

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:
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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

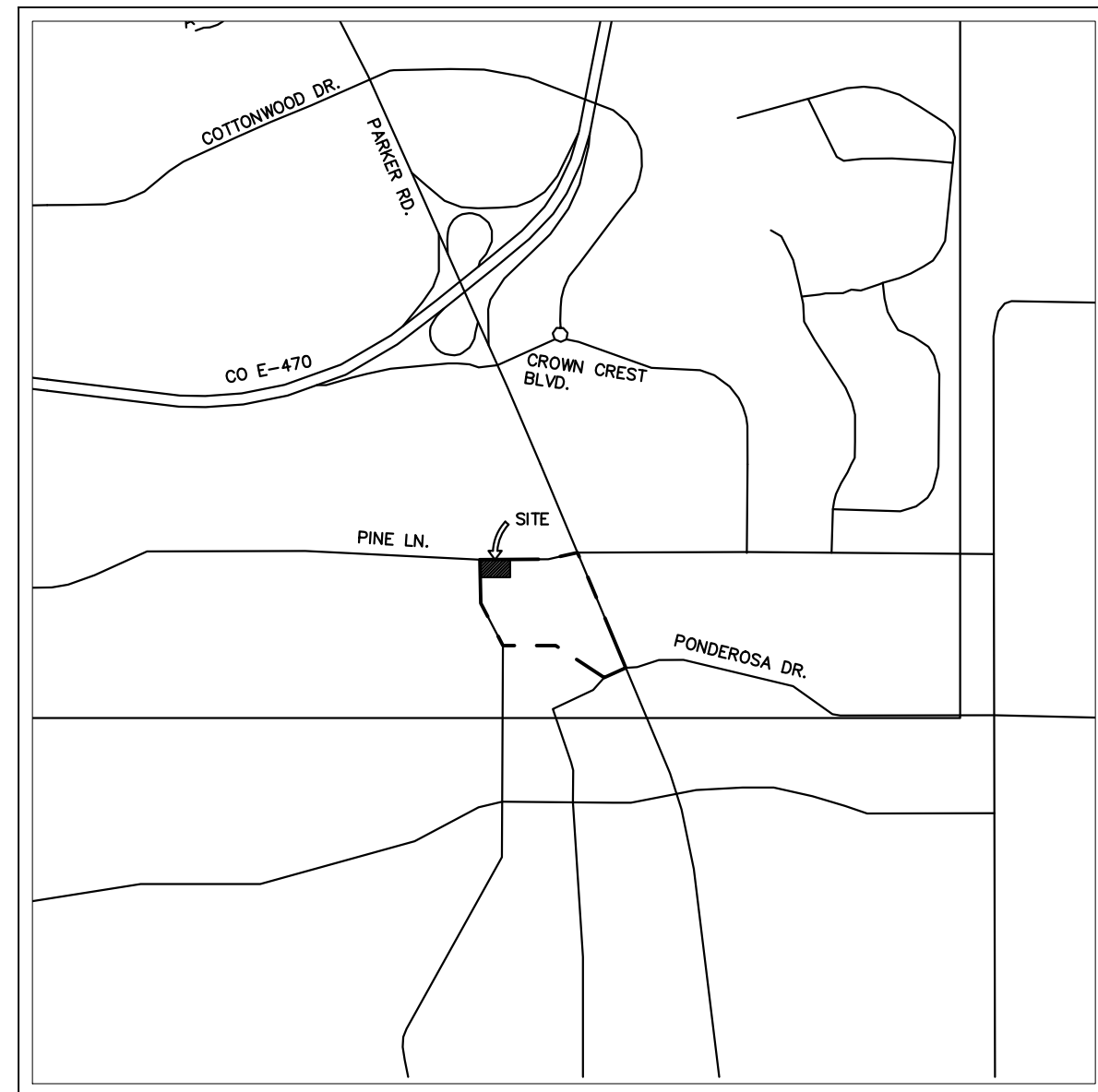
WATER/SANITARY SEWER:
PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN ROAD
PARKER, CO 80134
TEL: (303) 841-4627
CONTACT: DRAVTON SANDERSON

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:
TOWN OF PARKER
20120 E. MAINSTREET
PARKER, CO 80138
TEL: (303) 805-3169
CONTACT: RANDY CAPRA

TOWN OF PARKER PLAN REVIEW:
20120 E. MAINSTREET
PARKER, CO 80138
TEL: (303) 805-3174
CONTACT: BRYCE MATTHEWS



VICINITY MAP
1"=2,000'

CONSTRUCTION DOCUMENTS: PARKER WATER AND SANITATION DISTRICT	
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
C7.6	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	74	LF
6" DIP FIRE LINE	76	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: _____

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.

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)



