

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.

DEVELOPER
MCDONALD'S CORPORATION
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
PHONE: 206.234.4374
CONTACT: MR. ROBERT YAGUSESKY

APPLICANT
STRATEGIC LAND SOLUTIONS
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
PHONE: 720.384.7661
CONTACT: ROBERT PALMER, P.E.

CIVIL ENGINEER
STRATEGIC LAND SOLUTIONS
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
PHONE: 720.384.7661
CONTACT: ROBERT PALMER, P.E.

ARCHITECT
ARRIS ARCHITECTURE
3436 NEW CASTLE DR.
LOVELAND, CO 80538
PHONE: 970.988.8302

LANDSCAPE ARCHITECT
NATURAL DESIGN SOLUTIONS, INC.
5539 COLT DRIVE
LONGMONT, CO 805027
PHONE: 303.443.0388
CONTACT: MR. NEIL MCLANE

REGULATORY CONTACTS
TOWN OF PARKER
COMMUNITY DEVELOPMENT DEPARTMENT
20120 E. MAIN STREET
PARKER, CO 80138
CONTACT: PATRICK MULREADY (SENIOR PLANNER)
PHONE: 303.841.2332

ENGINEERING DEPARTMENT
20120 E. MAIN STREET
PARKER, CO 80138
CONTACT: TOM WILLIAMS (MANAGER OF ENGINEERING AND STORMWATER)
PHONE: 303.805.3220

WATER/SANITARY SEWER
PARKER WATER AND SANITATION DISTRICT
18100 E WOODMAN DRIVE
PARKER, CO 80134
PHONE: 303-841-4627

FIRE/LIFE SAFETY
SOUTH METRO FIRE DEPARTMENT/TOWN OF PARKER
20120 E. MAIN STREET
PARKER, CO 80138
CONTACT: RANDY CAPRA
PHONE: 303.805.3163

ELECTRIC
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION (REA)
5496 N. U.S. HIGHWAY 85
SEDALIA, CO 80135
CONTACT: REN OSTERWALD
PHONE: 720.733.5582

GAS
XCEL ENERGY
DENVER, CO 80202
PHONE: 800.895.2999

LEGEND

	ROW
	EXISTING SANITARY LINE
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER LINE
	PROPOSED DOMESTIC LINE
	PROPOSED FIRE LINE
	06in-WATER_LINE
	FIRE HYDRANT LINE
	EXISTING 06in-WATER_LINE
	EXISTING 08in-WATER_LINE
	EXISTING 12in-WATER_LINE
	EXISTING FIRE HYDRANT LINE
	EXISTING DOMESTIC WATER
	EXISTING FIRELINE
	EXISTING TEE
	TEE
	EXISTING VALVE
	FIRE HYDRANT
	EXISTING FIRE HYDRANT
	VALVE
	TAP SLEEVE VALVE



VICINITY MAP

SCALE: 1"=1000'

LEGAL DESCRIPTION:

LOT 2, BLOCK 1, PARKER CENTRAL AREA FILING NO. 5, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

LOT 2, BLOCK 1, REPLAT OF PARKER CENTRAL AREA, FILING NO. 5 PER DOUGLAS COUNTY ASSESSORS OFFICE

BENCHMARK:

BENCHMARK: DOUGLAS COUNTY CONTROL MONUMENT 1090035 3.25" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS" LOCATED ON THE WEST SIDE OF PARKER ROAD ACROSS FOR THE NORTHEAST CORNER OF 10841-B S. PARKER ROAD.

ELEVATION: 5883.72 FEET (NAVD 1988 DATUM).

THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WEST LINE OF THE NE 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING N00°13'03"W BOUND BY THE MONUMENTS SHOWN HEREON.

FLOODPLAIN:

THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0069F WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.

SHEET INDEX

- UT1.0 COVER SHEET
- UT1.1 WATER AND SANITARY SEWER NOTES
- UT2.0 OVER ALL UTILITY
- UT3.0 WATER PLAN & PROFILE
- UT4.0 UTILITY DETAILS
- UT4.1 UTILITY DETAILS
- UT4.2 UTILITY DETAILS

QUANTITIES

- 22.5" BEND W/ RESTRAINTS - 1 EA
- FIRE HYDRANT - 1 EA
- 6" GATE VALVE - 2 EA
- 8" GATE VALVE - 1 EA
- 8"x8" TAPPING SLEEVE W 8" TAPPING VALVE - 2 EA
- 8"x6" MJ - 2 EA
- 6" DIP - 58 LF
- 8" PVC - 126 LF
- 8" PLUG - 1 EA

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: _____

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 _____

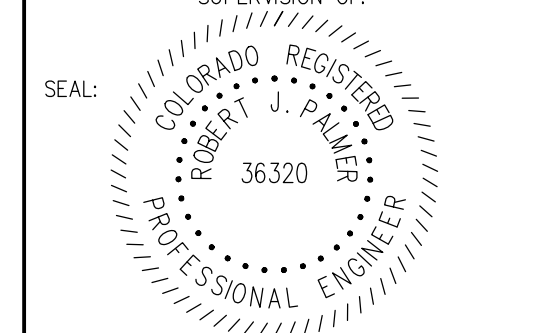
(NOTE - Underground Fire Line (UFL) submittal documents must meet the requirements of NFPA 24 when submitting for review.)

NO.	DATE	REVISION	DESCRIPTION

CIVIL ENGINEERING CONSULTANT

Strategic Land Solutions, Inc.
Civil Engineering & Land Planning Solutions
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
rpalmer@strategics.net
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.

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

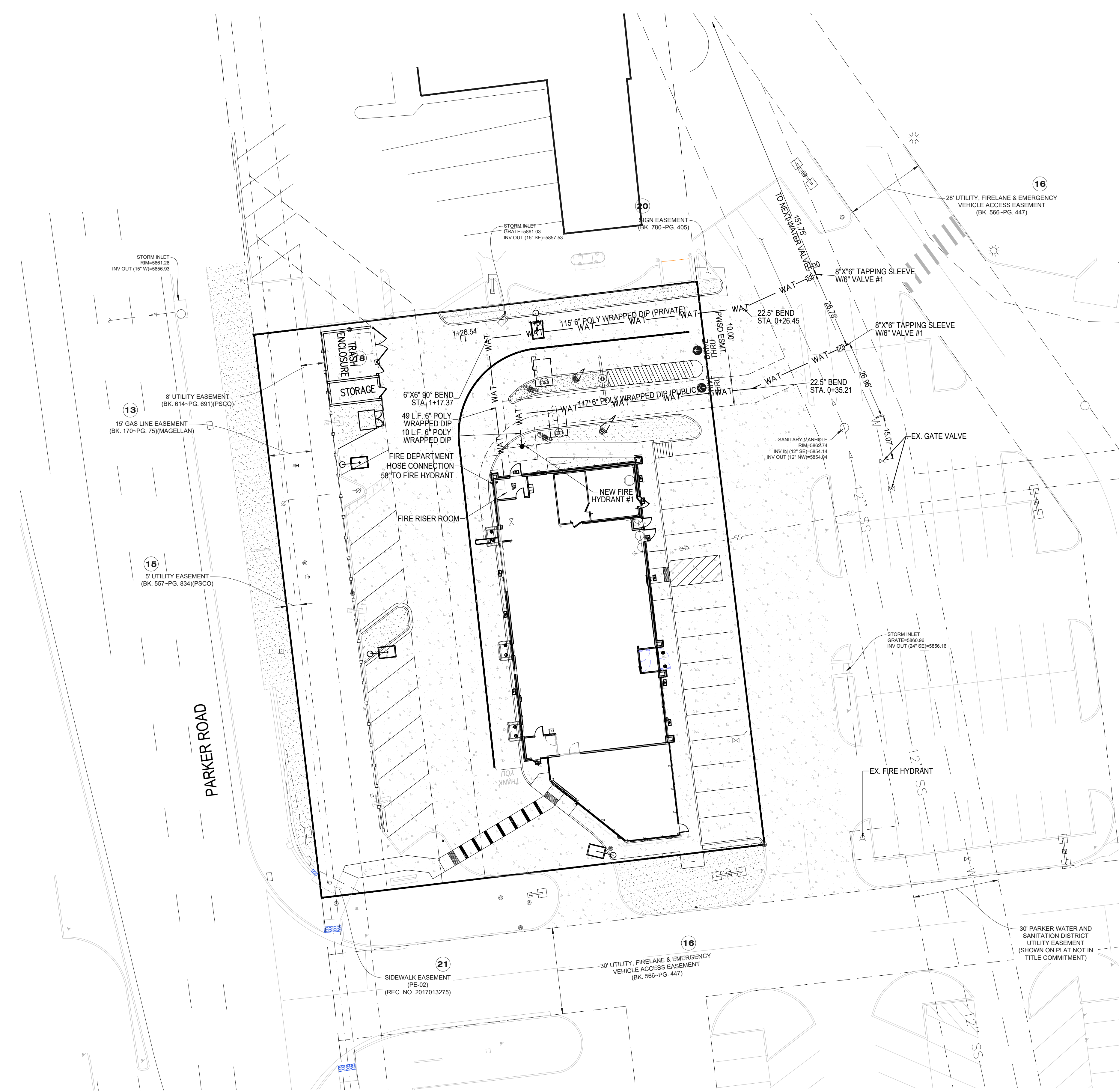
STREET ADDRESS	10950 S. PARKER ROAD
CITY	PARKER
STATE	COLORADO
COUNTY	DOUGLAS
CITY	PARKER
REGIONAL DWG. NO.	500162
NATIONAL D/W	tbd

SCALE:	AS NOTED	MD RE:	BAKER
DATE:	10/08/2025	MD P/CM:	MANN
DESIGNED BY:	RJP		
DRAWN BY:	RJP	FILE NAME:	CURRENT.DWG
CHECKED BY:	RJP		

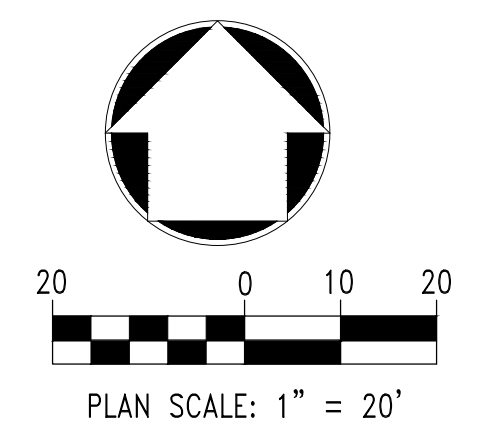
DRAWING TITLE:
UTILITY COVER SHEET

SHEET NO:

