

CARWASH PARKER WATER AND SANITARY CONSTRUCTION PLANS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9 AND THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
LOT 2 OF DOUGLAS 234 FILING 6
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

APPLICANT/OWNER

TWIN STAR ENERGY, LLC
7671 SHAFFER PARKWAY
LITTLETON, CO 80127
C/O: MARK PERRINO
P: (303) 898-2603

OWNERS'S REP

MAPCM
6415 CHEROKEE DRIVE
SEDALIA, CO. 80135
ATTN: MARK A PERRINO
P: (303) 537-2603

ARCHITECT

101, ARCHITECTURE LLC
8400 E. CRESCENT PARKWAY, SUITE 160
GREENWOOD VILLAGE, CO 80111
ATTN: BUDDY POPPITT, LEED AP
P: (720) 881-1600

GAS SERVICE

XCEL ENERGY
1123 WEST 3RD AVENUE
DENVER, CO 80223
ATTN: DONNA GEORGE
P: (303) 571-3306

ELECTRICAL SERVICE

IREA
5496 US HWY 85
SEDALIA, CO 80135
ATTN: BROOKS KAUFMAN
P: (720) 805 3331

TELEPHONE

CENTURYLINK
1601 CALIFORNIA STREET, SUITE 240
DENVER, CO 80202
ATTN: WILLIAM BENSON
WILLIAM.BENSON2@LUMEN.COM

TRAFFIC ENGINEER

RICK ENGINEERING COMPANY
9801 EAST EASTER AVE.
CENTENNIAL, CO 80112
ATTN: JACK SCANLON, PE
P: (303) 537-8020

ENGINEERING CONSULTANT

ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
501 S CHERRY STREET, SUITE 300
GLENDALE, CO 80246
ATTN: LANDIS GORDON, PE
P: (618) 670-1512

LANDSCAPE ARCHITECT

VALERIAN
970 YUMA STREET SUITE 130
DENVER, CO 80204
ATTN: BRENT KASLON
P: (303) 347-1200

SURVEYOR

RICK ENGINEERING COMPANY
9801 EAST EASTER AVE.
CENTENNIAL, CO 80112
ATTN: ROBERT HENNESSY, PLS
P: (303) 537-8020

WATER/SANITARY SEWER

PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN DRIVE
PARKER, CO 80134
ATTN: ROBERT RAMSEY
P: (720) 842-4260

FIRE DEPARTMENT

SOUTH METRO FIRE RESCUE AUTHORITY
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
ATTN: RANDY CAPRA
P: (303) 805-3169

TOWN OF PARKER PLAN REVIEW

20120 E. MAINSTREET
PARKER, CO 80138
ATTN: BRIEANNA SIMON
P: (303) 805-3338

GEOTECHNICAL ENGINEER

TERRACON
10625 W. 1-70 FRONTAGE ROAD N, SUITE 3
WHEAT RIDGE, CO 80033
ATTN: JOHN HAAS
P: (303) 454 5290



VICINITY MAP

SCALE: 1" = 2000'

PWSD MATERIALS LIST*

- DOMESTIC WATER
- 45 LF - 2" TYPE K COPPER PIPE
 - 2" DOMESTIC CURB STOP
 - 2" TAPPING SLEEVE + VALVE

- SANITARY SERVICE
- 145 LF - 4" PVC PIPE
 - 1 EA. - PRIVATE RECLAIM SYSTEM WITH SAND OIL INTERCEPTOR
 - 1 EA. - SAMPLING MANHOLE

*QUANTITIES ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING AND INSTALL.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
U0.0	PARKER WATER AND SANITARY COVER
U0.1	PWSD STANDARD NOTES
U1.0	UTILITY PLAN
U2.0	WATER & SANITARY SEWER DETAILS
U2.1	WATER & SANITARY SEWER DETAILS
U2.2	WATER & SANITARY SEWER DETAILS
L-3	IRRIGATION PLAN
L-4	IRRIGATION DETAILS AND SPECIFICATIONS
L-5	IRRIGATION DETAILS

BENCHMARK:

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THE MAP IS BY GPS OBSERVATION NAVD88. A SITE BENCH MARCH HAS BEEN SET AT THE NORTHWEST CORNER OF A DRAIN INLET ON CHAMBERS ROAD, APPROXIMATELY 200'± NORTH OF HESS ROAD. ELEVATION = 6075.31

BASIS OF BEARING:

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, BEARING SOUTH 89°15'13" WEST AS SHOWN ON FINAL PLAT DOUGLAS 234 FILING NO. 1.