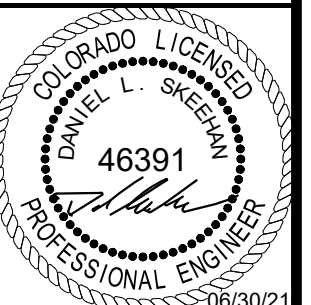
NO.	REVISION	BY	DATE

Kimley»Horn

2021 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: 06/30/2021

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



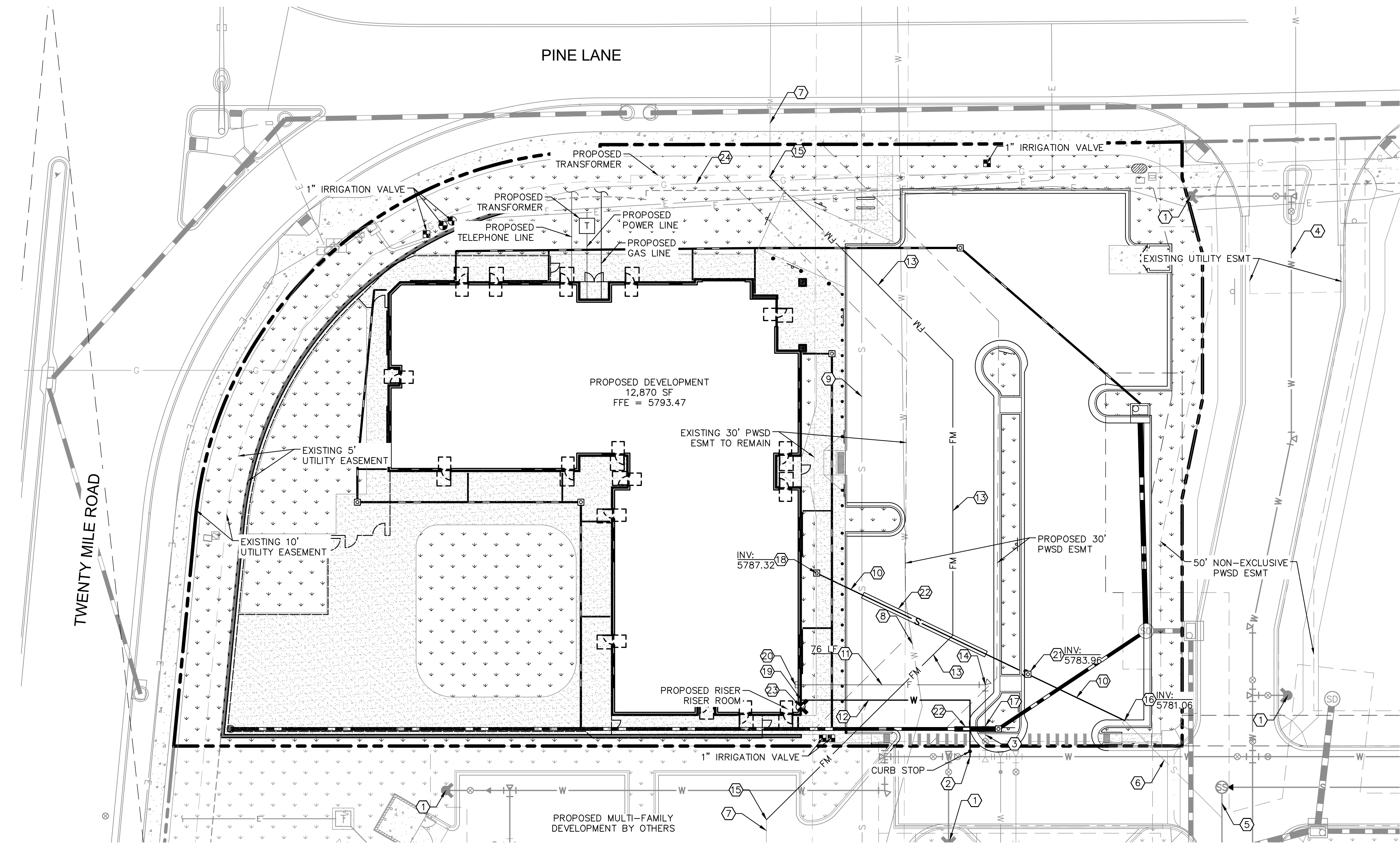
PROJECT NO.
096895001

DRAWING NAME
096895001UT_CV

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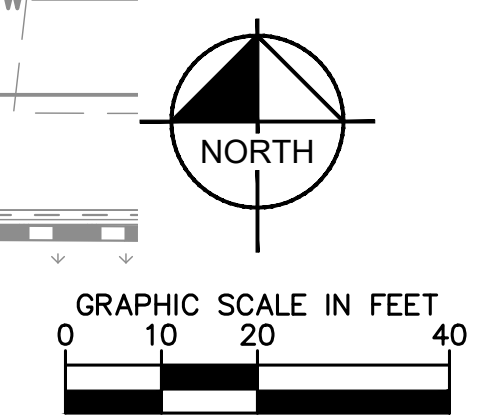
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UTILITY LEGEND

	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
	FDC

- 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" PVC SANITARY SEWER LINE
 - ⑪ PROPOSED 6" DIP FIRE LINE
 - ⑫ PROPOSED 1.5" PVC 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.
 - ㉒ PROPOSED CONCRETE CASING. SEE SHEET C7.6 FOR DETAIL.
 - ㉓ PROPOSED FIRE DEPARTMENT CONNECTION
 - ㉔ EXISTING GAS LINE



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 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 SHOWN. 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 _____ DATE _____