UT1.0



WATER SYSTEM - STANDARD DETAILS		
Sheet #	Rev #	Rev #
(2016R)	(2008R)	(2008R)
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Residential Vent Assembly	WS.3	38
Pressure Regulating Valve - Manhole Installation Typical Plan	WS.4	39
Pressure Regulating Valve - Manhole Installation Cross-Section	WS.5	40
Pressure Regulating Valve - Rectangular Vault Typical Plan	WS.6	41
Pressure Regulating Valve - Rectangular Vault Cross-Section	WS.7	42
Inside Commercial Meter Installation for Six Inch (6") & Smaller Pipe	WS.8	43
Service Line, Stop Box, and Inside Meter Setting (Commercial only)	WS.9	47
Service Line, Stop Box and Outside Meter Installation	WS.10	44
Outside Setting for 3/4", 1", 1 1/4", 1 1/2" and 2" Meters with PRV	WS.11	45
Outside Setting for 1 1/2" and 2" Meter for Irrigation	WS.12	49
Remote Reading 3/4" and 1" Meter - Typical Inside Setting: Commercial	WS.13	46
Inside Setting for 1 1/2" and 2" Meter with Check Valve	WS.14	51
Road Curb Stop and Concrete Collar	WS.15	50
Adjustable Steel Pipe Valve Support	WS.16	35
Residential Fire Line	WS.17	73
Three Inch (3") and Larger Domestic and Fire Sprinkler Connections	WS.18	34
Large Flow Meter in Vault	WS.19	74
Wall and Body Clamps for 3" Meters	WS.20	52
Wall Clamps for 4", 6", 8" and 10" Meters	WS.21	53
Miscellaneous		
Reduced Pressure Backflow (Irrigation System)	WS.1	68
Water Quality Sampling Station	WS.2	69
Manhole Post Detail	WS.3	58
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District Policies and Installation Notes for Water Services	W1.1	67
Typical Water Services	W1.2	66
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Water Distribution System Typical Plan	W2.1	1
Typical Street Cross Section and Street Centerline Profile	W2.2	2
Water Distribution System Typical Plan for Curved Streets	W2.3	3
Water Distribution System Typical Plan for Cal-de-Sacs	W2.4	4
Fire Hydrants, Location & Installation	W2.5	5
Locator Wire Details	W2.6	6
Piping at Street Intersection - Future Connections	W2.7	7
Water Main Equipment		
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20", 24" and 30" Butterfly Valve Assembly	W3.2	16
Valve Operator Extension	W3.3	71
Valve Operation	W3.4	61
Sub-Outlet Configurations	W3.5	59
Air and Vacuum Valve Installation	W3.6	13
Blow-Off Installation for Twelve Inch (12") and Smaller Pipes	W3.7	9
Low Point Blow-Off with Sand Trap	W3.8	10
Transmission Main Blow-Off Installation	W3.9	11
Valve Box Detail	W3.10	54
Length of Tied Pipe	W3.11	18
Tie Rod and Washer Details	W3.12	19
Tie Rod Coupling	W3.13	20
Flange Lag Detail	W3.14	21
Clamp Details and Dimensions	W3.15	23
Horned Lag Detail	W3.16	24
Mechanical Joint Restraint	W3.17	65
Concrete Kickblocks - Bearing Surface and Installation	W3.18	17
24" Diameter Ring and Cover	W3.19	75
Access Manhole Assembly	W3.20	14
Encasement and Casing Installation		
Typical Trench Section - Pipe Protection	W4.1	8
Pipe Bedding	W4.2	22
Waterline Encasement	W4.3	70
Bored Casings/Benchmarks	W4.4	25
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Conduit or Storm Sewer Crossing	W4.6	27
Crossing Storm and Sanitary Sewers	W4.7	28
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Insulated Joints, Rods and Mechanical Couplings	W4.10	32



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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

Strategic Land Solutions, Inc.
 Civil Engineering & Land Planning Solutions
 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: ROBERT J. PALMER
 36320
 PROFESSIONAL ENGINEER

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

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
 REGIONAL DING. NO.: 500162
 PARCEL ID #: tbd

SCALE: AS NOTED
 DATE: 10/08/2025
 DESIGNED BY: RJP
 DRAWN BY: RJP
 CHECKED BY: RJP

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

DRAWING TITLE: **OVERALL UTILITY PLAN**

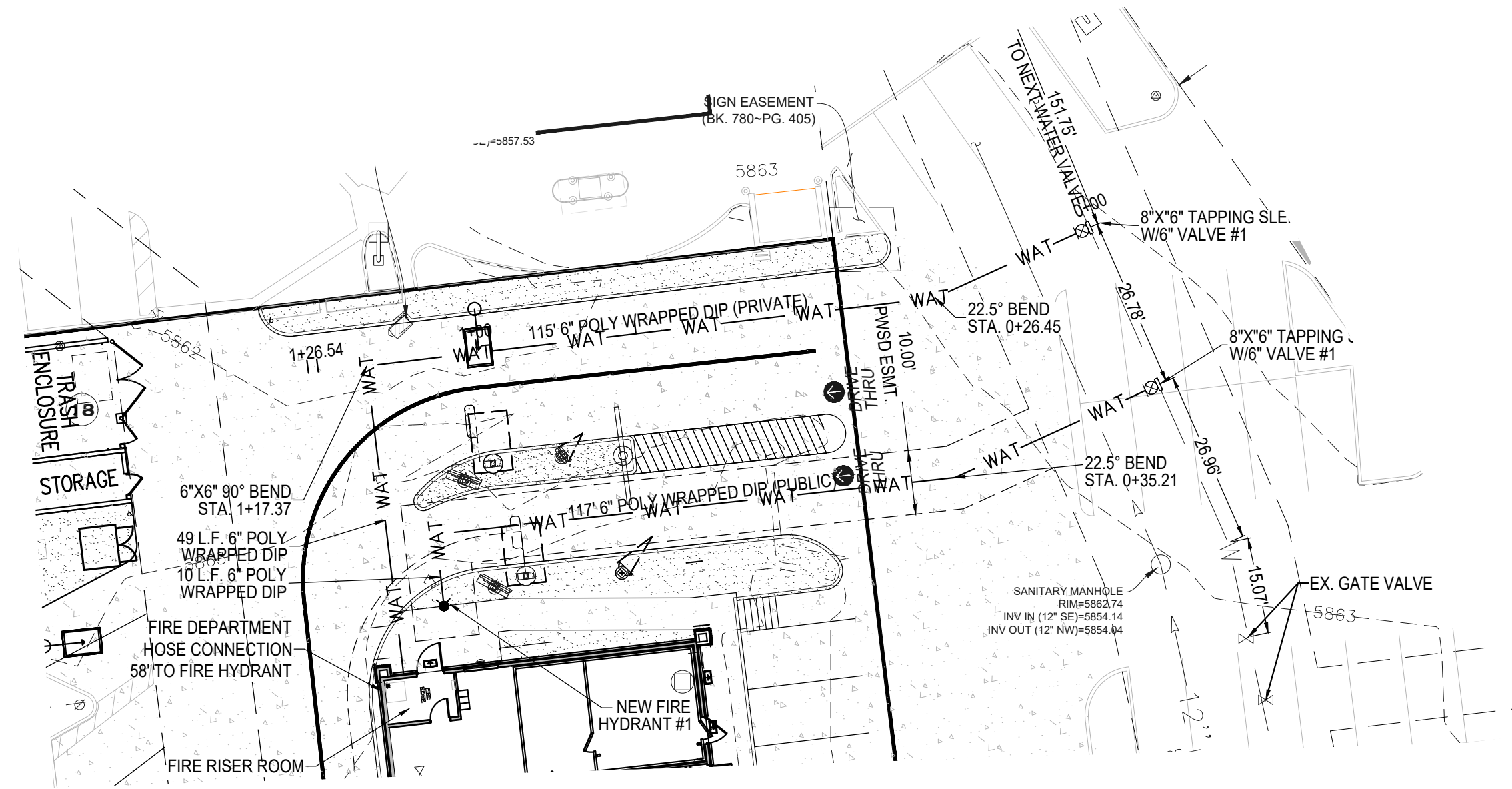
SHEET NO.: **UT2.0**

MCDONALDS REMODEL AT PARKER CENTRAL AREA

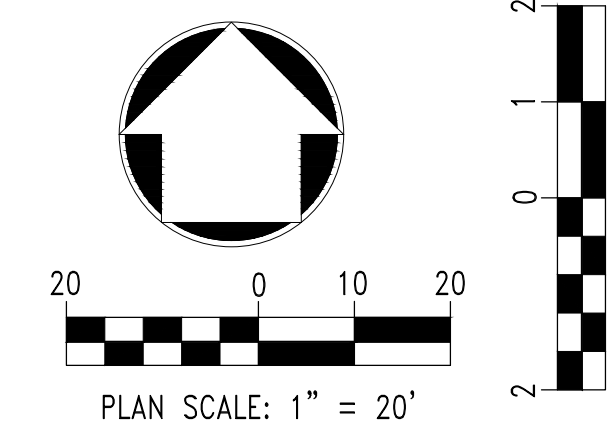
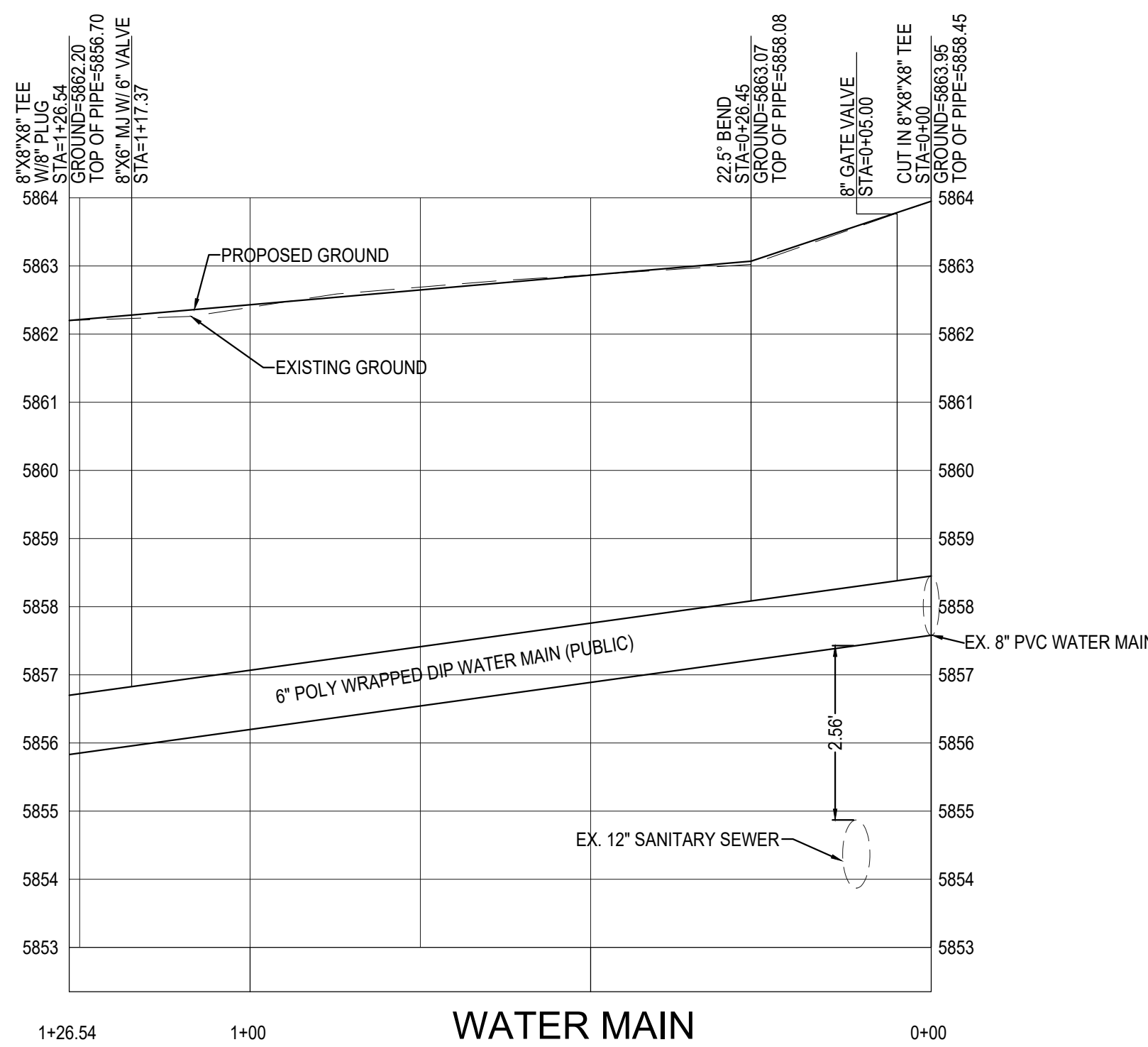
FILING NO. 5, BLOCK 1, LOT 2

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

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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:

Strategic Land Solutions, Inc.
Civil Engineering & Land Planning Solutions
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
rpalmer@strategics.net
Robert J. Palmer, PE
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 ADDRESS: ROCKY MOUNTAIN REGION
4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

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

SCALE: AS NOTED
DATE: 10/08/2025
DESIGNED BY: RJP
DRAWN BY: RJP
CHECKED BY: RJP

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

DRAWING TITLE: **WATERLINE PROFILE**

SHEET NO.: **UT3.0**

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 SQUEEGE.
 3. ONLY ONE COUPLING WILL BE ALLOWED BETWEEN THE SUB-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:
"W" FOR SANITARY SEWER SERVICE
"V" 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.

