

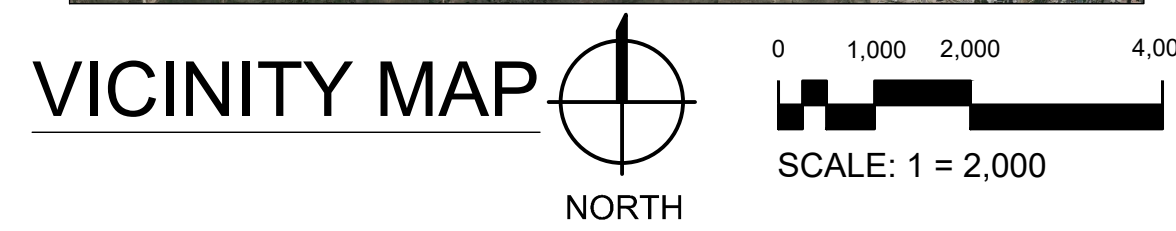


# LES SCHWAB TIRE CENTER

LYING IN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## PWSD GENERAL NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD 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 PWSD IMMEDIATELY.
- PWSD 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 PWSD 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 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 PWSD AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSD SPECIFICATION MANUAL.



### SHEET LIST

C301	COVER SHEET
C302	GENERAL NOTES & LEGEND
C303	OVERALL UTILITY PLAN
C304	NORTH WATER PLAN & PROFILE
C305	SOUTH WATER PLAN & PROFILE
C306	STD DETAILS

### DEVELOPER/OWNER

OWNER/DEVELOPER  
SFP-E, LLC  
GEORGE BUNTING  
PO BOX 5350  
20900 COOLEY RD.  
BEND, OR 97701

### CONSULTANT TEAM

CIVIL ENGINEER  
CUSHING TERRELL  
MICHAEL WHITE, PE  
1700 BROADWAY, STE 1200  
DENVER, CO 80290  
(303) 653-6004

### JURISDICTIONAL

PARKER COMMUNITY DEVELOPMENT  
20120 MAIN STREET,  
PARKER, COLORADO 80138  
(303) 841-2332

### TOWN OF PARKER

SANITARY SEWER  
PARKER WATER & SANITATION DISTRICT  
18100 E WOODMAN DR,  
PARKER, CO 80134  
(303) 841-4627

WATER  
PARKER WATER & SANITATION DISTRICT  
18100 E WOODMAN DR,  
PARKER, CO 80134  
(303) 841-4627

FIRE PROTECTION  
SOUTH METRO FIRE DISTRICT  
9195 E MINERAL AVE,  
CENTENNIAL, CO  
(720) 989-2000

## WATER MATERIALS LIST

DESCRIPTION	QUANTITY	UNIT
FIRE HYDRANT ASSEMBLY (INCL. 8"X6" TEE, GATE VALVE, VALVE BOX, DI PIPE, RISER, AND HYDRANT)	2	EA
1.5" SERVICE ASSEMBLY (INCL. CORP STOP, CURB STOP, VALVE BOX, METER PIT, METER, AND PVC PIPE)	1	EA
FIRE DEPARTMENT BUILDING CONNECTION ASSEMBLY	1	EA
8" C900 PVC WATER MAIN	506	LF
6" DUCTILE IRON WATER MAIN	168	LF

## PROJECT BENCHMARK

DOUGLAS COUNTY GIS BENCHMARK 1074010, STAMPED "1.074010" LOCATED ON THE WEST SIDE OF DOUBLE ANGLE ROAD, NEAR THE SOUTH ENTRANCE TO THE PARKING LOT AT 9345 DOUBLE ANGLE ROAD.  
PUBLISHED NAVD 1989 ELEVATION=6028.60 FEET

## PRESSURE ZONE NOTE

THE PROPOSED WATER SYSTEM IS LOCATED IN THE PARKER WATER AND SANITARY DISTRICT ZONE 2.

