

**LEGEND:**

|  |                           |
|--|---------------------------|
|  | PROPERTY LINE             |
|  | PROP. EASEMENT LINE       |
|  | EX. EASEMENT LINE         |
|  | EX. WATER LINE            |
|  | EX. SANITARY LINE         |
|  | EX. STORM SEWER           |
|  | EX. COMMUNICATION LINE    |
|  | EX. ELECTRIC LINE         |
|  | EX. GAS LINE              |
|  | PROP. WATER LINE          |
|  | PROP. SANITARY LINE       |
|  | PROP. STORM SEWER         |
|  | PROP. COMMUNICATIONS LINE |
|  | PROP. ELECTRIC LINE       |
|  | PROP. GAS LINE            |
|  | PROP. RETAINING WALL      |
|  | PROP. SITE LIGHT          |

**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:**

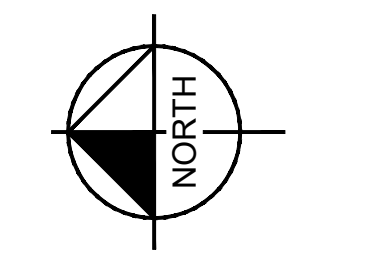
1. CONTRACTOR TO VERIFY TIE IN LOCATIONS TO EXISTING UTILITIES.
2. CONTRACTOR TO MAINTAIN AT LEAST 18" OF VERTICAL SEPARATION BETWEEN UTILITIES.

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.

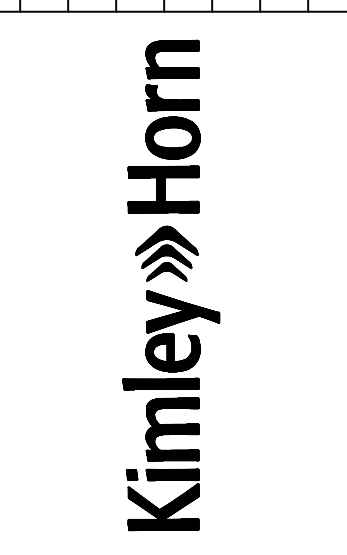
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE  
 (NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

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 |      |
| DESCRIPTION           | UTILITY PLAN                                   | REV  | DATE |
| SITE ADDRESS          | NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO | REV  | DATE |
| SITE ID               | 51032  | REV  | DATE |
| DATE ISSUED           | 03/22/2024                                     | REV  | DATE |
| REVIEWED BY           | JJM  | REV  | DATE |
| STANDARD              | ANSI   | REV  | DATE |
| DRAWN BY              | ANF  | REV  | DATE |
| PREPARED FOR:         | McDonald's USA, LLC                            | REV  | DATE |
| PROFESSIONAL ENGINEER | 59054  | REV  | DATE |
| ISSUE DATE            | 03/22/2024                                     | REV  | DATE |
| DESCRIPTION           |  | REV  | DATE |
| BY                    |  | REV  | DATE |



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**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:**

