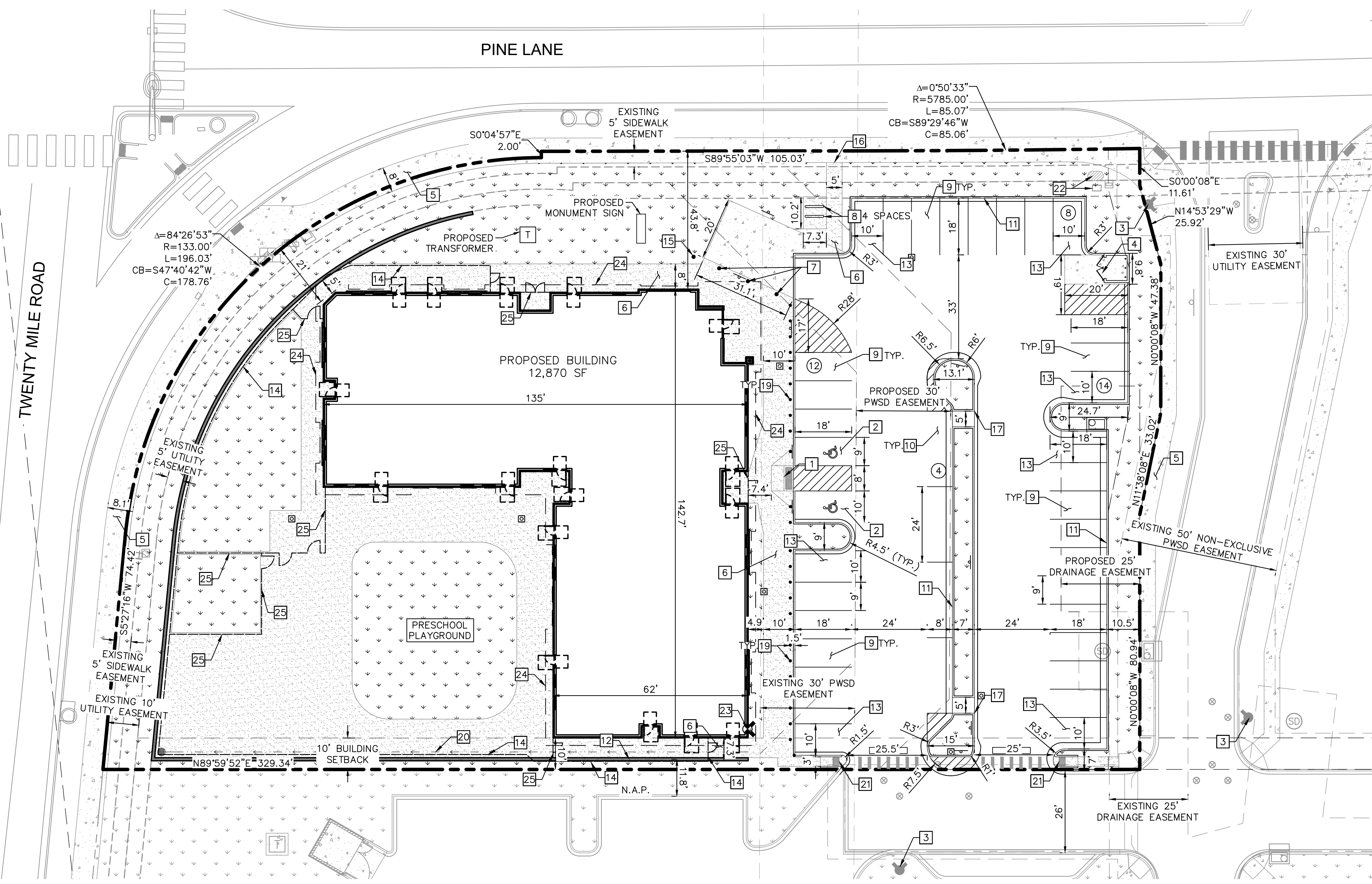


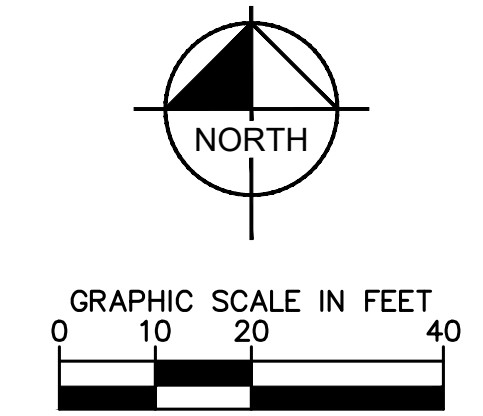
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- LEGEND**
- PROPERTY LINE
  - EASEMENT BOUNDARY
  - STANDARD DUTY ASPHALT PAVEMENT
  - HEAVY DUTY CONCRETE PAVEMENT
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED STRIPING
  - PARKING COUNT
  - EXISTING FIRE HYDRANT
  - PROPOSED STORM INLET
  - FDC
  - PROPOSED SIGN SEE SHEET C4.1
  - PROPOSED RETAINING WALL AND FENCE

- KEY NOTES**
- 1 PROPOSED ADA ACCESSIBLE SIDEWALK RAMP PER TOWN OF PARKER STD DETAIL 17.
  - 2 PROPOSED ADA PARKING STALLS.
  - 3 EXISTING FIRE HYDRANT.
  - 4 PROPOSED TRASH ENCLOSURE. REFER TO ARCH PLANS.
  - 5 EXISTING CONCRETE SIDEWALK, SIZE PER PLAN
  - 6 PROPOSED CONCRETE SIDEWALK, SIZE PER PLAN, PER TOWN OF PARKER STD. DTL.
  - 7 PROPOSED REMOVABLE BOLLARDS.
  - 8 PROPOSED BIKE RACK. SEE SHEET C6.1 FOR DETAIL.
  - 9 PROPOSED STANDARD 9'X18' PARKING STALL.
  - 10 PROPOSED STANDARD 8'X24' PARALLEL PARKING SPACE.
  - 11 PROPOSED 18" CURB AND GUTTER PER TOWN OF PARKER STANDARD DETAIL.
  - 12 PROPOSED RETAINING WALL SEE SHEET C5.0 FOR GRADING INFORMATION.
  - 13 PROPOSED ISLAND ADJACENT 10'X18' PARKING STALL.
  - 14 PROPOSED 6" METAL ORNAMENTAL FENCE REFER TO ARCH PLANS.
  - 15 PROPOSED FLAG POLE. REFER ARCH PLANS.
  - 16 PROPOSED 5' WIDE PEDESTRIAN CONNECTION.
  - 17 2' WIDE CURB CUT
  - 18 6" CURB AND INTEGRAL SIDEWALK, REFER TO ARCH PLANS.
  - 19 PROPOSED BOLLARDS @ 5' O.C. REFER TO ARCH PLANS.
  - 20 CONCRETE FLOW LINE. SEE SHEET C5.0 FOR GRADING INFORMATION.
  - 21 PROPOSED ADA ACCESSIBLE SIDEWALK RAMP PER TOWN OF PARKER STD DETAIL 18. SEE DETAIL ON SHEET C6.2
  - 22 EXISTING ELECTRICAL EQUIPMENT
  - 23 PROPOSED FIRE DEPARTMENT CONNECTION
  - 24 PROPOSED BUILDING OVERHANG
  - 25 PROPOSED 4" METAL ORNAMENTAL FENCE REFER TO ARCH PLANS.

- NOTES:**
1. ALL LIGHTING ON-SITE, EXTERIOR, UNROOFED LIGHTING SHALL CONFORM TO THE TOWN'S LIGHTING STANDARDS.
  2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM A PUBLIC RIGHT OF WAY.
  3. LOCATION OF TRASH RECEPTACLES SHALL BE SCREENED BY A SOLID SCREEN FENCE SURROUNDING AT LEAST 3 SIDES OF THE CONTAINER.
  4. ALL DIMENSIONS AND RADII ARE TO FLOWLINE OF CURB AND GUTTER UNLESS OTHERWISE NOTED.
  5. REFER TO SITE ELECTRICAL PLANS FOR LIGHT POLE LOCATIONS.
  6. REFER TO SHEET C4.2 FOR ALL RADII AND DIMENSIONS OF PROPOSED CURB AND GUTTER.



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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

| NO. | REVISION | BY | DATE | APPR |
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**Kimley»Horn**  
 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237, (303) 728-2300

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  
 OVERALL SITE PLAN

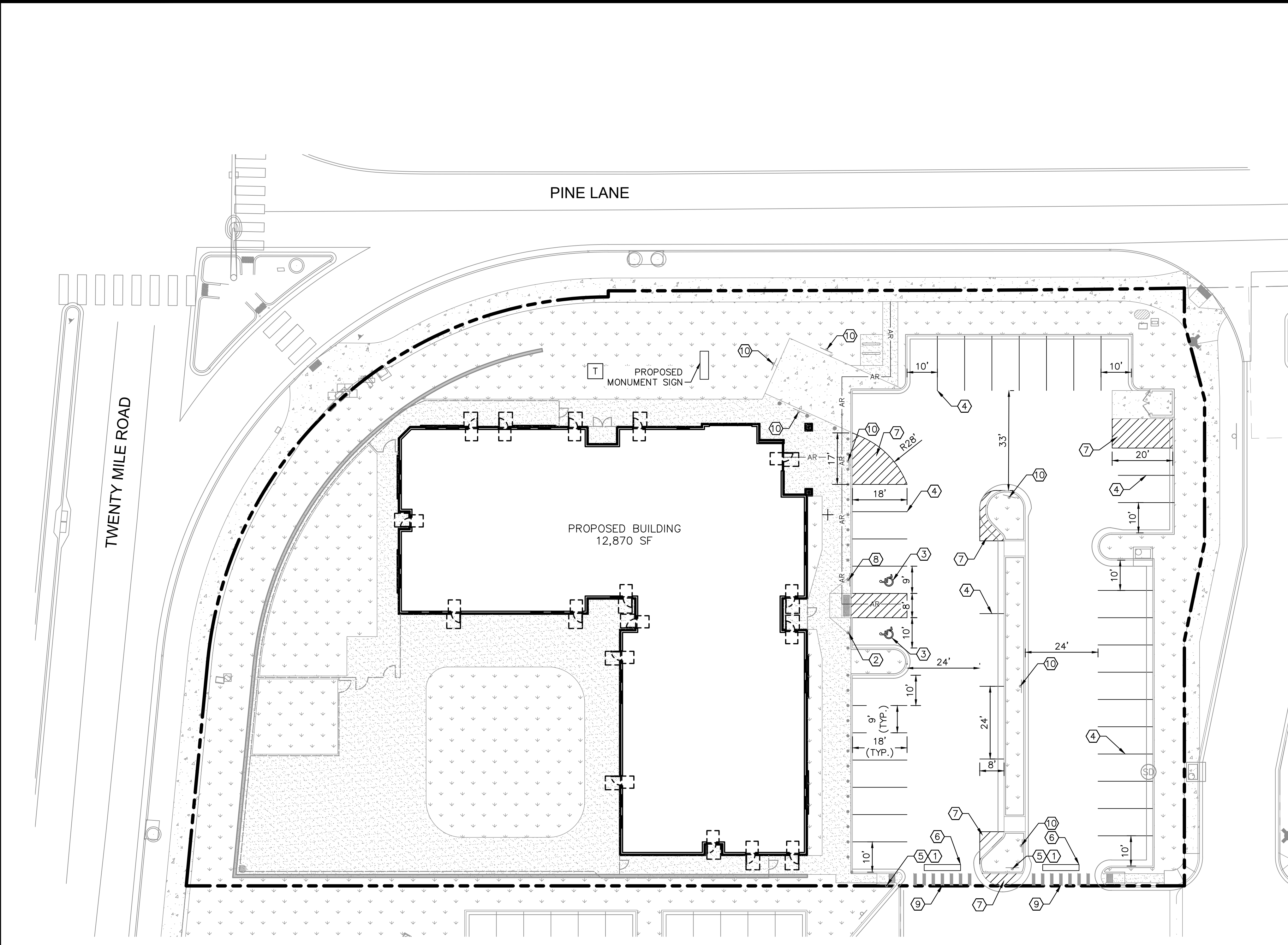


PROJECT NO.  
096895001

DRAWING NAME  
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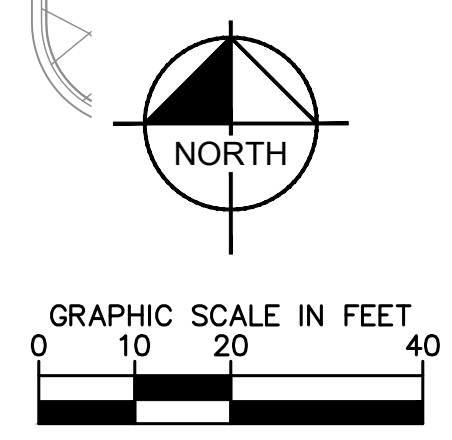
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- LEGEND**
- PROPERTY LINE
  - > SIGN
  - AR --- ACCESSIBLE ROUTE

**SIGNING AND STRIPING NOTES**

- ① ALL SIGNS AND ROADWAY MARKINGS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  - ② PROPOSED ACCESSIBLE PARKING SIGN. SEE DETAIL ON SHEET C6.1
  - ③ ACCESSIBLE STALL PAVEMENT MARKING. SEE DETAIL ON SHEET C6.1.
  - ④ 4" SOLID WHITE PARKING STALL STRIPING (TYP.)
  - ⑤ PROPOSED R1-1 STOP SIGN. SEE DETAIL ON SHEET C6.1
  - ⑥ 12" STOP BAR. SEE DETAIL ON SHEET C6.1.
  - ⑦ 4" SOLID WHITE STRIPING AT 45° AND 24" O.C.
  - ⑧ PROPOSED VAN ACCESSIBLE PARKING SIGN
  - ⑨ 4' CROSSWALK STRIPING. SEE DETAIL ON SHEET C6.2
  - ⑩ PROPOSED R8-31 "NO PARKING-FIRE LANE" SIGN
- NOTES:
1. SEE SIGN POST DETAIL ON SHEET C6.1 FOR INSTALLATION AND POST/BASE DIMENSIONS.
  2. ALL PARKING ADJACENT TO LANDSCAPE ISLANDS SHALL BE 10' WIDE FROM STRIPE TO FACE OF CURB.
  3. CONTRACTOR TO REMOVE ALL EXISTING PAVEMENT MARKINGS IN CONFLICT WITH THE FINAL SIGNAGE AND STRIPING PLAN.



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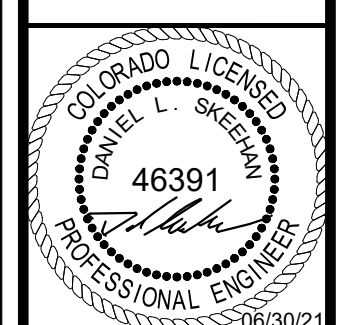
TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

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**LOT 6 PARKER AND PINE FILING 1**  
 PARKER, CO  
 EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS  
 SIGNAGE AND STRIPING PLAN

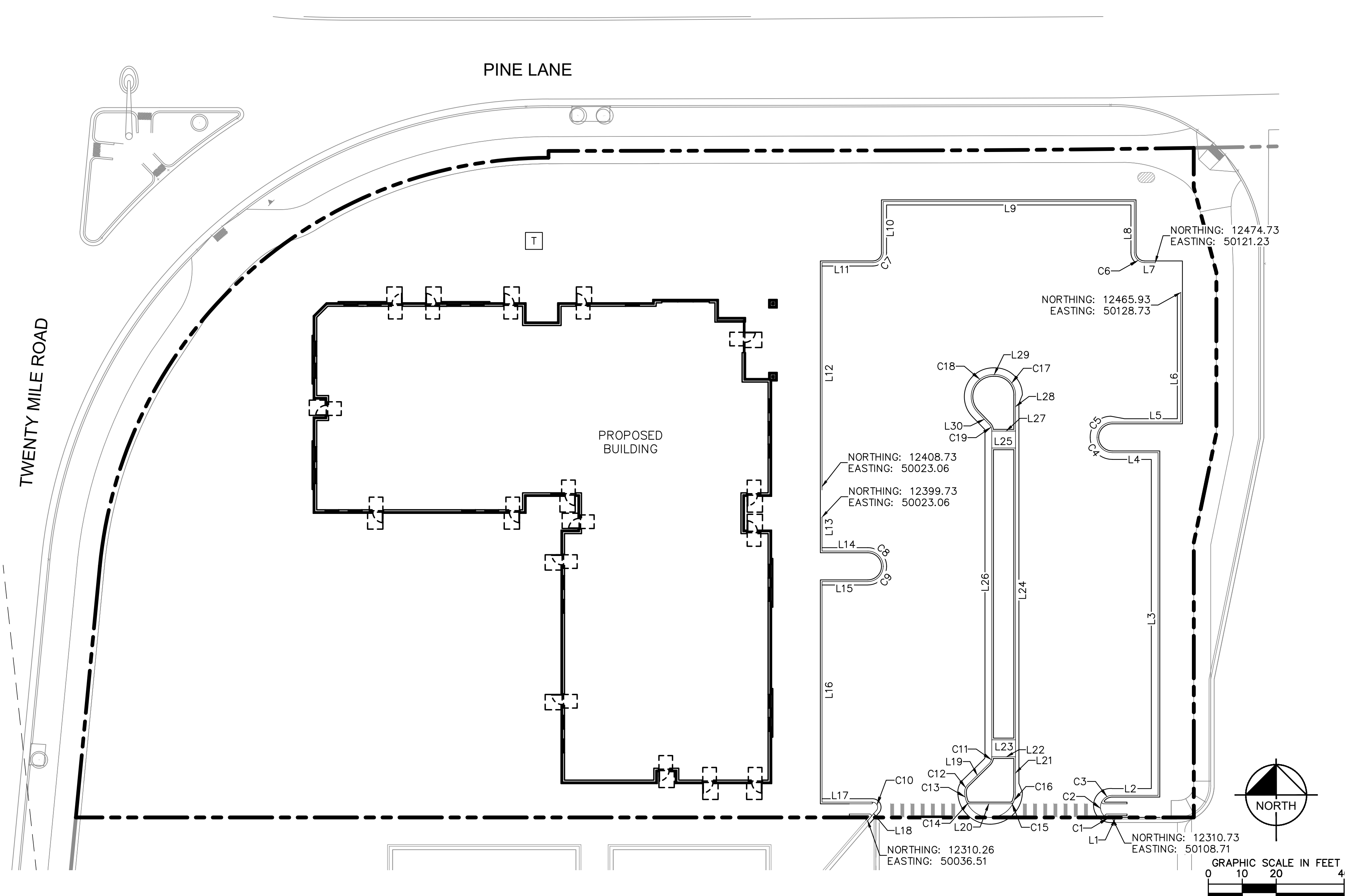


PROJECT NO.  
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**LEGEND:**

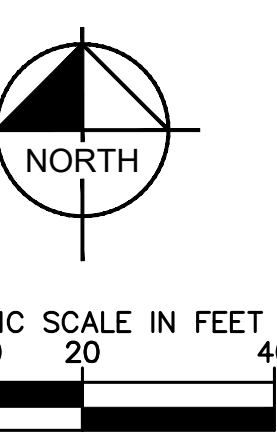
- PROPERTY LINE
- PROPOSED CONCRETE CURB
- - - EXISTING CURB

**BASIS OF BEARING:**  
 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 S00°17'51"W AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO.1 AND BOUND BY THE MONUMENTS SHOWN HEREON.