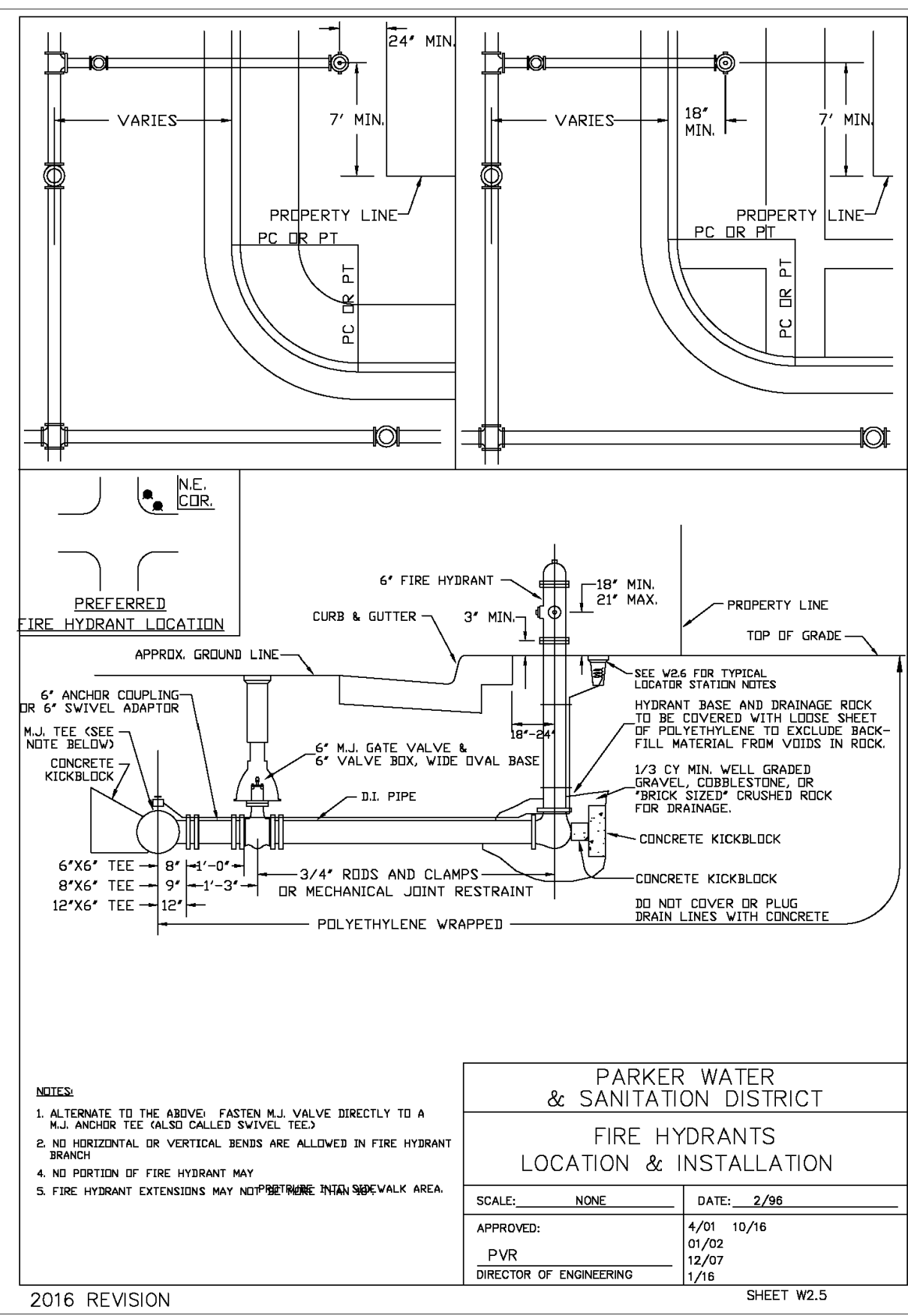
PARKER WATER & SANITATION DISTRICT
DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICES

SCALE: NONE	DATE: 2/98
APPROVED: PVR	DATE: 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