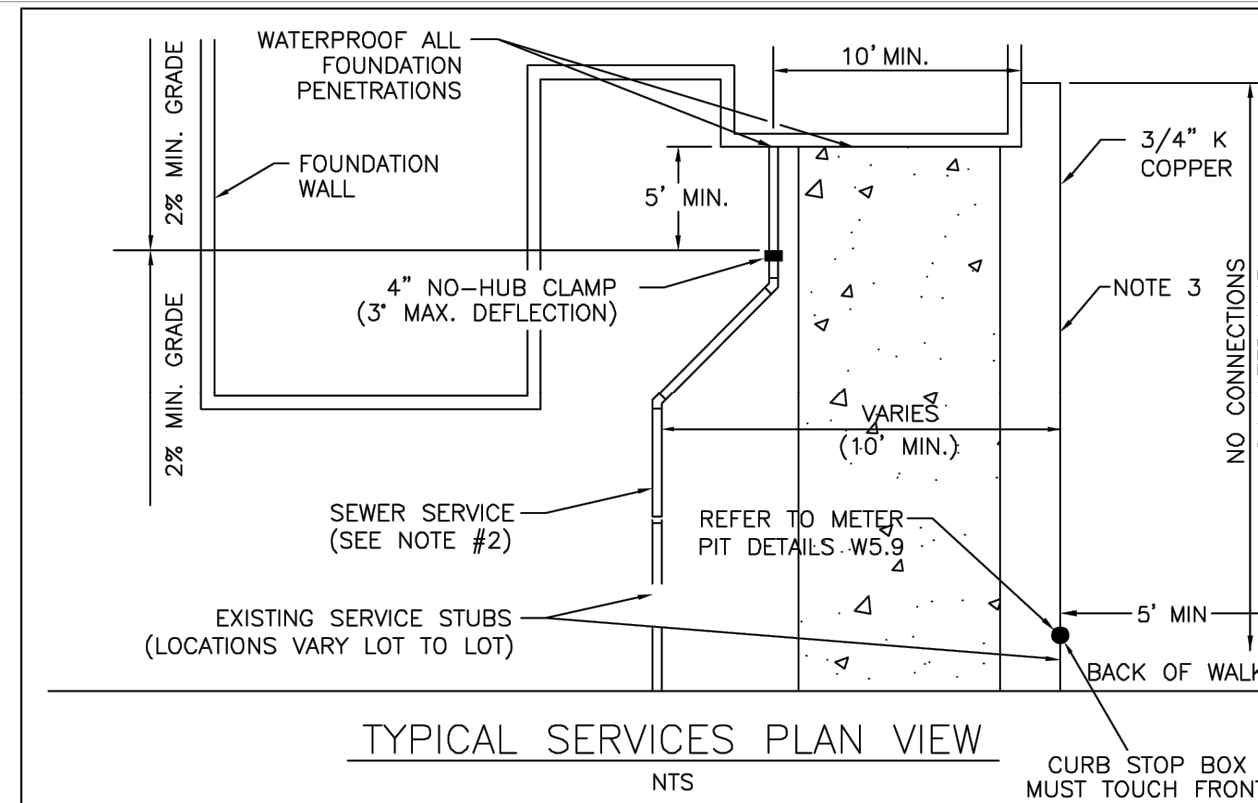
- WATER**
1. ACCEPTABLE PIPE MATERIALS SHALL BE K-COPPER TUBING. (3/4" MIN.)
  2. APPROVED BEDDING TO BE SQUEEGEE.
  3. ONLY ONE COUPLING WILL BE ALLOWED BETWEEN THE STUB-IN AND BUILDING. COMPRESSION COUPLINGS WILL NOT BE ALLOWED ON NEW CONSTRUCTION. SILVER SOLDERED JOINTS MUST BE USED ON SERVICES LARGER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

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

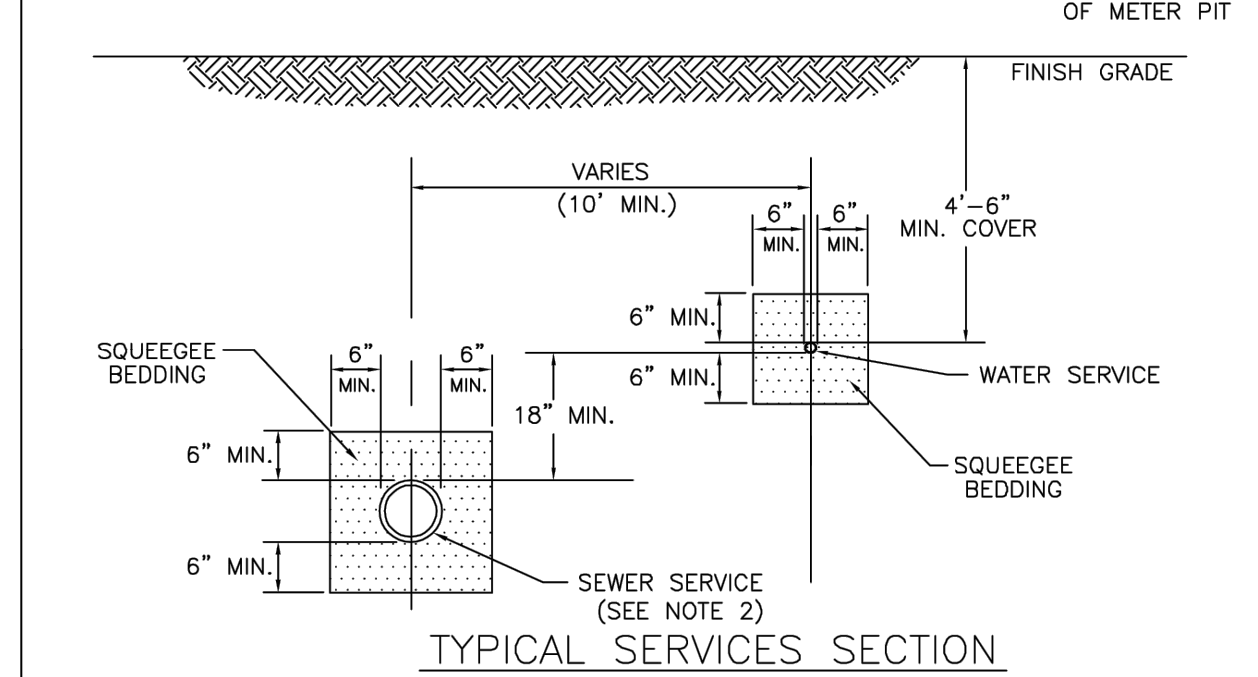
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| SCALE: NONE             | DATE: 2/96                    |
| APPROVED: PVR           | 1/04<br>1/16<br>12/07<br>1/16 |
| DIRECTOR OF ENGINEERING |                               |

