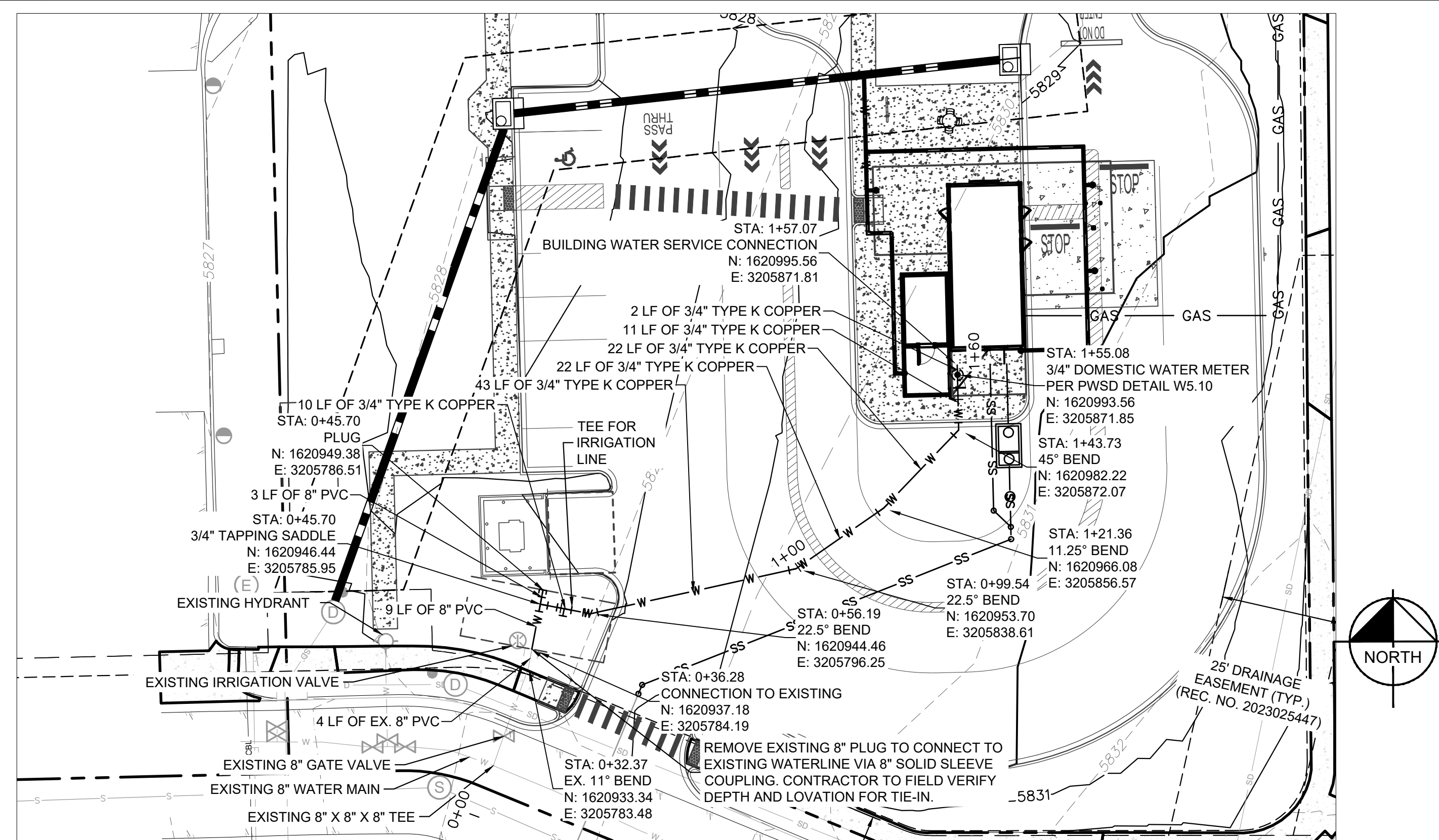








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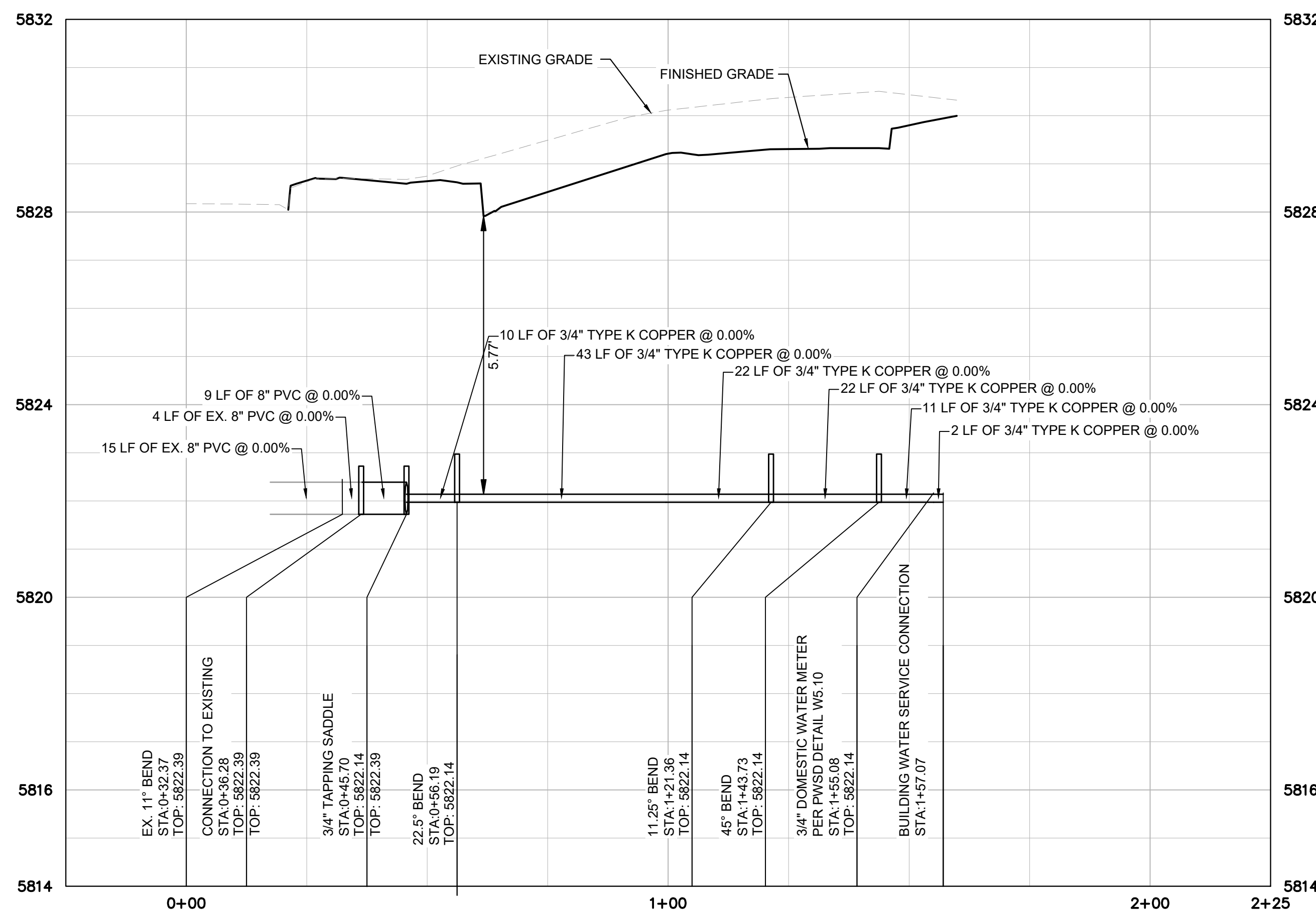
WATER MAIN - PLAN VIEW

