

**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 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.
- 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 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 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.
- ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:  
"X" FOR SANITARY SERVICE SEWERS  
"V" FOR WATER SERVICES
- NO TREES ALLOWED IN EASEMENTS OR WITHIN 8' OF WATER OR SANITARY SEWER 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.

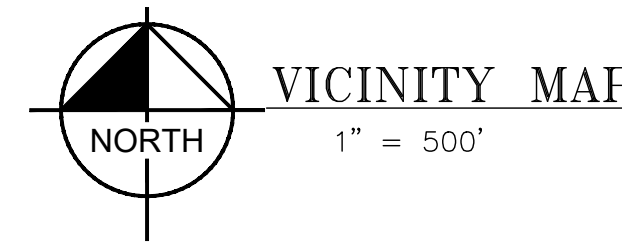
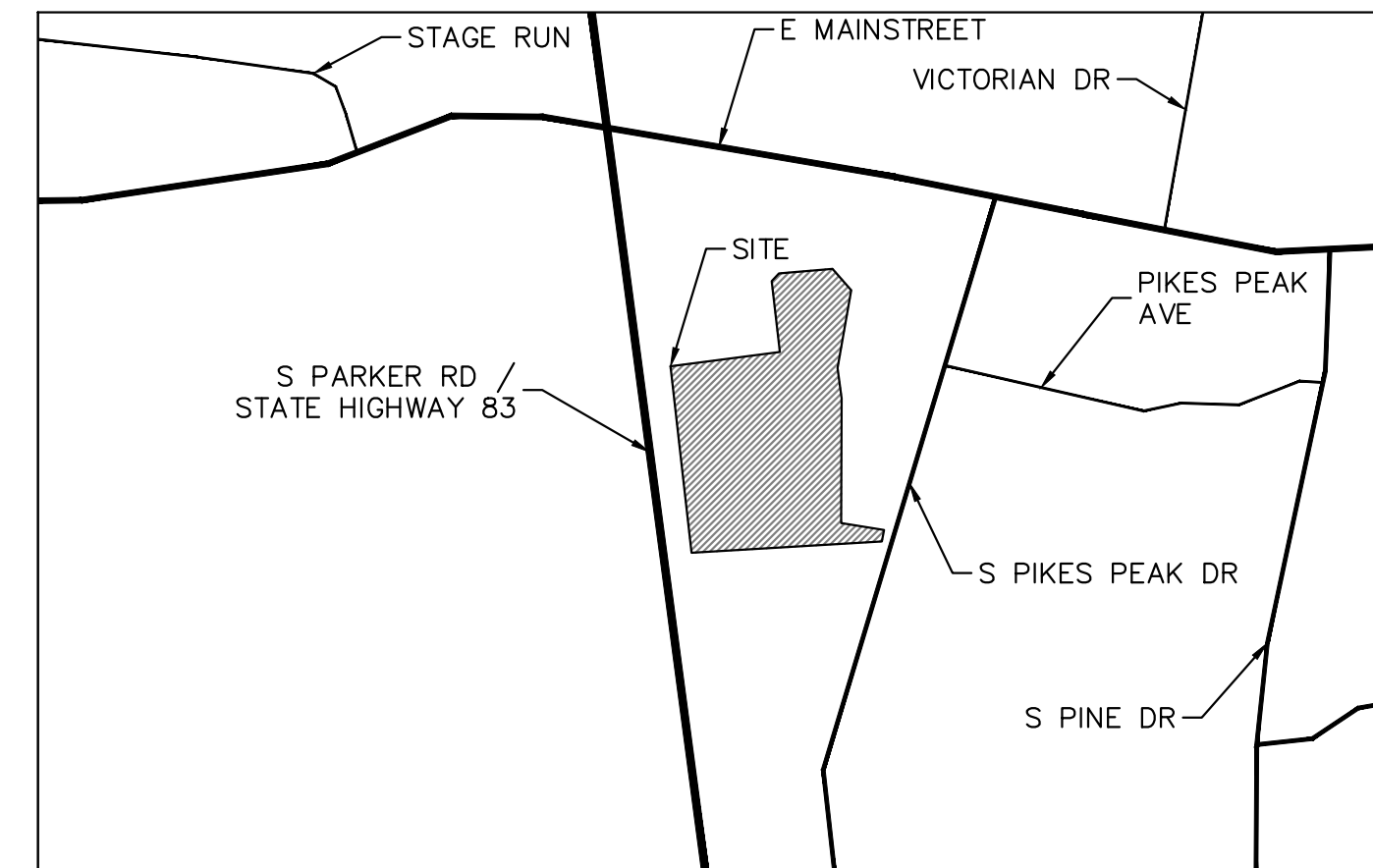
**WATER SYSTEM NOTES:**

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSO ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION.
- 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 COVER 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 TEES; 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 CROSSING, 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 A 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 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.
- 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.

# PARKER/PARKER

NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF  
PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

11000 Parker Road



**CONTACTS:**

**OWNER/DEVELOPER:**  
RIVERBEND DEVELOPERS LLC  
5761 SOUTH ASH COURT  
GREENWOOD VILLAGE, CO 80121  
PHONE: 303.721.6969  
CONTACT: MIKE BECKY  
EMAIL: MLBECKY@COMCAST.NET

**ARCHITECT:**  
CUSHING TERRELL  
303 E. 17TH AVE., SUITE 105  
DENVER, CO 80203  
PHONE: 504.684.8933  
CONTACT: FREDDIE DICKINSON  
EMAIL: FREDDIEDICKINSON@CUSHINGTERRELL.COM

**SURVEY:**  
BELL SURVEYING COMPANY  
500 KALAMATH STREET  
DENVER, CO 80204  
PHONE: 303.629.0165

**CIVIL ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER ST, SUITE 1500  
DENVER, CO 80237  
PHONE: (720) 647-6231  
CONTACT: STEPHEN LITSAS, P.E.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
3	OVERALL UTILITY PLAN
4	SANITARY SEWER PLAN AND PROFILE
5	SANITARY SEWER PLAN AND PROFILE DETAILS
6	WATER PLAN AND PROFILE
7	WATER PLAN AND PROFILE DETAILS

← 1.5' Domestic service.

**LEGAL DESCRIPTION:**

**PARCEL TWO:**  
A PARCEL OF LAND BEING A PART OF LOT 3, BLOCK 1, REPLAT OF PARKER CENTRAL AREA FILING NO.5, ACCORDING TO THE PLAT RECORDED JUNE 11, 1985, AT RECEPTION NO. 355112, COUNTY OF DOUGLAS, STATE OF COLORADO.  
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3, SAID SOUTHWEST CORNER BEING A POINT ON THE EAST RIGHT OF WAY LINE OF PARKER ROAD; THENCE S 89°59'48" E ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 74.68 FEET; THENCE N 0°00'12" W ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE A DISTANCE OF 12.47 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL BEING THE POINT OF BEGINNING.  
CONTAINING 41,538 SQUARE FEET OR 0.954 ACRES MORE OR LESS

**PARCEL THREE:**  
THOSE EASEMENT RIGHTS AS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS DATED MARCH 18, 1985, RECORDED MARCH 21, 1985 IN BOOK 566, PAGE 447, AS ASSIGNED BY ASSIGNMENT OF DECLARANT'S RIGHTS DATED OCTOBER 30, 1986, RECORDED OCTOBER 31, 1986 IN BOOK 676, PAGE 369, AND AS AMENDED BY AGREEMENT AND ESTOPPEL CERTIFICATE DATED JULY 27, 1994, RECORDED OCTOBER 18, 1994 IN BOOK 1224, PAGE 2112.

