

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
PWS	
C2.0	COVER SHEET
C2.1	NOTES
C2.2	UTILITY PLAN
C2.3	PWS DETAILS
C2.4	PWS DETAILS



VICINITY MAP

PROJECT CONTACTS:

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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	145	LF
6" PVC	421	LF
1.5" DOMESTIC WATER METER	1	EA
3/4" IRRIGATION WATER METER	1	EA
6" 45° BEND	4	EA
6" 11.25° BEND	1	EA
3/4" CURB STOP	1	EA
1.5" CURB STOP	1	EA
8" GATE VALVE	2	EA
TEE	2	EA
HYDRANT	1	EA
4" PVC	34	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: _____

	REVISION #4	4/8/22
	REVISION #3	3/9/22
	REVISION #2	11/22/21
	REVISION #1	9/21/21
DATE	REV	BY
<p>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 approval of the engineer of record. Use of contract documents for reuse on another project is not authorized.</p>		
<p>UTILITY PLANS</p> <p>DESCRIPTION</p> <p>COVER SHEET</p> <p>SITE ID</p> <p>0050785</p>	<p>LOT 3, DOUGLAS 234 FILING NO. 6</p>	<p>C2.0</p>



PARKER WATER AND SANITATION GENERAL NOTES





- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSO ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
- 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 AND 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.
- 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 THE LOCATIONS CONTACT THE PWSO IMMEDIATELY.
- PWSO ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.
- ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3000-POUND COMPRESSION STRENGTH.
- 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 PWSO OFFICE.
- 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.
- TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
- 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.
- SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT OF FINISHED GRADE AND VERIFICATION OF COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES. RESULTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.
- ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
 "X" FOR SANITARY SEWER SERVICES
 "W" FOR WATER SERVICES
- NO TREES ALLOWED IN EASEMENT OR WITHIN 8' OF WATER OR SANITARY MAINS IN RIGHT OF WAY.
- THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSO AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSO SPECIFICATION MANUAL.

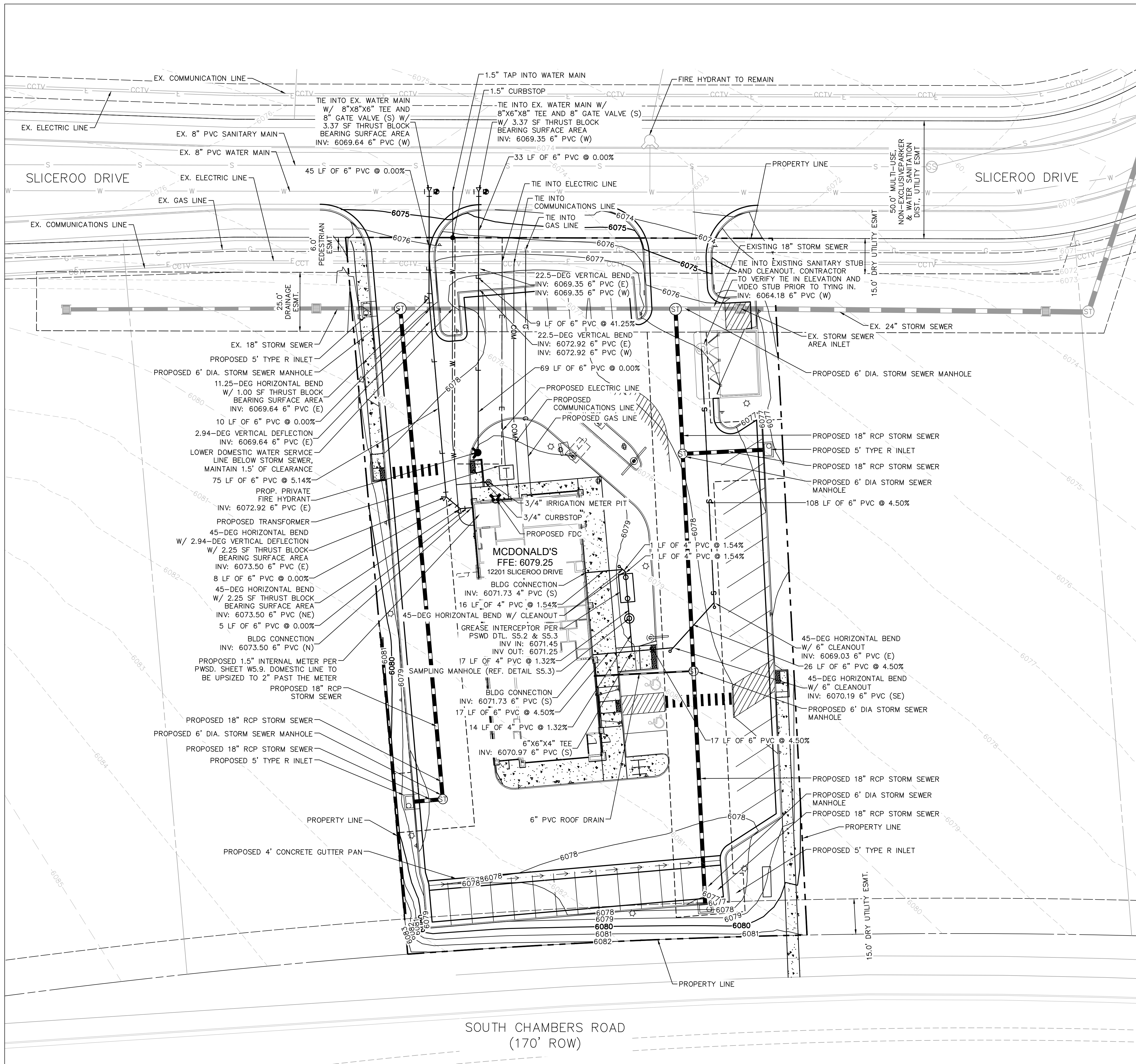
WATER SYSTEM NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSO ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
- ALL WATER MAINS SHALL BE PER PWSO MATERIALS SPECIFICATIONS. ALL MATERIALS IN CONTACT WITH POTABLE WATER SHALL BE SUITABLE FOR CHLORINATED AND CHLORAMINATED WATER.
- ALL BENDS, PLUGS, REDUCERS, AND FIRE HYDRANTS TO BE RODDED OR MEGA-LUGGED. ALL FITTINGS SHALL BE WRAPPED PER PWSO MATERIALS SPECIFICATIONS.
- THERE SHALL BE A MINIMUM OF 4.5 FEET OVER ALL WATER MAINS.
- FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 "DRY BARREL FIRE HYDRANTS" PIPE HYDRANT ASSEMBLIES PER PWSO SPECIFICATIONS.
- ALL BENDS, TEES, FIRE HYDRANTS, BLOW OFFS, AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST WITH CONCRETE THRUST BLOCKS.
- 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.
- VALVES IN STREETS ARE TO BE LOCATED AT PROPERTY LINE EXTENSIONS EXCEPT FOR TAPPING FEES; WHERE AN ADDITIONAL VALVE SHALL BE PLACED ON THE TAPPING TEE. OTHER LOCATIONS SHOWN ON THE PLANS.
- WHEN NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSINGS, A MINIMUM CLEARANCE OF 1.5 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPES.
- THE CONTRACTOR SHALL NOTIFY THE PWSO AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION. IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP, THE CONTRACTOR MUST NOTIFY THE DISTRICT ENGINEER 48 HOURS PRIOR TO RE-START.
- PIPE BEDDING SHALL BE CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH PWSO STANDARDS AND SPECIFICATIONS, LATEST REVISION.
- THE CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO PROCEEDING WITH EXCAVATION. ALL WORK PERFORMED IN THE AREA OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
- 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.
- 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.
- CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE INSTALLED AND CHLORINATED PER PWSO SPECIFICATIONS. CHLORINATION OF FINISHED PIPELINE COMPLETED BEFORE HYDROSTATIC TESTING.
- HYDROSTATIC TESTING: ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF THE PWSO SPECIFICATIONS UP TO MINIMUM OF 150 PSI IN THE PRESENCE OF A PWSO INSPECTOR/ENGINEER.