2016 REVISION

SHEET W1.1



TYPICAL SERVICES PLAN VIEW



TYPICAL SERVICES SECTION

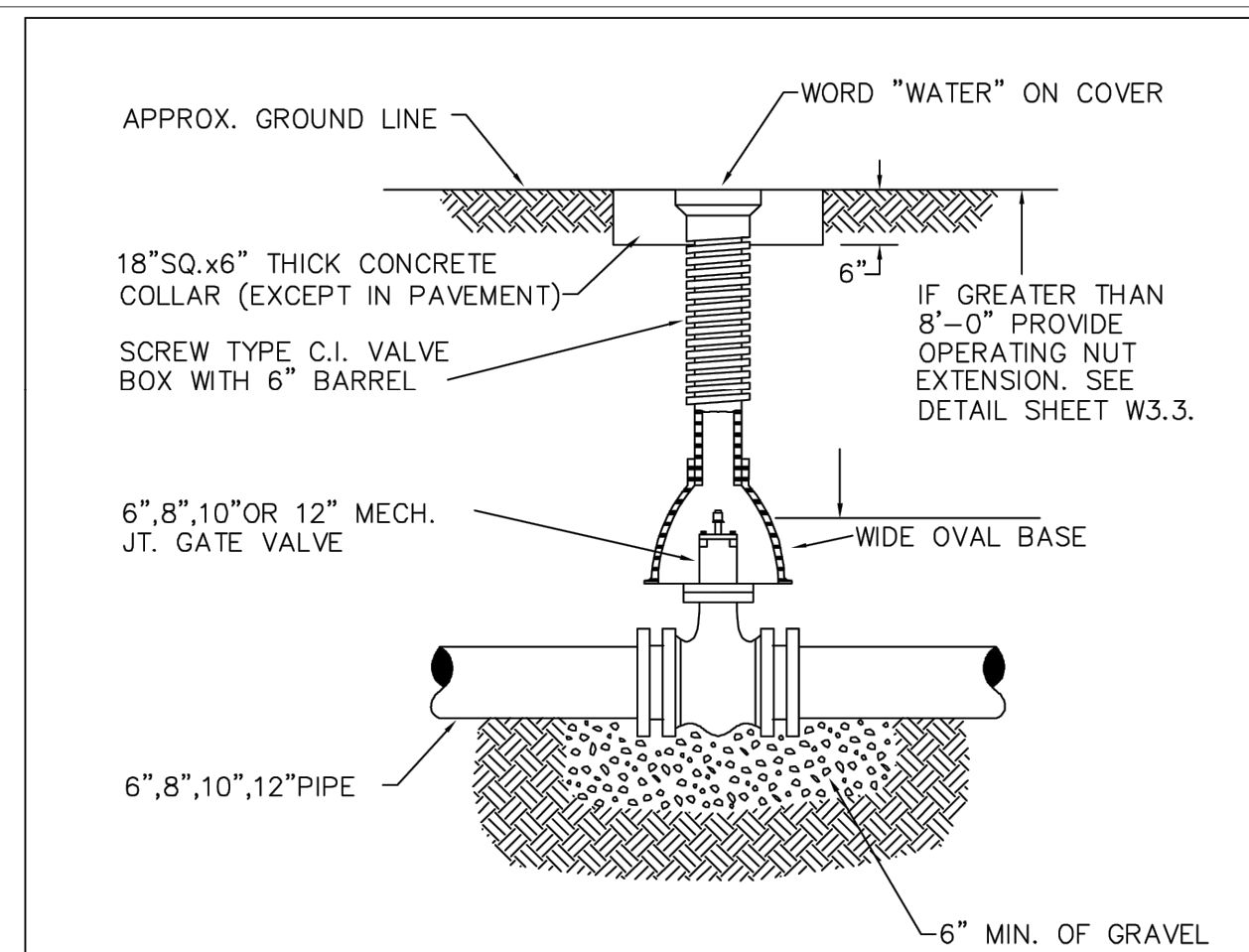
**PARKER WATER & SANITATION DISTRICT**  
TYPICAL WATER SERVICES

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.

