

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 UTILITY DETAILS
UT3.1 UTILITY DETAILS
UT3.2 UTILITY DETAILS

QUANTITIES

22.5" BEND W/ RESTRAINTS - 1 EA
45" BEND W/ RESTRAINTS - 2 EA
6" GATE VALVE - 2 EA
8"x8" MV - 2 EA
6" DIP - 164 LF

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 _____

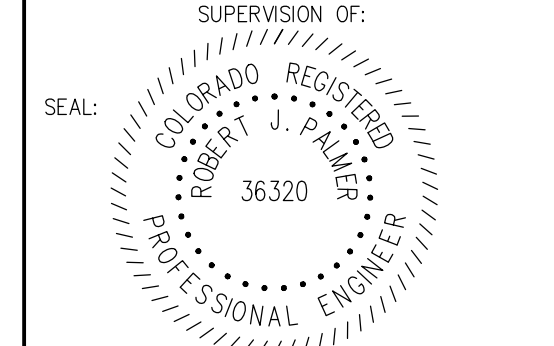
(NOTE - Underground Fire Line (UFL) submittal documents must meet the requirements of NFPA 24 when submitting for review.)

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@strategicsl.com
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.

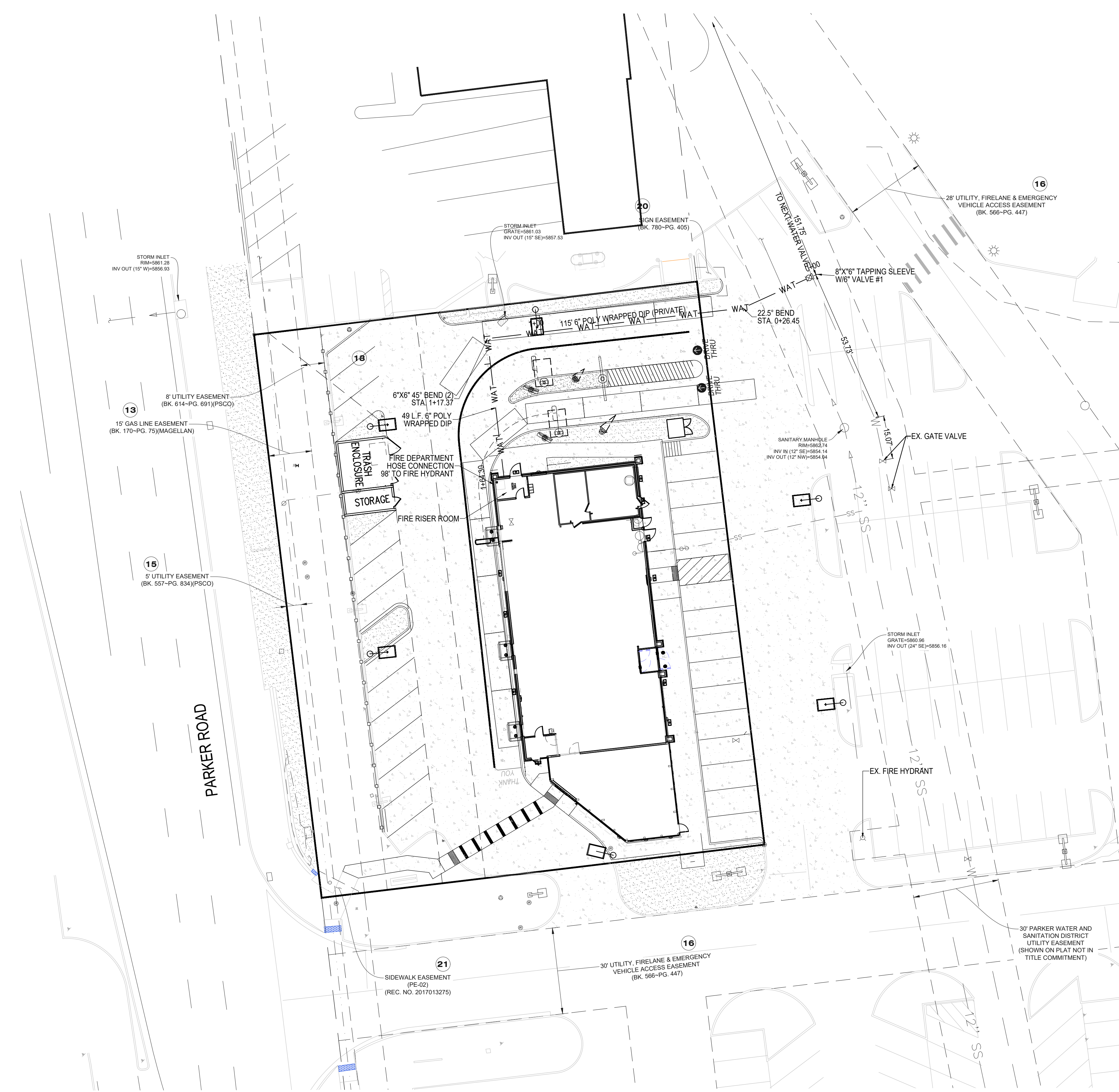
McDonald's
ROCKY MOUNTAIN REGION
ADDRESS: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

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

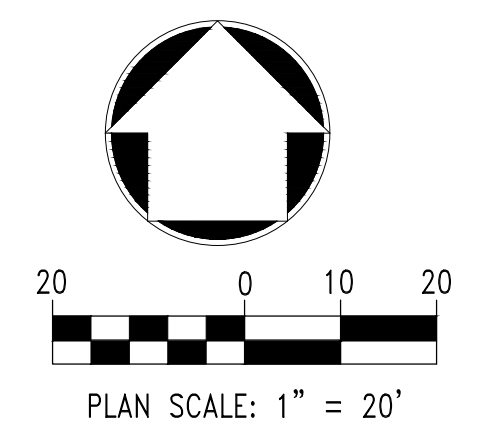
SCALE:	AS NOTED	MD RE:	BAKER
DATE:	03/27/2026	MD P/CM:	MANN
DESIGNED BY:	RJP		
DRAWN BY:	RJP	FILE NAME:	CURRENT.DWG
CHECKED BY:	RJP		

DRAWING TITLE:
UTILITY COVER SHEET

SHEET NO:
UT1.0



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811
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@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.

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. UJSTER STREET, SUITE 1300, DENVER, COLORADO 80237

STREET ADDRESS: 10950 S. PARKER ROAD
CITY: PARKER
STATE: COLORADO
COUNTY: DOUGLAS
REGIONAL DING. NO.: 500162
MATERIAL D/A: tbd

SCALE: AS NOTED
DATE: 03/27/2026
DESIGNED BY: RJP
DRAWN BY: RJP
CHECKED BY: RJP

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

DRAWING TITLE: **OVERALL UTILITY PLAN**

SHEET NO.: **UT2.0**

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 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 INSTALLED 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
"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: 2/96
APPROVED: PVR	DATE: 1/18
DIRECTOR OF ENGINEERING	10/16

