

UTILITY PLANS

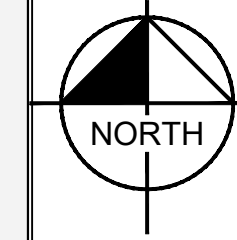
MCDONALD'S CHAMBERS

DOUGLAS 234, FILING NO. 6, BLOCK 1, LOT 3
NEC CHAMBERS ROAD AND HESS ROAD
PARKER, CO

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
PWSD	
C2.0	COVER SHEET
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C2.2	UTILITY PLAN
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C2.4	PWSD DETAILS



VICINITY MAP



PROJECT CONTACTS:

DEVELOPER:
MCDONALD'S USA, LLC
4643 S. ULSTER STREET, SUITE 1300
DENVER, CO 80237
TEL: (303) 519-4001
CONTACT: KORTNEY PEDIGO

ARCHITECT:
CORESTATES GROUP
135 WALTER STREET, SUITE 201
NAPERVILLE, IL 60540
TEL: (224) 585-4582
CONTACT: KELLY TESKA

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 300
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: JESSICA MCCALLUM, P.E.

SURVEYOR:
ENGINEERING SERVICE CO.
14190 EAST EVANS AVENUE
AURORA CO, 80014
TEL: (719) 582-1270
CONTACT: CHIP BECKSTROM, P.L.S.

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 300
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: JEREMY POWELL, P.L.A.

MUNICIPAL CONTACT LIST:

TOWN OF PARKER

PLANNING AND INSPECTIONS DEPARTMENT
PLANNING DIVISION
20120 E MAINSTREET
PARKER, CO 80138
TEL: (303) 805-3338
CONTACT: BRIANNA SIMON

PLANNING AND INSPECTIONS DEPARTMENT-INSPECTIONS DIVISION
20120 E MAINSTREET
PARKER, CO 80138
TEL: TBD
CONTACT: TBD

CAPITAL IMPROVEMENT PROJECTS/ENGINEERING DEPARTMENT
20120 E MAINSTREET
PARKER, CO 80138
TEL: (303) 940-9546
CONTACT: TYLER SANDT

TRANSPORTATION DEPARTMENT
COLORADO DEPARTMENT OF TRANSPORTATION
TEL: (303) 757-9356
CONTACT: RICK SOLOMON

CITY FIRE DEPARTMENT
20120 E MAINSTREET
PARKER, CO 80138
TEL: (303) 805-3169
CONTACT: RANDY CAPRA

PARKER WATER AND SANITATION DISTRICT
18100 E WOODMAN DRIVE
PARKER, CO 80134
TEL: (303) 841-4627
CONTACT: DRAYTON SANDERSON

GAS COMPANY
XCEL ENERGY
1800 LARIMER STREET
DENVER, CO 80202
TEL: (800) 895-1999
CONTACT: RON JOHNSON

ELECTRIC COMPANY
IREA
5496 US HWY 85
SEDALIA, CO 80135
TEL: (720) 733-5493
CONTACT: BROOKS KAUFMAN

TELEPHONE COMPANY
CENTURY LINK
1801 CALIFORNIA STREET, SUITE 240
DENVER, CO 80202
TEL: (855) 891-4083
CONTACT: IZZY MILLER

BENCHMARK

BENCHMARK: NGS DESIGNATION C 355 (PID:KK0205); STANDARD NGS BM LOCATED 2 MI SE FROM SEDALIA, 2.0 MILES SOUTHEAST ALONG THE DENVER AND RIO GRANDE WESTERN RAILROAD FROM THE STATION AT SEDALIA, 0.5 MILE NORTHWEST OF MILEPOST 27, 32 FEET NORTH OF THE NORTH RAIL, 53 FEET SOUTH OF THE CENTER LINE OF U.S. HIGHWAY 85, 2 FEET WEST OF A WITNESS POST, SET IN THE TOP OF A CONCRETE POST WHICH PROJECTS 0.4 FOOT ABOVE THE GROUND.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 29, T.6S., R.66W., OF THE 6TH P.M. BEARING S89°35'27"W AND BOUNDED BY A 3 1/4" ALUMINUM CAP AT THE S 1/4 CORNER OF SECTION 29 AND A 3 1/4" ALUMINUM CAP AT THE SE CORNER OF SECTION 29. THE MONUMENTS ARE STAMPED AS SHOWN HEREON.

LEGAL DESCRIPTION

LOT 3, DOUGLAS 234, FILING NO. 6 WITHIN A PORTION OF THE SOUTHEAST 1/4 OF THE SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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 RESPONSIBLE FOR CONTACTING THE DISTRICT FOR FINAL INSPECTION AND FINAL ACCEPTANCE.

MATERIAL LIST

DESCRIPTION	QTY.	UNIT
1.5" TYPE K CU	200	LF
6" PVC	253	LF
WATER METER	1	EA
6" 45° BEND	6	EA
1.5" CURB STOP	1	EA
8" GATE VALVE	2	EA
TEE	2	EA
HYDRANT	1	EA
4" PVC	20	LF
CLEANOUT	3	EA
GREASE INTERCEPTOR	1	EA
SAMPLING MANHOLE	1	EA

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 MUCH 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)

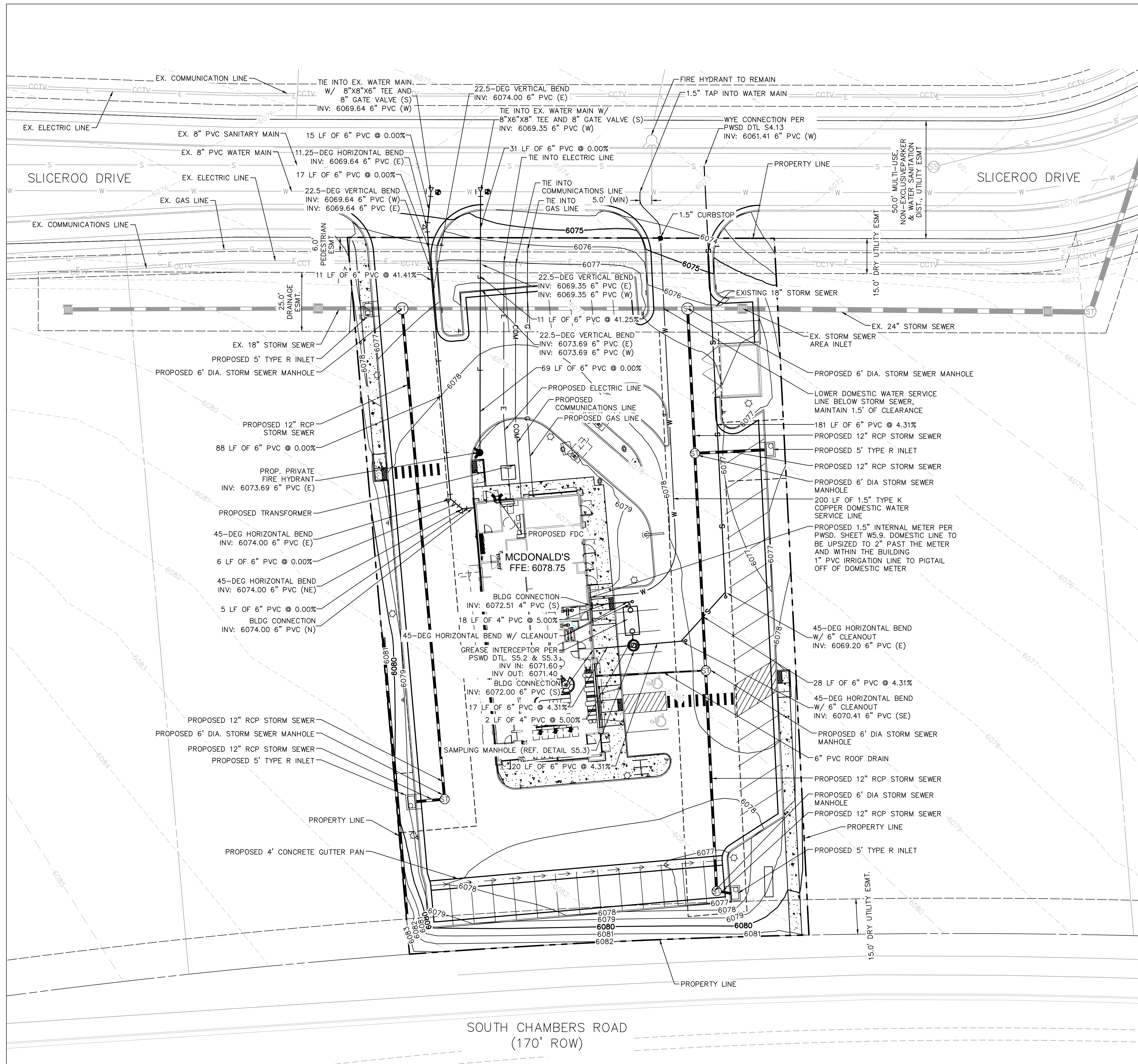
DATE: _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____ (DISTRICT ENGINEER)

DATE: _____

TITLE	UTILITY PLANS	DRAWN BY JMM	STD ISSUE DATE 07/1/21	REVIEWED BY JRH	DATE ISSUED 07/1/21	SITE ADDRESS LOT 3, DOUGLAS 234 FILING NO. 6	JMM	BY
	DESCRIPTION COVER SHEET							
							REVISION #1	DESCRIPTION
							9/21/21	DATE
							1	REV



LEGEND:

	PROPERTY LINE
	EASEMENT
	SCREEN WALL
	EX. WATER LINE
	EX. SANITARY LINE
	EX. STORM SEWER
	EX. PHONE LINE
	EX. ELECTRIC LINE
	EX. GAS LINE
	PROP. WATER LINE
	PROP. SANITARY LINE
	PROP. STORM SEWER
	PROP. PHONE LINE
	PROP. ELECTRIC LINE
	PROP. GAS LINE

GENERAL NOTES:

1. ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.
2. LIGHT POLES SHALL BE SETBACK AT LEAST 18" FROM TOP BACK OF CURB ADJACENT TO HEAD IN PARKING STALLS.

