

WATER SYSTEM – STANDARD DETAILS		
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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 \_\_\_\_\_

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 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: \_\_\_\_\_

NO. DATE REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

2595 PONDEROSA ROAD  
FRANKTOWN, CO 80116  
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Robert J. Palmer, PE  
President

PREPARED UNDER THE DIRECT SUPERVISION OF:

BY Robert J. Palmer, PE  
Licensed Professional Engineer (CO PE #36320),  
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

ROCKY MOUNTAIN REGION  
ADDRESS: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

10950 S. PARKER ROAD  
CITY: PARKER  
STATE: COLORADO  
COUNTY: DOUGLAS  
ADDRESS: 500162  
MAILING: tbd

SCALE: AS NOTED  
DATE: 03/13/2025  
DESIGNED BY: RJP  
DRAWN BY: RJP  
CHECKED BY: RJP

MD RE: BAKER  
MD P/CM: MANN  
FILE NAME: CURRENT.DWG  
SLS. NO. 14-001-47

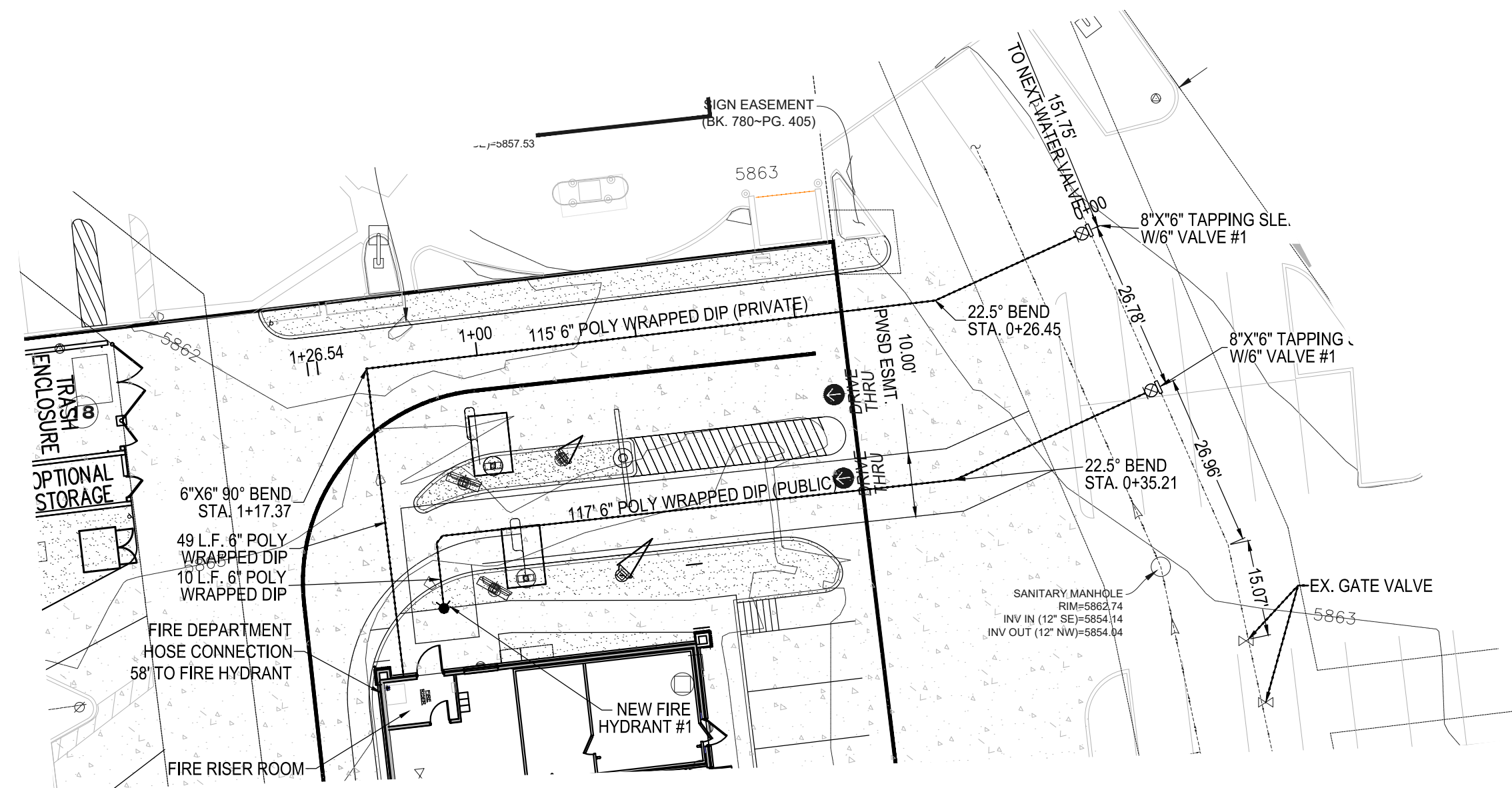
DRAMING TITLE: OVERALL UTILITY PLAN  
SHEET NO: UT2.0

