LAND OF SUSHI

CROWN POINT FILING NO.1 LOT 4E

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

COTTONWOOD WATER & SANITATION CONSTRUCTION PLANS

FEBRUARY 2023

VICINITY MAP
(NOT TO SCALE)

SHEET INDEX		
SHEET NUMBER	SHEET DESCRIPTION	SHEET TITLE
1	U.0	UTILITY COVER SHEET
2	U.1	UTILITY SITE PLAN
3	U.2	UTILITY DETAILS
4	U.3	UTILITY DETAILS
5	U.4	WATER PLAN
6	U.5	SANITARY PLAN

MATERIALS SPECIFICATIONS	
MATERIAL SPECIFICATION	DESCRIPTION
MS-W1, MS-S1, MS-S4	PIPE TYPE – PVC
MS-W2	PIPE TYPE – DUCTILE IRON
MS-W7	TAPPING SLEEVES
MS-W3, MS-S5	FITTINGS
MS-W17, MS-W18	WATER METER
MS-S3	CASTINGS

SUMMARY OF QUANTITIES (WATER)	
DESCRIPTION	QUANTITY
CONNECT TO EXISTING WATER STUB	1 LS
1" COPPER WATER SERVICE	167 LF
WATER VALVE	2 EA
TEE	1 EA

SUMMARY OF QUANTITIES (SANITARY)	
DESCRIPTION	QUANTITY
CONNECT TO EXISTING SANITARY SEWER LINE	1 EA
4" PVC SANITARY SEWER LINE	155 LF
ONE-WAY CLEANOUT	1 EA
4' MANHOLE	2 EA
GREASE INTERCEPTOR	1 EA

PROJECT CONTACTS

PROPERTY OWNER – DEVELOPER
LAND OF SUSHI
CONTACT: JN SONG LIU
2412 E. ARAPAHOE ROAD
CENTENNIAL, COLORADO 80122
TELE: ()
EMAIL:

APPLICANT
GALLOWAY & CO., INC.
5500 GREENWOOD PLAZA BLVD., SUITE 200
GREENWOOD VILLAGE, CO 80111
TELE: (303) 770-8884
CONTACT: JEFF WEDDER
EMAIL: JEFFWEDDER@GALLOWAYUS.COM

CIVIL ENGINEER
GALLOWAY & CO., INC.
5500 GREENWOOD PLAZA BLVD., SUITE 200
GREENWOOD VILLAGE, CO 80111
TELE: (303) 770-8884
CONTACT: SCOTT BROWN, P.E.
EMAIL: SCOTTBROWN@GALLOWAYUS.COM

LANDSCAPING
GALLOWAY & CO., INC.
5500 GREENWOOD PLAZA BLVD., SUITE 200
GREENWOOD VILLAGE, CO 80111
TELE: (303) 770-8884
CONTACT: BRYN HALSTEN
EMAIL: BRYNHILLDRHALSTEN@GALLOWAYUS.COM

CITY & UTILITY CONTACTS

ENGINEERING
TOWN OF PARKER – ENGINEERING
20120 E. MAIN STREET
PARKER, CO 80138
TEL: (303) 805-3169
CONTACT: ALEX MESTDAGH

STORMWATER
TOWN OF PARKER – ENGINEERING
20120 E. MAIN STREET
PARKER, CO 80138
TEL: (303) 840-9546
CONTACT: JIM GILBERT

FIRE
SOUTH METRO FIRE RESCUE AUTHORITY
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
TEL: (720) 989-2244
CONTACT: RANDY CAPRA

WATER & SANITARY SEWER
COTTONWOOD WATER AND SANITATION DISTRICT
188 INVERNESS DRIVE WEST
ENGLEWOOD, CO 80112
TEL: (303) 792-9509
CONTACT: SCOTT BARNETT

GAS
XCEL ENERGY
1800 LARIMER STREET
DENVER, CO 80202
EMAIL: RON.H.JOHNSON@XCELENERGY.COM
CONTACT: RON JOHNSON

ELECTRIC
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
5496 NORTH US HIGHWAY 85
SEDALIA, CO 80135
TEL (303) 688-3100
CONTACT: AMANDA STEINER