CAUTION NOTES:

1. CONTRACTOR TO VERIFY TIE IN LOCATIONS TO EXISTING UTILITIES.
2. CONTRACTOR TO MAINTAIN AT LEAST 18" OF VERTICAL SEPARATION BETWEEN 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.

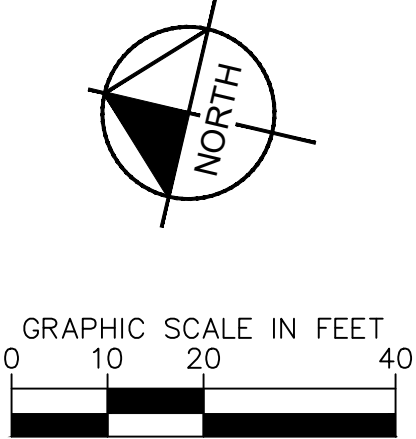
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

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

THE 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



TITLE	UTILITY PLANS	REVISION #1	JJM	BY
DESCRIPTION	UTILITY PLAN	DATE	9/21/21	REV
SITE ADDRESS	LOT 3, DOUGLAS 234 FILING NO. 6	DATE	9/21/21	REV
SITE ID	0050785	DATE	9/21/21	REV
<p>PREPARED FOR: McDonald's USA, LLC</p> <p>These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the the contract documents for reuse on another project is not authorized.</p>		DATE	9/21/21	REV
<p>DRAWN BY: JJM</p> <p>STD ISSUE DATE: 07/1/21</p> <p>REVIEWED BY: JRH</p> <p>DATE ISSUED: 07/1/21</p>		DATE	9/21/21	REV
<p>UTILITY PLANS</p>		DATE	9/21/21	REV
<p>UTILITY PLAN</p>		DATE	9/21/21	REV
<p>TITLE</p>				
<p>DESCRIPTION</p>		DATE	9/21/21	REV
<p>SITE ADDRESS</p>		DATE	9/21/21	REV
<p>SITE ID</p>		DATE	9/21/21	REV
<p>0050785</p>		DATE	9/21/21	REV
<p>LOT 3, DOUGLAS 234 FILING NO. 6</p>		DATE	9/21/21	REV
<p>C2.2</p>		DATE	9/21/21	REV



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



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.

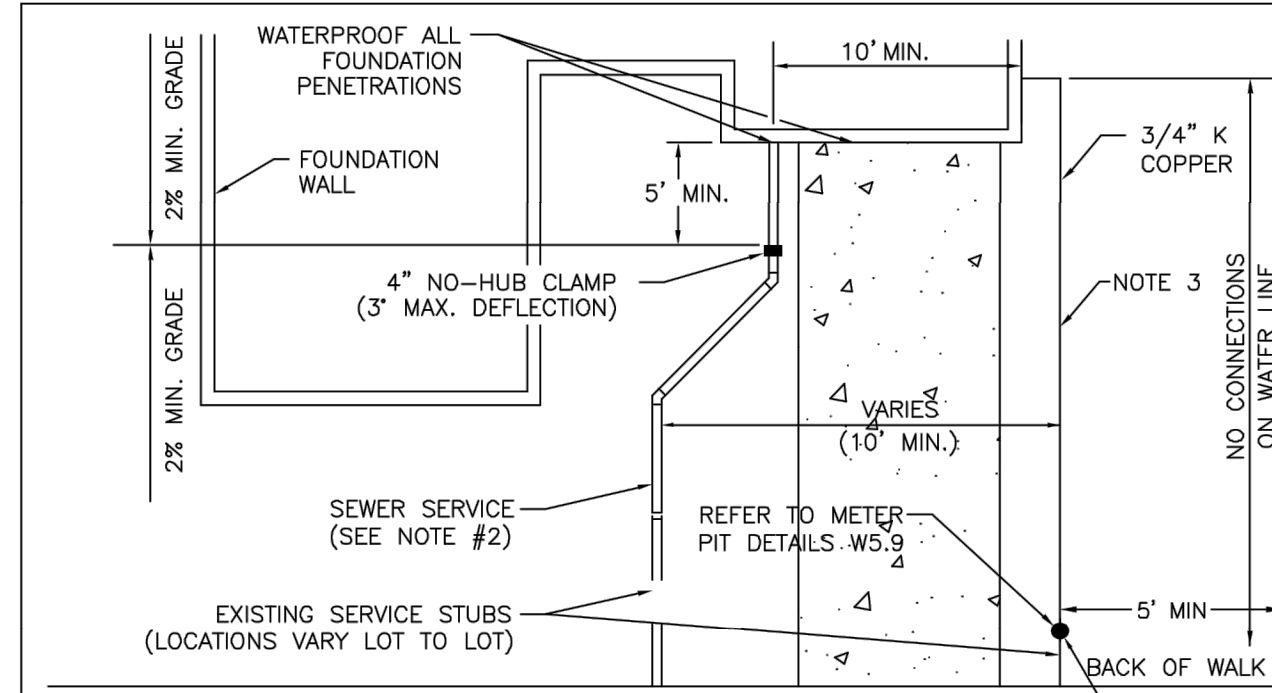
INSTALLATION NOTES:

- 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 PWS BEFORE 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 PWS BEFORE 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 PWS BEFORE BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.

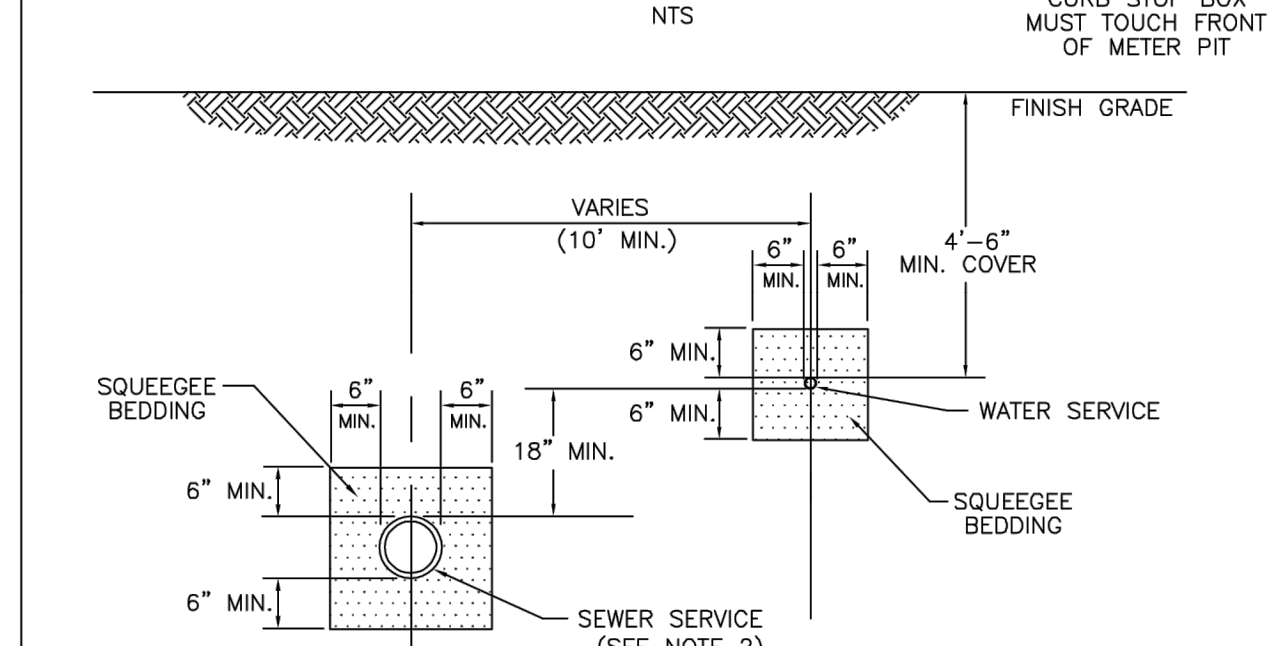
PARKER WATER & SANITATION DISTRICT	
DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICES	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	5/98 10/16 12/07 1/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET W1.1