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 T6SR66WS29 AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.



CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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.)

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: _____

DATE: _____

PWSD CONSTRUCTION PLANS LOT 2

CARWASH

12191 SLICEROO DRIVE, PARKER, CO 80134

PARKER WATER AND SANITARY COVER

PROJECT NO: TWS015.01

DESIGNED BY: LCG

DRAWN BY: JLG

DATE: 4/12/2022

U0.0



GENERAL NOTES:

1. 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 SEWER) 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 PARKER WATER AND SANITATION DISTRICT PAGE 1.7 DISTRICT PLAN APPROVAL PROCEDURES 2017 REVISION COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES. RESULTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.
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.

WATER SYSTEM NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION.
2. ALL WATER MAINS SHALL BE PER PWSD 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 PWSD 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 PWSD 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 PWSD 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 PWSD 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 PARKER WATER AND SANITATION DISTRICT PAGE 1.8 DISTRICT PLAN APPROVAL PROCEDURES 2017 REVISION. 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 PWSD SPECIFICATIONS. CHLORINATION OF FINISHED PIPELINE COMPLETED BEFORE HYDROSTATIC TESTING.
16. 16. HYDROSTATIC TESTING: ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF THE PWSD SPECIFICATIONS UP TO MINIMUM OF 150 PSI IN THE PRESENCE OF A PWSD INSPECTOR/ENGINEER.

SANITARY SEWER SYSTEM NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD 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 PWSD 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. PARKER WATER AND SANITATION DISTRICT PAGE 1.9 DISTRICT PLAN APPROVAL PROCEDURES 2017 REVISION
11. 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.
12. 1ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE PWSD 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 PWSD 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 PWSD. 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.

EES UTILITY NOTES:

1. UTILITY SERVICE INSTALLATION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PWSD SPECIFICATIONS.
2. ALL SEWER SERVICE PIPE SHALL BE POLYVINYL CHLORIDE GRAVITY PIPE (PVC) SDR 35, MINIMUM BURY DEPTH PWSD WATER REQUIREMENTS.
3. CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, WHETHER SHOWN ON THE PLANS OR NOT. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
4. AT PROPOSED UTILITY CROSSINGS, CONTRACTOR IS TO VERIFY THE REQUIRED GRADES AND CLEARANCES PRIOR TO COMMENCING CONSTRUCTION. ANY REQUIRED CHANGES ARE TO BE COORDINATED DIRECTLY WITH ENGINEER.
5. PIPE LENGTHS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR.
6. UTILITY BURY DEPTH SHALL CONFORM TO PWSD UTILITY STANDARDS.
7. REFER TO PWSD UTILITY STANDARDS AND FOR SANITARY SEWER TRENCHING BACKFILL REQUIREMENTS.
8. ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED. PROTECT IN PLACE FROM DAMAGE.
9. SANITARY SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
10. CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION AND INSTALLATION OF ALL UTILITY WORK.
11. SEE STORM AND SANITARY PLAN AND PROFILE SHEETS FOR DETAILED INFORMATION.
12. PWSD IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STORM PIPE OR INFRASTRUCTURE.



Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION					DATE
	BY					



PWSD CONSTRUCTION PLANS LOT 2

CARWASH

12191 SLICEROO DRIVE, PARKER, CO 80134

PWSD STANDARD NOTES

PROJECT NO: TWS015.01

DESIGNED BY: LCG

DRAWN BY: JLG

DATE: 4/12/2022

U0.1

P:\TWINSTAR\ENERGY\CO. PARKER - CHAMBERS & HESS\06 CAD\SITE PLAN\LOT 1\UTILITY PLAN.DWG



Know what's below.
Call before you dig.

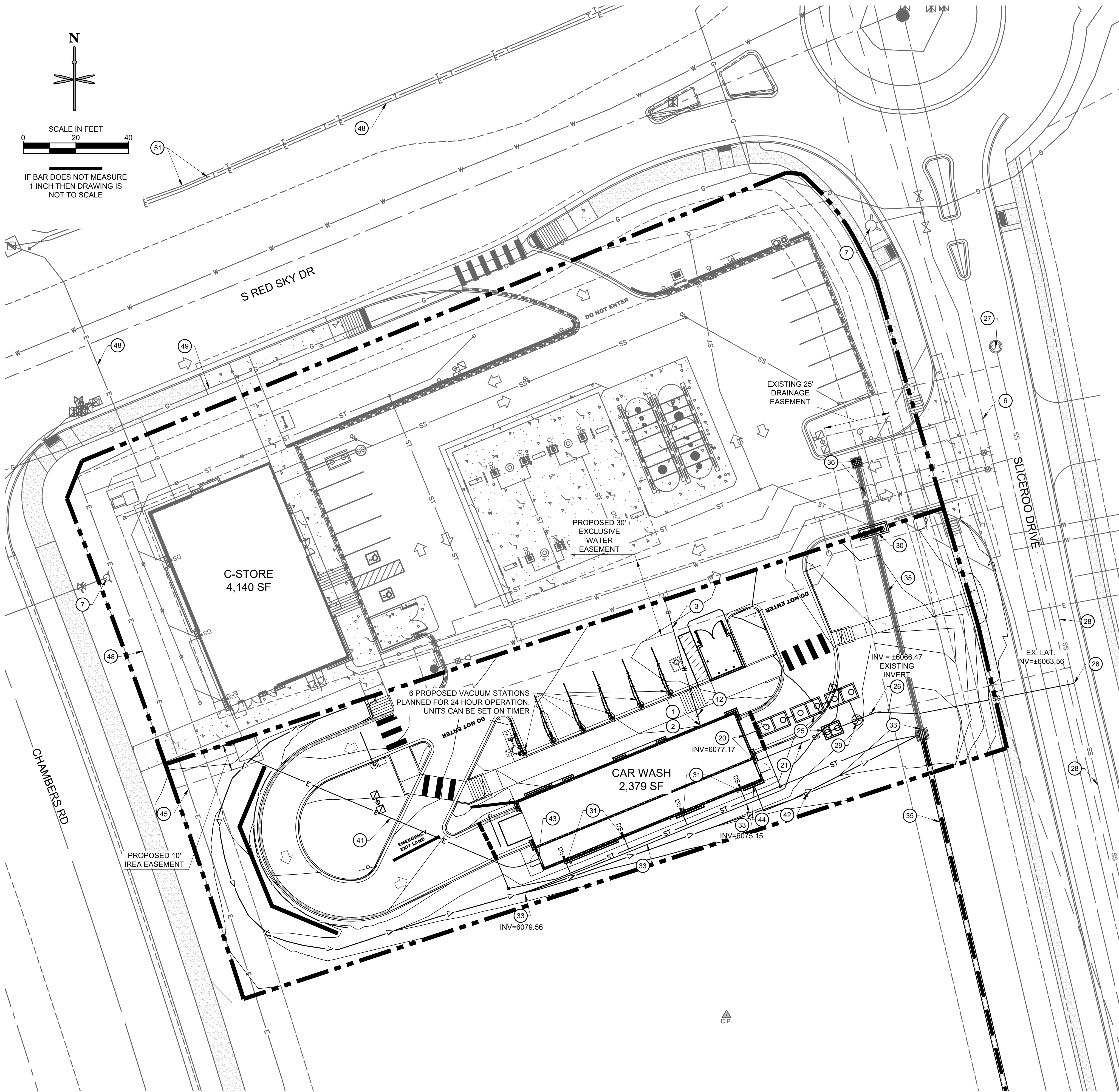
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

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 34
when submitting for review.)



