UTILITY PLANS
MCDONALD'S PARKER STROH
PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A
NEAR SEC PARKER ROAD AND STROH ROAD
PARKER, CO

SHEET INDEX	
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PWSD	
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VICINITY MAP
N.T.S.

BENCHMARK

BENCHMARK: DOUGLAS COUNTY GIS CONTROL MONUMENT 1060032
3-1/4" ALUMINUM CAP DCGIS MONUMENT LOCATED AT THE STROH RANCH SOCCER PARK IN THE SOUTHEAST CORNER OF THE PARKING LOT.
ELEVATION: 5903.11 FEET (NAVD 1988 DATUM).

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN WITH A RECORD BEARING OF S89°59'29"W MONUMENTED BY 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "AZTEC, 2018, PLS 22561" FOUND IN A RANGE BOX AT THE NORTHEAST CORNER OF SAID SECTION 3 AND A 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "2006, PLS 29761" FOUND IN A RANGE BOX AT THE NORTH 1/4 CORNER OF SAID SECTION 3, WITH BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

FLOODPLAIN NOTE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0181G AND DATED MARCH 16, 2016 – SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGAL DESCRIPTION

LOTS 2A, PARKER POINTE SUBDIVISION FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO.

DISTRICT ACCEPTANCE NOTE

1. 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.
2. 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.
3. THE DATE OF FINAL ACCEPTANCE WILL BE INDICATED IN THE CONDITION OF THE RESPONSIBLE FOR CONTACTING THE DISTRICT FOR FINAL INSPECTION AND FINAL ACCEPTANCE.

PROJECT SCHEDULE

PROJECT START: SUMMER 2024
PROJECT END: FALL 2024

MATERIAL LIST

DESCRIPTION	QTY.	UNIT
3/4" TYPE K CU	5	LF
1.5" TYPE K CU	109	LF
6" DIP	170	LF
6" GATE VALVE	2	EA
1.5" DOMESTIC WATER METER	1	EA
3/4" IRRIGATION WATER METER	1	EA
3/4" CURB STOP	1	EA
1.5" CURB STOP	1	EA
8" GATE VALVE	2	EA
FIRE HYDRANT	1	EA
4" PVC	43	LF
6" PVC	129	LF
6" 45° BEND	2	EA
4" 45° BEND	2	EA
4" CLEANOUT	1	EA
GREASE INTERCEPTOR	1	EA
SAMPLING MANHOLE	1	EA

CONTACTS:

DEVELOPER:
MCDONALD'S USA, LLC
110 N CARPENTER STREET
CHICAGO, IL 60607
TEL: (312) 599-2876
CONTACT: KORTNEY PEDIGO

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 900
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: JESSICA MCCALLUM, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 900
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: JEREMY POWELL, P.L.A.

ARCHITECT:
ARRIS ENGINEERING
5501 N 17TH STREET
OZARK, MO 65721
TEL: (417) 581-5125
CONTACT: COREY STINAR

SURVEYOR:
ENGINEERING SERVICE CO.
14190 EAST EVANS AVENUE
AURORA CO, 80014
TEL: (719) 582-1270
CONTACT: CHIP BECKSTROM, P.L.S.

MUNICIPAL CONTACT LIST:

TOWN OF PARKER

PLANNING AND INSPECTIONS DEPARTMENT – PLANNING DIVISION
20120 E MAINSTREET
PARKER, CO 80138
TEL: (303) 805-3338
CONTACT: BRIEANNA SIMON

CAPITAL IMPROVEMENT PROJECTS/ ENGINEERING DEPARTMENT
20120 E MAINSTREET
PARKER, CO 80138
TEL: (303) 940-9546
CONTACT: TYLER SANDT

CITY FIRE DEPARTMENT
20120 E MAINSTREET
PARKER, CO 80138
TEL: (303) 805-3169
CONTACT: RANDY CAPRA

GAS COMPANY
XCEL ENERGY
1800 LARIMER STREET
DENVER, CO 80202
TEL: (800) 895-1999
CONTACT: RON JOHNSON

PLANNING AND INSPECTIONS DEPARTMENT-INSPECTIONS DIVISION
20120 E MAINSTREET
PARKER, CO 80138
TEL: TBD
CONTACT: TBD

TRANSPORTATION DEPARTMENT
COLORADO DEPARTMENT OF TRANSPORTATION
TEL: (303) 757-9356
CONTACT: RICK SOLOMON

PARKER WATER AND SANITATION DISTRICT
18100 E WOODMAN DRIVE
PARKER, CO 80134
TEL: (303) 841-4627
CONTACT: DRAYTON SANDERSON

ELECTRIC COMPANY
IREA
5496 US HWY 85
SEDALIA, CO 80135
TEL: (720) 733-5493
CONTACT: BROOKS KAUFMAN

TELEPHONE COMPANY
CENTURY LINK
1801 CALIFORNIA STREET, SUITE 240
DENVER, CO 80202
TEL: (855) 891-4083
CONTACT: IZZY MILLER

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 AD SANITATION DISTRICT

BY: _____ (DISTRICT ENGINEER)

DATE:

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BY	DESCRIPTION	DATE	REV

Kimley»Horn

PREPARED BY:
COLORADO LICENSED
JESSICA JO MCCALLUM
59054
07/19/2024
PROFESSIONAL ENGINEER

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	DATE ISSUED
ANF	JJM	07/19/2024
STD ISSUE DATE		

TITLE: UTILITY PLANS
DESCRIPTION: COVER SHEET
SITE ID: 51032
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

C2.0

PARKER WATER AND SANITATION GENERAL 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 SHAL 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.
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 THE 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:
    "X" FOR SANITARY SEWER SERVICES
    "V" FOR WATER SERVICES
13. NO TREES ALLOWED IN EASEMENT OR WITHIN 8' OF WATER OR SANITARY 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.

WATER SYSTEM NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
2. ALL WATER MAINS SHALL BE PER PWSD MATERIALS SPECIFICATIONS. ALL MATERIALS IN CONTACT WITH POTABLE WATER SHALL BE SUITABLE FOR CHLORINATED AND CHLORAMINATED WATER.
3. ALL BENDS, PLUGS, REDUCERS, AND FIRE HYDRANTS TO BE RODDED OR MEGA-LUGGED. ALL FITTINGS SHALL BE WRAPPED PER PWSD MATERIALS SPECIFICATIONS.
4. THERE SHALL BE A MINIMUM OF 4.5 FEET OVER ALL WATER MAINS.
5. FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 "DRY BARREL FIRE HYDRANTS" PIPE HYDRANT ASSEMBLIES PER PWSD SPECIFICATIONS.
6. ALL BENDS, TEES, FIRE HYDRANTS, BLOW OFFS, AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST WITH CONCRETE THRUST BLOCKS.
7. 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.
8. 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.
9. 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.
10. 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.
11. PIPE BEDDING SHALL BE CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH PWSD STANDARDS AND SPECIFICATIONS, LATEST REVISION.
12. 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.
13. 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.
14. 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.
15. CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE INSTALLED AND CHLORINATED PER PWSD SPECIFICATIONS. CHLORINATION OF FINISHED PIPELINE COMPLETED BEFORE HYDROSTATIC TESTING.
16. 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.

SEWER SYSTEM NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
2. 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.
3. 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 PWSD SPECIFICATIONS. USE RUBBER GASKETS FOR PVC ENCASEMENT.
4. 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.
5. 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.
6. NO UNDERDRAIN SYSTEM WILL BE ALLOWED TO BE PLACED IN MAINLINE OR SEWER SERVICE TRENCHES.
7. 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.
8. 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.
9. PIPE BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-33 OR D-448 GRADATION NO. 6 OR NO. 67.
10. 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.
11. 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.
12. ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE PWSD STANDARDS AND SPECIFICATIONS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
13. PRIOR TO STARTING WORK WHERE SEWER MAIN IS TO BE CONNECTED TO EXISTING PWSD 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 PWSD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN INSTRUCTED BY THE DISTRICT.
14. PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH, THE CONTRACTOR SHALL JET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMP OUT AT THE PLUGGED MANHOLE.