## SIGNATURES

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: \_\_\_\_\_

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO DISTRICT STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE SOUTH METRO FIRE PROTECTION DISTRICT

(SIGNATURE OF FIRE CHIEF OR DESIGNATED REPRESENTATIVE)

DATE SIGNED \_\_\_\_\_ 05/20/2025

## PWSD WATER SYSTEM NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION.
- ALL WATER MAINS SHALL BE PER PWSD 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 PWSD 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 PWSD 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 PWSD AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION. IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP, THE CONTRACTOR MUST NOTIFY THE DISTRICT ENGINEER 48 HOURS PRIOR TO RE-START.
- PIPE BEDDING SHALL BE A CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH PWSD 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 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 PWSD SPECIFICATIONS. CHLORINATION OF FINISHED PIPELINE COMPLETED BEFORE HYDROSTATIC TESTING.
- HYDROSTATIC TESTING: ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF THE PWSD SPECIFICATIONS UP TO MINIMUM OF 150 PSI IN THE PRESENCE OF A PWSD INSPECTOR/ENGINEER.

**FOR BURIED UTILITY INFORMATION**  
THREE (3) BUSINESS DAYS  
BEFORE YOU DIG  
CALL 811  
(or 1-800-922-1987)  
**UTILITY NOTIFICATION**  
**CENTER OF COLORADO (UNCC)**  
www.co811.org

12236 SLICEROO DRIVE, PARKER, CO 80134  
6-BAY LINEAR STORE  
**LES SCHWAB TIRE CENTER - PARKER, CO**





**LEGEND**

EXISTING	PROPOSED	
--- wm ---	WM	WATER MAIN
	F F	FIRE SERVICE
	WS WS	DOMESTIC WATER SERVICE
--- st ---	ST	STORM DRAIN
--- ss ---	SS	SANITARY SEWER
--- bp ---	BP BP	BURIED POWER
--- gas ---	GAS GAS	BURIED GAS
=====	=====	BUILDING
=====	=====	VERTICAL CURB
=====	=====	CURB AND GUTTER
=====	=====	CURB AND GUTTER - CATCH
-----	-----	PROPERTY LINE - SUBJECT
-----	-----	PROPERTY LINE - ADJACENT
-----	-----	EASEMENT
		FIRE HYDRANT/ CONTROL POINT HYDRANT
		WATER VALVE
		STORM DRAIN INLET STRUCTURE
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		LIGHT POLE
		TRANSFORMER
		BOLLARD (OR AS NOTED)

**GENERAL NOTES**

- ALL WORK, MATERIALS AND DETAILS PERTAINING TO CONSTRUCTION SHALL BE IN COMPLETE ACCORDANCE WITH THE TOWN OF PARKER COLORADO ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, PROJECT SPECIFICATIONS, AND ALL OTHER GOVERNING AGENCIES' STANDARDS. REFER TO THE PROJECT SPECIFICATIONS FOR COMPLETE WORK COVERAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR STORM WATER QUALITY DURING CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND COMPLY WITH ALL CURRENT REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), AND LOCAL MS4 REQUIREMENTS WHERE APPLICABLE. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION AND MAINTENANCE OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THROUGHOUT THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, PUBLIC AND PRIVATE, AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTROL DUST IN ACCORDANCE WITH REGULATIONS OF LOCAL AIR POLLUTION CONTROL AUTHORITY.
- CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING STRUCTURES. THE CONTRACTOR IS RESPONSIBLE TO REPAIR BACK TO ORIGINAL OR BETTER CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
- CONTRACTOR SHALL REVIEW EXISTING CONDITIONS AND COORDINATE WITH OWNER, TOWN OF PARKER AND ENGINEER / ARCHITECT PRIOR TO DEMOLITION ACTIVITIES.
- TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH MUTCD GUIDANCE. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
- OWNER WILL SECURE ALL NECESSARY UTILITY PERMITS REQUIRED FOR THE COMPLETION OF THE PROJECT. CONTRACTOR SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH PERMIT REQUIREMENTS.
- UNLESS OTHERWISE INDICATED, ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A COLORADO LICENSED LAND SURVEYOR.
- THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES. ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS SHALL BE NOTED ON THIS SET. THE LOCATION AND DEPTH OF ALL UTILITIES ENCOUNTERED SHALL BE RECORDED AND KEPT UP TO DATE AT ALL TIMES AND AVAILABLE FOR INSPECTION BY THE OWNER'S REPRESENTATIVE UPON REQUEST. FAILURE TO COMPLY MAY RESULT IN DELAY IN PAYMENT AND/OR FINAL ACCEPTANCE OF THE PROJECT.
- UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD DRAWINGS CONTAINING ALL AS-BUILT INFORMATION TO THE ENGINEER.
- IF WITHIN TWO YEARS OF THE FINAL ACCEPTANCE BY THE OWNER, ANY WORK IS FOUND TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND/OR DRAWINGS, AND UPON WRITTEN NOTICE FROM THE ENGINEER OR OWNER, THE CONTRACTOR SHALL CORRECT ANY WORK BEGINNING WITHIN SEVEN (7) CALENDAR DAYS OF RECEIPT OF NOTICE. SHOULD THE CONTRACTOR FAIL TO RESPOND TO THE WRITTEN NOTICE, THE OWNER MAY CORRECT THE WORK AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND/OR EXPORTING ALL MATERIAL AS REQUIRED TO PROPERLY GRADE THIS SITE TO THE FINISHED ELEVATIONS SHOWN HEREON AS WELL AS THE LEGAL DISPOSAL OF WASTE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL SITE WORK WITH ALL OTHER TRADES.
- SAFETY - NEITHER THE OWNER NOR THE ENGINEER WILL BE RESPONSIBLE FOR COMPLIANCE WITH SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
- ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
- THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-922-1987 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