SEWER SYSTEM NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSO ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
- 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.
- 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 PWSO SPECIFICATIONS. USE RUBBER GASKETS FOR PVC ENCASEMENT.
- 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.
- 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.
- NO UNDERDRAIN SYSTEM WILL BE ALLOWED TO BE PLACED IN MAINLINE OR SEWER SERVICE TRENCHES.
- SEWER SERVICE TEES FOR EACH UNTIL 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.
- 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.
- PIPE BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-33 OR D-448 GRADATION NO. 6 OR NO. 67.
- AT LEAST FIVE (5) DAYS PRIOR TO 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.
- THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSO AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSO SPECIFICATION MANUAL.
- ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE PWSO STANDARDS AND SPECIFICATIONS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
- PRIOR TO STARTING WORK WHERE SEWER MAIN IS TO BE CONNECTED TO EXISTING PWSO 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 PWSO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN INSTRUCTED BY THE DISTRICT.
- PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH, THE CONTRACTOR SHALL JET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMP OUT AT THE PLUGGED MANHOLE.

TITLE	UTILITY PLANS	DRAWN BY	JJM	DATE	07/1/21	REVISION #	4	DATE	4/8/22
DESCRIPTION	NOTES	REVIEWED BY	JRH	DATE ISSUED	07/1/21	REVISION #	3	DATE	3/9/22
SITE ID	0050785	SITE ADDRESS	LOT 3, DOUGLAS 234 FILING NO. 6						
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 <p>PREPARED BY: Jessica Jo Meeker 59054 4/8/22 PROFESSIONAL ENGINEER</p>									
									
 <p>Know what's below. Call before you dig.</p>									
C2.1									



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.
 3. CONTRACTOR VIDEO EXISTING SANITARY SEWER FROM END OF EXISTING STUB TO EXISTING MAIN TO VERIFY CONDITION PRIOR TO CONNECTION.

- 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.

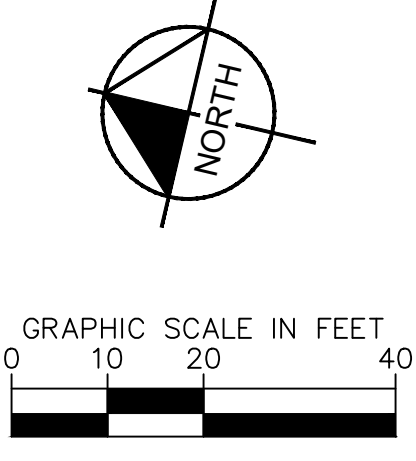
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

(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	DATE	4/8/22	REVISION #4	JJM
DESCRIPTION	UTILITY PLAN	DATE	3/9/22	REVISION #3	JJM
SITE ID	0050785	DATE	11/22/21	REVISION #2	JJM
SITE ADDRESS	LOT 3, DOUGLAS 234 FILING NO. 6	DATE	9/21/21	REVISION #1	JJM
BY		REV		DESCRIPTION	BY

PREPARED FOR: **McDonald's USA, LLC**

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Kimley»Horn



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:

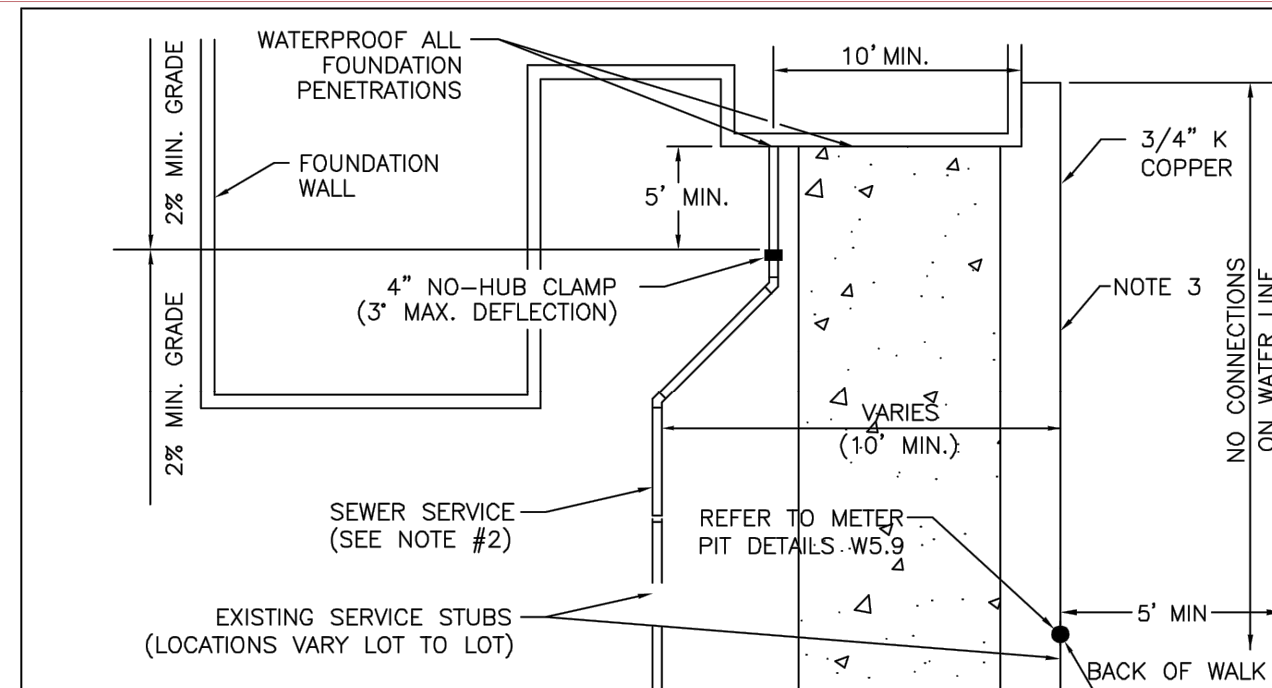
- WATER**
1. ACCEPTABLE PIPE MATERIALS SHALL BE K-COPPER TUBING. (3/4" MIN.)
 2. APPROVED BEDDING TO BE SQUEEGEE.
 3. ONLY ONE COUPLING WILL BE ALLOWED BETWEEN THE STUB-IN AND BUILDING. COMPRESSION COUPLINGS WILL NOT BE ALLOWED ON NEW CONSTRUCTION. SILVER SOLDERED JOINTS MUST BE USED ON SERVICES LARGER 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

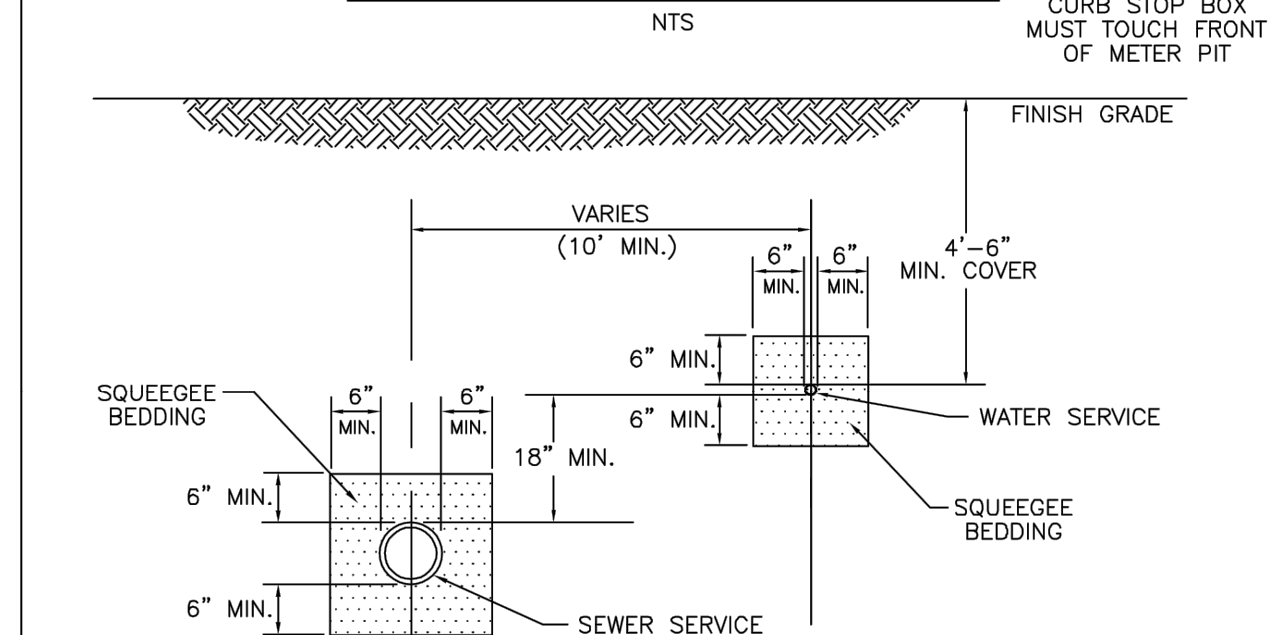
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/04 1/16 10/16
DIRECTOR OF ENGINEERING	