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07/19/2024
PROFESSIONAL ENGINEER

PREPARED FOR:
McDonald's USA, LLC

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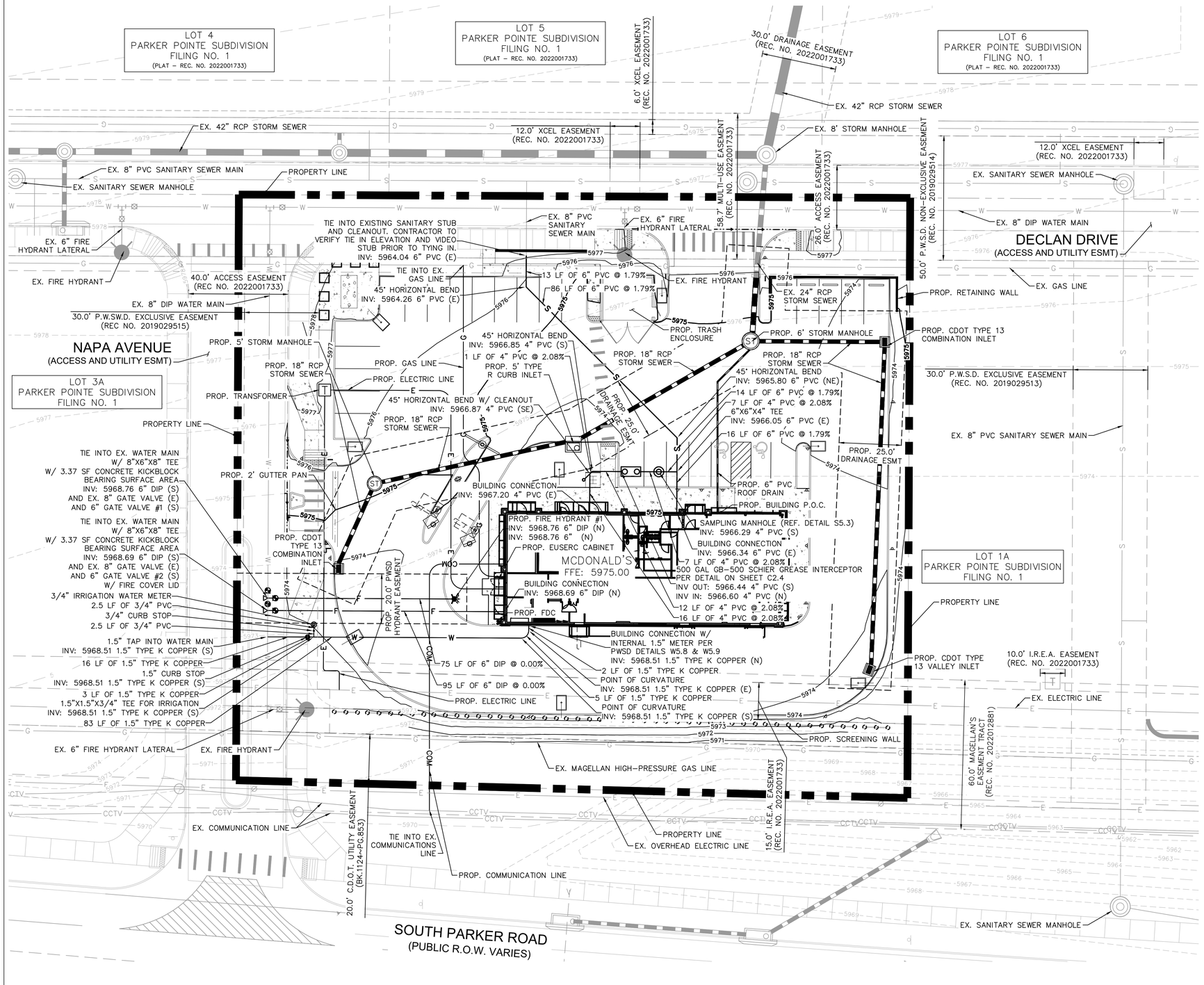
TITLE: UTILITY PLANS
DESCRIPTION: UTILITY NOTES
SITE ID: 51032
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

DRAWN BY: ANF
STD ISSUE DATE
REVIEWED BY: JJM
DATE ISSUED: 07/19/2024

C2.1



LEGEND:

- PROPERTY LINE
- PROP. EASEMENT LINE
- EX. EASEMENT LINE
- W — EX. WATER LINE
- S — EX. SANITARY LINE
- EX. STORM SEWER
- CCTV — EX. COMMUNICATION LINE
- E — EX. ELECTRIC LINE
- G — EX. GAS LINE
- W — PROP. WATER LINE
- S — PROP. SANITARY LINE
- PROP. STORM SEWER
- COM — PROP. COMMUNICATIONS LINE
- E — PROP. ELECTRIC LINE
- G — 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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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BY	DESCRIPTION	DATE	REV

Kimley»Horn

COLORADO LICENSED
JESSICA JO MCCAIN
59054
07/19/2024
PROFESSIONAL ENGINEER

PREPARED BY:

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	DATE ISSUED
ANF	JJM	07/19/2024
STD ISSUE DATE		

TITLE: UTILITY PLANS

DESCRIPTION: UTILITY PLAN

SITE ID: 51032

SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

C2.2

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

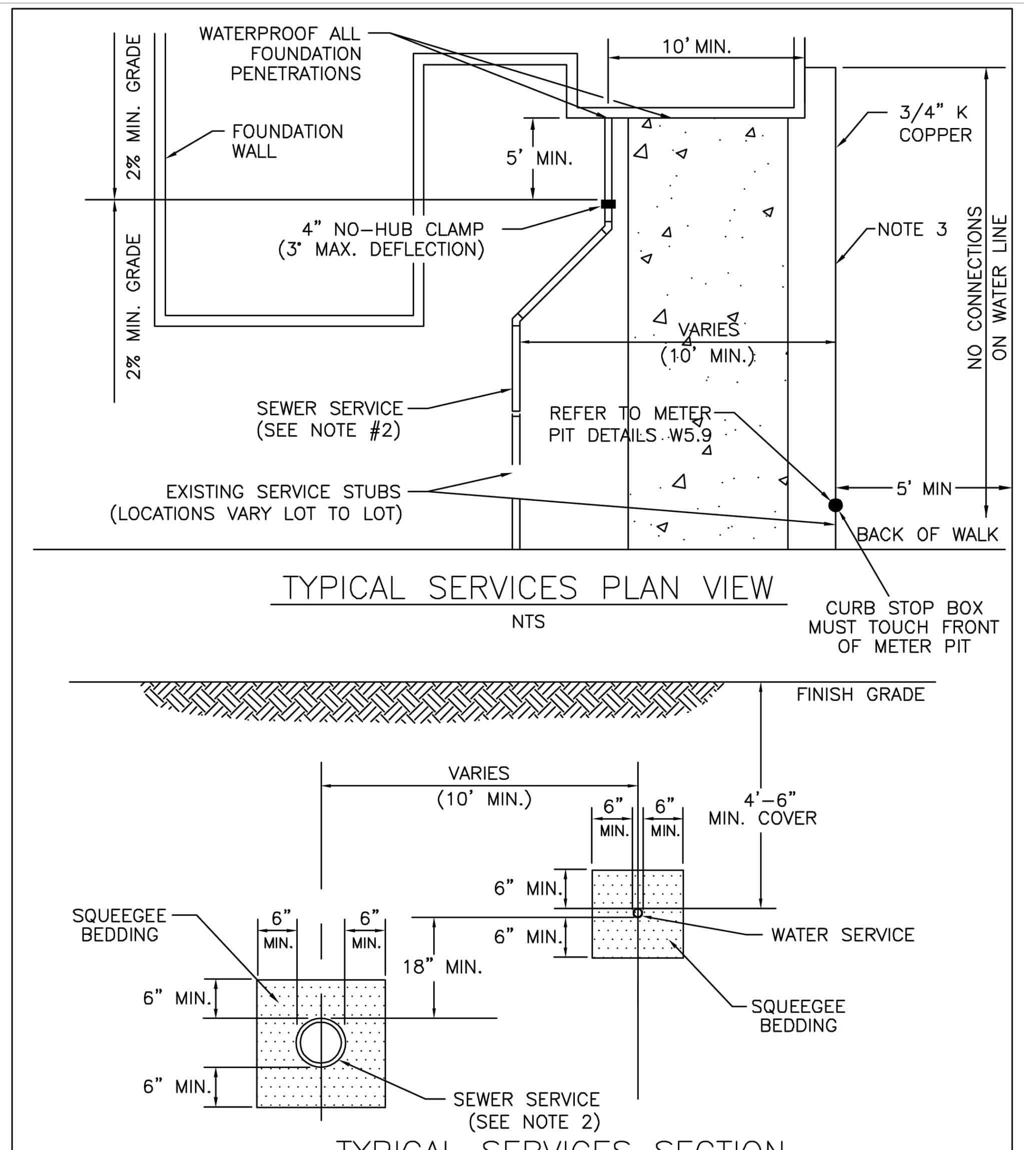
1. ACCEPTABLE PIPE MATERIALS SHALL BE K–COPPER TUBING. (3/4" MIN.)
2. APPROVED BEDDING TO BE SQUEEGEE.
3. ONLY ONE COUPLING WILL BE ALLOWED BETWEEN THE STUB–IN AND BUILDING. COMPRESSION COUPLINGS WILL NOT BE ALLOWED ON NEW CONSTRUCTION. SILVER SOLDERED JOINTS MUST BE USED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE INSPECTED BY PWSD 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 CONTINOUS 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 PWSD 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
    "V" FOR WATER SERVICES
13. NO SPLICES OR FLARED COUPLINGS ALLOWED ON SERVICES LARGER THAN 3/4". SILVER SOLDIERED JOINTS MUST BE USED IN MOVING STOPBOXES ON SERVICES LARGER THAN 3/4". SILVER SOLDIERED JOINTS MUST BE INSPECTED BY PWSD 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