# MCDONALDS REMODEL AT PARKER CENTRAL AREA

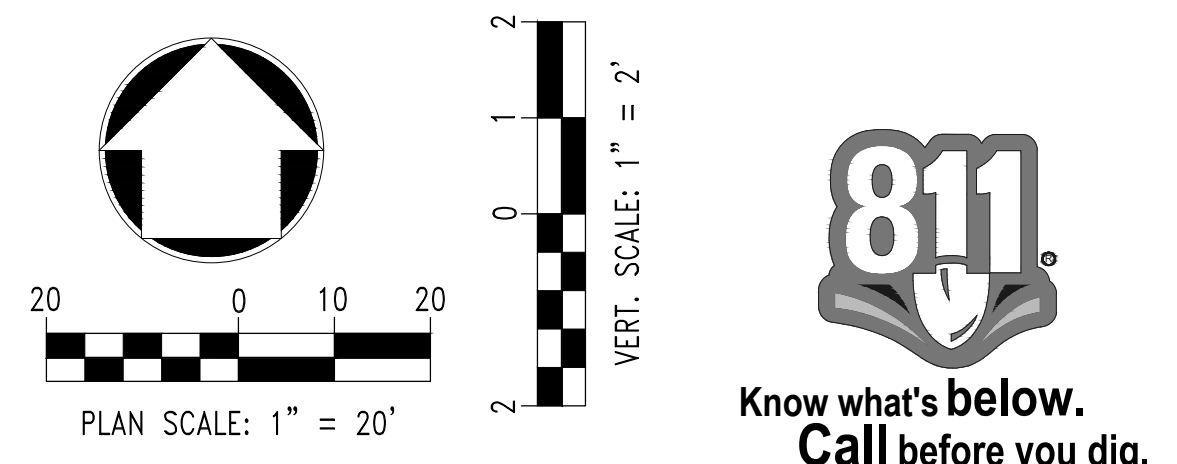
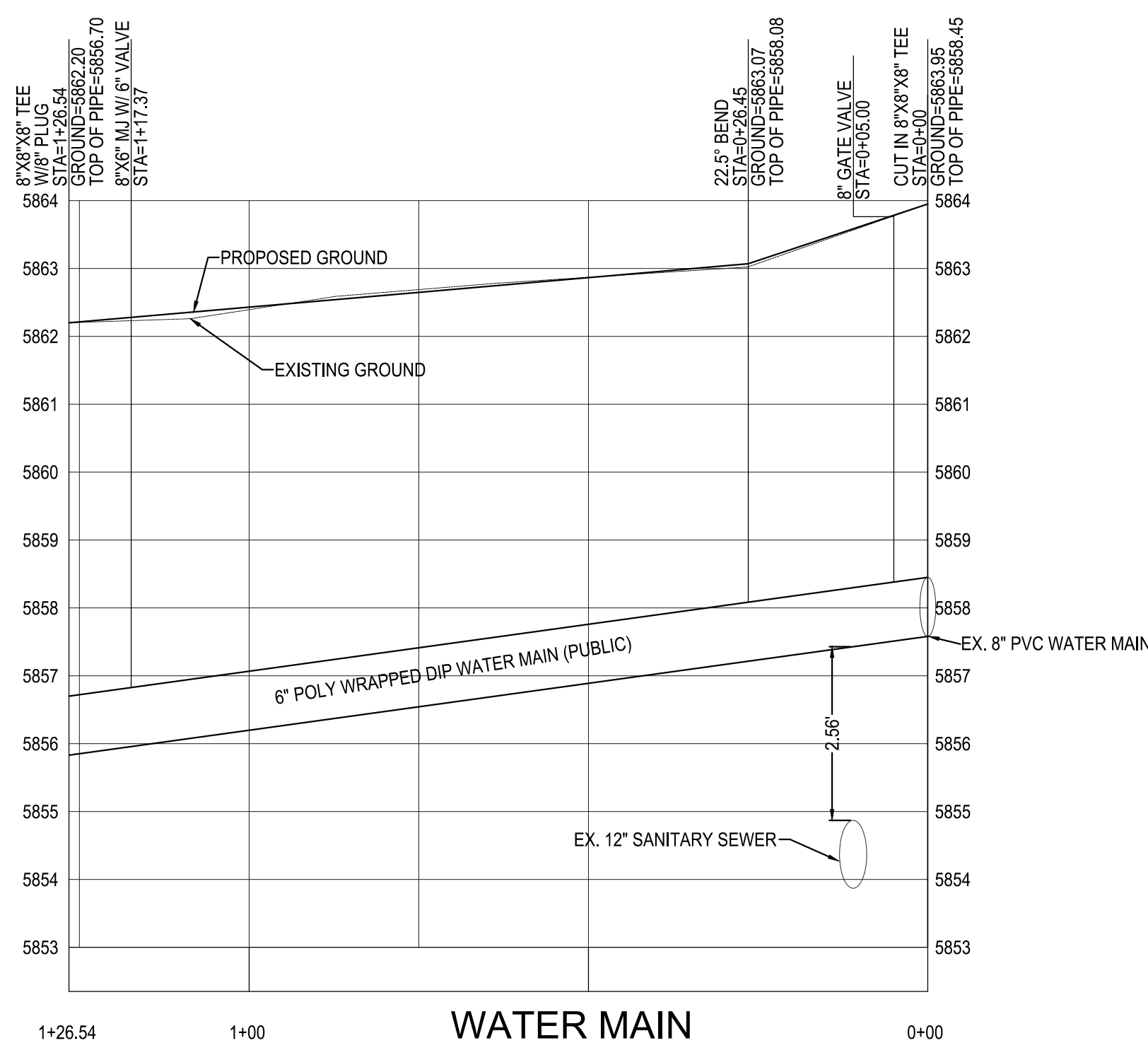
## FILING NO. 5, BLOCK 1, LOT 2

### WATER & SANITARY SEWER PLANS

PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2, TOWN OF PARKER,  
COUNTY OF DOUGLAS, STATE OF COLORADO.



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BY: \_\_\_\_\_ (DISTRICT REPRESENTATIVE)

DATE: \_\_\_\_\_

APPROVED FOR CONSTRUCTION:  
PARKER WATER AND SANITATION DISTRICT

BY: \_\_\_\_\_ (DISTRICT ENGINEER)

DATE: \_\_\_\_\_

NO. DATE REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT:

**Strategic Land Solutions, Inc.**  
Civil Engineering & Land Planning Solutions  
2595 PONDEROSA ROAD  
FRANKTOWN, CO 80116  
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President

PREPARED UNDER THE DIRECT SUPERVISION OF:

SEAL: ROBERT J. PALMER  
PROFESSIONAL ENGINEER

BY Robert J. Palmer, PE  
Licensed Professional Engineer (CO PE #36320),  
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

**McDonald's**  
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

OFFICE: ROCKY MOUNTAIN REGION  
ADDRESS: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

STREET ADDRESS: 10950 S. PARKER ROAD  
CITY: PARKER  
STATE: COLORADO  
COUNTY: DOUGLAS  
CITY: PARKER  
STATE: COLORADO  
REGIONAL DWG. NO.: 500162  
NATURAL Dwg.: tbd

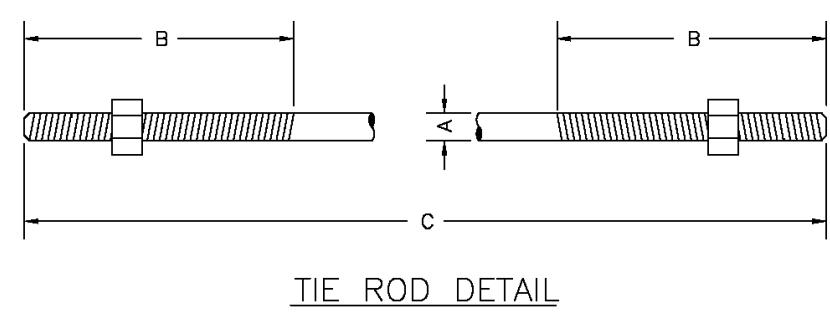
SCALE: AS NOTED  
DATE: 03/13/2025  
DESIGNED BY: RJP  
DRAWN BY: RJP  
CHECKED BY: RJP

MOD. NO.: BAKER  
MOD. P/C/M: MANN  
FILE NAME: CURRENT.DWG  
SLS. NO.: 14-001-47

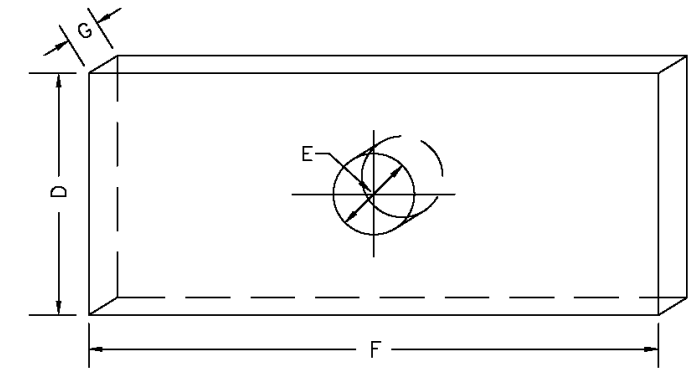
DRAWING TITLE: **WATERLINE PROFILE**

SHEET NO.: **UT3.0**





TIE ROD DETAIL



WASHER DETAIL

TIE RODS		
ROD DIA.	THREAD LENGTH	ROD LENGTH
3/4"	6"	11 TO 11' & 20'
1-1/4"	ALL THREAD	11 TO 11' & 20'

WASHERS		
D	E	F
WIDTH	HOLE DIA.	LENGTH
3"	2-7/8"	6"
4"	1-1/8"	7"
5"	1-3/8"	7"

- NOTES:
- SEE TIED JOINTS ROD DIMENSIONS SHEET.
  - SEE CLAMP DETAILS AND DIMENSIONS (SHEET W3.15) FOR PROPER PLACEMENT OF WASHERS.