| LINE | LENGTH | BEARING        |
|------|--------|----------------|
| L1   | 19.01  | N90°00'00.00"W |
| L2   | 13.51  | N89°59'12.96"E |
| L3   | 101.00 | N0°00'07.84"W  |
| L4   | 13.50  | N89°59'59.15"W |
| L5   | 20.17  | S89°59'59.15"E |
| L6   | 38.20  | N0°00'07.01"W  |
| L7   | 3.17   | N90°00'00.00"W |
| L8   | 15.00  | N0°00'00.00"E  |
| L9   | 74.00  | N90°00'00.00"W |
| L10  | 15.00  | S0°00'00.00"E  |
| L11  | 15.00  | N90°00'00.00"W |
| L12  | 67.00  | S0°00'00.00"E  |
| L13  | 10.00  | S0°00'00.00"E  |
| L14  | 13.50  | N90°00'00.00"E |
| L15  | 13.50  | N90°00'00.00"W |

| LINE | LENGTH | BEARING        |
|------|--------|----------------|
| L16  | 65.00  | S0°00'00.00"E  |
| L17  | 14.62  | N90°00'00.00"E |
| L18  | 2.44   | S40°39'27.54"W |
| L19  | 8.70   | S45°29'34.76"W |
| L20  | 12.01  | N90°00'00.00"E |
| L21  | 10.38  | N0°00'00.72"W  |
| L22  | 7.00   | S89°59'59.28"W |
| L23  | 7.00   | S89°59'59.28"W |
| L24  | 96.00  | S0°00'00.72"E  |
| L25  | 7.00   | N89°59'59.28"E |
| L26  | 96.00  | N0°00'00.00"E  |
| L27  | 7.00   | N89°59'59.28"E |
| L28  | 10.64  | N0°00'00.72"W  |
| L29  | 0.59   | N90°00'00.00"W |
| L30  | 4.92   | S44°00'50.47"E |

| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD  | DELTA      | TANGENT |
|-------|--------|--------|---------------|--------|------------|---------|
| C1    | 3.50'  | 2.04'  | N73°17'14"W   | 2.02'  | 33°28'33"  | 1.05'   |
| C2    | 3.50'  | 5.28'  | S13°17'10"E   | 4.80'  | 86°31'36"  | 3.29'   |
| C3    | 3.50'  | 3.66'  | N59°57'07"E   | 3.50'  | 59°56'58"  | 2.02'   |
| C4    | 4.50'  | 7.07'  | N44°59'59"W   | 6.36'  | 90°00'00"  | 4.50'   |
| C5    | 4.50'  | 7.07'  | N45°00'01"E   | 6.36'  | 90°00'00"  | 4.50'   |
| C6    | 3.00'  | 4.71'  | N45°00'00"W   | 4.24'  | 90°00'00"  | 3.00'   |
| C7    | 3.00'  | 4.71'  | S45°00'00"W   | 4.24'  | 90°00'00"  | 3.00'   |
| C8    | 4.50'  | 7.07'  | S45°00'00"E   | 6.36'  | 90°00'00"  | 4.50'   |
| C9    | 4.50'  | 7.07'  | S45°00'00"W   | 6.36'  | 90°00'00"  | 4.50'   |
| C10   | 1.50'  | 3.42'  | S24°40'16"E   | 2.73'  | 130°39'28" | 3.27'   |
| C11   | 3.00'  | 2.38'  | S22°44'47"W   | 2.32'  | 45°29'35"  | 1.26'   |
| C12   | 3.00'  | 2.38'  | S22°44'47"W   | 2.32'  | 45°29'35"  | 1.26'   |
| C13   | 7.50'  | 2.94'  | S11°13'50"E   | 2.92'  | 22°27'40"  | 1.49'   |
| C14   | 1.00'  | 1.18'  | S56°13'50"E   | 1.11'  | 67°32'20"  | 0.67'   |
| C15   | 1.00'  | 1.18'  | N56°13'50"E   | 1.11'  | 67°32'20"  | 0.67'   |
| C16   | 7.50'  | 2.94'  | N11°13'50"E   | 2.92'  | 22°27'40"  | 1.49'   |
| C17   | 6.00'  | 9.42'  | N45°00'00"W   | 8.49'  | 90°00'00"  | 6.00'   |
| C18   | 6.50'  | 15.20' | S22°59'35"W   | 11.97' | 134°00'50" | 15.32'  |
| C19   | 3.00'  | 2.30'  | S22°00'25"E   | 2.25'  | 44°00'50"  | 1.21'   |



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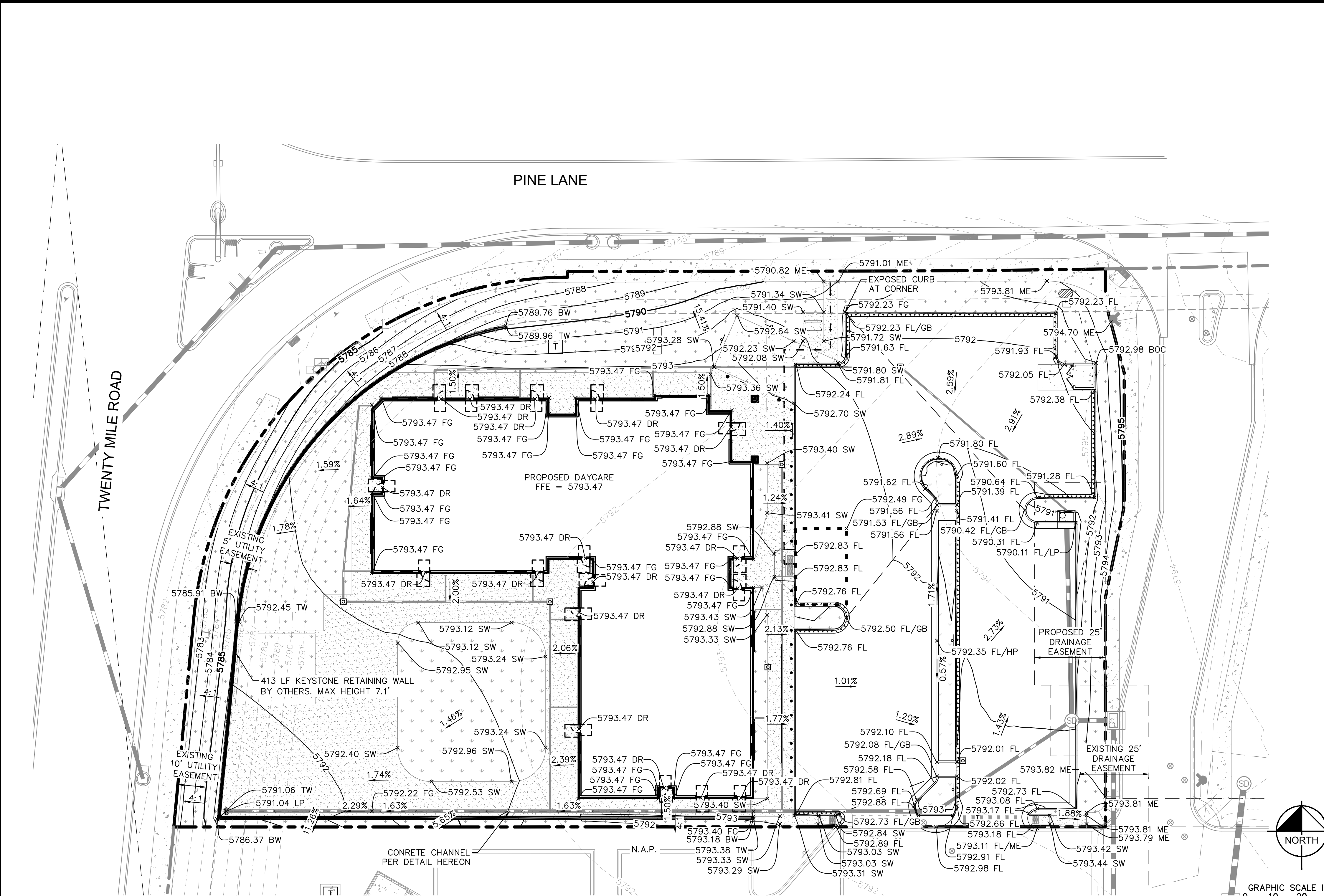
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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_



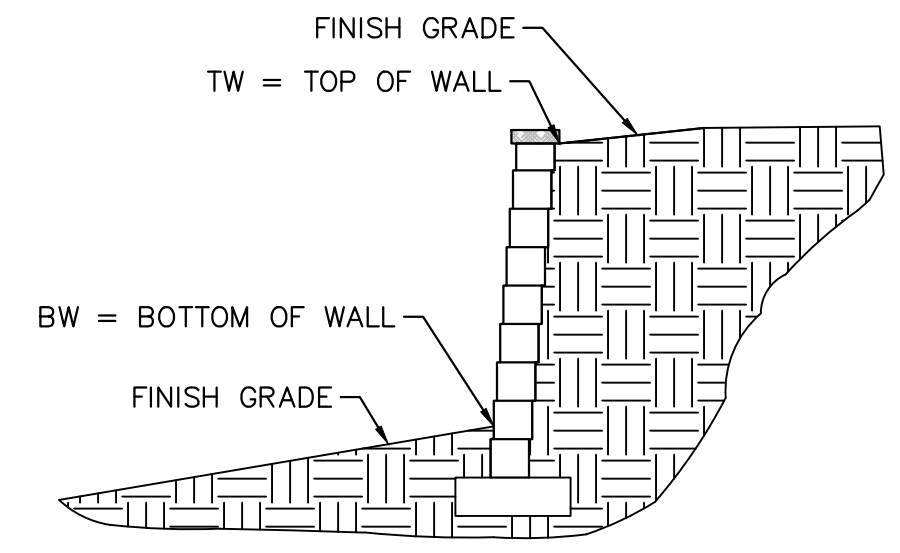
| <p>2021 KIMLEY-HORN AND ASSOCIATES, INC.<br/>       4582 South Ulster Street, Suite 1500<br/>       Denver, Colorado 80237, (303) 728-2300</p>            | <p>DESIGNED BY: MCN<br/>       DRAWN BY: NMH<br/>       CHECKED BY: DLS<br/>       DATE: 06/30/2021</p>   |     |          |      |      |      |  |  |  |  |  |
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| <p><b>LOT 6 PARKER AND PINE FILING 1</b><br/>       PARKER, CO<br/>       EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS<br/>       HORIZONTAL CONTROL PLAN</p> |   |     |          |      |      |      |  |  |  |  |  |
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| <p>PROJECT NO.<br/>096895001</p> <p>DRAWING NAME<br/>096895001CD_HC</p>   | <p>REVISION</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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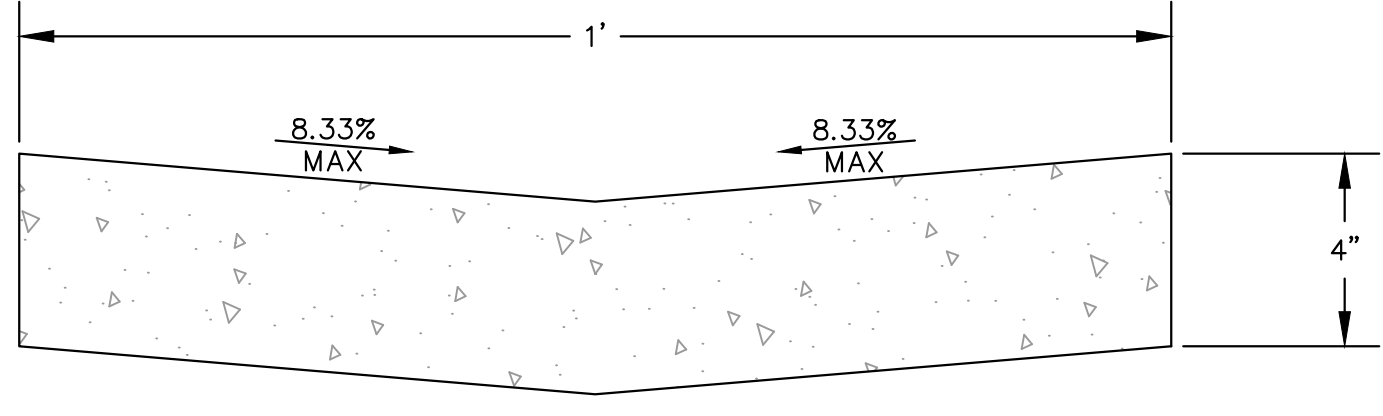
- LEGEND:**
- PROPERTY LINE
  - 50 PROPOSED MAJOR CONTOURS
  - 49 PROPOSED MINOR CONTOURS
  - 50 EXISTING MAJOR CONTOURS
  - 49 EXISTING MINOR CONTOURS
  - PROPOSED STORM PIPES
  - ADA PATH OF TRAVEL
  - ADA PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA
  - GRADE BREAK LINE
  - PROPOSED MANHOLE
  - PROPOSED STORM DRAIN
  - DRAINAGE SLOPE DIRECTION
  - STANDARD 6" VERTICAL SPILL CURB/24" GUTTER

- GRADING NOTES:**
- CONTRACTOR TO ENSURE ALL SIDEWALKS ALONG ACCESSIBLE ROUTE TO BE ADA COMPLIANT. LONGITUDINAL SLOPE NOT TO EXCEED 5%, CROSS SLOPE NOT TO EXCEED 2%. CONTRACTOR TO ADJUST ACCORDINGLY AND NOTIFY ENGINEER OF RECORD IN THE EVENT THAT SPOT ELEVATIONS SHOWN EXCEED ADA COMPLIANCE.
  - LANDSCAPE FINISH GRADE SHALL BE 4" MINIMUM BELOW BUILDING FINISH FLOOR ELEVATIONS.
  - ACCESSIBLE PARKING SPACES AND ADJACENT ACCESS AISLE SHALL HAVE A MAX SLOPE OF 2% IN ANY DIRECTION.
  - FINISHED GRADE TO BE 1.25" BELOW TOP OF BACK OF CURB/SIDEWALK ELEVATIONS. SEE STRAIGHT CURB DETAIL ON SHEET C6.0.
  - PAVEMENT AND SUBGRADE DESIGN SHALL ADHERE TO RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL ENGINEERING REPORT PREPARED BY NINYO & MOORE, INC. DATED APRIL 1, 2019 AND ANY ASSOCIATED AMENDMENTS.
  - REFER TO GEOTECHNICAL REPORT PREPARED BY NINYO & MOORE, INC. DATED APRIL 1, 2019 FOR PAVEMENT SECTION INFORMATION IF DESIRED. OWNER/CONTRACTOR CAN PROVIDE FULL DEPTH ASPHALT AS ALTERNATE.
  - REVIEW ARCHITECTURAL AND STRUCTURAL PLANS FOR INTERNAL BUILDING SLOPING.
  - FINAL PROTECTION TO BE PROVIDED ON ANY WALL 30" OR TALLER. REFER TO ARCH PLANS.



- NOTE:**
- WALL ELEVATION LEGEND IS FOR REFERENCE ONLY AND IS TO ONLY BE USED AS A REFERENCE FOR THE MEANING OF BW AND TW WHEN CALLED OUT WITH SPOT ELEVATIONS.
  - GRAPHIC IS NOT MEANT TO BE A WALL DETAIL AND SHALL NOT BE USED FOR CONSTRUCTION OF THE WALL.

**WALL ELEVATION LEGEND**



**CONCRETE CHANNEL DETAIL**

- NOTES:**
- MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 4500 PSI.
  - SUBGRADE TO MEET MINIMUM REQUIREMENT FOR STANDARD DUTY CONCRETE PAVEMENT AND GEOTECHNICAL RECOMMENDATIONS.



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**LOT 6 PARKER AND PINE FILING 1**  
 PARKER, CO  
**EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS**  
**OVERALL GRADING PLAN**



PROJECT NO.  
096895001

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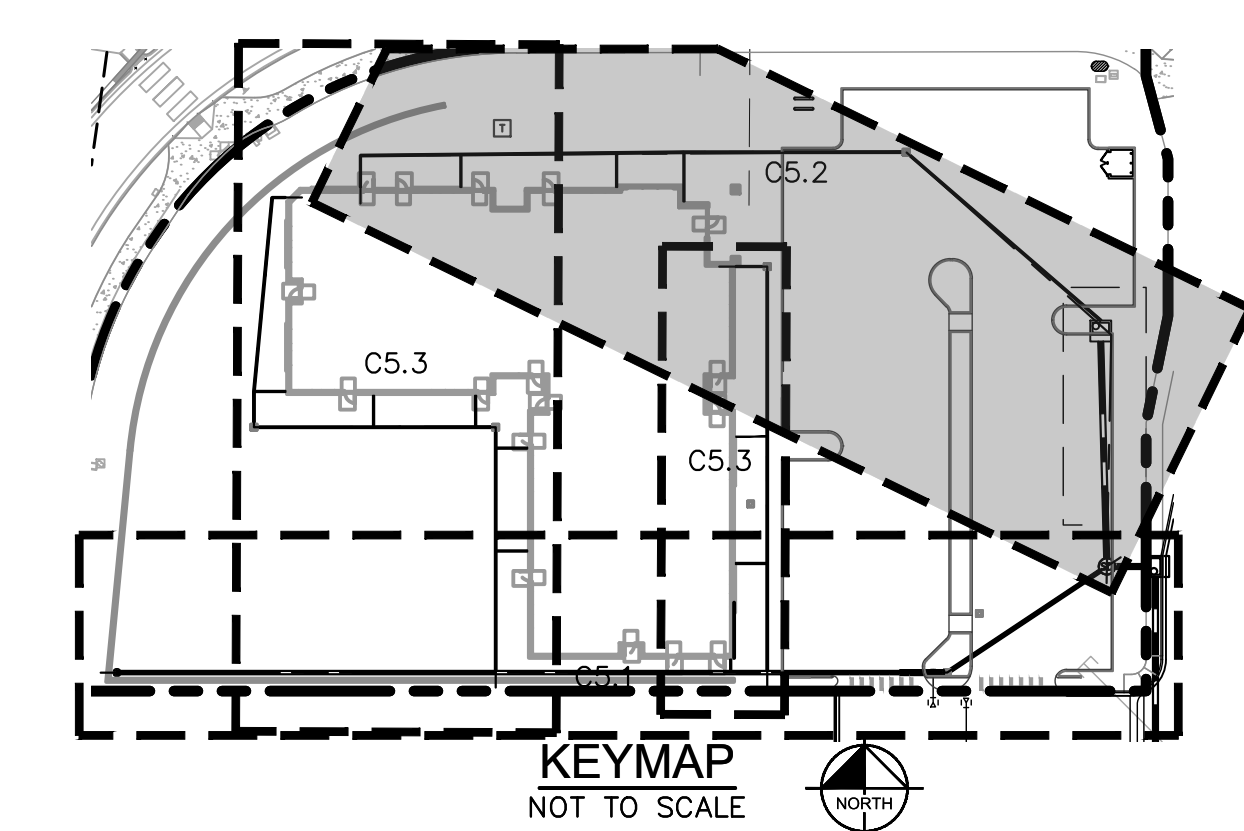
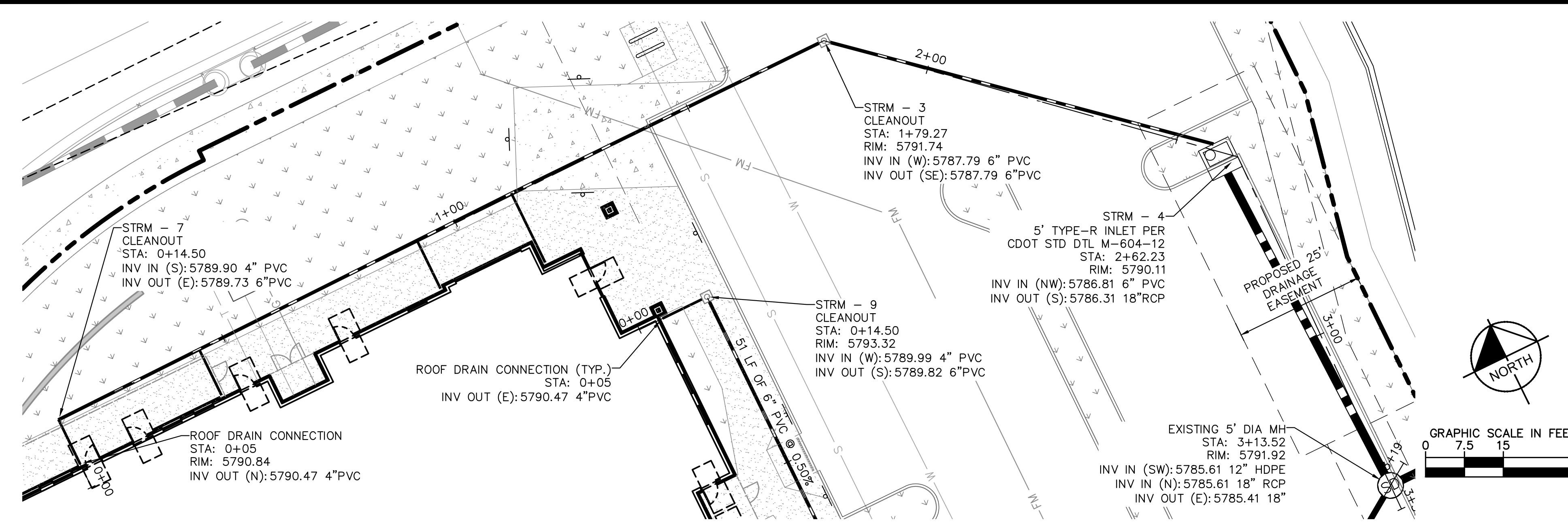
TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