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

2016 REVISION — SHEET W1.1



TYPICAL SERVICES PLAN VIEW
NTS

TYPICAL SERVICES SECTION
NTS

NOTE

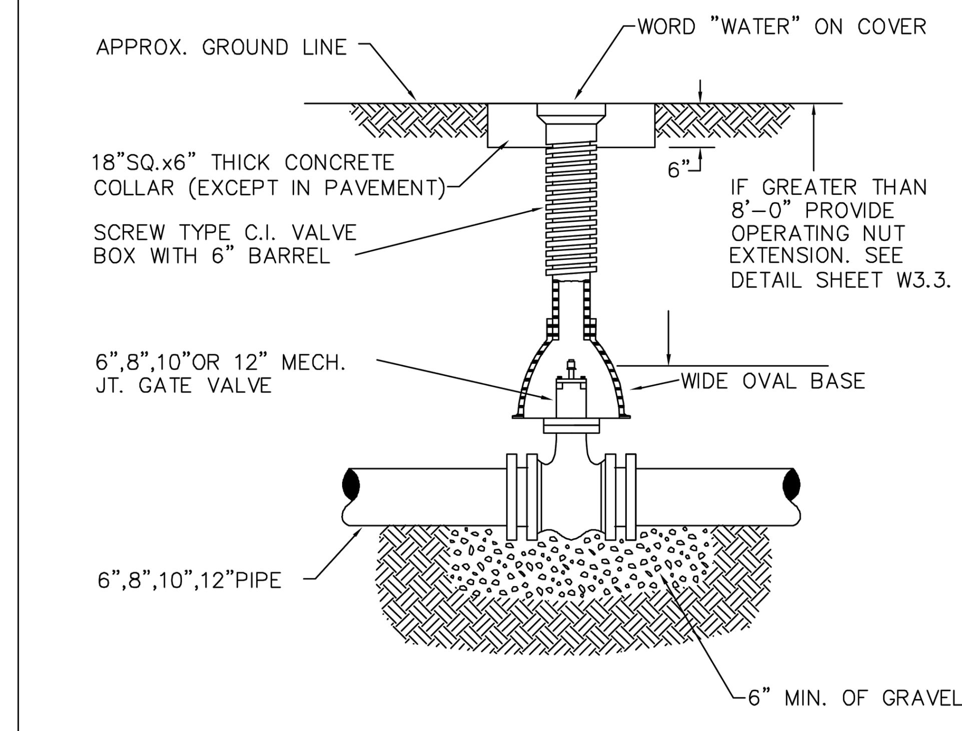
1. SEE SHEET W1.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.
2. REFER TO SEWER SERVICES DETAIL SHEET S1.2.
3. 4" PVC SLEEVES REQUIRED FOR SERVICE LINES UNDER CONCRETE SURFACE.

PARKER WATER & SANITATION DISTRICT

TYPICAL WATER SERVICES

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

2016 REVISION — SHEET W1.2



6–INCH VALVE BOXES

CHECK MATERIAL SPECIFICATIONS

NOTES:

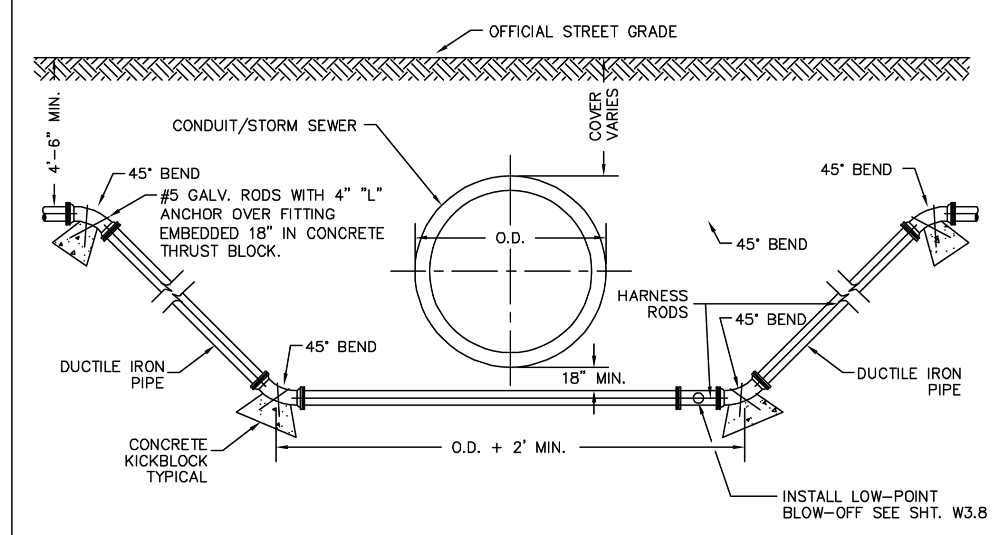
1. ALL C.I. SHALL BE WRAPPED WITH 8 MIL. MIN. THICKNESS POLYETHYLENE.
2. VALVE NUT SHALL BE CENTERED.
3. VALVE BOX SHALL BE PLUMB.
4. SEE MATERIAL SPECIFICATIONS FOR VALVE BOX WITH GREATER THAN BURIED DEPTH OF 4.5 FT.

PARKER WATER & SANITATION DISTRICT

VALVE BOX DETAIL

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

2016 REVISION — SHEET W3.10



NOTES:

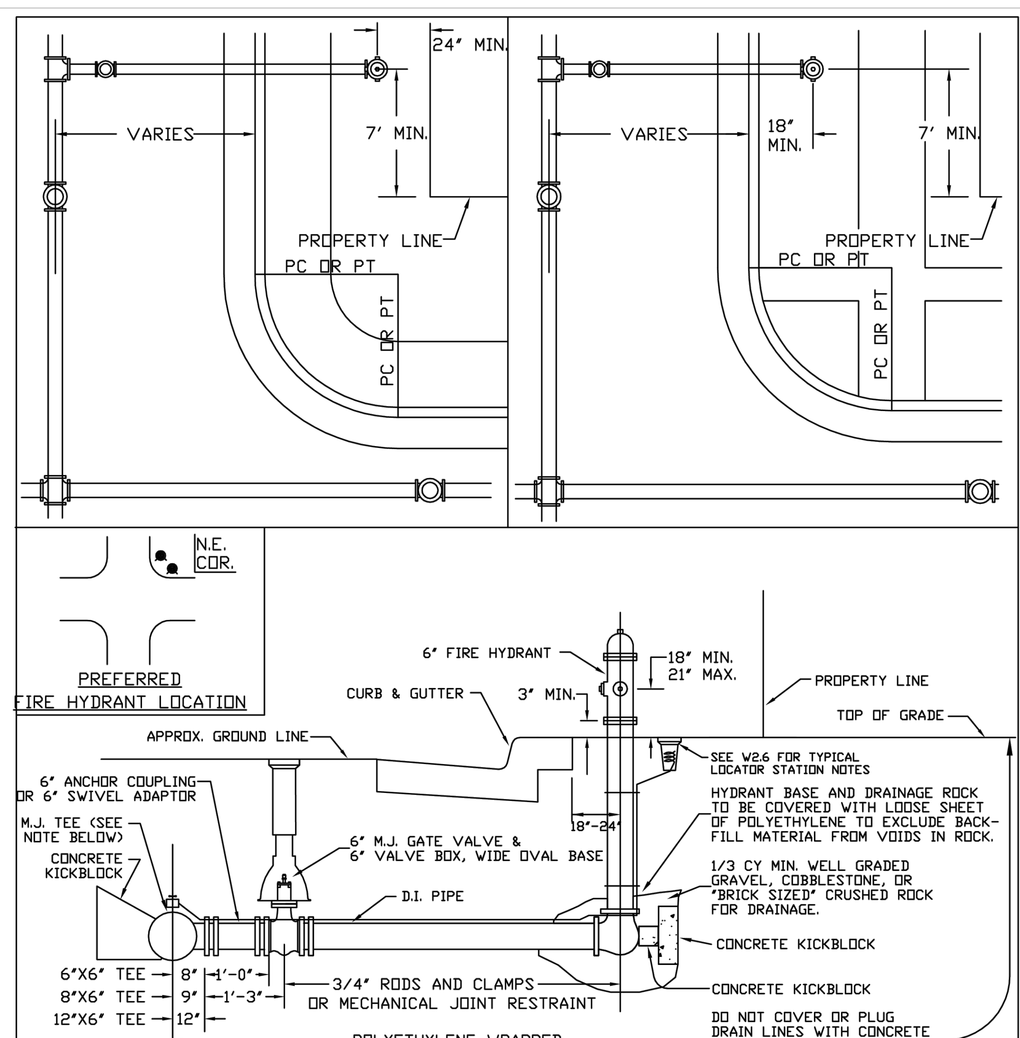
1. LENGTH OF EXTENSION OF PIPE AND HARNESS RODS SHALL BE IN ACCORDANCE WITH THESE ENGINEERING STANDARDS.
2. ALL WATER MAINS TWELVE (12") INCHES OR SMALLER, WHICH CROSS UNDER CONDUITS/STORM SEWER SHALL BE DUCTILE IRON OR PVC PER SPECIFICATIONS.
3. A BORED CROSSING MAY BE REQUIRED BY THE ENGINEER.
4. CONCRETE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