PARKER WATER & SANITATION DISTRICT  
TIE ROD AND WASHER DETAILS

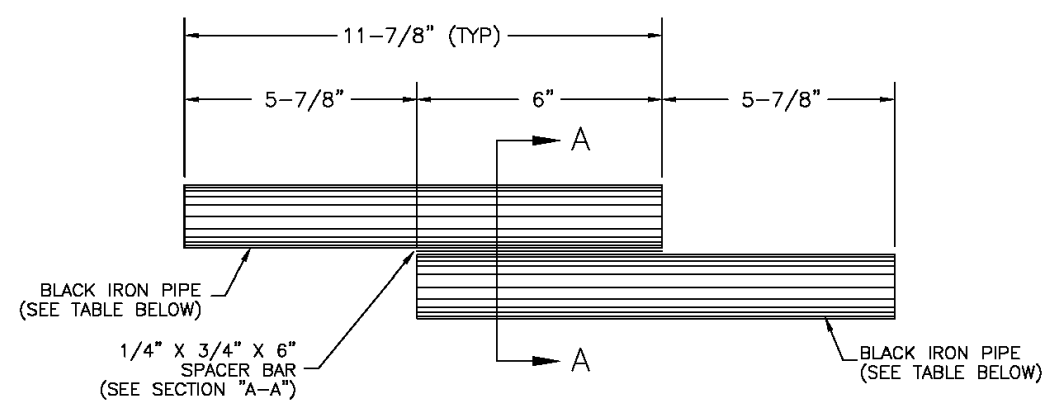
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PVR DIRECTOR OF ENGINEERING

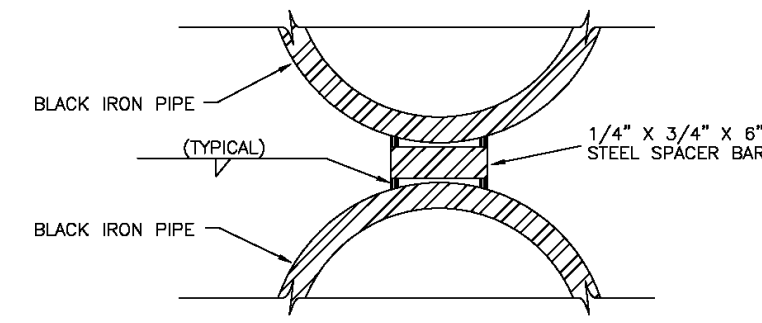
2016 REVISION SHEET W3.12

TIE ROD

W8



TIE ROD COUPLING DETAIL



SECTION \"/>

NOTE: BLACK IRON PIPE = SCHEDULE 40.

ROD SIZE	PIPE DIA.
1"	1-1/4"
1-1/4"	1-1/2"

PARKER WATER & SANITATION DISTRICT  
TIE ROD COUPLING

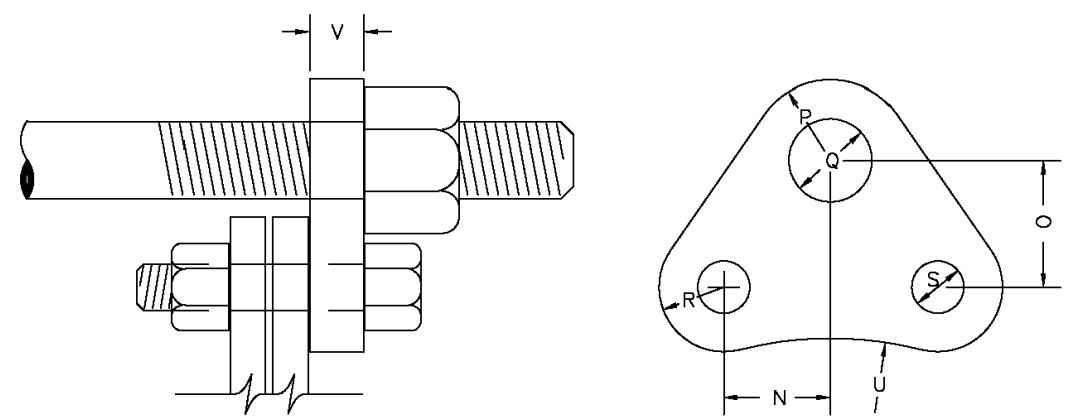
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2016 REVISION SHEET W3.13

TIE ROD

W9



FLANGE LUG DETAIL

DIMENSIONS (IN INCHES)

PIPE DIA.	N	O	P	U.S. ROD DIA.	R	S	U	V	W	X	Y	Z	PIPE DIA.
4	1-7/8	2	1/2	7/8	3/4	1	7/8	3/4	7/8	3/4	2-1/2	3/4	4
6	1-15/16	2-1/2	1	7/8	3/4	1	7/8	3/4	7/8	3/4	2-1/2	3/4	6
8	2-1/8	3-3/4	1-1/8	7/8	3/4	1	7/8	3/4	7/8	3/4	2-1/2	3/4	8
10	2-3/8	4-1/4	1-3/8	7/8	3/4	1-1/4	1-1/8	1-1/4	1-1/8	1-1/4	2-1/2	3/4	10
12	2-7/8	5-1/4	1-7/8	7/8	3/4	1-1/2	1-3/8	1-1/2	1-1/8	1-1/2	2-1/2	3/4	12
16	3-1/2	7-1/4	2-1/4	7/8	3/4	1-3/4	1-3/4	1-3/4	1-1/4	1-3/4	2-1/2	3/4	16
20	4-1/2	9-1/4	3-1/4	7/8	3/4	1-7/8	1-7/8	1-7/8	1-1/2	1-7/8	2-1/2	3/4	20

- NOTES:
- M.S. MEANS MILD STEEL ROD A.S.T.M. STANDARD DESIGNATION A-36 (NUTS SHALL BE A.S.T.M. STANDARD DESIGNATION A-307 GRADE A OR B HEXAGON HEAVY SERIES).
  - H.S. MEANS HIGH STRENGTH STEEL ROD A.S.T.M. STANDARD DESIGNATION A-193 GRADE B7 (NUTS SHALL BE A.S.T.M. STANDARD DESIGNATION A-194 GRADE 2H).
  - FLANGE LUGS SHALL NOT BE USED ON VALVES.