**LEGEND**

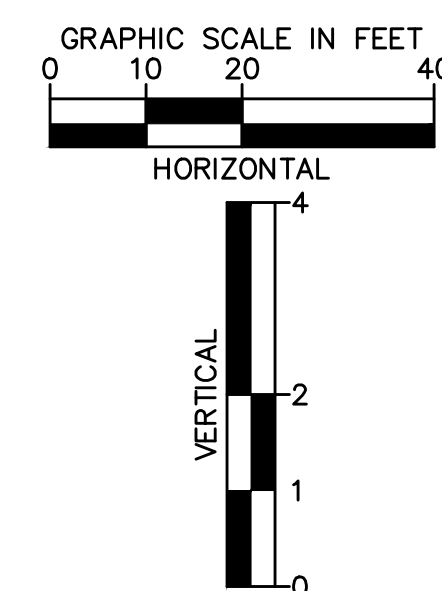
PROPERTY LINE	---
EASEMENT	---
BUILDING OUTLINE	---
PROPOSED GAS LINE	— GAS — GAS
PROPOSED SANITARY SEWER LINE	— S — S
PROPOSED WATER LINE	— W — W
PROPOSED STORM LINE	— SD — SD
EXISTING GAS LINE	— GAS — GAS
EXISTING SANITARY SEWER LINE	— S — S
EXISTING WATER LINE	— W — W
EXISTING STORM LINE	— SD — SD
PROPOSED CONTOUR	100 — 99
EXISTING CONTOUR	100 — 99
EXISTING FIRE HYDRANT	⊙
PROPOSED WATER BENDS	⌒ ⌓ ⌔ ⌕
PROPOSED WATER METER	⊙

**NOTES:**

- UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE. SEE ARCHITECT AND MEP PLANS FOR CONTINUATION.
- ALL UTILITY PIPE LENGTHS ON PLANS ARE SHOWN FOR REFERENCE AND COORDINATION. PIPE LENGTHS ARE NOT SHOWN FOR BIDDING OR ESTIMATING PURPOSES.
- ALL DIMENSIONS ARE SHOWN FROM CENTER OF PIPE TO CENTER OF PIPE UNLESS OTHERWISE NOTED.
- THE EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.
- CONTRACTOR TO CONFIRM ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION.



WATER MAIN - PROFILE VIEW



NO.	REVISION	BY	DATE	APPR

**Kimley»Horn**  
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 6200 South Syracuse Way, Suite 300  
 Greenwood, Colorado 80111 (303) 228-2300

DESIGNED BY: MMR  
 DRAWN BY: KNP  
 CHECKED BY: KEW  
 DATE: 12/2/25

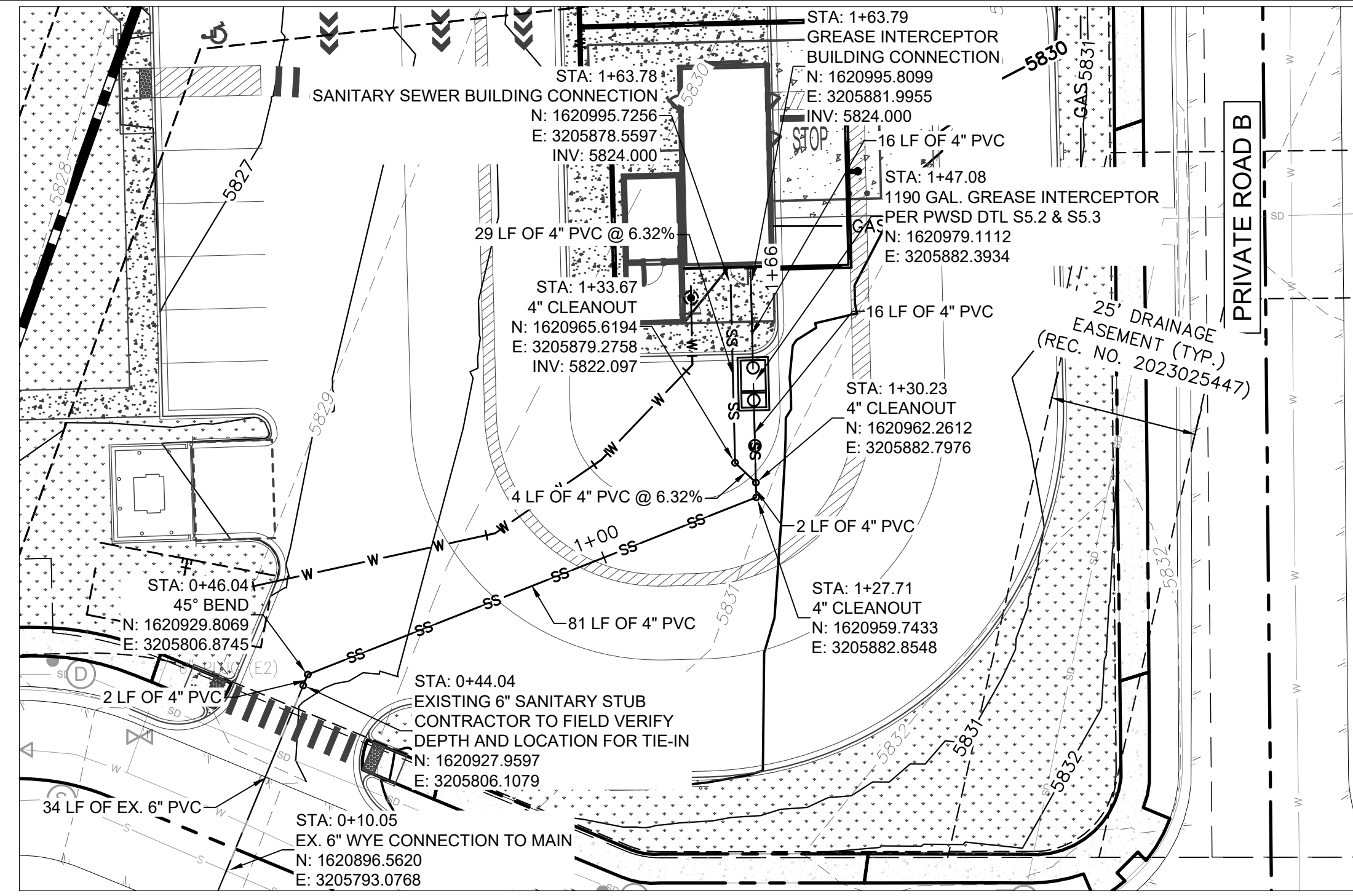
LINCOLN PROFESSIONAL PARK FILING NO. 1  
 LOT 2, PARKER, CO  
 7 BREW - CONSTRUCTION DOCUMENTS  
 WATER LINE PLAN AND PROFILE

PRELIMINARY  
 FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION  
**Kimley»Horn**  
 Kimley-Horn and Associates, Inc.