FIRE CODE REVIEW BLOCK

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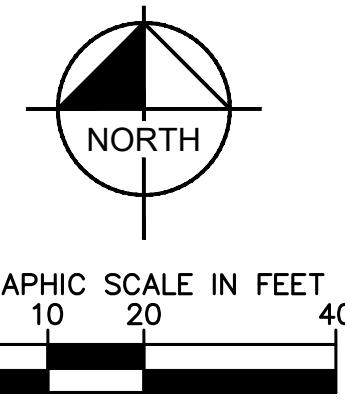
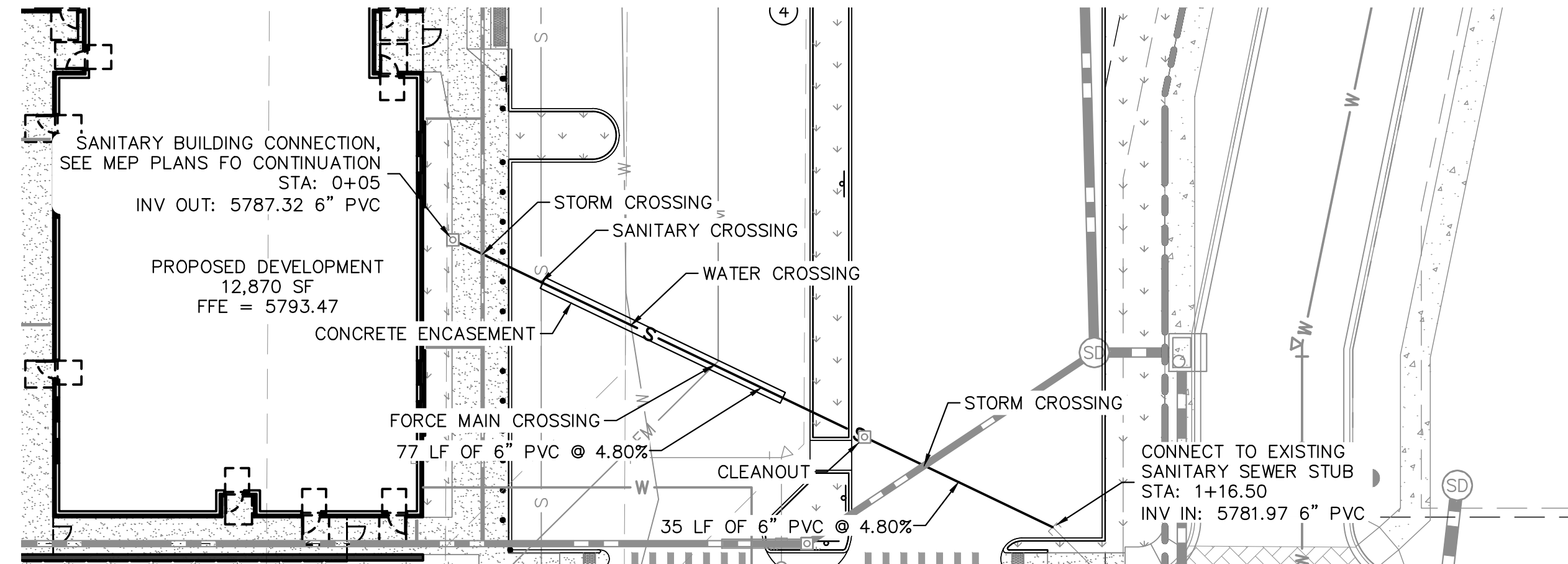
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE _____ DATE _____

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

	NO. _____		DATE /APPR _____
		<small>2021 KIMLEY-HORN AND ASSOCIATES, INC. 4582 South Smith Street, Suite 1500 Denver, Colorado 80237 (303) 728-2300</small>	
DESIGNED BY: MCN DRAWN BY: NMH CHECKED BY: DLS DATE: 06/30/2021			
LOT 6 PARKER AND PINE FILING 1 PARKER, CO EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS UTILITY PLAN			
PROJECT NO. 096895001		DRAWING NAME 096895001UT_UT	
C7.2			

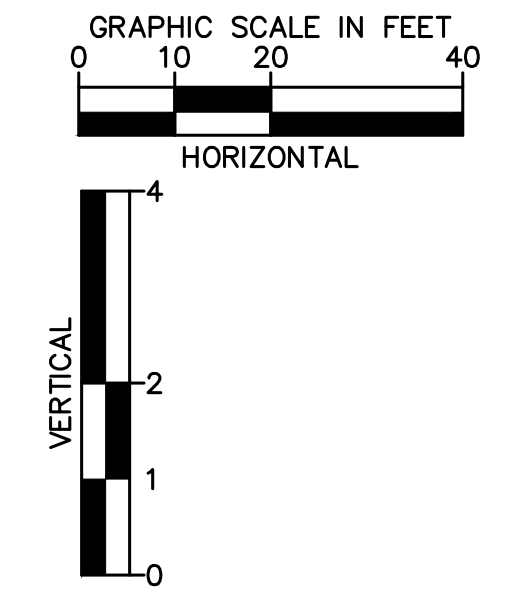
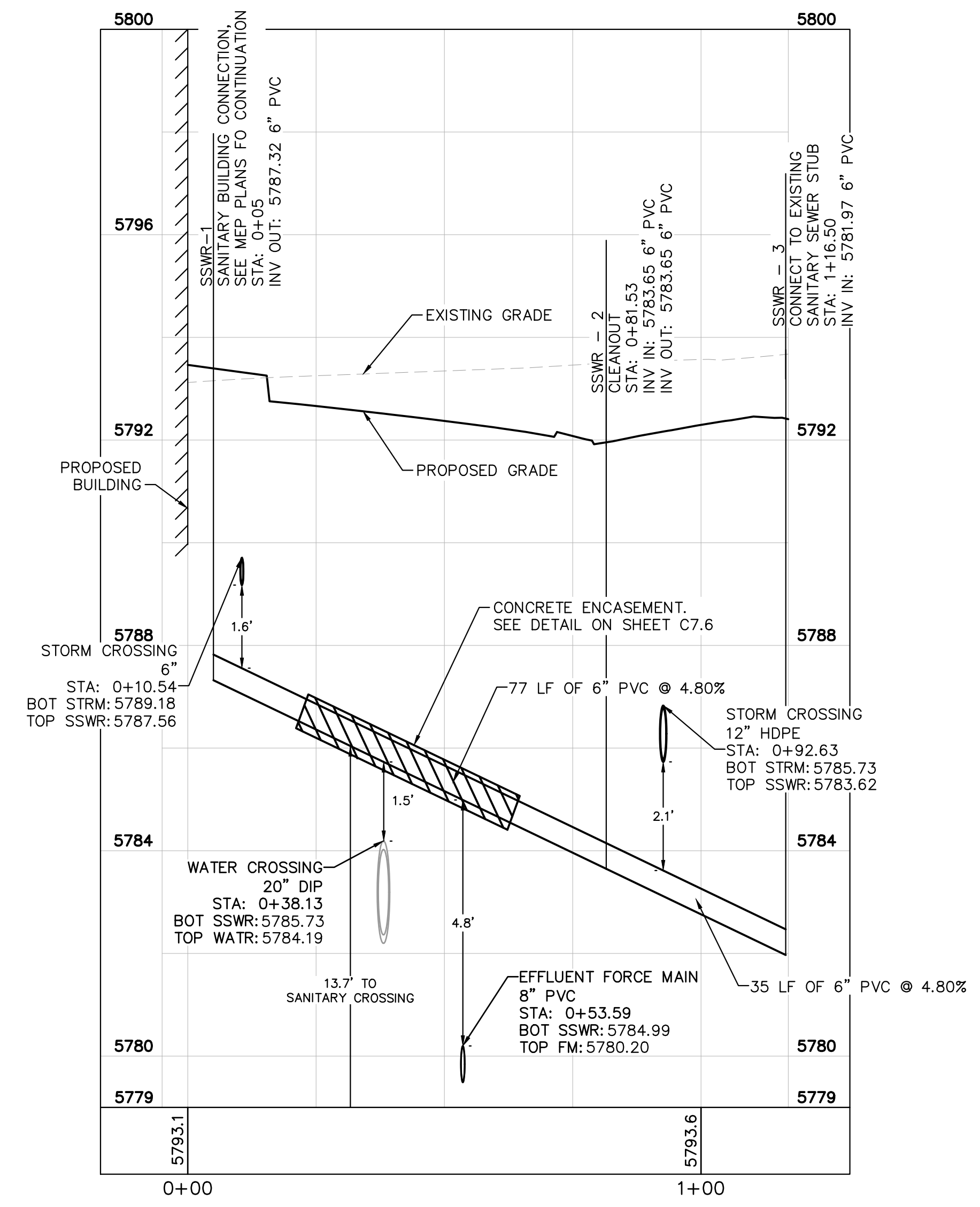