|                         |                                      |
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SHEET W1.2



6-INCH VALVE BOXES  
CHECK MATERIAL SPECIFICATIONS

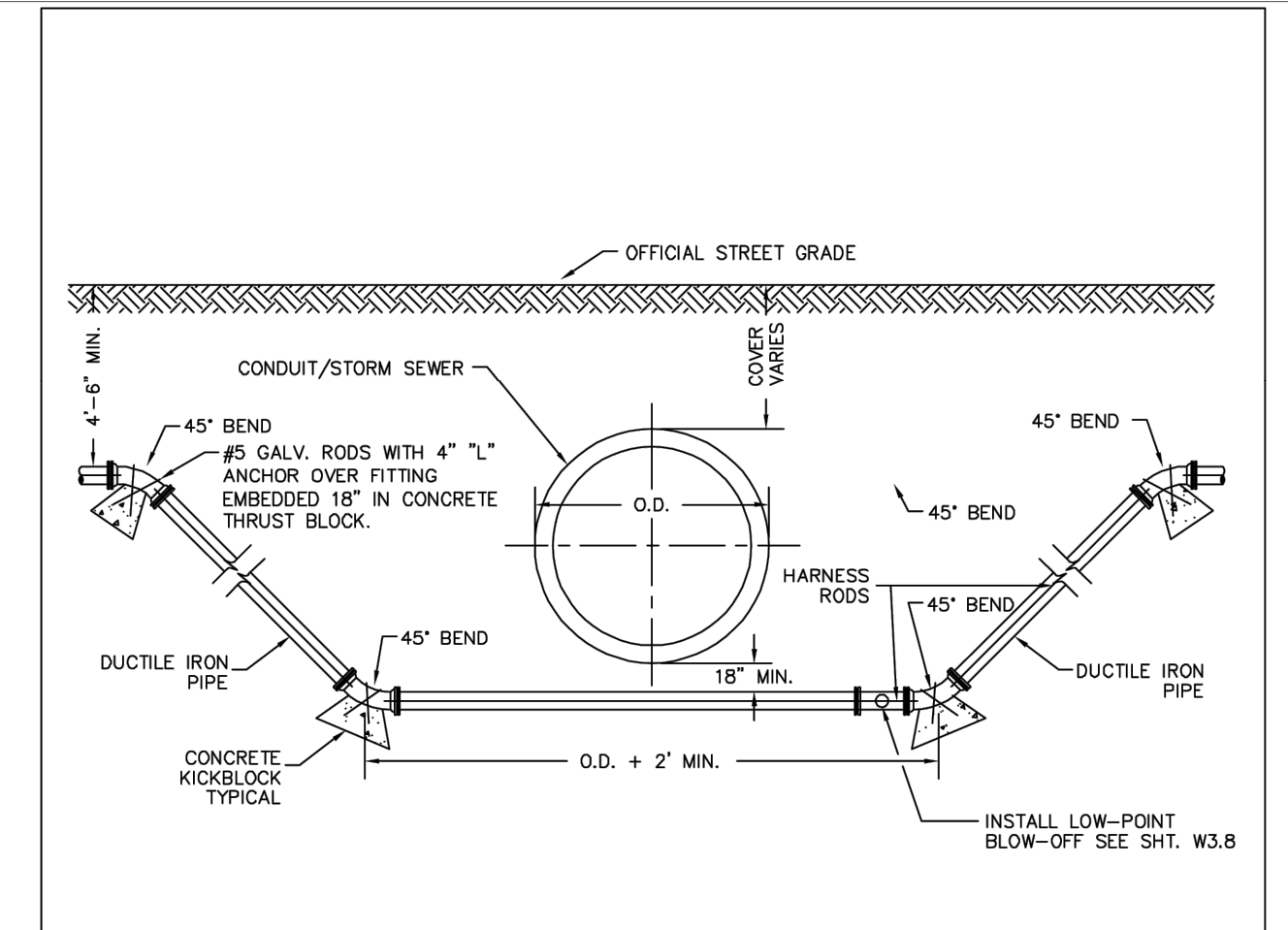
**PARKER WATER & SANITATION DISTRICT**  
VALVE BOX DETAIL

