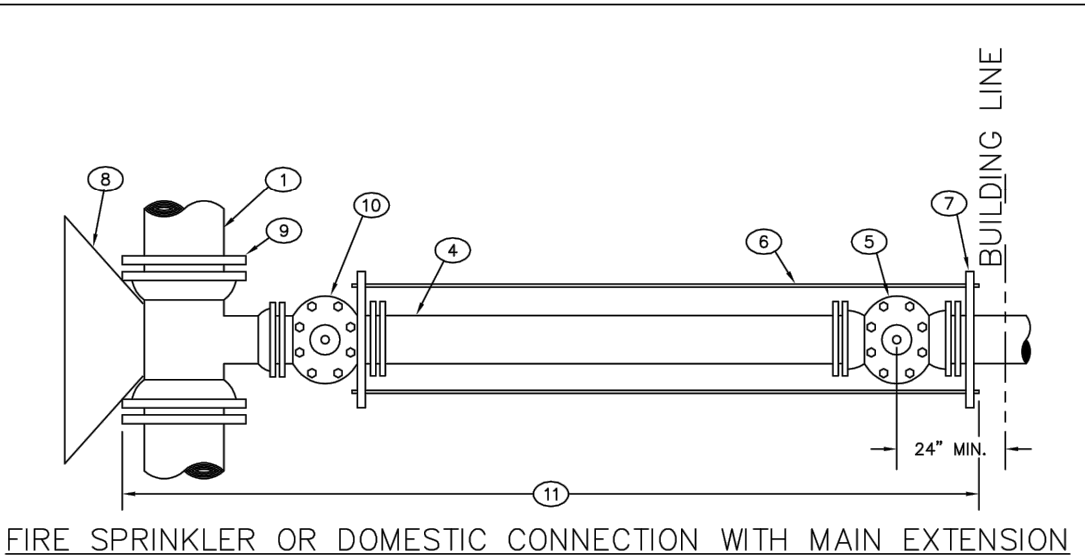


PARKER WATER & SANITATION DISTRICT
INSIDE COMMERCIAL METER INSTALLATION FOR 6" & SMALLER PIPE

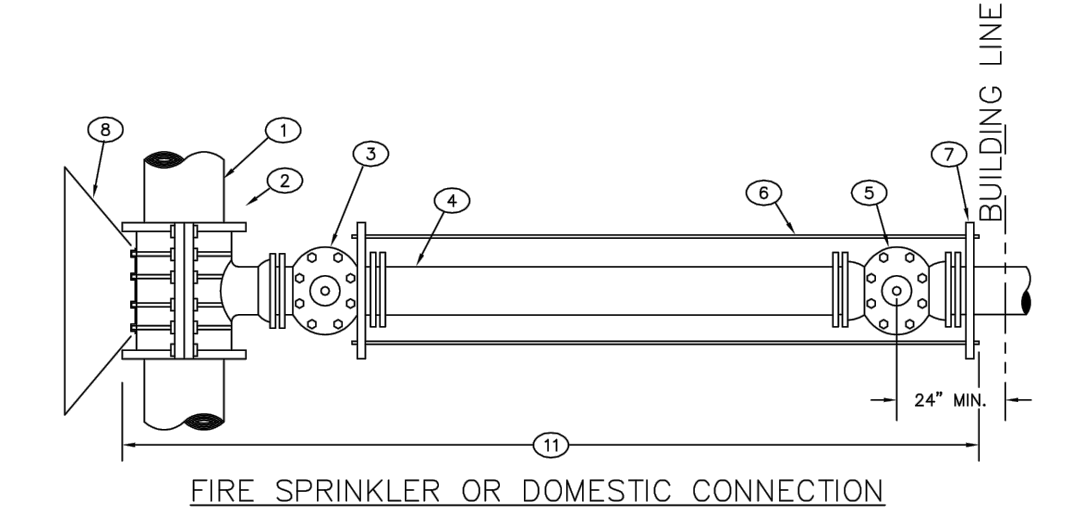
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SHEET W5.6



FIRE SPRINKLER OR DOMESTIC CONNECTION WITH MAIN EXTENSION



FIRE SPRINKLER OR DOMESTIC CONNECTION

1. EXISTING MAIN
2. TAPPING VALVE
3. DOUBLE SPIGOT PIPE
4. PROPERTY LINE VALVE
5. THE ROADS
6. PIPE CLAMP
7. CONCRETE KICKBLOCK
8. M.J. ANCHORING TEE (SWIVEL TEE)
9. M.J. VALVE
10. POLYETHYLENE WRAPPED

PARKER WATER & SANITATION DISTRICT
3" AND LARGER DOMESTIC AND FIRE SPRINKLER CONNECTIONS

SCALE: NONE	DATE: 2/96
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SHEET W5.16



Kimley»Horn

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PROJECT NO.
096895001
DRAWING NAME
096895001UT_DTL5

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