**BENCHMARK**

DOUGLAS COUNTY CONTROL MONUMENT CDOT401 - 3-1/4" ALUMINUM CAP EAST SIDE OF SOUTH PARKER ROAD, SOUTH OF EAST PARKER SQUARE CIRCLE  
ELEVATION = 5881.22 FEET (U.S.) (NAVD88)

**SANITARY 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 ENCASMENT.
- 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 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.
- 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 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
- 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 CONTRACT

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 \_\_\_\_\_  
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1	FIRST CITY COMMENTS	MM	04/27/21	SAL

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2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4882 South Ulster Street, Suite 1500  
Denver, Colorado 80237 (303) 228-2300

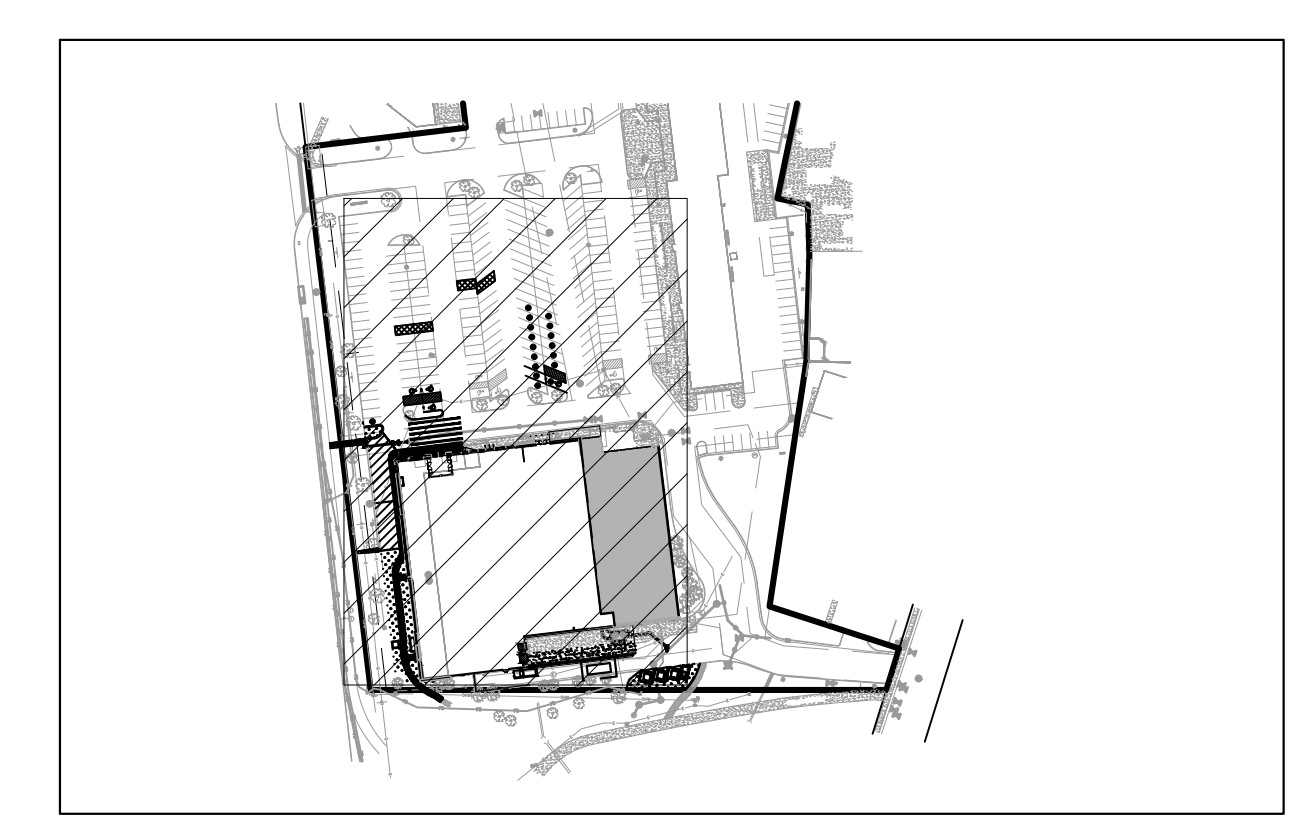
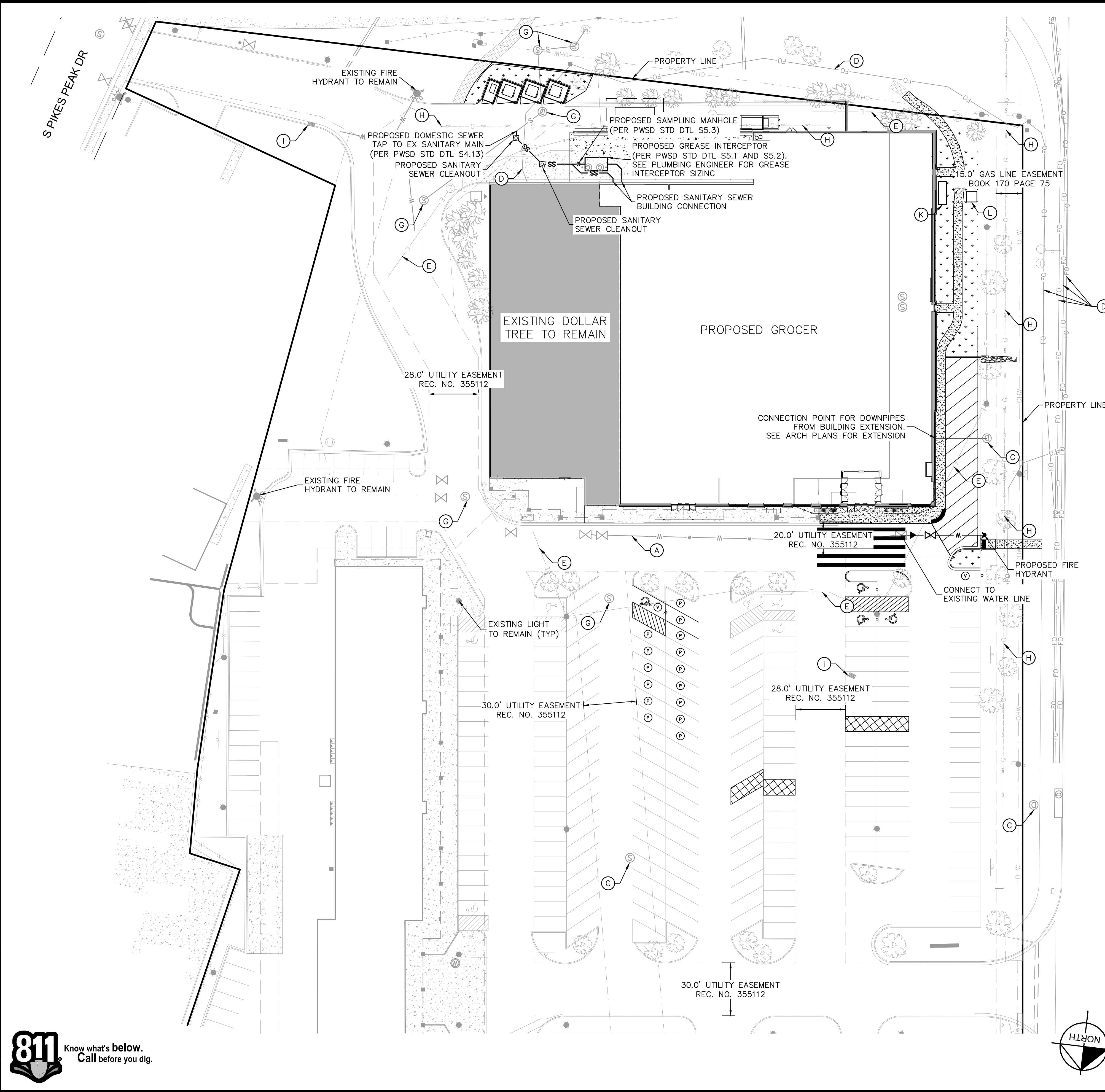
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DATE: 05/19/2021