PARKER WATER & SANITATION DISTRICT

CONDUIT OR STORM SEWER CROSSING

SCALE: NONE	DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING	5/98 10/16 2/00 12/07 1/16

2016 REVISION — SHEET W4.6



NOTES:

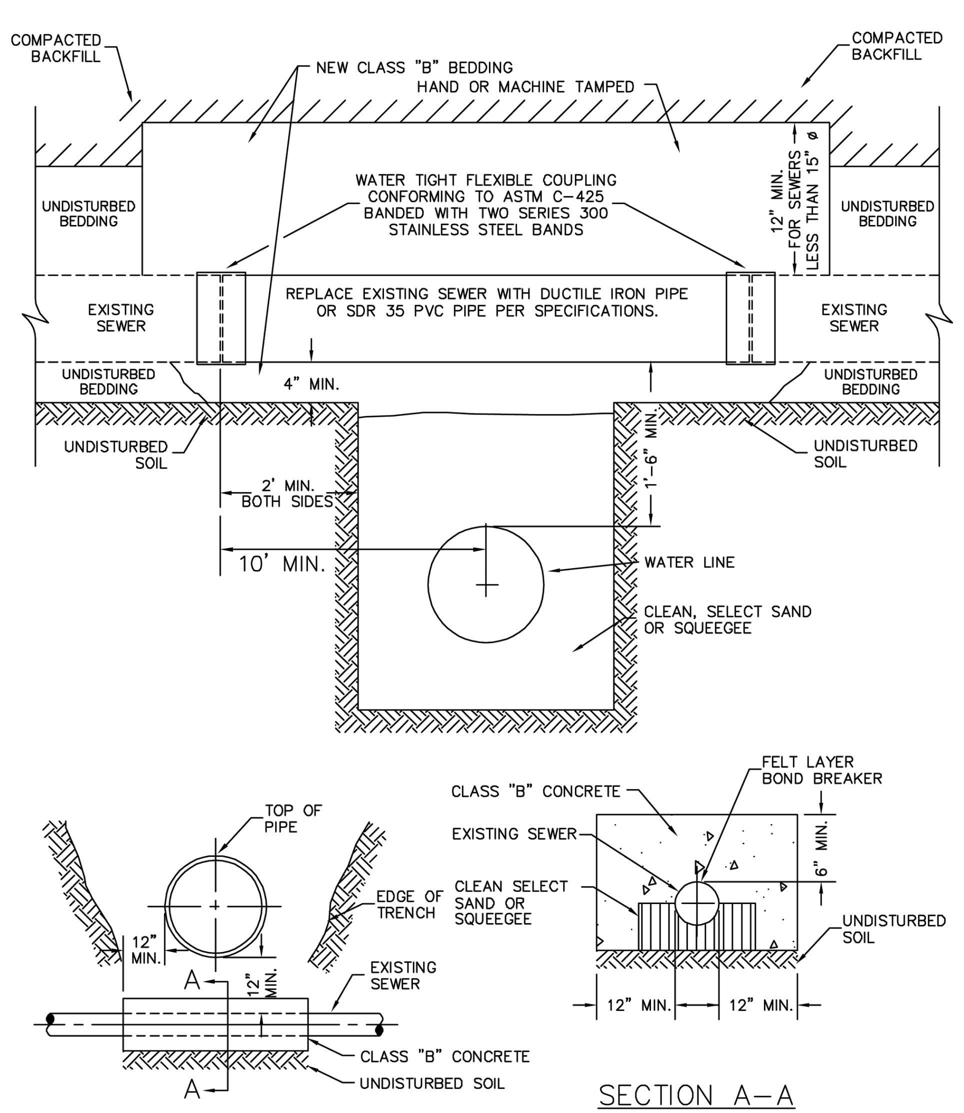
1. ALTERNATE TO THE ABOVE: FASTEN M.J. VALVE DIRECTLY TO A M.J. ANCHOR TEE (ALSO CALLED SWIVEL TEE.)
2. NO HORIZONTAL OR VERTICAL BENDS ARE ALLOWED IN FIRE HYDRANT BRANCH
4. NO PORTION OF FIRE HYDRANT MAY PROTRUDE INTO SIDEWALK AREA.
5. FIRE HYDRANT EXTENSIONS MAY NOT BE MORE THAN 18".

PARKER WATER & SANITATION DISTRICT

FIRE HYDRANTS LOCATION & INSTALLATION

SCALE: NONE	DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING	4/01 10/16 01/02 12/07 1/16

2016 REVISION — SHEET W2.5



SEWER CROSSING UNDER
LESS THAN 18" BETWEEN PIPES

SECTION A–A

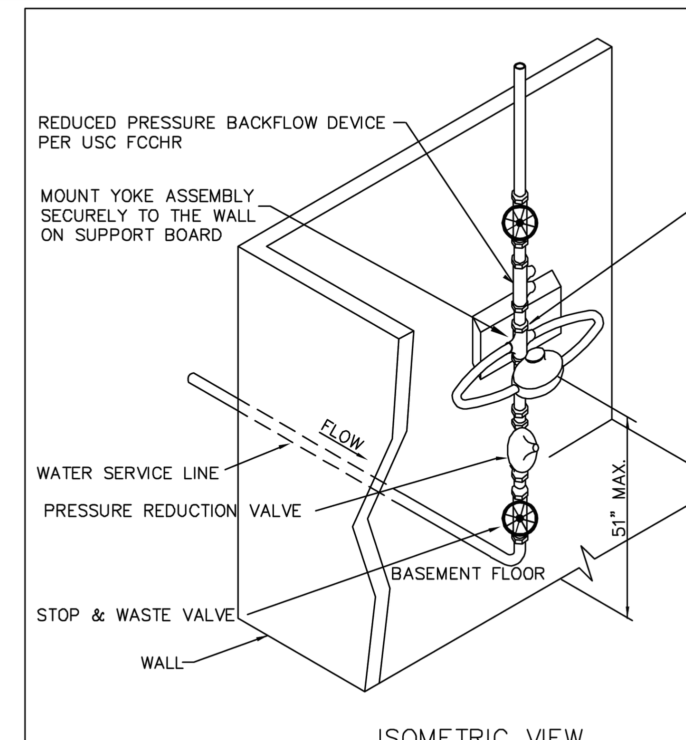
1. PIPE SHALL BE WRAPPED WITH FELT LAYER BEFORE ENCASING.

