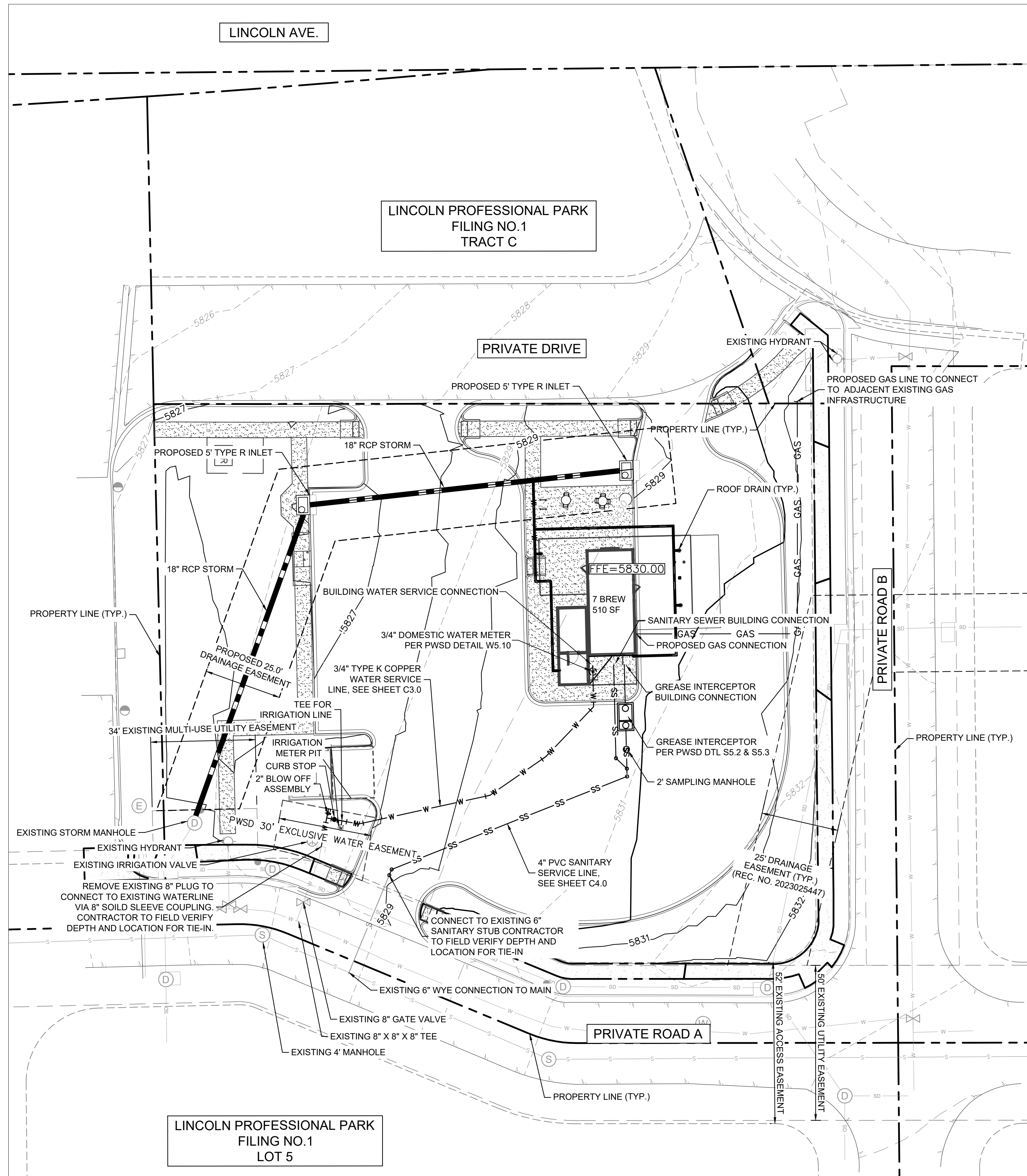


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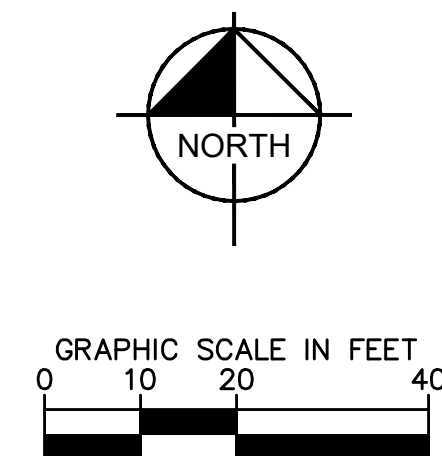