WATER

- PROPOSED 1.5" TYPE K COPPER LINE (C-STORE), 2" (CAR WASH) DOMESTIC WATER CONNECTION TO BUILDING. STUB 5' OFF OF BUILDING. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- PROPOSED 1.5" DOMESTIC INTERIOR WATER METER (C-STORE), 2" INTERIOR WATER METER (CARWASH).
- PR. 73 LF - 1.5" TYPE K COPPER LINE (C-STORE), 45 LF - 2" (CAR WASH) DOMESTIC WATER TAP.
- PR. 8" X 8" TEE.
- PROPOSED FDC WITH KNOX BOX.
- 8" PVC WATER MAIN BY MASTER DEVELOPER.
- F.H. (EXISTING OR BY MASTER DEVELOPER).
- PR. FIRE HYDRANT, 6" VALVE, 6"X8" REDUCER.
- PR. ±267 LF 4" DIP FIRE LINE (PRIVATE). (VERIFY W/ MEP).
- PR. 8" X 4" TS&V, 4" UFL DIP, 4" PLUG (BY OTHERS).
- PR. 3/4" IRRIGATION LINE, VALVE, METER.
- PR. 1.5" DOMESTIC CURB STOP (C-STORE), 2" DOMESTIC CURB STOP (CARWASH).
- PR. ±217 LF 8" PVC FIRE LINE.
- PR. ±13 LF 6" DIP LINE.
- PR. 8"X1.5" TAPPING SLEEVE W/ SADDLE.
- PR. 8"X2" TAPPING SLEEVE W/ SADDLE.
- PR. 8"X3" TAPPING SLEEVE W/ SADDLE.
- 3/4" IRRIGATION CURB STOP VALVE + TRAFFIC-RATED COVER.
- 3/4" IRRIGATION METER PIT.

SANITARY SEWER

- PROPOSED 4" SANITARY SEWER STUB 5 FEET OFF BUILDING. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- PROPOSED 4" PVC SDR 35 SANITARY SEWER SERVICE @ 2.1% SLOPE.
- PROPOSED HS-20 TRAFFIC RATED SANITARY SEWER CLEANOUT.
- PROPOSED 45" BEND W/ HS-20 TRAFFIC RATED SANITARY SEWER CLEANOUT.
- PR. 1,200 GAL. GREASE INTERCEPTOR. (VERIFY W/ MEP).
- PR. PRIVATE RECLAIM SYSTEM WITH SAND OIL INTERCEPTOR. (VERIFY W/ MEP).
- PR. 4"X6" RED. CONN. TO EX. 6" SAN. STUB. C.O. ATG.
- EXISTING SANITARY MANHOLE BY MASTER DEVELOPER.
- EX. 8" PVC MAIN.
- PROPOSED SAMPLING MANHOLE.

STORM SEWER

- PROPOSED PRIVATE CDOT 10' TYPE R INLET. CONNECTION TO EXISTING PRIVATE STORM SEWER PROVIDED BY BY MASTER DEVELOPER. CONTRACTOR TO VERIFY INVERTS AND NOTIFY ENGINEER OF ANY DISCREPANCY. SEE SHEET C3.0 FOR INVERTS.
- PROPOSED DOWNSPOUT LOCATION.
- PROPOSED BURIED DOWNSPOUT. SEE SHEET C3.1.
- EXISTING PRIVATE STORM SEWER, INLET OR MANHOLE BY MASTER DEVELOPER. PROTECT IN PLACE.
- PROPOSED STORM CLEANOUT.
- PRIVATE 18" STORM SEWER PIPE BY MASTER DEVELOPER. PROTECT IN PLACE.
- PRIVATE STORM SEWER OR INLET BY MASTER DEVELOPER TO BE REMOVED.
- PROPOSED PRIVATE LANDSCAPE DRAIN.