PARKER WATER & SANITATION DISTRICT  
FLANGE LUG DETAIL

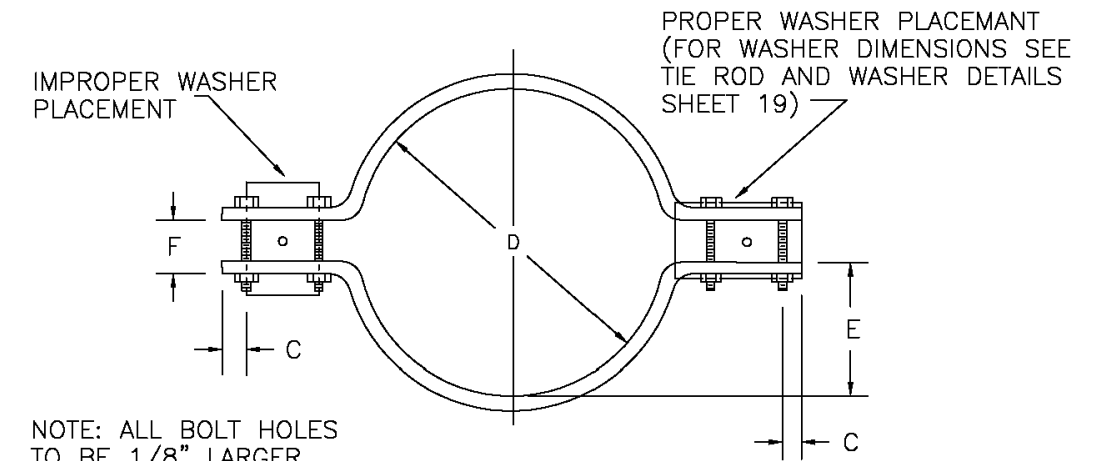
SCALE: NONE DATE: 2/96

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2016 REVISION SHEET W3.14

FLANGE LUG

W10



CLAMP DETAILS

DIMENSIONS

TABLE OF DIMENSIONS FOR CLAMPS											
PIPE DIA.	BAR SIZE	A	B	C	D	E	F	BOLT SIZES		PIPE DIA.	
		BELL CLAMP	BODY CLAMP	BELL CLAMP	BODY CLAMP	BELL CLAMP	BODY CLAMP	BELL CLAMP	BODY CLAMP	BELL CLAMP	BODY CLAMP
4	1-1/2	9-3/4	7-1/2	3-1/2	3-1/2	1	1	6-3/4	4-7/8	2-3/4	1-13/16
6	2X1/2	13	9-1/2	4	4-1/2	2	2	10-1/4	7-1/8	4-1/8	2-19/16
8	2-1/2	15	12-3/4	4-3/4	4-1/2	1-1/4	1-1/2	12-1/4	8-1/4	5-1/8	4
12	2-1/2	17-1/2	16-5/8	4-5/8	4-3/4	1	1-1/4	14-1/2	13-1/2	6	5-1/2
16	3X3/4	24-1/2	21-7/8	4-1/2	4-3/4	1-1/2	1-1/2	18-3/4	17-1/2	8-3/8	7-1/2
20	3X3/4	30-1/2	28-5/8	4-1/2	4-3/4	1-1/2	1-1/2	24-3/4	21-3/4	10-7/8	9-1/2
24											

NOTE: ALL DIMENSIONS IN INCHES CLAMPS MAY NOT BE USED ON PVC PIPE.

PARKER WATER & SANITATION DISTRICT  
CLAMP DETAILS AND DIMENSIONS

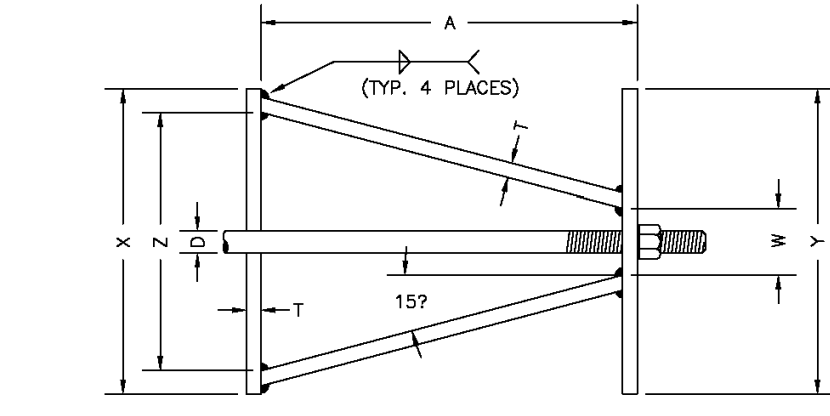
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PVR DIRECTOR OF ENGINEERING

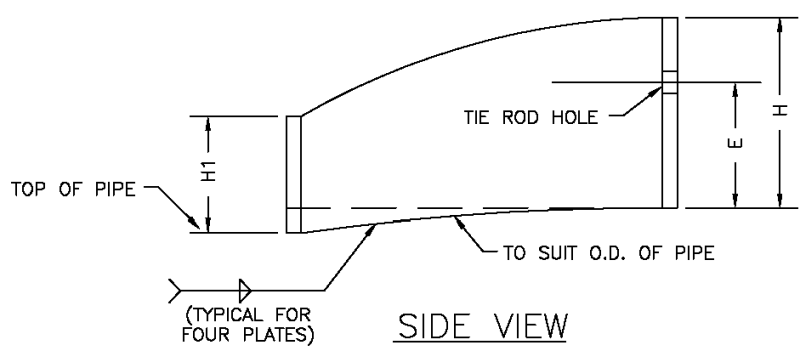
2016 REVISION SHEET W3.15

CLAMP DETAIL

W11



TOP VIEW



SIDE VIEW

HARNES LUG DIMENSIONS

CARRIER PIPE NOMINAL DIA.	STUD DIA.	A	W	Z	T	H	E	H1	Y	X
4" TO 16"	3/4"	5"	1-1/2"	3-3/4"	3/8"	4-1/8"	3-1/8"	2"	4-1/2"	5"
20"	1"	5-3/4"	1-3/4"	4-7/16"	3/8"	4-1/2"	3-1/4"	2"	5-1/4"	5-11/16"

- NOTES:
- USE TWO HIGH STRENGTH STEEL TIE RODS AT END OF CASING.
  - TIE ROD HOLE DIAMETER 1/8" LARGER THAN STUD DIAMETER.
  - BOTTOM EDGE OF ALL PLATES SHAPED TO FIT O.D. OF PIPE.

PARKER WATER & SANITATION DISTRICT  
HARNES LUG DETAILS

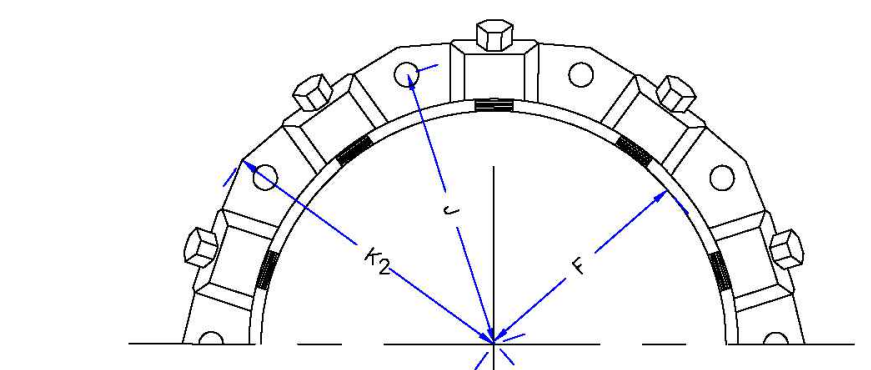
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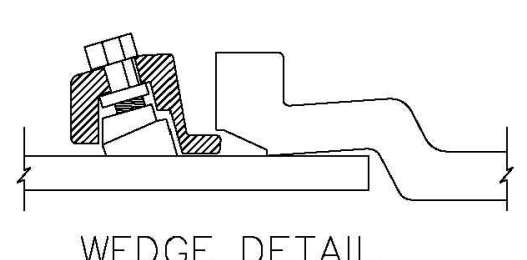
2016 REVISION SHEET W3.16

HARNES LUG

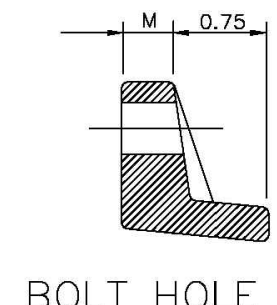
W12



MECHANICAL JOINT RESTRAINT



WEDGE DETAIL



BOLT HOLE DETAIL

NOMINAL PIPE SIZE	NO. OF BOLTS	NO. OF WEDGES	K2 INCHES	J INCHES	F INCHES	M INCHES
4"	2	2	11.12	9.5	7.00	0.88
6"	6	3	13.37	11.75	9.15	1.00
8"	6	4	15.62	14.00	11.30	1.00
10"	8	6	17.88	16.25	13.30	1.25
12"	8	8	17.88	16.25	13.30	1.25

- NOTES:
- DIMENSIONS FOR 16" AND 20" D.I. PIPE NOT SHOWN.