SHEET W1.1

2016 REVISION



TYPICAL SERVICES PLAN VIEW



TYPICAL SERVICES SECTION

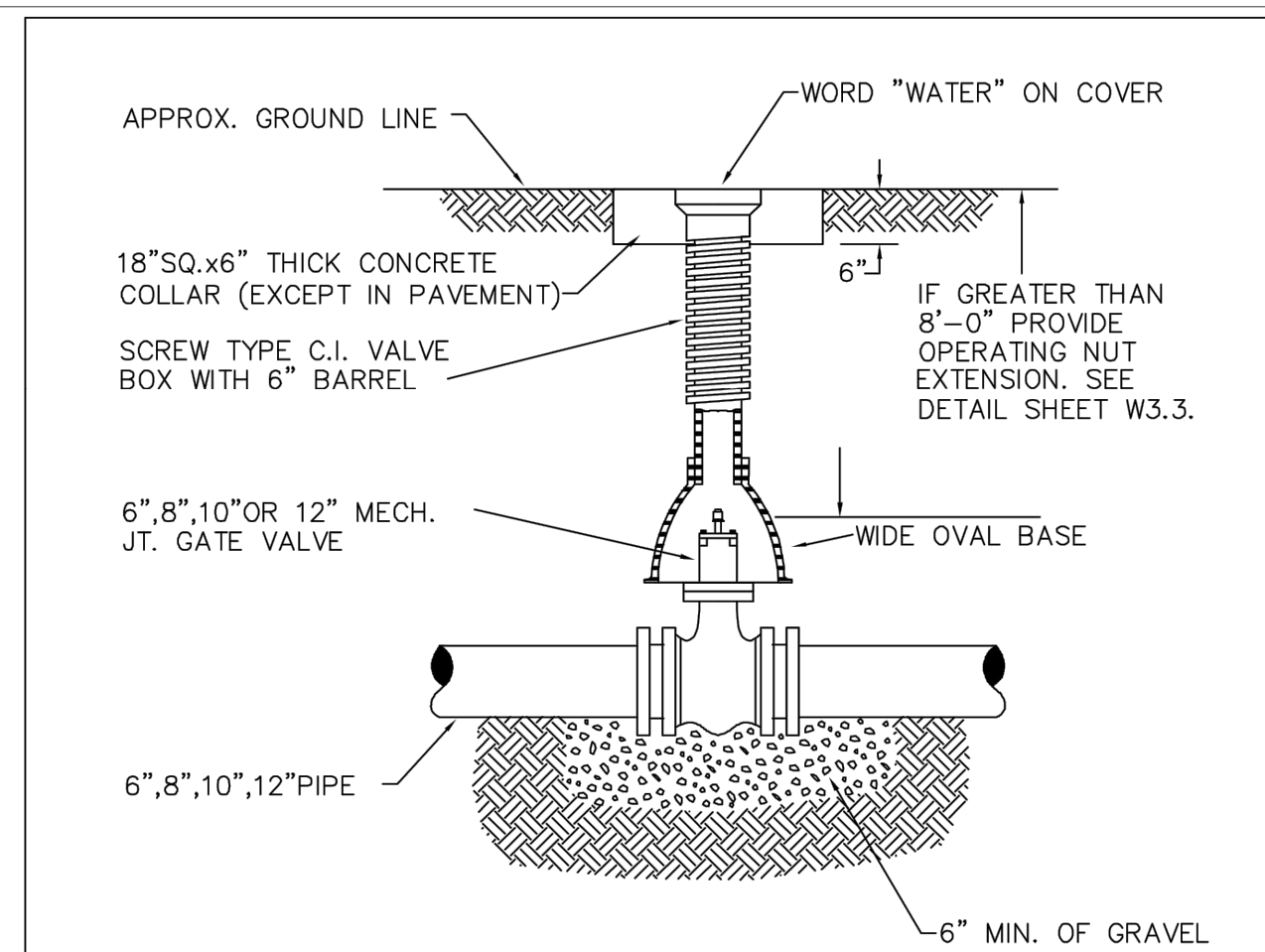
PARKER WATER & SANITATION DISTRICT
TYPICAL WATER SERVICES

NOTE:
1. SEE SHEET W1.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.
2. REFER TO SEWER SERVICES DETAIL SHEET S1.2.
3. 4" PVC SLEEVES REQUIRED FOR SERVICE LINES UNDER CONCRETE SURFACE.

SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/04 10/16 06/05 12/07 1/16
DIRECTOR OF ENGINEERING	

SHEET W1.2

2016 REVISION



6-INCH VALVE BOXES
CHECK MATERIAL SPECIFICATIONS

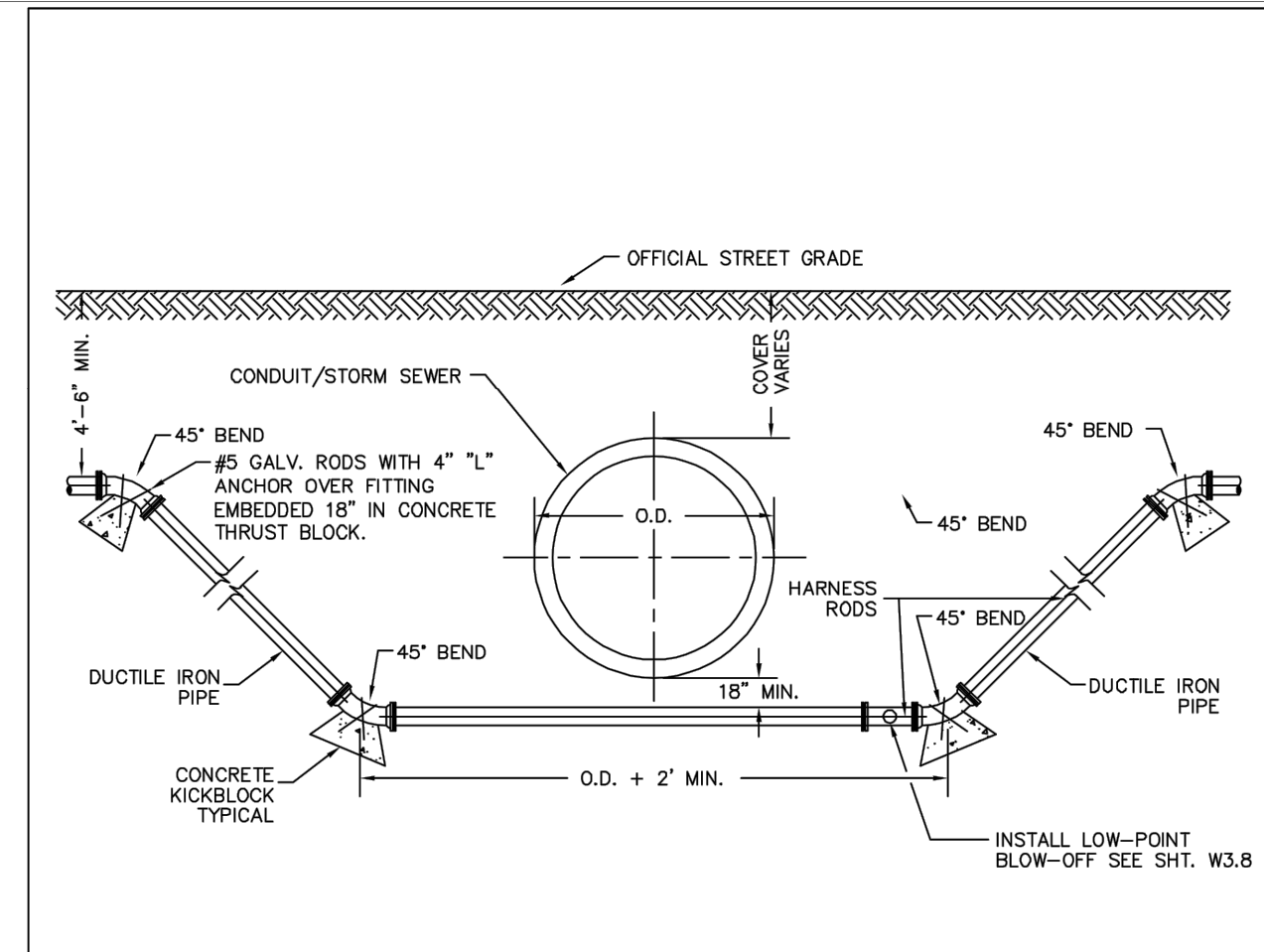
PARKER WATER & SANITATION DISTRICT
VALVE BOX DETAIL

NOTES:
1. ALL C.I. SHALL BE WRAPPED WITH 8 MIL. MIN. THICKNESS POLYETHYLENE.
2. VALVE NUT SHALL BE CENTERED.
3. VALVE BOX SHALL BE PLUMB.
4. SEE MATERIAL SPECIFICATIONS FOR VALVE BOX WITH GREATER THAN BURIED DEPTH OF 4.5 FT.