PARKER WATER & SANITATION DISTRICT

CROSSING STORM & SANITARY SEWERS

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

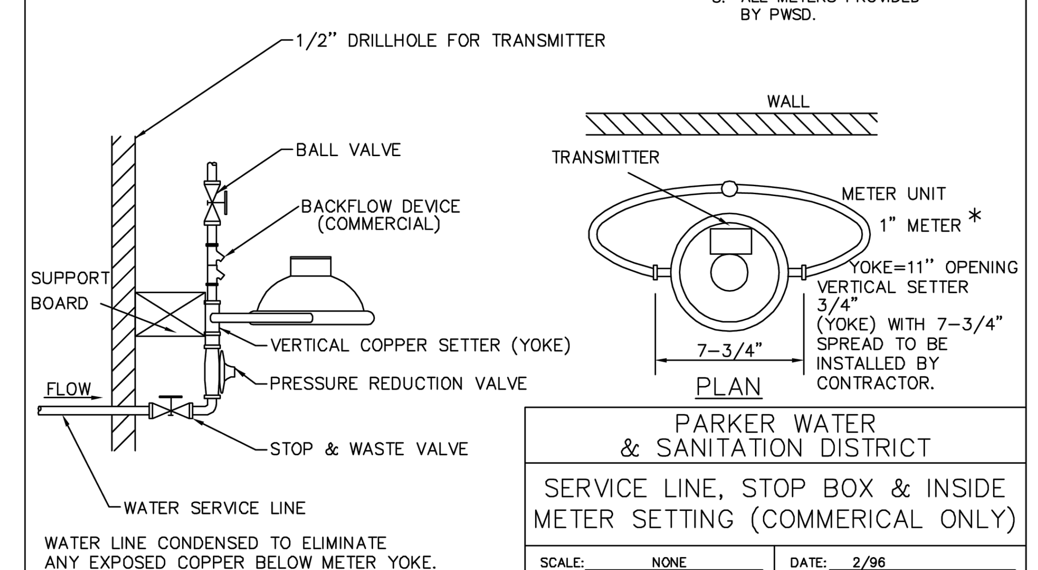
2016 REVISION — SHEET W4.7



ISOMETRIC VIEW

METER UNIT NOTES:

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" SEPERATION BETWEEN FITTINGS FROM THE STOP & WASTE SHUT OFF VALVE TO THE PRV NO MORE THAN 2" SEPERATION BETWEEN PRV AND METER YOKE
4. IF SERVICE FAILS INSPECTION A RE–INSPECTION FEE WILL BE ASSIGNED.
5. ALL METERS PROVIDED BY PWSD.



PLAN

WATER LINE CONDENSED TO ELIMINATE ANY EXPOSED COPPER BELOW METER YOKE.

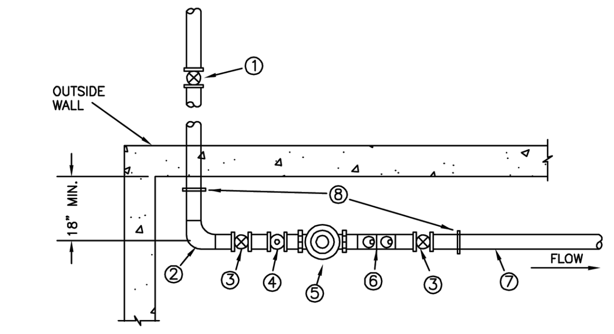
ELEVATION

PARKER WATER & SANITATION DISTRICT

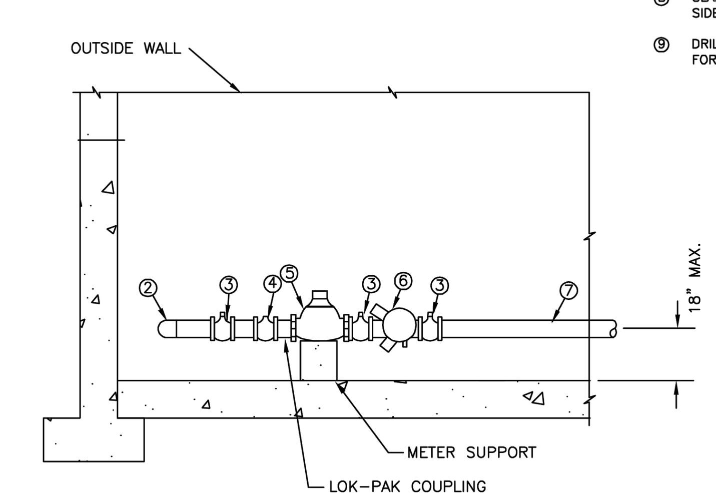
SERVICE LINE, STOP BOX & INSIDE METER SETTING (COMMERICAL ONLY)

SCALE: NONE	DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING	* ADDITION 01/04 10/16 06/05 1/16

2016 REVISION — SHEET W5.9



PLAN



ELEVATION

① CURB STOP
② 90° ELBOW
③ BALL VALVE
④ PRESSURE REDUCING VALVE
⑤ METER UNIT
⑥ REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY (TO HAVE CERTIFICATION) WITH DRAIN CUP TO FLOOR DRAIN. DAYLIGHT PER USC FCCHR.
⑦ TYPE K COPPER TUBING
⑧ CLAMP GROUND WIRE TO EACH SIDE OF METER UNIT
⑨ DRILL A HOLE IN THE WALL FOR TRANSMITTER

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 E.T. CONTROLLER

METER	YOKE DISTANCE
1.5"	13.25" WITH ADJUSTABLE FLANGE FOR GASKET
2"	17.25" WITH ADJUSTABLE FLANGE FOR GASKET

PARKER WATER & SANITATION DISTRICT

INSIDE SETTING FOR $1\frac{1}{2}$" & 2" METER

SCALE: NONE	DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING	8/99 01/02 01/16 2/00 06/05 10/16 4/01 07/06

2016 REVISION — SHEET W5.14

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

REV	DATE	DESCRIPTION	BY

Kimley»Horn

PREPARED BY: COLORADO LICENSED PROFESSIONAL ENGINEER — JESSICA JO MCCALLUM — 59054 — 07/19/2024

PREPARED FOR: McDonald's USA, LLC ©

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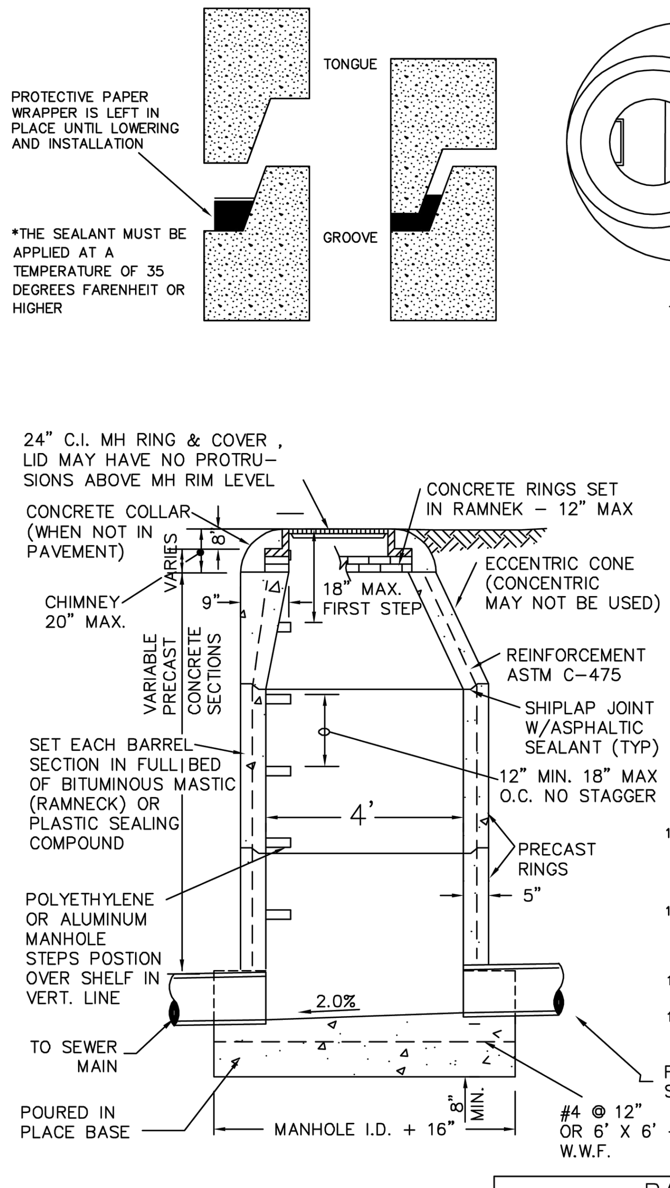
DRAWN BY: ANF
STD ISSUE DATE
REVIEWED BY: JJM
DATE ISSUED: 07/19/2024

TITLE: UTILITY PLANS
DESCRIPTION: PWSD DETAILS
SITE ID: 51032
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

C2.3



NOTES:

1. RING/COVER AND CHIMNEY SHALL BE CENTERED ON CONCRETE RINGS W/RAMNECK.
2. FLAT TOP SECTIONS MAY BE USED IN LIEU OF ECCENTRIC MANHOLES WHEN SPECIFICALLY APPROVED BY DISTRICT ENGINEER.
3. FOR MANHOLE DEPTHS LESS THAN 4' FROM RIM TO TOP OF BENCH, VERTICAL MANHOLE BARRELS WITH PRECAST FLAT TOP SECTIONS ARE REQUIRED.
4. ALL PRECAST MANHOLE SECTIONS, FLAT TOPS, BARRELS, REDUCERS, ETC. SHALL CONFORM TO ASTM C-478, STANDARD SPECIFICATIONS FOR PRECAST REINFORCED MANHOLE SECTIONS.
5. FLAT TOPS SHALL BE CAPABLE OF WITHSTANDING H-20 LIVE LOADS.
6. ALL INTERIOR SEAMS AND PIN HOLES SHALL BE GROUTED WITH TYPE II CEMENT MIX.
7. SHAPING FOR SMOOTH MANHOLE INVERTS MUST BE DONE BY FORMING OR SHAPING CONCRETE BASE.
8. FLAT TOP SECTIONS WITH CONCENTRIC OPENINGS ARE NOT ALLOWED.
9. MANHOLE STEPS SHALL NOT BE INSTALLED OVER THE FLOW CHANNEL. THEY SHALL BE PLACED 12" MINIMUM OR 16" MAXIMUM IN STRAIGHT VERTICAL ALIGNMENT WITH THE BOTTOM STEP 8" ABOVE THE BENCH MINIMUM.
10. FLEXIBLE ASPHALTIC SEALANT, (RAMNECK ETC.) IS REQUIRED IN SHIPLAP JOINTS AND IN JOINTS BETWEEN BASE, BARREL SECTIONS, CONE SECTIONS, FLAT TOPS, ETC.
11. DESIGN ENGINEER OR DISTRICT ENGINEER MAY INCREASE MANHOLE SIZE FOR SPECIAL DESIGN CONSIDERATIONS.
12. SLIP-RING FRAME RISERS MAY NOT BE USED.
13. STEPS TO DESCEND TO BENCH NOT CHANNEL

NOTE;
SEAL INSIDE WITH MORTAR (TYP. ALL INTERIOR SEAMS)

PARKER WATER
& SANITATION DISTRICT
SAMPLING MANHOLE

SCALE: NONE | DATE: 2/99
APPROVED: PVR | 2/00 10/16, 4/01, 1/08, 1/16
DIRECTOR OF ENGINEERING

2016 REVISION — SHEET S5.3

INSPECTION POLICY:

1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED WITH THE DISTRICT OFFICE AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
2. 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.
3. 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.
4. 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.
5. ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
6. LOTS WITHOUT BULDING ADDRESSES OR LOT AND BLOCK NUMBERS BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
7. CONTRACTOR MUST BE PRESSENT AT TIME OF INSPECTION UNLESS COORDINATED WITH DISTRICT INSPECTOR.

INSTALLATION NOTES:

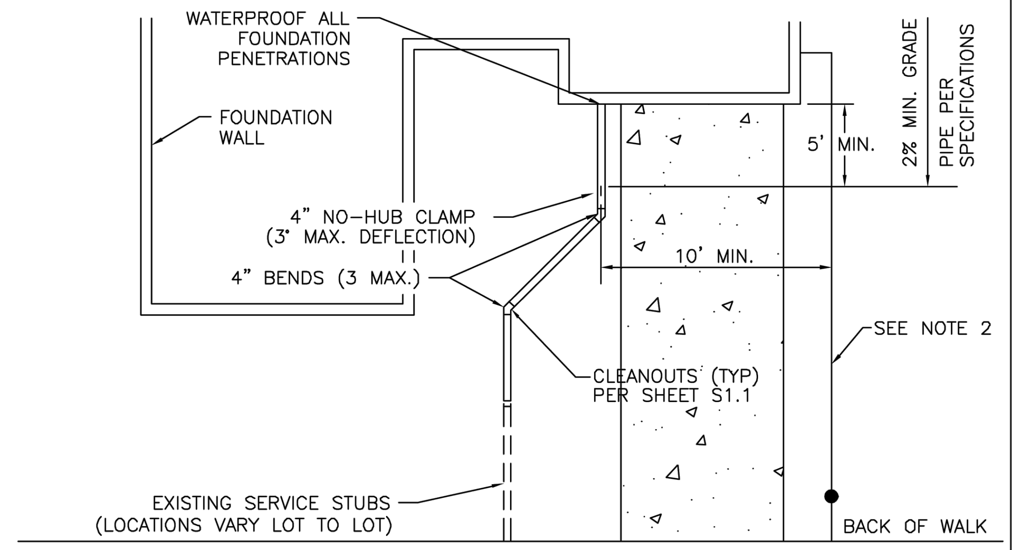
SEWER

1. ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND PVC SCHD 40 PIPE. APPROVED BEDDING IS TO BE SQUEEGEE.
2. NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3°.
3. MINIMUM GRADE SHALL BE 2%.
4. INSTALLATION SHALL INCLUDE NO MORE THAN 3 BENDS. 90° BENDS ARE NOT ALLOWED. SOLVENT WELDED PIPE WILL NOT BE ALLOWED.
5. 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.
6. STRESSING OF THE PIPE BETWEEN FITTINGS WILL NOT BE ALLOWED.
7. SEWER SERVICE LINE SHALL NOT BE LOCATED UNDER CONCRETE SURFACE.
8. ALL SERVICES WILL BE PERMANANTELY MARKED ON CURB FACE AS FOLLOWS:
   "X" FOR SANITARY SEWER SERVICE
   "V" FOR WATER SERVICES

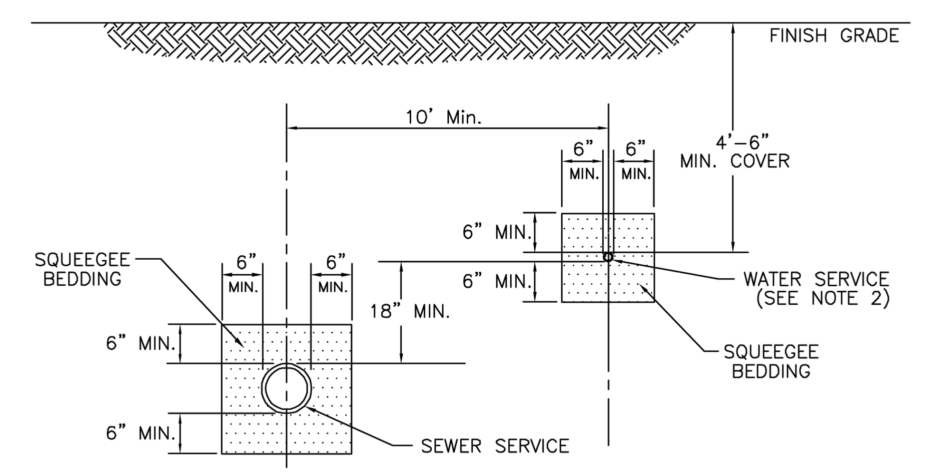
PARKER WATER
& SANITATION DISTRICT
DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICES