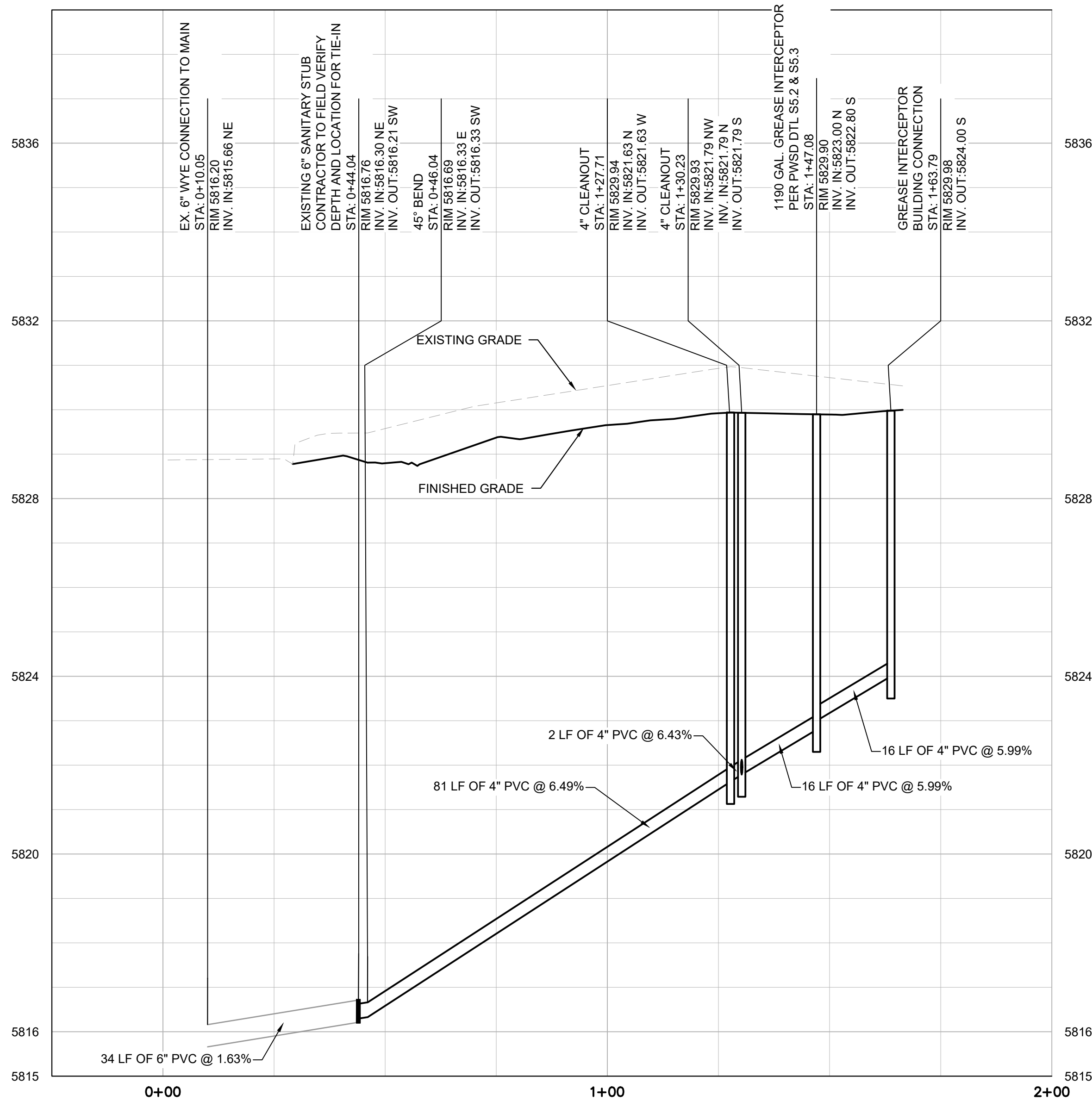
PROJECT NO.  
 296237001  
 SHEET  
 296237001\_WATR  
**C3.0**



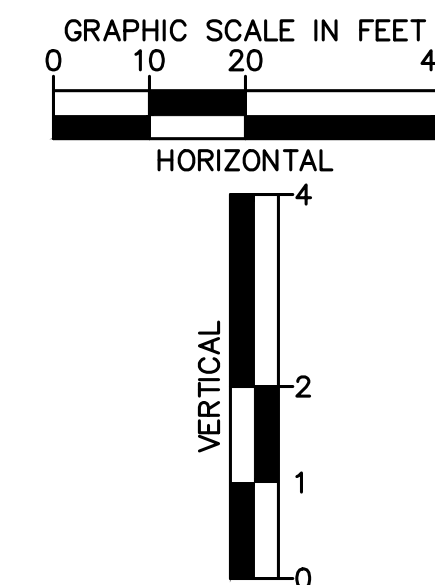
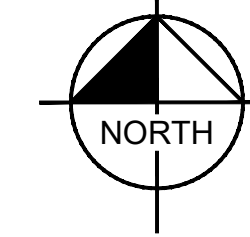
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SANITARY SEWER MAIN - PLAN VIEW



SANITARY SEWER MAIN - PROFILE VIEW



**LEGEND**

PROPERTY LINE	---
EASEMENT	---
BUILDING OUTLINE	---
PROPOSED GAS LINE	— GAS — GAS —
PROPOSED SANITARY SEWER LINE	— S — S —
PROPOSED WATER LINE	— W — W —
PROPOSED STORM LINE	— SD — SD —
EXISTING GAS LINE	— GAS — GAS —
EXISTING SANITARY SEWER LINE	— S — S —
EXISTING WATER LINE	— W — W —
EXISTING STORM LINE	— SD — SD —
PROPOSED CONTOUR	— 100 — 99 —
EXISTING CONTOUR	— 100 — 99 —
EXISTING SANITARY SEWER MANHOLE	⊙
EXISTING SEWER CLEANOUT	○
PROPOSED SANITARY SEWER MANHOLE	⊙
PROPOSED SEWER CLEANOUT	○

**NOTES:**

1. UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE. SEE ARCHITECT AND MEP PLANS FOR CONTINUATION.
2. ALL UTILITY PIPE LENGTHS ON PLANS ARE SHOWN FOR REFERENCE AND COORDINATION. PIPE LENGTHS ARE NOT SHOWN FOR BIDDING OR ESTIMATING PURPOSES.
3. ALL DIMENSIONS ARE SHOWN FROM CENTER OF PIPE TO CENTER OF PIPE UNLESS OTHERWISE NOTED.
4. THE EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.
5. CONTRACTOR TO CONFIRM ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION.