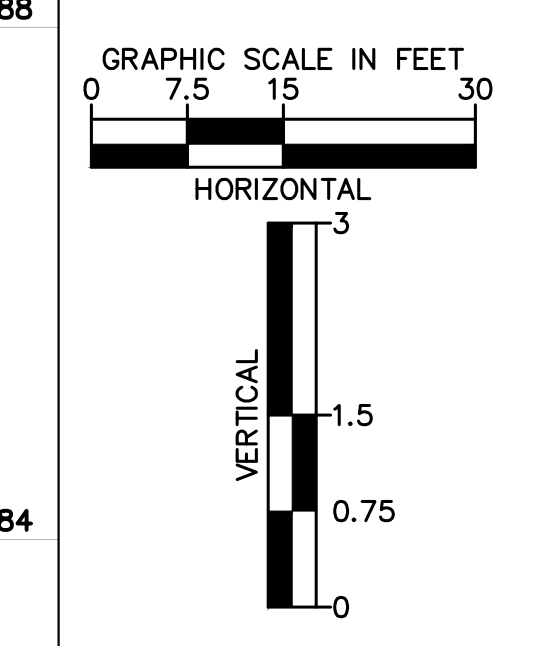
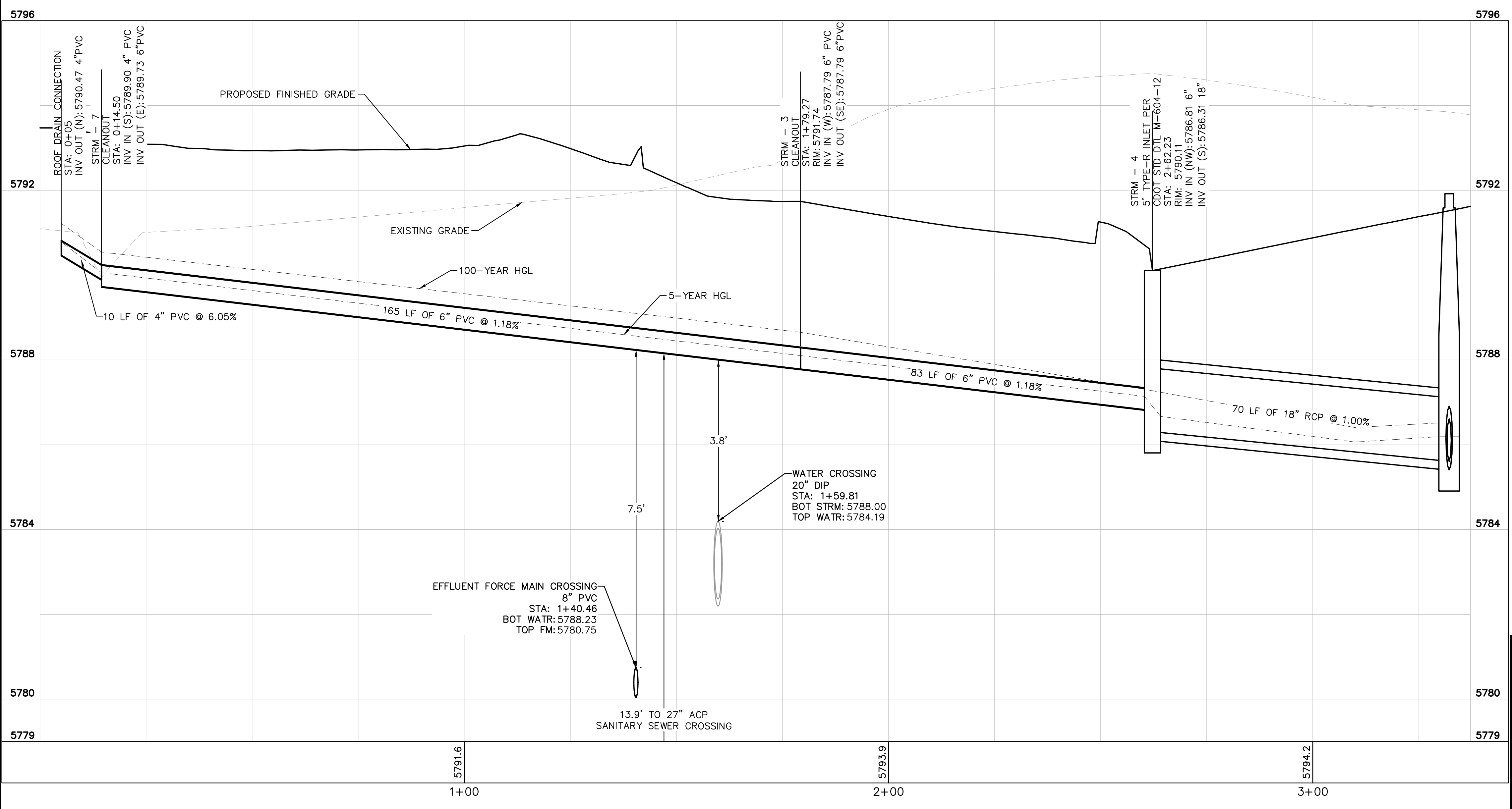
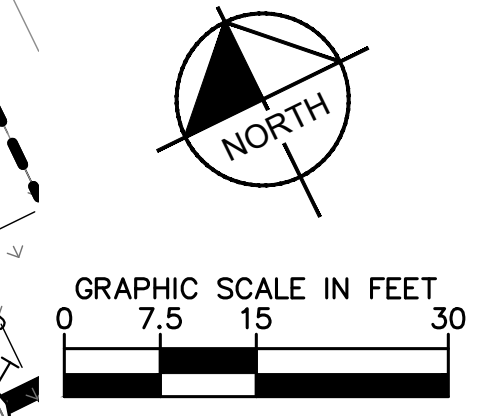
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- LEGEND**
- PROPERTY LINE
  - PROPOSED STORM SEWER
  - PROPOSED STORM INLET
  - PROPOSED STORM MANHOLE



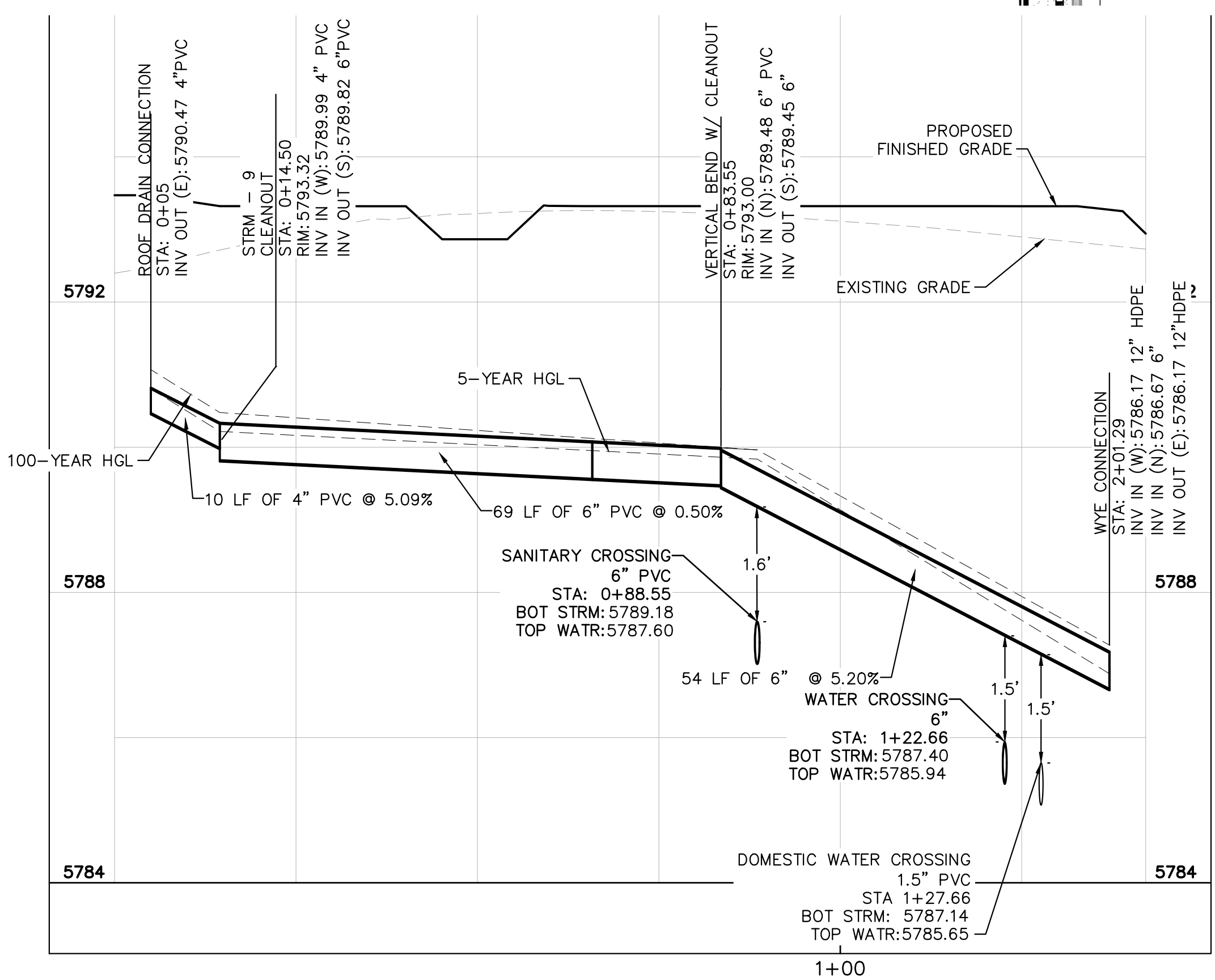
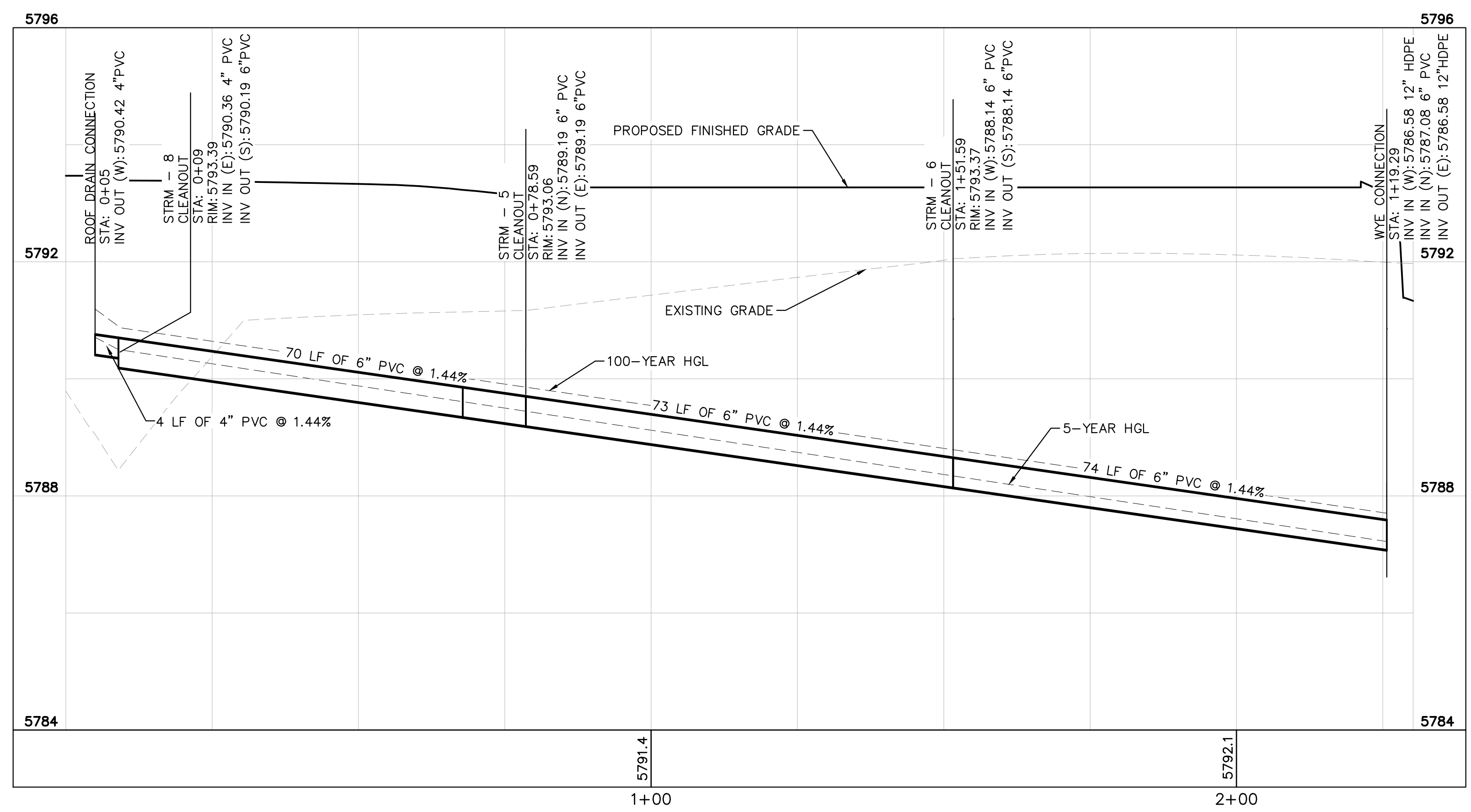
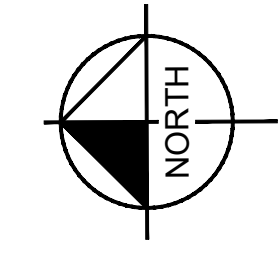
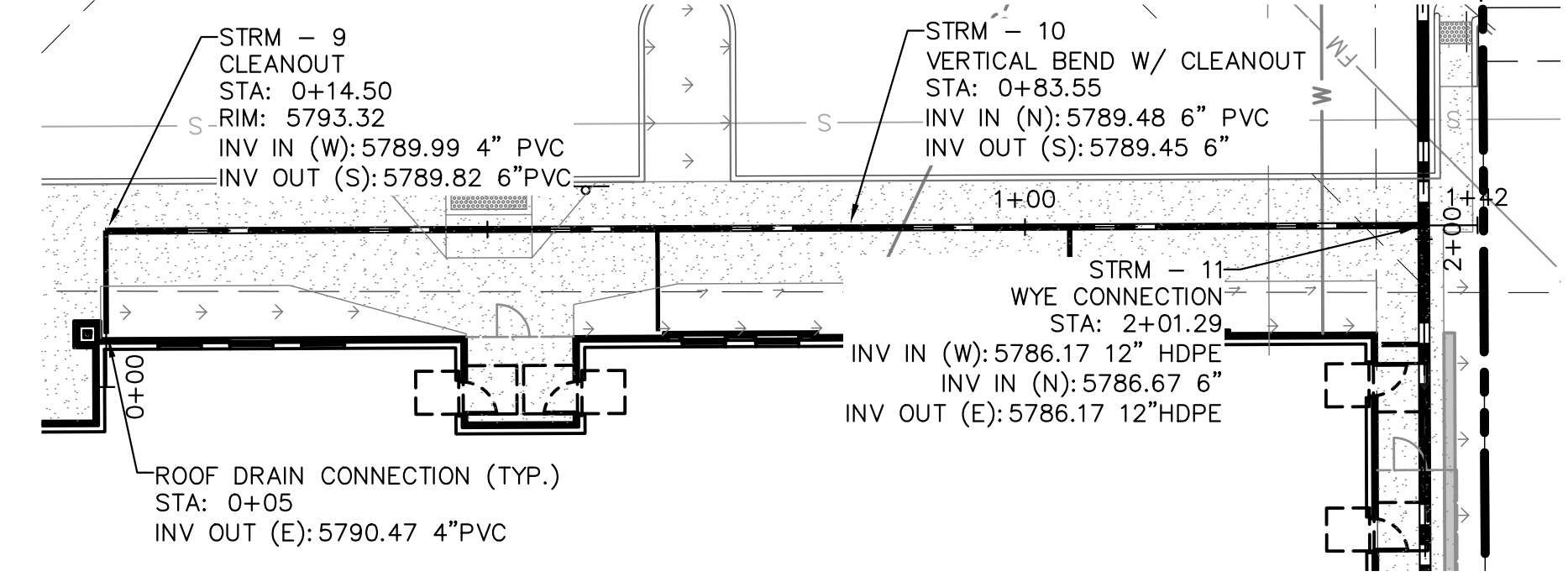
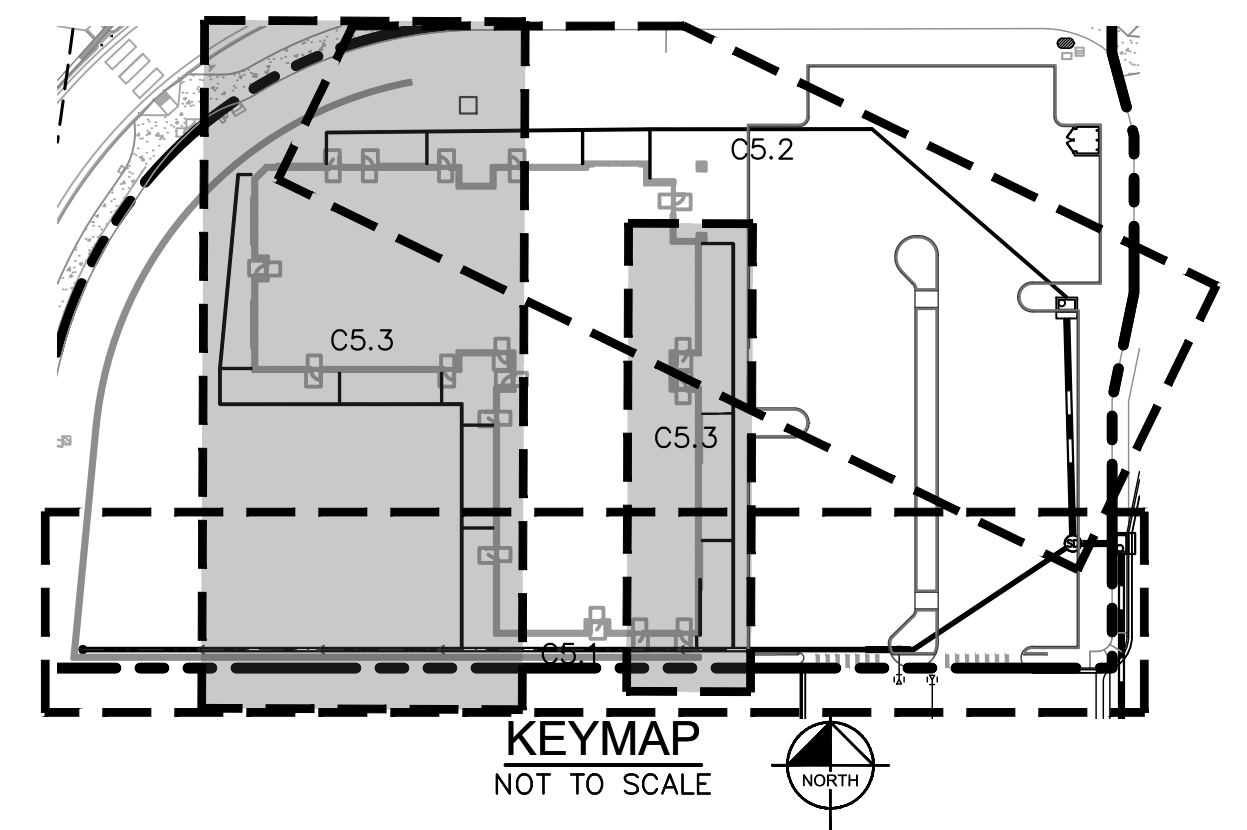
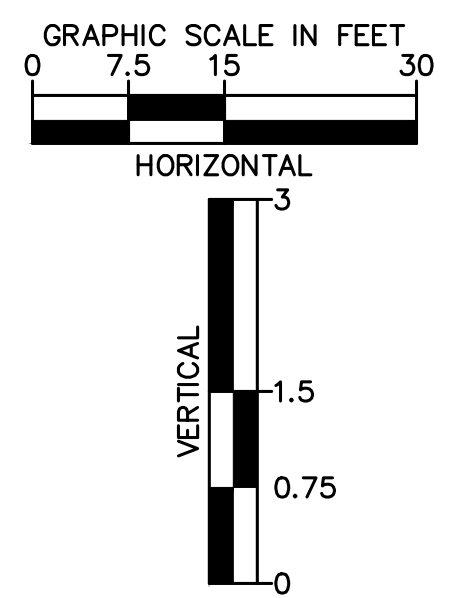
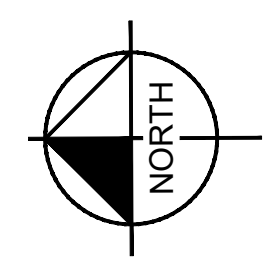
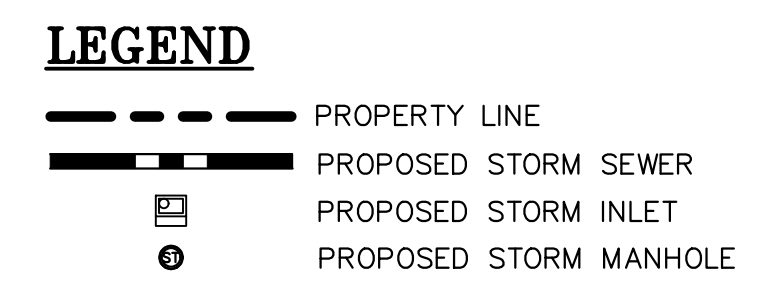
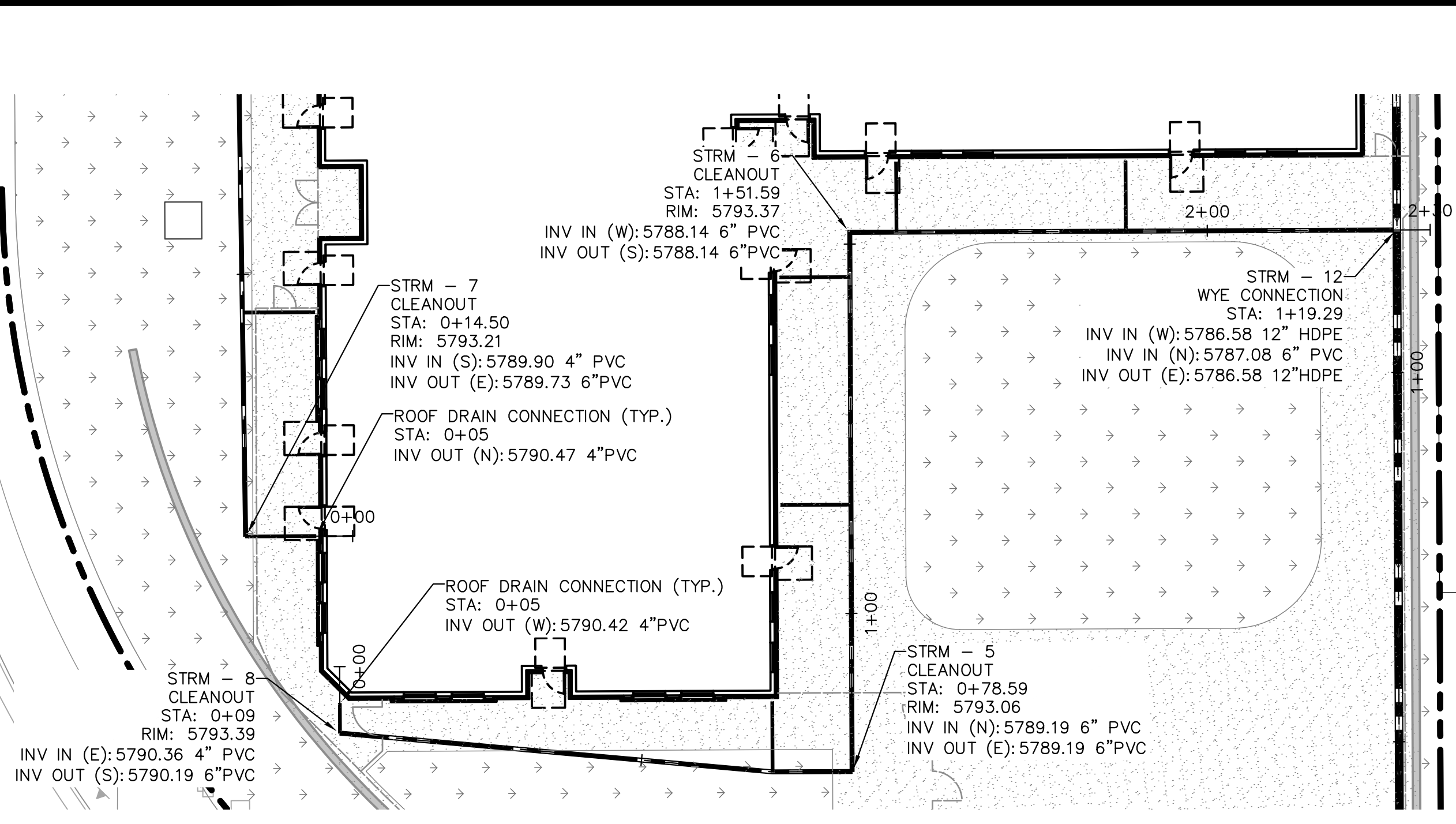
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