NOTE:  
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.

|                         |                                     |
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SHEET W3.10



PARKER WATER & SANITATION DISTRICT  
CONDUIT OR STORM SEWER CROSSING

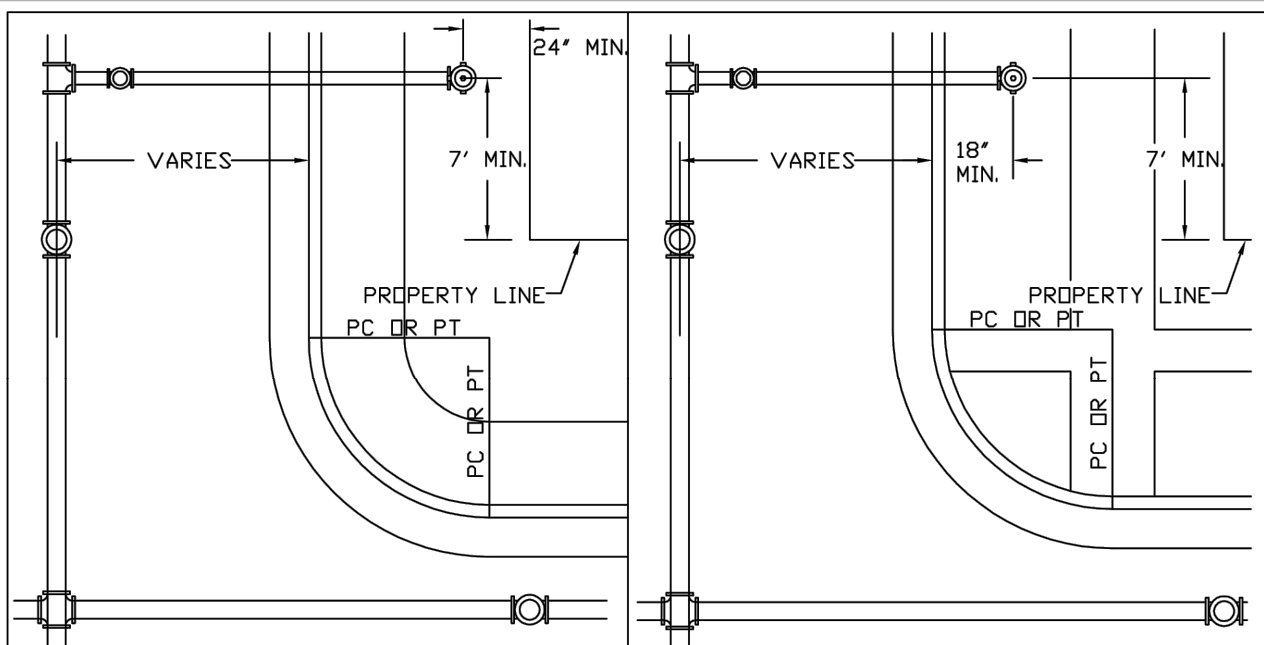
**PARKER WATER & SANITATION DISTRICT**  
CONDUIT OR STORM SEWER CROSSING

NOTE:  
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 KICKBLOCKS PER SHEET W3.18.