2016 REVISION

WATER NOTES

W1

TRACER WIRE

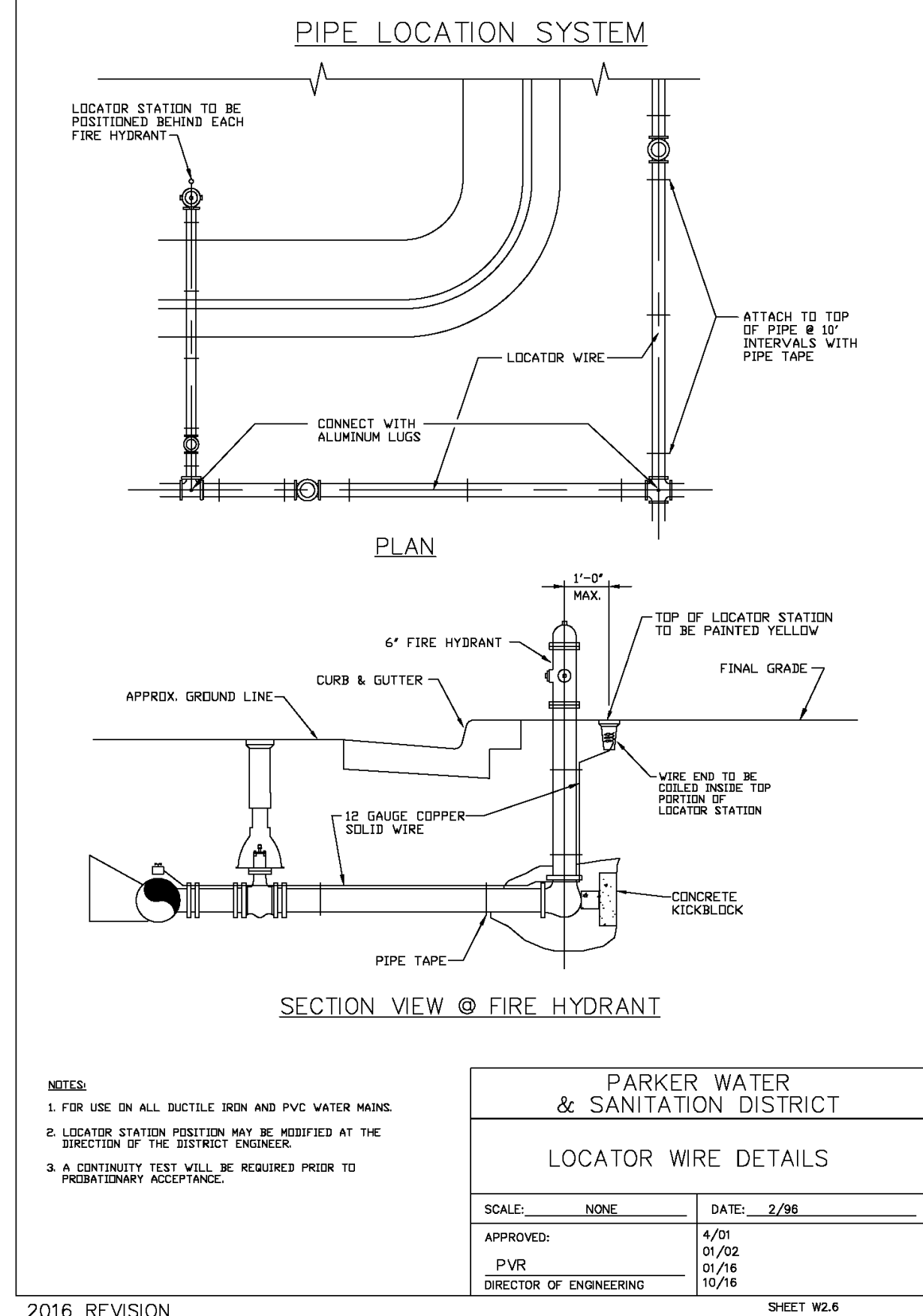
W2

VALVE EXTENSION

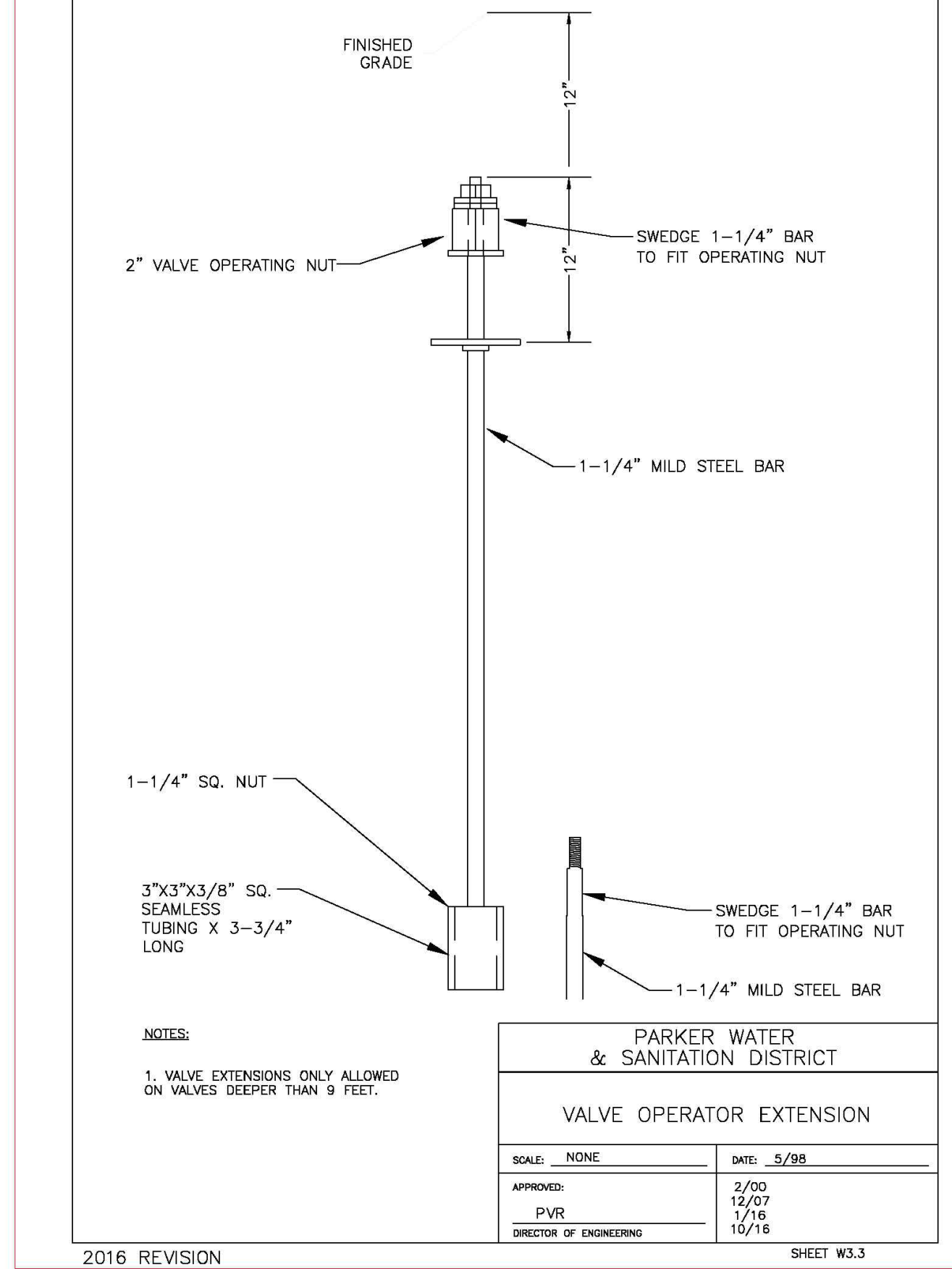
W3

VALVE OPERATION

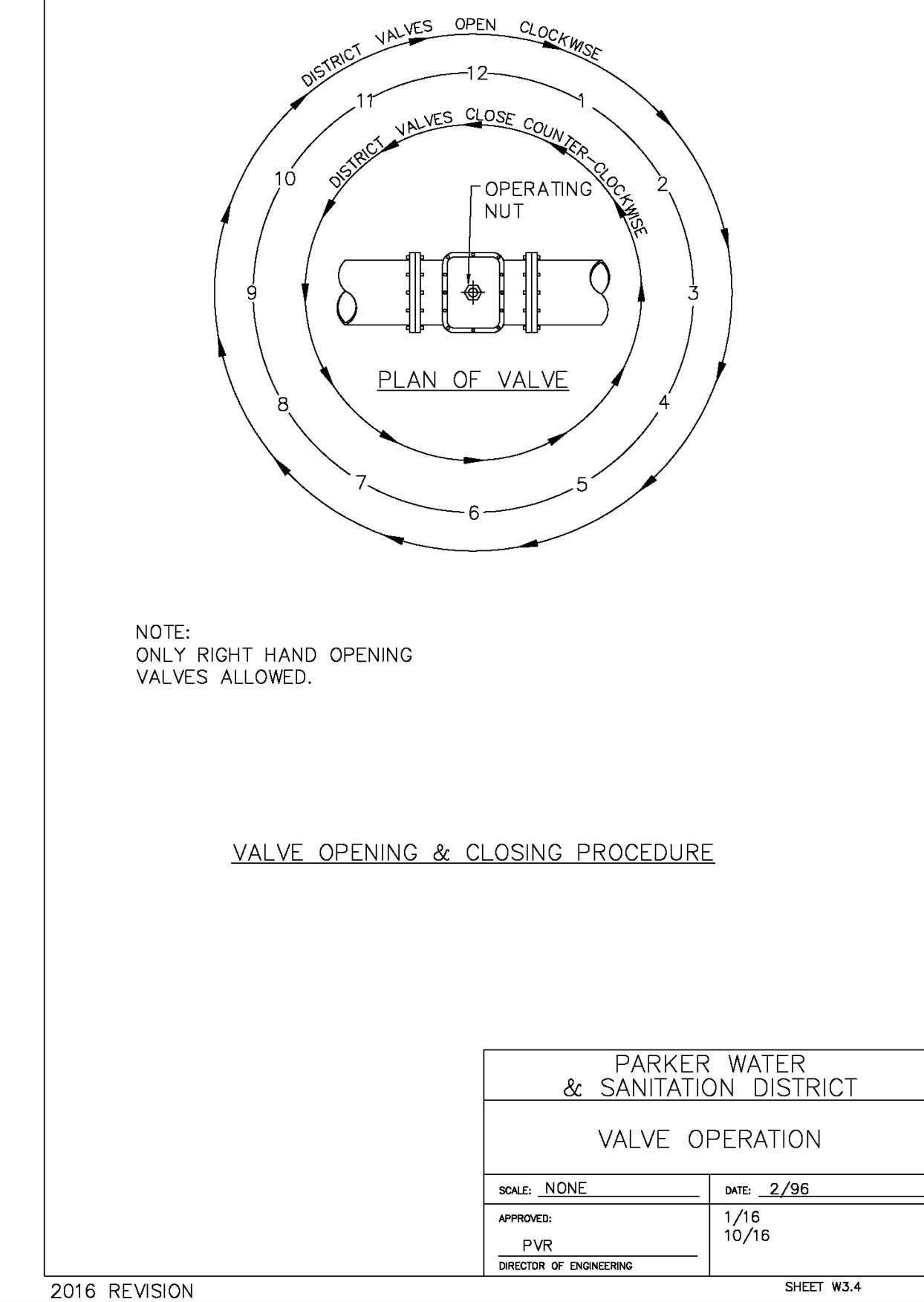
W4



2016 REVISION



2016 REVISION