SCALE: NONE | DATE: 2/96
APPROVED: PVR | 01/02 10/16, 1/08, 1/16
DIRECTOR OF ENGINEERING

2016 REVISION — SHEET S1.1



TYPICAL SERVICES PLAN VIEW
NTS



TYPICAL SERVICES SECTION
NTS

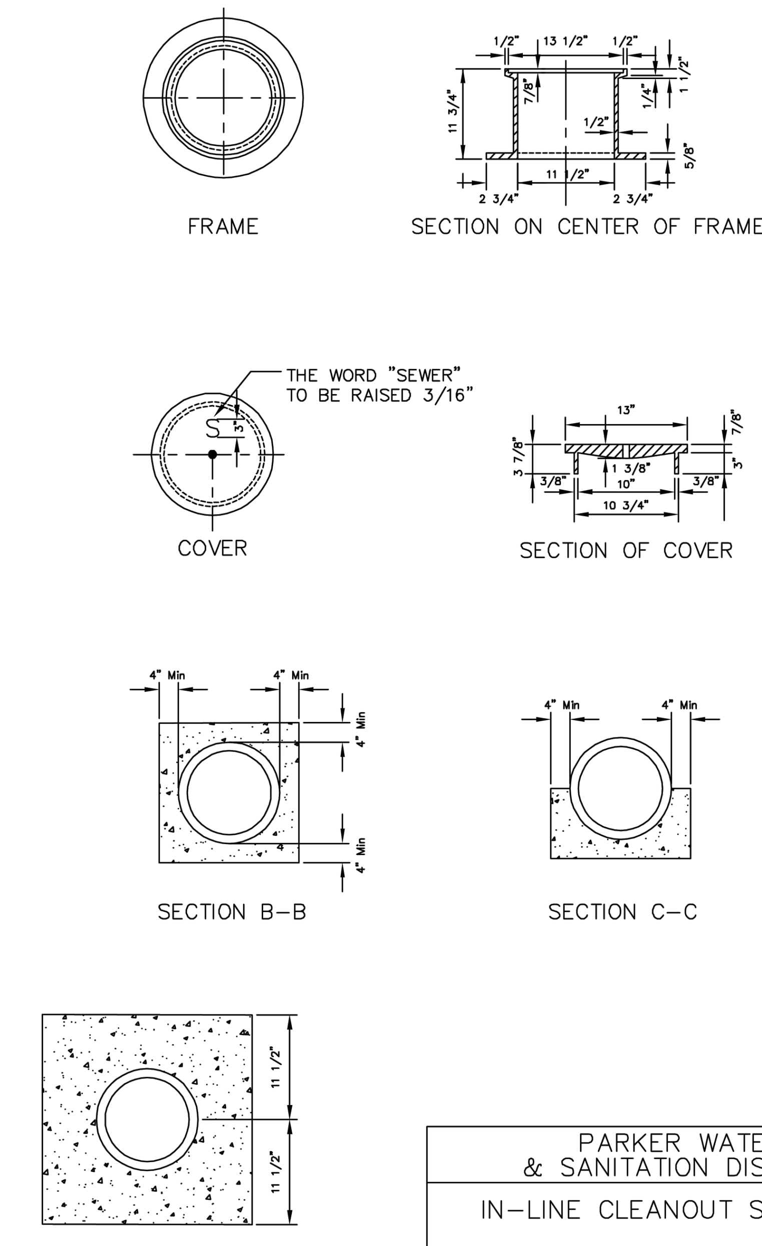
NOTE

1. SEE SHEET S1.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.
2. TYPICAL WATER SERVICES SHOWN ON SHEET W1.2 IN WATER DETAILS.

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

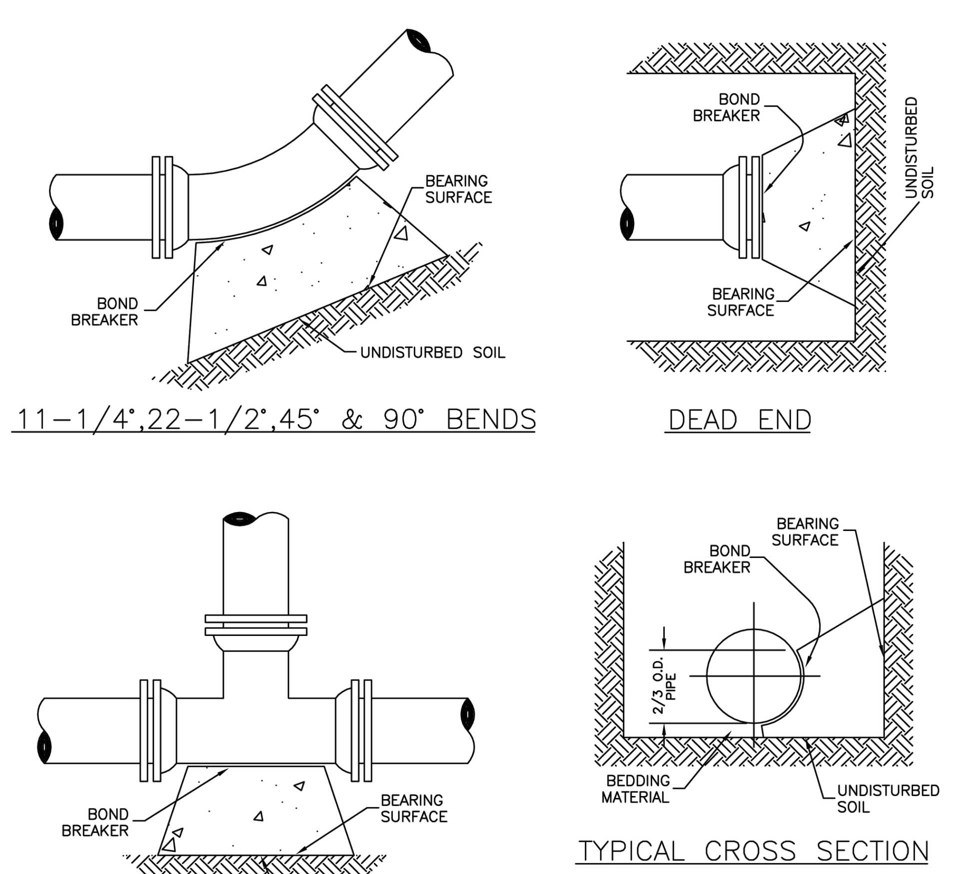
2016 REVISION — SHEET S1.2



PARKER WATER
& SANITATION DISTRICT
IN-LINE CLEANOUT SECTIONS

SCALE: NONE | DATE: 2/96
APPROVED: PVR | 2/00, 1/08, 1/16, 10/16
DIRECTOR OF ENGINEERING

2016 REVISION — SHEET S4.12



MINIMUM BEARING SURFACE AREA
(IN SQUARE FEET)

SIZE OF PIPE	BENDS 11-1/4°	22-1/2°	45°	90°	TEE OR DEAD END
4"	1.00	1.00	1.00	1.80	1.50
6"	1.00	1.25	2.25	4.00	3.00
8"	1.00	2.00	4.00	7.50	5.25
12"	2.00	4.25	8.25	15.25	11.00
16"	3.50	6.50	12.50	23.00	16.50
20"	5.00	10.00	19.50	35.50	25.00
24"	6.50	13.00	26.00	47.00	33.00

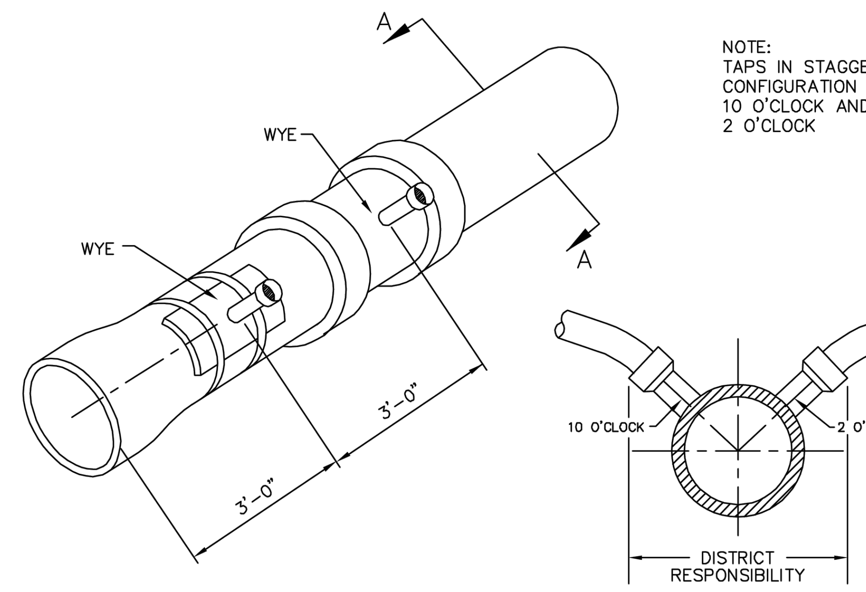
NOTES:

1. ALL VALVES, TEES, BENDS AND PLUGS SHALL BE RESTRAINED AND KICKBLOCKED.
2. BEARING SURFACES SHOWN IN CHART ARE MINIMUM.
3. 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.
4. SOIL BEARING CAPACITY = 3,000 LBS./SQ. FT.

PARKER WATER
& SANITATION DISTRICT
CONCRETE KICKBLOCKS
BEARING SURFACES AND INSTALLATION

SCALE: NONE | DATE: 2/96
APPROVED: PVR | 4/01, 1/16, 10/16
DIRECTOR OF ENGINEERING

2016 REVISION — SHEET W3.18



NOTE:
TAPS IN STAGGERED CONFIGURATION AT 10 O'CLOCK AND 2 O'CLOCK

SECTION A – A

Sewer service connections shall be positioned at either the 2 o'clock or the 10 o'clock postion on the circumference of the sewer main. On new installations, tee or wye fittings shall be used.When tapping into existing sewer main, a saddle connection and approved coring method shall be used. The minimum distance between service connections made along the pipe shall be 3 feet. The minimum distance from either the bell or spigot end of a pipe shall be 3 feet. The minimum distance from the center of a manhole to a service connection shall be either 7 feet or the transition point from the manhole trench to the normal pipe trench, whichever is greater. A maximum of 4 sewer service connections shall be allowed per 20 foot length of pipe. In all cases, a specific soils investigation should be conducted to assure that the external loading will be within allowable limits regardless of the number of taps involved.