**SHOP AND FABRICATION NOTES**

- THE CONTRACTOR SHALL PREPARE AND SUBMIT FABRICATION DRAWINGS, DESIGN MIX INFORMATION, MATERIAL TESTING COMPLIANCE DATA, AND ANY OTHER PERTINENT DATA TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIALS. FOLLOWING REVIEW, THE CONTRACTOR SHALL RESUBMIT COPIES OF ANY DRAWINGS WHICH REQUIRE REVISION OR CORRECTIONS.
- ANY REVIEW BY THE ENGINEER WILL NOT RELIEVE THE CONTRACTOR FOR RESPONSIBILITY FOR ERRORS OR OMISSIONS, OR SCHEDULE REQUIREMENTS. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR FULL AND COMPLETE PERFORMANCE IN ACCORDANCE WITH THE TERMS, CONDITIONS, PROVISIONS, DRAWINGS, AND SPECIFICATIONS.

**ACCESS NOTES**

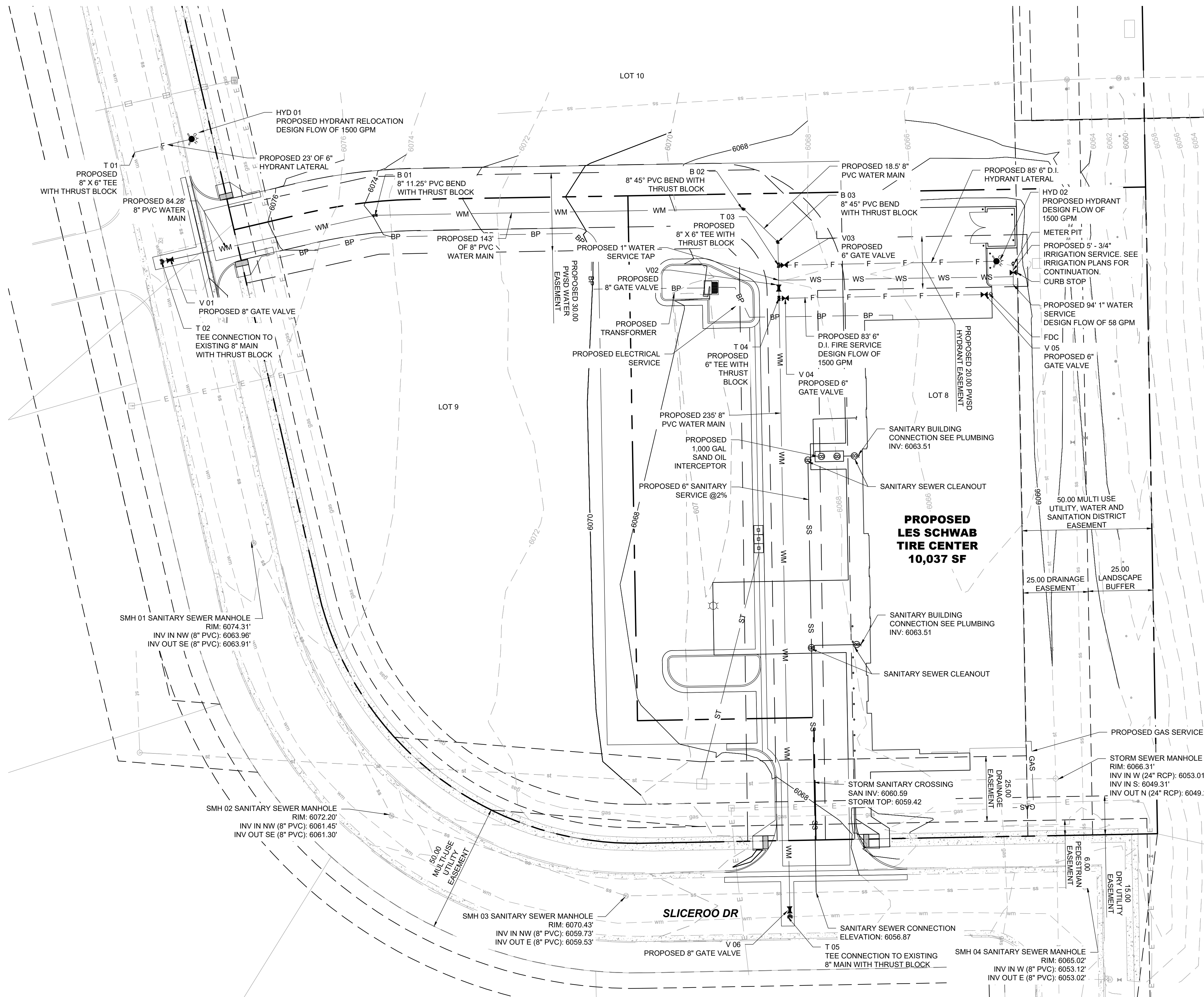
- CONTRACTOR SHALL COORDINATE ACCESS, STAGING AND STOCKPILE LOCATIONS WITH OWNER.
- CONTRACTOR SHALL RESTORE DISTURBED AREAS TO PRE-CONSTRUCTION OR BETTER CONDITIONS.

**EXISTING UTILITY NOTES**

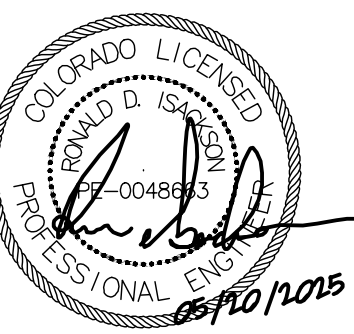