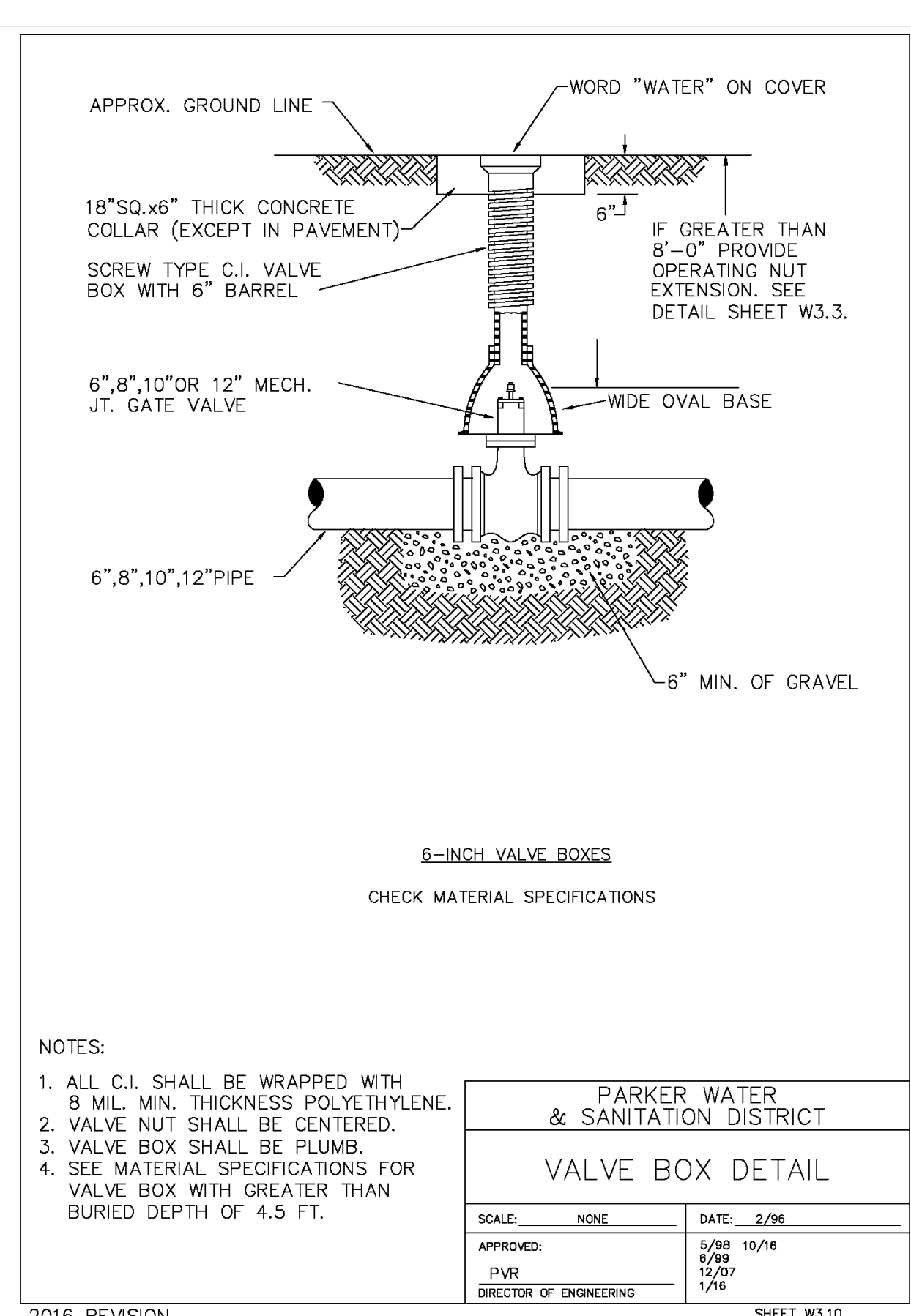


2016 REVISION

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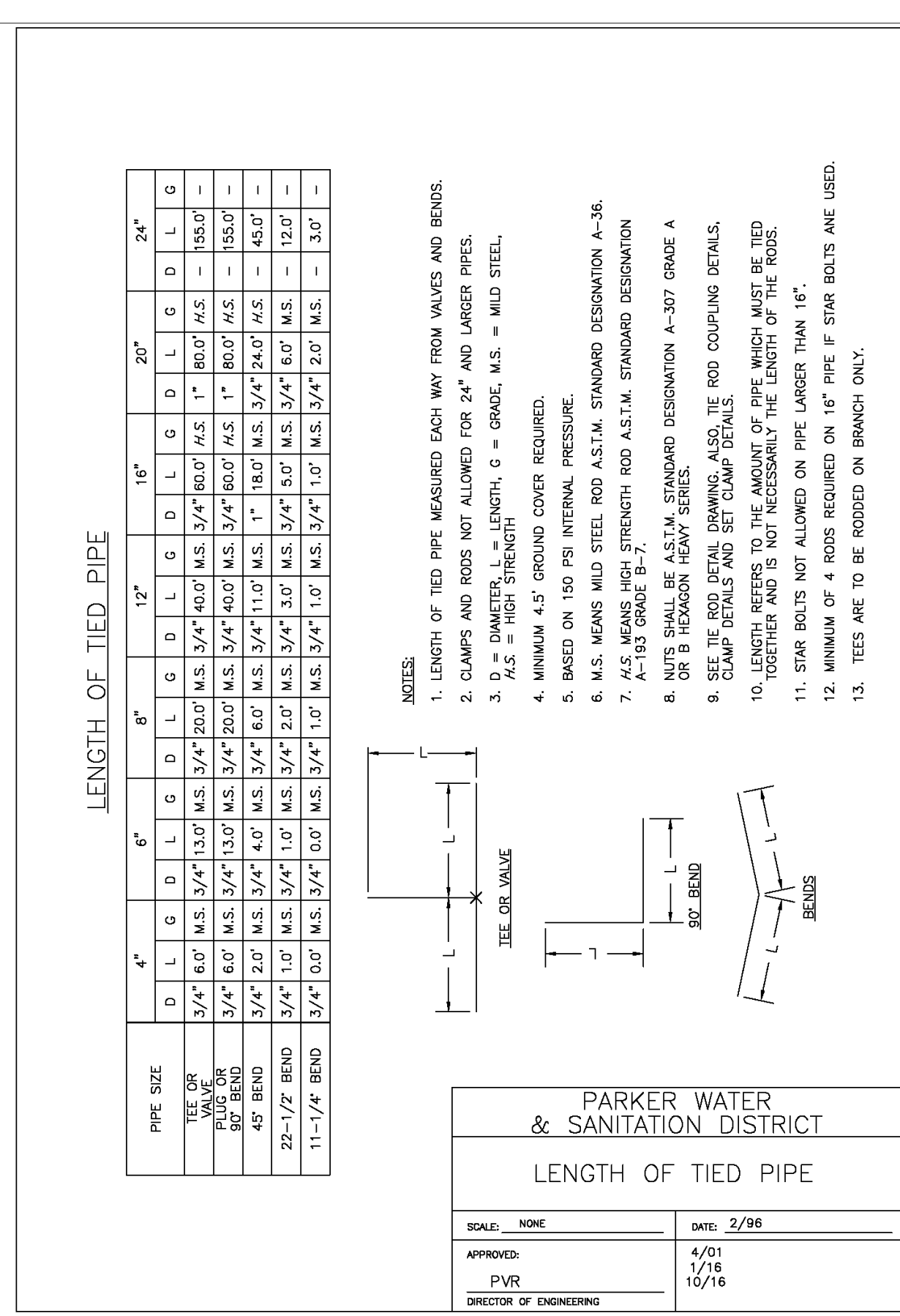
BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320),
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.