NO.	REVISION	BY	DATE	APPR

**Kimley»Horn**  
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 DATE: 12/2/25

LINCOLN PROFESSIONAL PARK FILING NO. 1  
 LOT 2, PARKER, CO  
 7 BREW - CONSTRUCTION DOCUMENTS  
 SANITARY SEWER PLAN & PROFILE

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PROJECT NO.  
 296237001  
 SHEET  
 296237001\_SSWR  
**C4.0**



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**PIPE BEDDING:**

(a) **Installation of Bedding and Pipe:** After completion of the trench excavation and proper preparation of the foundation, six inches (6") of bedding material shall be placed on the trench bottom for support under the pipe. Spacing holes shall be dug deep enough to provide a minimum of two inches (2") of clearance between the bed and bedding material. All pipe shall be installed in such a manner as to insure full support of the pipe barrel over its entire length. After the pipe is adjusted for line and grade, and the joint is made, the bedding material shall be carefully placed and tamped under the haunches of the pipe and in the previously dug bell holes. The purpose of tamping is to ensure uniform support for the pipe.

Tamping is herein defined as the act of placing approved bedding material under the haunches of the pipe, paying particular attention to voids, bell holes, and sling holes. The purpose of tamping is to ensure uniform support for the pipe.

The limits of bedding shall be from six inches (6") below the bottom of the pipe to twelve inches (12") above the top of the pipe. Approved backfill may then be installed to the groundline. See Chapter 2 of these Standards for backfill and compaction of backfill.

Compaction of bedding is not required. The only requirement is sufficient tamping to achieve uniform support under the pipe. See Sheet W4.1 of the Standard Details for a typical trench cross section.

(b) **Bedding Material:** The bedding material shall be a clean well-graded sand or squeeze sand and shall conform to the following limits when tested by means of laboratory sieves:

**Well-Graded Sand for (24-inch or large diameter)**

Sieve Size	Total Percent Passing by Weight
3/8 inch	100
No. 4	70-100
No. 8	20-83
No. 16	20-80
No. 30	60-85
No. 50	2-30
No. 100	1-10
No. 200	0-3

**Squeeze Sand**  
for use with 20-inch or smaller

Sieve Size	Total Percent Passing by Weight
3/8 inch	100
No. 200	0-3

If approved by the District, fines from the trench walls and spoils pile may be used to provide uniform support for the pipe. No rock or stone larger than that allowed by the sieve analysis, or any other detrimental substance, shall be placed closer to the pipe than six inches (6"). Approved bedding materials shall be stockpiled on the jobsite to be used in the event natural materials become unsatisfactory. The District reserves the right to require the use of the specified bedding material at any time.

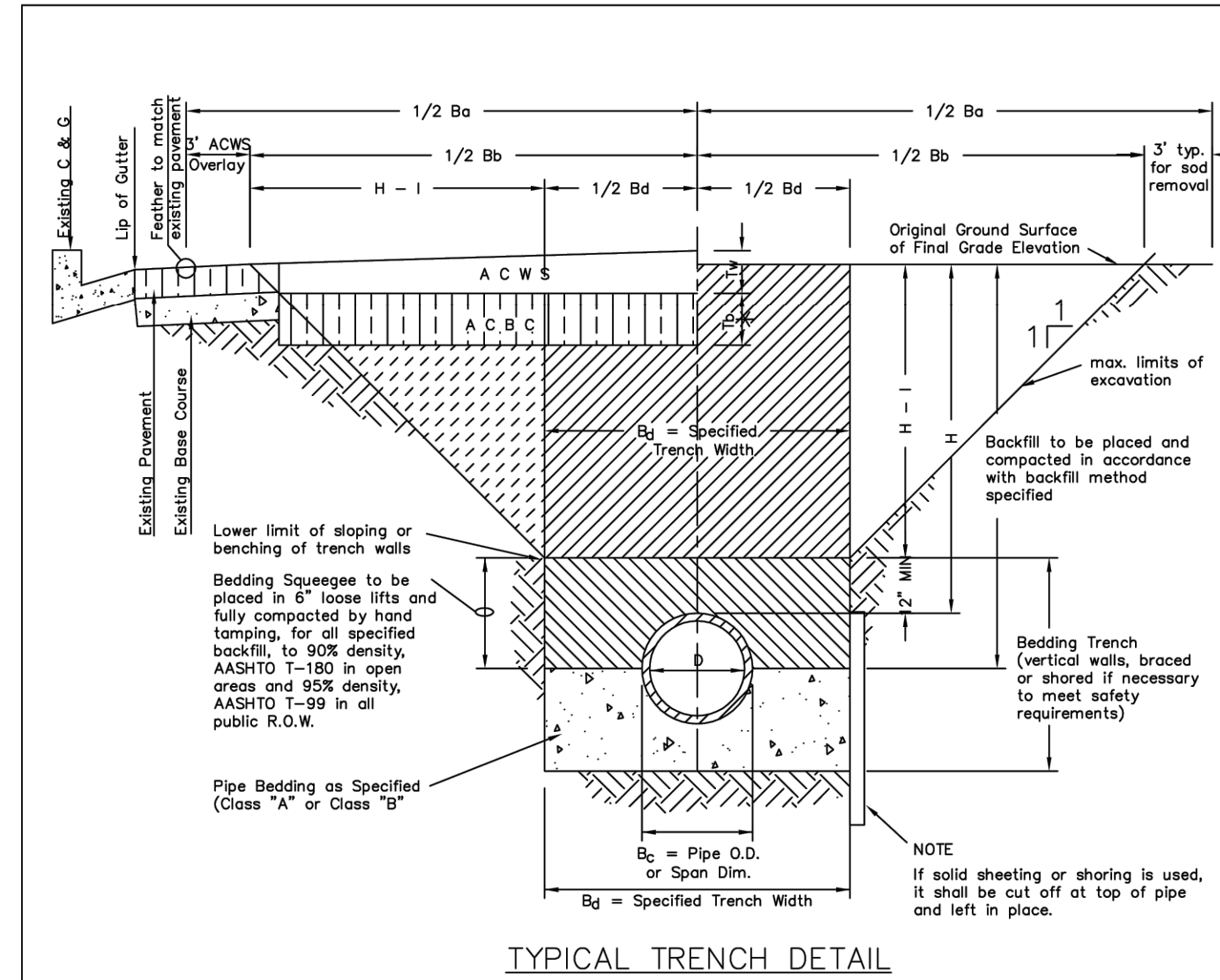
**PARKER WATER & SANITATION DISTRICT**  
**PIPE BEDDING**

SCALE: NONE      DATE: 2/96

APPROVED: PVR      5/98  
2/00  
1/16  
10/16  
DIRECTOR OF ENGINEERING

SHEET W4.2

2016 REVISION



- NOTES**
1. Sloping or benching of trench side walls, where permitted shall be in accordance with applicable Federal, State and Local safety requirements.
  2. Trench shall be braced and shored as necessary to afford safe working conditions or to protect adjacent utilities, structures, etc. Unless otherwise specified on the plans, no pavement will be made for removal, replacement or relocation of curb and gutter, utilities, sidewalk, structures, etc. outside the maximum limits of excavation as shown and the contractor shall be responsible for protection of same.
  3. If dimension  $T_0$  is  $\leq 5'$ , then existing asphalt pavement shall be removed and replaced up to the gutter. Maximum asphalt pay width,  $B_2$  &  $B_3$  shall then be based upon this actual width.