- EXISTING UNDERGROUND INSTALLATIONS AND PUBLIC UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER AND DEPICTED ON THESE PLANS TO A LEVEL OF QUALITY IN ACCORDANCE WITH ASCE 38-02.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING AND VERIFYING MATERIAL TYPES OF ALL EXISTING UTILITY INSTALLATIONS ABOVE AND BELOW GROUND IN ADVANCE OF THE PROJECT BY CONTACTING THEIR RESPECTIVE OWNERS. ALL COSTS RELATED TO LOCATING EXISTING UTILITIES ARE INCIDENTAL AND SHALL NOT BE PAID SEPARATELY. NOT ALL UTILITIES ARE IDENTIFIED ON THE PLANS. NOTIFY ENGINEER OF POTENTIAL CONFLICTS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE TOWN OF PARKER A MINIMUM OF 5 BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.

**GEOTECHNICAL REPORT**

- ALL GEOTECHNICAL RECOMMENDATIONS ARE TAKEN FROM THE REPORT TITLED "GEOTECHNICAL EVALUATION REPORT" BY VIVID ENGINEERING GROUP, INC. DATED 4/04/2023.
- ALL REFERENCES MADE TO THE GEOTECHNICAL REPORT IN THIS PLAN SET SHALL CONSULT THE AFOREMENTIONED REPORT.