2016 REVISION

VALVE BOX

W5



2016 REVISION

RESTRAINT

W6

NOT USED

W7

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DATE: _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____
(DISTRICT ENGINEER)

DATE: _____

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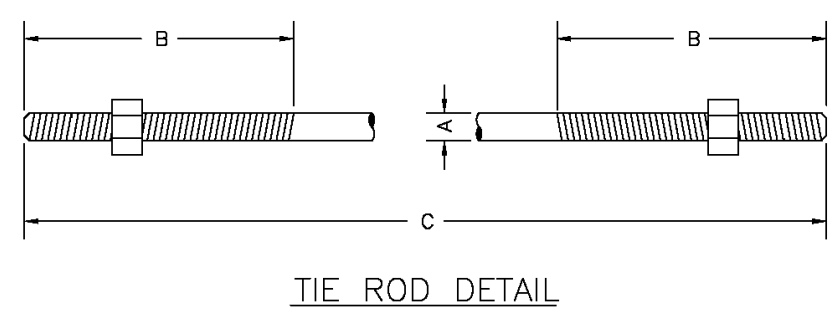
ROCKY MOUNTAIN REGION
OFFICE ADDRESS: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

10950 S. PARKER ROAD
CITY: PARKER
STATE: COLORADO
COUNTY: DOUGLAS
500162
ADDRESS: _____
OFFICE ADDRESS: _____

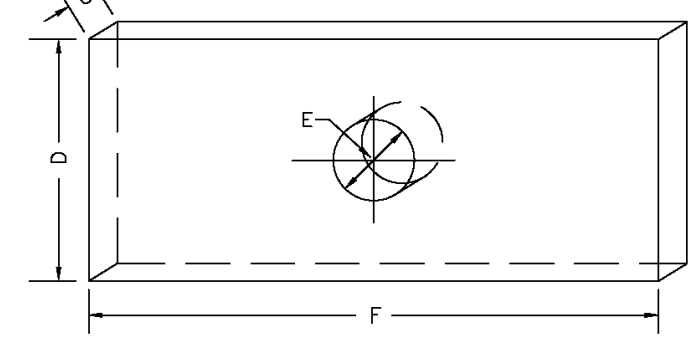
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DRAWN BY: RJP
CHECKED BY: RJP

MED RES: BAKER
MED P/CM: MANN
FILE NAME: CURRENT.DWG
SLS, INC. 14-001-47

UTILITY DETAILS
SHEET NO. UT3.0



TIE ROD DETAIL



WASHER DETAIL

TIE RODS		
ROD DIAMETER	THREAD	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"	7/8"	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

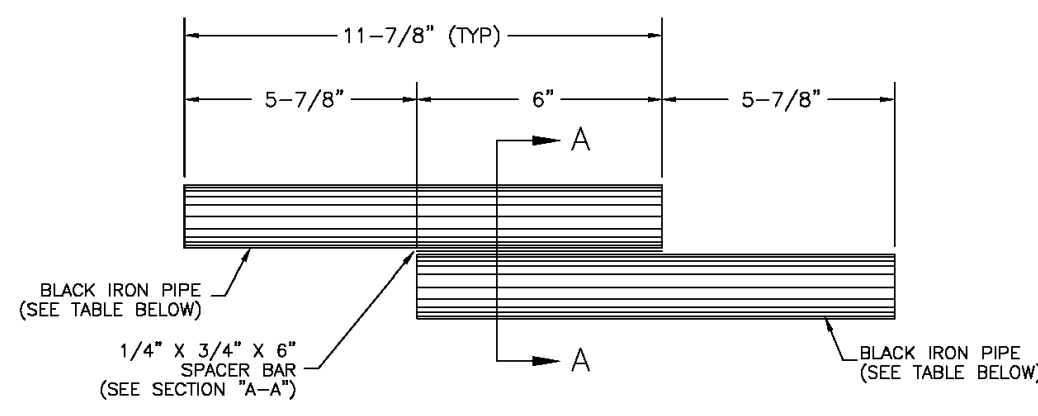
SCALE: NONE DATE: 2/96

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

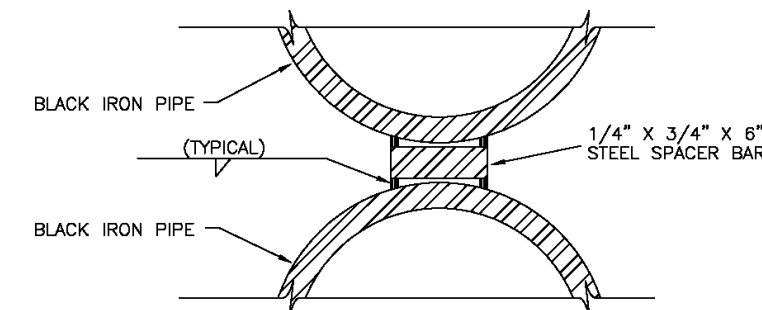
2016 REVISION SHEET W3.12

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

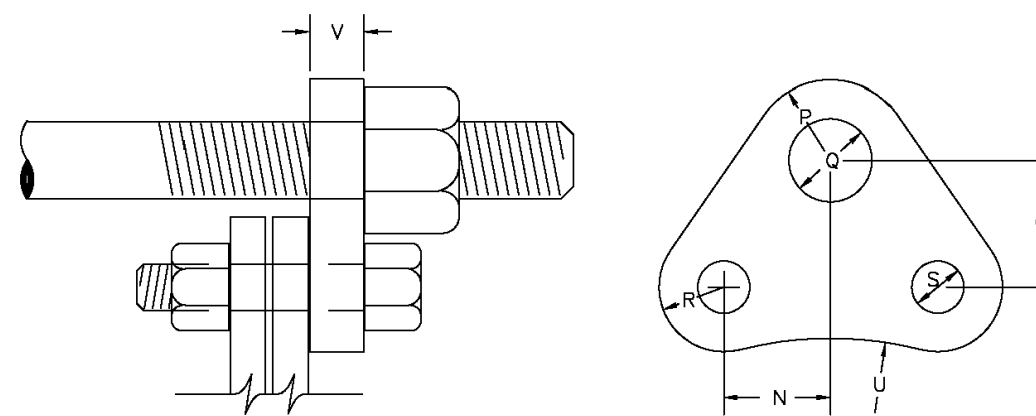
SCALE: NONE DATE: 2/96

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

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	2-1/8	2-3/4	1-1/8	7/8	3/4	1-1/4	7/8	3/4	7/8	3/4	2-1/2	8
10	2-3/8	2-3/4	1-1/8	7/8	3/4	1-1/4	7/8	3/4	7/8	3/4	2-1/2	10
12	2-7/8	2-3/4	1-1/8	7/8	3/4	1-1/4	7/8	3/4	7/8	3/4	2-1/2	12
16	3-1/2	2-3/4	1-1/8	1-1/8	3/4	1-1/2	1-1/8	3/4	1-1/4	1-1/4	2-1/2	16
20	4-1/2	2-3/4	1-1/8	1-1/8	3/4	1-1/2	1-1/8	3/4	1-1/4	1-1/4	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