|   |  |
|---|--|
| <h1 style="margin: 0;">Kimley»Horn</h1> <p style="font-size: 8px; margin: 0;">2021 KIMLEY-HORN AND ASSOCIATES, INC.<br/>4582 South Ulster Street, Suite 1500<br/>Denver, Colorado 80237, (303) 728-2300</p> | <p style="font-size: 8px; margin: 0;">NO. _____</p> <p style="font-size: 8px; margin: 0;">REVISION _____</p> <p style="font-size: 8px; margin: 0;">BY _____ DATE _____</p> |
| <p style="font-weight: bold; margin: 0;">DESIGNED BY: MCN<br/>DRAWN BY: NMH<br/>CHECKED BY: DLS<br/>DATE: 06/30/2021</p>  |  |
| <p style="font-weight: bold; margin: 0;">LOT 6 PARKER AND PINE FILING 1<br/>PARKER, CO<br/>EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS<br/>PRIVATE STORM PLAN AND PROFILE</p>                                  |  |
|   |  |
| <p style="font-size: 8px; margin: 0;">PROJECT NO.<br/>096895001</p> <p style="font-size: 8px; margin: 0;">DRAWING NAME<br/>096895001CD_ST_PP</p>  |  |
| <p style="font-size: 12px; font-weight: bold; margin: 0;">C5.2</p>  |  |

I:\projects\109689501\109689501\_CD\_ST\_PP.dwg - 10/16/2021 10:00 AM - 10/16/2021 10:00 AM  
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TOWN OF PARKER, DIRECTOR OF ENGINEERING  
 DATE:



|     |          |    |      |
|-----|----------|----|------|
| NO. | REVISION | BY | DATE |
|     |          |    |      |
|     |          |    |      |

**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237, (303) 728-2300

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  
 PRIVATE STORM PLAN AND PROFILE

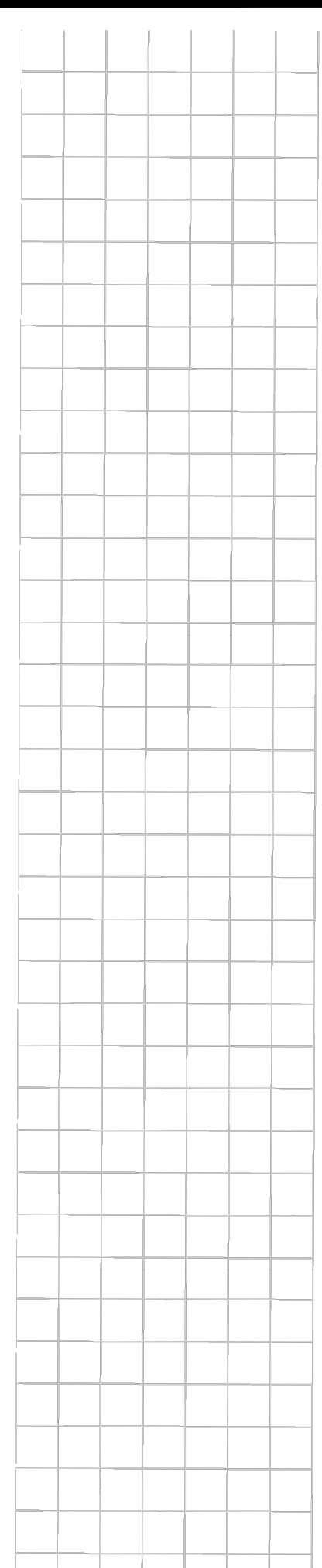
PROJECT NO.  
 096895001

DRAWING NAME  
 096895001CD\_ST\_PP

C5.3

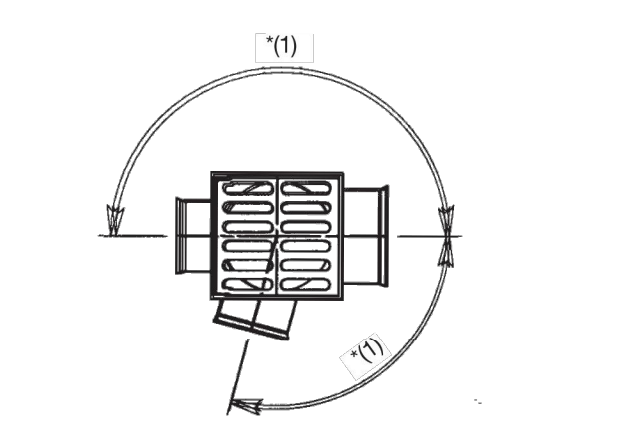


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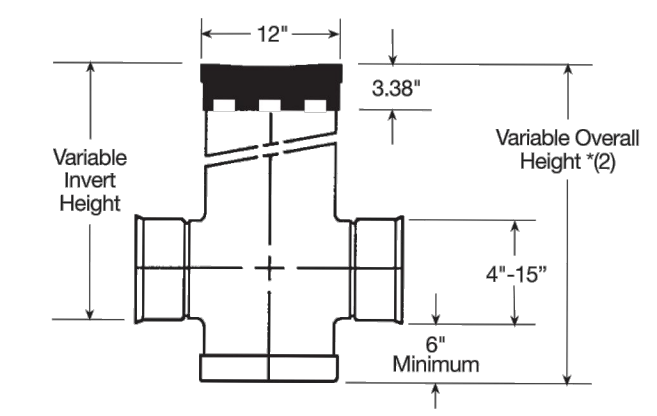


### 12" & 15" Drain Basins

| Part/Prefix | Product Description | Available Outlets |
|-------------|---------------------|-------------------|
| 2812AG_X    | 12" Custom Basin    | 4" thru 12"       |
| 2815AG_X    | 15" Custom Basin    | 4" thru 15"       |

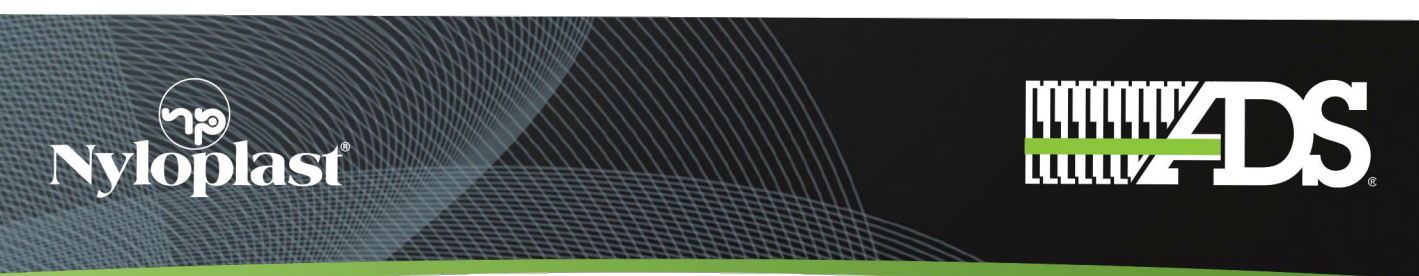
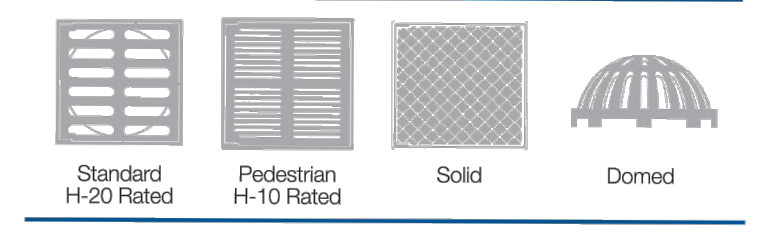


(1) Adapters can be mounted on any angle 0° to 359°. To determine minimum angle between adapters please see chart on page (1).



(2) Maximum recommended overall height 10'

#### 12" & 15" Grate Options



### 36" (900 MM) STORM MANHOLE SPECIFICATION

**SCOPE**  
This specification describes the 36" (900 mm) Storm Manhole for use in underground stormwater applications.

**JOINT PROPERTIES**  
36" (900 mm) Storm Manholes and their reducing cones shall be manufactured from PVC pipe stock, utilizing a thermoforming process to reform the pipe stock to the specified configuration. The raw material used to manufacture the pipe stock that is used to manufacture the main body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 cell class 12454.

Gaskets shall be made from material meeting the requirements of ASTM F477.

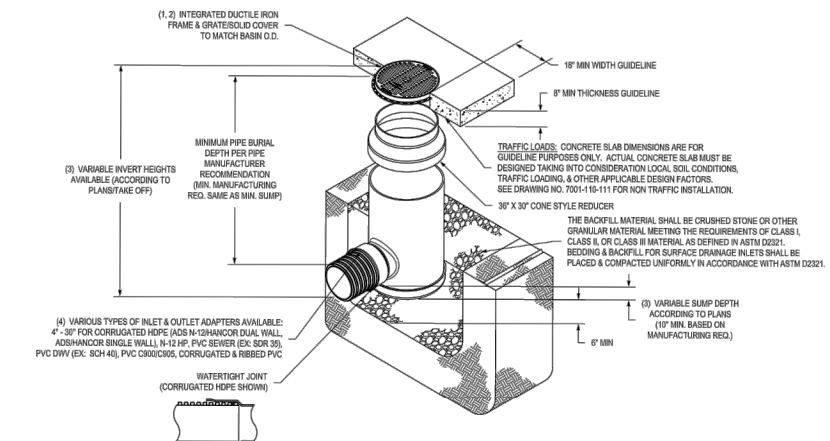
Ductile iron used in the manufacture of the castings shall conform to ASTM A536 grade 70-50-05. Grates and covers shall be provided painted black.

**PERFORMANCE**  
The drainage pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drain and sewer plastic pipe using flexible elastomeric seats.

Grates for drain basins shall be capable of supporting various wheel loads as specified by Nyloplast.

**INSTALLATION**  
36" Storm Manholes shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone or other granular material meeting the requirements of Class 1, Class 2, or Class 3 materials as defined in ASTM D2321. Bedding and backfill for surface drainage inlets shall be well placed and compacted uniformly in accordance with ASTM D2321. Contact Nyloplast Engineering in Buford, GA for installation recommendations.