12236 SLICEROO DRIVE, PARKER, CO 80134  
6-BAY LINEAR STORE  
**LES SCHWAB TIRE CENTER - PARKER, CO**

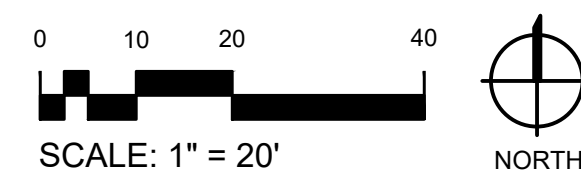


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ISSUE FOR CONSTRUCTION

05/20/2025  
DRAWN BY | CAMPOS  
CHECKED BY | WHITE  
REVISIONS

1 OVERALL UTILITY PLAN  
C303



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

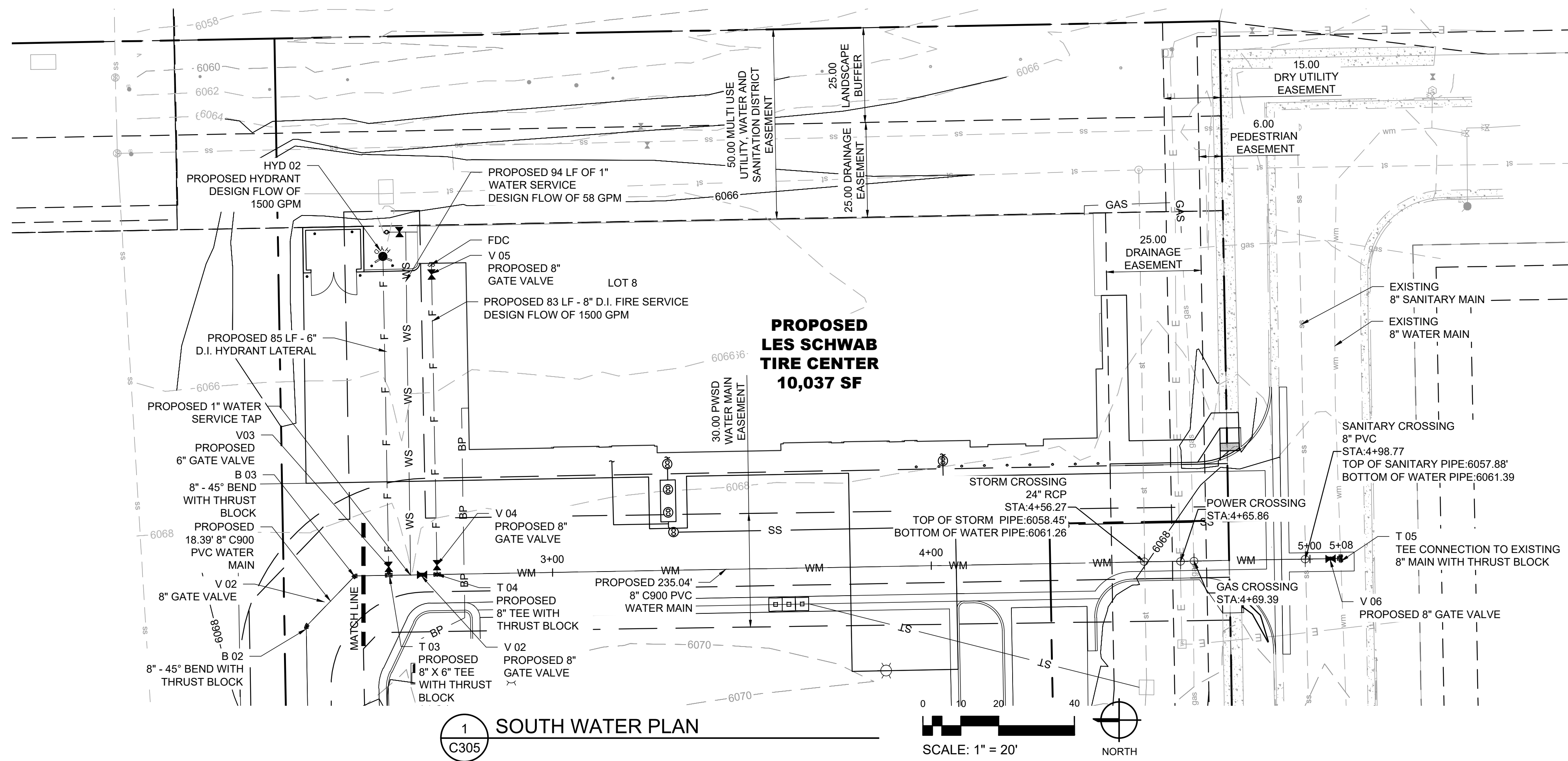
*Handwritten Signature*  
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE  
DATE: 05/20/2025