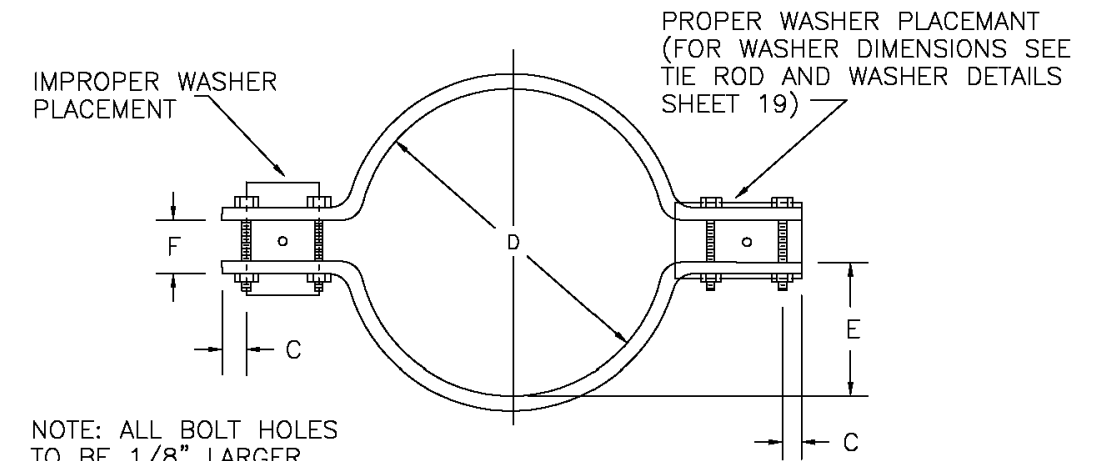
SCALE: NONE DATE: 2/96

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

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

PARKER WATER & SANITATION DISTRICT
CLAMP DETAILS AND DIMENSIONS

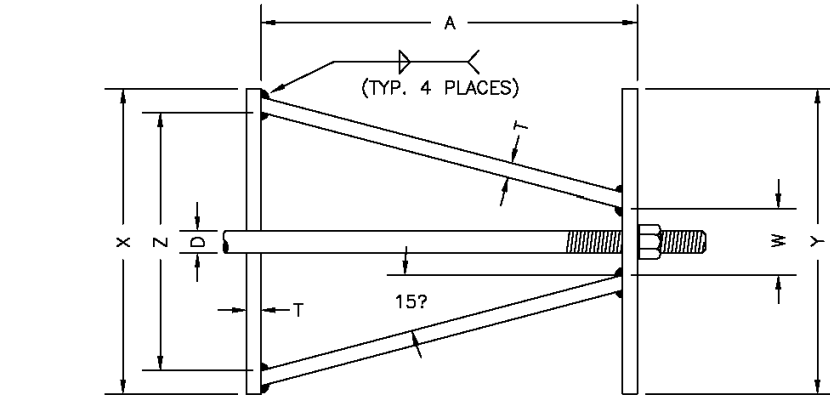
SCALE: NONE DATE: 2/96

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

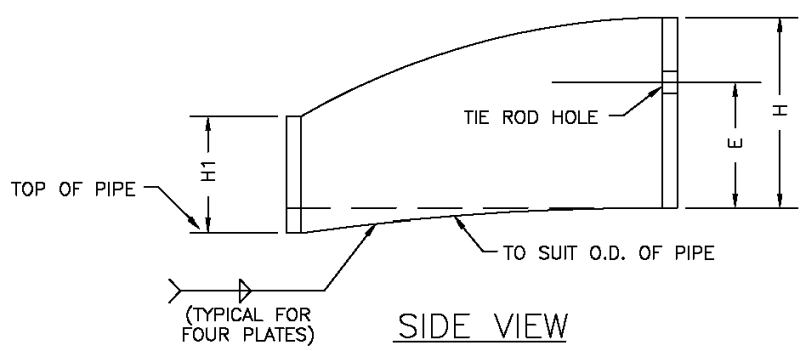
2016 REVISION SHEET W3.15

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

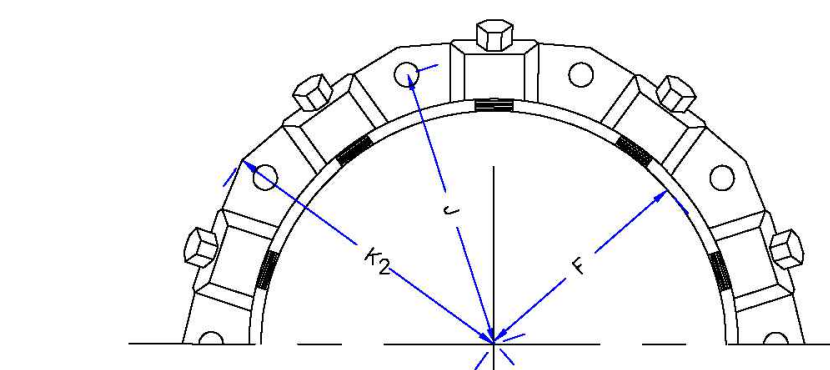
SCALE: NONE DATE: 2/96

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

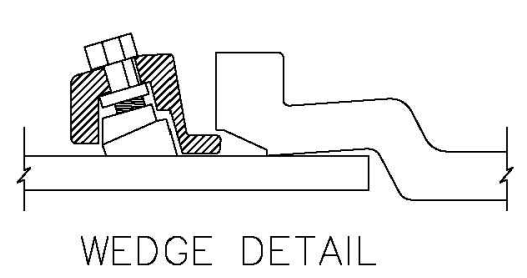
2016 REVISION SHEET W3.16

HARNES LUG

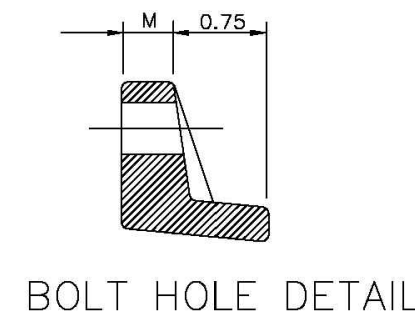
W12



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	11.30	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	11.30	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

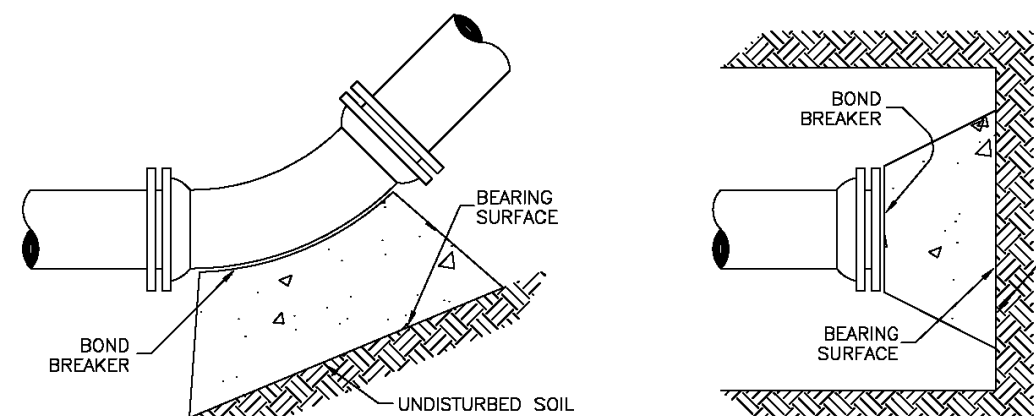
SCALE: NONE DATE: 2/96

APPROVED: 2/00 12/07 1/16 10/16
PVR DIRECTOR OF ENGINEERING

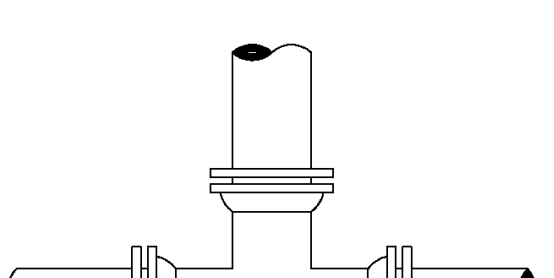
2016 REVISION SHEET W3.17

MECHANICAL JOINT

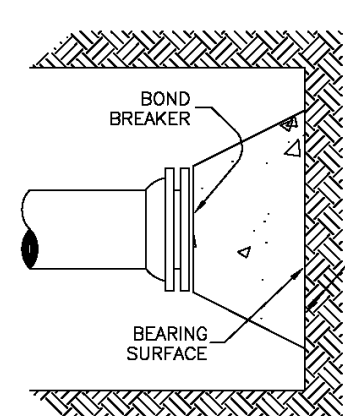
W13



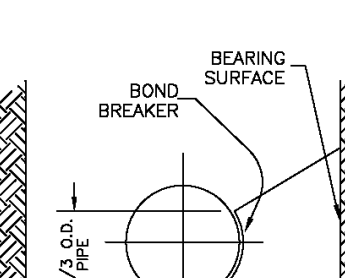
TEE



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



DEAD END



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: _____

APPROVED FOR CONSTRUCTION: PARKER WATER AND SANITATION DISTRICT

BY: (DISTRICT ENGINEER)