TYPICAL SERVICES PLAN VIEW

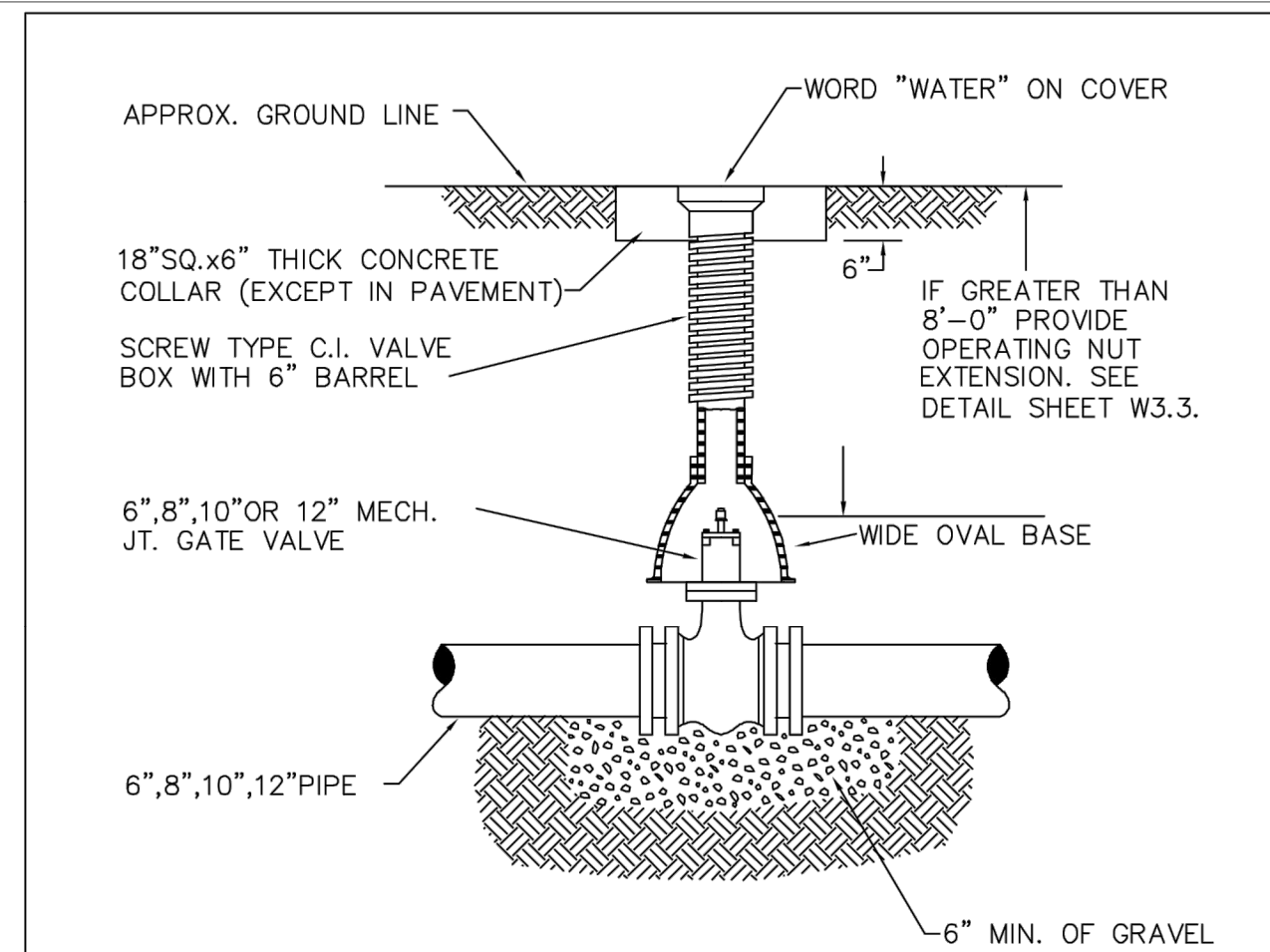


TYPICAL SERVICES SECTION

PARKER WATER & SANITATION DISTRICT	
TYPICAL WATER SERVICES	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/04 10/16 06/05 12/07 1/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET W1.2

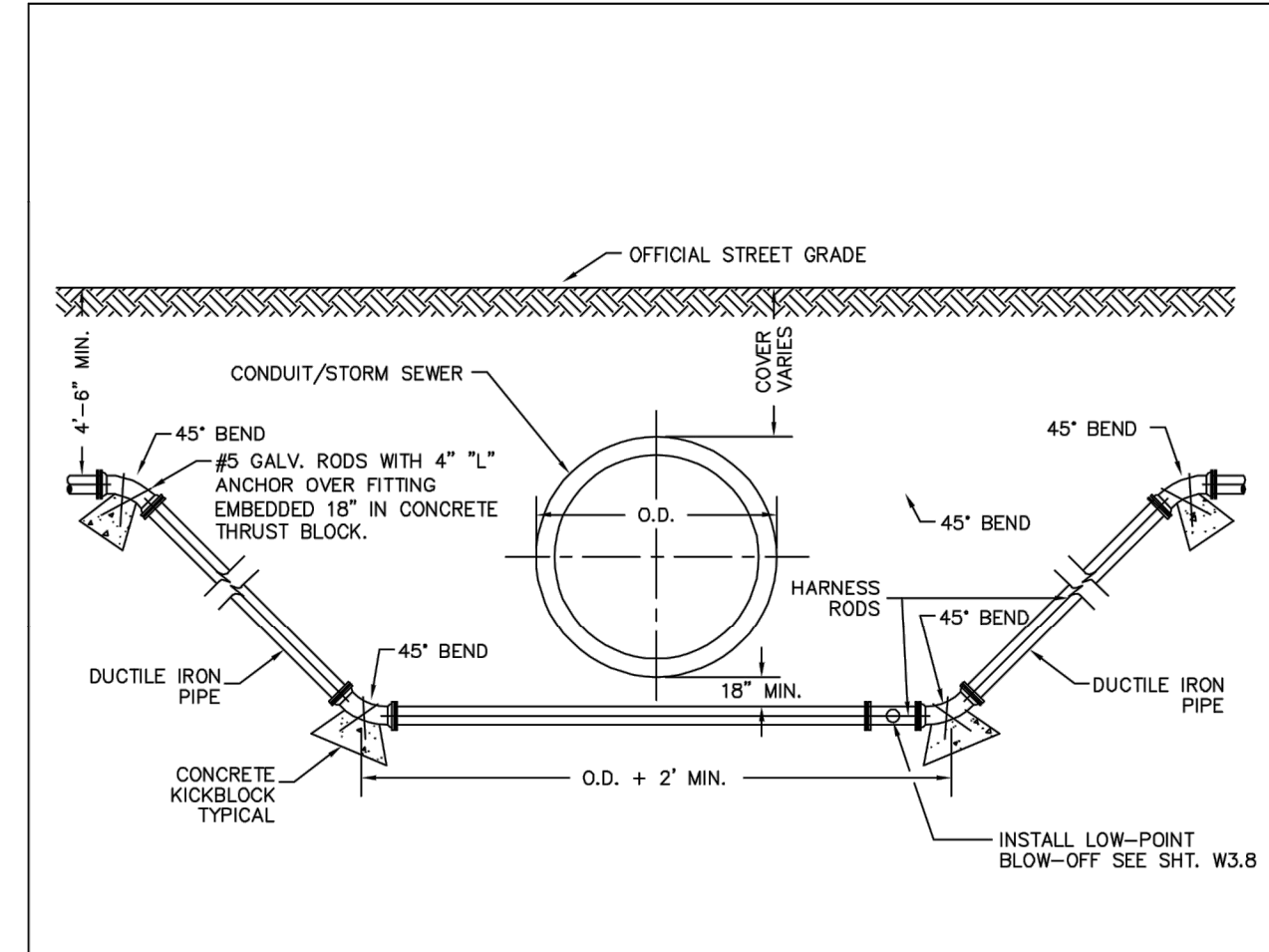


6-INCH VALVE BOXES
CHECK MATERIAL SPECIFICATIONS

PARKER WATER & SANITATION DISTRICT	
VALVE BOX DETAIL	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	5/98 10/16 6/99 12/07 1/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET W3.10