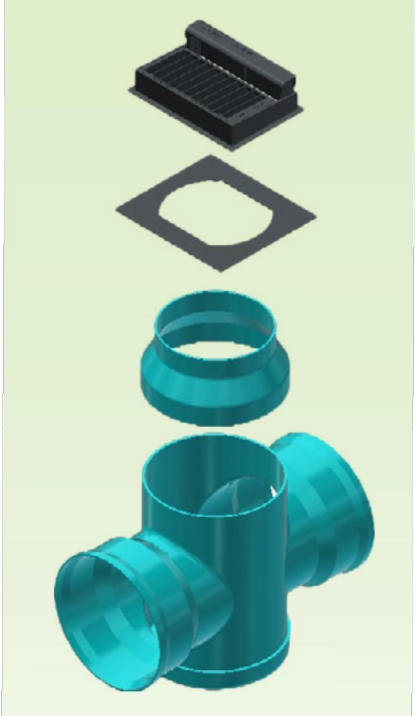
#### 36" STORM MANHOLE



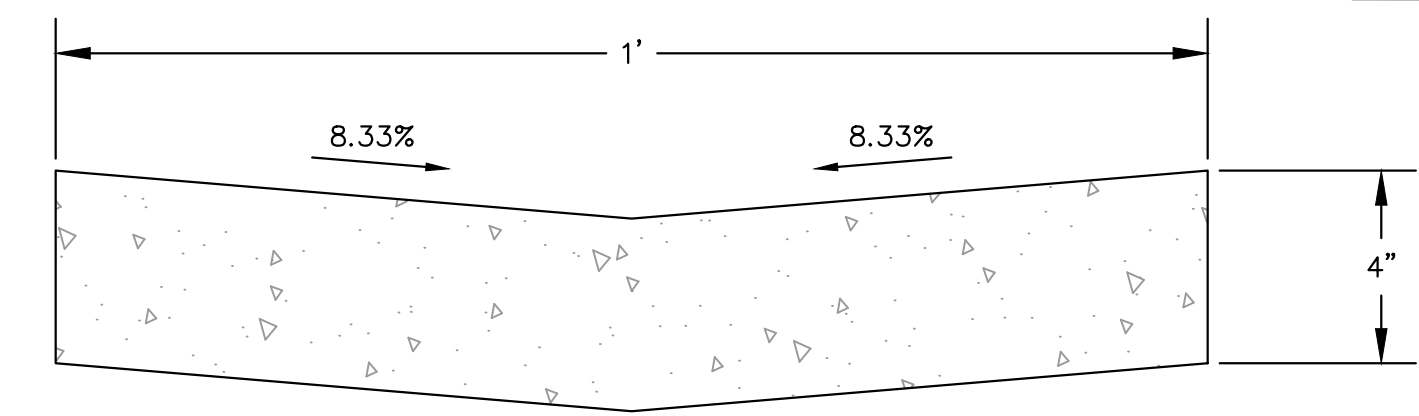
Ask a local representative for a complete listing of specifications, details and pricing. Visit [www.nyloplast-us.com](http://www.nyloplast-us.com) or call 866-888-8479 for project support.

**THE MOST ADVANCED NAME IN WATER MANAGEMENT SOLUTIONS™**

Advanced Drainage Systems, Inc.  
www.ads-pipe.com  
www.nyloplast-us.com



Try the Online Drain Basin Configurator at [www.basinconfigurator.com](http://www.basinconfigurator.com). Create a custom drain basin in minutes and get the documentation needed to specify parts and get pricing.



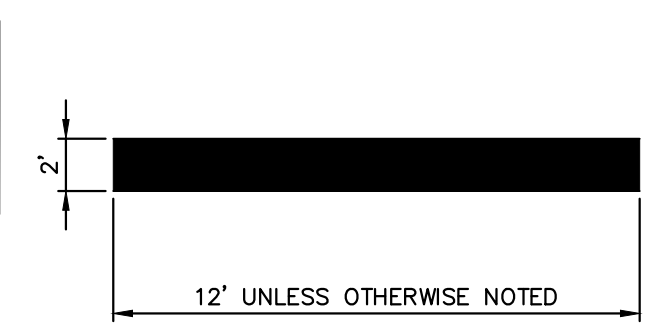
### CONCRETE SWALE DETAIL

- N.T.S.
- NOTES:
- MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 4500 PSI.
  - SUBGRADE TO MEET MINIMUM REQUIREMENT FOR STANDARD DUTY CONCRETE PAVEMENT AND GEOTECHNICAL RECOMMENDATIONS.



12" x 18" MINIMUM SIZE

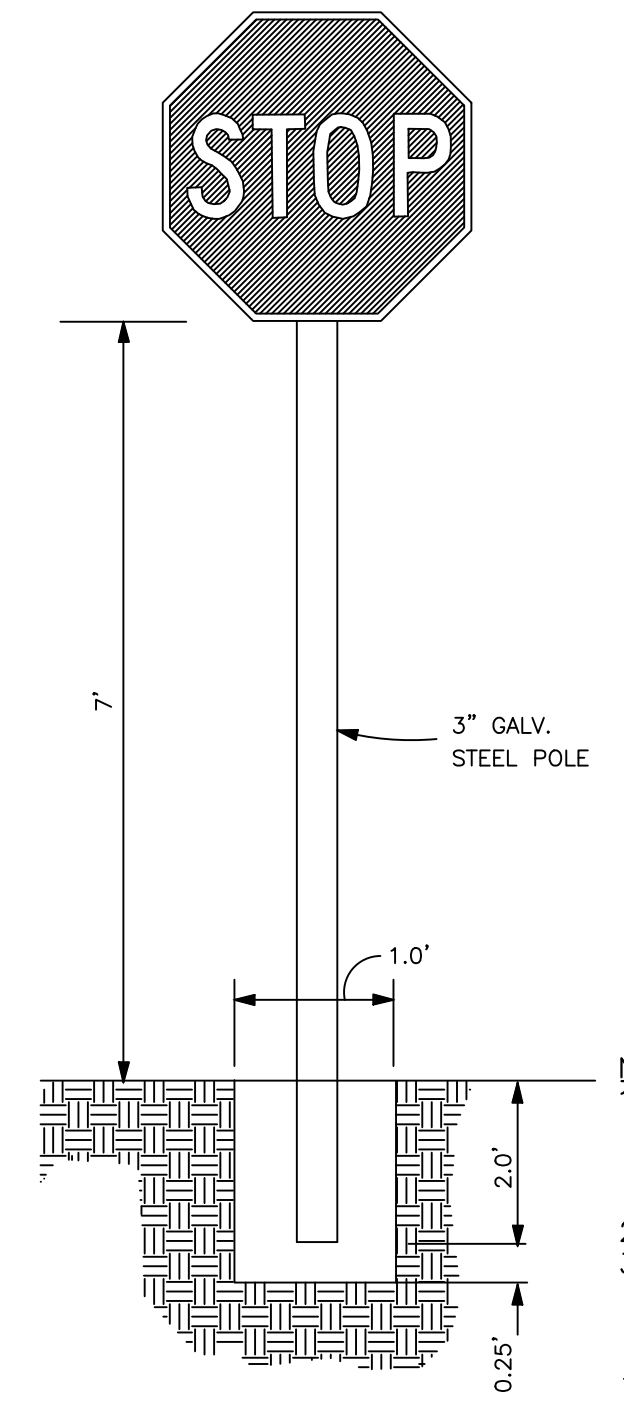
- NOTE:
- SIGN SHALL BE MOUNTED ON TOP OF A BOLLARD.
- MUTCD R7-8 ACCESSIBLE PARKING SIGN**  
N.T.S.



- NOTE:
- ALL TRAFFIC MARKINGS TO BE THERMOPLASTIC AS PER DIMENSIONS SHOWN.

### STOP BAR DETAIL

N.T.S.



- NOTES:
- ALL SIGNS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR COLOR, SIZE, REFLECTIVITY, AND HEIGHT.
  - SIGNS TO PLACE AS SHOWN ON THE PLANS.
  - FOR SIGNS NOT PROTECTED BY A STANDARD PARKING BUMPER OR BEHIND THE CURB PLACE STEEL POLE IN BOLLARD PER THE HANDICAP PARKING SIGN DETAIL.

### SIGN POST DETAIL

NOT TO SCALE



12" x 18" MINIMUM SIZE

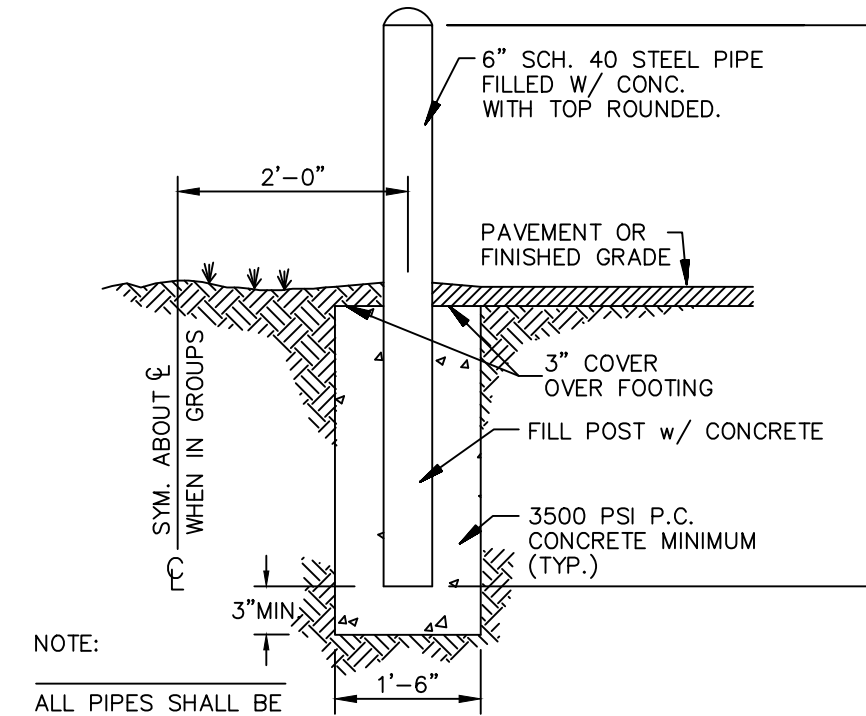
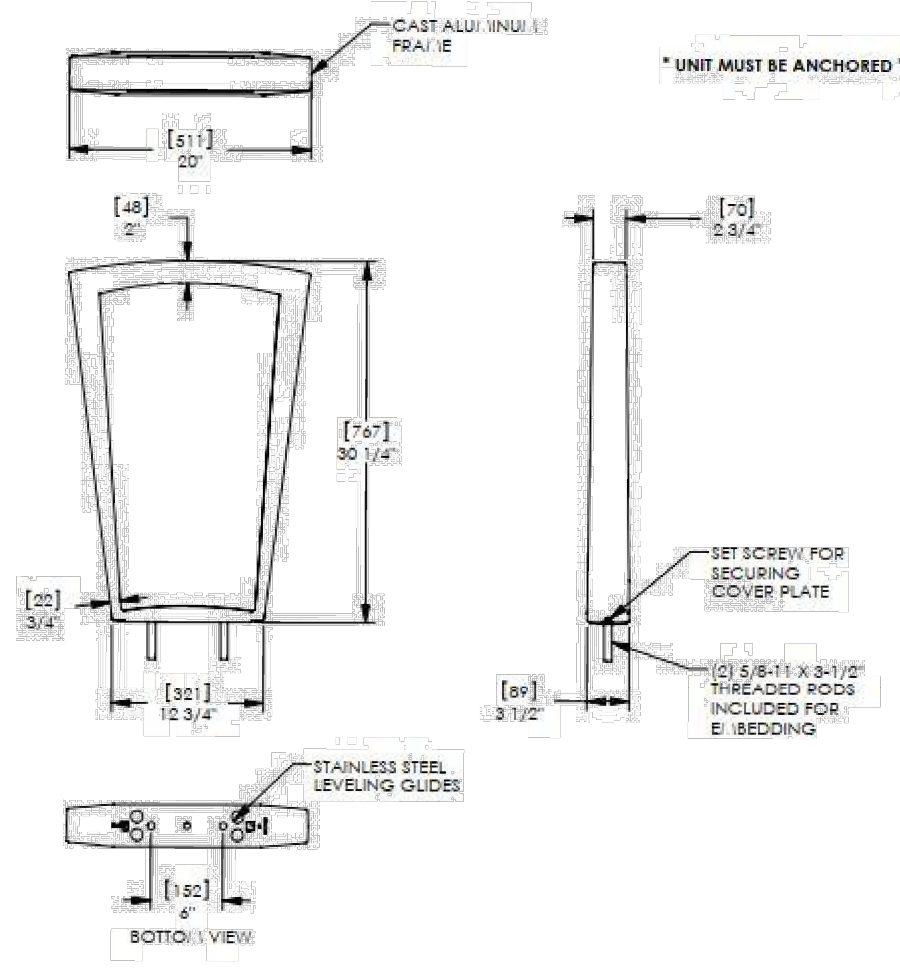
- NOTE:
- SIGN SHALL BE MOUNTED ON TOP OF A BOLLARD.
- MUTCD R7-8 ACCESSIBLE PARKING SIGN**  
N.T.S.



### NO PARKING FIRE LANE - R8-31

N.T.S.

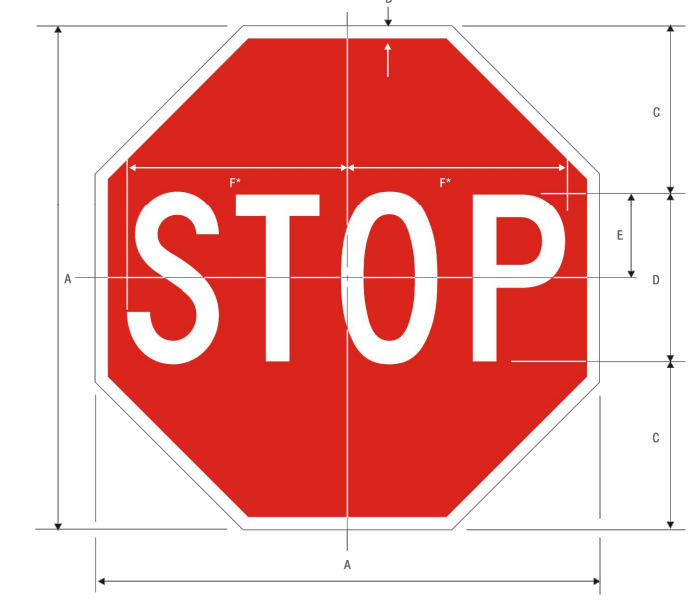
Emerson Electric Embedded  
Date: 07/19/2016  
www.emerson.com



- NOTE:
- ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

### PIPE BOLLARD

N.T.S.



| A  | B      | C  | D      | E | F      |
|----|--------|----|--------|---|--------|
| 18 | 20 1/2 | 6  | 8 1/2  | 3 | 7 1/2  |
| 24 | 26 1/2 | 8  | 10 1/2 | 4 | 10     |
| 30 | 32 1/2 | 10 | 12 1/2 | 5 | 12 1/2 |
| 36 | 38 1/2 | 12 | 14 1/2 | 6 | 15     |
| 48 | 50 1/2 | 16 | 18 1/2 | 8 | 20     |

COLORS: LEGEND - WHITE (RETROREFLECTIVE)  
BACKGROUND - RED (RETROREFLECTIVE)

### STOP SIGN - R1-1

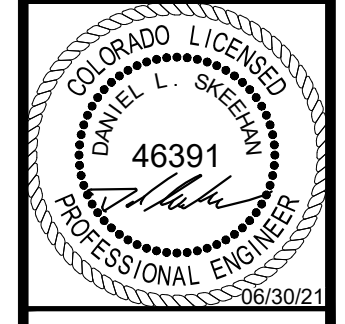
N.T.S.

| NO. | REVISION | DATE | APPR. |
|-----|----------|------|-------|
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**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4582 South Ulster Street, Suite 1500  
Denver, Colorado 80237 (303) 728-2300