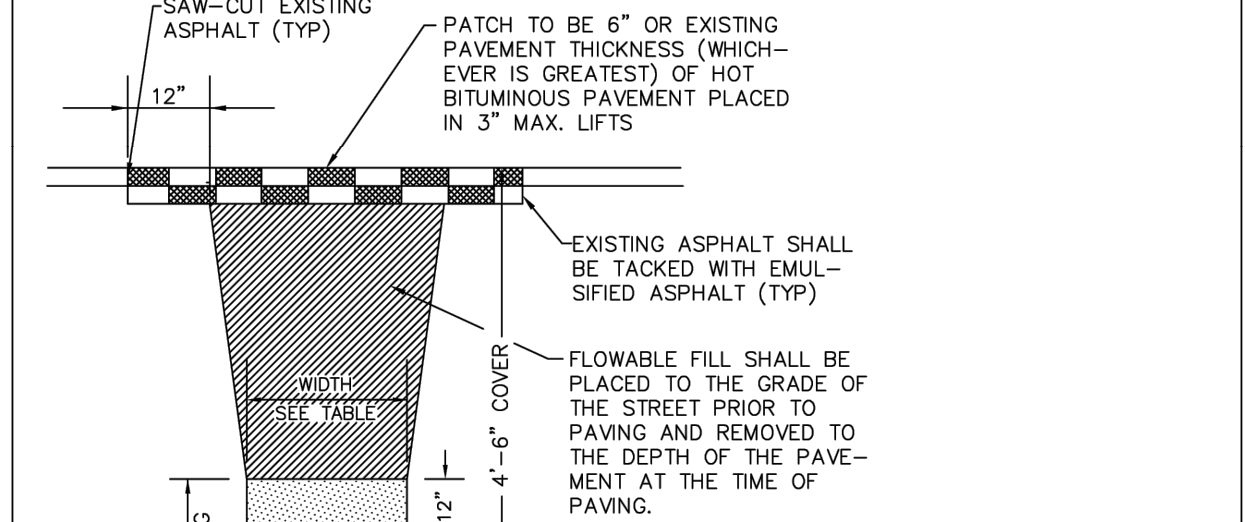
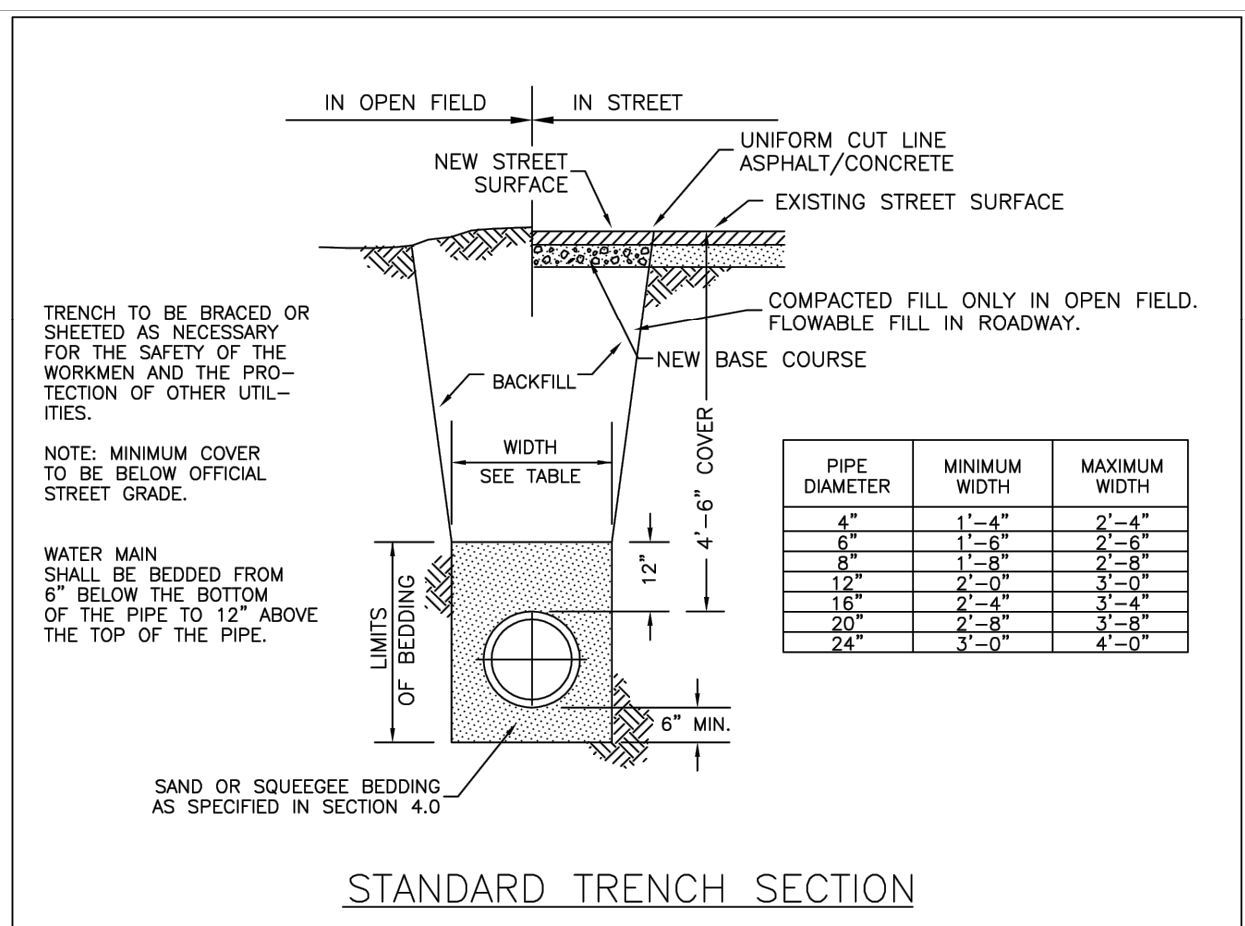
**PARKER WATER & SANITATION DISTRICT**  
**SEWER TRENCHING AND BEDDING DETAIL**