WATER NOTES

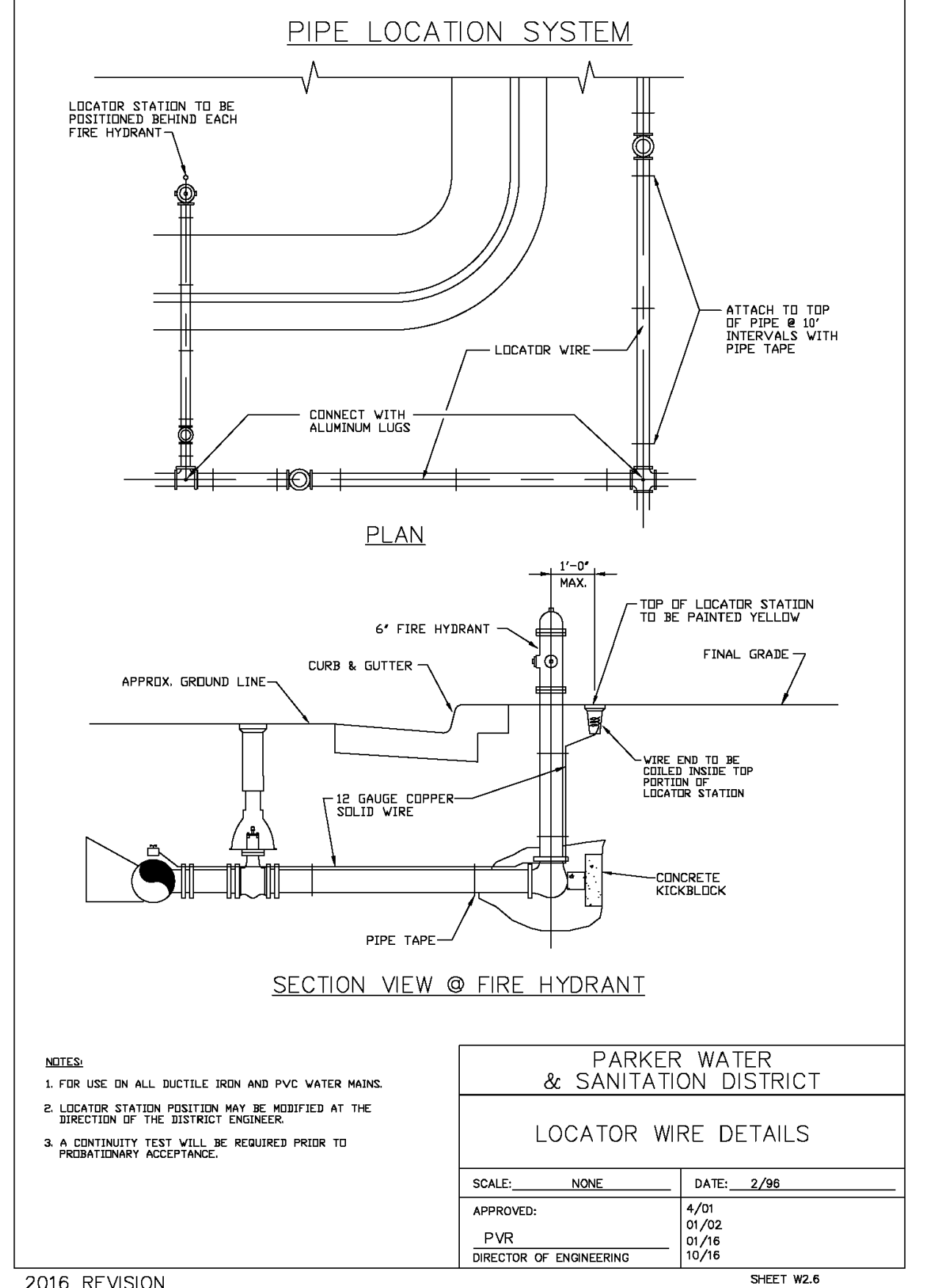
W1



2016 REVISION

FIRE HYDRANT

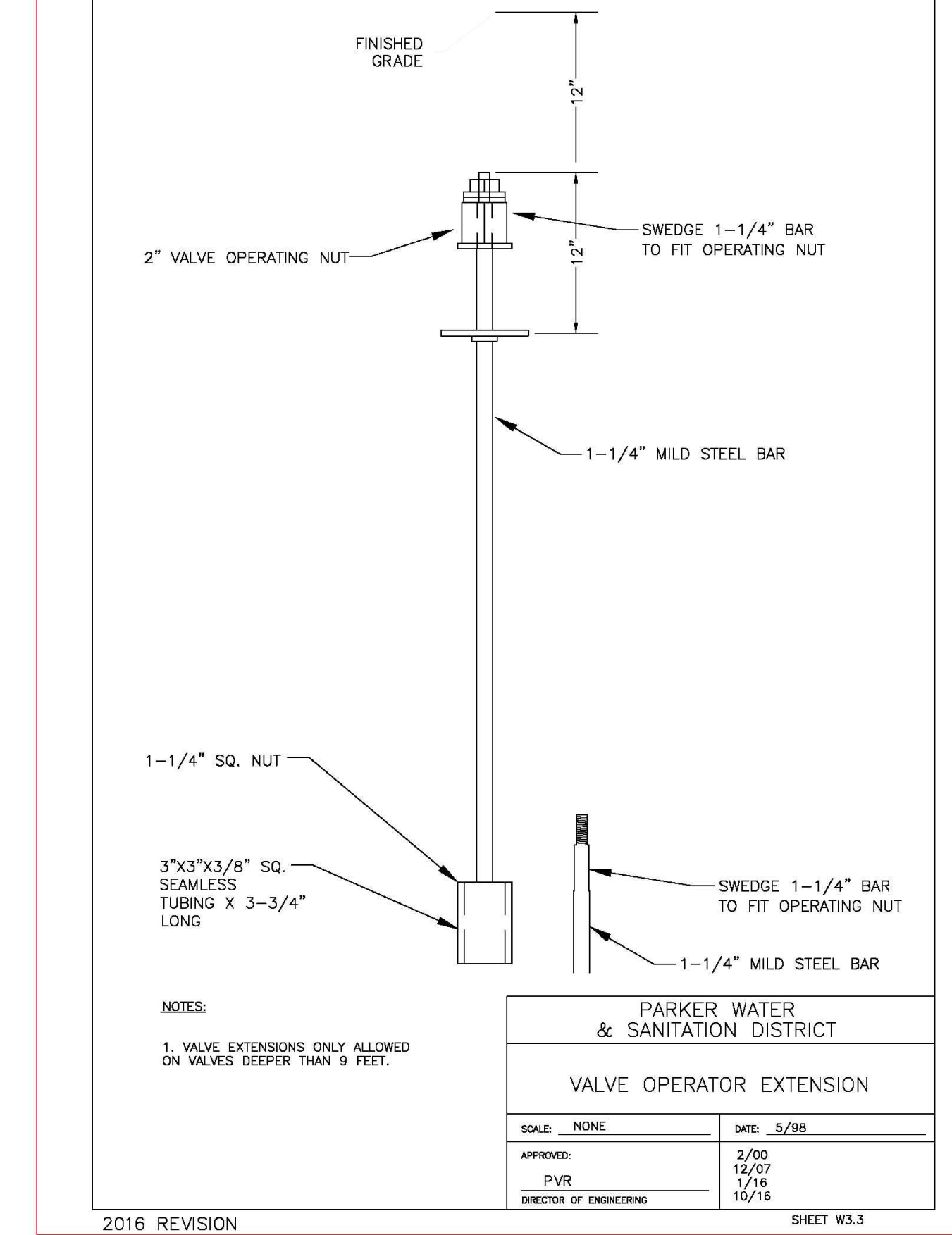
W2



2016 REVISION

TRACER WIRE

W3



2016 REVISION

VALVE EXTENSION

W4

Strategic Land Solutions, Inc.
Civil Engineering Consultant

2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
rpalmer@strategicls.net
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PREPARED UNDER THE DIRECT SUPERVISION OF

ROBERT J. PALMER
36320
PROFESSIONAL ENGINEER

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER

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

McDonald's
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McDonald's

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

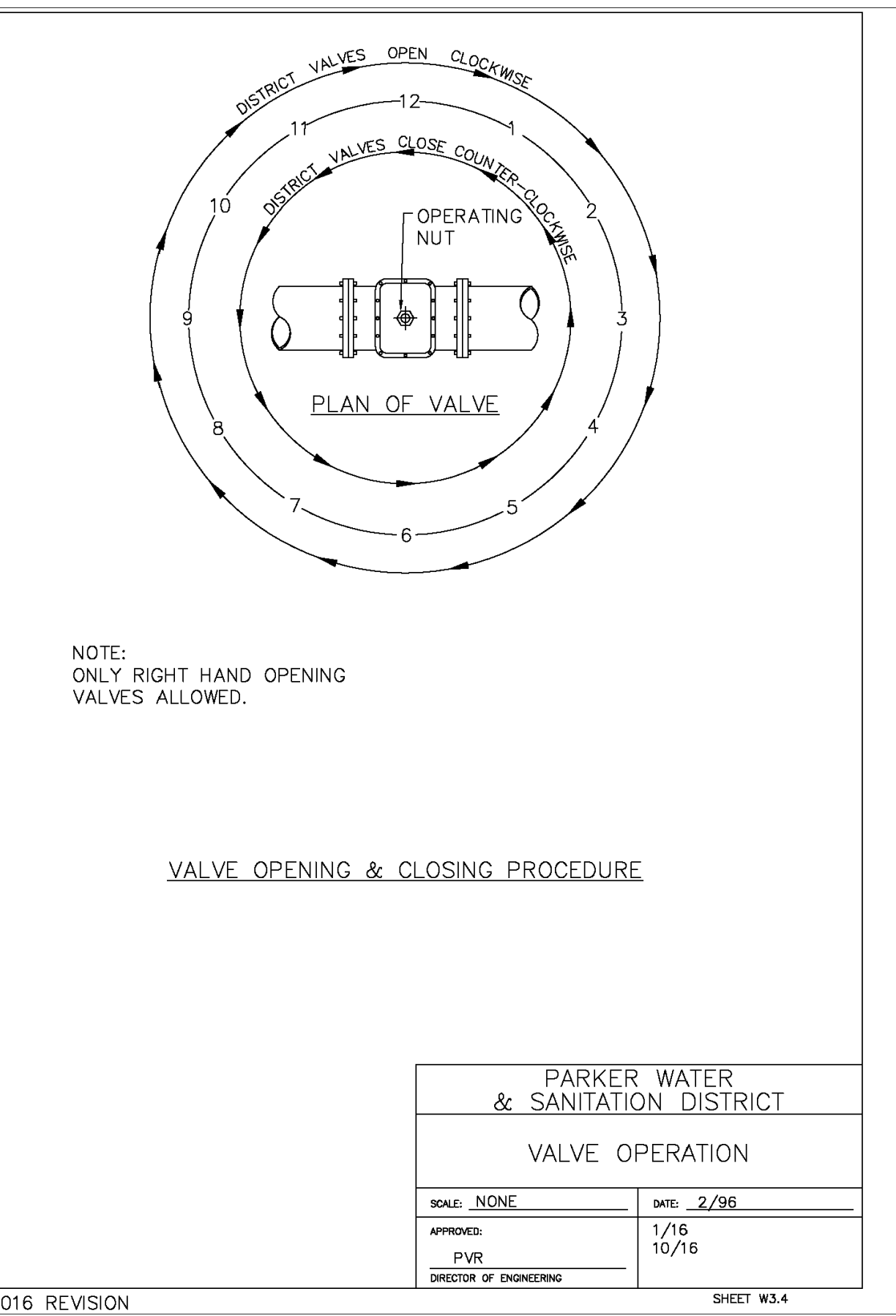
10950 S. PARKER ROAD
CITY: PARKER
STATE: COLORADO
COUNTY: DOUGLAS
STATE STORE ID#: 500162
NATIONAL ID#: tbd