SCALE: NONE	DATE: 2/96
APPROVED: PVR	5/98 10/16 6/99 12/07 1/16
DIRECTOR OF ENGINEERING	

SHEET W3.10

2016 REVISION



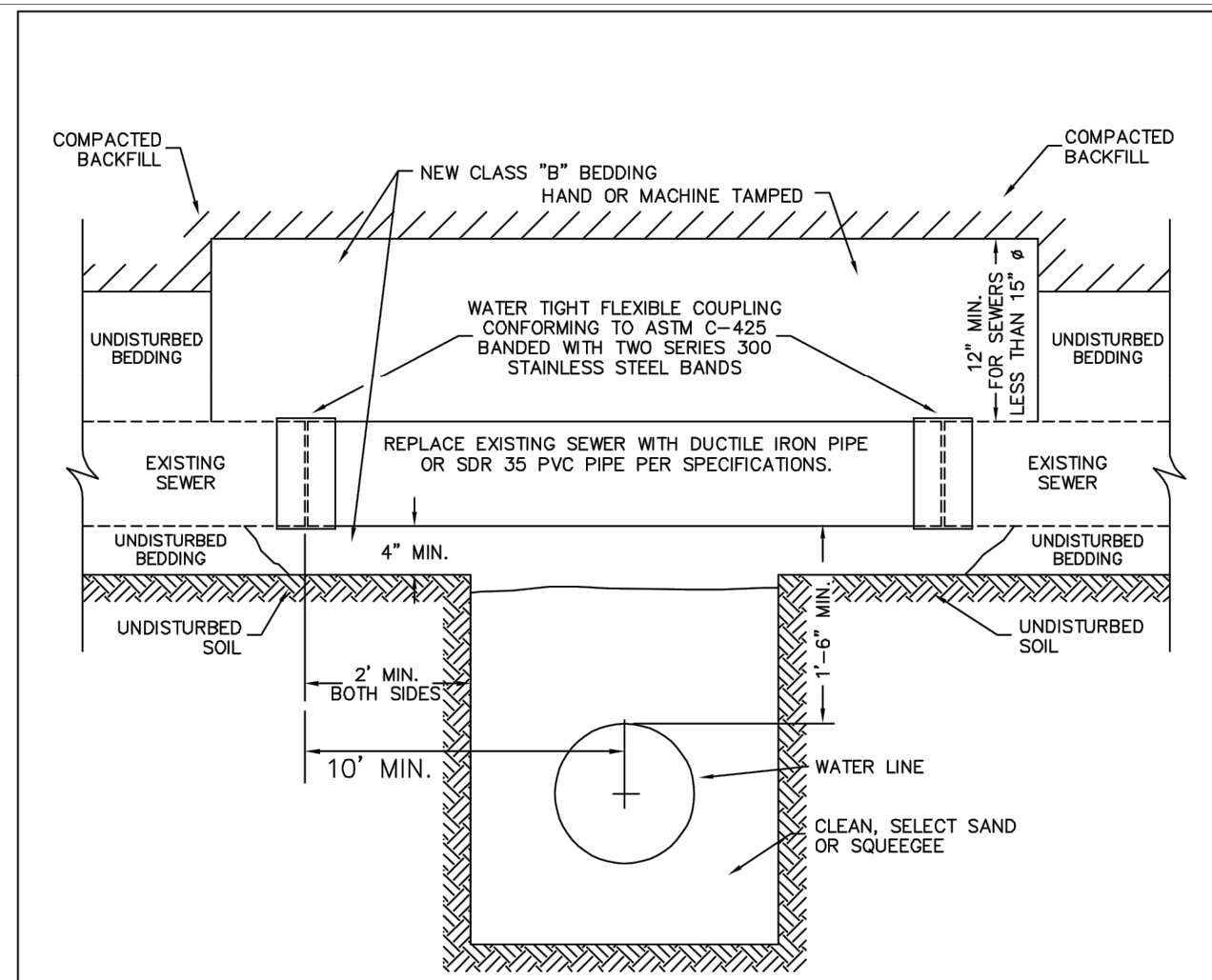
- NOTES:
1. LENGTH OF EXTENSION OF PIPE AND HARNESS RODS SHALL BE IN ACCORDANCE WITH THESE ENGINEERING STANDARDS.
2. ALL WATER MAINS TWELVE (12") INCHES OR SMALLER, WHICH CROSS UNDER CONDUITS/STORM SEWER SHALL BE DUCTILE IRON OR PVC PER SPECIFICATIONS.
3. A BORED CROSSING MAY BE REQUIRED BY THE ENGINEER.
4. CONCRETE KICKLOCKS PER SHEET W3.18.

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	

SHEET W4.6

2016 REVISION

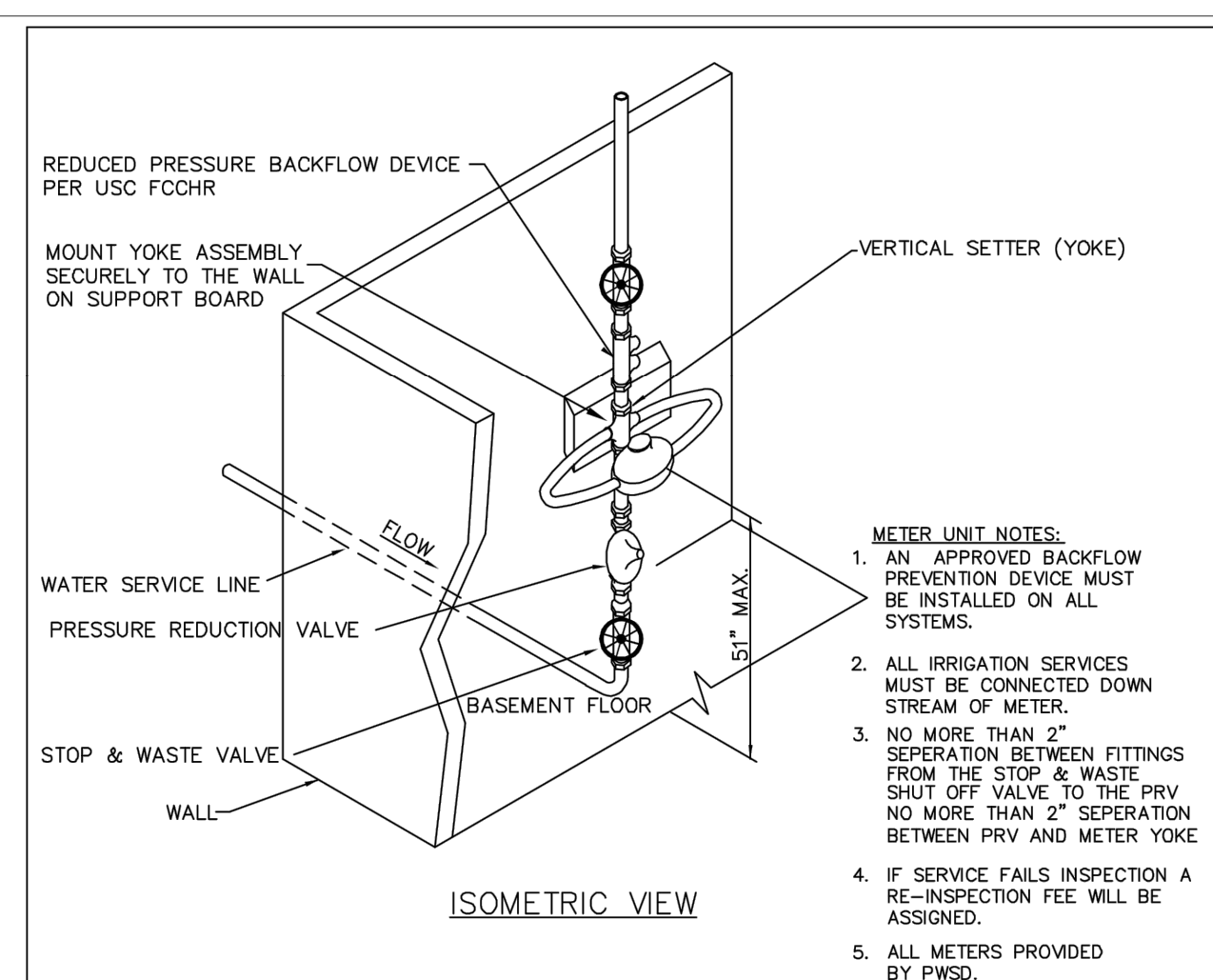


PARKER WATER & SANITATION DISTRICT
CROSSING STORM & SANITARY SEWERS

SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/16 10/16
DIRECTOR OF ENGINEERING	