TELEVISION
COMCAST
1601 MILE HIGH STADIUM CIRCLE
DENVER, CO 80204
EMAIL: DEAN_FLENTHROPE@CABLE.COMCAST.COM
CONTACT: DEAN FLENTHROPE

TELEPHONE
CENTURYLINK
1801 CALIFORNIA STREET, SUITE 240
DENVER, CO 80202
CONTACT: IZZY MILLER
EMAIL: IZZY.MILLER@CENTURYLINK.COM

FIRE CODE REVIEW BLOCK
ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

FIRE CODE OFFICIAL or DESIGNATED REPRESENTATIVE (DATE)

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

SOIL PREPARATION NOTE
SOIL PREPARATION SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEERING REPORT PREPARED FOR 18704 COTTONWOOD DRIVE, PARKER, COLORADO AS FOLLOWS:

GEOTECHNICAL ENGINEER: SCI ENGINEERING, INC
PROJECT NO.: 2022-0732.10

THE CONTRACTOR MUST FULLY REVIEW THESE REPORTS PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

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 THE 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

SIGHT DISTANCE CERTIFICATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, KINGS POINT RETAIL IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS.

(REGISTERED PROFESSIONAL ENGINEER) (LICENSE NO.) (DATE)

ENGINEERS SIGNATURE BLOCK
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS IN THE STATE OF COLORADO.

SCOTT BROWN DATE SIGNED

REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO No. (PE #45900)
GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BOULEVARD, SUITE 200
GREENWOOD VILLAGE, CO 80111

BENCHMARK
SOURCE BENCHMARK: DOUGLAS COUNTY SURVEY MONUMENT DESIGNATION 1109036,
ELEVATION = 5897.572' NAVD88
FOUND 2" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS 1109036".

SITE BENCHMARK #1 : ELEVATION = 5824.30' NAVD88, NO. 5 REBAR WITH PINK PLASTIC CAP STAMPED "GALLOWAY CONTROL
SITE BENCHMARK #2 : ELEVATION = 5802.90' NAVD88, CHISELED "+" IN CONCRETE

BASIS OF BEARINGS
THE LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND THE CENTER QUARTER CORNER OF SAID SECTION 03, WHICH BEARS N86°26'45"E

CAUTION – NOTICE TO CONTRACTOR
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.

Know what's below. Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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LAND OF SUSHI
WATER & SANITATION DOCUMENTS

PARKER, COLORADO

#	Date	Issue / Description	Init.

Project No:	LOS000001
Drawn By:	JRC
Checked By:	SMB
Date:	02/02/2023

UTILITY COVER SHEET

U.0

I:\Land of Sushi\Parker, CO_LOS000000__Cottonwood Drive\ROADWAY\ENGINEERING_2_ALL\Utility Cover Sheet.dwg | Matthew Thorpe - 2/2/2023 4:46 PM

Revised fire lines to go into riser location and to the new hydrant.

Many issues with current fire line location; the major issue being that multiple bends in the line (that can be eliminated by relocating to the area highlighted in yellow). Identify the length as well as the diameter (measured from the T at the water main to the flange in the bldg) on the plans (not a note on the side).

Note - ductile iron does not come with a radius... and if it did, a thrust block would be required everywhere water flow changes direction. The area shown in yellow would require three thrust blocks as opposed to seven thrust blocks with the proposed configuration.