SCALE: AS NOTED
DATE: 10/08/2025
DESIGNED BY: RJP
DRAWN BY: RJP
CHECKED BY: RJP

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

UTILITY DETAILS

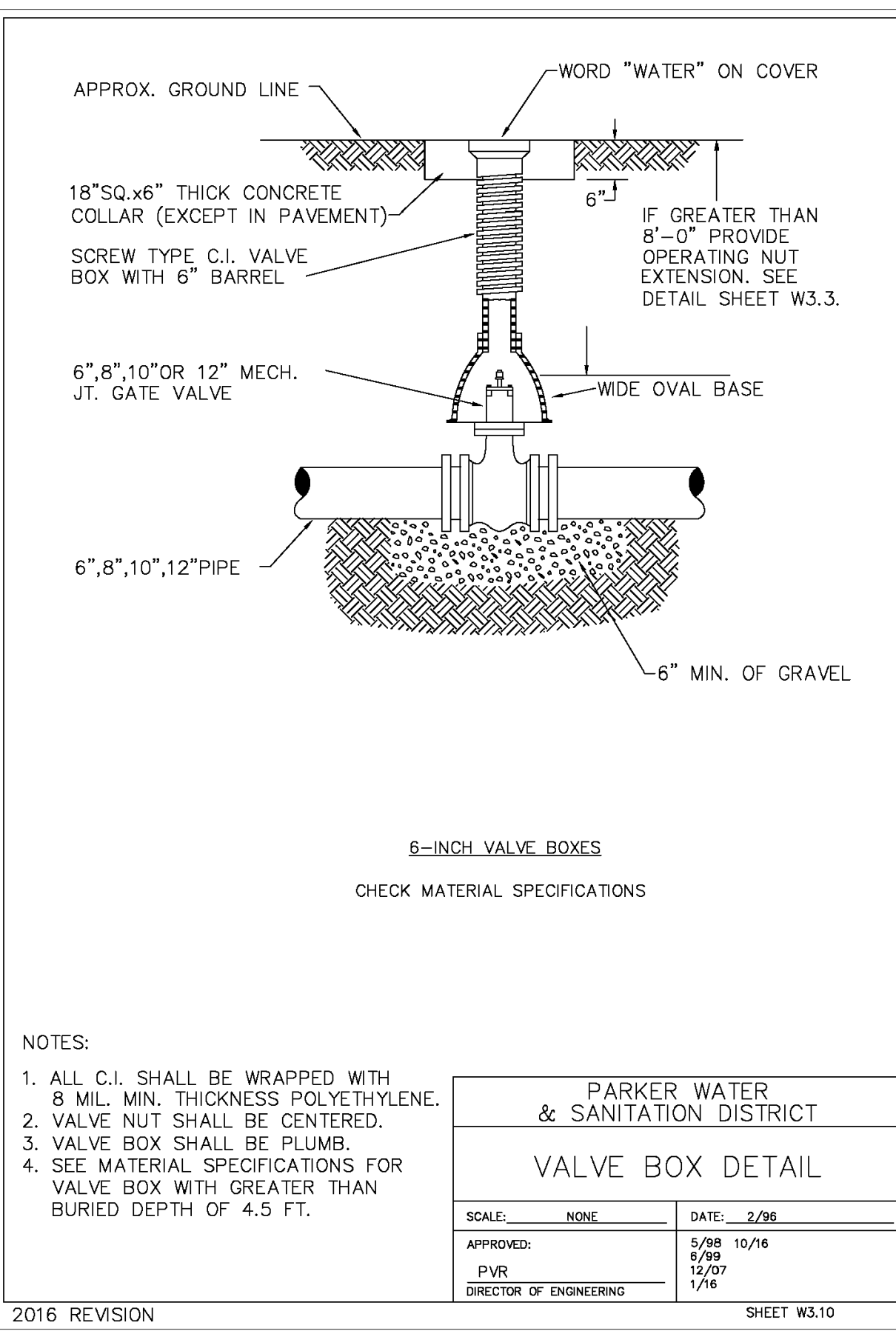
SHEET NO. **UT4.0**



2016 REVISION

VALVE OPERATION

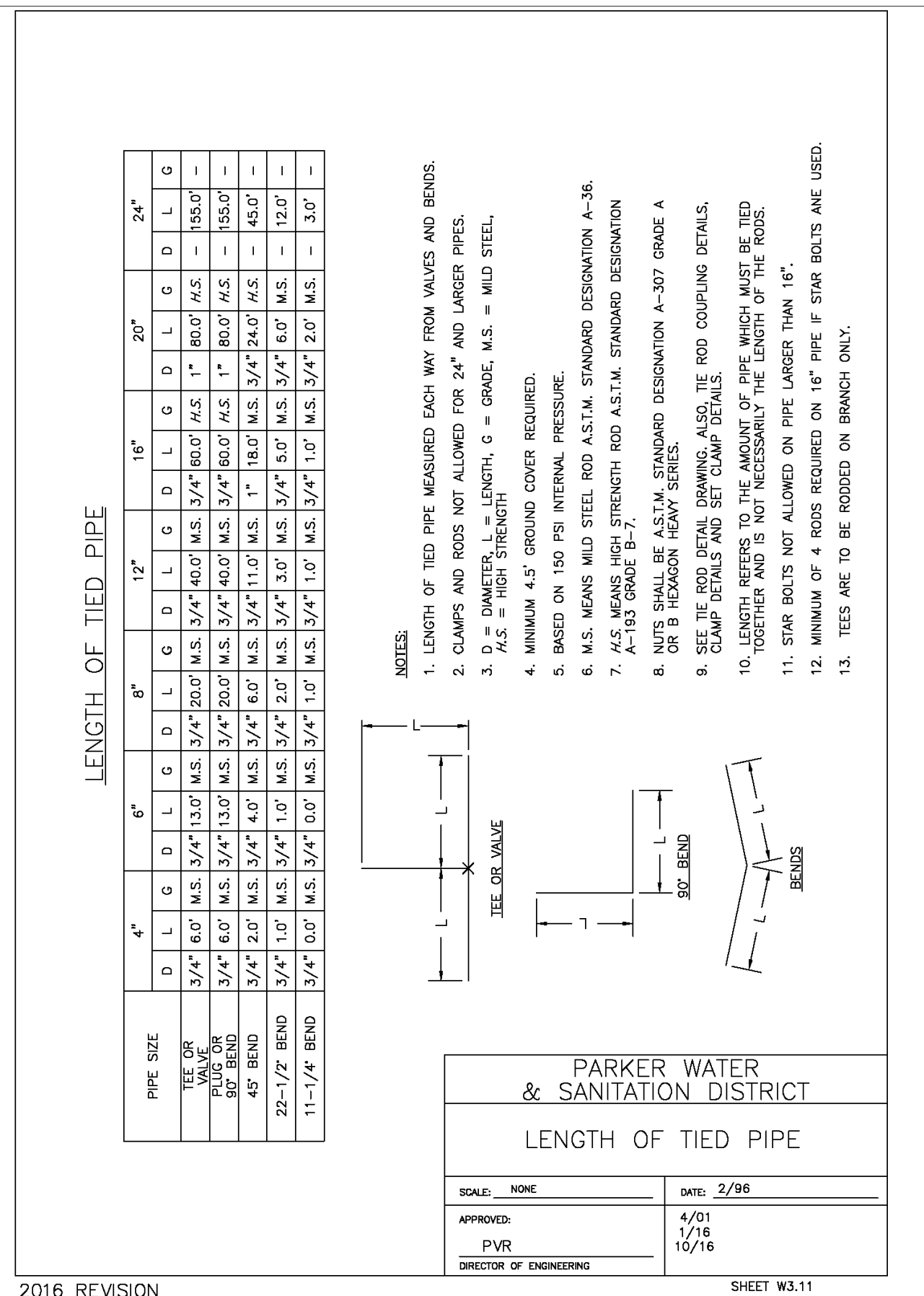
W5



2016 REVISION

VALVE BOX

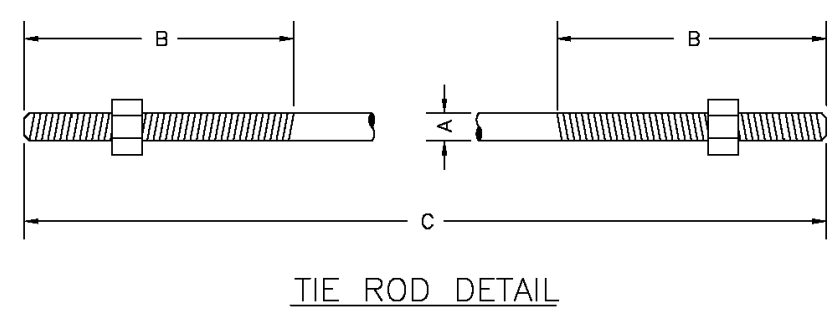
W6



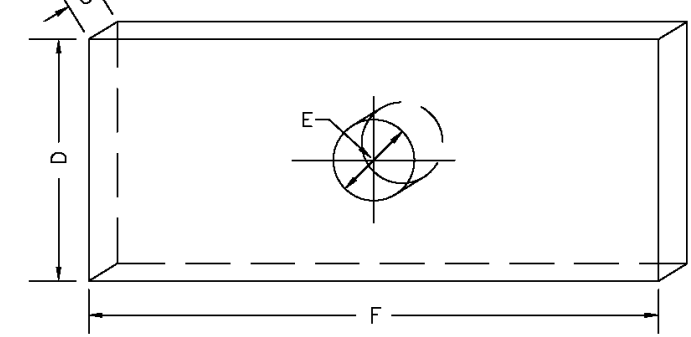
2016 REVISION

NOT USED

W7



TIE ROD DETAIL



WASHER DETAIL

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

WASHERS			
D	E	F	G
WIDTH	HOLE DIAMETER	LENGTH	THICKNESS
3"	3/8"	6"	3/8"
4"	1-1/8"	7"	1/2"
5"	1-3/8"	7"	5/8"

- 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

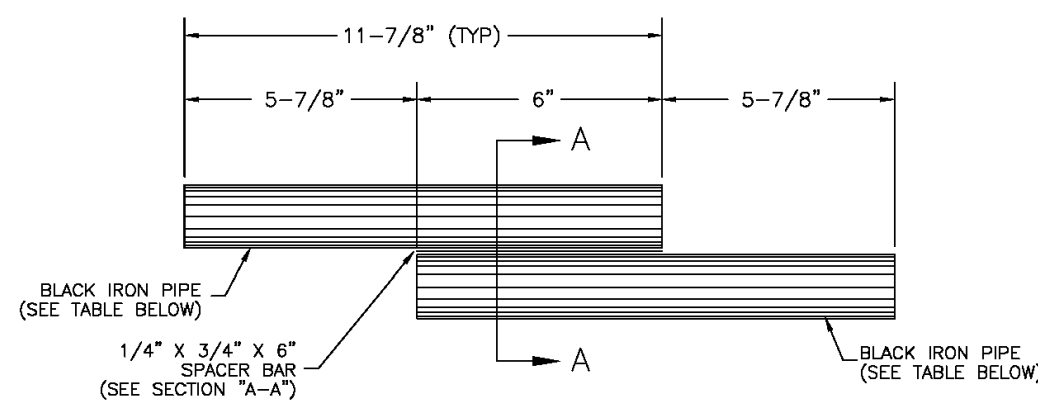
SCALE: NONE DATE: 2/96

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

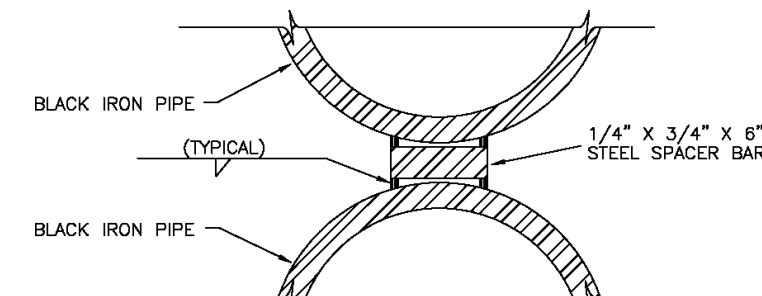
2016 REVISION SHEET W3.12

TIE ROD

W8



TIE ROD COUPLING DETAIL



SECTION "A-A"

NOTE: BLACK IRON PIPE = SCHEDULE 40.

ROD SIZE	PIPE DIAMETER
1"	1-1/4"
1-1/4"	1-1/2"

PARKER WATER & SANITATION DISTRICT
TIE ROD COUPLING

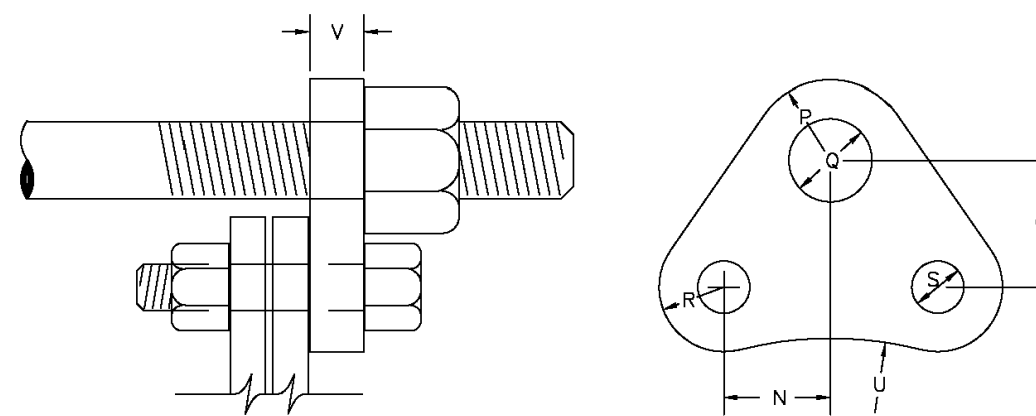
SCALE: NONE DATE: 2/96

APPROVED: 1/16 10/16
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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.	P	O	U.S. ROD DIA.	R	S	U	V	PIPE DIA.
4	1-7/8	2-1/2	1	7/8	3/4	1	7/8	3/4	7/8	3/4	2-1/2	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	6
8	2-1/16	2-3/4	1-1/8	7/8	3/4	1-1/4	7/8	3/4	7/8	3/4	2-1/2	8
10	2-3/16	2-3/4	1-1/8	7/8	3/4	1-1/4	7/8	3/4	7/8	3/4	2-1/2	10
12	2-7/16	2-3/4	1-1/8	7/8	3/4	1-1/4	7/8	3/4	7/8	3/4	2-1/2	12
16	3-1/8	2-3/4	1-1/8	7/8	3/4	1-1/4	7/8	3/4	7/8	3/4	2-1/2	16
20	3-7/8	2-3/4	1-1/8	7/8	3/4	1-1/4	7/8	3/4	7/8	3/4	2-1/2	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

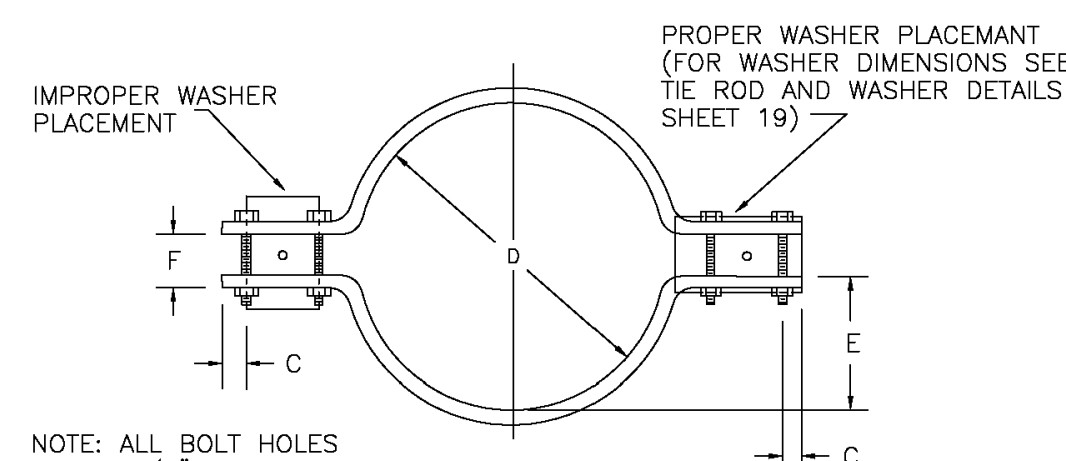
SCALE: NONE DATE: 2/96

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

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									
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	1-1/4	1-1/4	3X1/2	2-1/2	3/8	4	
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	2	1-1/4	3-1/2	2-1/2	3/8	6	
8	2-1/2	15	12-3/4	4-3/4	4-1/2	1-1/4	1-1/2	12-1/4	9-1/4	5-1/8	4	2	1-1/4	4-1/2	2-1/2	3/8	8	
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	2-1/2	2-1/2	4-1/2	2-1/2	3/8	12	
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	3	2-1/2	5-1/2	2-1/2	3/8	16	
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	3	2-3/4	5-1/2	2-1/2	3/8	20	
24																		24