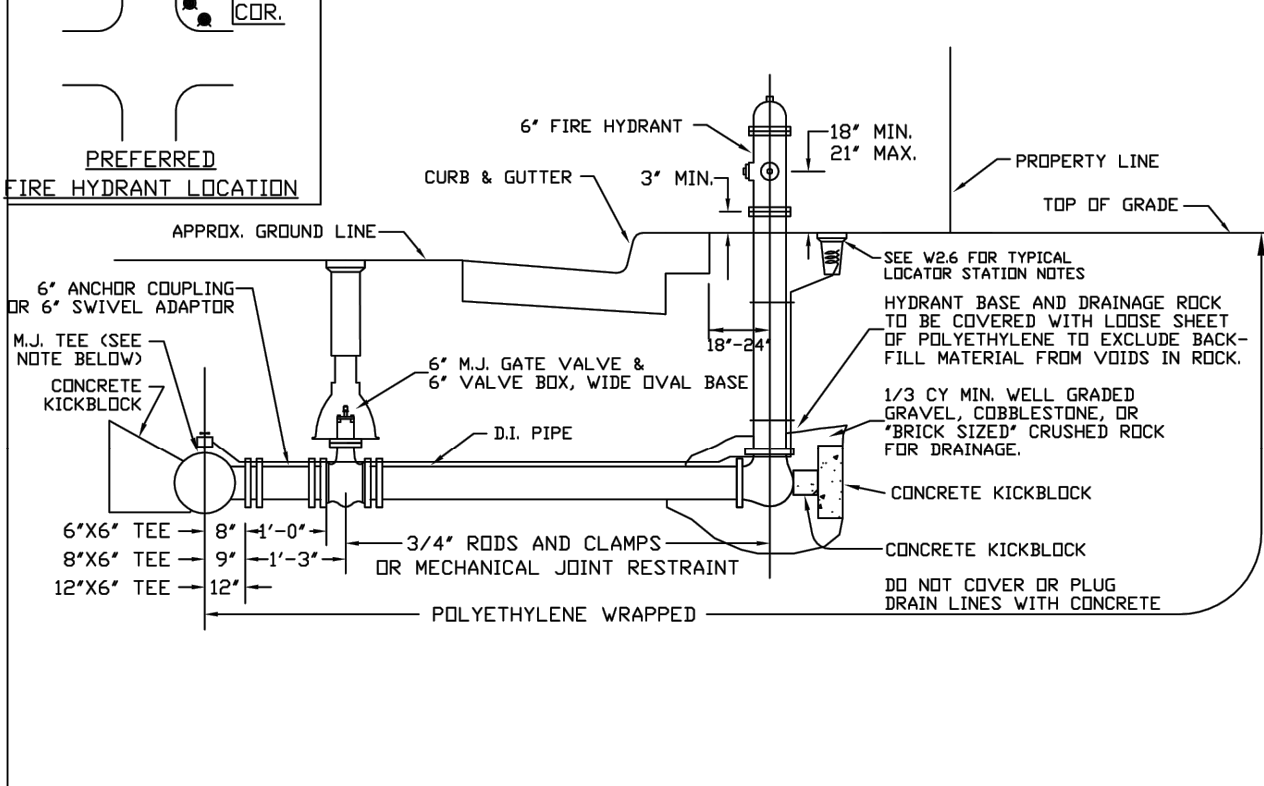
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SHEET W4.6