OVERALL UTILITY PLAN

C303

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



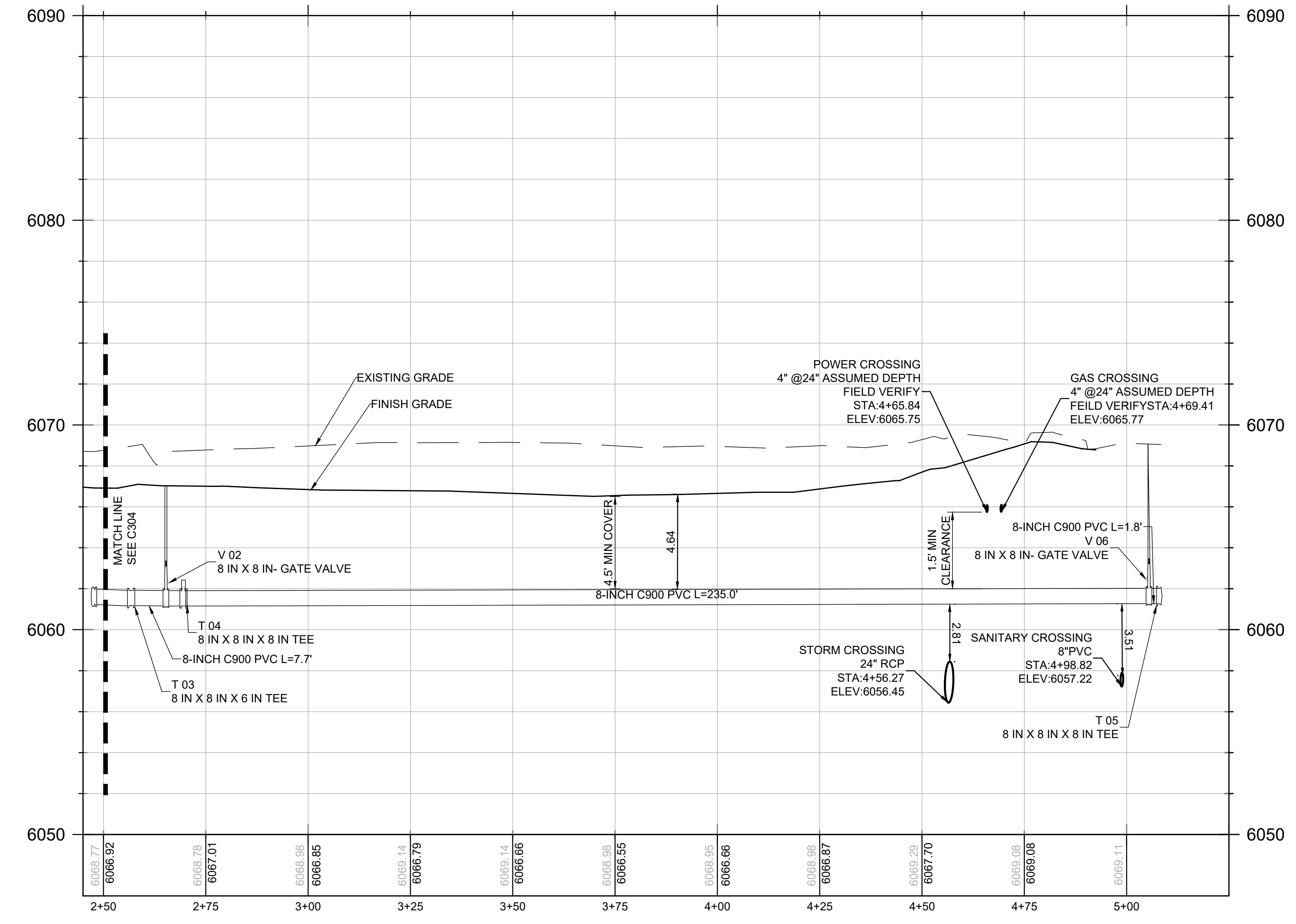


**1 SOUTH WATER PLAN**  
C305

SCALE: 1" = 20'  
NORTH

**PIPE CLEARANCE NOTE**

MINIMUM 5-FEET HORIZONTAL CLEARANCE BETWEEN WATER SERVICES. MIN 10-FEET HORIZONTAL CLEARANCE BETWEEN WATER AND SEWER SERVICES, AND BETWEEN MAINS AND UTILITIES. MINIMUM 5-FEET CLEARANCE FROM EASEMENT LINE TO WATER/SEWER MAINS.

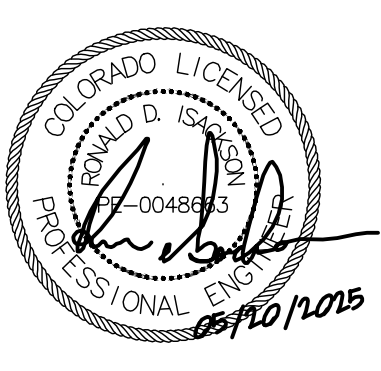


**2 SOUTH WATER PROFILE**  
C305

VERTICAL SCALE: 1" = 4'  
HORIZONTAL SCALE: 1" = 20'

12236 SLICEROO DRIVE, PARKER, CO 80134  
6-BAY LINEAR STORE

**LES SCHWAB TIRE CENTER - PARKER, CO**



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SOUTH WATER PLAN & PROFILE

**C305**



### PARKER WATER & SANITATION DISTRICT CONCRETE KICKBLOCKS BEARING SURFACES AND INSTALLATION

11-1/4" BEND

DEAD END

TEE

TYPICAL CROSS SECTION

SIZE OF PIPE	BENDS				TEE OR DEAD END
	11-1/4"	22-1/2"	45"	90"	
4"	1.00	1.00	1.00	1.50	1.50
6"	1.00	1.25	2.25	4.00	3.00
8"	1.00	2.00	4.00	7.50	5.00
12"	2.00	4.25	8.25	15.25	11.00
16"	3.50	8.50	12.50	23.00	16.50
20"	5.00	10.00	19.50	35.50	23.00
24"	6.50	13.00	26.00	47.00	33.00

**NOTES:**

- ALL VALVES, TEES, BENDS AND PLUGS SHALL BE RESTRAINED AND KICKBLOCKED.