RODS AND CLAMPS NOT ALLOWED

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

PARKER WATER & SANITATION DISTRICT
CLAMP DETAILS AND DIMENSIONS

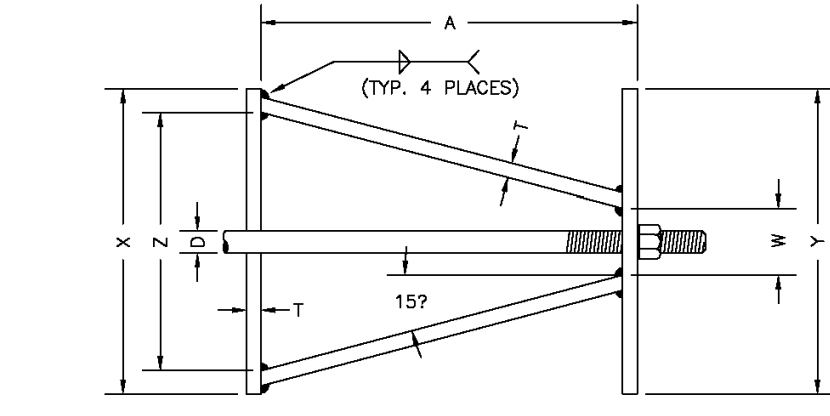
SCALE: NONE DATE: 2/96

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

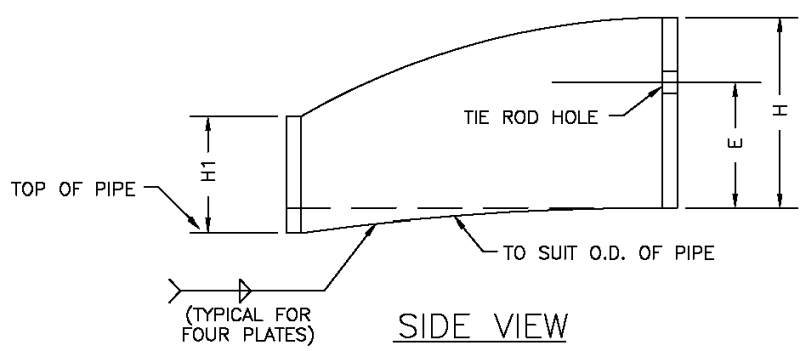
2016 REVISION SHEET W3.15

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

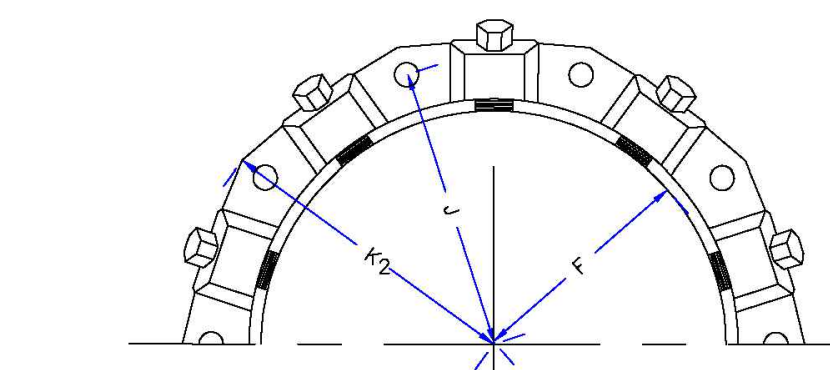
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APPROVED: 1/16 10/16
PVR DIRECTOR OF ENGINEERING

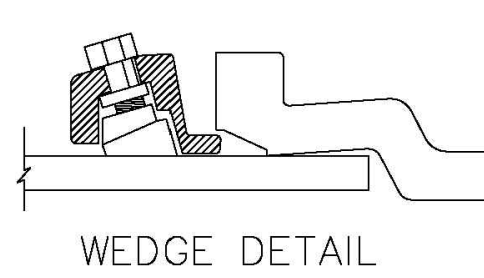
2016 REVISION SHEET W3.16

HARNES LUG

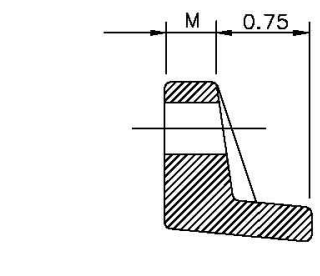
W12



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	11.20	1.00
10"	6	6	17.88	16.25	13.30	1.25
12"	8	8	17.88	16.25	13.30	1.25
14"	4	2				
16"	6	3	11.12	9.5	7.00	0.88
18"	6	4	13.37	11.75	9.15	1.00
20"	6	6	15.62	14.00	11.20	1.00
24"	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

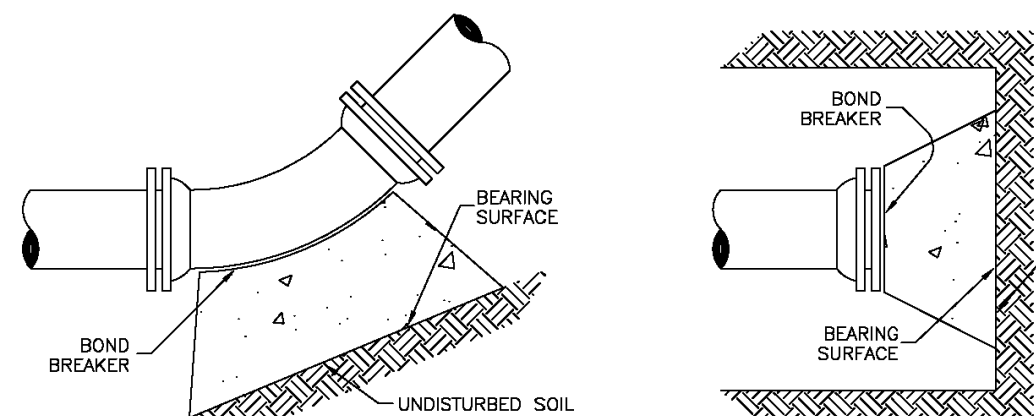
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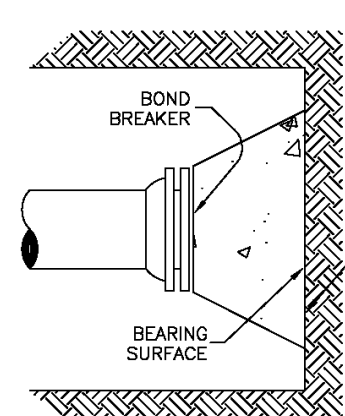
2016 REVISION SHEET W3.17

MECHANICAL JOINT

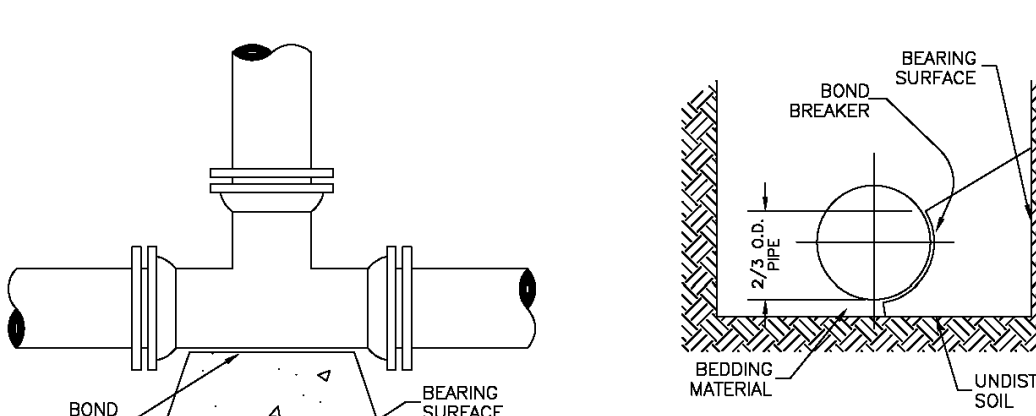
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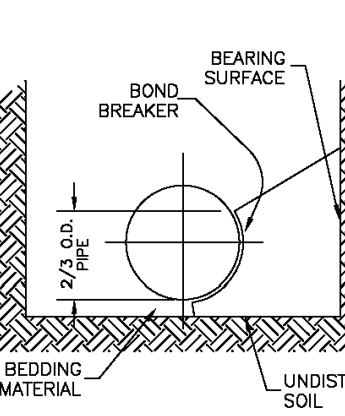
11-1/4, 22-1/2, 45 & 90 BENDS



DEAD END



TEE



TYPICAL CROSS SECTION

PIPE DIA.	MINIMUM BEARING SURFACE AREA (IN SQUARE FEET)
4"	1.00
6"	1.00
8"	1.00
10"	1.00
12"	1.00
14"	1.00
16"	1.00
18"	1.00
20"	1.00
24"	1.00

- 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.

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

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: 10/08/2025

APPROVED FOR CONSTRUCTION: PARKER WATER AND SANITATION DISTRICT

BY: (DISTRICT ENGINEER)

DATE: 4/01 1/16 10/16

NO.	DATE	REVISION	DESCRIPTION

CIVIL ENGINEERING CONSULTANT

Strategic Land Solutions, Inc.
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
rpalmer@strategics.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
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ADDRESS: 4643 S. UJASTER STREET, SUITE 1300, DENVER, COLORADO 80237