LAND OF SUSHI

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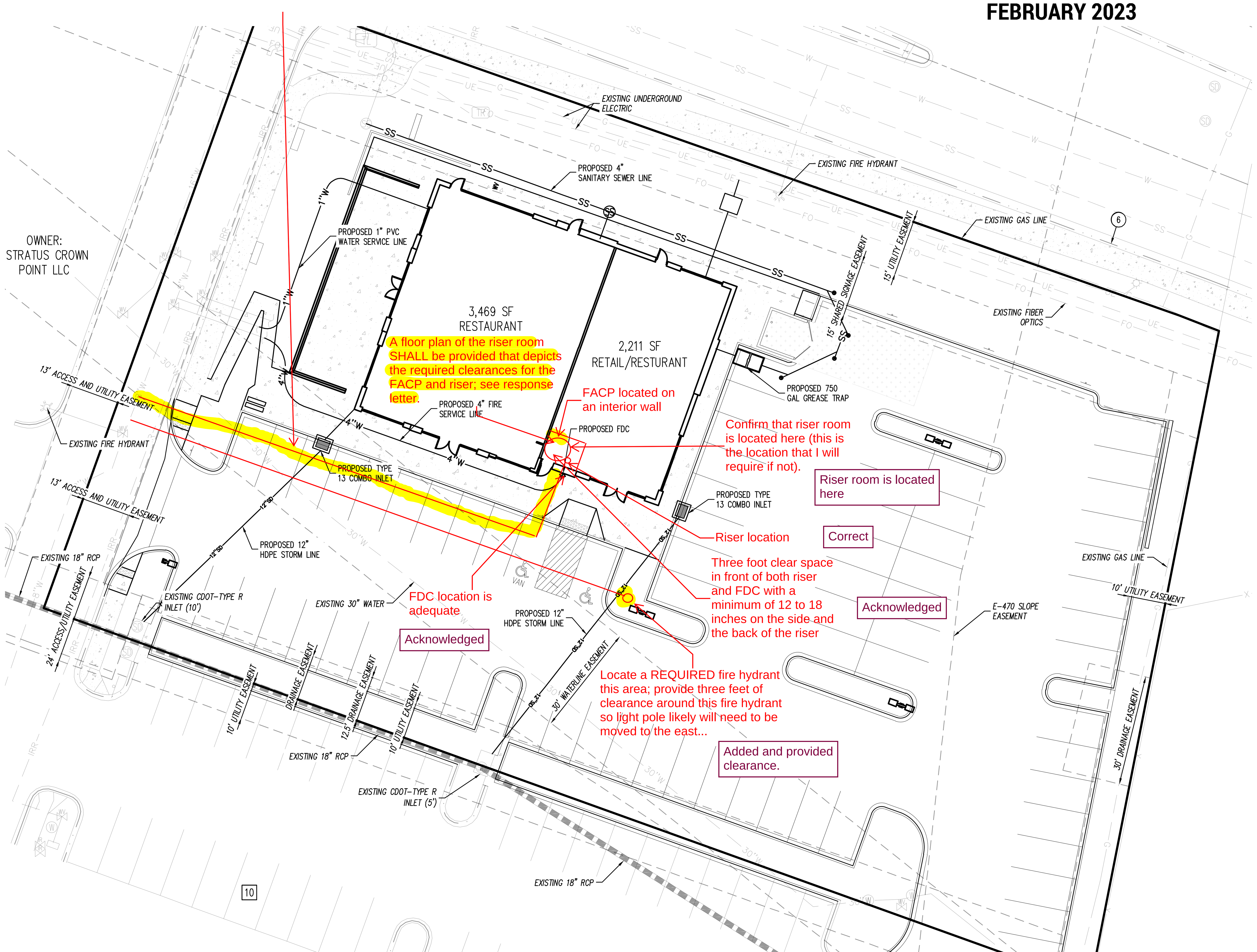
COTTONWOOD WATER & SANITATION CONSTRUCTION PLANS

FEBRUARY 2023



LEGEND

- EXISTING PROPERTY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED ELECTRICAL LINE
- PROPOSED GAS LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING FIRE HYDRANT
- EXISTING 4' SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE

SCHEDULE

1. EXISTING WATER LINE
2. EXISTING STORM SEWER
3. EXISTING SANITARY SEWER
4. EXISTING SANITARY SEWER MANHOLE
5. EXISTING MODIFIED TYPE R INLET
6. EXISTING FIRE HYDRANT
7. PROPOSED 6" STORM SEWER LINE (REFERENCE STORM PLAN)
8. PROPOSED STORM CLEAN OUT (REFERENCE STORM PLANS)
9. PROPOSED 4" SANITARY LINE (REFERENCE OVERALL UTILITY PLAN)
10. PROPOSED 750 GALLON GREASE INTERCEPTOR (REFERENCE SITE DETAILS)
11. PROPOSED SANITARY CLEAN OUT (REFERENCE SITE DETAILS)
12. PROPOSED 1 1/2" DOMESTIC WATER SERVICE LINE TO BUILDING
13. PROPOSED UNDERGROUND ELECTRICAL LINE. COORDINATE WITH IREA.
14. PROPOSED TRANSFORMER ON CONCRETE PAD TO BE COORDINATED WITH IREA
15. PROPOSED UNDERGROUND GAS LINE. COORDINATE WITH IREA.
16. PROPOSED SAMPLING MANHOLE (REFERENCE UTILITY DETAILS)