SHEET W4.7

2016 REVISION



ISOMETRIC VIEW

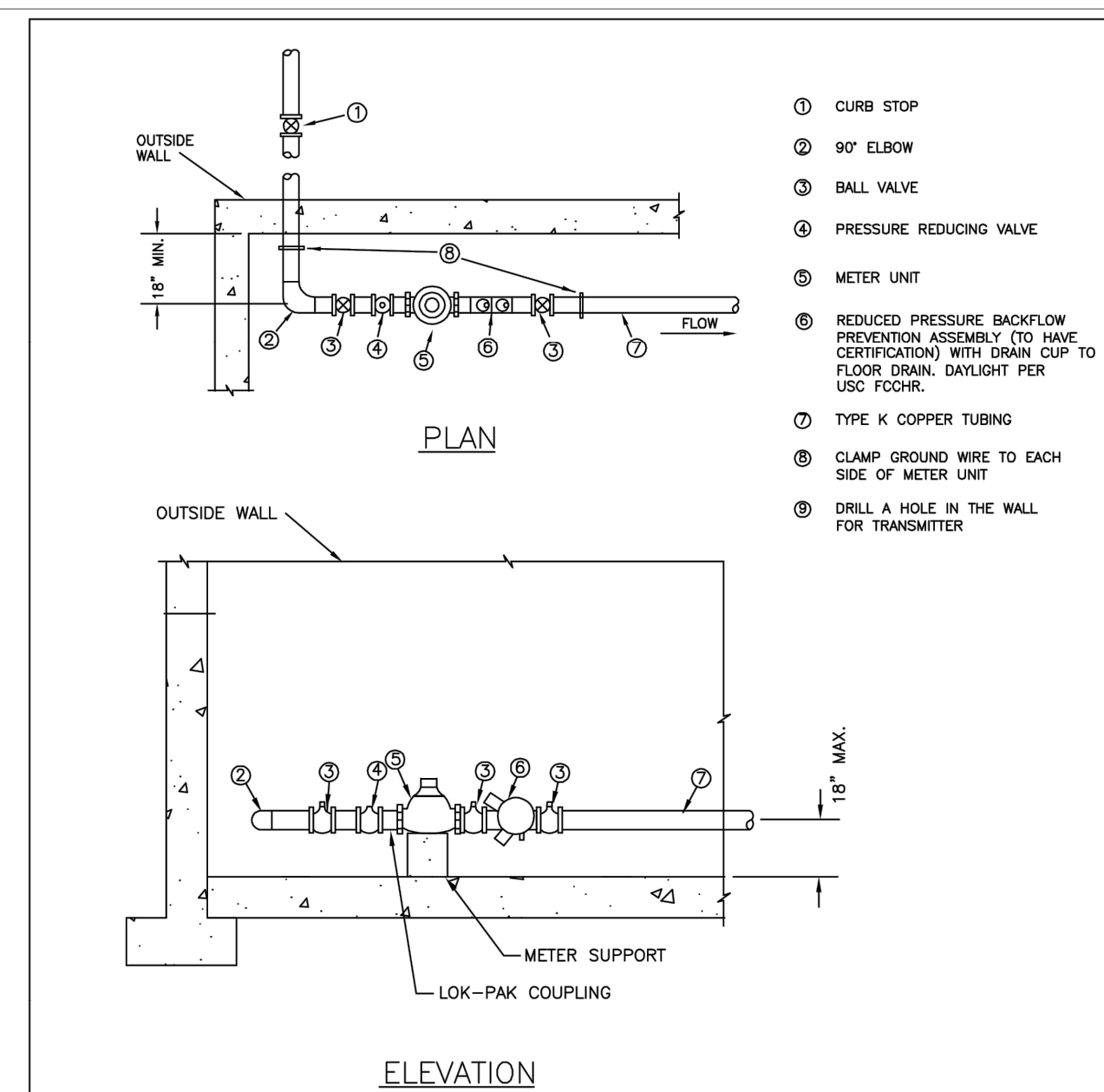
PARKER WATER & SANITATION DISTRICT
SERVICE LINE, STOP BOX & INSIDE METER SETTING (COMMERCIAL ONLY)

NOTE:
1. AN APPROVED BACKFLOW PREVENTION DEVICE MUST BE INSTALLED ON ALL SYSTEMS.
2. ALL IRRIGATION SERVICES MUST BE CONNECTED DOWN STREAM OF METER.
3. NO MORE THAN 2" SEPARATION BETWEEN FITTINGS FROM THE STOP & WASTE SHUT OFF VALVE TO THE PRV. NO MORE THAN 2" SEPARATION BETWEEN PRV AND METER YOKE.
4. IF SERVICE FAILS INSPECTION A RE-INSPECTION FEE WILL BE ASSIGNED.
5. ALL METERS PROVIDED BY PWS.

SCALE: NONE	DATE: 2/96
APPROVED: PVR	5/99 01/02 01/16 01/04 10/16 06/05 1/16
DIRECTOR OF ENGINEERING	

SHEET W5.9

2016 REVISION



ELEVATION

NOTES:
1 - PIPE JOINT SHALL BE THREADED OR SOLDERED WITH SILVER SOLDER.
2 - INSTALLATION MUST ALLOW ACCESS FOR MAINTENANCE AND BE PROTECTED FROM FREEZING.
3 - SEE WATER SYSTEM SPECIFICATIONS FOR GENERAL METER NOTES.
4 - COMPANION FLANGES SHALL BE BRASS.
5 - METER SUPPORT SHALL BE EITHER CONCRETE OR ADJ. STEEL PIPE (SEE SHEET W3.10)
6 - 1.0' MINIMUM CLEARANCE AROUND BACKFLOW DEVICE
7 - FLOOR DRAIN TO BE 2X PIPE SIZE
8 - FOR IRRIGATION USES, ADD RAIN SENSOR AND SMART I.T. CONTROLLER