SCALE: NONE      DATE: 2/96

APPROVED: PVR      5/98  
1/16  
10/16  
DIRECTOR OF ENGINEERING

SHEET W4.1

2016 REVISION



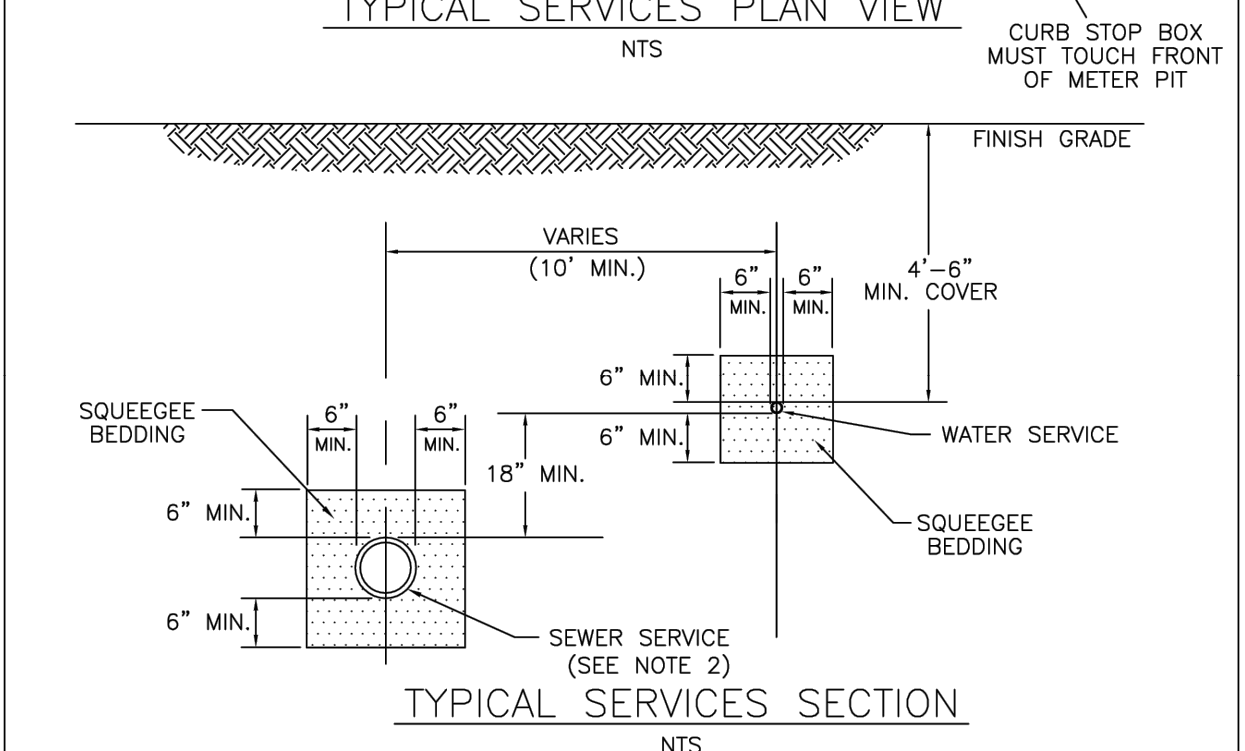
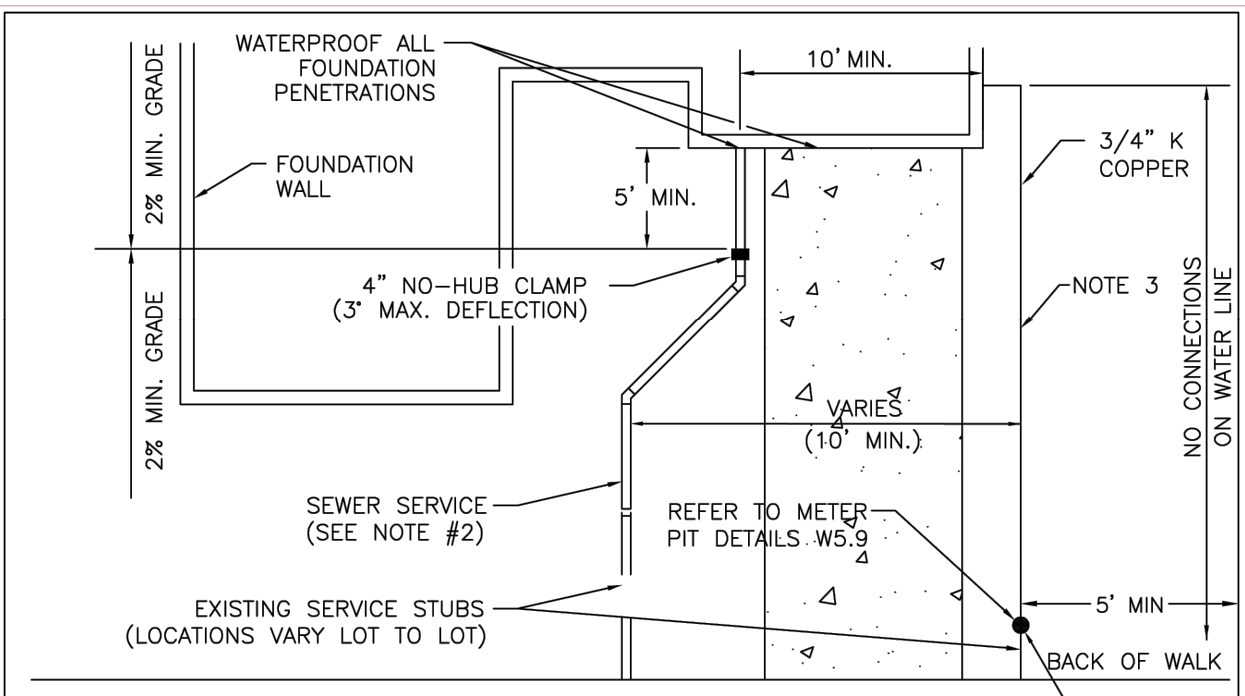
**PARKER WATER & SANITATION DISTRICT**  
**TYPICAL TRENCH SECTION PIPE PROTECTION**