UTILITY NOTES

1. CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK
2. CONTRACTOR TO PLACE IDENTIFICATION RIBBON ABOVE THE CENTER LINE OF ALL PVC PIPE. TAPE IS TO BE PLACED 18" ABOVE PIPE. CONTRACTOR TO ALSO ADHERE #12 TRACER WIRE ON TOP OF ALL PVC PIPE. REFER TO JURISDICTIONAL SPECIFICATIONS.
3. LENGTHS OF STORM/SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.
4. MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN POTABLE WATERLINE AND STORM OR SANITARY SEWERS AND LATERALS. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES.
5. CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.
6. CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.
7. ALL WATER AND SANITARY SEWER SERVICES ARE PRIVATELY OWNED AND MAINTAINED. COTTONWOOD WATER & SANITARY DOES NOT OWN OR MAINTAIN SERVICES
8. SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.
9. ALL WATER IS TO BE 4' FEET DEEP.

GENERAL UTILITY 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 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:
    a. "X"FOR SANITARY SERVICE SEWERS
    b. "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.
15. ANY TRAFFIC CONTROL WITHIN PARKER ROAD RIGHT-OF-WAY WILL REQUIRE A CDOT RIGHT-OF-WAY PERMIT.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

BENCHMARK

SOURCE BENCHMARK: DOUGLAS COUNTY SURVEY MONUMENT DESIGNATION 1109036, ELEVATION = 5897.572' NAVD88
FOUND 2" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS 1109036".

SITE BENCHMARK #1 : ELEVATION = 5824.30' NAVD88, NO. 5 REBAR WITH PINK PLASTIC CAP STAMPED "GALLOWAY CONTROL
SITE BENCHMARK #2 : ELEVATION = 5802.90' NAVD88, CHISELED "+" IN CONCRETE

BASIS OF BEARINGS

THE LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND THE CENTER QUARTER CORNER OF SAID SECTION 03, WHICH BEARS N86°26'45"E

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811 Know what's below. Call before you dig.

UTILITY INSTALLATION RESPONSIBILITIES

ELECTRIC RESPONSIBILITY	GENERAL CONTRACTOR	UTILITY PROVIDER	N/A
PERMITS AND INSPECTIONS	X		
OVERHEAD SERVICE DROP		X	
SERVICE CONNECTION		X	
SERVICE ENTRANCE CONDUIT, CONDUCTOR, AND OH POINT OF ATTACHMENT	X		
METER SOCKET	X		
BILLING METER		X	
LOAD SIDE CONDUIT AND CONDUCTOR	X		
ICE AND SNOW SHIELD, IF REQUIRED	X		
GROUND ROD(S)	X		

TELEPHONE RESPONSIBILITY	GENERAL CONTRACTOR	UTILITY PROVIDER	N/A
CONDUIT/TRENCH	X		
PULL STRING	X		

WATER RESPONSIBILITY	GENERAL CONTRACTOR	UTILITY PROVIDER	N/A
TAP	X		
DOMESTIC METER		X	
DOMESTIC BFP	X		
IRRIGATION METER		X	
IRRIGATION BFP	X		
HYDRANT		X	

SEWER RESPONSIBILITY	GENERAL CONTRACTOR	UTILITY PROVIDER	N/A
TAP	X		

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5500 Greenwood Plaza Blvd., Suite 200
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LAND OF SUSHI
WATER & SANITATION DOCUMENTS
PARKER, COLORADO