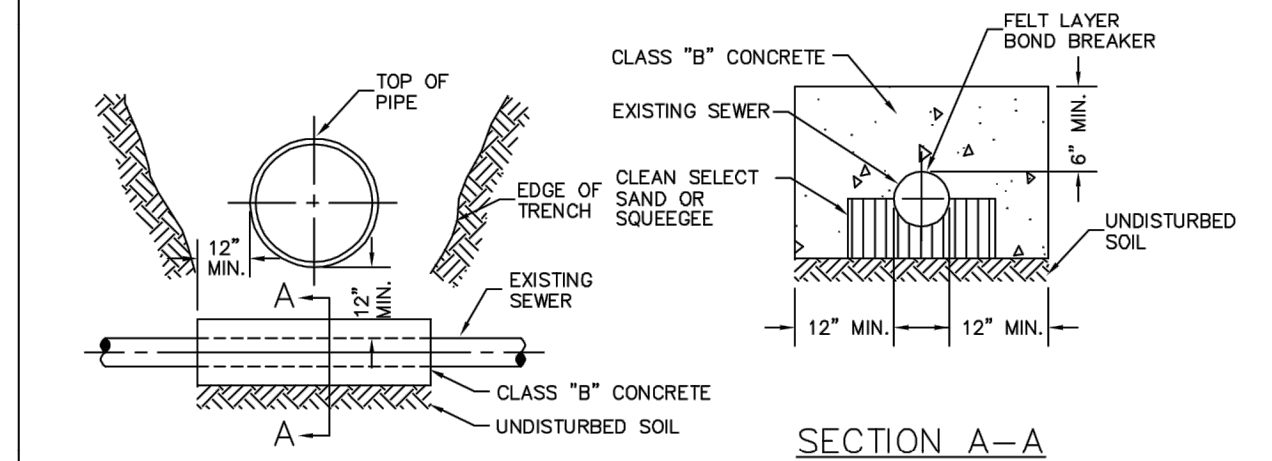
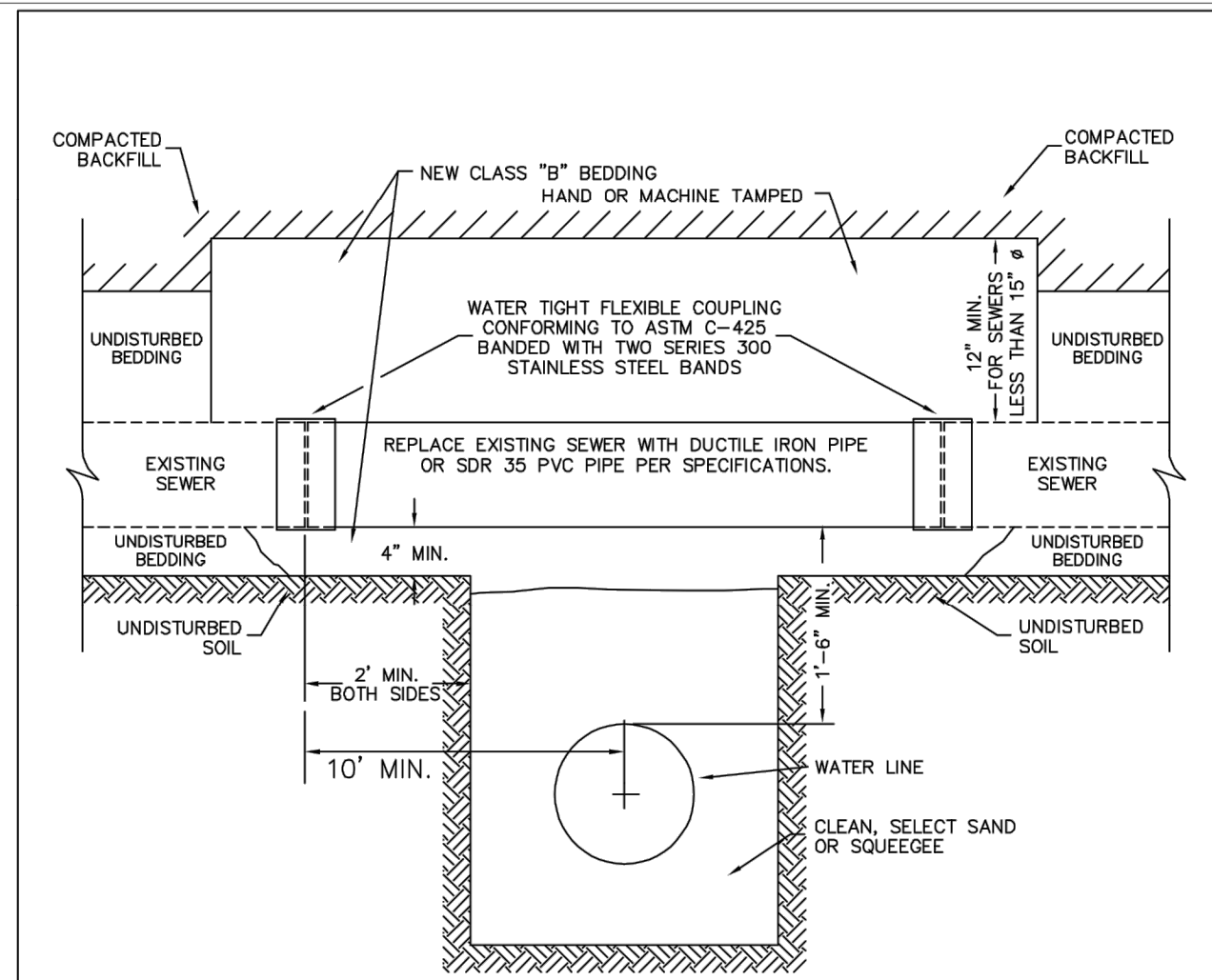


CONDUIT OR STORM SEWER CROSSING

PARKER WATER & SANITATION DISTRICT	
CONDUIT OR STORM SEWER CROSSING	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	5/98 10/16 2/00 12/07 1/16
DIRECTOR OF ENGINEERING	

2016 REVISION

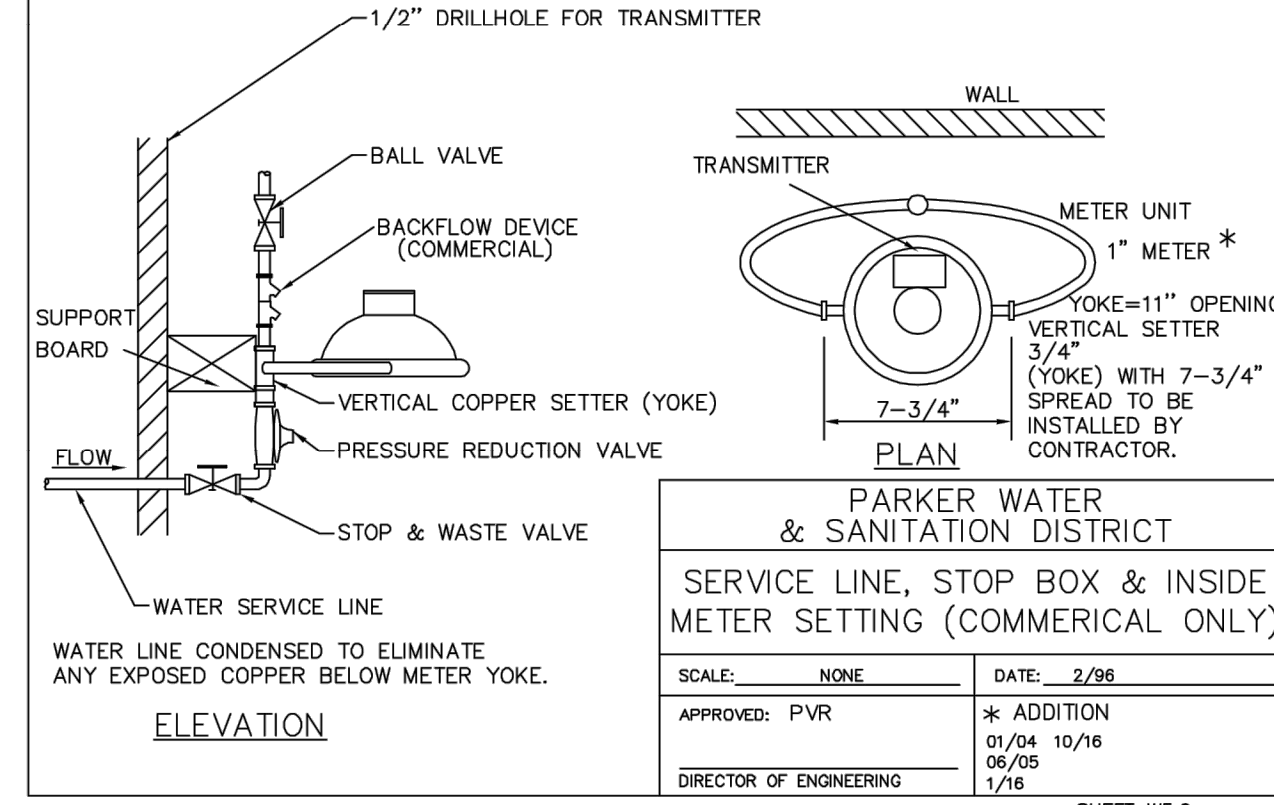
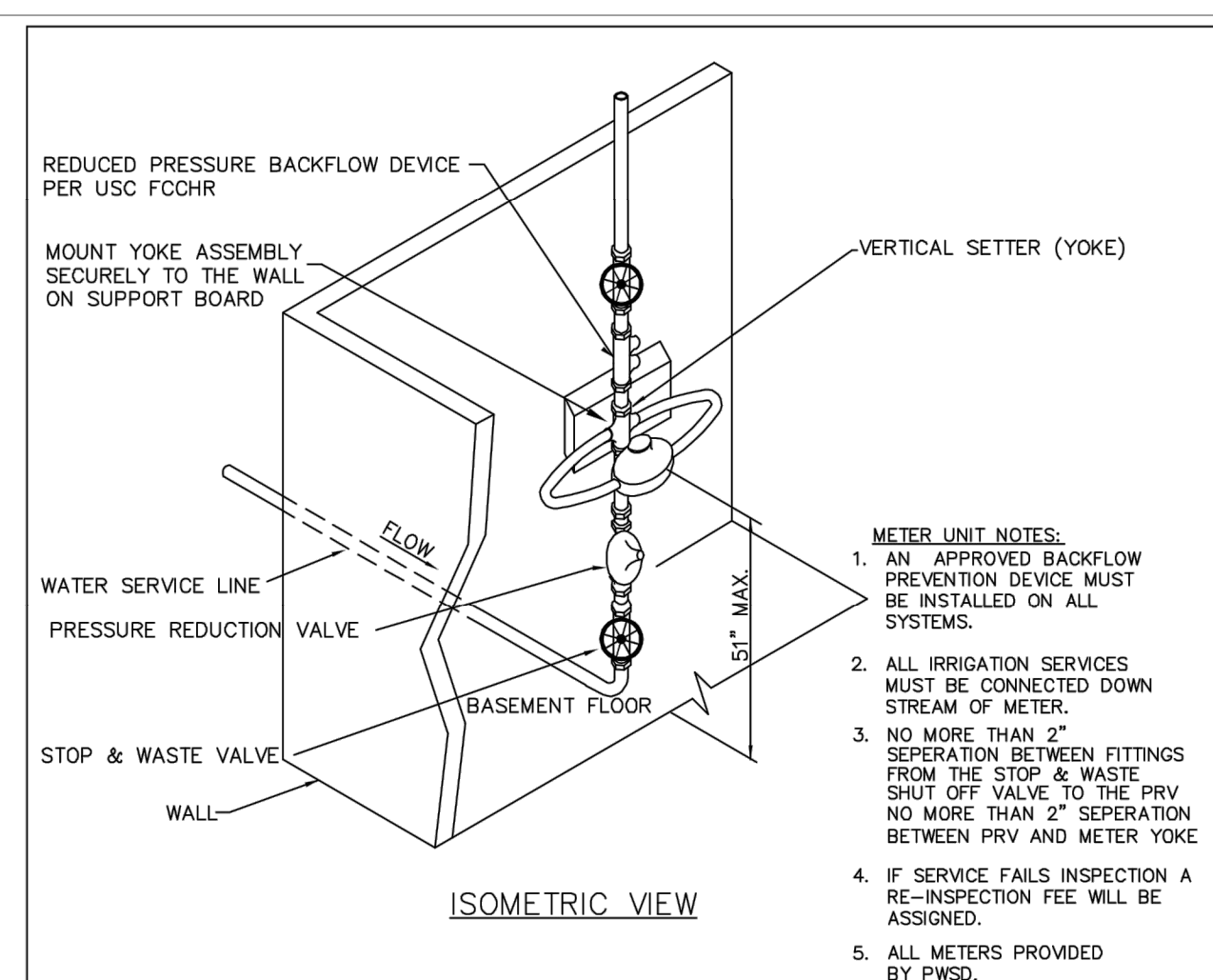
SHEET W4.6