LEGEND

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 STORM MANHOLE	⊙	⊙
EXISTING FIRE HYDRANT	⊙	⊙
EXISTING SEWER CLEANOUT	⊙	⊙
EXISTING WATER VALVE	⊙	⊙
EXISTING STORM DRAIN STRUCTURE	⊙	⊙
PROPOSED WATER BENDS	⌒	⌒
PROPOSED STORM CURB INLET	⊙	⊙
PROPOSED WATER METER	⊙	⊙
PROPOSED SANITARY SEWER CLEANOUT	⊙	⊙

NOTES:

- UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE. SEE ARCHITECT AND MEP PLANS FOR CONTINUATION.
- ALL DIMENSIONS ARE SHOWN FROM CENTER OF PIPE TO CENTER OF PIPE UNLESS OTHERWISE NOTED.
- 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.
- ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICES LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.



NO.	REVISION	BY	DATE	APPR

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood, Colorado 80111 (303) 228-2300

DESIGNED BY: MMR
DRAWN BY: KNP
CHECKED BY: KEW
DATE: 2/23/26

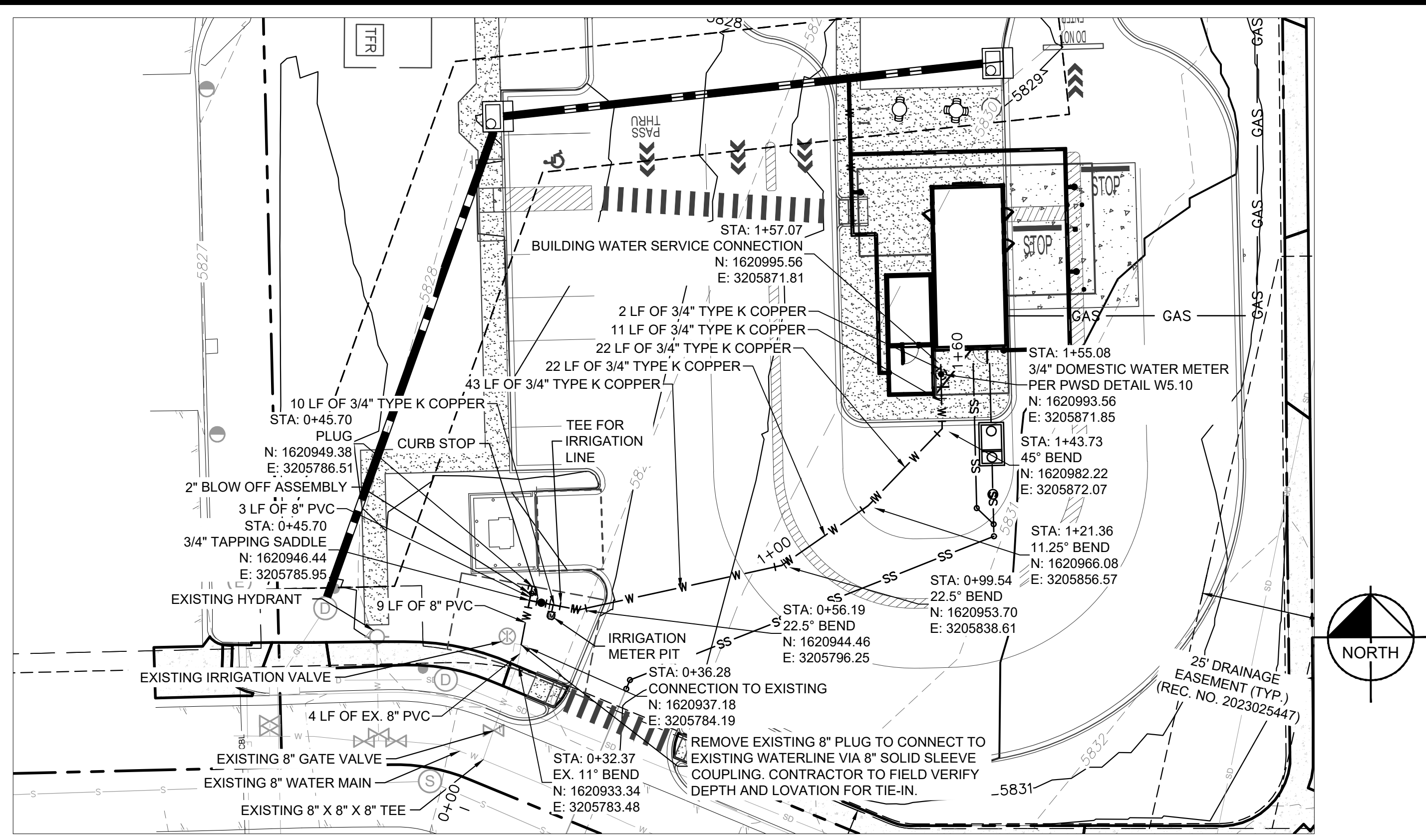
LINCOLN PROFESSIONAL PARK FILING NO. 1
LOT 2, PARKER, CO
7 BREW - CONSTRUCTION DOCUMENTS
OVERALL UTILITY PLAN