PARKER PARKER  
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO  
UTILITY PLAN SET  
COVER SHEET

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

PROJECT NO.  
196176000  
DRAWING NAME  
PARKER\_CV.DWG

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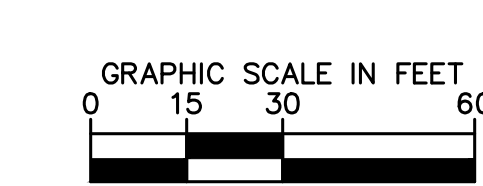
- LEGEND**
- SITE PROPERTY LINE
  - W — W — W — PROPOSED WATER LINE
  - SS — SS — PROPOSED SANITARY SEWER LINE
  - — — PROPOSED STORM LINE
  - — — W — — — EXISTING WATER LINE
  - — — SS — — — EXISTING SANITARY SEWER LINE
  - — — GAS — — — EXISTING GAS LINE
  - — — FO — — — EXISTING FIBER OPTIC LINE
  - — — ST — — — EXISTING STORM LINE
  - — — E — — — EXISTING ELECTRIC LINE

- SITE KEYNOTES**
- (A) EXISTING WATER LINE
  - (B) EXISTING 18" STORM MAIN
  - (C) EXISTING STORM MANHOLE
  - (D) EXISTING FIBER OPTIC LINE
  - (E) EXISTING ELECTRICAL LINE
  - (F) EXISTING 8" SANITARY SEWER LINE
  - (G) EXISTING SEWER MANHOLE
  - (H) EXISTING GAS LINE
  - (I) EXISTING INLET
  - (J) ELECTRICAL VEHICLE CHARGING EQUIPMENT PER ELECTRICAL PLANS
  - (K) PROPOSED 2000A, 3PHASE, 4WIRE MDP
  - (L) PROPOSED UTILITY TRANSFORMER 480/277 SECONDARY

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1	FIRST CITY COMMENTS	MM	04/27/21	SAL

**Kimley»Horn**  
 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

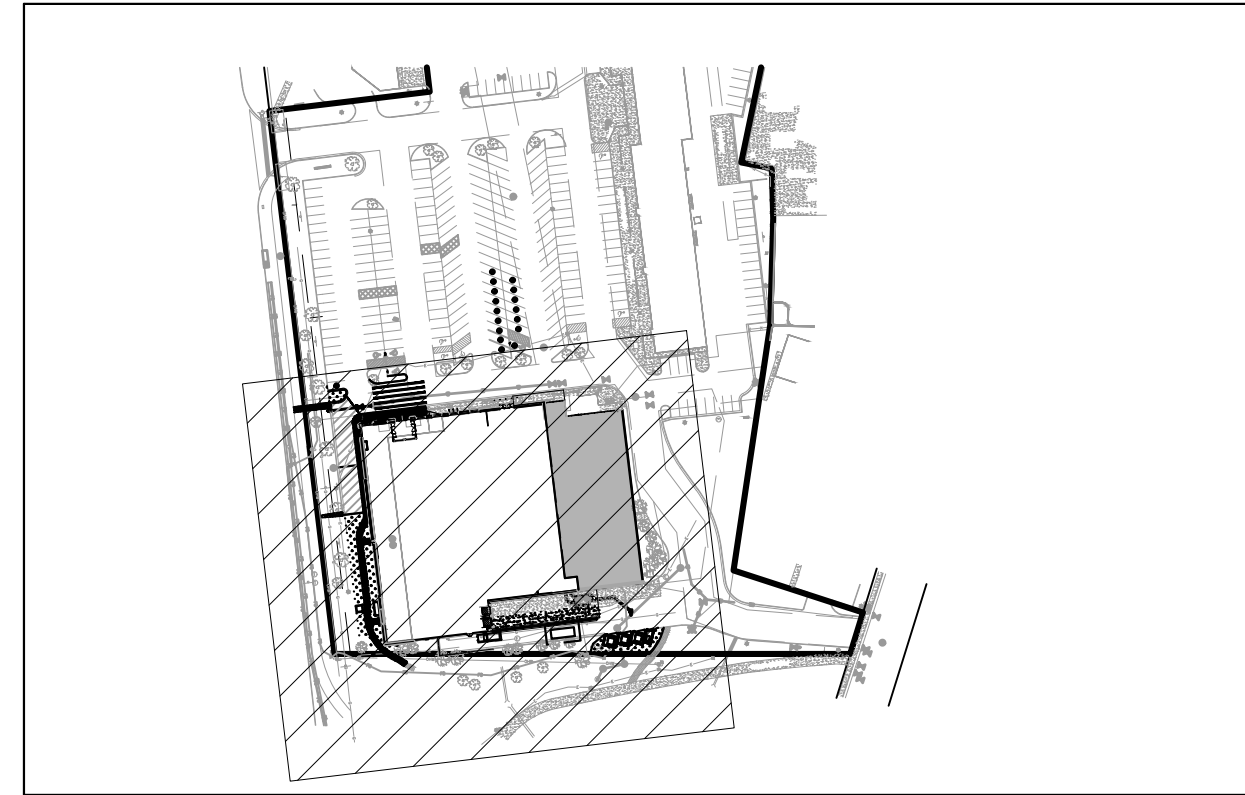
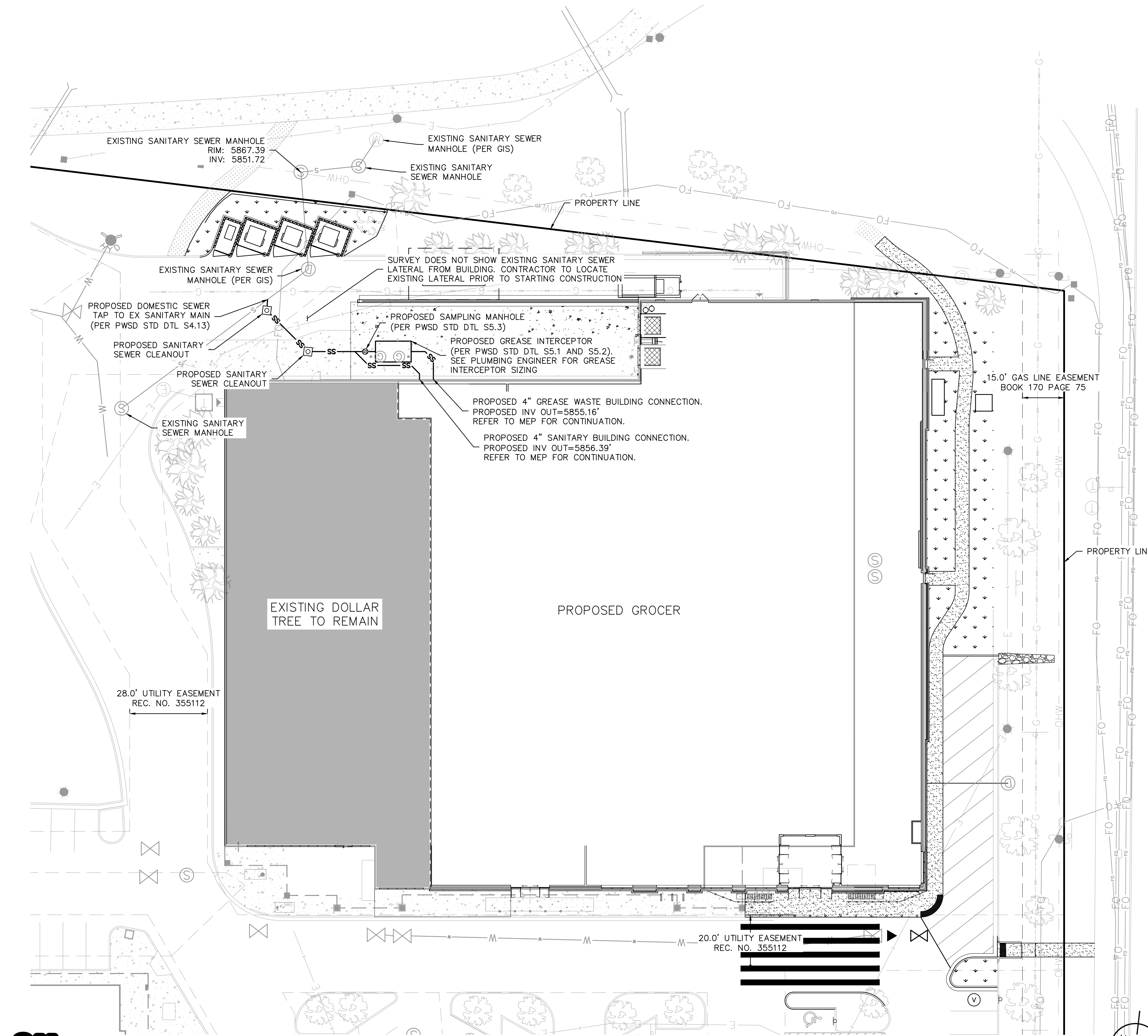
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**PARKER PARKER**  
 TOWN OF PARKER, DOUGLAS COUNTY, COLORADO  
 UTILITY PLAN SET  
 OVERALL UTILITY PLAN