SCALE: NONE      DATE: 2/96

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

SHEET W4.1

2016 REVISION



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

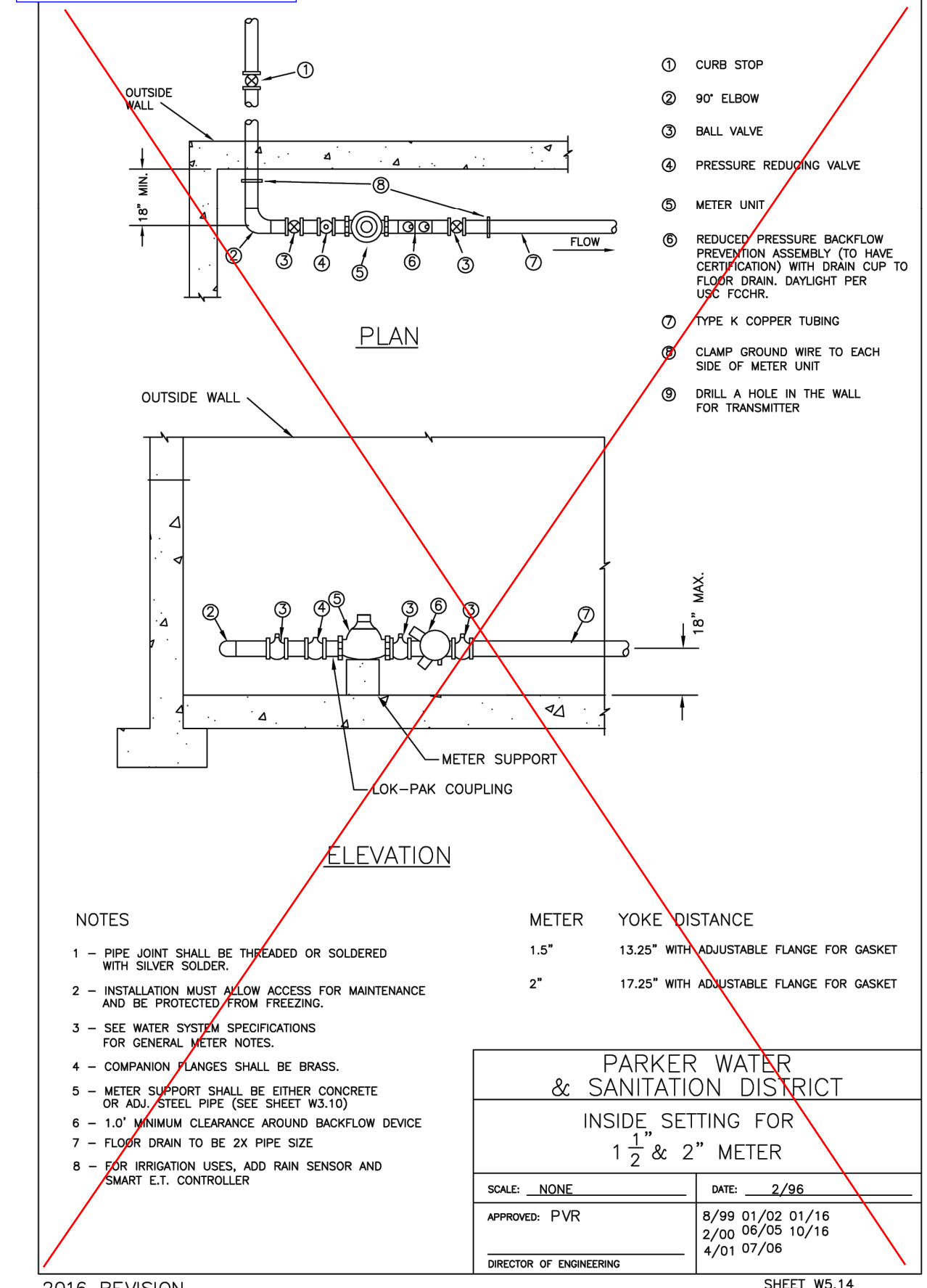
SCALE: NONE      DATE: 2/96

APPROVED: PVR      1/04 10/16  
06/05  
12/07  
1/16  
DIRECTOR OF ENGINEERING

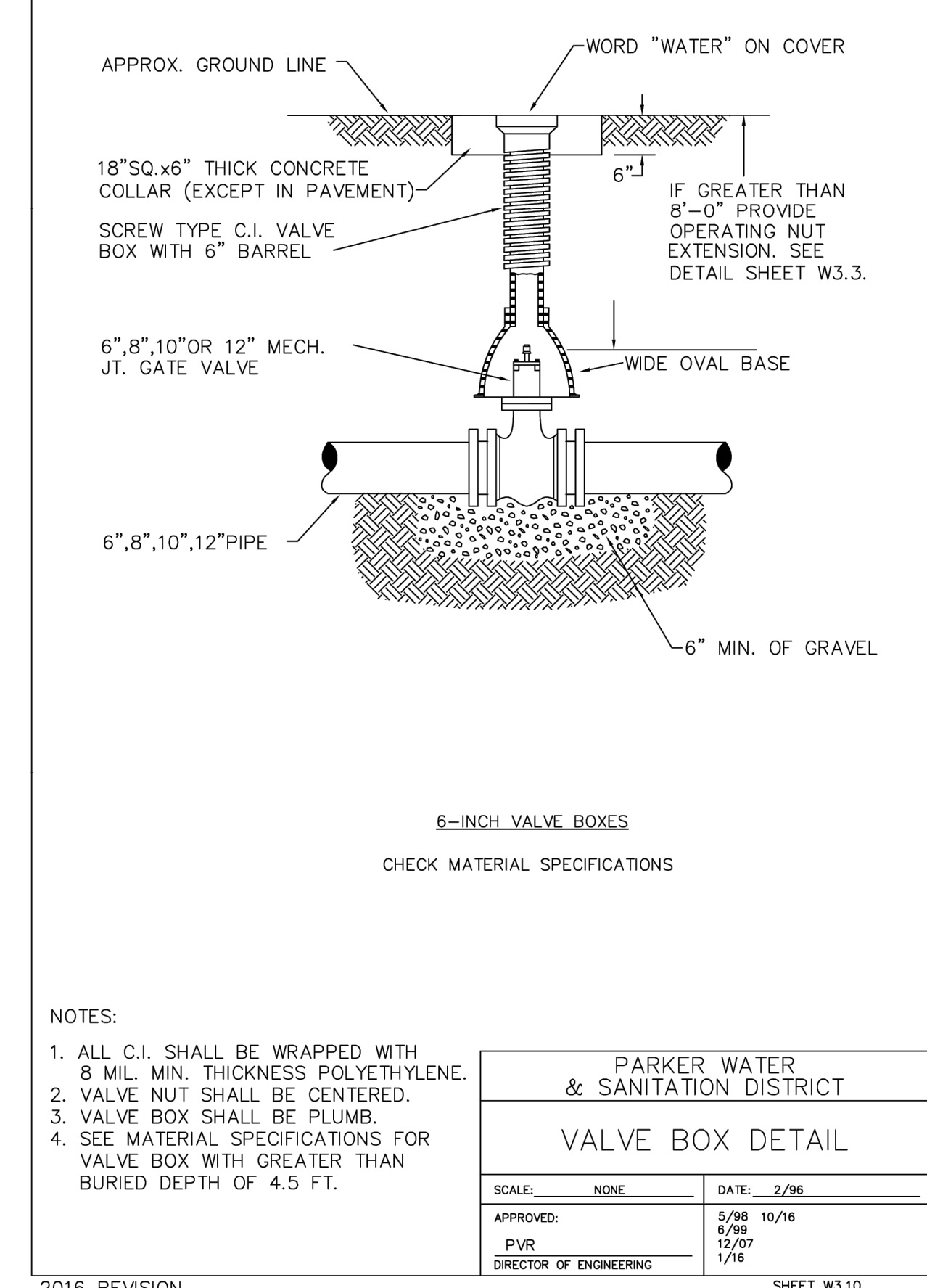
SHEET W1.2

2016 REVISION

Replace with 3/4" Irrigation meter pit  
KH Response:  
Detail has been replaced.