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  
SITE DETAILS

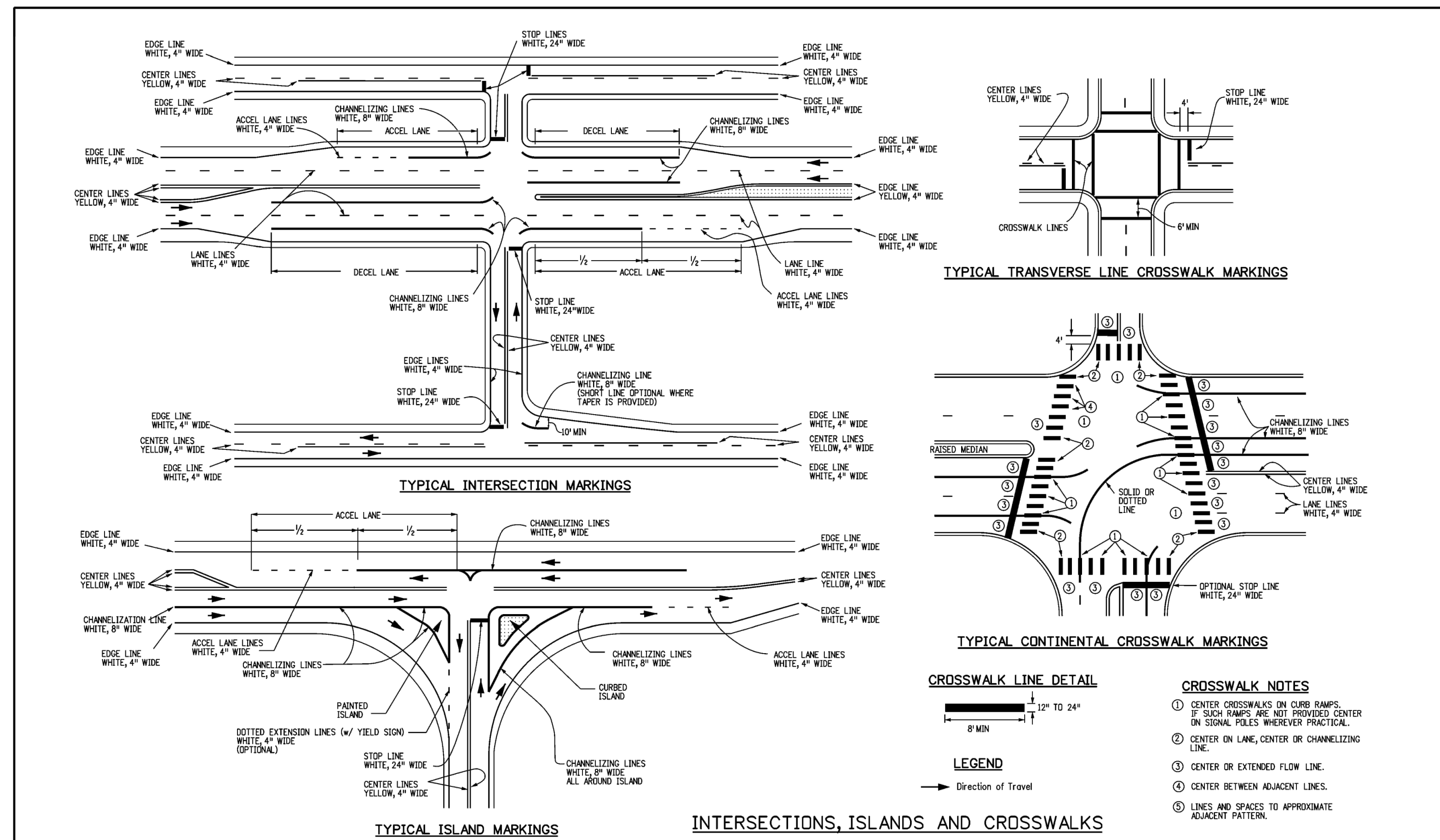


PROJECT NO.  
096895001

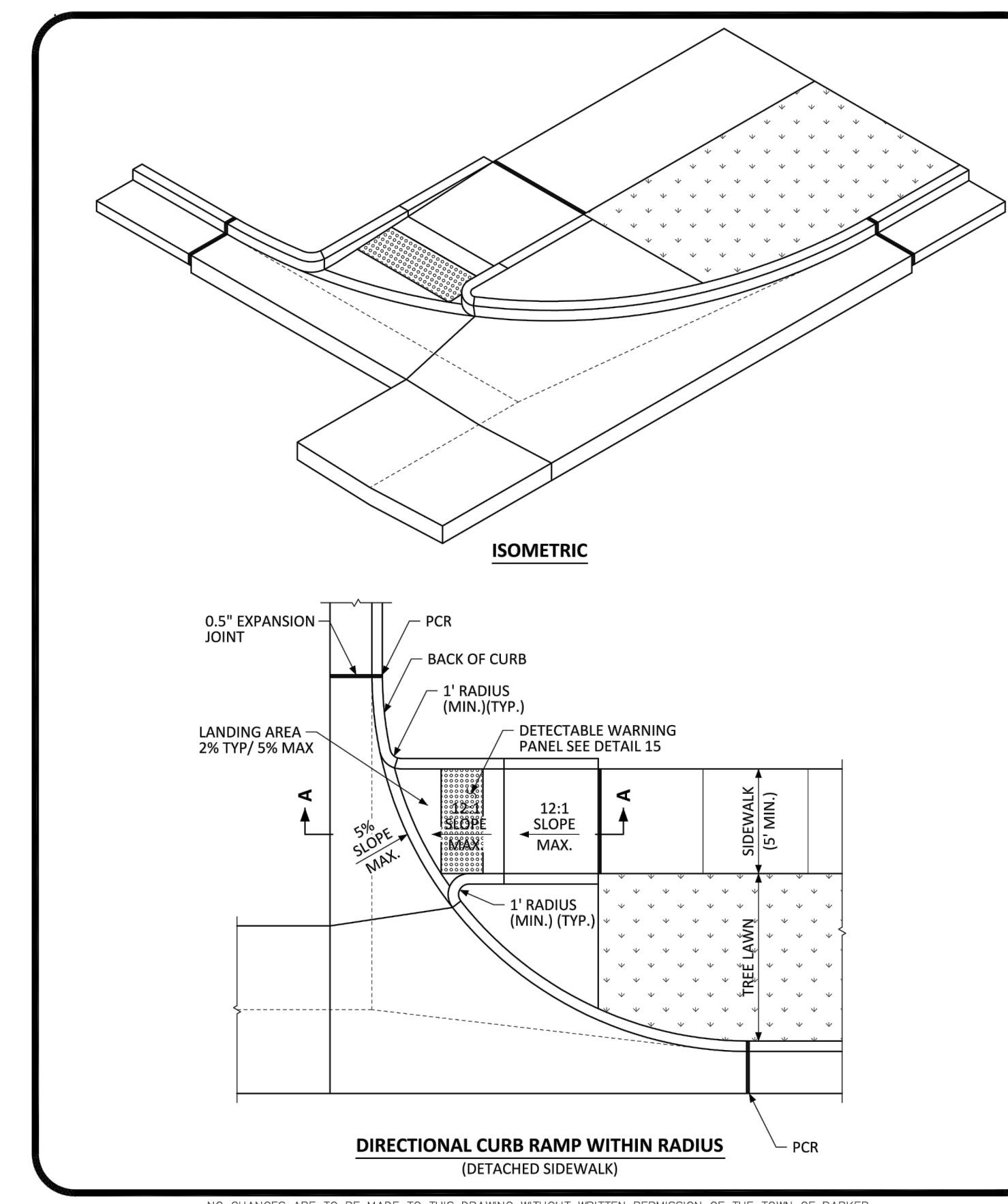
DRAWING NAME  
096895001CD\_SITE\_DT

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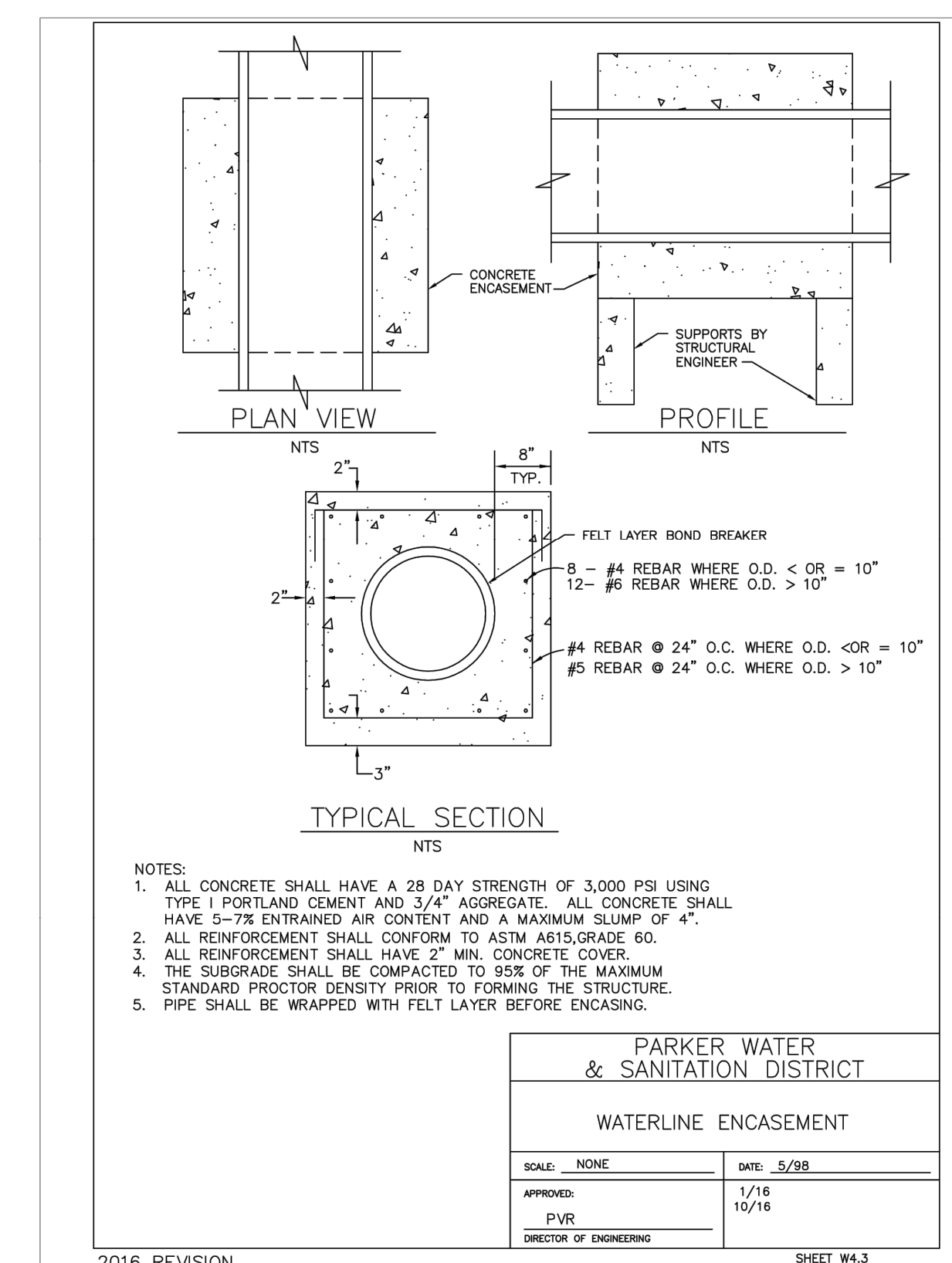


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| <b>Computer File Information</b> |                     | <b>Sheet Revisions</b> |           | <b>Colorado Department of Transportation</b>                                       |  | <b>STANDARD PLAN NO.</b>  |  |
| Creation Date: 07/04/12          |                     | Date:                  | Comments: | 2829 W. Howard Pl.<br>Denver, CO 80204<br>Phone: 303-757-9436<br>Fax: 303-757-9219 |  | S-627-1                   |  |
| Created By: JSW                  |                     |                        |           | Traffic & Safety Engineering MKB   |  | Standard Sheet No. 3 of 9 |  |
| Lost/Modification Date: 02/08/17 |                     |                        |           | Issued By: Traffic & Safety Engineering Branch July 31, 2019                       |  | Project Sheet Number:     |  |
| Lost/Modified By: MIBhot         |                     |                        |           |  |  |                           |  |
| CAD Ver.: MicroStation V8        | Scale: Not to Scale | Units: English         |           |  |  |                           |  |



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|  |   |               |        |
|--|---|---------------|--------|
|  | <b>DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL</b> | DATE          | DETAIL |
|  |   | NOVEMBER 2020 | 18     |
|  |   | 2 OF 2        |        |



- NOTES:
- ALL CONCRETE SHALL HAVE A 28 DAY STRENGTH OF 3,000 PSI USING TYPE I PORTLAND CEMENT AND 3/4" AGGREGATE. ALL CONCRETE SHALL HAVE 5-7% ENTRAINED AIR CONTENT AND A MAXIMUM SLUMP OF 4".
  - ALL REINFORCEMENT SHALL CONFORM TO ASTM A618 GRADE 60.
  - ALL REINFORCEMENT SHALL HAVE 2" MIN. CONCRETE COVER.
  - THE SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY PRIOR TO FORMING THE STRUCTURE.
  - PIPE SHALL BE WRAPPED WITH FELT LAYER BEFORE ENCASING.

|                                    |            |
|------------------------------------|------------|
| PARKER WATER & SANITATION DISTRICT |            |
| WATERLINE ENCASEMENT               |            |
| SCALE: NONE                        | DATE: 5/28 |
| APPROVED: PVR                      | 1/16       |
| DIRECTOR OF ENGINEERING            | 10/16      |

2016 REVISION

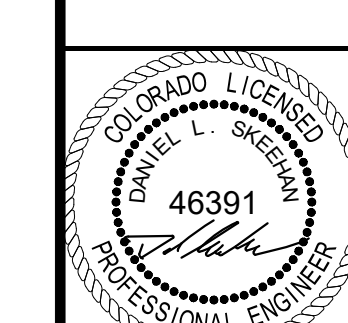
SHEET #4.3

| NO. | REVISION | BY | DATE |
|-----|----------|----|------|
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|     |          |    |      |

**Kimley»Horn**  
 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237, (303) 728-2300

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  
 SITE DETAILS



PROJECT NO. 096895001  
 DRAWING NAME 096895001CD\_SITE\_SITE\_DT

C6.2

# 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

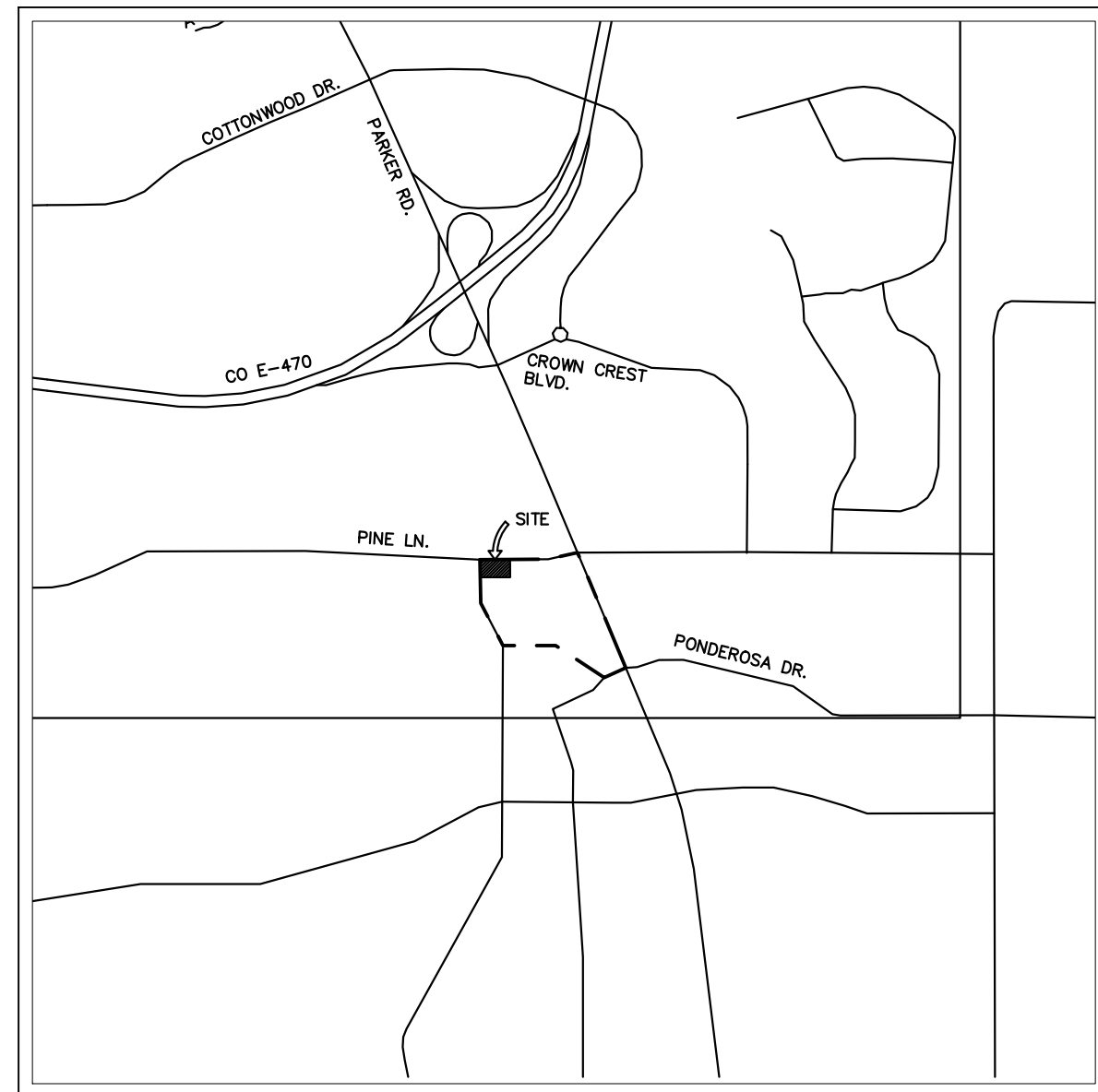
**WATER/SANITARY SEWER:**  
PARKER WATER AND SANITATION DISTRICT  
18100 E. WOODMAN ROAD  
PARKER, CO 80134  
TEL: (303) 841-4627  
CONTACT: DRAVTON SANDERSON

**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 REMEDIED 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)



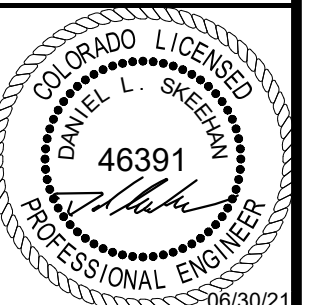
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**Kimley»Horn**

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

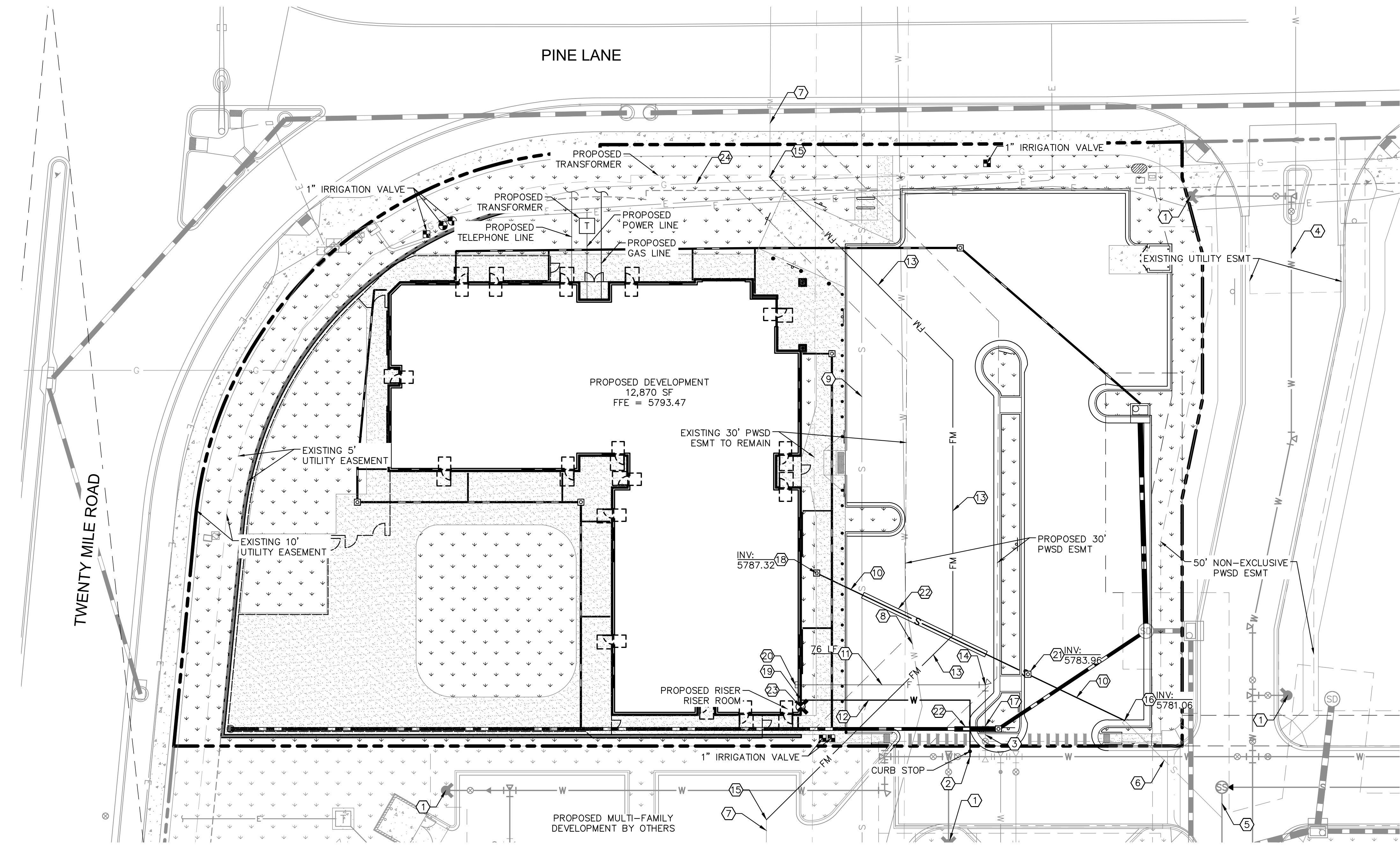
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**UTILITY LEGEND**

|  |                                   |
|--|-----------------------------------|
|  | 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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ 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.