**PRELIMINARY**  
 FOR REVIEW ONLY  
 NOT FOR  
 CONSTRUCTION

**Kimley»Horn**  
 Kimley-Horn and Associates, Inc.  
 PROJECT NO.  
 196176000  
 DRAWING NAME  
 PARKER\_GA\_UT.DWG  
 3

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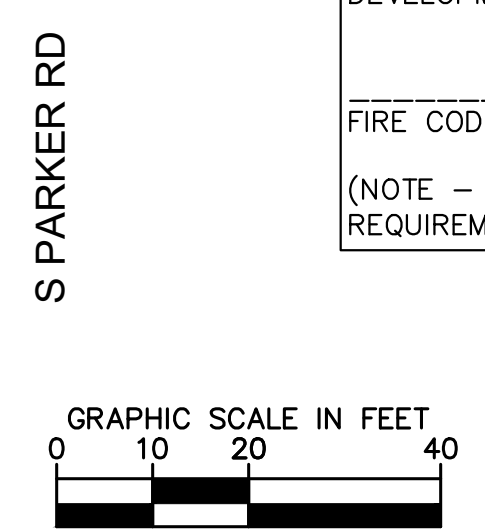


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**Kimley»Horn**  
 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: SAL  
 DRAWN BY: NER  
 CHECKED BY: SAL  
 DATE: 05/19/2021

PARKER PARKER  
 TOWN OF PARKER, DOUGLAS COUNTY, COLORADO  
 UTILITY PLAN SET  
 SANITARY SEWER PLAN

PRELIMINARY  
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PROJECT NO.  
 196176000  
 DRAWING NAME  
 PARKER\_SSWR  
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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 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      01/02 10/16  
1/08 1/16

DIRECTOR OF ENGINEERING

SHEET S1.1

2016 REVISION

**TYPICAL SERVICES PLAN VIEW**

NTS

**TYPICAL SERVICES SECTION**

NTS

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

SCALE: NONE      DATE: 2/96

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

DIRECTOR OF ENGINEERING

SHEET S1.2

2016 REVISION

**TYPICAL TRENCH DETAIL**

NTS

**PARKER WATER & SANITATION DISTRICT**  
SEWER TRENCHING AND BEDDING DETAIL

SCALE: NONE      DATE: 2/96

APPROVED: PVR      5/98 1/16 10/16

DIRECTOR OF ENGINEERING

SHEET S4.1

2016 REVISION

**DOMESTIC SEWER TAPPING DETAIL**

SECTION A - A

**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

SHEET S4.13

2016 REVISION

**PLAN**

**SECTION**

TOTAL WATER CAP. APPROX. (GALLONS)	GREASE CAP. APPROX. (CU. FT.)	DIMENSIONS (INCHES)					
		W	L	A	B	C	D
1190	61	72	96	64	32	40	42
1800	84	72	144	96	48	40	42
1840	103	72	144	96	48	46	48
2080	117	72	144	96	48	52	54
2560	150	72	144	96	48	64	68
3040	183	72	144	96	48	76	78
3380	202	72	144	96	48	82	84
3520	216	72	144	96	48	88	90

**PARKER WATER & SANITATION DISTRICT**  
COMMERCIAL GREASE INTERCEPTOR

SCALE: NONE      DATE: 2/96

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

DIRECTOR OF ENGINEERING

SHEET S5.1

2016 REVISION

**PLAN**

**SECTION**

TOTAL WATER CAP. APPROX. (GALLONS)	GREASE CAP. APPROX. (CU. FT.)	DIMENSIONS (INCHES)					
		W	L	A	B	C	D
1190	61	72	96	64	32	40	42
1800	84	72	144	96	48	40	42
1840	103	72	144	96	48	46	48
2080	117	72	144	96	48	52	54
2560	150	72	144	96	48	64	68
3040	183	72	144	96	48	76	78
3380	202	72	144	96	48	82	84
3520	216	72	144	96	48	88	90

**PARKER WATER & SANITATION DISTRICT**  
COMMERCIAL GREASE INTERCEPTOR

SCALE: NONE      DATE: 2/96

APPROVED: PVR      01/02 01/16 10/16

DIRECTOR OF ENGINEERING

SHEET S5.2

2016 REVISION

**SECTION**

**PARKER WATER & SANITATION DISTRICT**  
SAND AND OIL INTERCEPTOR

SCALE: NONE      DATE: 9/00

APPROVED: PVR      01/02 01/16 10/16

DIRECTOR OF ENGINEERING

SHEET S5.4

2016 REVISION

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.)