PARKER WATER & SANITATION DISTRICT  
MECHANICAL JOINT RESTRAINT DETAILS

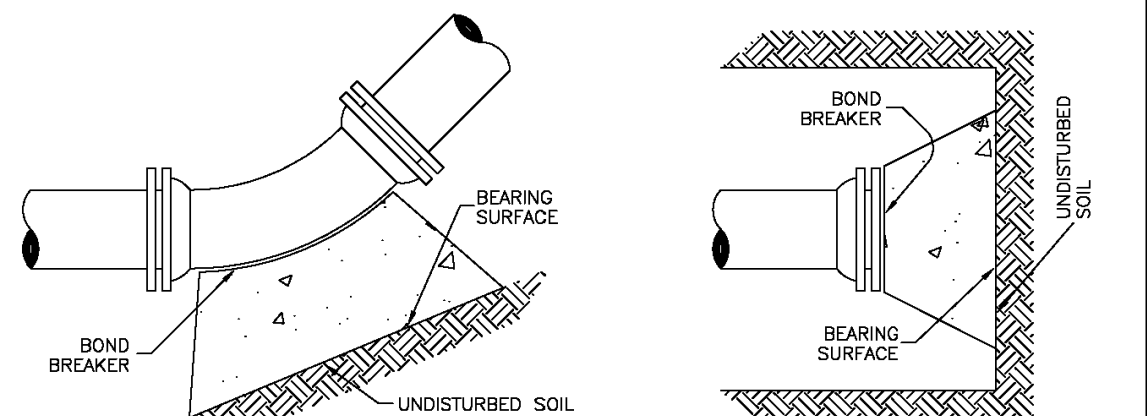
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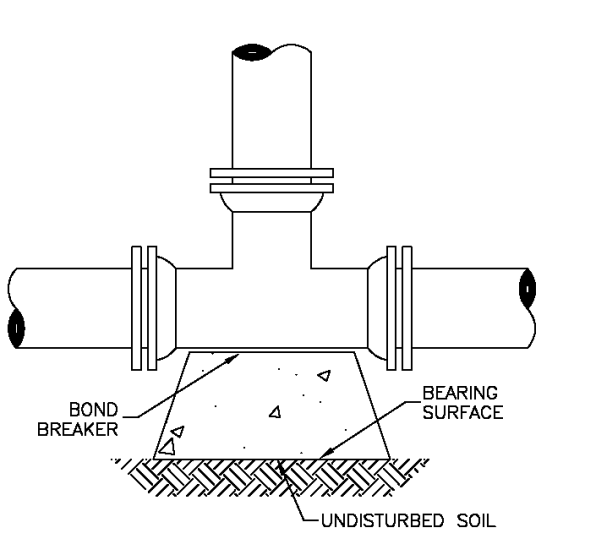
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MECHANICAL JOINT

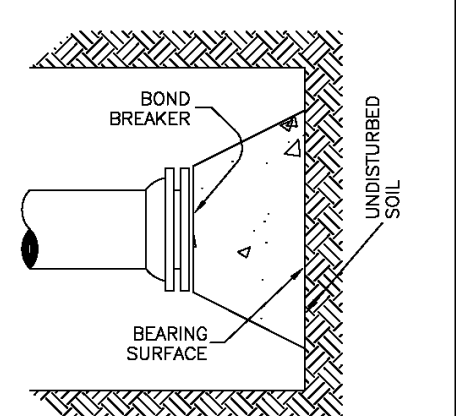
W13



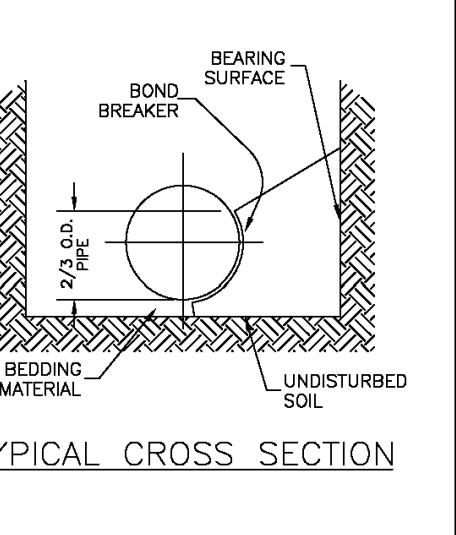
TEE



11-1/4", 22-1/2", 45" & 90" BENDS



DEAD END



TYPICAL CROSS SECTION

- 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.

PARKER WATER & SANITATION DISTRICT  
CONCRETE KICKBLOCKS BEARING SURFACES AND INSTALLATION

SCALE: NONE DATE: 2/96

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

2016 REVISION SHEET W3.18

KICKBLOCKS

W14

NO.	DATE	REVISION DESCRIPTION

Strategic Land Solutions, Inc.  
2595 PONDEROSA ROAD  
FRANKTOWN, CO 80116  
720.384.7661 Phone  
rpalmer@strategicls.net  
Robert J. Palmer, PE  
President

PREPARED UNDER THE DIRECT SUPERVISION OF  
SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER  
ROBERT J. PALMER  
36320  
BY Robert J. Palmer, PE  
Licensed Professional Engineer (CO PE #36320),  
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