PARKER WATER & SANITATION DISTRICT  
FIRE HYDRANTS LOCATION & INSTALLATION



PARKER WATER & SANITATION DISTRICT  
CROSSING STORM & SANITARY SEWERS

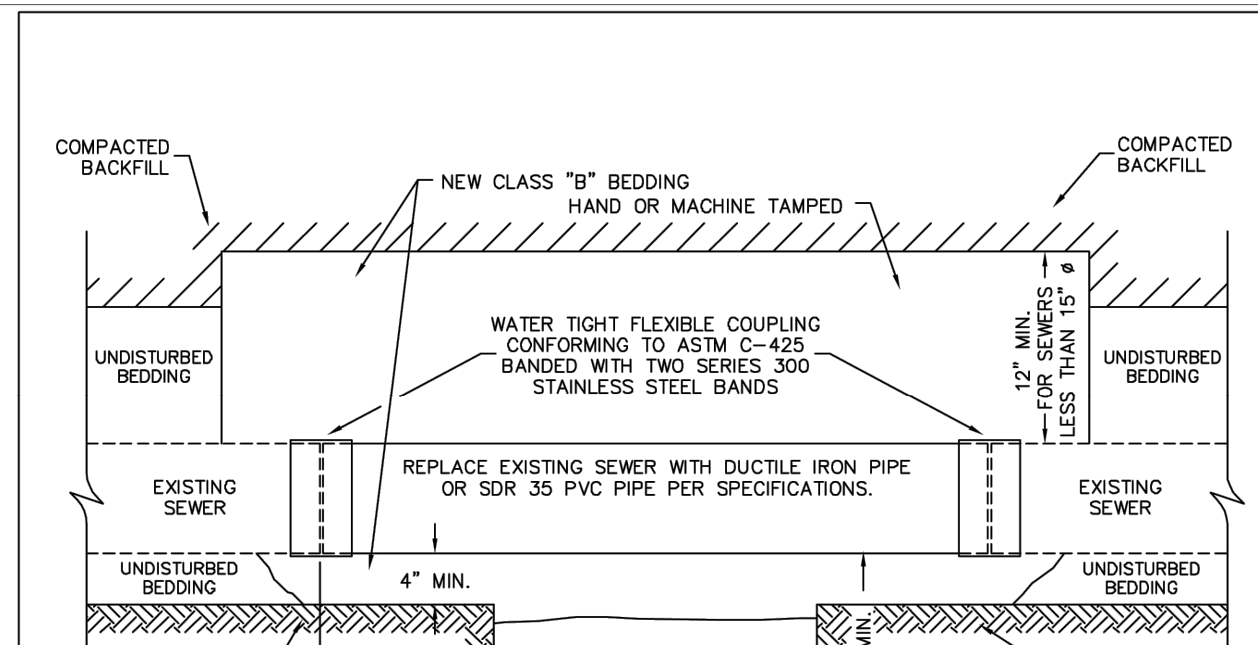
**PARKER WATER & SANITATION DISTRICT**  
FIRE HYDRANTS LOCATION & INSTALLATION

NOTE:  
1. ALTERNATE TO THE ABOVE, FASTEN M.I. VALVE DIRECTLY TO A M.I. ANCHOR TEE (VALVE CALLED VALVE TEE)  
2. NO HORIZONTAL OR VERTICAL BENDS ARE ALLOWED IN FIRE HYDRANT BRANCH  
4. NO PORTION OF FIRE HYDRANT MAY  
5. FIRE HYDRANT EXTENSIONS MAY NOT BE MORE THAN 10' FROM WALK AREA

|                         |                                      |
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2016 REVISION

SHEET W2.5



PARKER WATER & SANITATION DISTRICT  
CROSSING STORM & SANITARY SEWERS

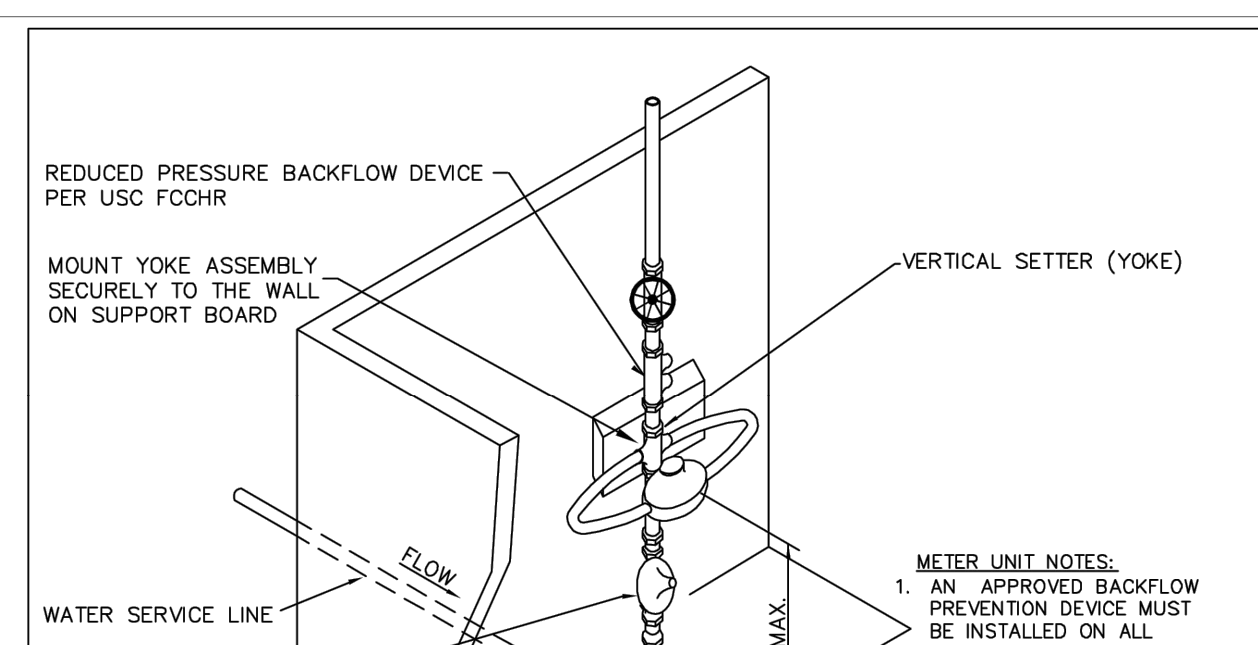
**PARKER WATER & SANITATION DISTRICT**  
CROSSING STORM & SANITARY SEWERS

NOTE:  
1. PIPE SHALL BE WRAPPED WITH FELT LAYER BEFORE ENCASEING.