**PARKER PARKER & SANITATION DISTRICT**  
UTILITY PLAN SET  
SANITARY SEWER DETAILS

SCALE: NONE      DATE: 2/96

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

DIRECTOR OF ENGINEERING

SHEET S4.13

2016 REVISION



1	FIRST CITY COMMENTS	MM	04/27/21	SAL					
	REVISION			BY	DATE	APPR			

**Kimley-Horn & Associates, Inc.**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4582 South Ulster Street, Suite 1500  
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: SAL  
 DRAWN BY: NER  
 CHECKED BY: SAL  
 DATE: 05/19/2021

**PARKER PARKER & SANITATION DISTRICT**  
UTILITY PLAN SET  
SANITARY SEWER DETAILS

TOWN OF PARKER, DOUGLAS COUNTY, COLORADO

PRELIMINARY

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NOT FOR CONSTRUCTION

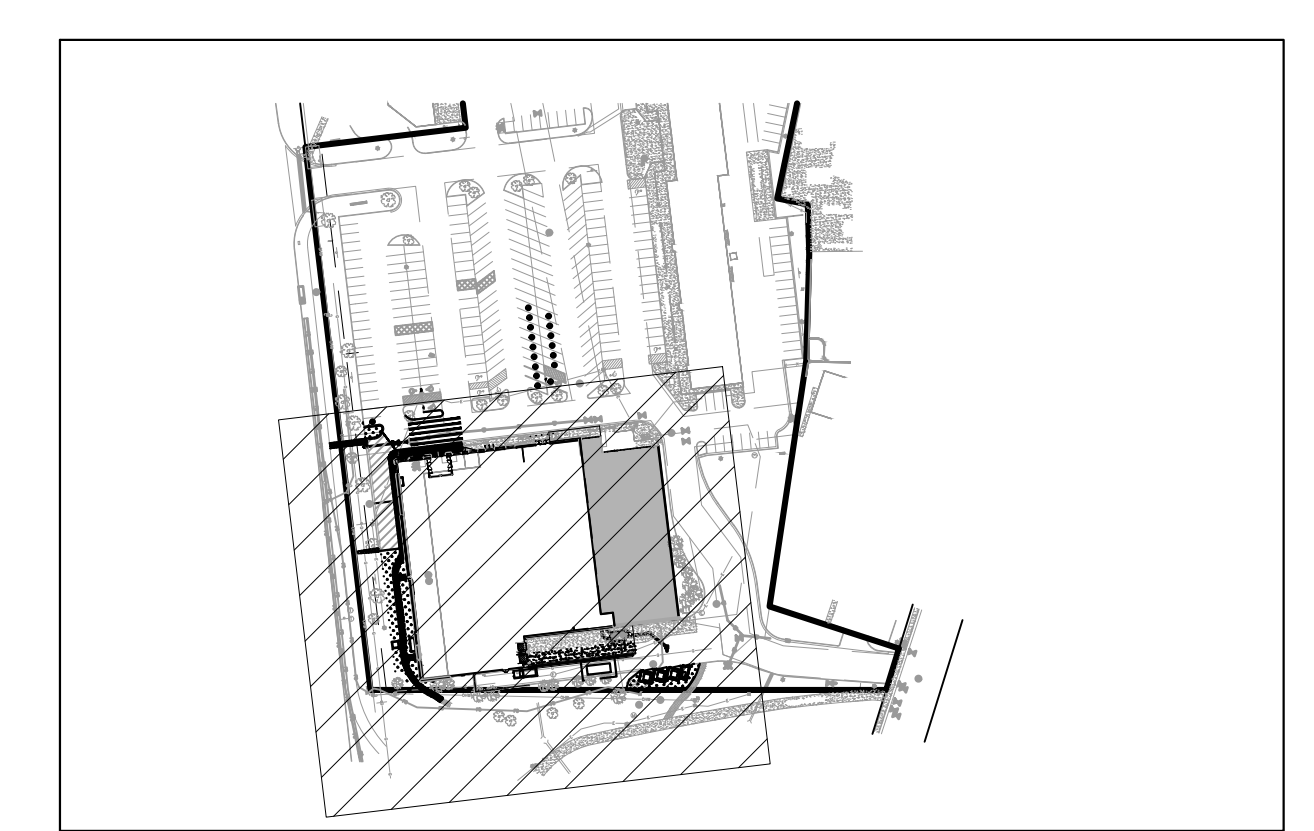
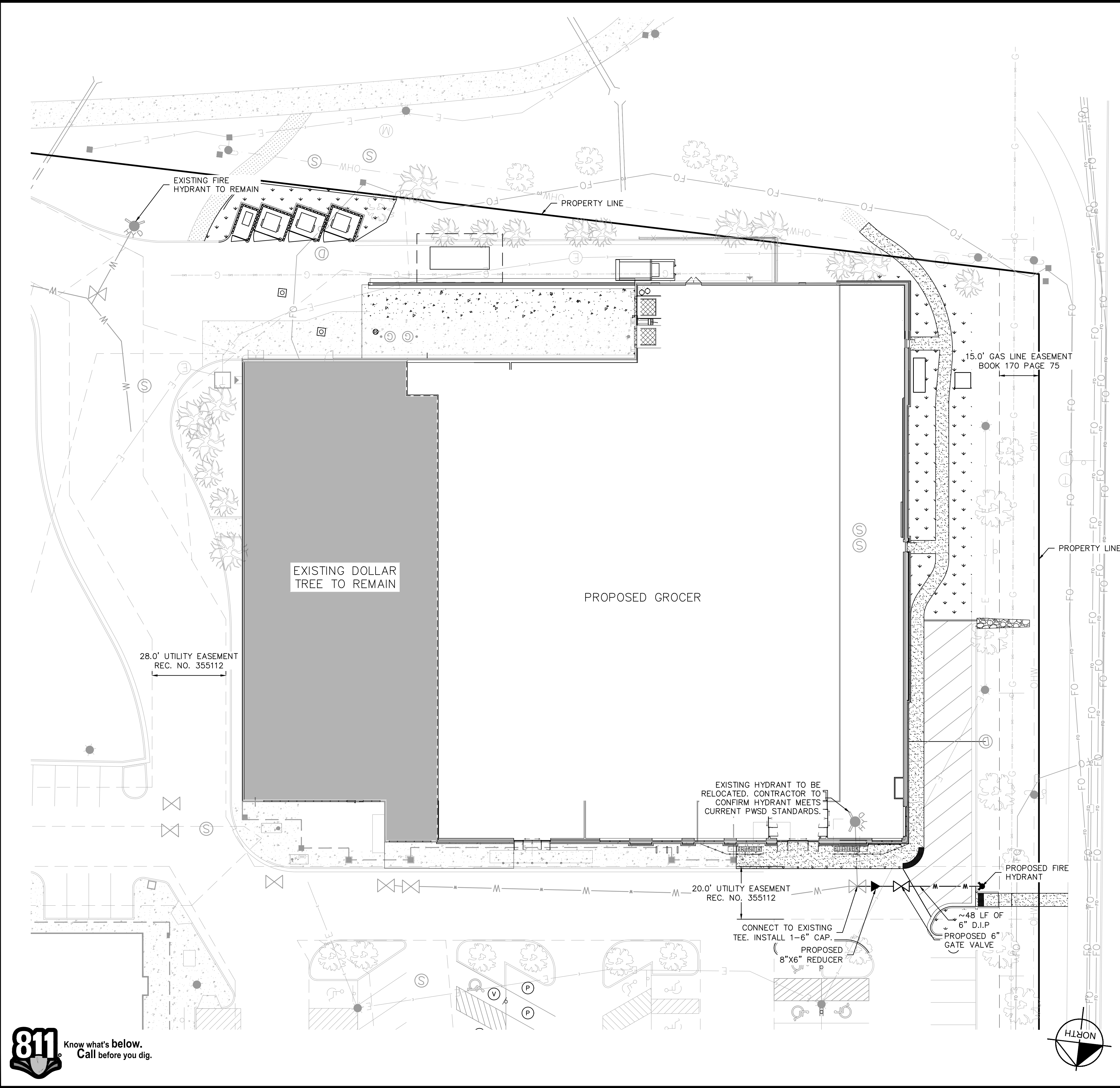
**Kimley-Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
196176000