- BEARING SURFACES SHOWN IN CHART ARE MINIMUM.
- BASED ON 150 PSI PIPE PRESSURE PLUS WATER HAMMER:  
 4" 6" AND 8" WATER HAMMER = 120 PSI  
 12" WATER HAMMER = 110 PSI  
 16" 20" AND 24" WATER HAMMER = 70 PSI
- SOIL BEARING CAPACITY = 3,000 LBS./SQ. FT.

SCALE: NONE DATE: 2/96

APPROVED: 4/01 10/16  
 PVR 01/02 12/07  
 DIRECTOR OF ENGINEERING 1/16

SHEET W3.18

### PARKER WATER & SANITATION DISTRICT 3" AND LARGER DOMESTIC AND FIRE SPRINKLER CONNECTIONS

FIRE SPRINKLER OR DOMESTIC CONNECTION WITH MAIN EXTENSION

FIRE SPRINKLER OR DOMESTIC CONNECTION

**LEGEND:**

- EXISTING MAIN
- TAPPING SLEEVE
- TAPPING VALVE
- DOUBLE SPIGOT PIPE
- PROPERTY LINE VALVE
- TIE RODS
- PIPE CLAMP
- CONCRETE KICKBLOCK
- M.J. ANCHORING TEE (SWIVEL TEE)
- M.J. VALVE
- POLYETHYLENE WRAPPED

SCALE: NONE DATE: 2/96

APPROVED: 4/01 01/02 01/16 10/16  
 PVR 12/07 1/16

SHEET W5.18

### PARKER WATER & SANITATION DISTRICT LOCATOR WIRE DETAILS

PIPE LOCATION SYSTEM  
PLAN

SECTION VIEW @ FIRE HYDRANT

**NOTES:**

- FOR USE ON ALL DUCTILE IRON AND PVC WATER MAINS.
- LOCATOR STATION POSITION MAY BE MODIFIED AT THE DIRECTION OF THE DISTRICT ENGINEER.
- A CONTINUITY TEST WILL BE REQUIRED PRIOR TO PROBABINARY ACCEPTANCE.