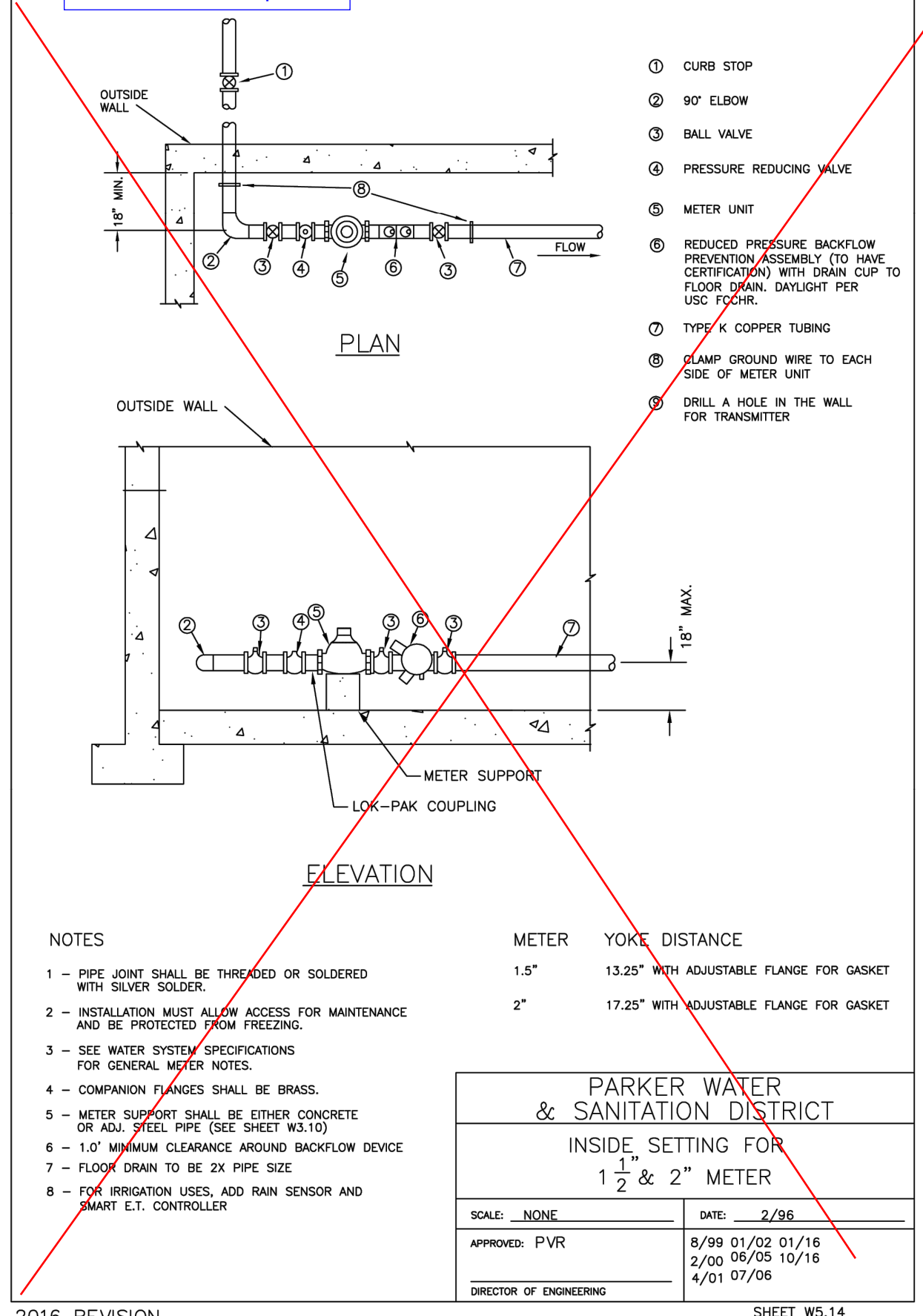


2016 REVISION

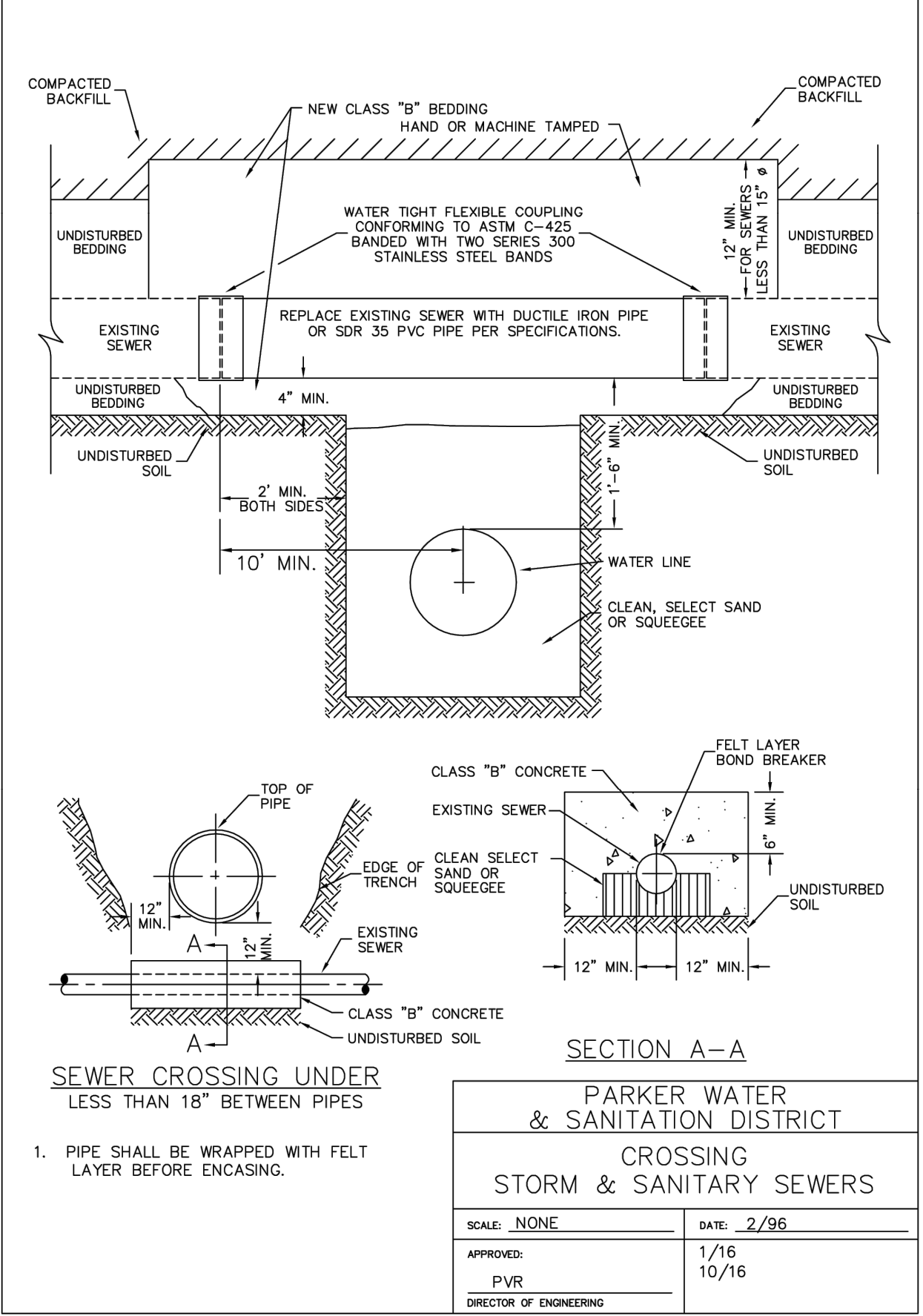


2016 REVISION

Replace with 3/4" domestic meter pit detail  
KH Response:  
Detail has been replaced.



2016 REVISION



2016 REVISION

NO.	REVISION	BY	DATE

**Kimley»Horn**

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DESIGNED BY: MMR  
DRAWN BY: KNP  
CHECKED BY: KEW  
DATE: 12/2/25

LINCOLN PROFESSIONAL PARK FILING NO. 1  
LOT 2, PARKER, CO  
7 BREW - CONSTRUCTION DOCUMENTS  
DETAILS

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**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
296237001

SHEET  
296237001\_SSWR  
**C5.0**