DRAWING NAME  
PARKER\_SSWR  
P&S-DWG

5

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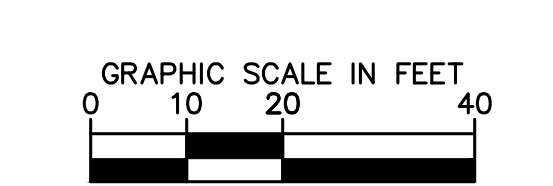


- LEGEND**
- SITE PROPERTY LINE
  - W — W — W — PROPOSED WATER LINE
  - - - - - EXISTING WATER LINE
  - - - - - SS - - - - - EXISTING SANITARY SEWER LINE
  - - - - - GAS - - - - - EXISTING GAS LINE
  - - - - - FO - - - - - EXISTING FIBER OPTIC LINE
  - - - - - ST - - - - - EXISTING STORM LINE
  - - - - - E - - - - - EXISTING ELECTRIC LINE

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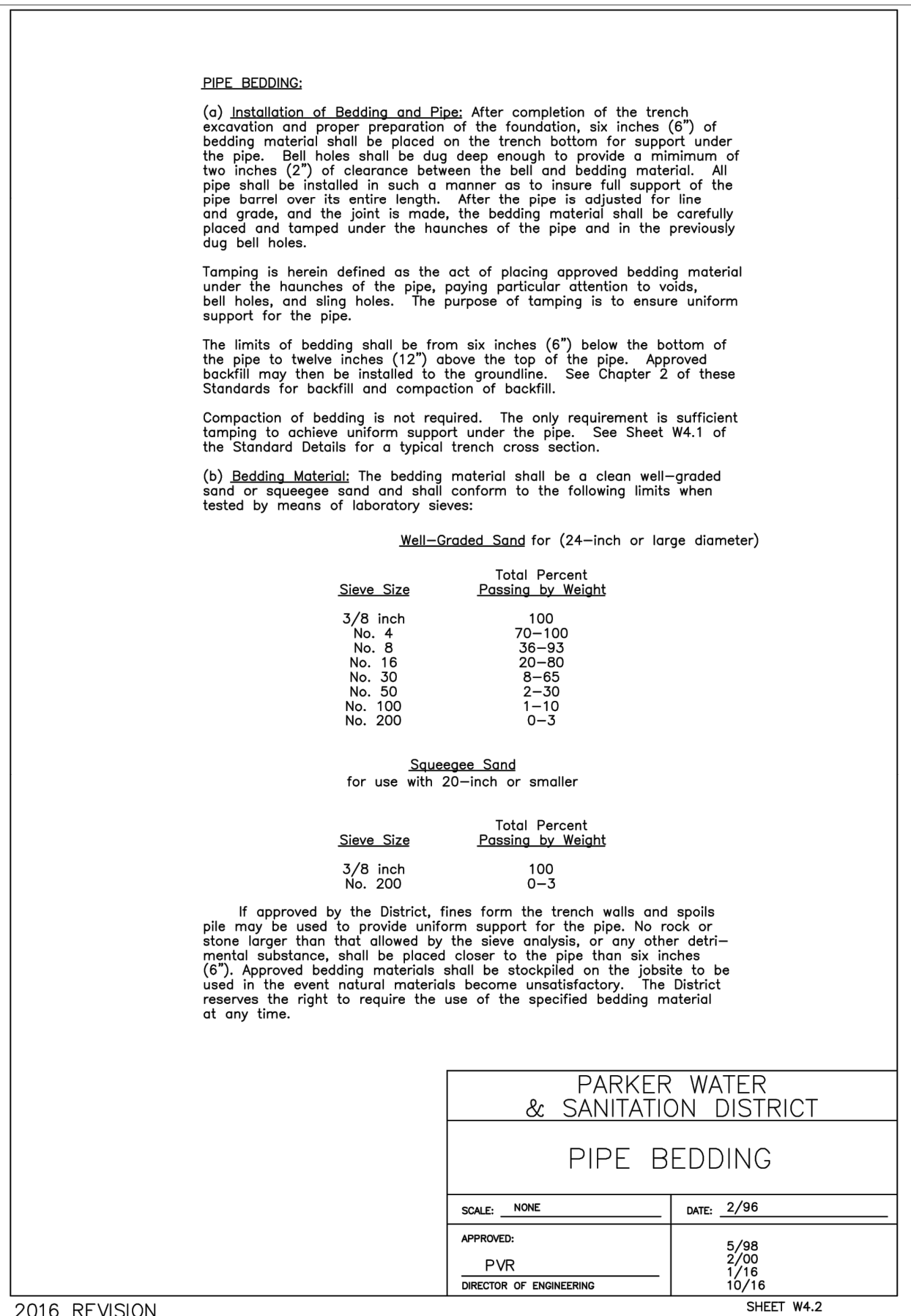
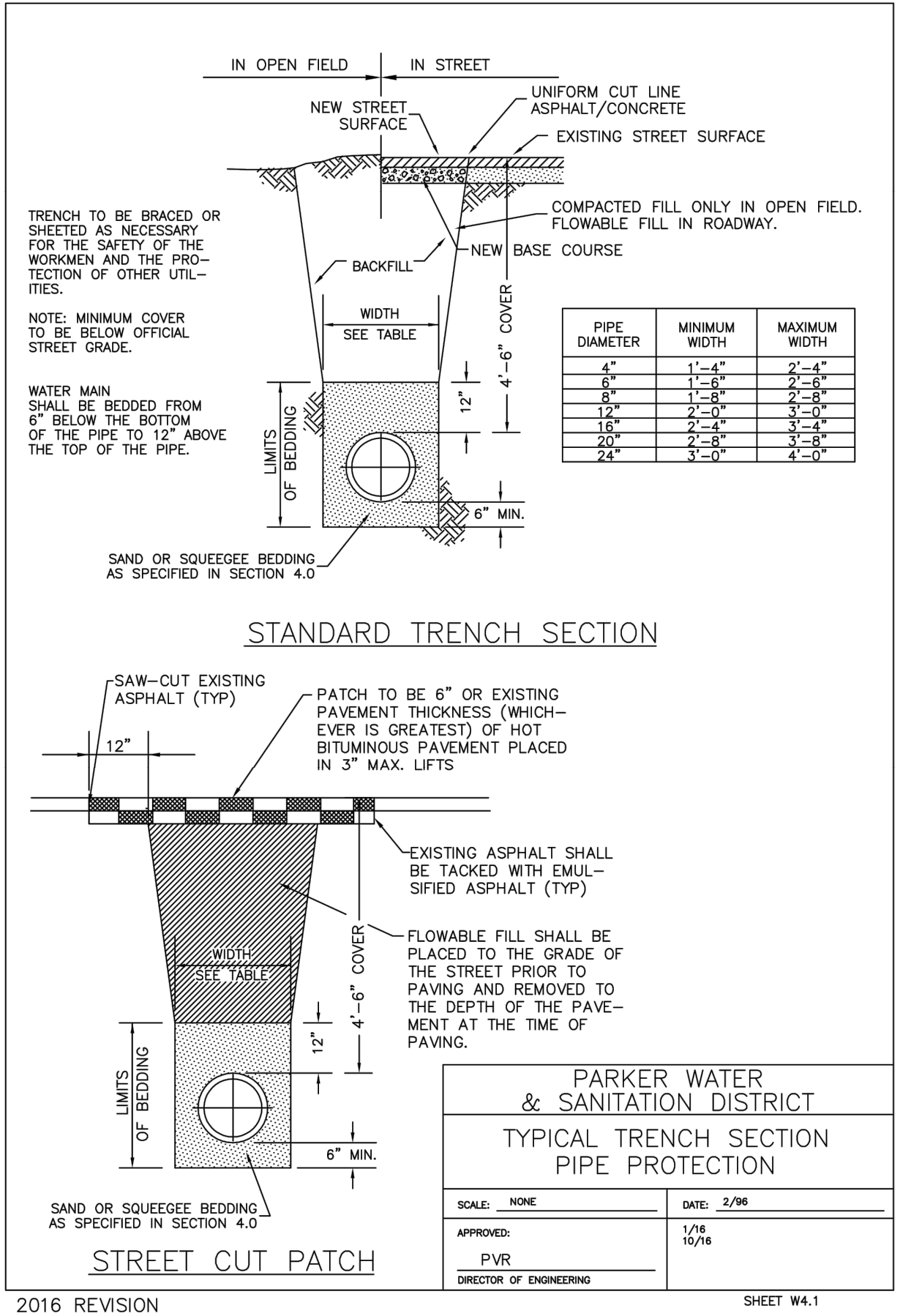
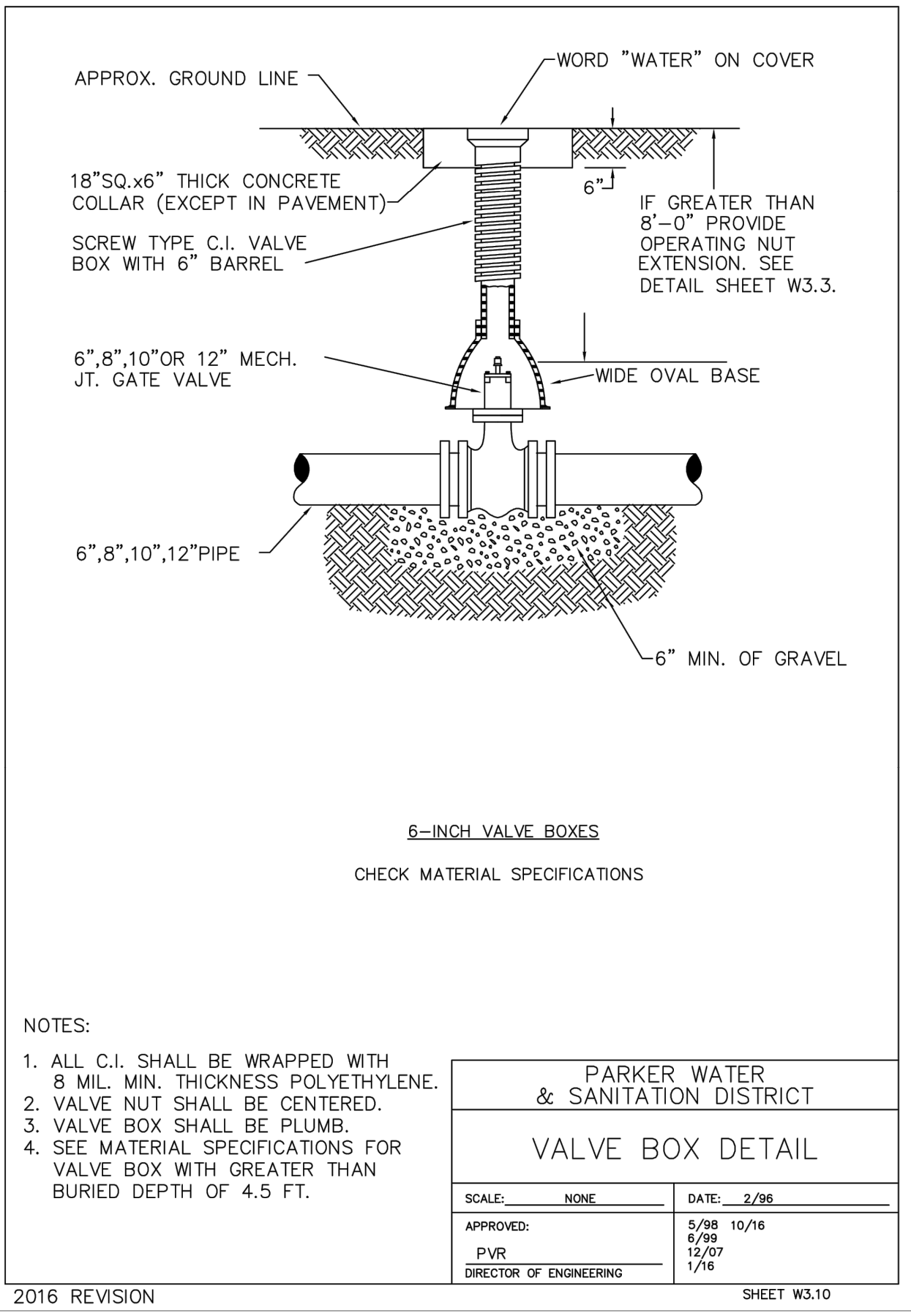
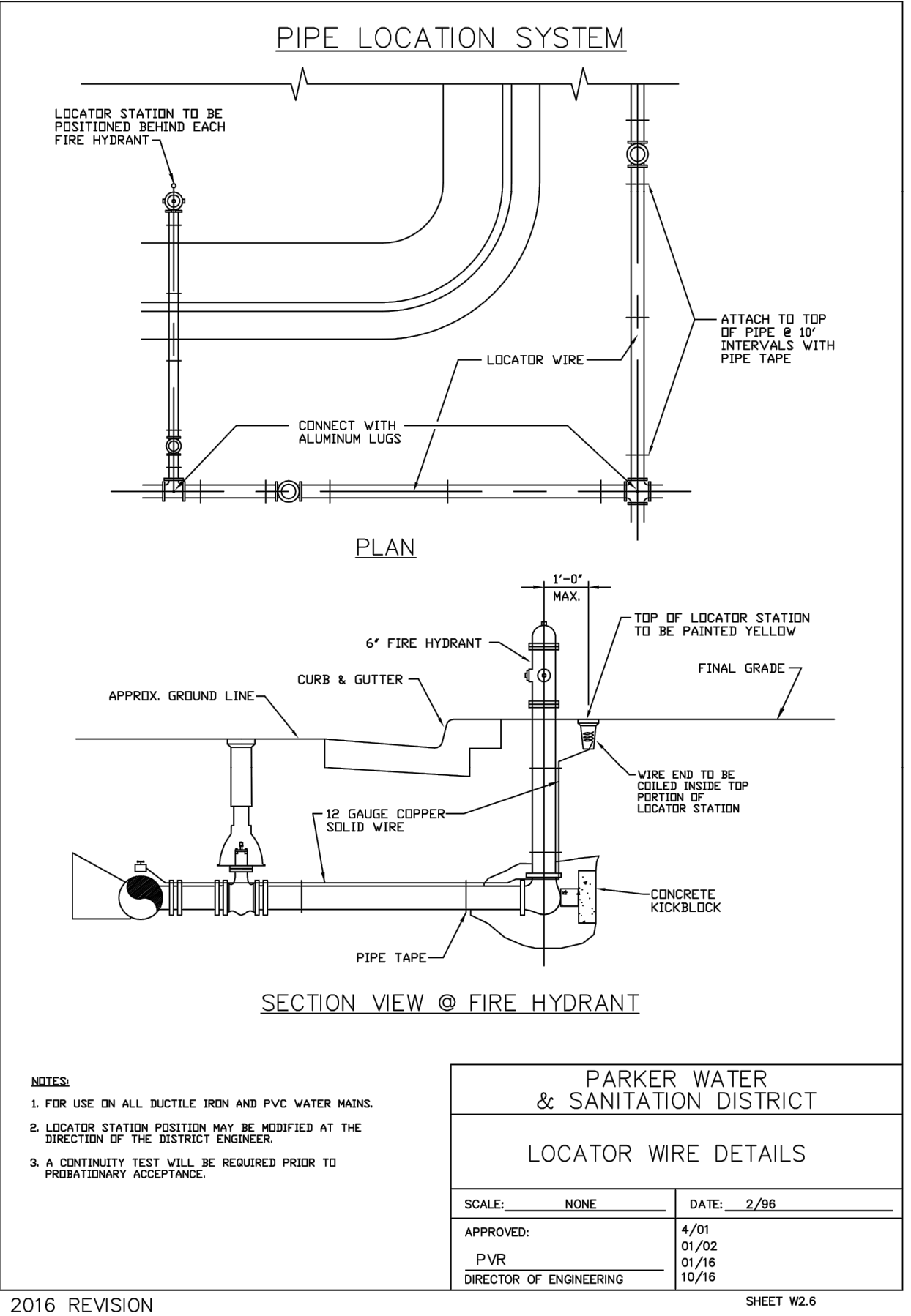
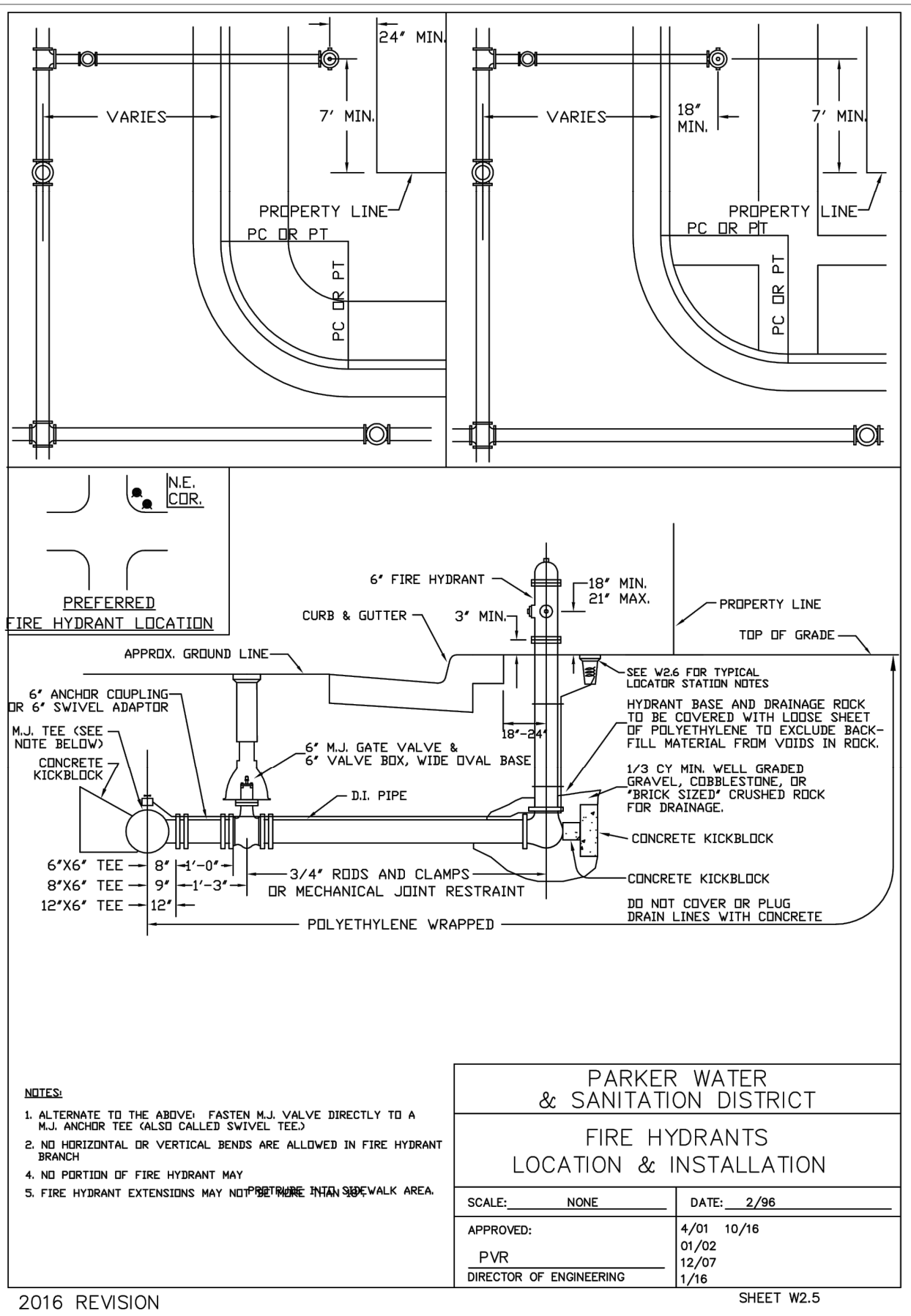
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