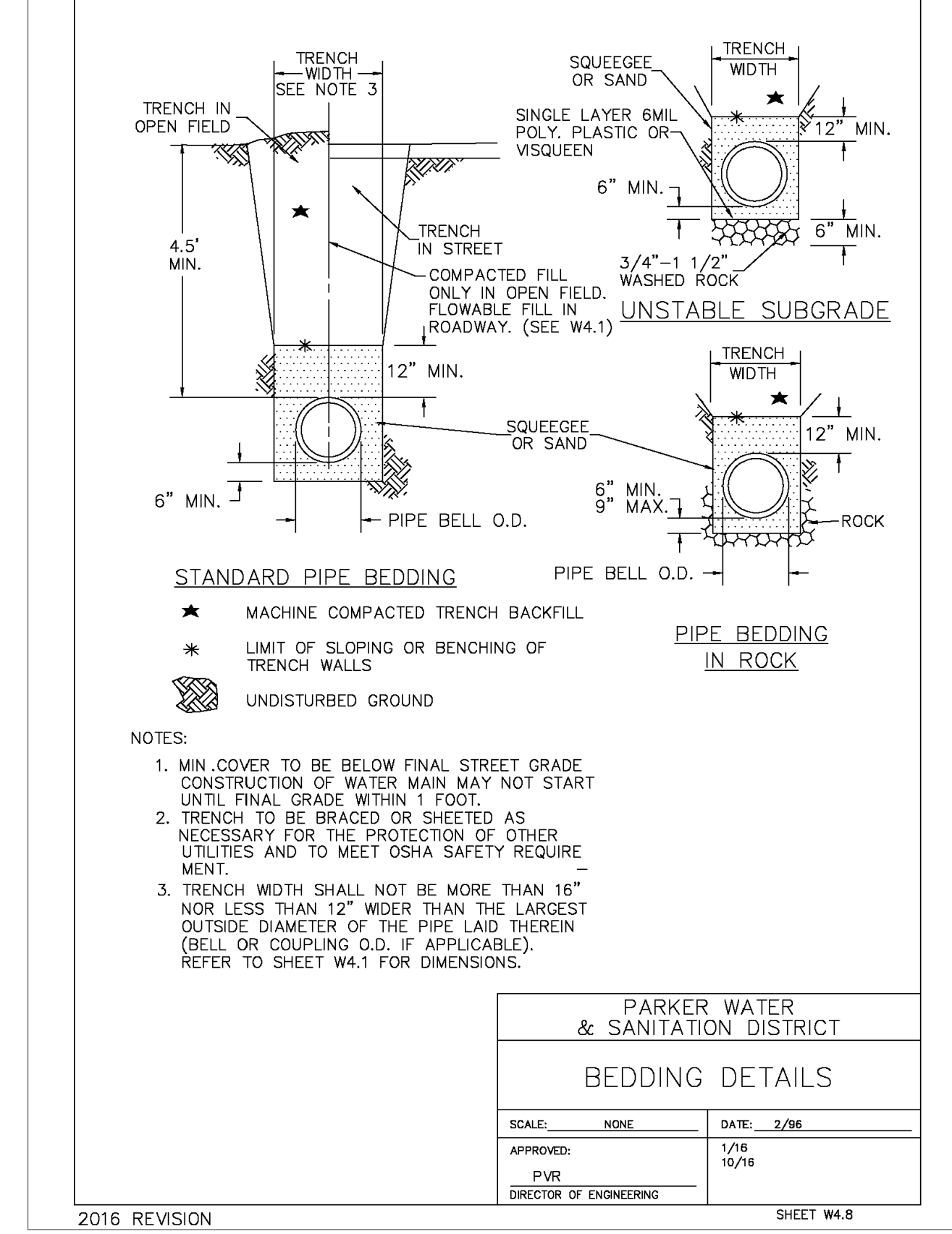
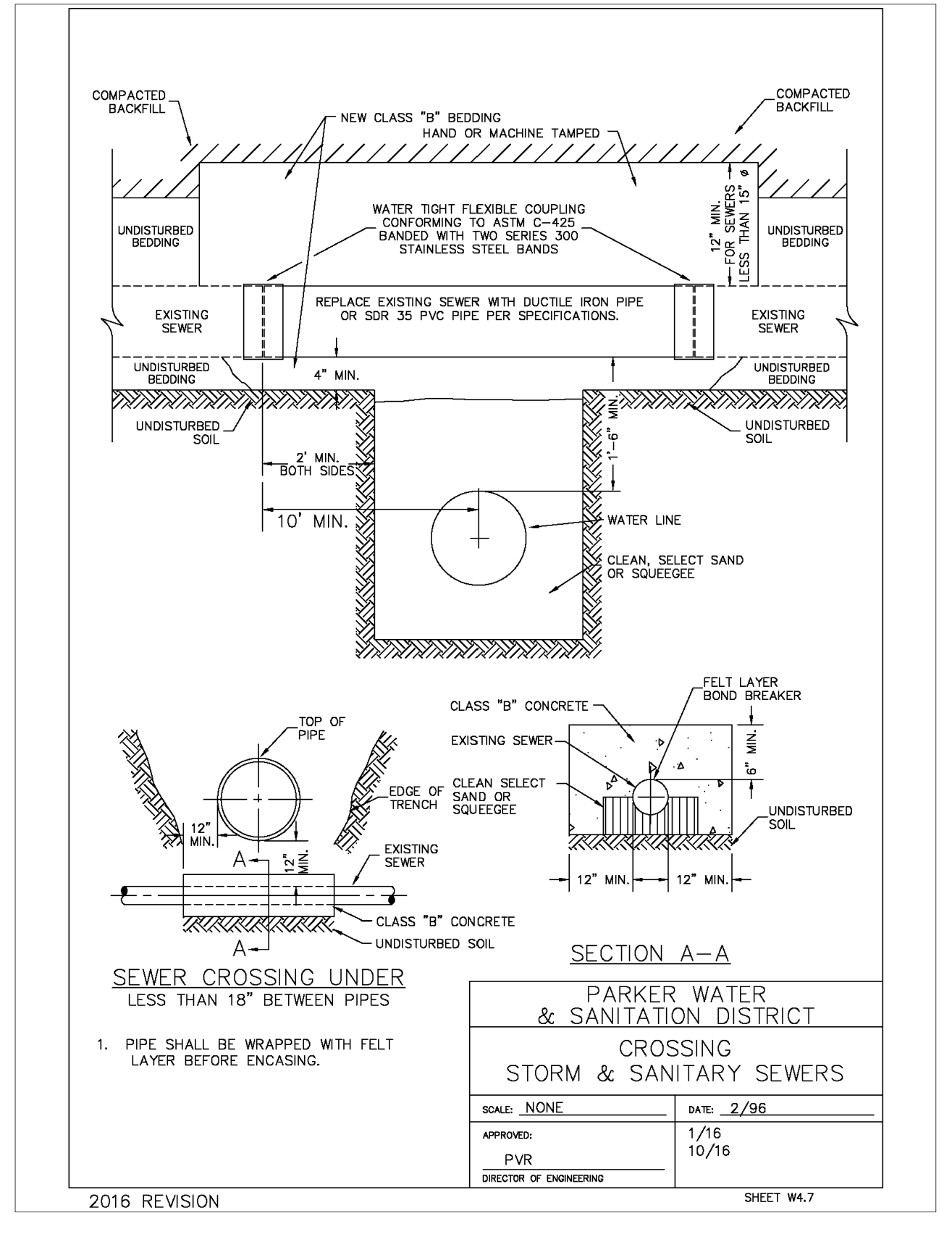
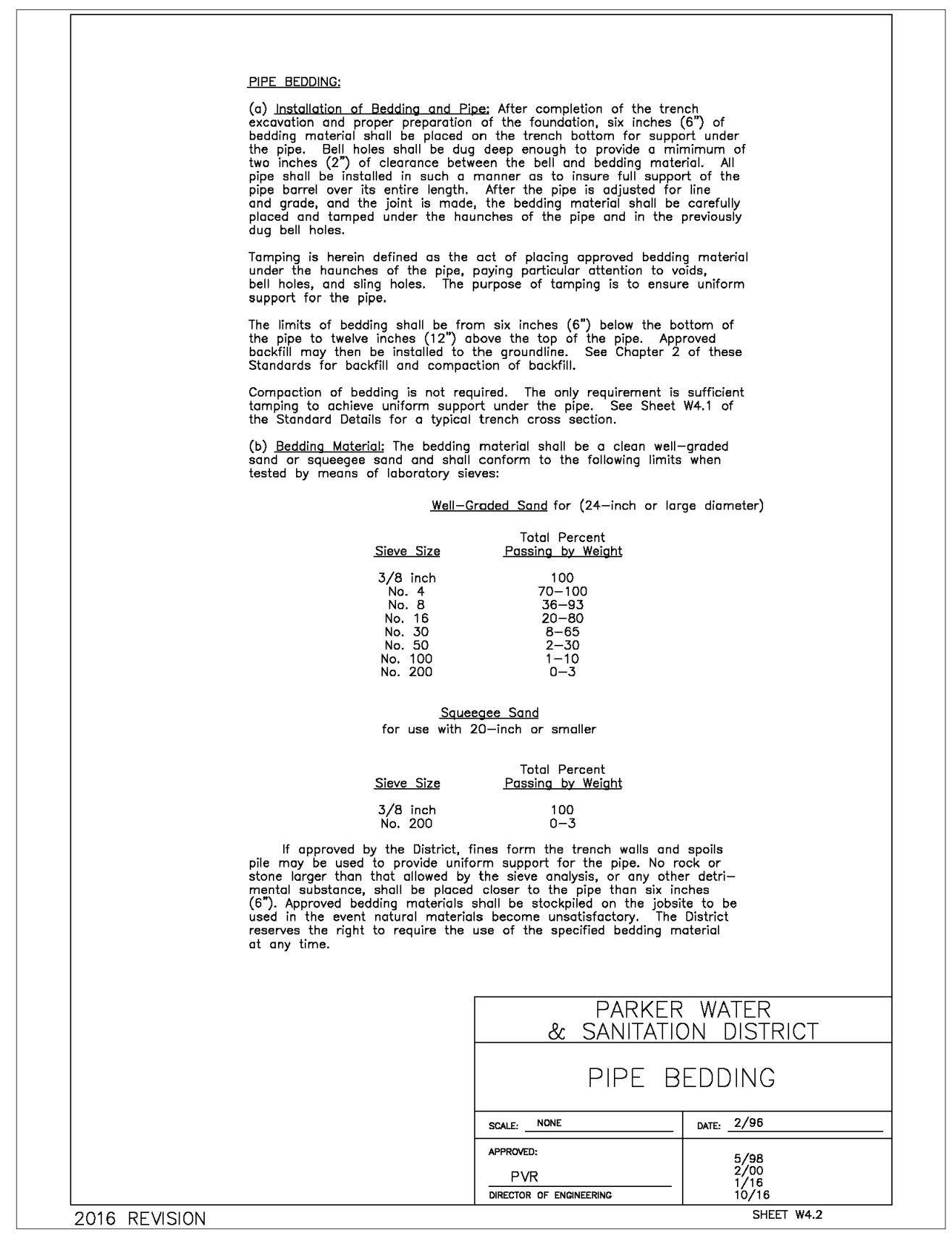
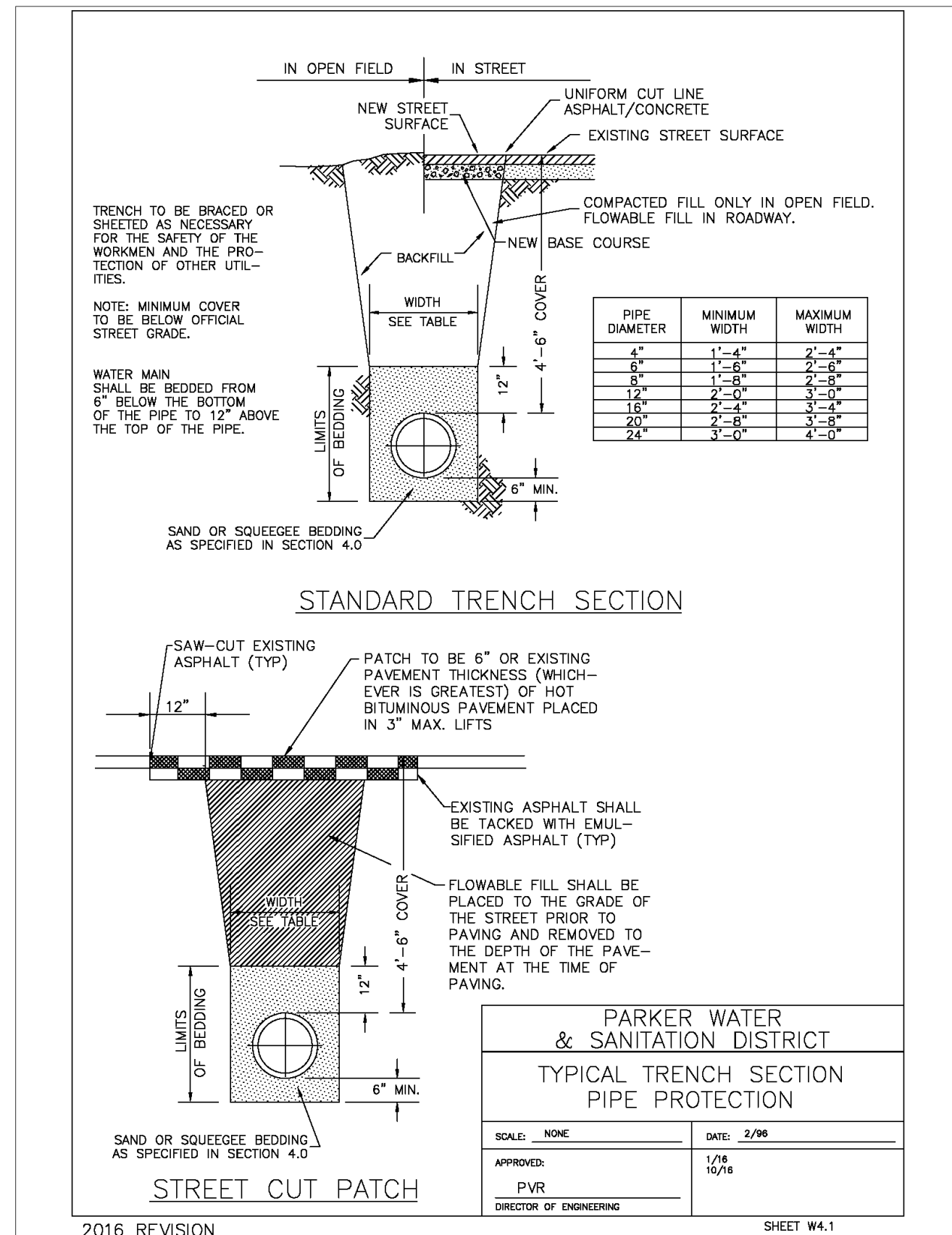
McDonald's  
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.  
OFFICE: ROCKY MOUNTAIN REGION  
ADDRESS: 4643 S. UJASTER STREET, SUITE 1300, DENVER, COLORADO 80237