#	Date	Issue / Description	Init.

Project No:	LOS000001
Drawn By:	JRC
Checked By:	SMB
Date:	02/02/2023

UTILITY SITE PLAN

U.1

H:\Land of Sushi\Parker, CO_LOS000001_Cottonwood Drive\0CIVIL\3-CD\PWSD\LOS01_U-1_Utility Site Plan.dwg - Matthew Pepin - 2015-04-16

LAND OF SUSHI

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CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

COTTONWOOD WATER & SANITATION CONSTRUCTION PLANS

FEBRUARY 2023

THIS SPACE RESERVED FOR COTTONWOOD UPDATED STANDARD DETAILS

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WATER & SANITATION DOCUMENTS
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CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

COTTONWOOD WATER & SANITATION CONSTRUCTION PLANS

FEBRUARY 2023

THIS SPACE RESERVED FOR
COTTONWOOD UPDATED STANDARD
DETAILS

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LAND OF SUSHI
WATER & SANITATION DOCUMENTS

PARKER, COLORADO

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Project No:	LOS000001
Drawn By:	JRC
Checked By:	SMB
Date:	02/02/2023

U.3

LAND OF SUSHI

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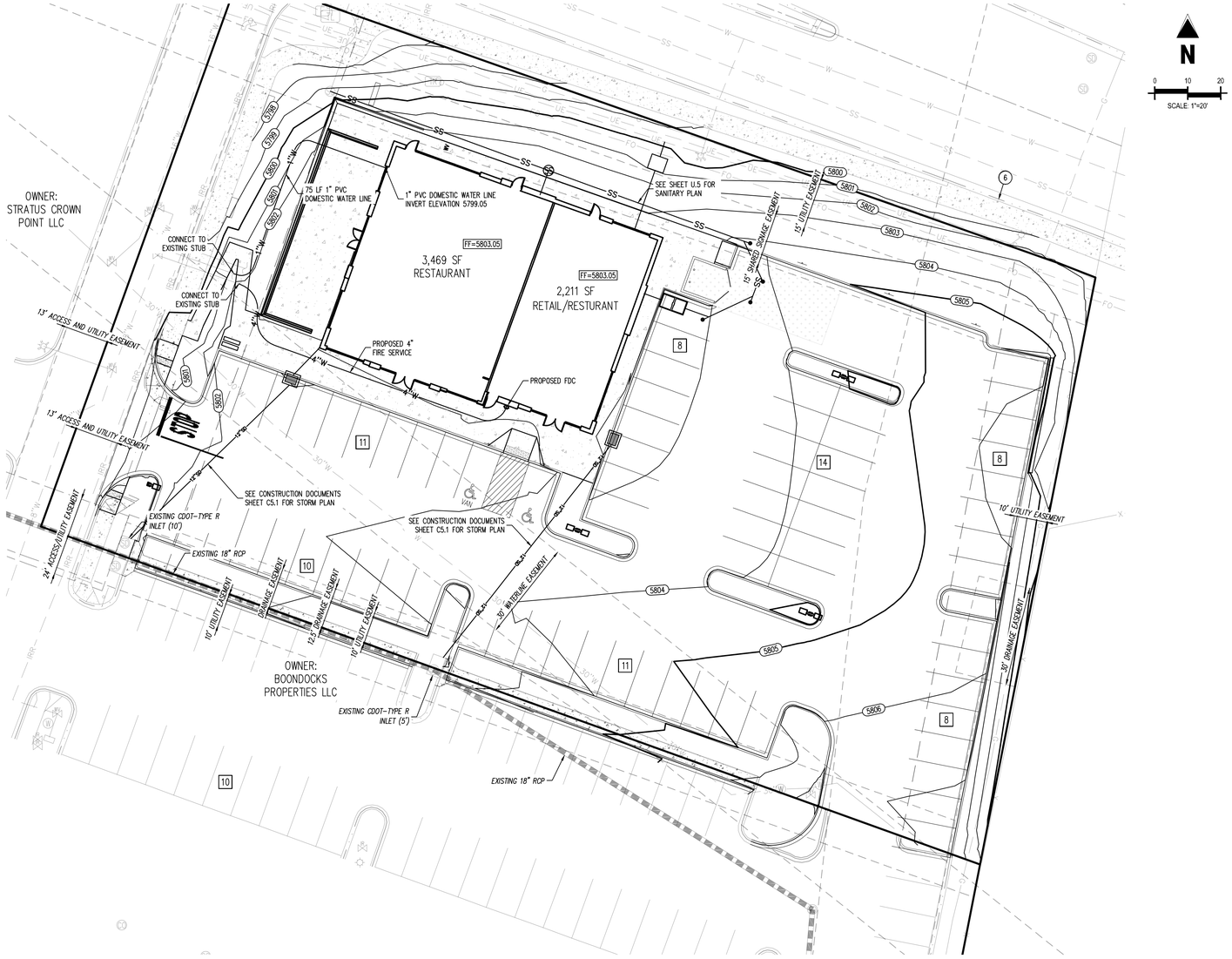
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