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UTILITY LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	FM PROPOSED SANITARY SEWER FORCE MAIN
	EXISTING STORM DRAINAGE LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING ELECTRIC LINE
	EXISTING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

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



NO.	REVISION	BY	DATE	APPR

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 4582 South Ulster Street, Suite 1500
 Denver, Colorado 80237 (303) 728-2300

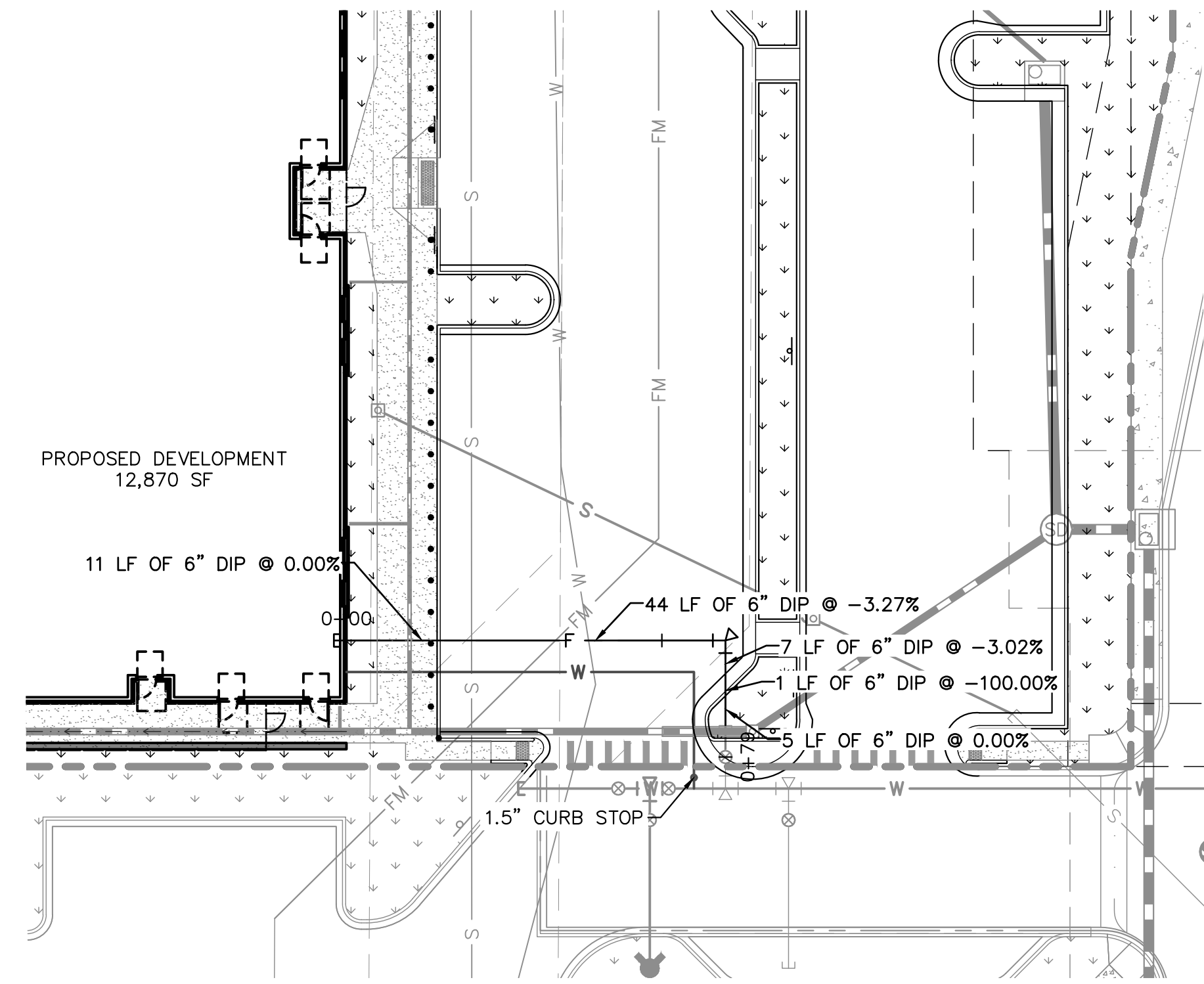
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LOT 6 PARKER AND PINE FILING 1
 PARKER, CO
 EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
 SANITARY SEWER LINE PLAN AND PROFILE