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	

SHEET W5.14

2016 REVISION

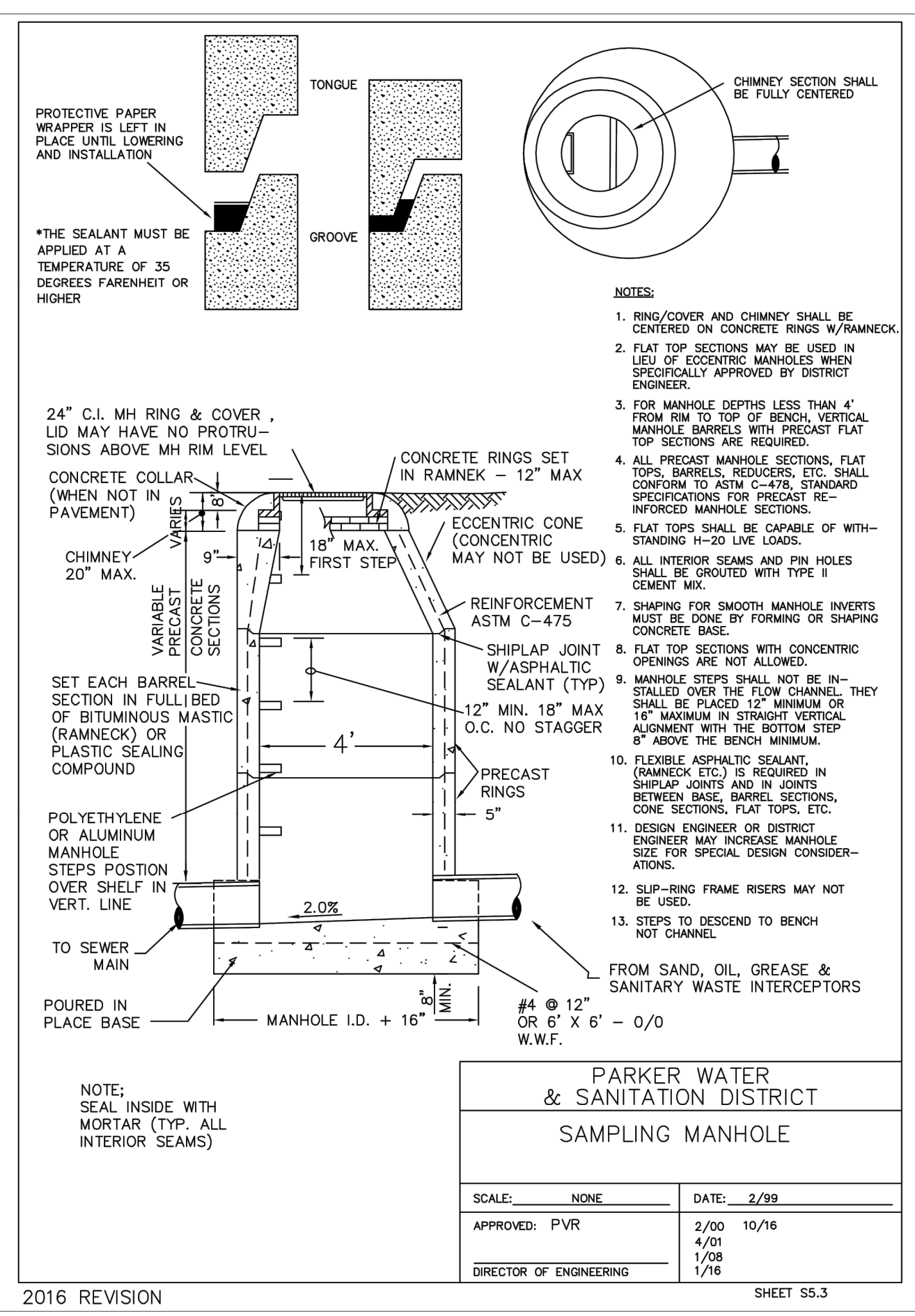
JUN	4	4/8/22	REVISION #4	
JUN	3	3/9/22	REVISION #3	
JUN	2	11/22/21	REVISION #2	
JUN	1	9/21/21	REVISION #1	
			REV	DATE
				DESCRIPTION



PREPARED BY: **McDonald's USA, LLC**
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DRAWN BY: JMM	DATE: 07/1/21
STD ISSUE DATE: 07/1/21	REVIEWED BY: JRH
DATE ISSUED: 07/1/21	

TITLE: **UTILITY PLANS**
DESCRIPTION: **PWS DETAILS**
SITE ADDRESS: LOT 3, DOUGLAS 234 FILING NO. 6



PARKER WATER & SANITATION DISTRICT
SAMPLING MANHOLE

SCALE: NONE DATE: 2/96

APPROVED: PVR 2/00 10/16
4/01 1/08
1/16

DIRECTOR OF ENGINEERING

2016 REVISION SHEET S5.3

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 2%.
- 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:
"X" FOR SANITARY SEWER SERVICE
"V" FOR WATER SERVICES

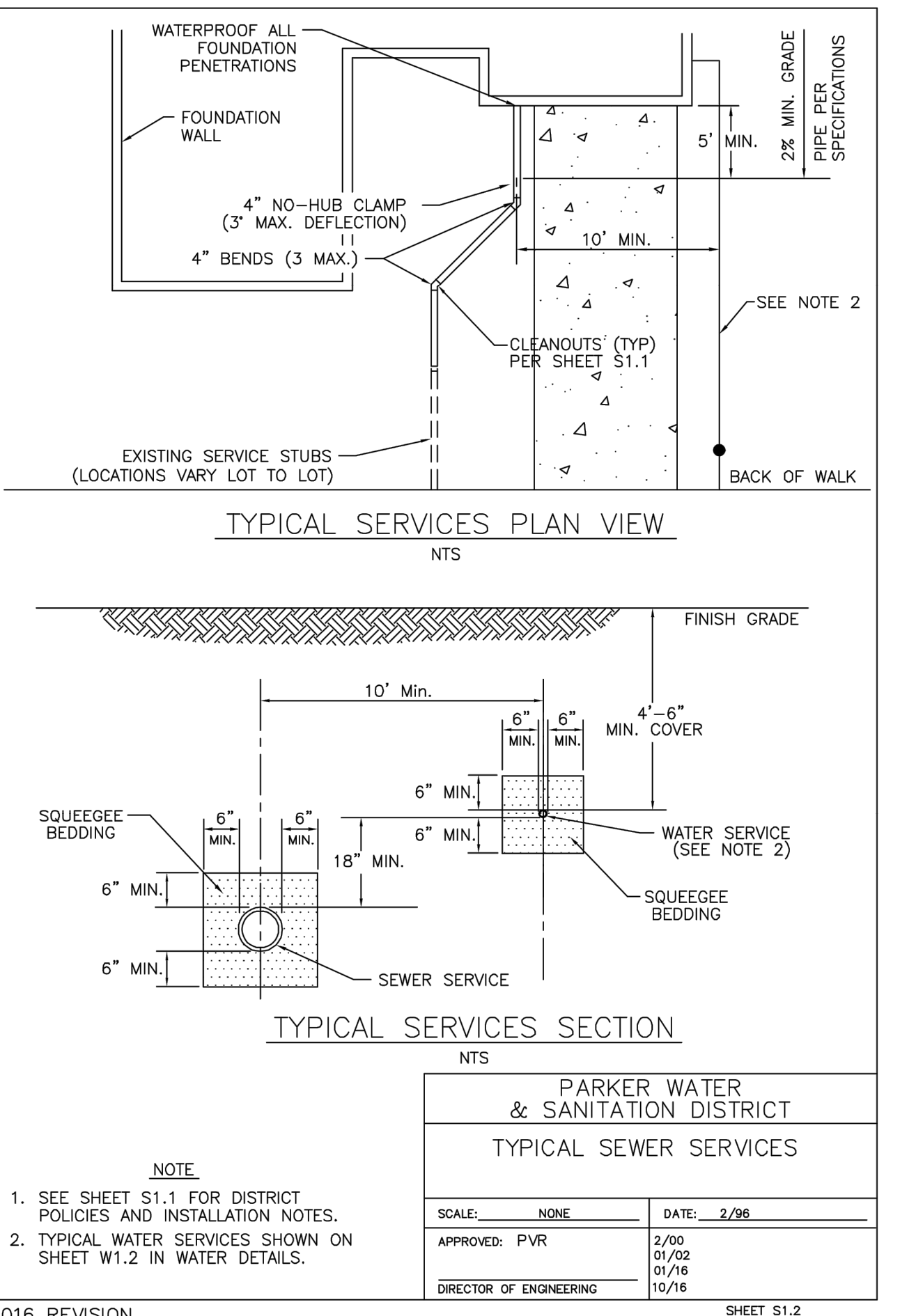
PARKER WATER & SANITATION DISTRICT
DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICES

SCALE: NONE DATE: 2/96

APPROVED: PVR 2/00 10/16
01/02 10/16
1/08 1/16

DIRECTOR OF ENGINEERING

2016 REVISION SHEET S1.1



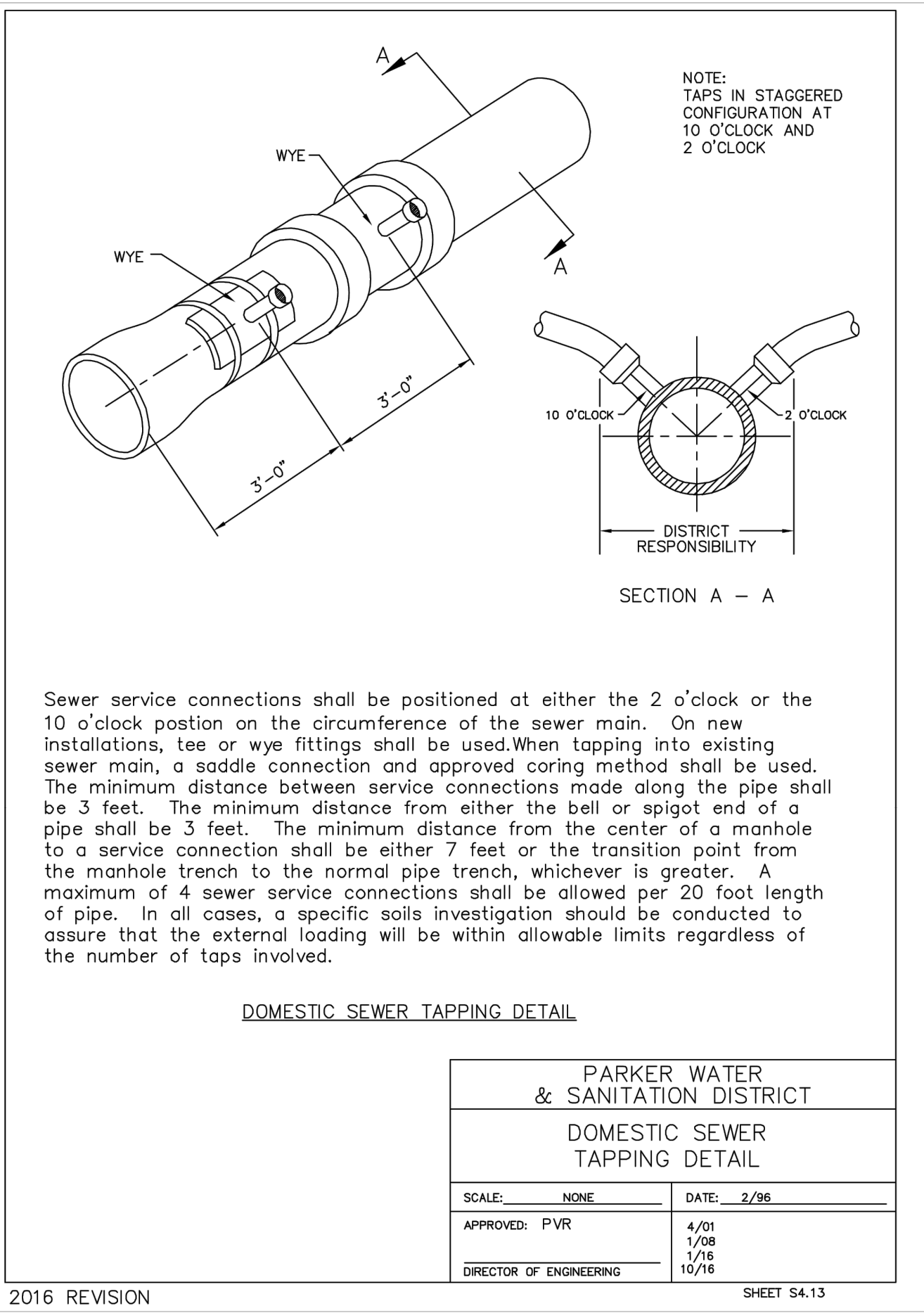
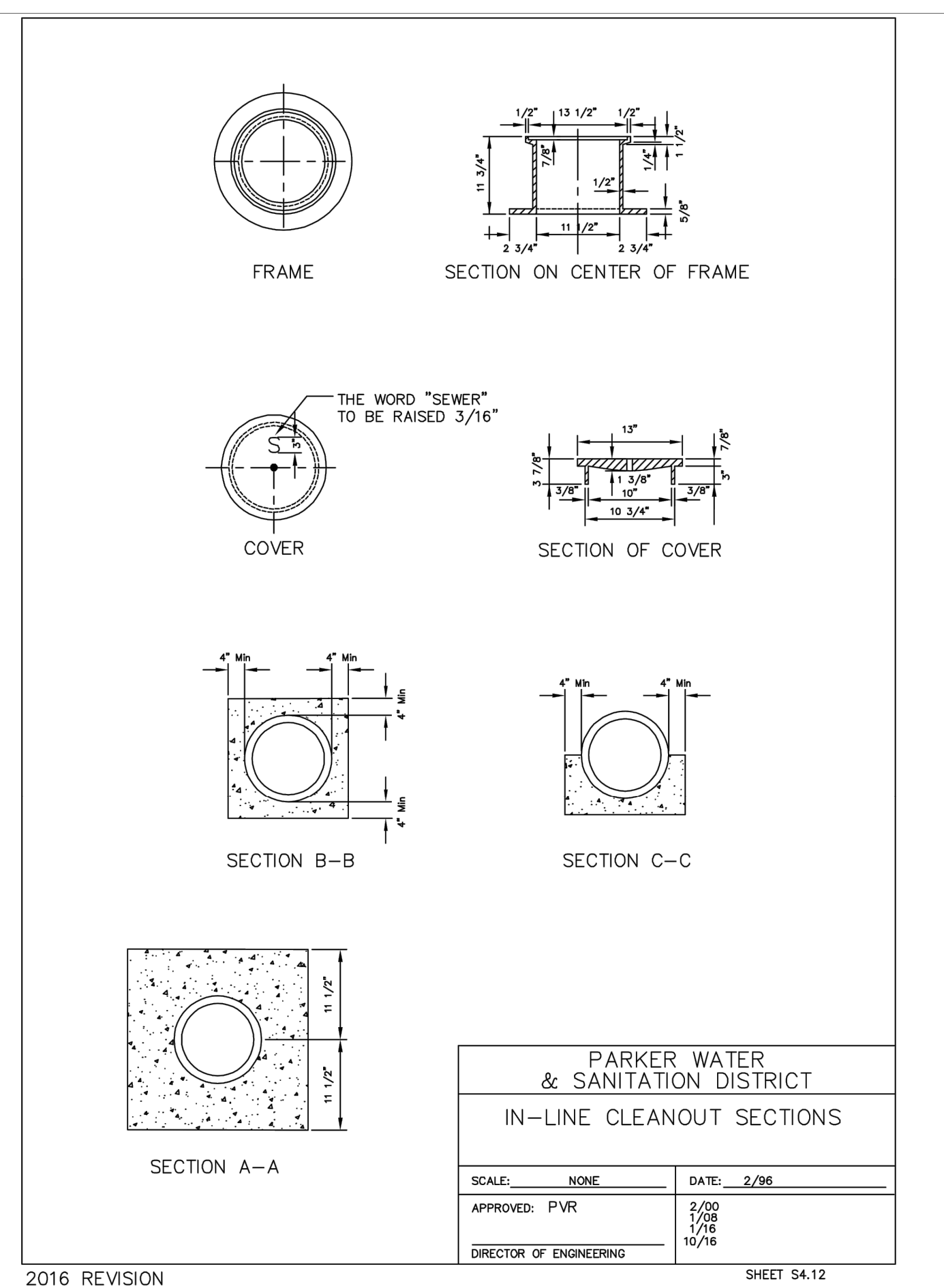
PARKER WATER & SANITATION DISTRICT
TYPICAL SEWER SERVICES