COTTONWOOD WATER & SANITATION CONSTRUCTION PLANS

FEBRUARY 2023



LEGEND

- EXISTING PROPERTY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED ELECTRICAL LINE
- PROPOSED GAS LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING FIRE HYDRANT
- EXISTING 4' SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE

NOTE:

1. WATER METER IS INTERNAL TO BUILDING.

BENCHMARK

SOURCE BENCHMARK: DOUGLAS COUNTY SURVEY MONUMENT DESIGNATION 1109036,
ELEVATION = 5897.572' NAVD88
FOUND 2" ALUMINUM CAP STAMPED "DOUGLAS COUNTY QS 1109036".

SITE BENCHMARK #1 : ELEVATION = 5824.30' NAVD88, NO. 5 REBAR WITH PINK PLASTIC CAP STAMPED "CALLOWAY CONTROL
SITE BENCHMARK #2 : ELEVATION = 5802.90' NAVD88, CHISELED "+" IN CONCRETE

BASIS OF BEARINGS

THE LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND THE CENTER QUARTER CORNER OF SAID SECTION 03, WHICH BEARS N86°26'45"E

CAUTION – NOTICE TO CONTRACTOR

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Know what's below. Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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LAND OF SUSHI
WATER & SANITATION DOCUMENTS