PARKER WATER & SANITATION DISTRICT	
CROSSING STORM & SANITARY SEWERS	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

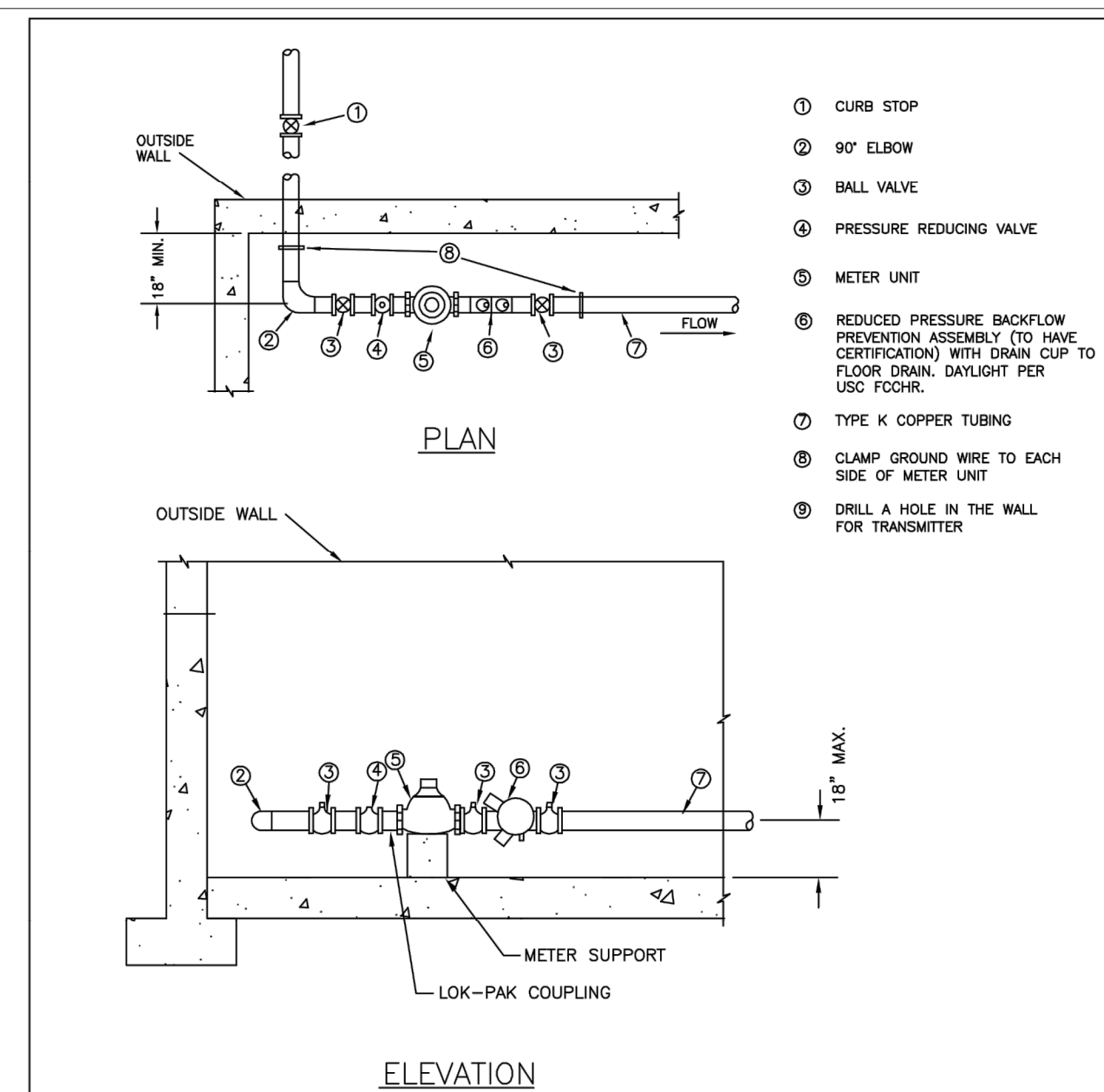
SHEET W4.7



PARKER WATER & SANITATION DISTRICT	
SERVICE LINE, STOP BOX & INSIDE METER SETTING (COMMERCIAL ONLY)	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	5/99 01/02 01/16 01/04 06/05 10/16 12/07 1/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET W5.9



PARKER WATER & SANITATION DISTRICT	
INSIDE SETTING FOR 1 1/2 & 2\"/>	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	5/99 01/02 01/16 2/00 06/05 10/16 4/01 07/06
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET W5.14