SCALE: NONE DATE: 2/96

APPROVED: PVR 2/00 10/16
01/02 10/16
01/16 10/16

DIRECTOR OF ENGINEERING

2016 REVISION SHEET S1.2



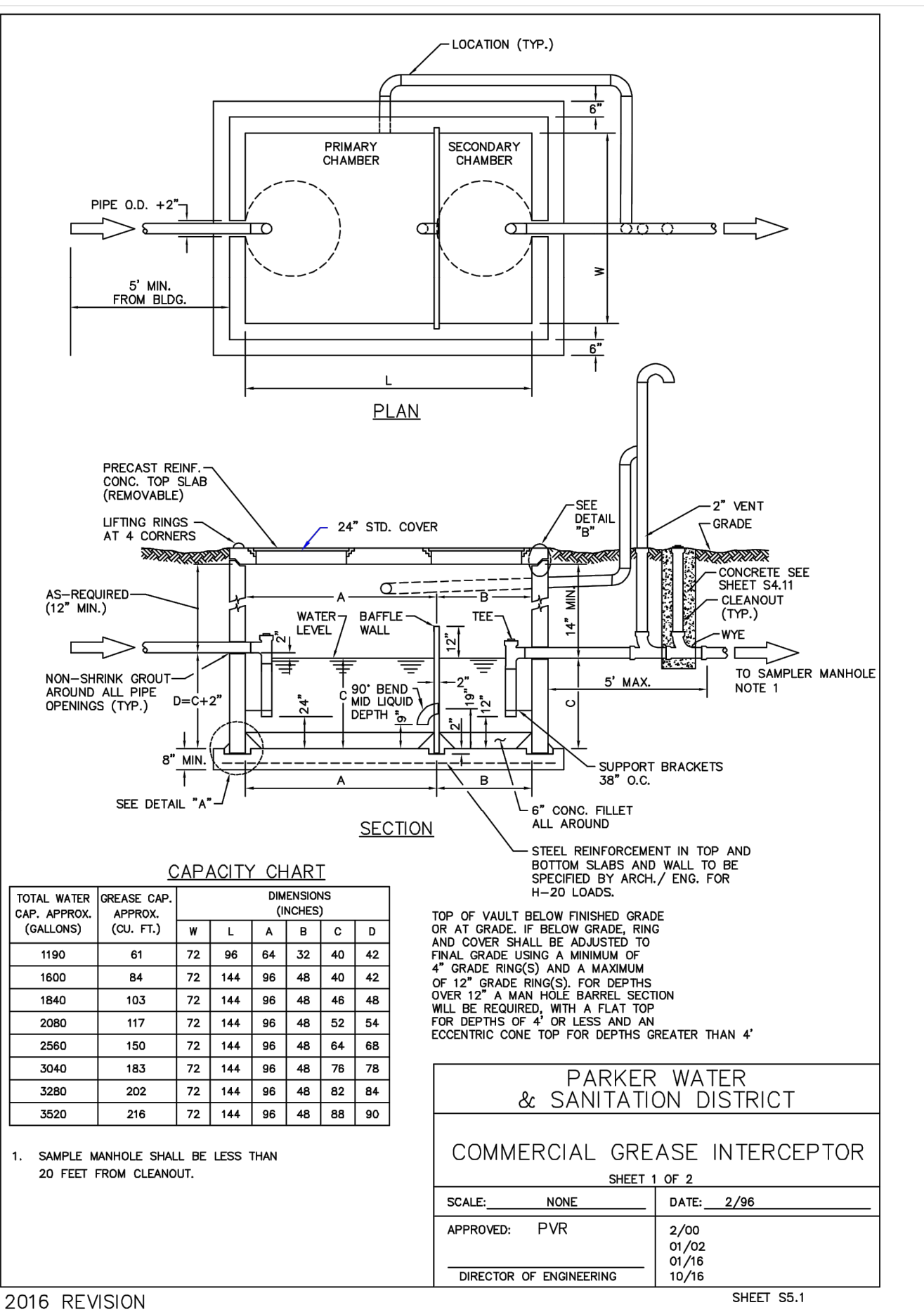
PARKER WATER & SANITATION DISTRICT
DOMESTIC SEWER TAPPING DETAIL

SCALE: NONE DATE: 2/96

APPROVED: PVR 4/01 1/08
1/16 10/16

DIRECTOR OF ENGINEERING

2016 REVISION SHEET S4.13



CAPACITY CHART

TOTAL WATER CAP. APPROX. (GALLONS)	GREASE CAP. APPROX. (CU. FT.)	DIMENSIONS (INCHES)			
		W	L	A	B
1190	61	72	96	34	40
1500	84	72	144	34	40
1840	103	72	144	34	46
2080	117	72	144	34	54
2560	150	72	144	34	64
3040	183	72	144	34	76
3280	202	72	144	34	84
3520	216	72	144	34	90

PARKER WATER & SANITATION DISTRICT
COMMERCIAL GREASE INTERCEPTOR

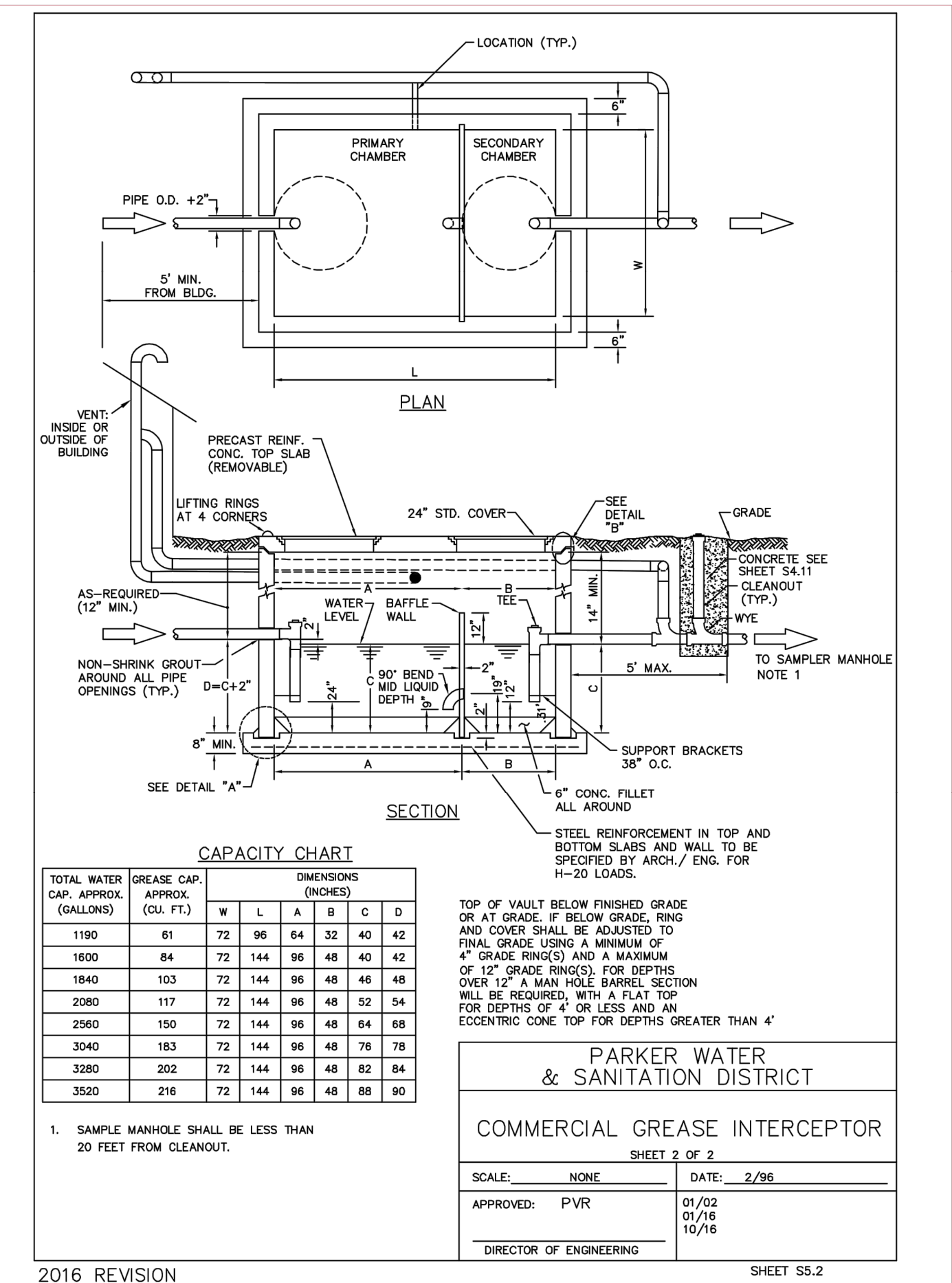
SHEET 1 OF 2

SCALE: NONE DATE: 2/96

APPROVED: PVR 2/00 10/16
01/02 10/16
01/16 10/16

DIRECTOR OF ENGINEERING

2016 REVISION SHEET S5.1



CAPACITY CHART

TOTAL WATER CAP. APPROX. (GALLONS)	GREASE CAP. APPROX. (CU. FT.)	DIMENSIONS (INCHES)			
		W	L	A	B
1190	61	72	96	34	40
1500	84	72	144	34	40
1840	103	72	144	34	46
2080	117	72	144	34	54
2560	150	72	144	34	64
3040	183	72	144	34	76
3280	202	72	144	34	84
3520	216	72	144	34	90

PARKER WATER & SANITATION DISTRICT
COMMERCIAL GREASE INTERCEPTOR

SHEET 2 OF 2

SCALE: NONE DATE: 2/96

APPROVED: PVR 2/00 10/16
01/02 10/16
01/16 10/16

DIRECTOR OF ENGINEERING

2016 REVISION SHEET S5.2

UTILITY PLANS

PWSD DETAILS

McDonald's USA, LLC

Kimley-Horn

PROFESSIONAL ENGINEER

COLORED LICENSED PROFESSIONAL ENGINEER
JESSICA JO MEYER
59054
4/8/22

PREPARED BY: JMM

DATE: 07/1/21

REVIEWED BY: JRH

DATE ISSUED: 07/1/21

DRAWN BY: JMM

DATE: 07/1/21

REVISION #4: 4/8/22

REVISION #3: 3/9/22

REVISION #2: 1/22/21

REVISION #1: 9/21/21

DATE: REV. DATE

DESCRIPTION

TITLE: UTILITY PLANS

DESCRIPTION: PWSD DETAILS

SITE ADDRESS: LOT 3, DOUGLAS 234 FLNG. NO. 6

0050785

C2.4