PARKER, COLORADO

#	Date	Issue / Description	Init.

Project No:	LOS000001
Drawn By:	JRC
Checked By:	SMB
Date:	02/02/2023

WATER PLAN

U.4

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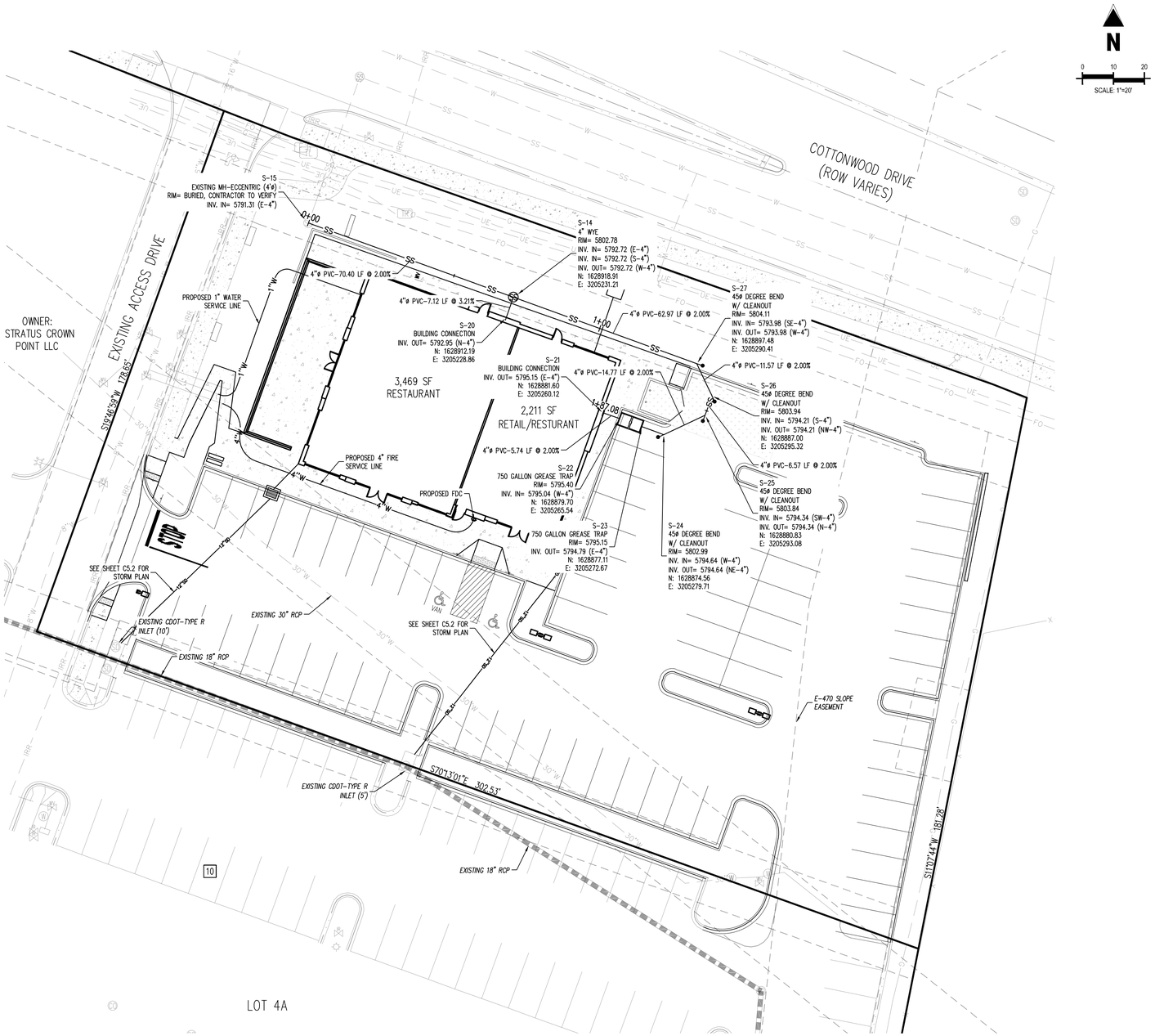
LAND OF SUSHI

CROWN POINT FILING NO.1 LOT 4E

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

COTTONWOOD WATER & SANITATION CONSTRUCTION PLANS

FEBRUARY 2023



LEGEND

- EXISTING PROPERTY LINE
- 5225 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 5465 PROPOSED MAJOR CONTOUR
- 5464 PROPOSED MINOR CONTOUR
- EXISTING EASEMENT
- W EXISTING WATER LINE
- SS EXISTING SANITARY SEWER
- SS PROPOSED SANITARY SEWER
- G EXISTING GAS LINE
- UE EXISTING UNDERGROUND ELECTRIC
- FO EXISTING FIBER OPTIC LINE
- EXISTING STORM SEWER
- SD PROPOSED STORM SEWER
- FLOW ARROW
- EXISTING FIRE HYDRANT
- EXISTING 4' SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- PROPOSED NO. 16 COMBO INLET

FIRE CODE REVIEW BLOCK

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

FIRE CODE OFFICIAL or DESIGNATED REPRESENTATIVE (DATE)

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

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 THE 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

BENCHMARK

SOURCE BENCHMARK: DOUGLAS COUNTY SURVEY MONUMENT DESIGNATION 1109036,
ELEVATION = 5897.572' NAVD88
FOUND 2" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS 1109036".

SITE BENCHMARK #1 : ELEVATION = 5824.30' NAVD88, NO. 5 REBAR WITH PINK PLASTIC CAP STAMPED "GALLOWAY CONTROL
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811 Know what's below. Call before you dig.

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LAND OF SUSHI
WATER & SANITATION DOCUMENTS

PARKER, COLORADO

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Date:	02/02/2023

SANITARY PLAN

U.5

H:\Land of Sushi\Parker, CO_LOS000001_Cottonwood Drive\CAD\LOS\PWSD\LOS01_UA_Sanitary Plan.dwg - Matthew Hayn - 2/01/24 8:46