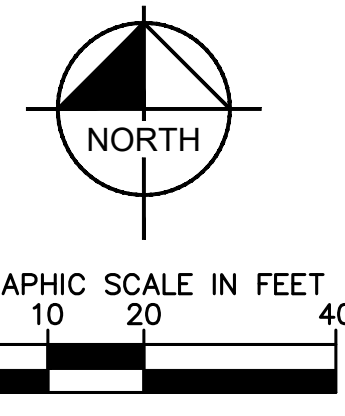
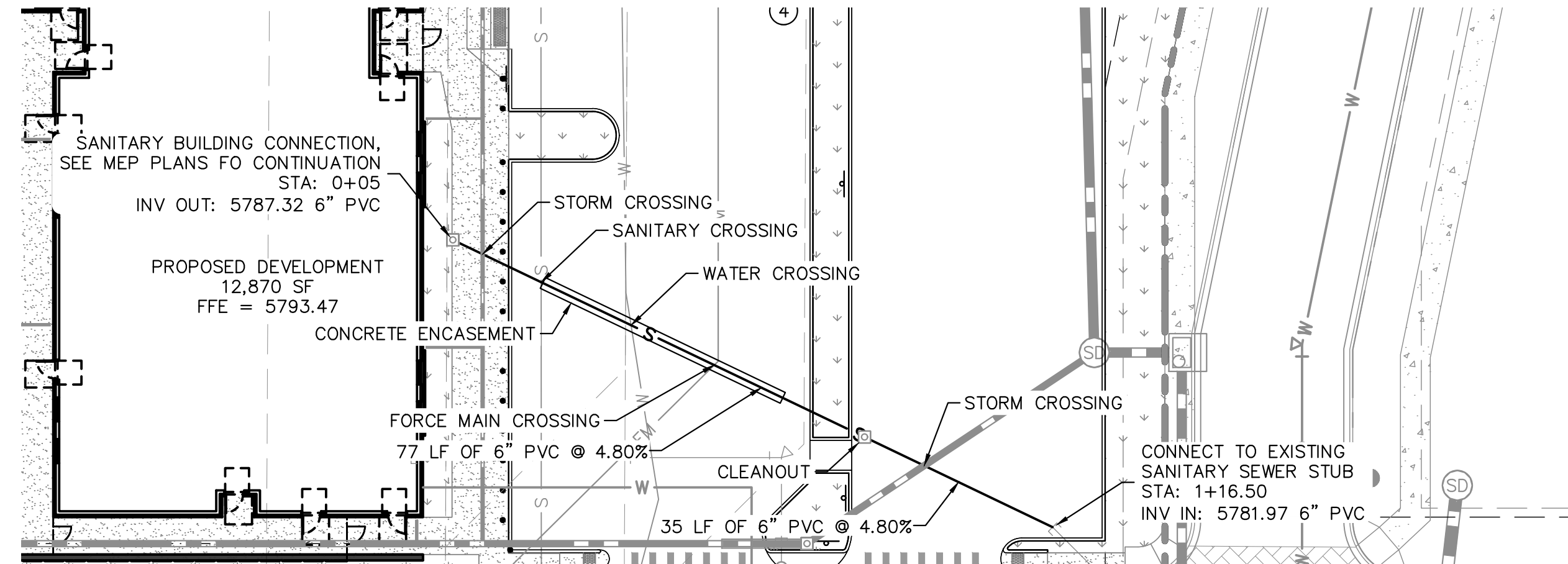
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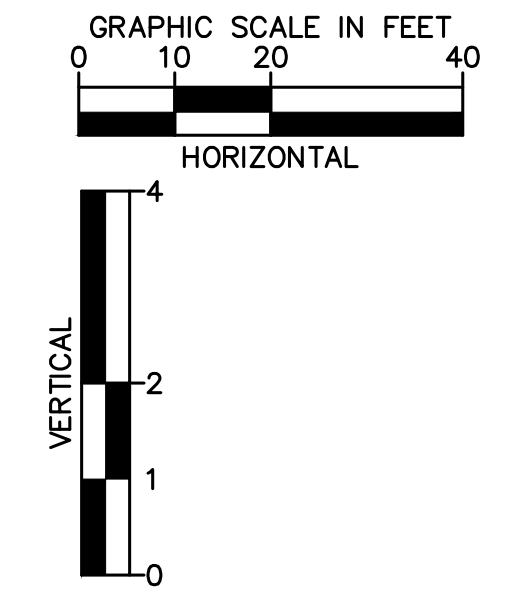
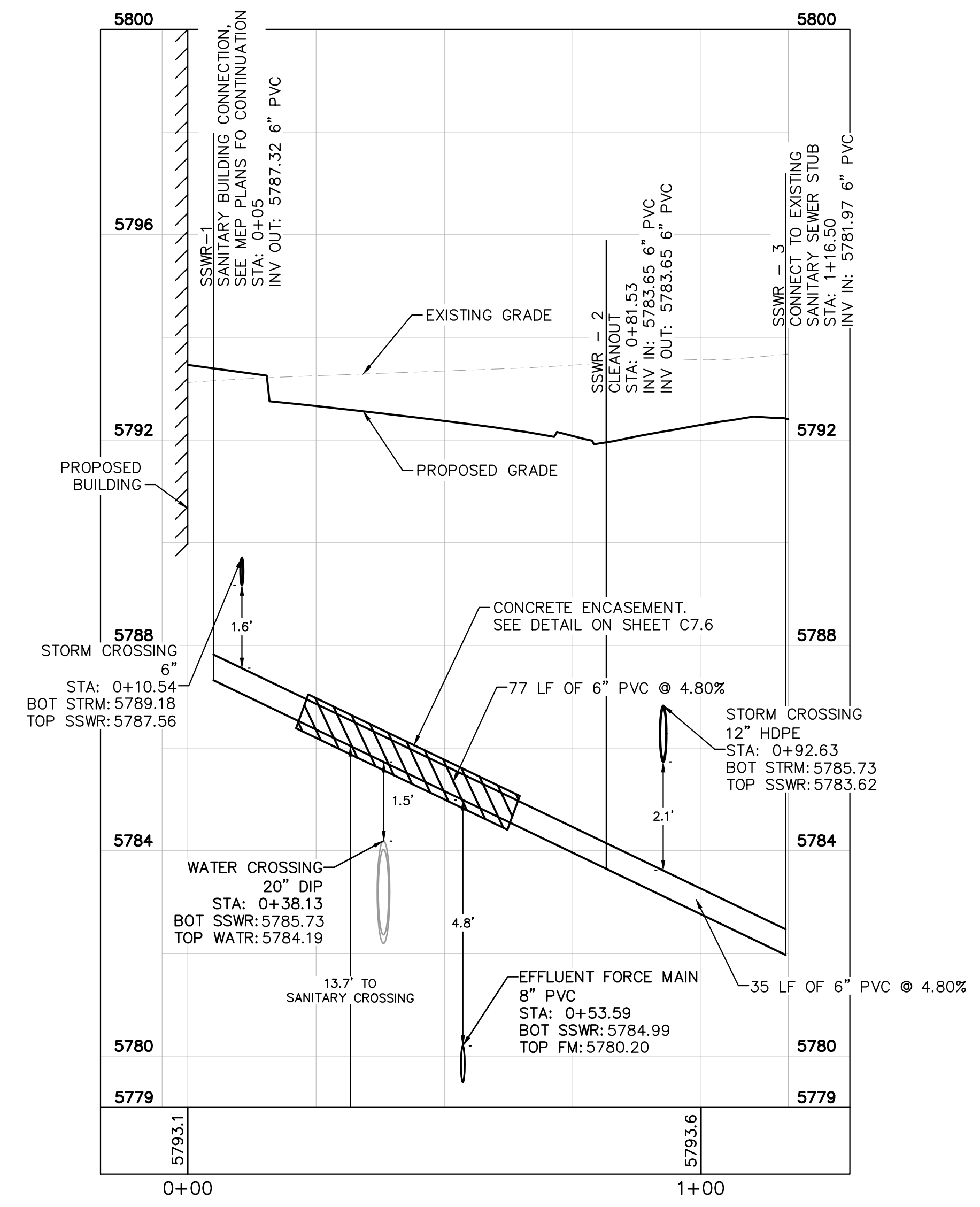
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| NO.   | REVISION | BY | DATE |
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| DESIGNED BY: MCN<br>DRAWN BY: NMH<br>CHECKED BY: DLS<br>DATE: 06/30/2021  |          |    |      |
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| PARKER, CO  |          |    |      |
| EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS  |          |    |      |
| UTILITY PLAN  |          |    |      |
|   |          |    |      |
| PROJECT NO.<br>096895001  |          |    |      |
| DRAWING NAME<br>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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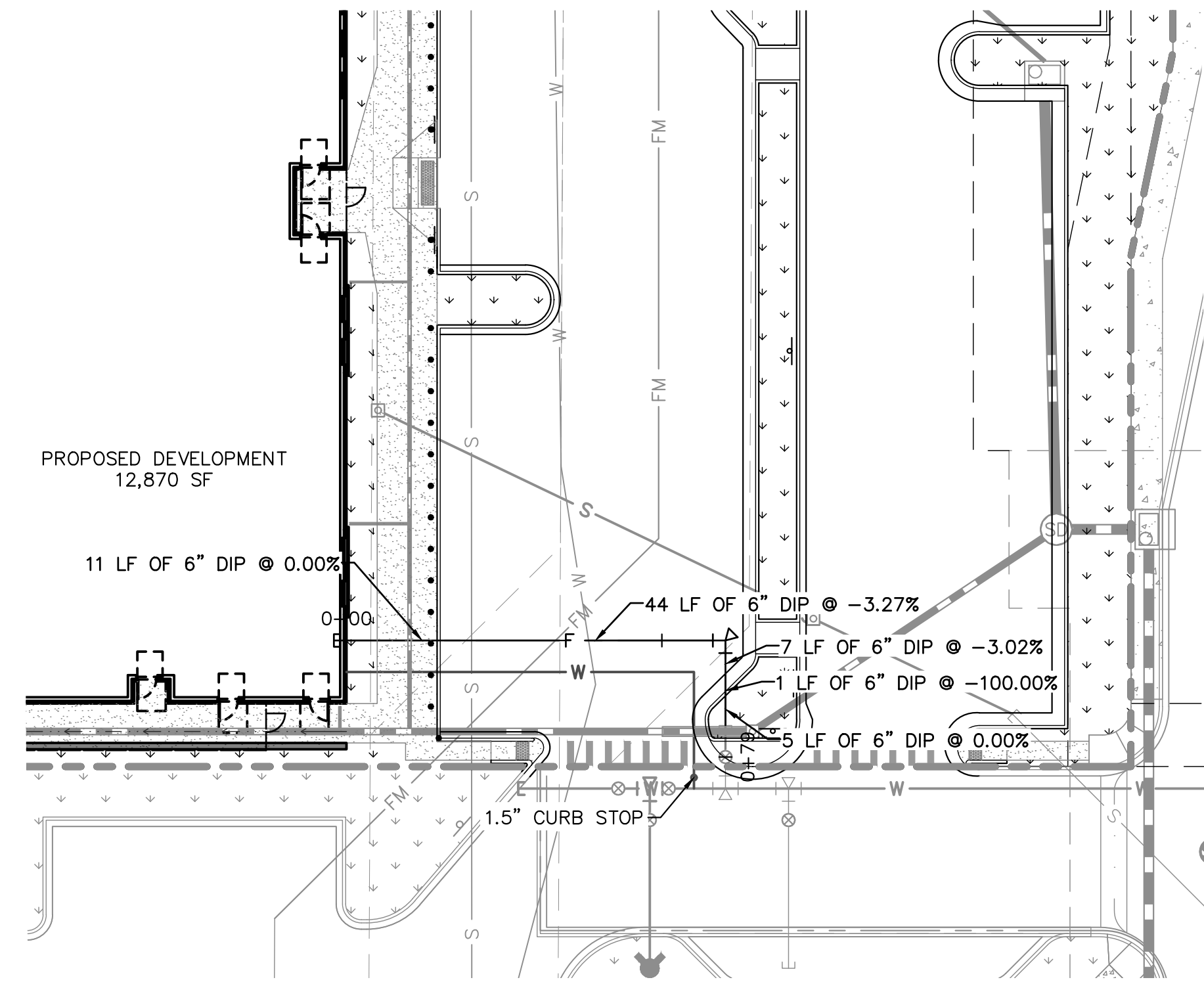
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**LOT 6 PARKER AND PINE FILING 1**  
 PARKER, CO  
 EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS  
 SANITARY SEWER LINE PLAN AND PROFILE



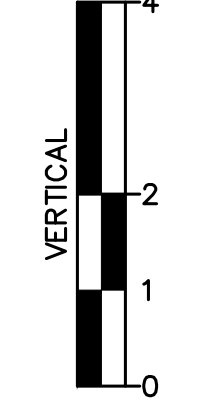
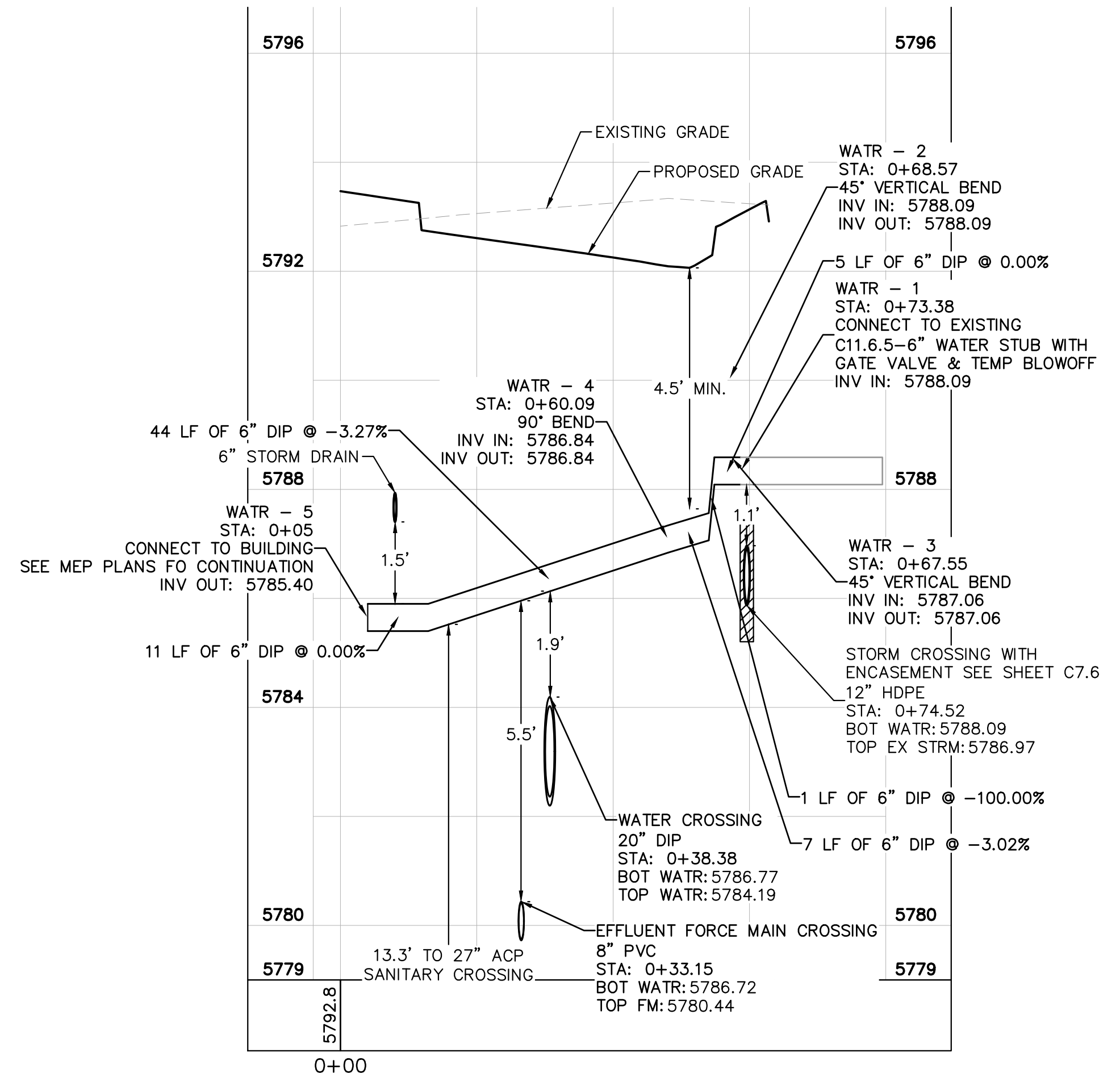
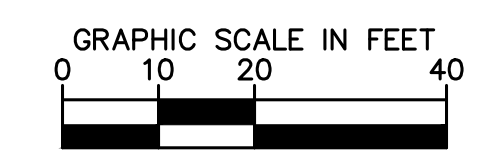
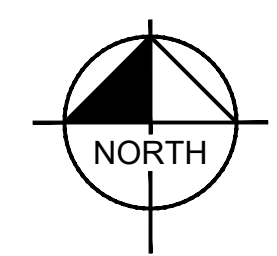
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- LEGEND:**
- PROPERTY LINE
  - EXISTING WATER LINE
  - PROPOSED WATER LINE
  - EXISTING SANITARY SEWER LINE
  - PROPOSED SANITARY SEWER LINE
  - PROPOSED STORM LINE
  - PROPOSED FIRE LINE
  - PROPOSED FORCE MAIN

- 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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 CHECKED BY: DLS  
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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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**INSPECTION POLICY:**

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

**INSTALLATION NOTES:**

**SEWER:**

- ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND PVC SCHD 40 PIPE. APPROVED BEDDING IS TO BE SQUEEGEE.
- NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3".
- MINIMUM GRADE SHALL BE 2X.
- INSTALLATION SHALL INCLUDE NO MORE THAN 3 BENDS. 90° BENDS ARE NOT ALLOWED. SOLVENT WELDED PIPE WILL NOT BE ALLOWED.
- 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.
- STRESSING OF THE PIPE BETWEEN FITTINGS WILL NOT BE ALLOWED.
- SEWER SERVICE LINE SHALL NOT BE LOCATED UNDER CONCRETE SURFACE.
- ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:  
 "S" 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<br>10/16 | 1/08<br>1/16 |
| DIRECTOR OF ENGINEERING |      | SHEET S1.1     |              |

2016 REVISION

**TYPICAL SERVICES PLAN VIEW**  
NTS

**TYPICAL SERVICES SECTION**  
NTS

**NOTE:**

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

**PARKER WATER & SANITATION DISTRICT  
TYPICAL SEWER SERVICES**

|                         |      |                         |              |
|-------------------------|------|-------------------------|--------------|
| SCALE:                  | NONE | DATE:                   | 2/96         |
| APPROVED:               | PVR  | 01/02<br>01/08<br>10/16 | 1/08<br>1/16 |
| DIRECTOR OF ENGINEERING |      | SHEET S1.2              |              |

2016 REVISION

**PARKER WATER & SANITATION DISTRICT  
IN-LINE CLEANOUT SECTIONS**

|                         |      |                       |              |
|-------------------------|------|-----------------------|--------------|
| SCALE:                  | NONE | DATE:                 | 2/96         |
| APPROVED:               | PVR  | 2/00<br>1/08<br>10/16 | 1/08<br>1/16 |
| DIRECTOR OF ENGINEERING |      | SHEET S4.12           |              |

2016 REVISION

**INSPECTION POLICY:**

- ALL SERVICE INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
- SERVICE INSPECTIONS WILL OCCUR BETWEEN 1:00 P.M. AND 3:00 P.M. SPECIFIC INSPECTION TIMES ARE NOT AVAILABLE.
- 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.
- 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.
- 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.
- ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
- LOTS WITHOUT BUILDING ADDRESSES BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
- CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION UNLESS COORDINATED WITH DISTRICT INSPECTOR.