DATE: _____

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

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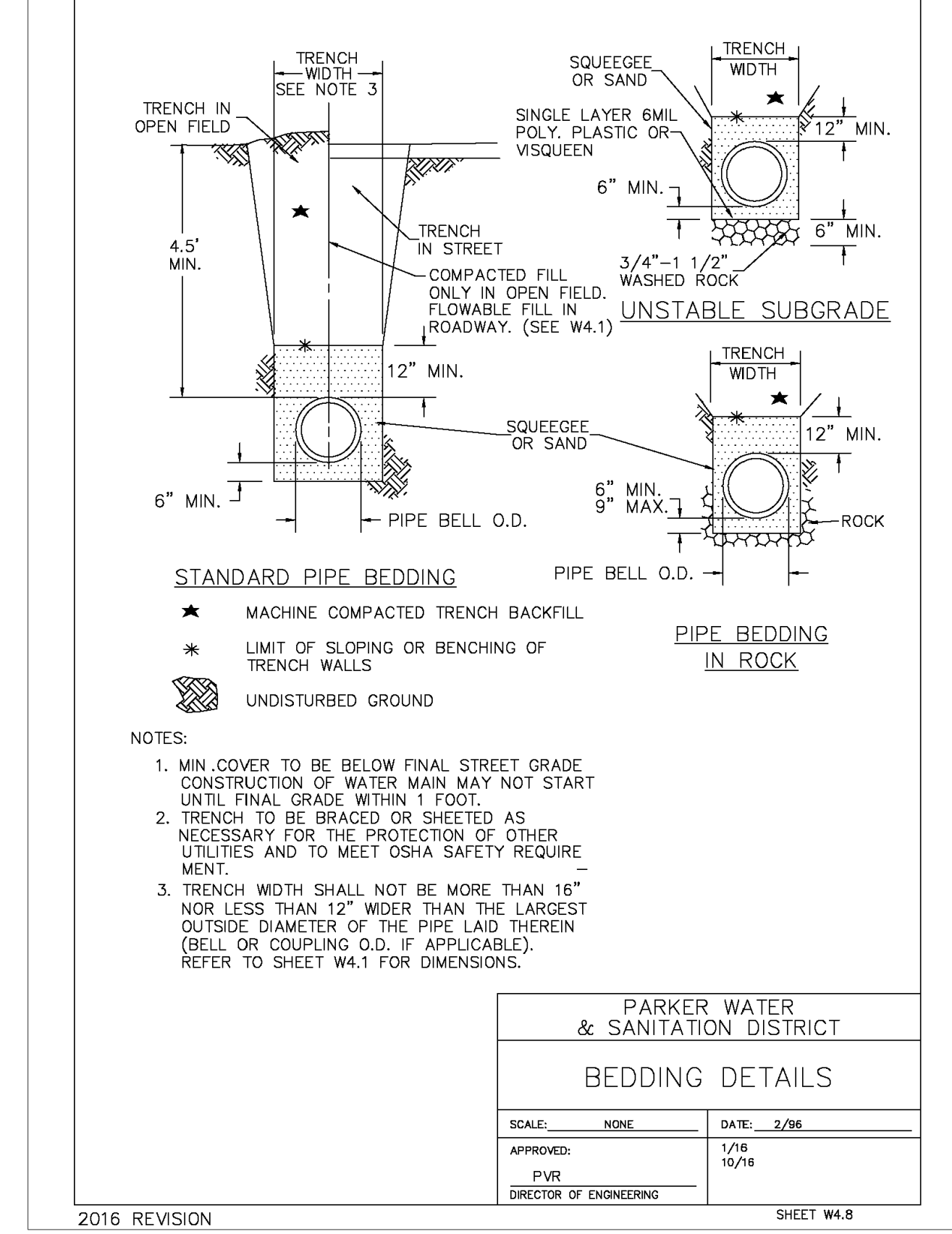
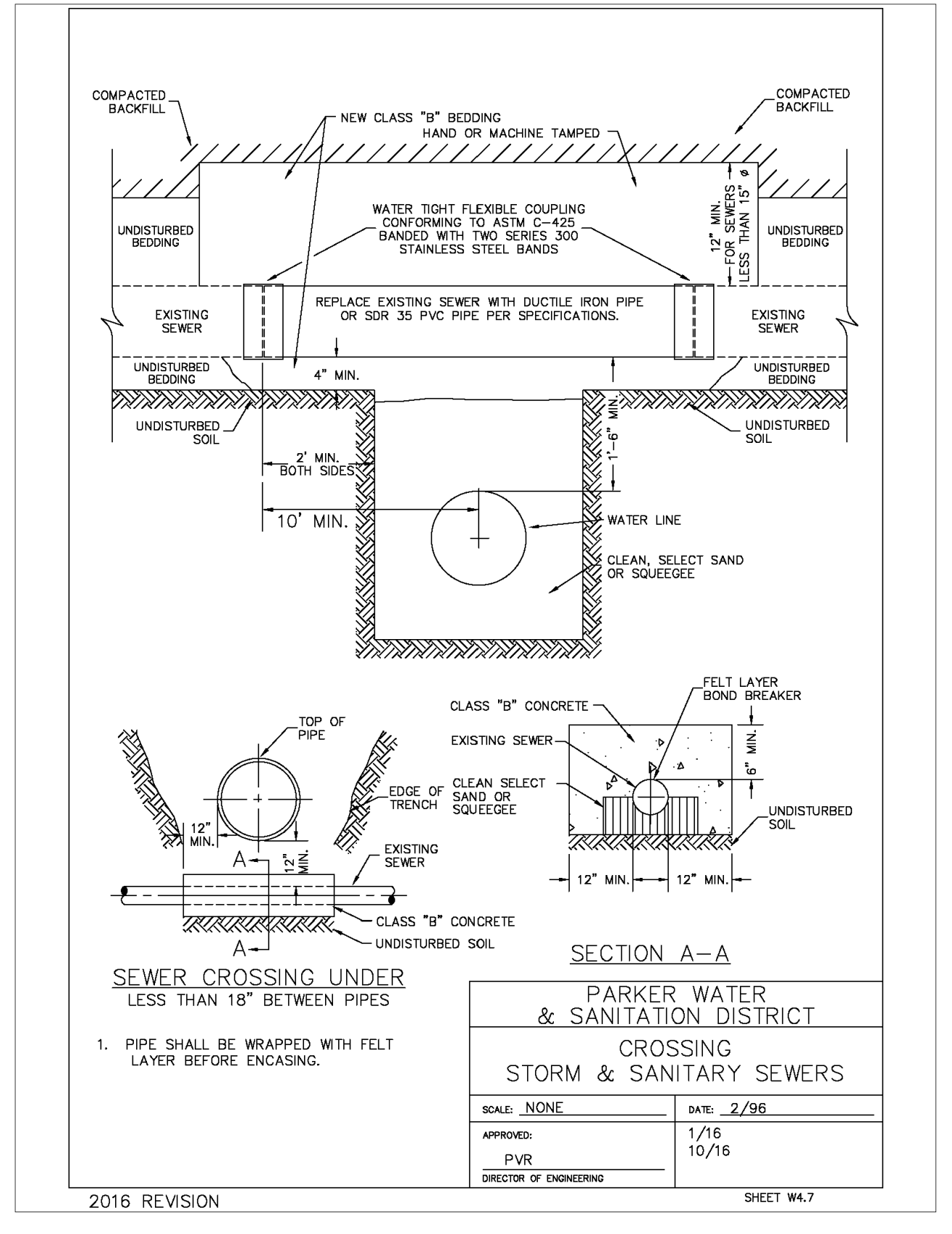
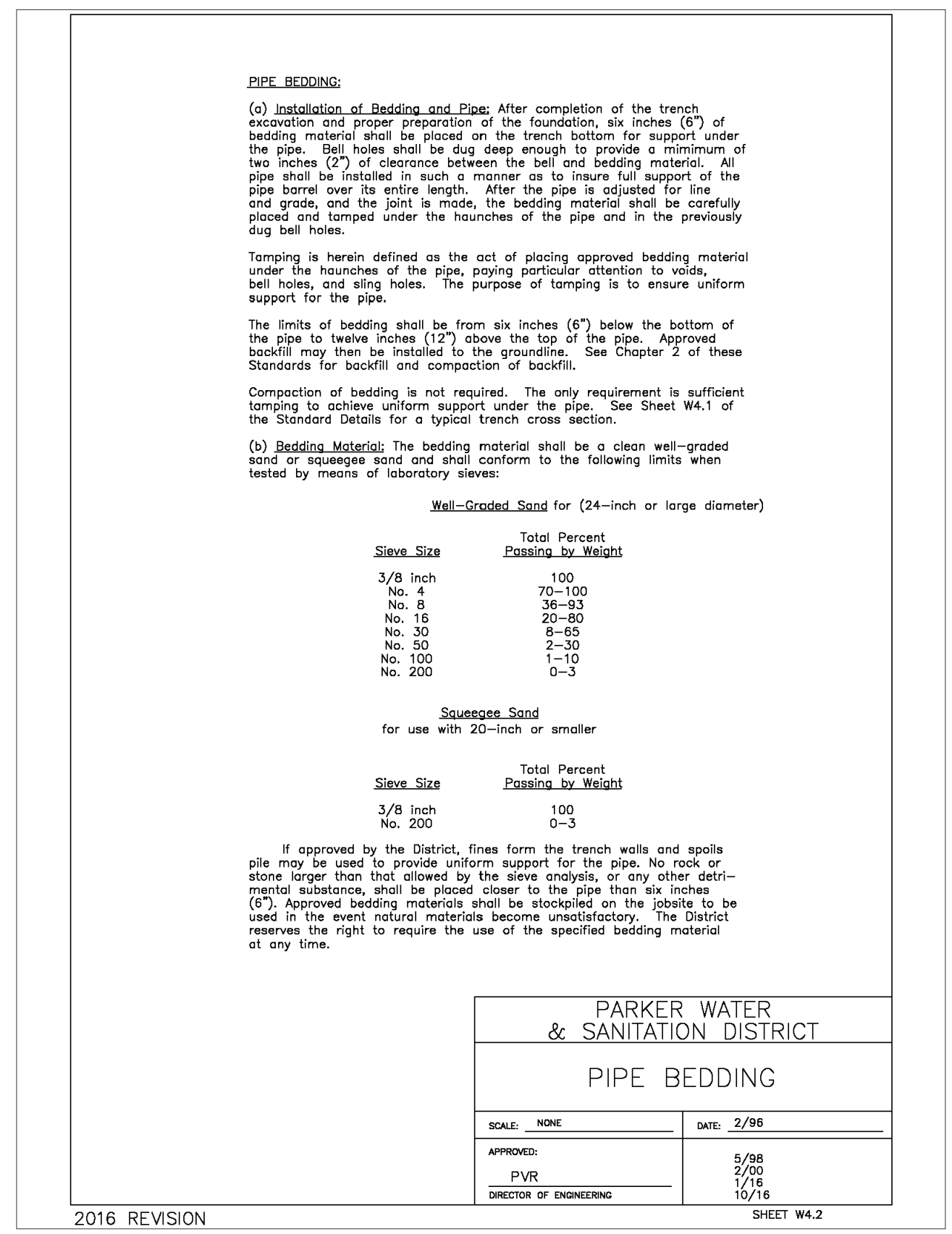
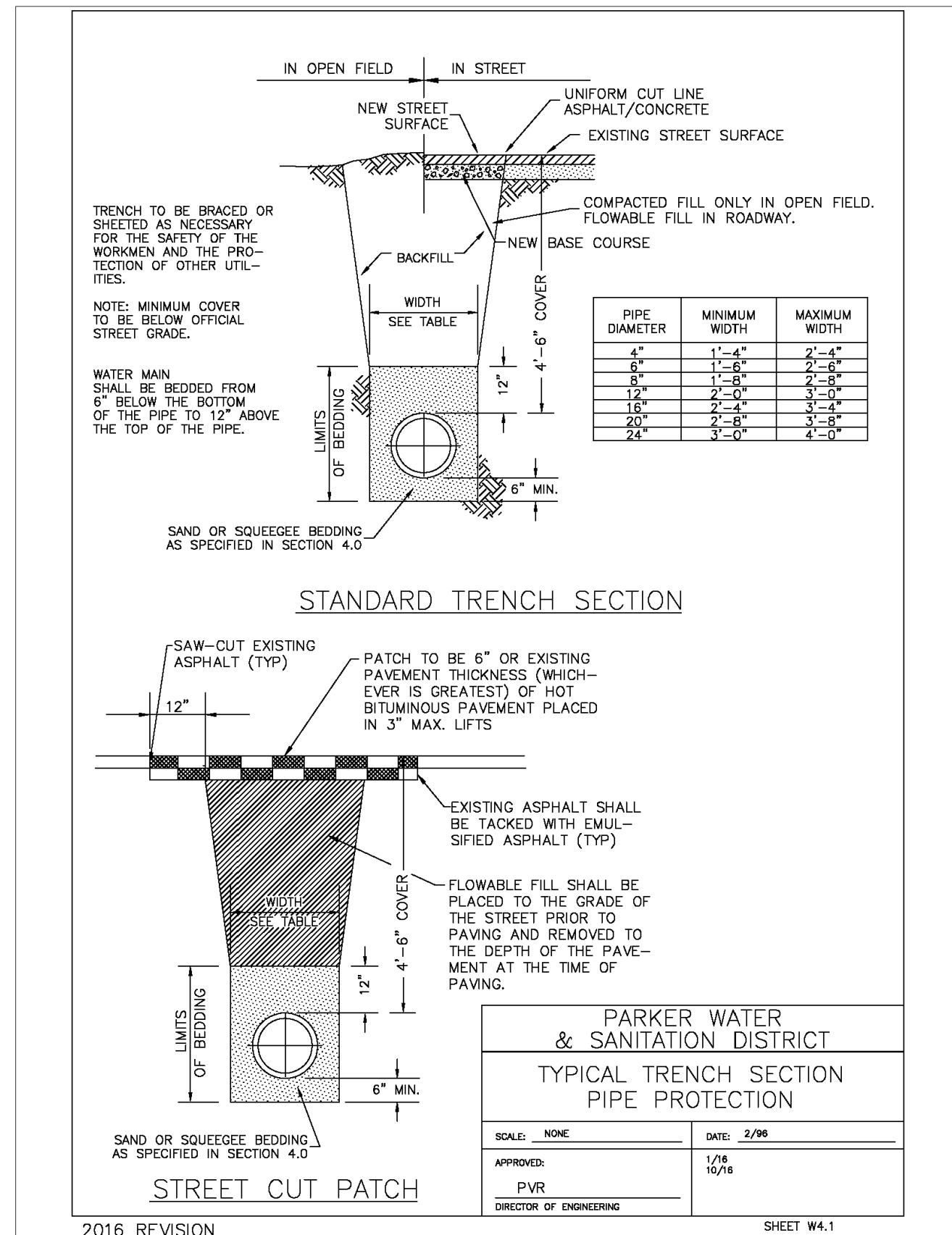
ROCKY MOUNTAIN REGION
ADDRESS: 4643 S. UJASTER STREET, SUITE 1300, DENVER, COLORADO 80237

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

SCALE: AS NOTED
DATE: 03/27/2026
DESIGNED BY: RJP
DRAWN BY: RJP
CHECKED BY: RJP

MOD. BY: BAKER
MOD. P/C# MANN
FILE NAME: CURRENT.DWG
SLS. INC. 14-001-17

UTILITY DETAILS
SHEET NO. UT3.1



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
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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