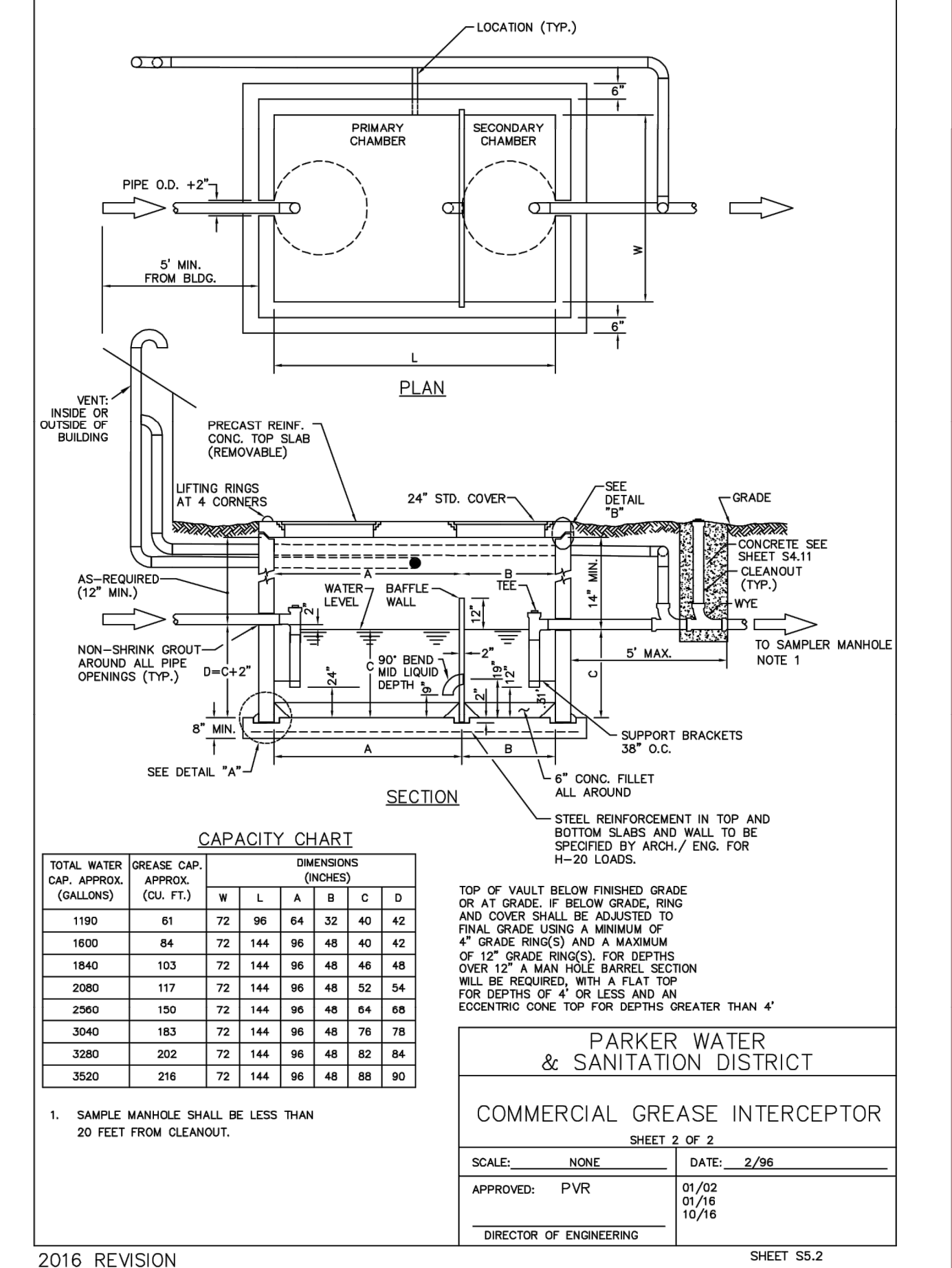
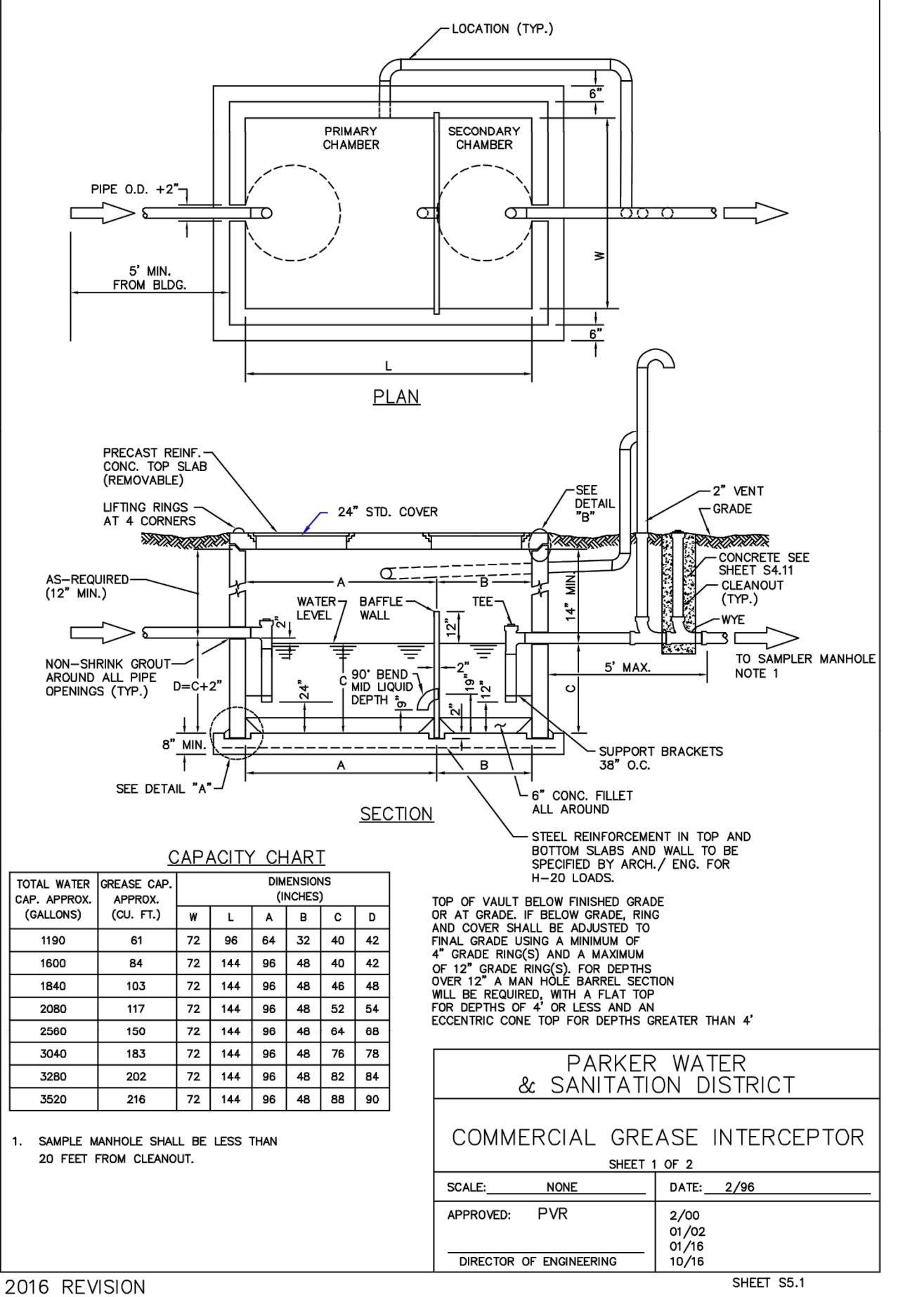
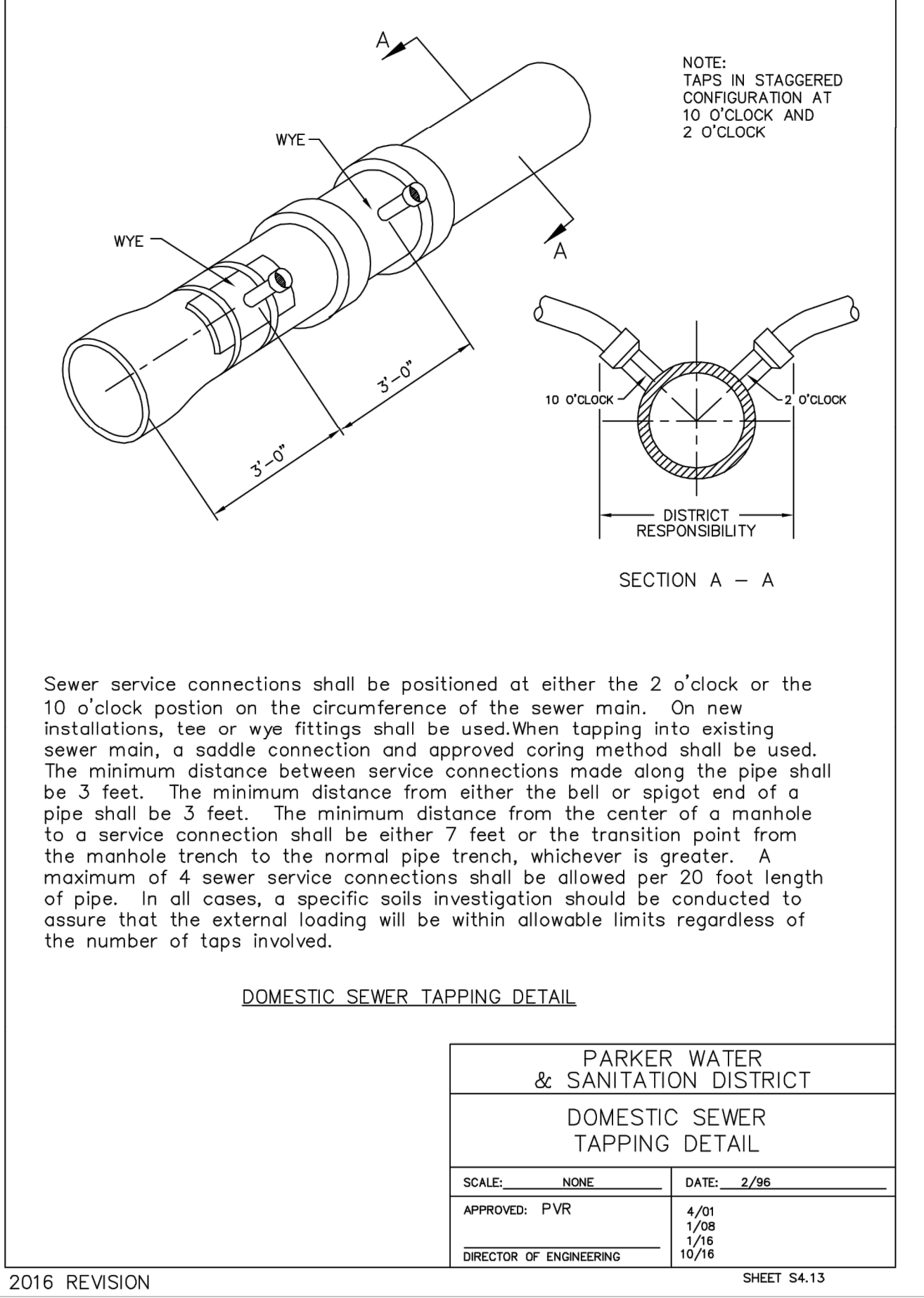
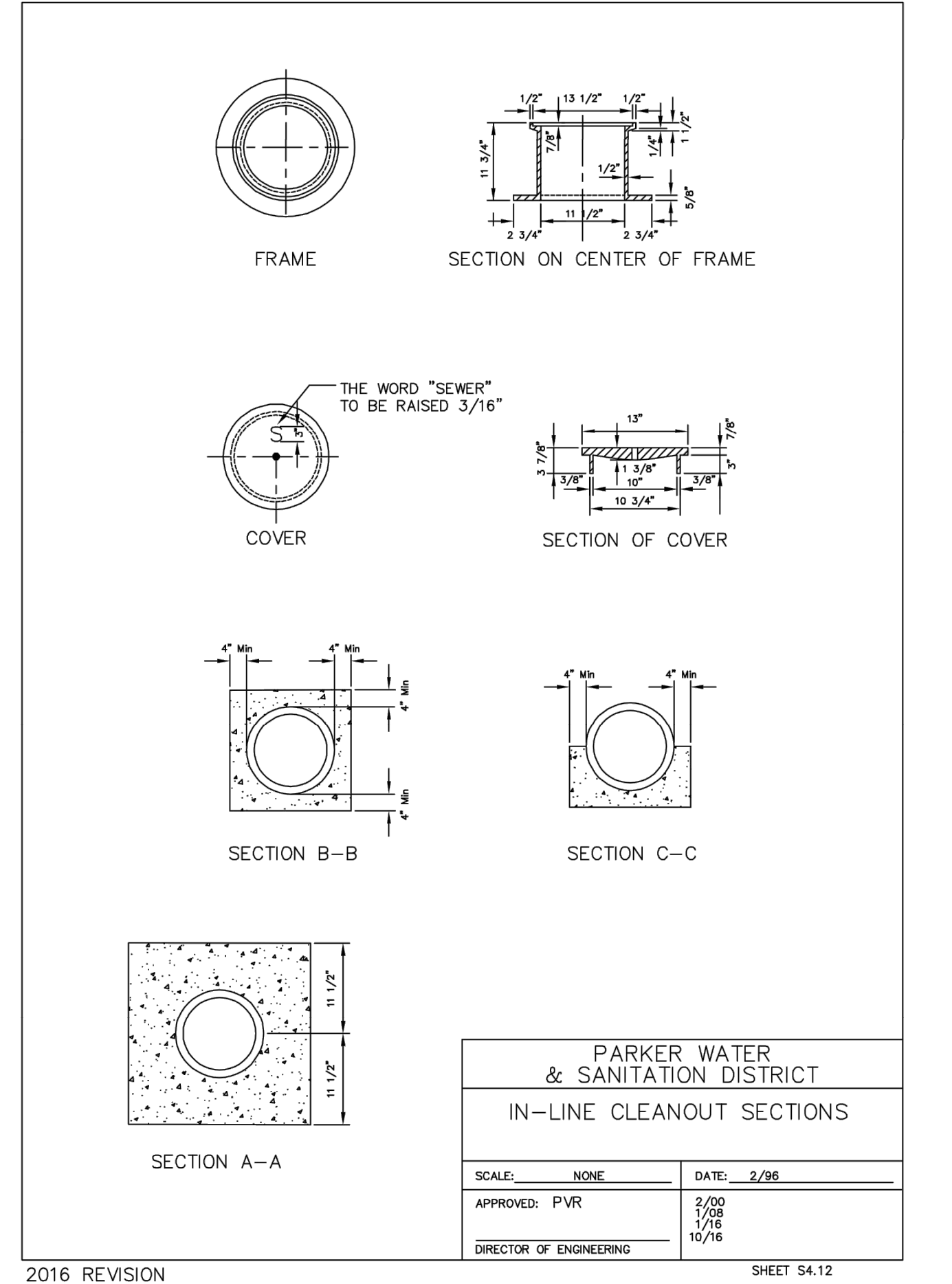
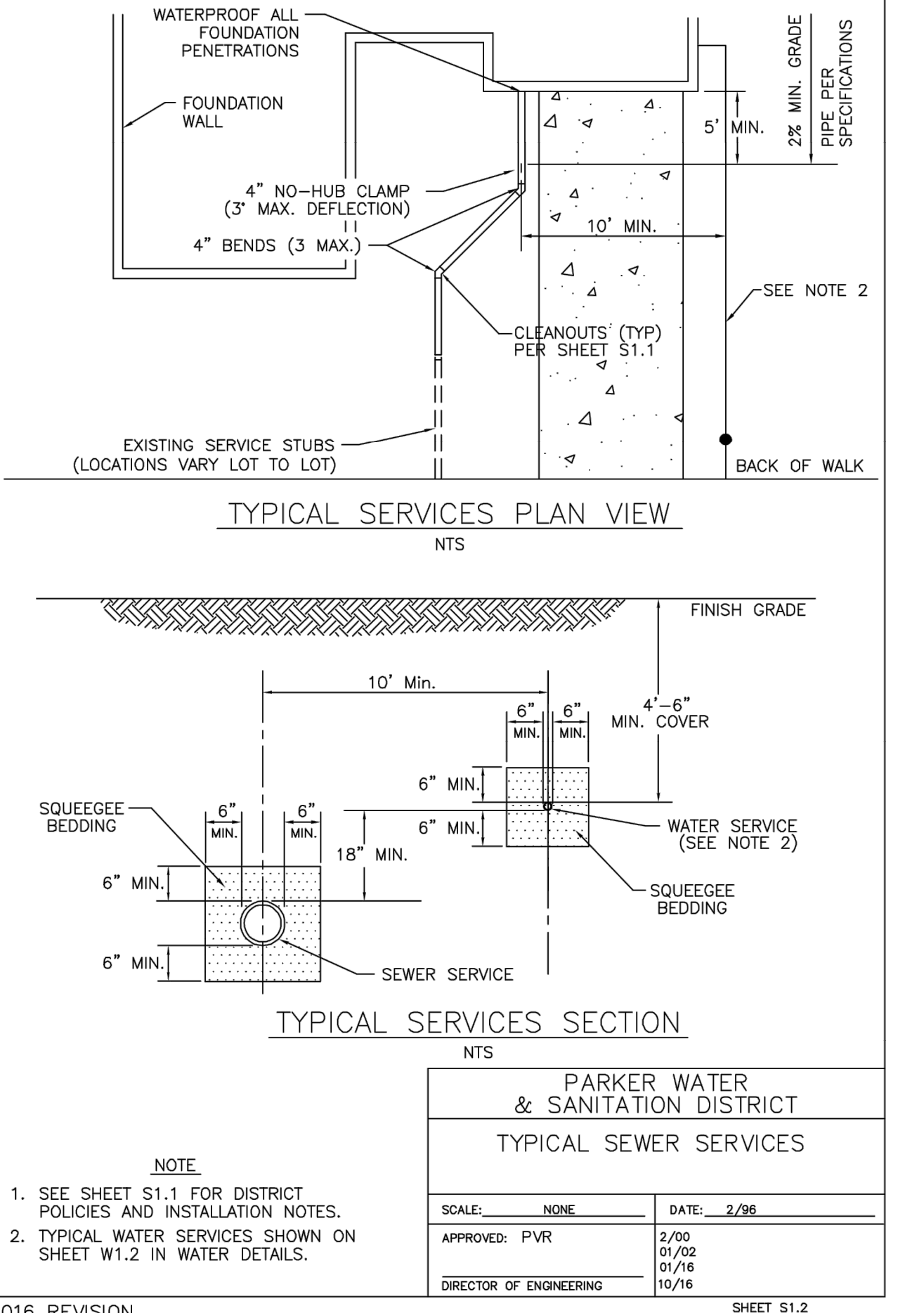
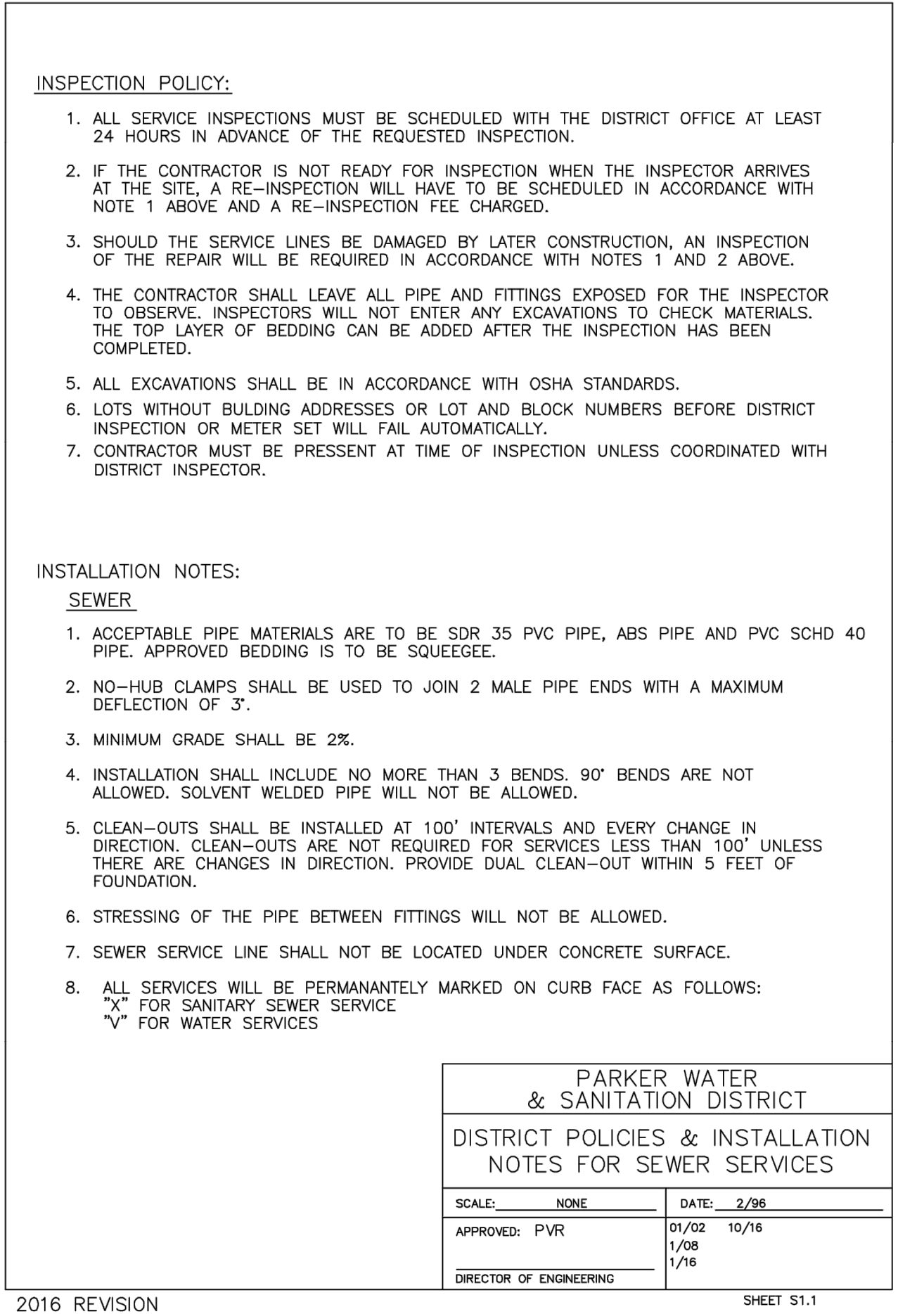
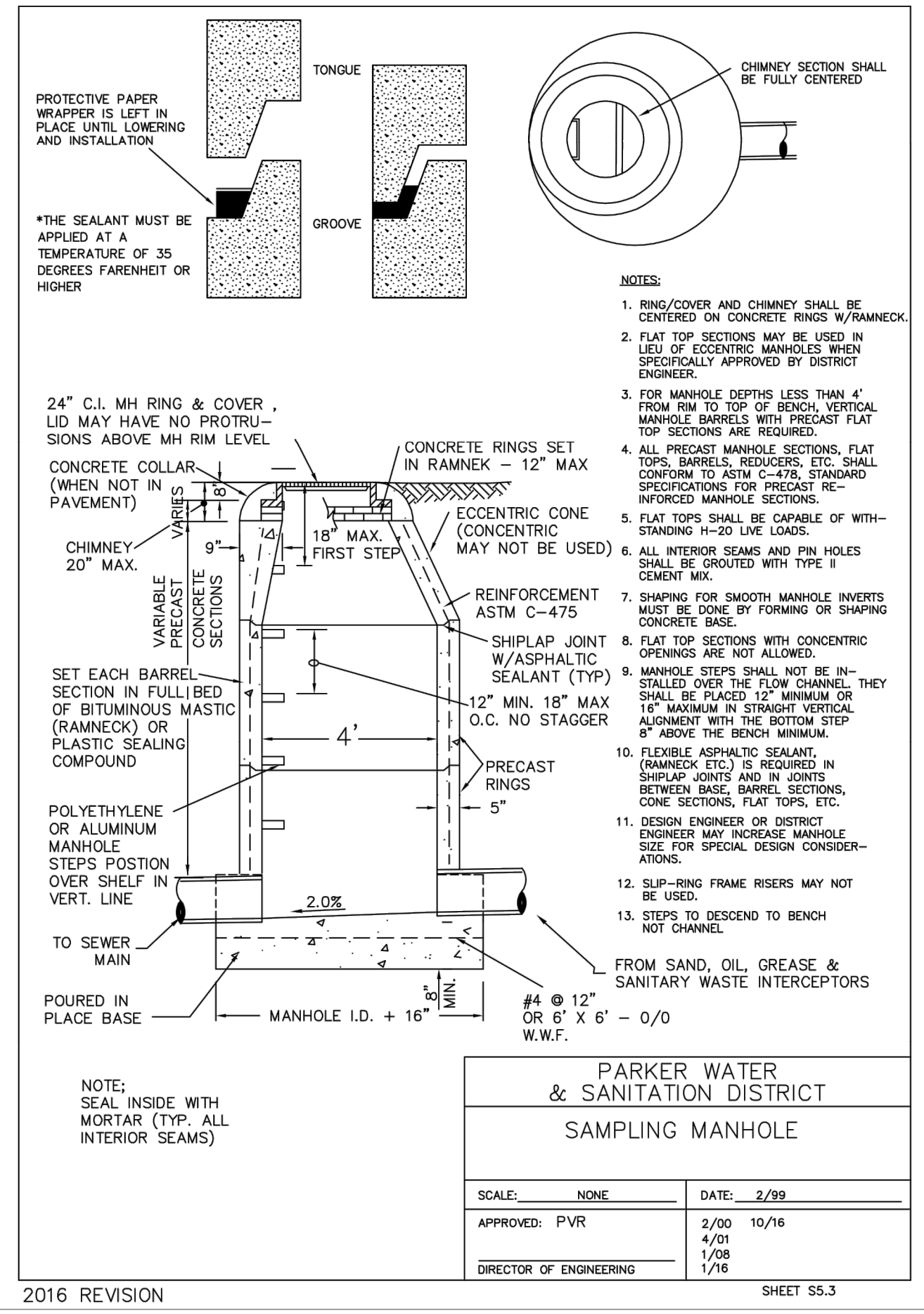
TITLE	UTILITY PLANS	REVISION #1	JJM	BY
DESCRIPTION	PWS DETAILS	DATE	9/21/21	REV
SITE ADDRESS	LOT 3, DOUGLAS 234 FILING NO. 6	DATE	9/21/21	REV

Kimley»Horn

PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION

McDonald's USA, LLC

PREPARED BY:	JJM
DRAWN BY:	JJM
DATE:	07/1/21
REVIEWED BY:	JRH
DATE ISSUED:	07/1/21



McDonald's USA, LLC

Kimley-Horn & Associates, Inc.

UTILITY PLANS

PWSD DETAILS

TITLE: UTILITY PLANS
DESCRIPTION: PWSD DETAILS
SITE ADDRESS: LOT 3, DOUGLAS 234 FLNG. NO. 6
0050785

PREPARED BY: JMM
DRAWN BY: JMM
DATE: 07/1/21
REVIEWED BY: JRH
DATE ISSUED: 07/1/21

2016 REVISION SHEET S5.1

REVISION #1 DATE: 9/21/21
REV: 1

JMM BY: JMM