DOMESTIC SEWER TAPPING DETAIL

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

FIXTURE INFORMATION:

NAME	TYPE	FLOW RATE	OTHER	QTY.
3-COMP. SINK	3-COMPARTMENT SINK	GPM (1-MINUTE DRAIN TIME): 46.636 GPM (2-MINUTE DRAIN TIME): 21.818	DFU: 6 CAPACITY: 58.182 GAL.	1
FLOOR SINK/DRAIN	FLOOR SINK	GPM (1-MINUTE DRAIN TIME): 5 GPM (2-MINUTE DRAIN TIME): 2.5	DFU: 2 CAPACITY: 0 GAL.	11
MOP SINK – MS-1	MOP BASIN	GPM (1-MINUTE DRAIN TIME): 22.442 GPM (2-MINUTE DRAIN TIME): 11.221	DFU: 3 CAPACITY: 29.922 GAL.	2
VEGETABLE PREP SINK	PREP SINK ONE BOWL	GPM (1-MINUTE DRAIN TIME): 4.675 GPM (2-MINUTE DRAIN TIME): 2.338	DFU: 2 CAPACITY: 6.234 GAL.	1
WAREWASHER (ECOLAB QSR TSC)	DOOR TYPE	GPM (1-MINUTE DRAIN TIME): 60 GPM (2-MINUTE DRAIN TIME): 30	DFU: 2 CAPACITY: 60 GAL.	1
TOTALS:		GPM (1-MINUTE DRAIN TIME): 208.19 GPM (2-MINUTE DRAIN TIME): 104.1	DFU: 38 CAPACITY: 184.26 GAL.	

SIZING DETAILS:

PROJECT INFORMATION
CONSTRUCTIONS TYPE: NEW CONSTRUCTION
ADDITIONAL NOTES: McDONALD'S 4584 BUILDING – PROTOTYPICAL

LOCATION: OUTDOORS
BURIED: YES
HIGH WATER AREA: NO

FLOW RATE CALCULATION:
FLOW RATE TO INTERCEPTOR = (LESSER OF FLOW RATE BY PIPE SIZE AND FLOW RATE BY FIXTURES)
SIZE OF PIPE CONNECTED TO THE GREASE INTERCEPTOR: 4 IN.
DRAINAGE PERIOD: 2 MINUTES
FLOW RATE BY PIPE SIZE: 75 GPM
FLOW RATE BY FIXTURES, 2-MINUTE DRAINAGE PERIOD: 104.097 GPM
FLOW RATE BY FIXTURES, 1-MINUTE DRAINAGE PERIOD: 208.195 GPM
FLOW RATE USED TO SELECT GREASE INTERCEPTOR: 75 GPM
FIXTURE DFU: 38

GREASE OUTPUT:
MENU TYPE: FAST FOOD – FULL PREP
FRYER IN KITCHEN: YES
FOOD WASTE DISPOSER: YES
NUMBER OF SEATS: 43 SEATS
GREASE PRODUCTION VALUE: 0.035 LBS. PER SERVING (6.02 LBS. PER DAY)

30-DAY GREASE PRODUCTION 180.6 LBS.
60-DAY GREASE PRODUCTION: 361.2 LBS.
90-DAY GREASE PRODUCTION: 541.8 LBS.

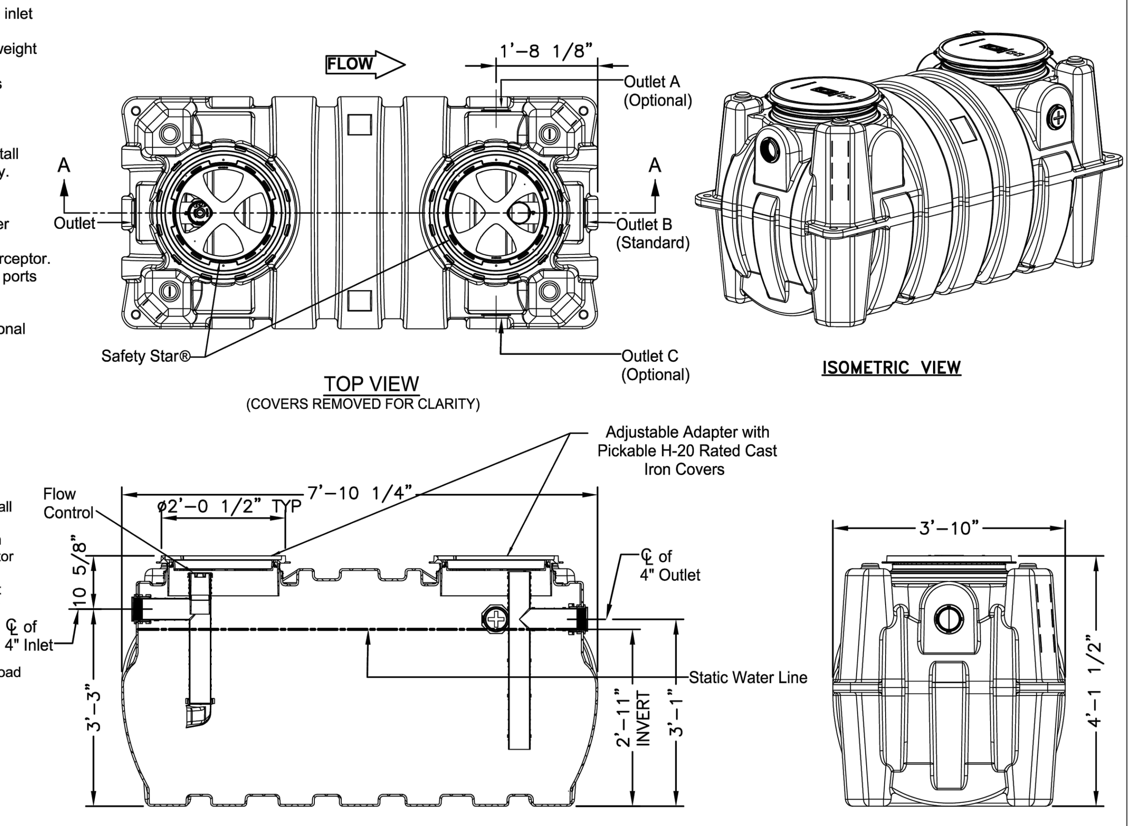
CALCULATION:
GREASE OUTPUT=(NUMBER OF SEATS)x4(AVERAGE TURNS PER SEAT PER 24 HOURS)x(GREASE PRODUCTION VALUE)x(DAYS BETWEEN PUMP-OUT).

DETAIL 1 / P3.0
GREASE INTERCEPTOR
SCALE: NONE

SPECIFICATIONS
Notes:
1. 4" FPT inlet/outlet with 4" plain end adapters, single inlet and triple outlet.
2. Unit weight - w/ cast iron covers: 528 lbs. (For wet weight add 4,254 lbs.)
3. Maximum operating temperature: 150° F continuous
4. Capacities - Liquid: 510 gal.
   Grease: 3,048 lbs. (417 gal.) @100 GPM
   Solids: 128 gal.
5. Built-in flow control. For series installations, only install flow control on the first unit in the series if necessary.
6. For gravity drainage applications only.
7. Do not use for pressure applications.
8. Cover placement allows full access to tank for proper maintenance.
9. A Vent shall be installed downstream of grease interceptor.
10. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
11. Integral air relief / Anti-siphon / Sampling access.
12. Adjustable cover adapters provide up to 4" of additional height.
13. Designed for below-grade, above-grade, indoor or outdoor installations.
14. Safety Star®, access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating).

ENGINEER SPECIFICATION GUIDE
Schier Great Basin™ grease interceptor model # GB-500 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 7/16" uniform wall thickness. Flow control cartridge shall be PVC. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter, Safety Star® access restrictor built into each cover adapter, and three outlet options. Interceptor shall be certified to ASME A112.14.3 (Type C) and CSA B481.1. Interceptor flow rate shall be 100 GPM. Interceptor grease capacity shall be 3,048 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE
Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.



SPECIFICATION SHEET

MODEL NUMBER:	PART NUMBER: 4075-001-01
GB-500	DESCRIPTION: GB-500 GREASE INTERCEPTOR 100 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVERS
PROPRIETARY AND CONFIDENTIAL	DWG BY: C. BUSENITZ · DATE: 4/14/2022 · REV: - · ECO: -

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schierproducts.com

REV	DATE	DESCRIPTION	BY

Kimley»Horn

PREPARED BY:
COLORADO LICENSED
JESSICA JO MCCALLUM
59054
07/19/2024
PROFESSIONAL ENGINEER

PREPARED FOR:
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DRAWN BY: ANF
STD ISSUE DATE
REVIEWED BY: JJM
DATE ISSUED: 07/19/2024

TITLE: UTILITY PLANS
DESCRIPTION: PWSD DETAILS
SITE ID: 51032
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

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

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