SCALE: NONE DATE: 2/96

APPROVED: 4/01 01/02 01/16 10/16  
 PVR 12/07 1/16

SHEET W2.6

### PARKER WATER & SANITATION DISTRICT FIRE HYDRANTS LOCATION & INSTALLATION

PIPE LOCATION SYSTEM  
PLAN

SECTION VIEW @ FIRE HYDRANT

**NOTES:**

- ALTERNATE TO THE ABOVE: FASTEN M.J. VALVE DIRECTLY TO A M.J. ANCHOR TEE (ALSO CALLED SWIVEL TEE).
- NO HORIZONTAL OR VERTICAL BENDS ARE ALLOWED IN FIRE HYDRANT BRANCH.
- NO PORTION OF FIRE HYDRANT MAY
- FIRE HYDRANT EXTENSIONS MAY NOT BE IN THE SIDEWALK AREA.

SCALE: NONE DATE: 2/96

APPROVED: 4/01 10/16  
 PVR 01/02 12/07 1/16

SHEET W2.5

3 THRUST BLOCK

2 FIRE SERVICE

1 FIRE HYDRANT

### PARKER WATER & SANITATION DISTRICT VALVE BOX DETAIL

6-INCH VALVE BOXES  
CHECK MATERIAL SPECIFICATIONS

**NOTES:**

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

SCALE: NONE DATE: 2/96

APPROVED: 5/98 1/16 10/16  
 PVR 6/99 12/07 1/16

SHEET W3.10

### PARKER WATER & SANITATION DISTRICT INSIDE COMMERCIAL METER INSTALLATION FOR 6" & SMALLER PIPE

INSIDE COMMERCIAL METER INSTALLATION  
FOR 6" & SMALLER PIPE

**NOTES:**

- METER TO BE LOCATED IN AN UNOBSTRUCTED & ACCESSIBLE PLACE. (NOT IN CRAWL SPACE)
- SEE WATER SYSTEM SPECIFICATIONS, IN CHAPTER ONE, FOR GENERAL METER NOTES.
- VERTICAL AND HORIZONTAL REDUCED PRESSURE BACKFLOW CONFIGURATION ALLOWABLE PER ANNA 2211.
- APPROVED REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY WHICH MUST BE CERTIFIED.
- 1.0" MINIMUM CLEARANCE AROUND BACKFLOW ASSEMBLY
- FLOOR DRAIN TO BE 2X THE DIAMETER OF PIPE
- SUPPORTED FIRMLY TO THE WALL.
- FOR IRRIGATION APPLICATIONS, IRRIGATION MUST BE TAPPED AFTER THE METER AND MUST USE AN APPROVED RAIN SENSOR AND SMART ET CONTROLLER PER MATERIAL SPECIFICATIONS.
- NO BYPASSES ALLOWED.
- ALL PIPING MUST BE COPPER AND SAME SIZE AS TAP.
- ALL FITTINGS MUST BE NO-LEAD BRASS PER MATERIAL SPECIFICATIONS.

SCALE: NONE DATE: 2/96

APPROVED: 5/98 1/16 10/16  
 PVR 4/01 01/02 06/05

SHEET W5.8

### PARKER WATER & SANITATION DISTRICT TYPICAL TRENCH SECTION PIPE PROTECTION

STANDARD TRENCH SECTION

STREET CUT PATCH

PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	2'-4"
6"	1'-8"	2'-8"
8"	1'-8"	2'-8"
12"	2'-0"	3'-0"
16"	2'-4"	3'-4"
20"	2'-8"	3'-8"
24"	3'-0"	4'-0"

SCALE: NONE DATE: 2/96

APPROVED: 1/16 10/16  
 PVR 12/07 1/16

SHEET W4.1