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

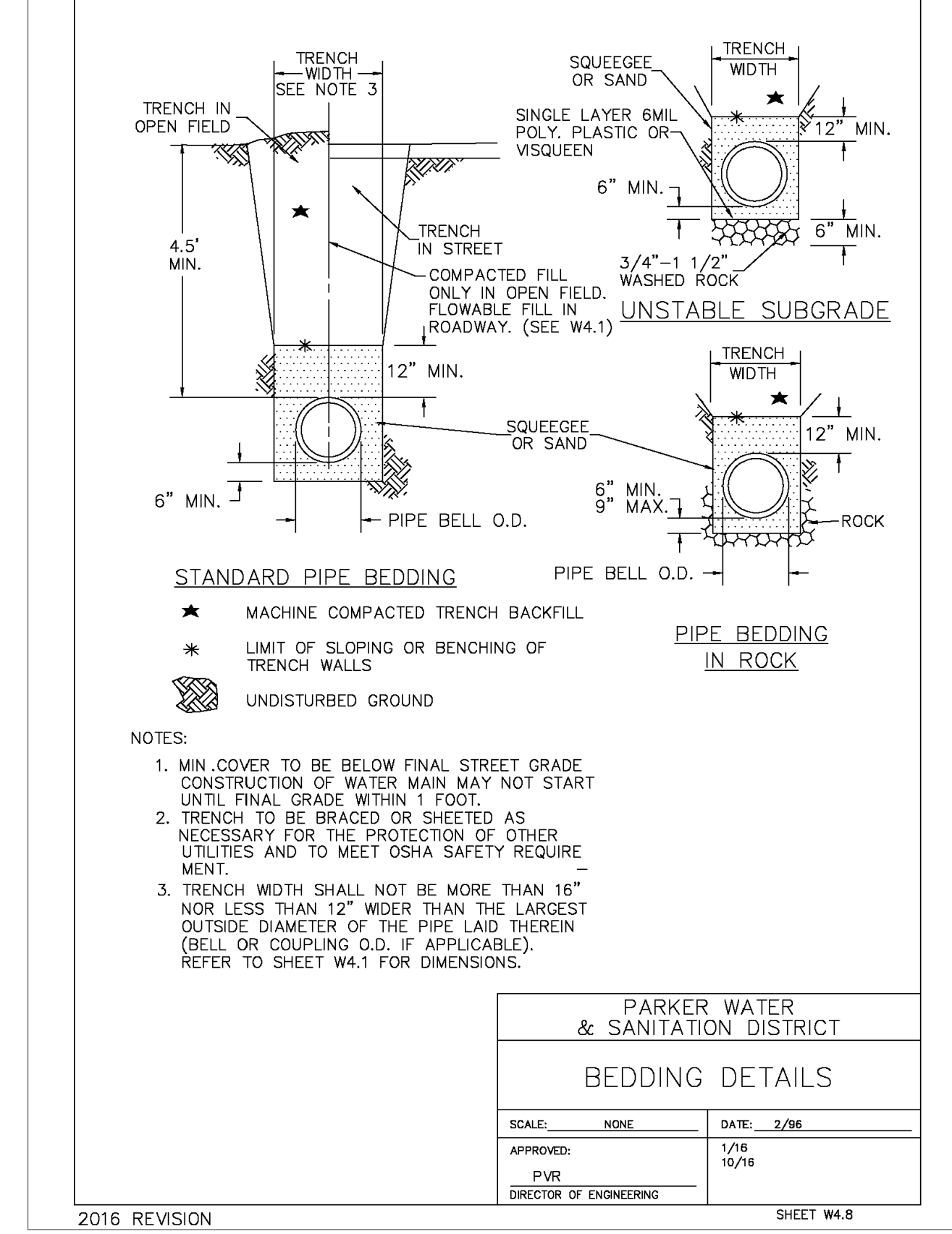
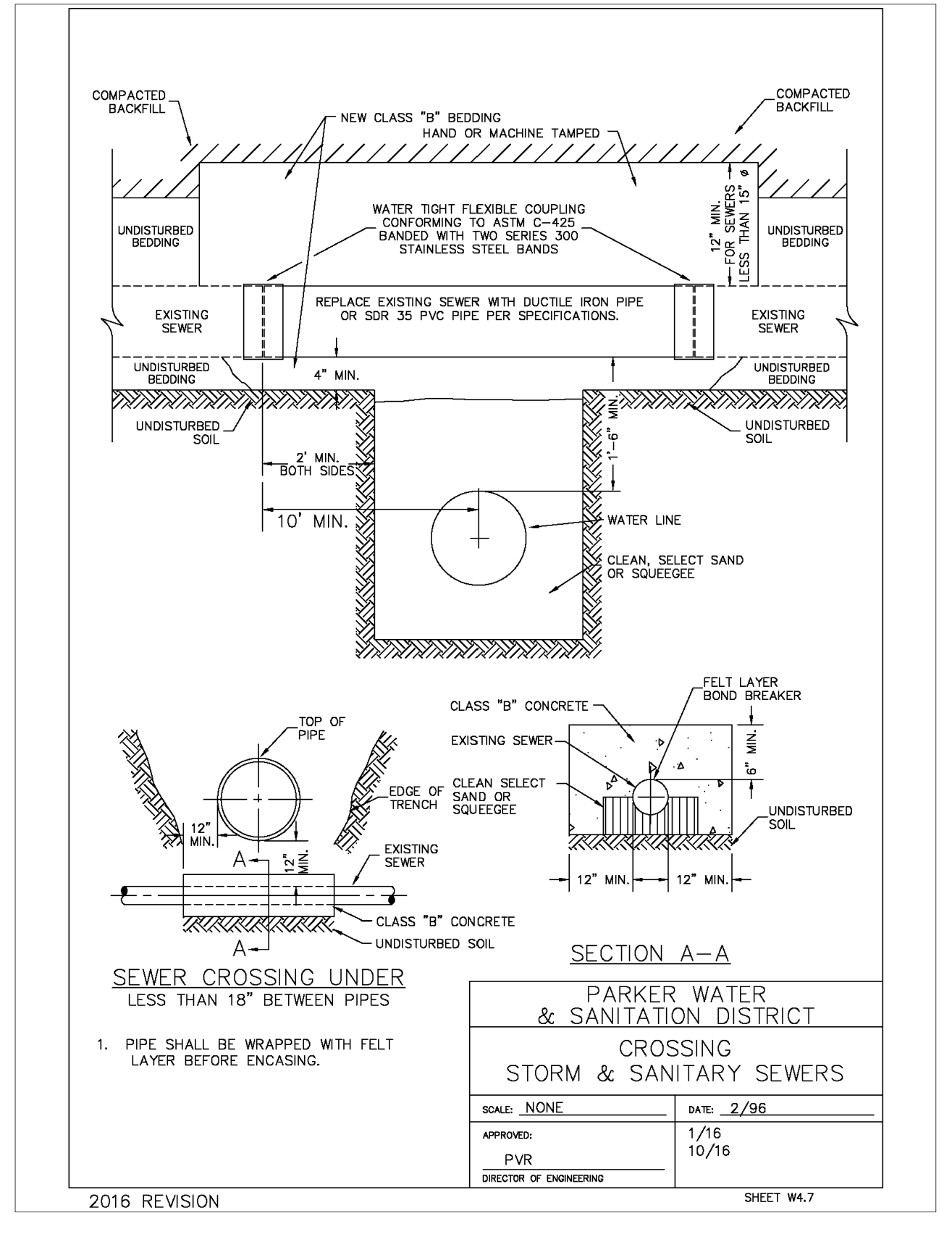
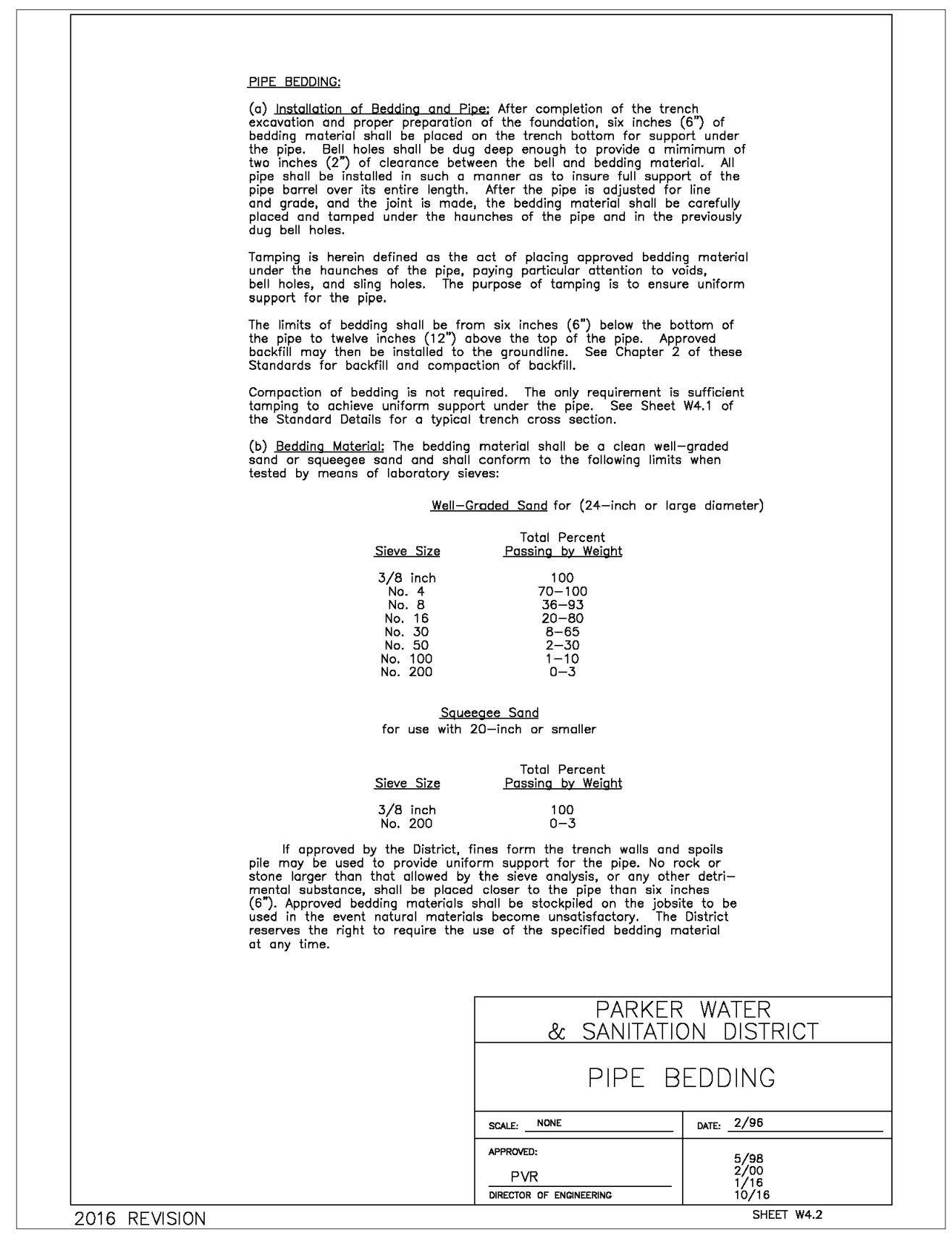
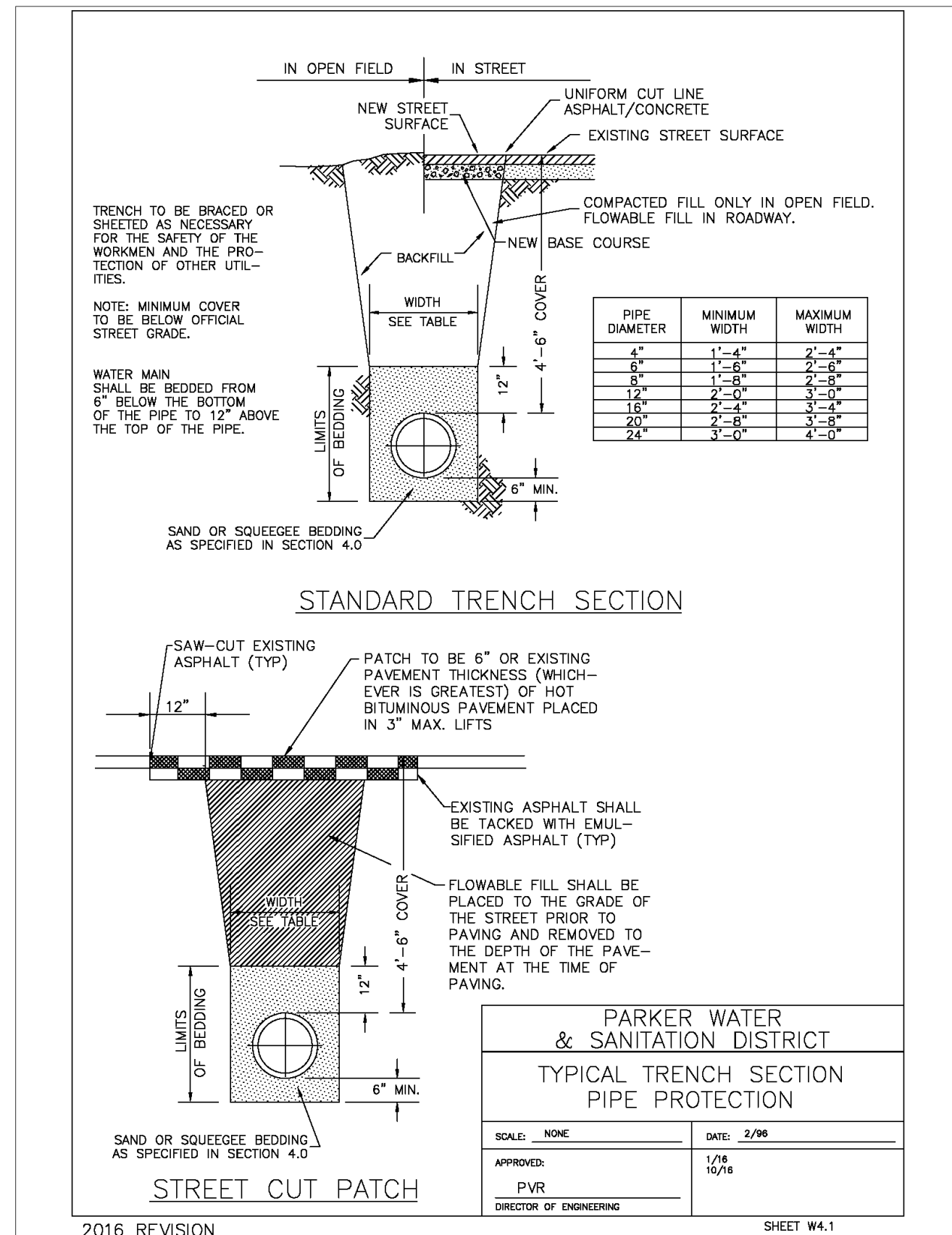
SCALE: AS NOTED
DATE: 10/08/2025
DESIGNED BY: RJP
DRAWN BY: RJP
CHECKED BY: RJP