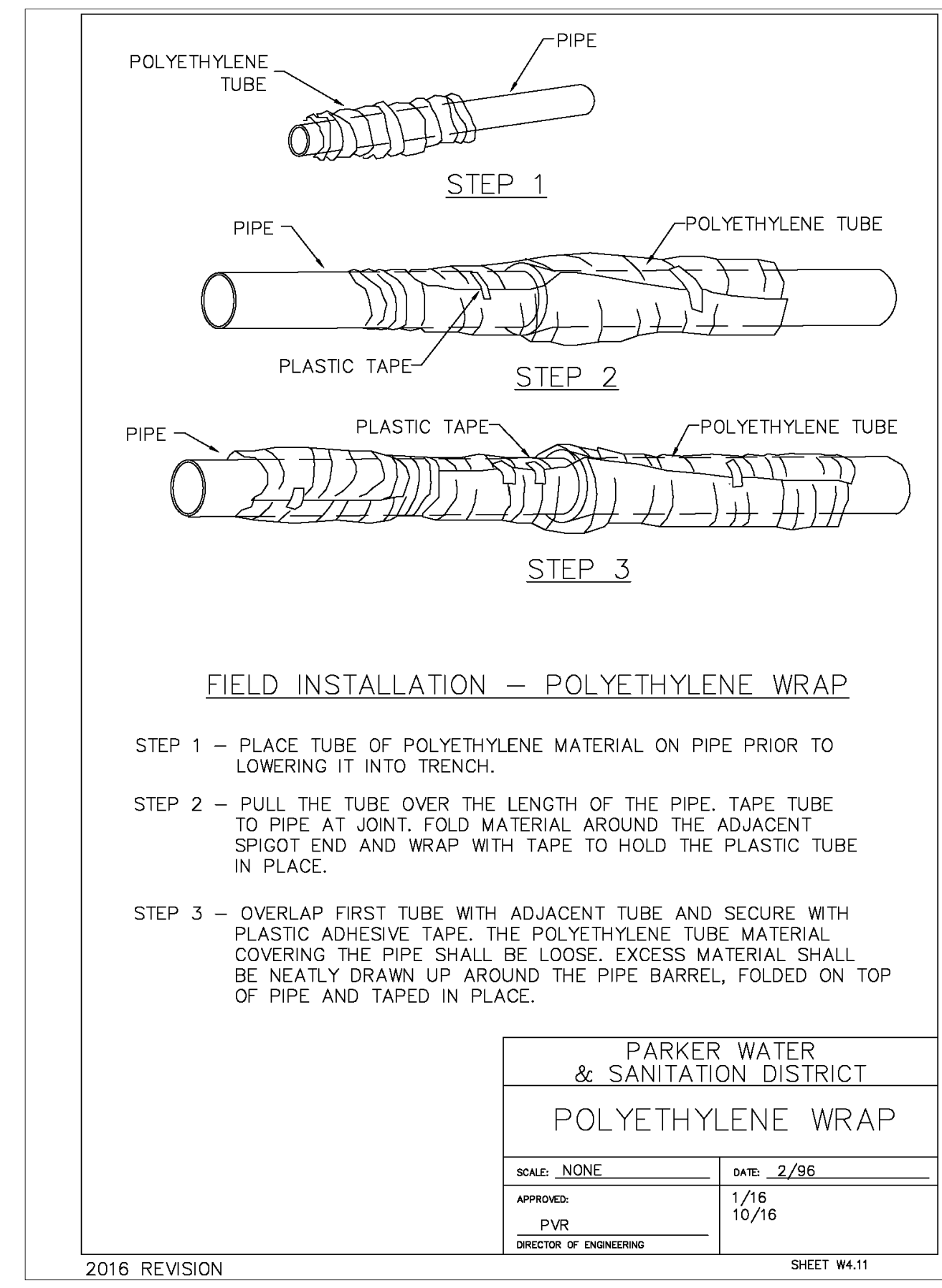
W16

SANITARY CROSSING

W17

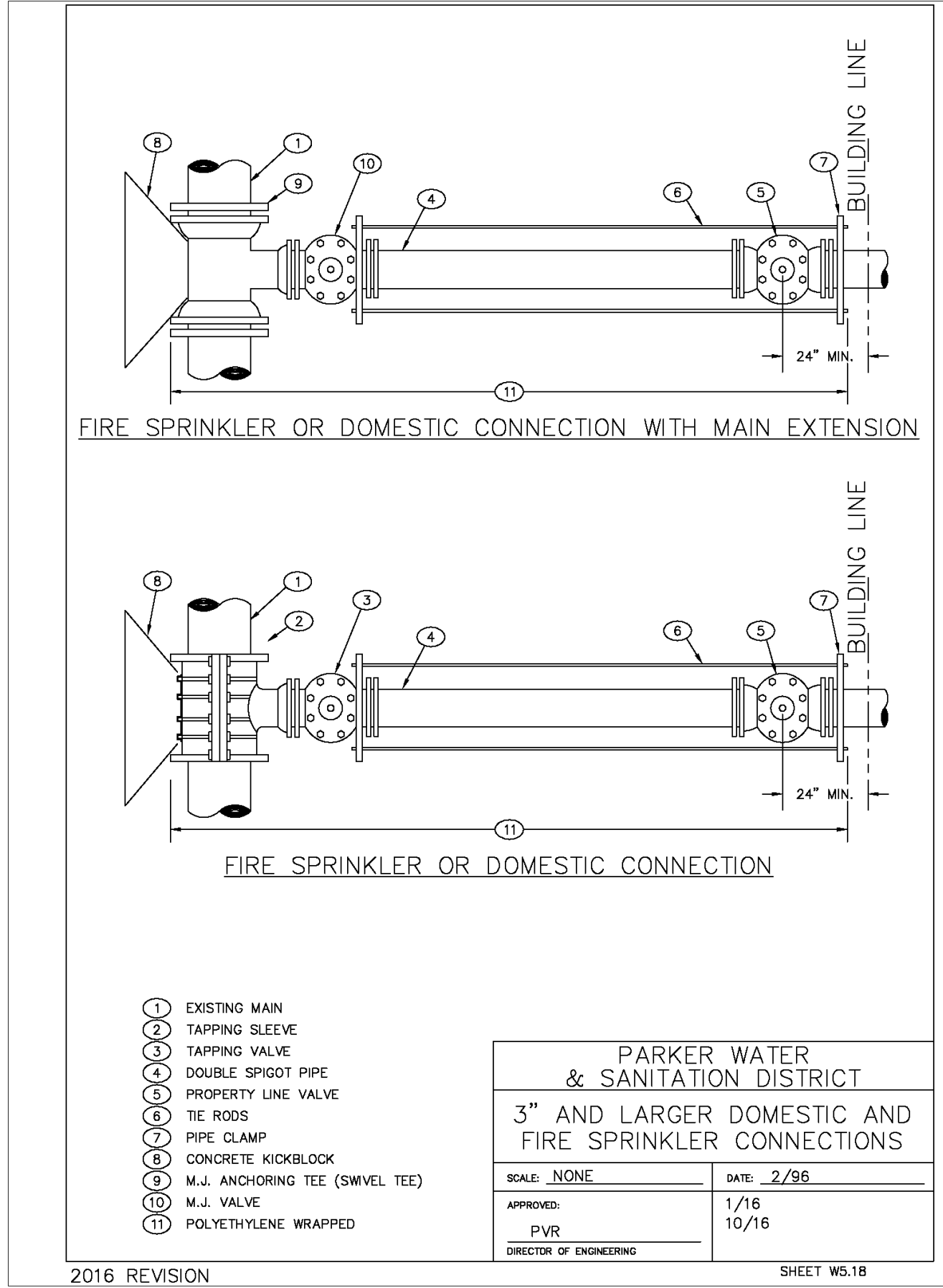
BEDDING DETAILS

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 COLORADO
COUNTY DOUGLAS
STATE COLORADO
STATE STORM I.D.# 500162
NATURAL I.D.# tbd

SCALE: AS NOTED M&D REF: BAKER
DATE: 03/27/2026 M&D P/C# MANN
DESIGNED BY: RJP FILE NAME:
DRAWN BY: RJP CURRENT.DWG
CHECKED BY: RJP SLS JOB: 14-001-47

UTILITY DETAILS

SHEET NO.

UT3.2

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