**INSTALLATION NOTES:**

**WATER:**

- ACCEPTABLE PIPE MATERIALS SHALL BE K-COPPER TUBING (3/4" MIN.).
- APPROVED BEDDING TO BE SQUEEGEE.
- 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.
- 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.
- WATER SERVICE FOUNDATION PENETRATIONS SHALL BE WATERPROOFED USING MASTIC OR OTHER APPROVED METHOD. CRAWL SPACE REQUIRES CONTINUOUS COPPER WITH A 1" BURRY.
- CURB STOP MUST BE PLUMB AND CENTERED OVER THE NIT. 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.
- MOVED CURB BOXES MUST BE INSPECTED BY PWSD PRIOR TO BURIAL.
- WATERLINE MUST BE ATTACHED TO A SUPPORT BOARD THAT IS MOUNTED TO THE WALL.
- NO VOIDS ALLOWED UNDER WATERLINES FROM STOP BOX TO FOUNDATION.
- CURBSTOP BOXES AND METER PITS CANNOT BE IN DRIVEWAYS.
- ONLY 3/4" (JUMPER) PIPES (RESIDENCES) ARE ALLOWED. (JUMPER) PIPES WILL BE REMOVED PRIOR TO METER SET DATE.
- ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:  
 "S" FOR SANITARY SEWER SERVICE  
 "W" FOR WATER SERVICES
- 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         |
| APPROVED:               | PVR  | 1/04<br>1/16<br>10/16 | 1/04<br>1/16 |
| DIRECTOR OF ENGINEERING |      | SHEET W1.1            |              |

2016 REVISION

**TYPICAL SERVICES PLAN VIEW**  
NTS

**TYPICAL SERVICES SECTION**  
NTS

**NOTE:**

- SEE SHEET W1.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.
- REFER TO SEWER SERVICES DETAIL SHEET S1.2.
- 4" PVC SLEEVES REQUIRED FOR SERVICE LINES UNDER CONCRETE SURFACE.

**PARKER WATER & SANITATION DISTRICT  
TYPICAL WATER SERVICES**

|                         |      |                        |                       |
|-------------------------|------|------------------------|-----------------------|
| SCALE:                  | NONE | DATE:                  | 2/96                  |
| APPROVED:               | PVR  | 03/04<br>12/07<br>1/16 | 1/04<br>10/16<br>1/16 |
| DIRECTOR OF ENGINEERING |      | SHEET W1.2             |                       |

2016 REVISION

**PARKER WATER & SANITATION DISTRICT  
STUB-OUT CONFIGURATIONS**

|                         |      |               |               |
|-------------------------|------|---------------|---------------|
| SCALE:                  | NONE | DATE:         | 2/96          |
| APPROVED:               | PVR  | 1/16<br>10/16 | 1/16<br>10/16 |
| DIRECTOR OF ENGINEERING |      | SHEET W3.5    |               |

2016 REVISION

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

|                         |      |  |               |
|-------------------------|------|--|---------------|
| SCALE:                  | NONE | DATE:                                  | 2/96          |
| APPROVED:               | PVR  | 2/98<br>2/00<br>4/01<br>10/02<br>06/06 | 1/16<br>10/16 |
| DIRECTOR OF ENGINEERING |      | SHEET W5.6                             |               |

2016 REVISION

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

|                         |      |               |               |
|-------------------------|------|---------------|---------------|
| SCALE:                  | NONE | DATE:         | 2/96          |
| APPROVED:               | PVR  | 1/16<br>10/16 | 1/16<br>10/16 |
| DIRECTOR OF ENGINEERING |      | SHEET W5.18   |               |

2016 REVISION

| NO. | REVISION | DATE | APPR |
|-----|----------|------|------|
|     |          |      |      |

**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 • (303) 728-2300

DESIGNED BY: MCN  
 DRAWN BY: NMH  
 CHECKED BY: DLS  
 DATE: 06/30/2021

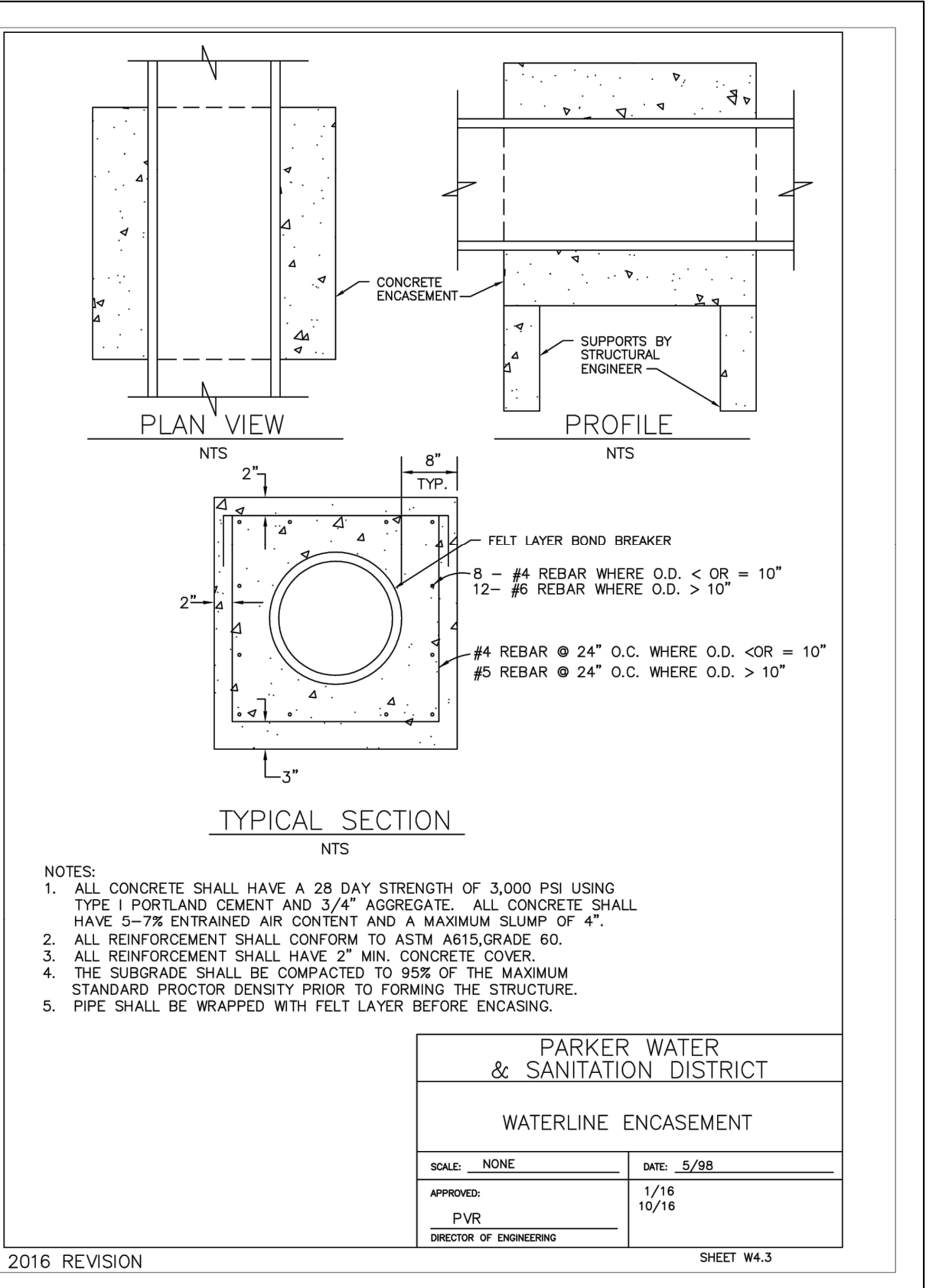
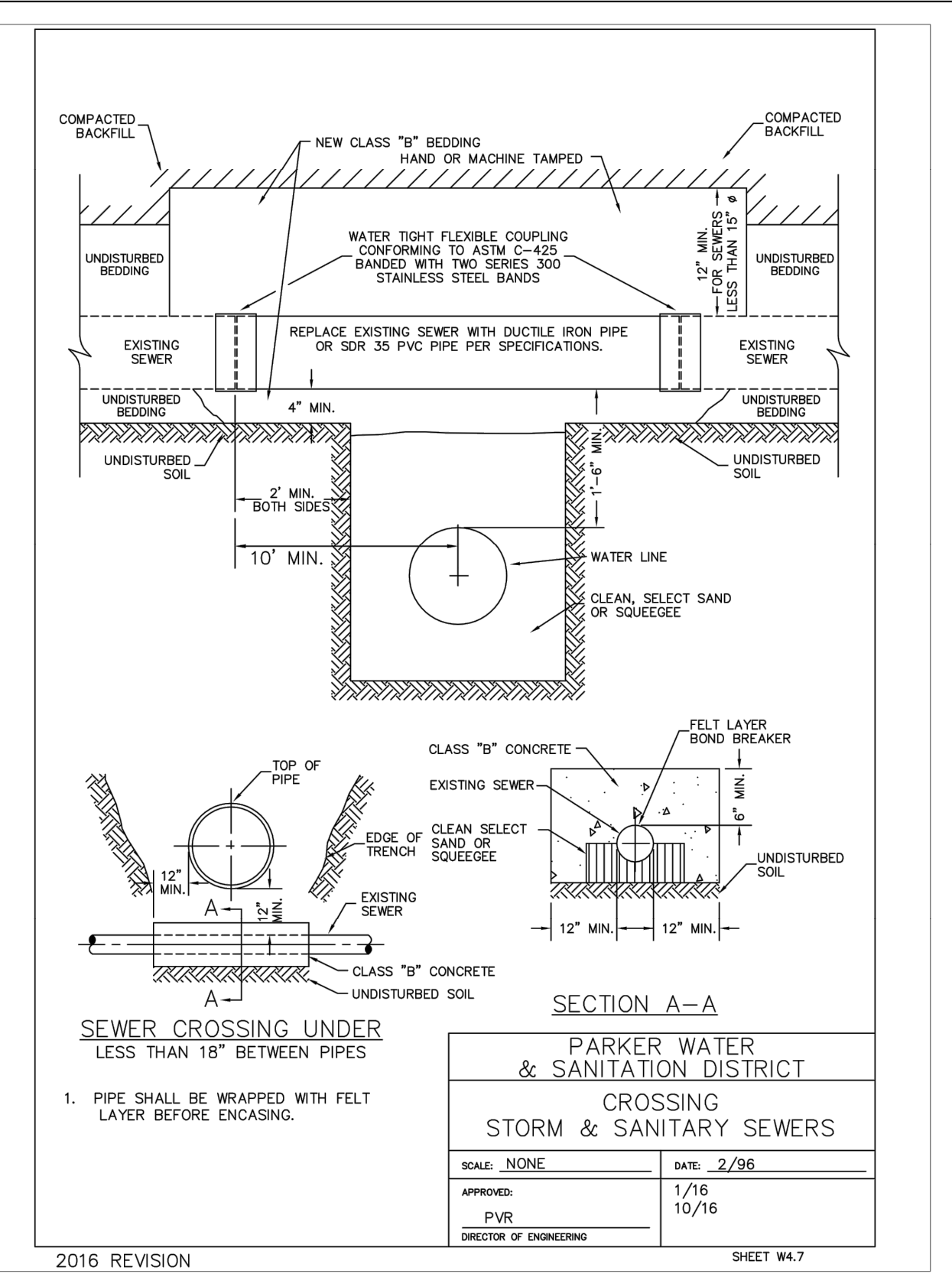
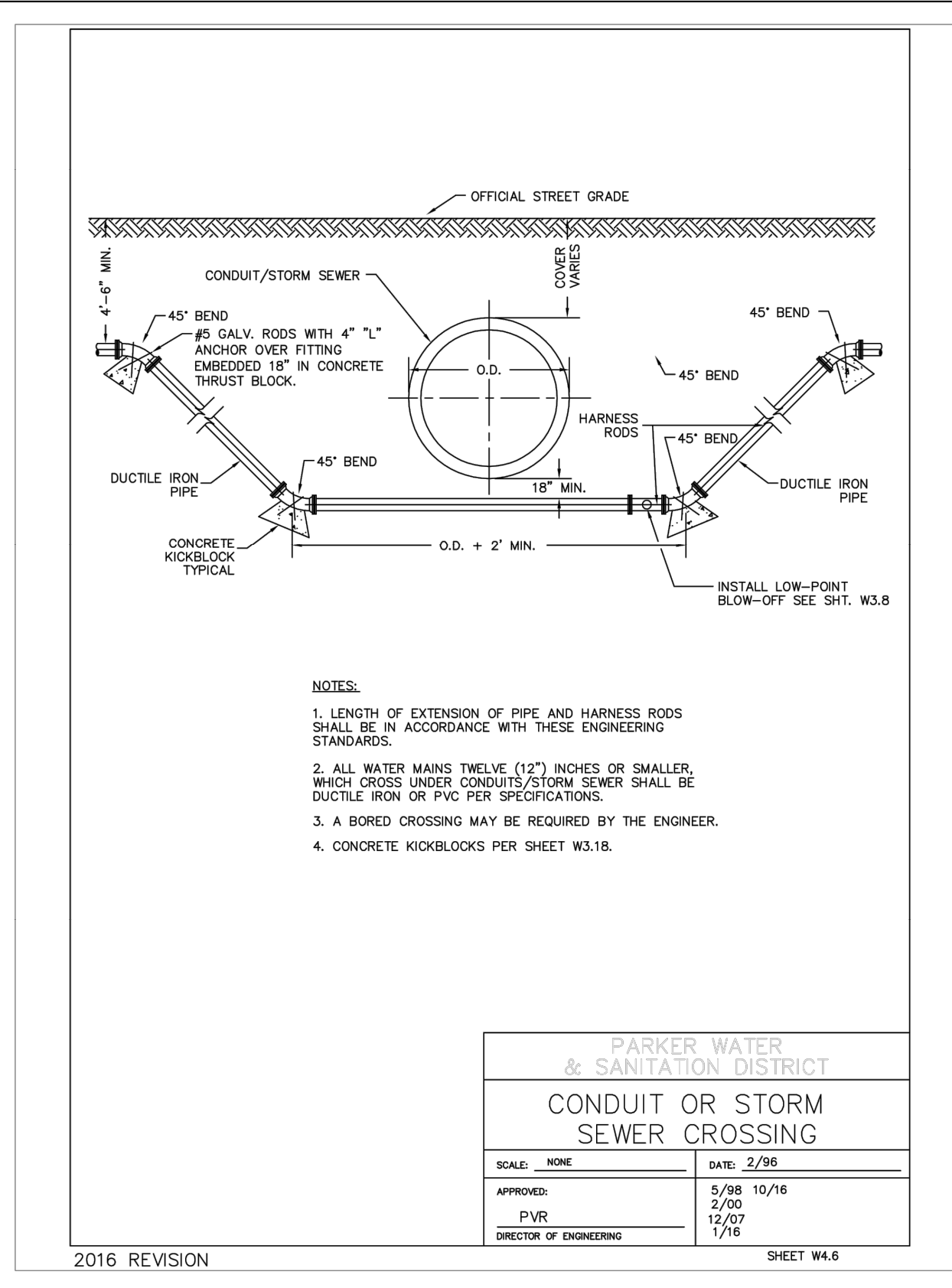
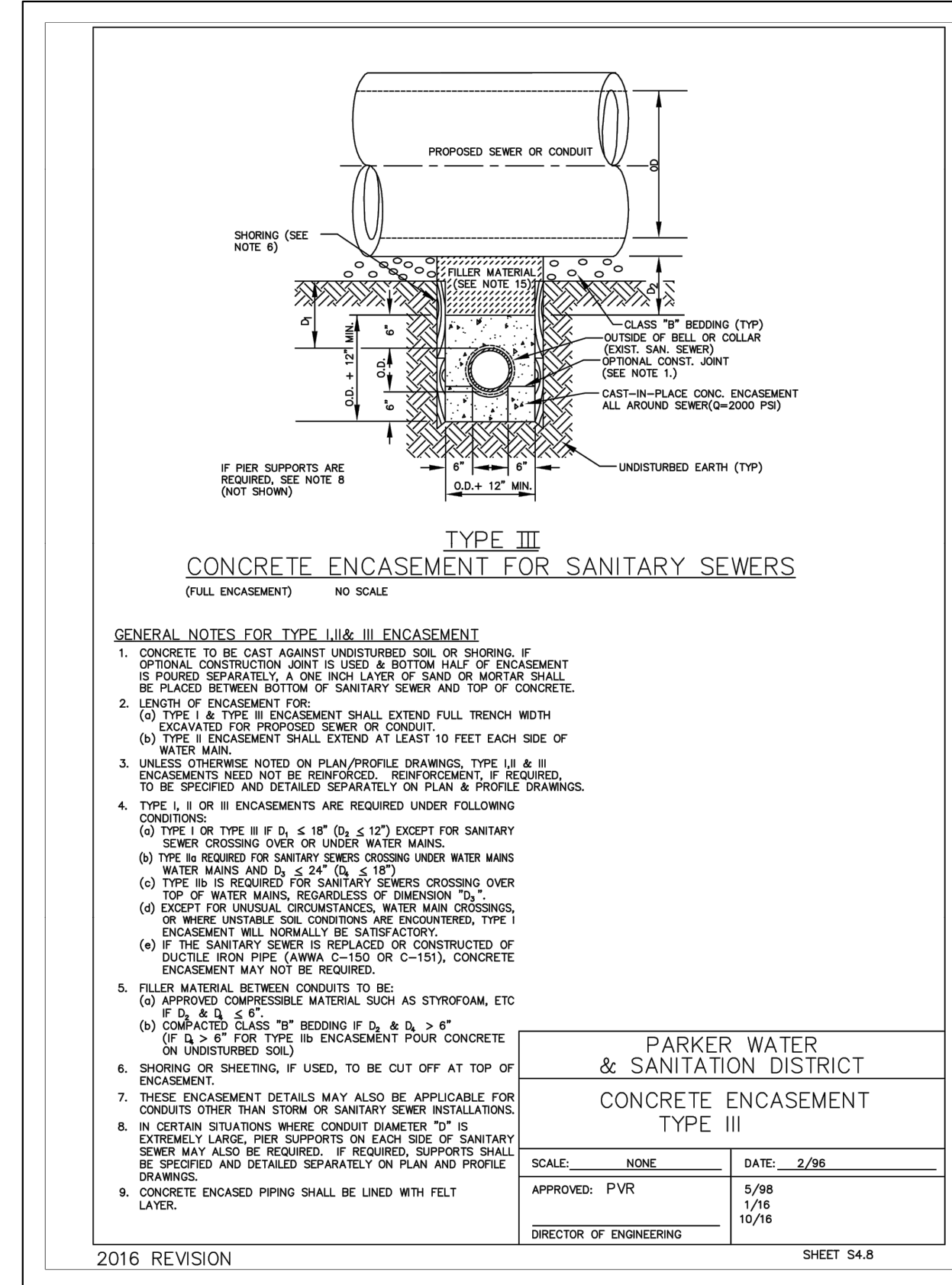
**LOT 6 PARKER AND PINE FILING 1**  
**PARKER, CO**  
**EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS**  
**WATER & SANITARY SEWER DETAILS**

PROFESSIONAL ENGINEER  
 STATE OF COLORADO LICENSE  
 NO. 46391  
 M.J. VALVE

PROJECT NO.  
 096895001  
 DRAWING NAME  
 096895001UT\_DTLs  
 C7.5



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**LOT 6 PARKER AND PINE FILING 1**  
 PARKER, CO  
 EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS  
 WATER & SANITARY SEWER DETAILS



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 096895001  
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C7.6