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SHEET W4.7



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

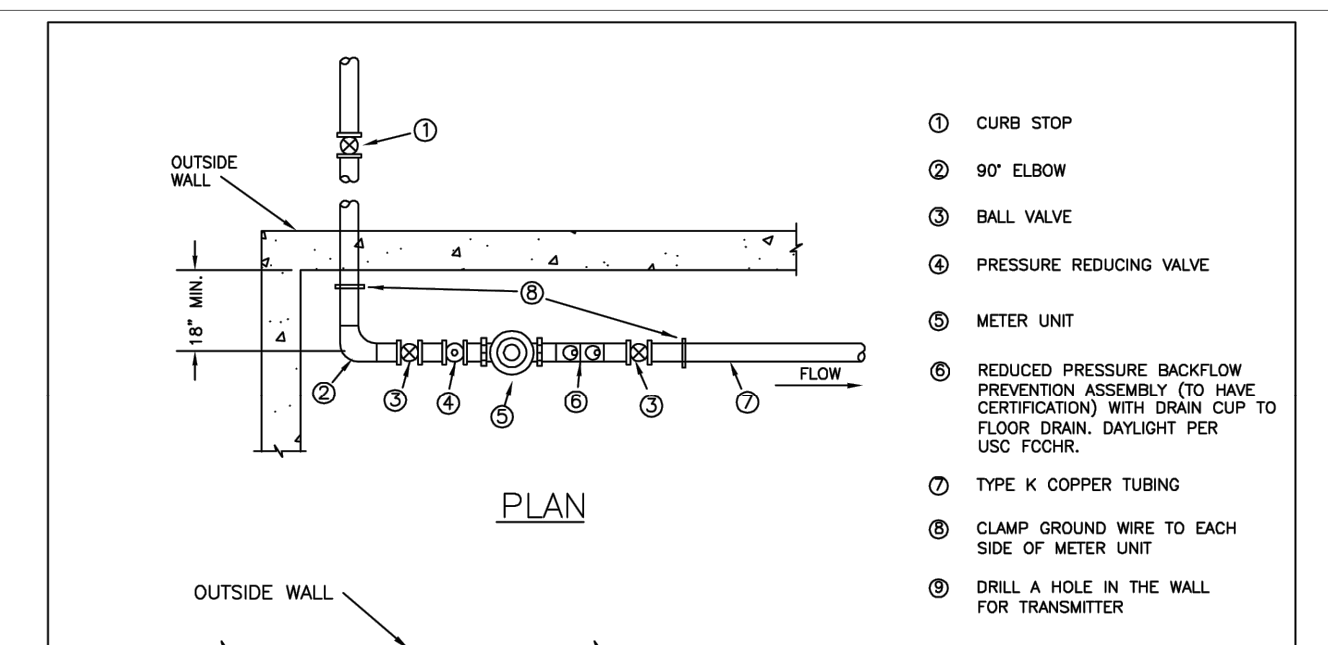
**PARKER WATER & SANITATION DISTRICT**  
SERVICE LINE, STOP BOX & INSIDE METER SETTING (COMMERCIAL ONLY)

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 PWSO.

|                         |  |
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2016 REVISION

SHEET W5.9



PARKER WATER & SANITATION DISTRICT  
INSIDE SETTING FOR 1 1/2\"/>

**PARKER WATER & SANITATION DISTRICT**  
INSIDE SETTING FOR 1 1/2\"/>

NOTE:  
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 E.T. CONTROLLER

|                         |  |
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2016 REVISION

SHEET W5.14

|              |  |      |  |
|--------------|--|------|--|
| TITLE        | UTILITY PLANS                                  | DATE |  |
| DESCRIPTION  | PWSO DETAILS                                   | REV  |  |
| SITE ADDRESS | NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO | DATE |  |
| SHEET NO.    | 51032  | DATE |  |
| BY           |  | DATE |  |

**Kimley»Horn**

COLORADO LICENSED PROFESSIONAL ENGINEER  
59054  
03/22/2024

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**PWSO DETAILS**