10950 S. PARKER ROAD  
CITY: PARKER  
STATE: COLORADO  
COUNTY: DOUGLAS  
500162  
tbd

AS NOTED  
DATE: 03/13/2025  
DESIGNED BY: RJP  
DRAWN BY: RJP  
CHECKED BY: RJP  
M.D. RE: BAKER  
M.D. P/C: MANN  
FILE NAME: CURRENT.DWG  
S.I.S. NO. 14-001-17

UTILITY DETAILS

UT4.1



NO. DATE REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

**Strategic Land Solutions, Inc.**  
2595 PONDEROSA ROAD  
FRANKTOWN, CO 80116  
720.384.7661 Phone  
rpalmer@strategicls.net  
Robert J. Palmer, PE  
President

PREPARED UNDER THE DIRECT SUPERVISION OF

**ROBERT J. PALMER**  
36320  
PROFESSIONAL ENGINEER

BY Robert J. Palmer, PE  
Licensed Professional Engineer (CO PE #36320),  
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

TYPICAL TRENCH

W15

PIPE BEDDING

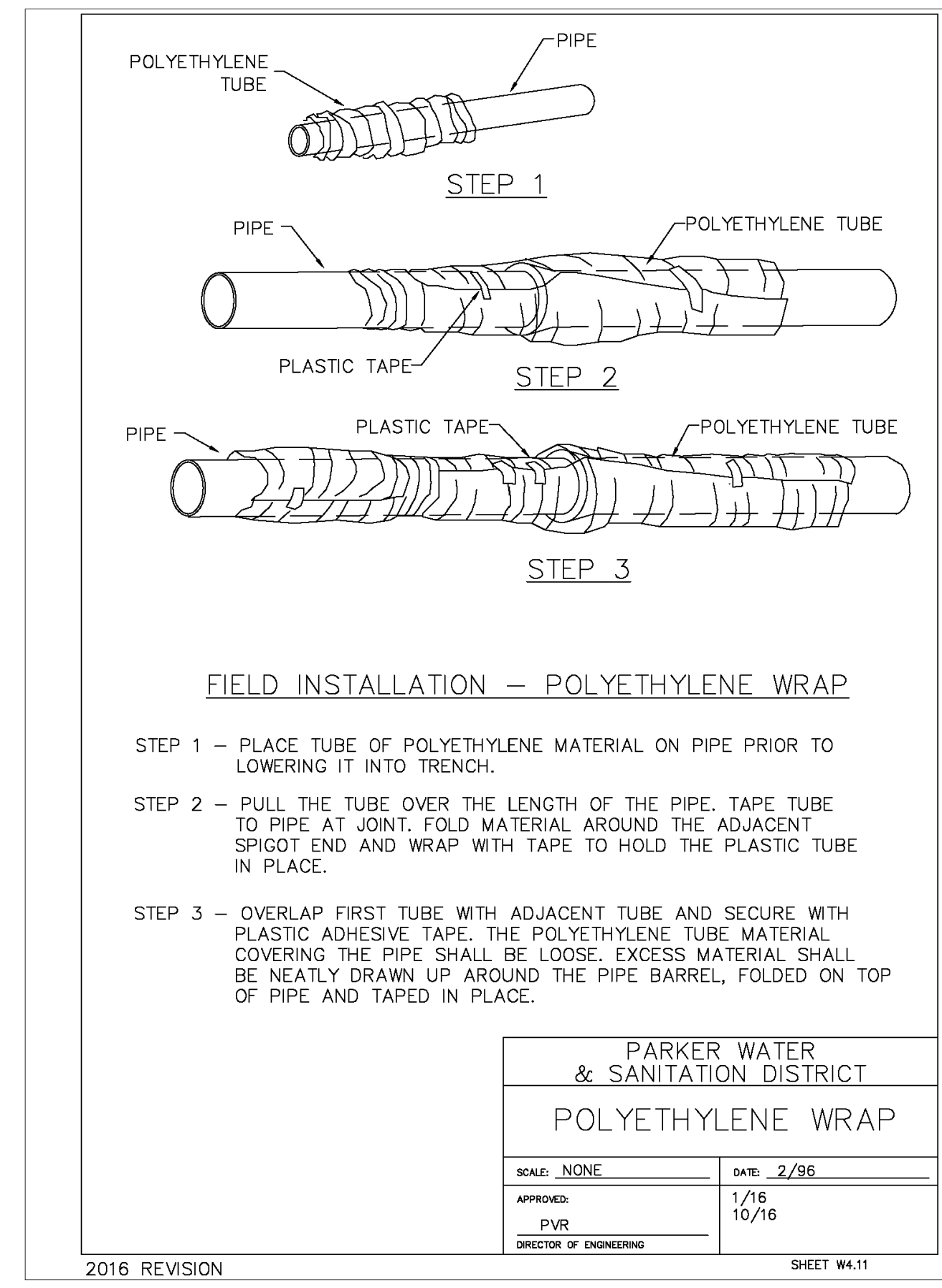
W16

SANITARY CROSSING

W17

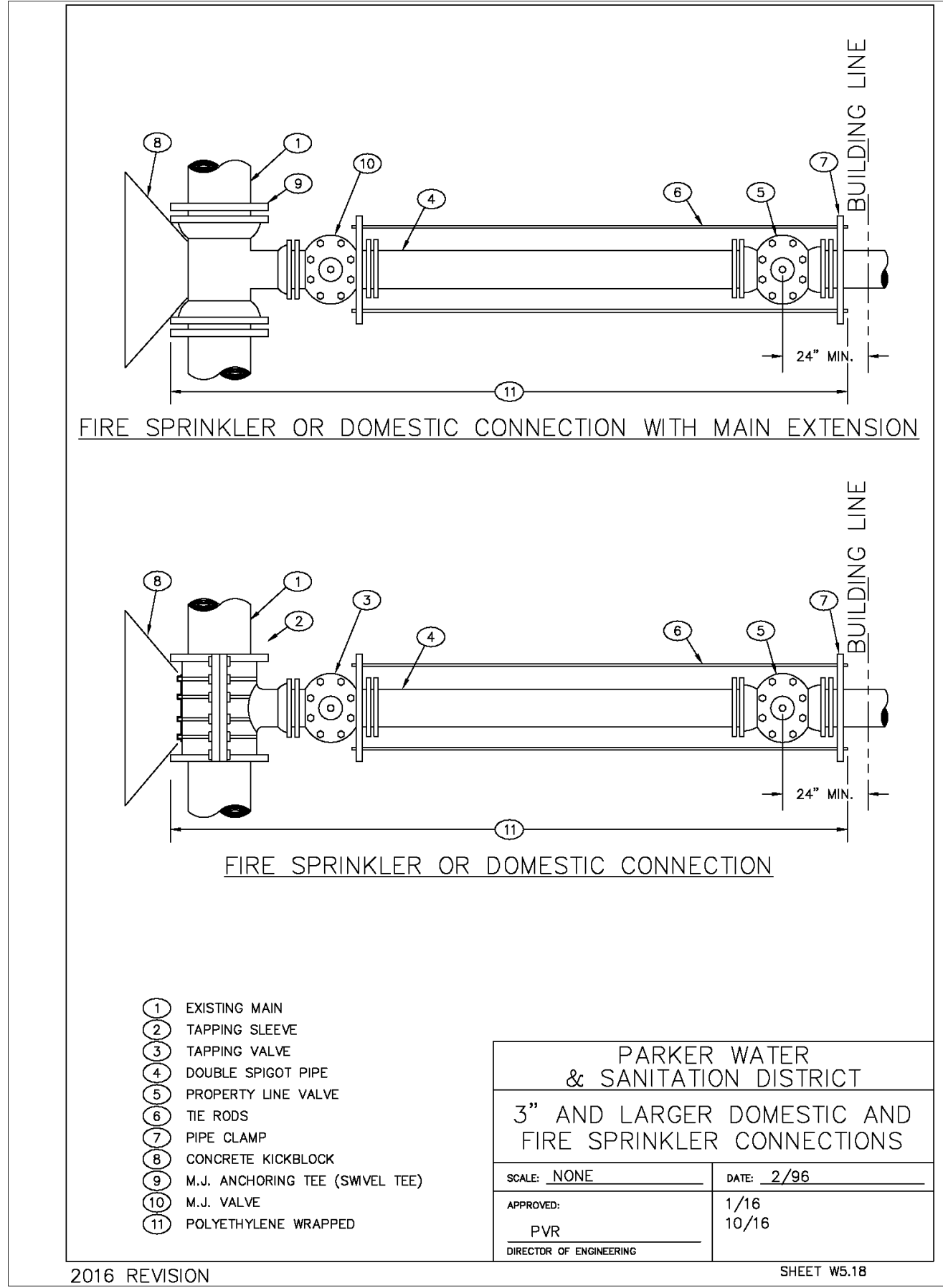
BEDDING DETAILS

W17



POLY WRAP

W19



FIRE LINE CONNECTION

W20

NOT USED

W21

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 \_\_\_\_\_

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4827. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE 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: \_\_\_\_\_

**McDonald's**  
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OFFICE: ROCKY MOUNTAIN REGION  
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10950 S. PARKER ROAD  
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COUNTY: DOUGLAS  
500162  
tbd

SCALE: AS NOTED  
DATE: 03/13/2025  
DESIGNED BY: RJP  
DRAWN BY: RJP  
CHECKED BY: RJP

MCD RE: BAKER  
MCD P/CM: MANN  
FILE NAME: CURRENT.DWG  
SLS NO. 14-001-47

**UTILITY DETAILS**

SHEET NO. **UT4.2**