MOD. REV. BAKER
MOD. P/C/M MANN
FILE NAME: CURRENT.DWG
S.I.S. INC. 14-001-17

UTILITY DETAILS

SHEET NO.

UT4.1



NO. DATE REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

Strategic Land Solutions, Inc.
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
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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

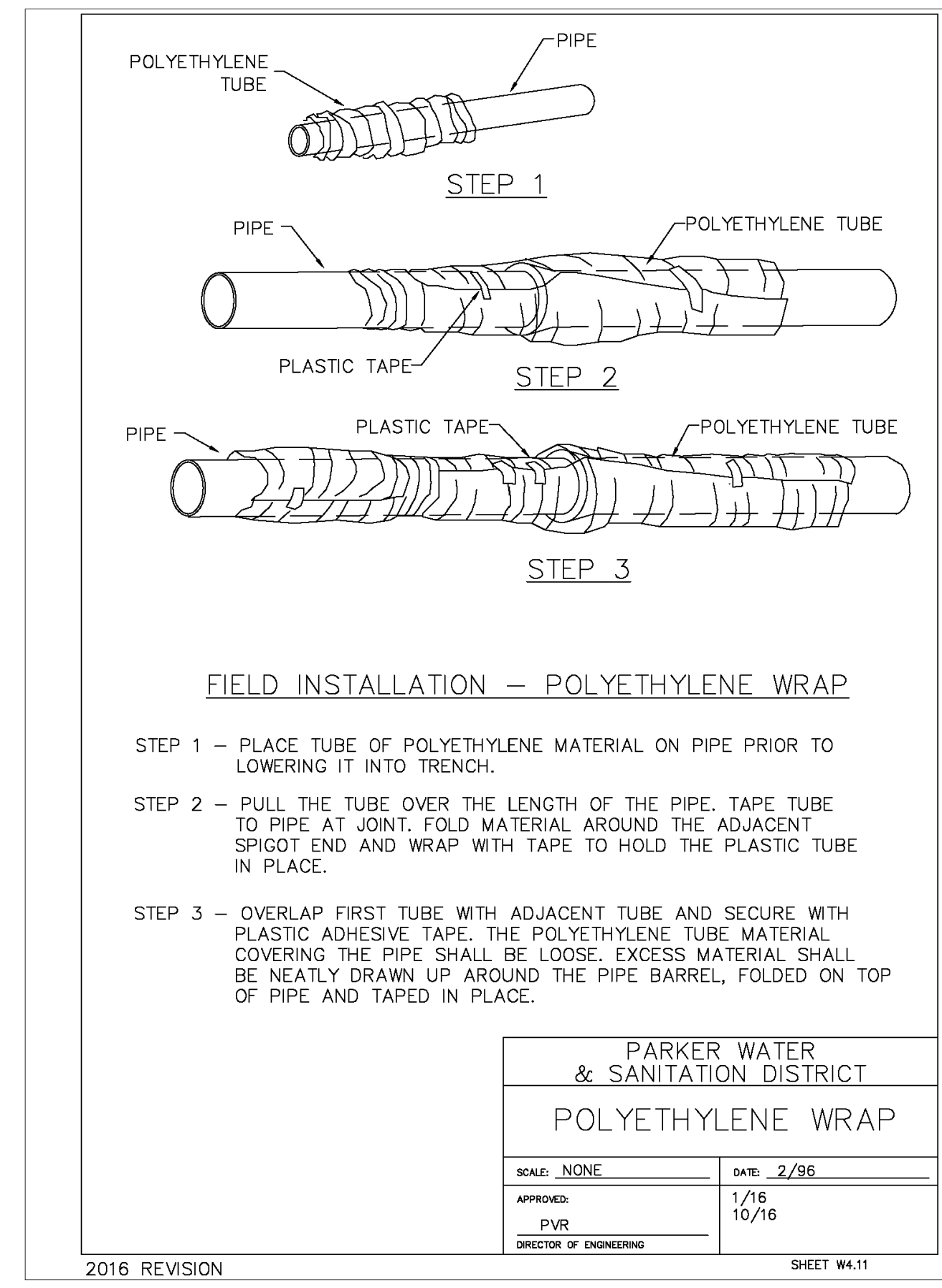
W16

SANITARY CROSSING

W17

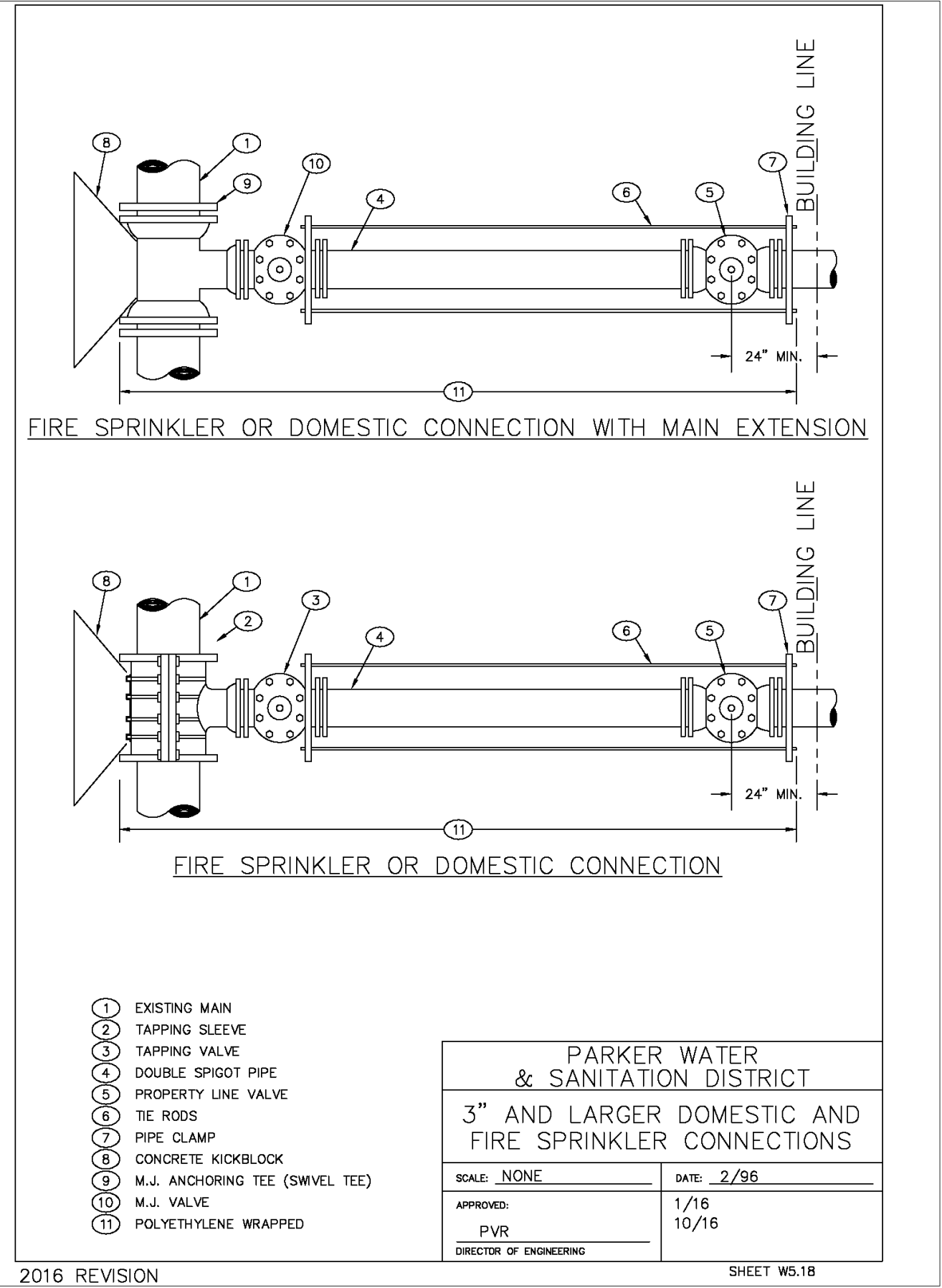
BEDDING DETAILS

W17



POLY WRAP

W19



FIRE LINE CONNECTION

W20

NOT USED

W21

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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: _____

10950 S. PARKER ROAD
CITY PARKER STATE COLORADO

DOUGLAS COUNTY
500162
tbd

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

SCALE: AS NOTED M&D REF: BAKER
DATE: 10/08/2025 M&D P/C/M: MANN
DESIGNED BY: RJP FILE NAME:
DRAWN BY: RJP CURRENT.DWG
CHECKED BY: RJP SLS JOB: 14-001-47

UTILITY DETAILS

SHEET NO.

UT4.2

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