DRY UTILITIES

- PROPOSED 8" X 8" ELECTRICAL TRANSFORMER PAD. REFER TO MEP PLANS FOR TRANSFORMER DESIGN UNDER SEPARATE COVER.
- PROPOSED ELECTRIC LINE. (APPROXIMATE LOCATION, CONTRACTOR TO COORDINATE WITH PROJECT MEP AND UTILITY COMPANY PRIOR TO ANY CONSTRUCTION).
- PROPOSED GAS LINE. (APPROXIMATE LOCATION, CONTRACTOR TO COORDINATE WITH PROJECT MEP AND UTILITY COMPANY PRIOR TO ANY CONSTRUCTION).
- PROPOSED ELECTRICAL METER. (LOCATION FOR REFERENCE ONLY).
- PROPOSED GAS METER. (LOCATION FOR REFERENCE ONLY).
- PROPOSED ELECTRIC LINE CONNECTION TO EXISTING LINE. (LOCATION FOR REFERENCE ONLY).
- PROPOSED GAS LINE CONNECTION TO EXISTING LINE. (LOCATION FOR REFERENCE ONLY).

UTILITY LEGEND

	PROPOSED PROPERTY LINE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	MINOR CONTOUR
	MAJOR CONTOUR
	CURB AND GUTTER
	PROPOSED SITE LIGHTING
	PROPOSED STORM INLET AND MANHOLE
	SANITARY SEWER CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING SANITARY/STORM MANHOLE
	PROPOSED 1" WATER METER
	PROPOSED GAS
	PROPOSED ELECTRIC
	PROPOSED SANITARY
	PROPOSED WATER
	EXISTING STORM SEWER
	EXISTING STORM INLET
	EXISTING GAS LINE
	EXISTING ELECTRIC LINE
	EXISTING SANITARY LINE

UTILITY NOTES:

- CONSTRUCT ALL WET UTILITIES IN ACCORDANCE WITH THE TOWN OF PARKER STANDARDS AND DETAILS.
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 3 FEET.
- THE SITE IS LOCATED WITHIN THE TOWN OF PARKER 7D WATER PRESSURE ZONE.
- THE CONTRACTOR SHALL NOTIFY ENGINEER AND FIELD VERIFY TYPE, SIZE, AND LOCATION OF EXISTING UTILITIES PRIOR TO UTILITY CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER OF ANY WORK THAT IS REQUIRED SHUTDOWN OR INTERRUPTION OF SERVICE OF EXISTING WATER MAINS TWO WEEKS PRIOR TO THE SHUTDOWN OR INTERRUPTION UNLESS OTHERWISE APPROVED BY THE UTILITIES DEPARTMENT.

DRY UTILITIES CONT.:

- PROPOSED LIGHT POLE, BASE AND FIXTURE (SEE PHOTOMETRIC PLAN UNDER SEPARATE COVER).
- EXISTING UNDERGROUND ELECTRIC.
- EXISTING UNDERGROUND GAS LINE.
- EXISTING UNDERGROUND COMMUNICATION LINE.
- EXISTING TELECOMMUNICATION LINE.
- PROPOSED SWITCH CABINET.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS _____ DATE _____

DATE
BY

REVISION
No.

EES
ENGINEERING AND
ENTITLEMENT
SOLUTIONS, INC.
501 S Cherry St, Suite 300
Glendale, CO 80246
303.572.1957 www.ees.us.com

CO. LICENSED
JEFFREY W. KILLIP
4/13/22
41217
PROFESSIONAL ENGINEER

PWSD CONSTRUCTION PLANS LOT 2
CARWASH
12191 SLICEROO DRIVE, PARKER, CO 80134
UTILITY PLAN

PROJECT NO.: TWS015.01
DESIGNED BY: LCG
DRAWN BY: JLG
DATE: 4/12/2022
U1.0