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 DRAWING NAME
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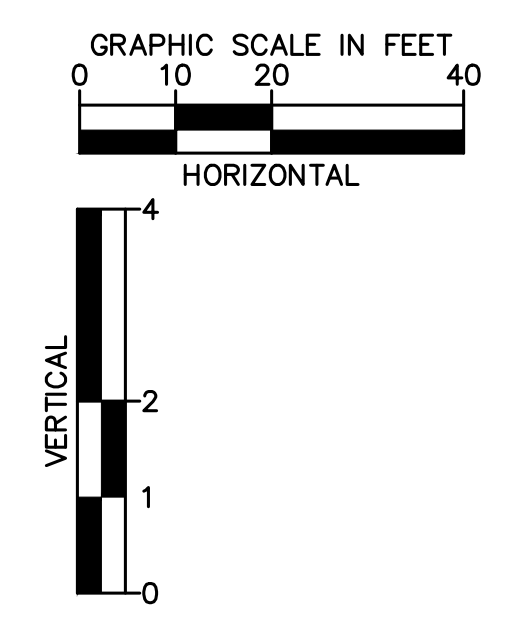
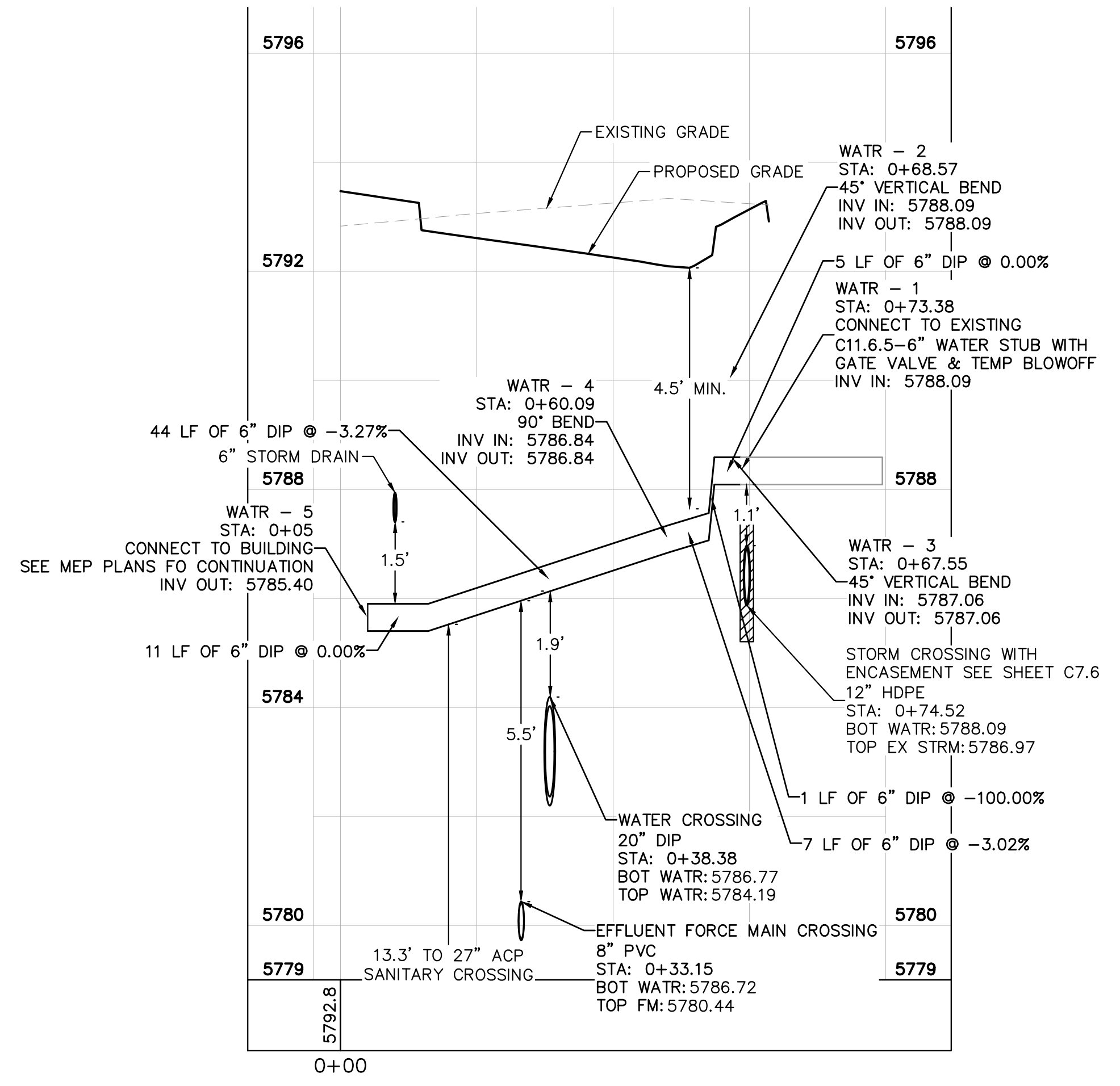
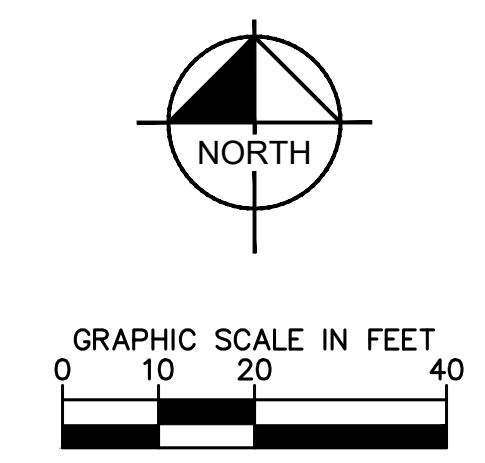
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LEGEND:

	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.



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 Denver, Colorado 80237 (303) 728-2300

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LOT 6 PARKER AND PINE FILING 1
 PARKER, CO
 EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
 WATER LINE PLAN AND PROFILE

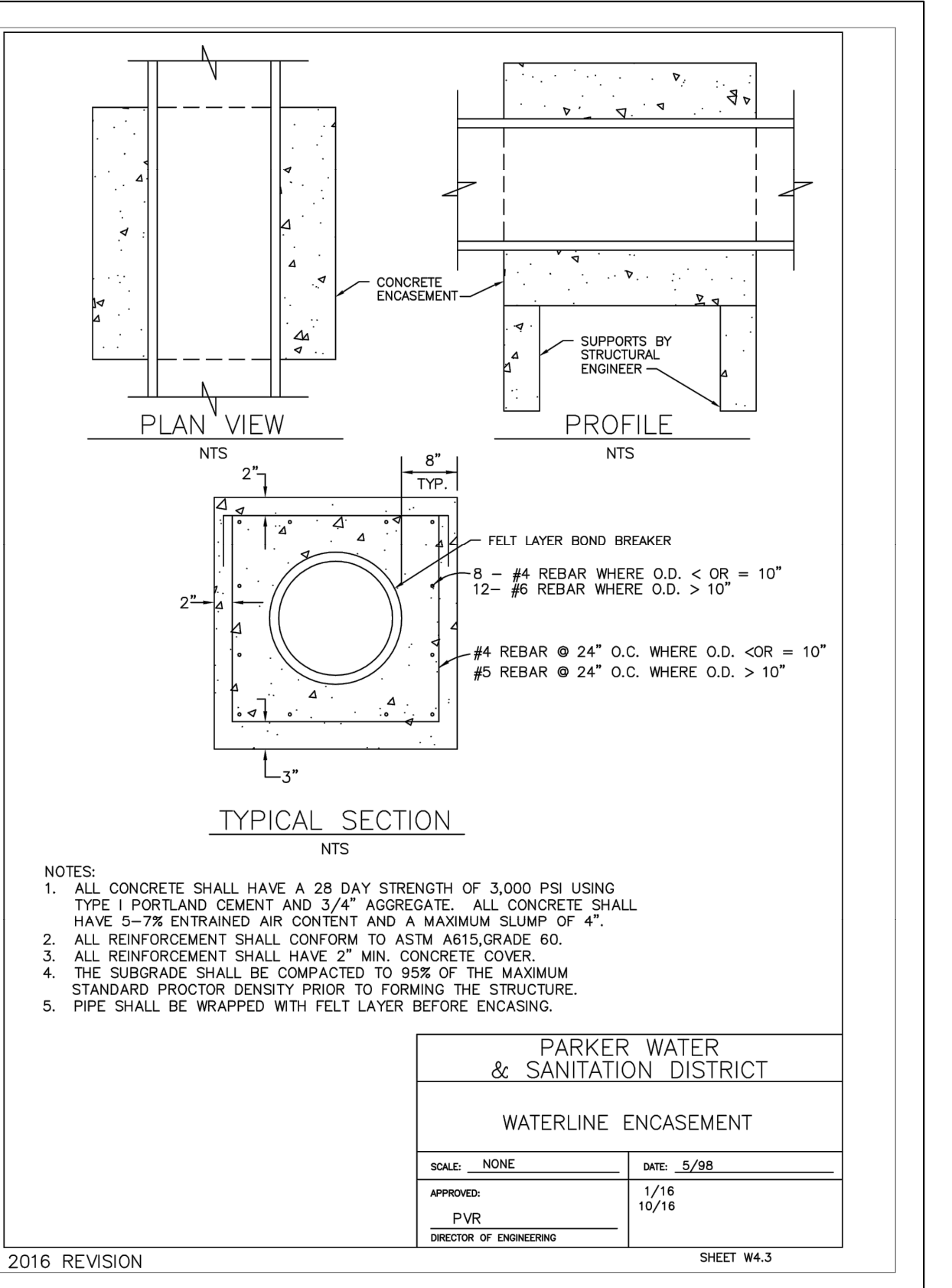
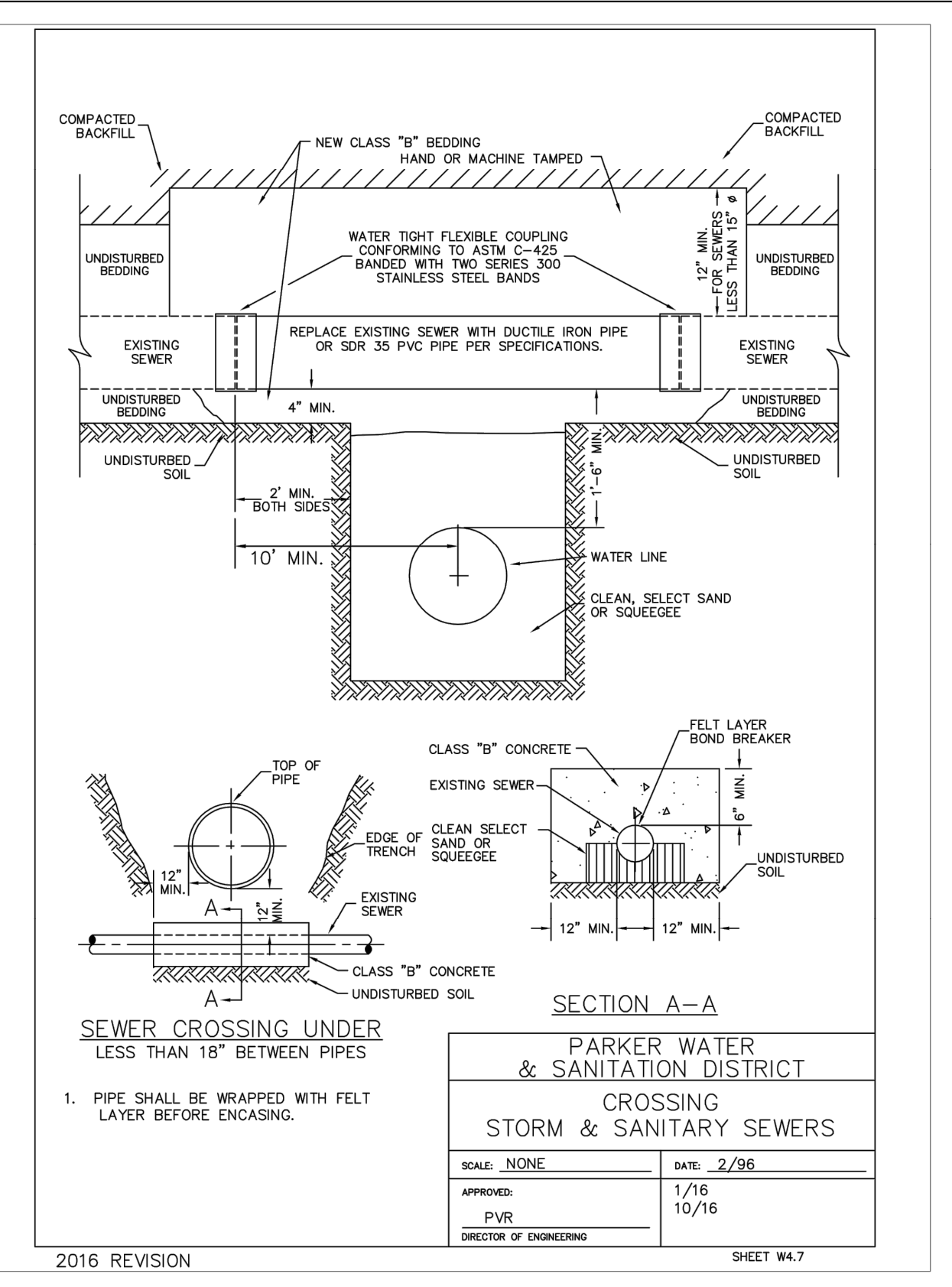
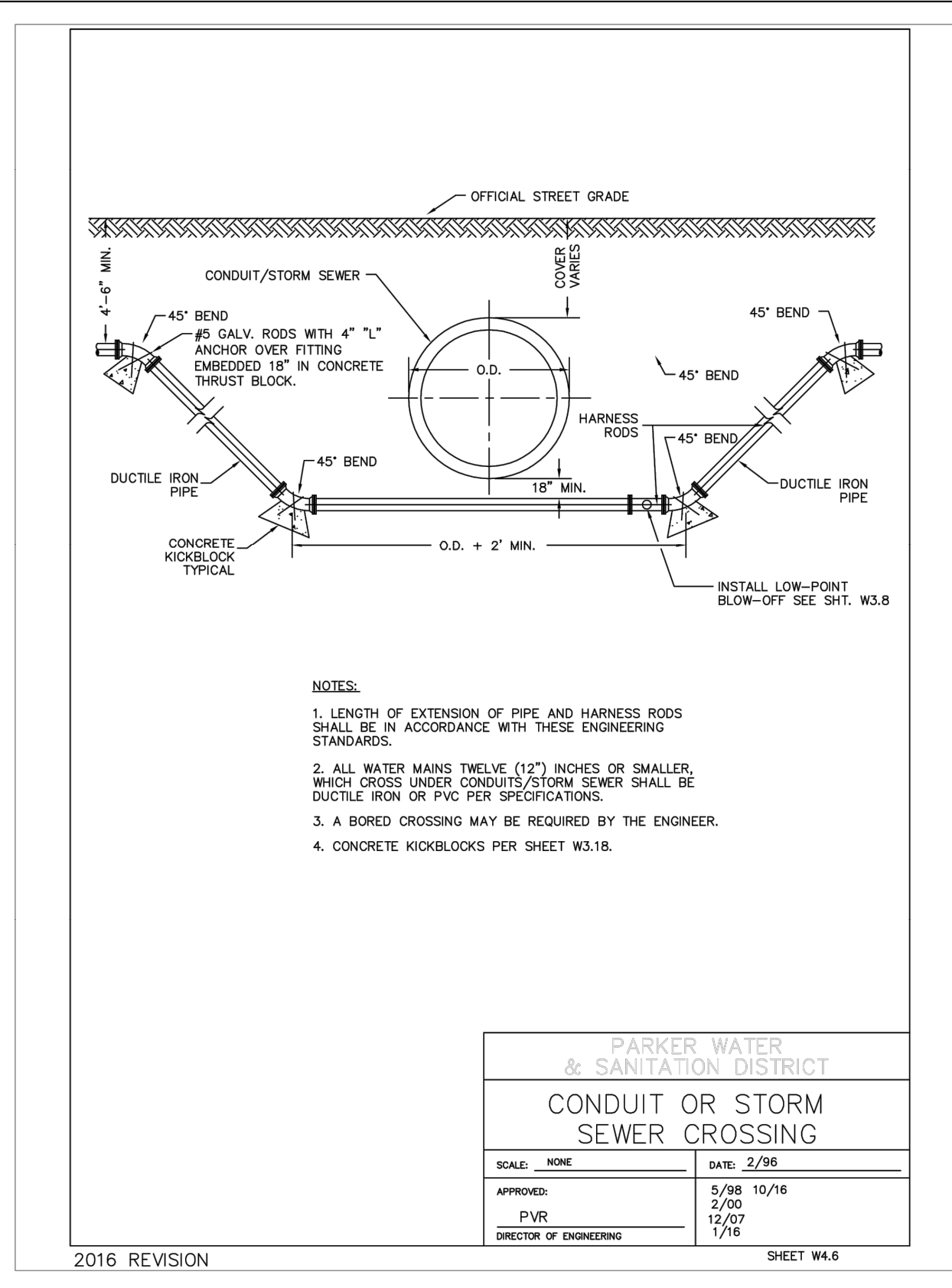
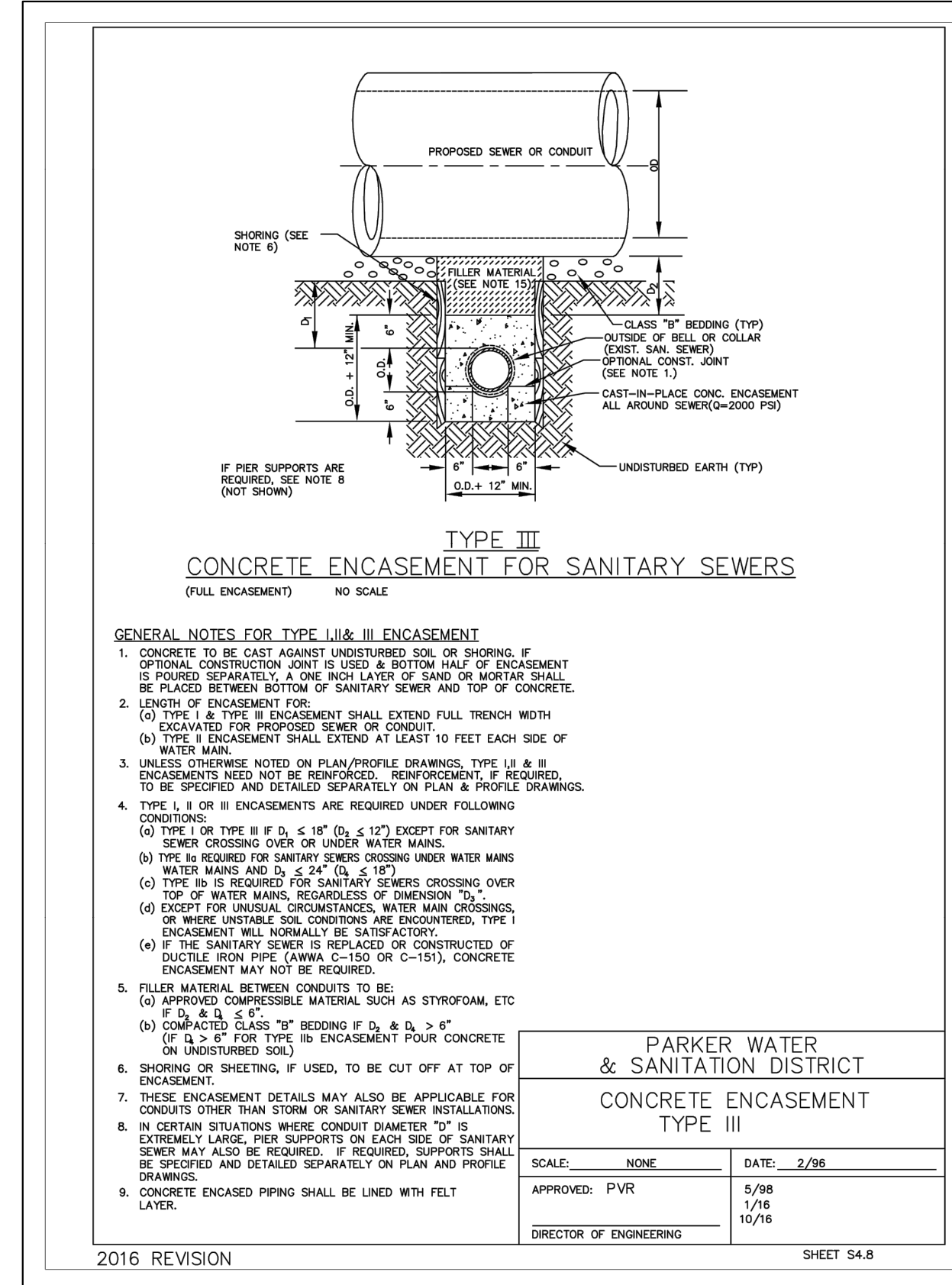


PROJECT NO.
 096895001

DRAWING NAME
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C7.4

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 4582 South Ulster Street, Suite 1500
 Denver, Colorado 80237 (303) 728-2300

DESIGNED BY: MCN
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LOT 6 PARKER AND PINE FILING 1
 PARKER, CO
 EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
 WATER & SANITARY SEWER DETAILS



PROJECT NO.
 096895001
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 096895001UT_DTLs

C7.6