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



<h1 style="margin: 0;">Kimley»Horn</h1> <p style="font-size: 8px; margin: 0;">2021 KIMLEY-HORN AND ASSOCIATES, INC. 4582 South Ulster Street, Suite 1500 Denver, Colorado 80237 (303) 228-2300</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 70%;">REVISION</th> <th style="width: 20%;">DATE</th> </tr> <tr> <td style="text-align: center;">1</td> <td>FIRST CITY COMMENTS</td> <td style="text-align: center;">MM/YY/ZZ</td> </tr> <tr> <td style="text-align: center;"> </td> <td> </td> <td style="text-align: center;"> </td> </tr> <tr> <td style="text-align: center;"> </td> <td> </td> <td style="text-align: center;"> </td> </tr> </table>	NO.	REVISION	DATE	1	FIRST CITY COMMENTS	MM/YY/ZZ						
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<p style="margin: 0;"><b>PARKER PARKER</b> TOWN OF PARKER, DOUGLAS COUNTY, COLORADO UTILITY PLAN SET WATER PLAN</p>													
<p style="font-size: 8px; margin: 0;">PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION</p> <p style="font-size: 8px; margin: 0;">Kimley-Horn and Associates, Inc.</p>													
<p style="font-size: 8px; margin: 0;">PROJECT NO. 196176000</p> <p style="font-size: 8px; margin: 0;">DRAWING NAME PARKER_WATR P&amp;P-DWG</p>													
<p style="font-size: 12px; margin: 0;">6</p>													

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\_\_\_\_\_  
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NO.	REVISION	BY	DATE	APPR.
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**Kimley»Horn**

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PARKER PARKER  
 TOWN OF PARKER, DOUGLAS COUNTY, COLORADO  
 UTILITY PLAN SET  
 WATER PLAN DETAILS

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