PRELIMINARY
FOR REVIEW ONLY
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CONSTRUCTION

PROJECT NO.
296237001
SHEET
296237001_00_PWS
C2.0



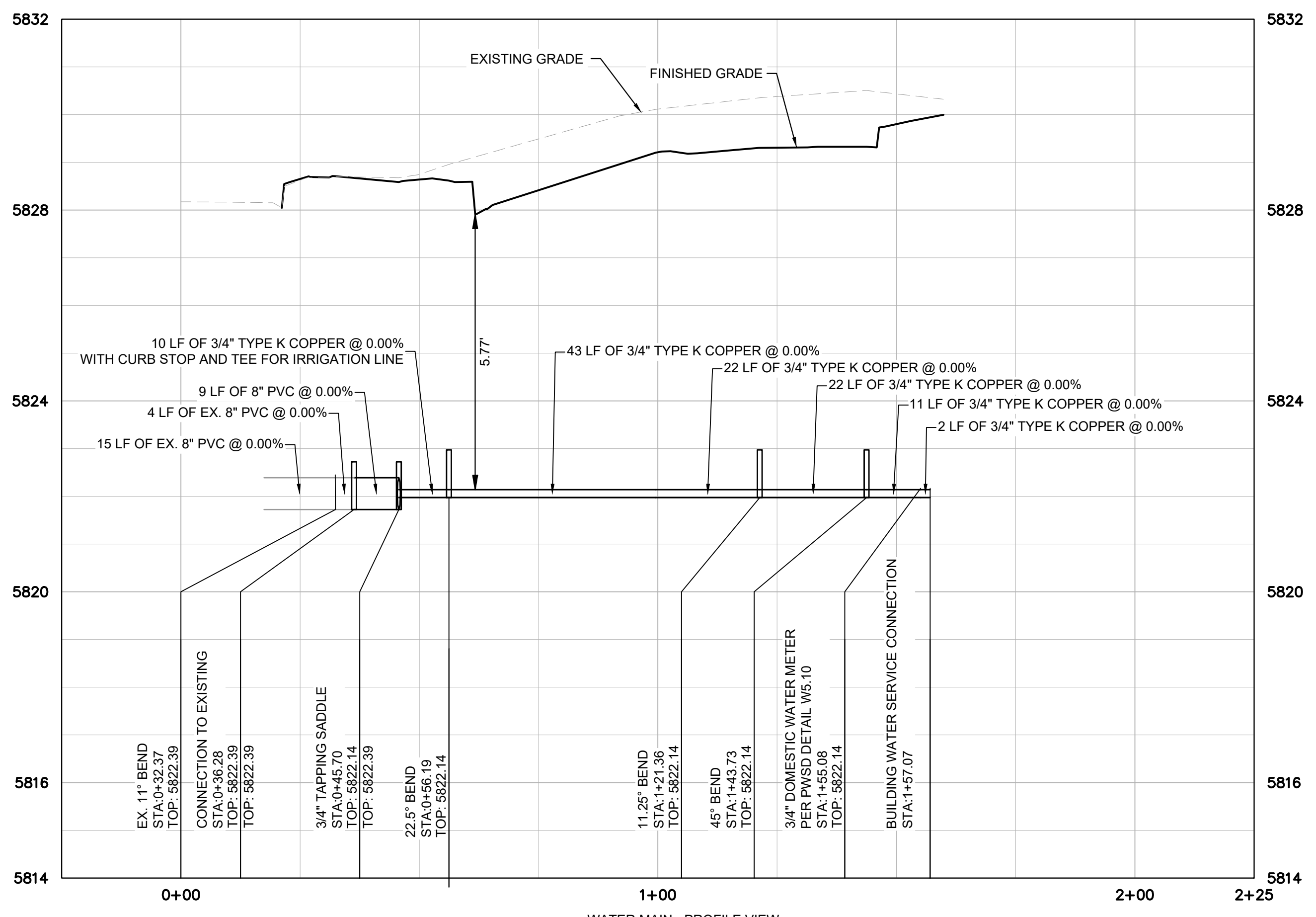
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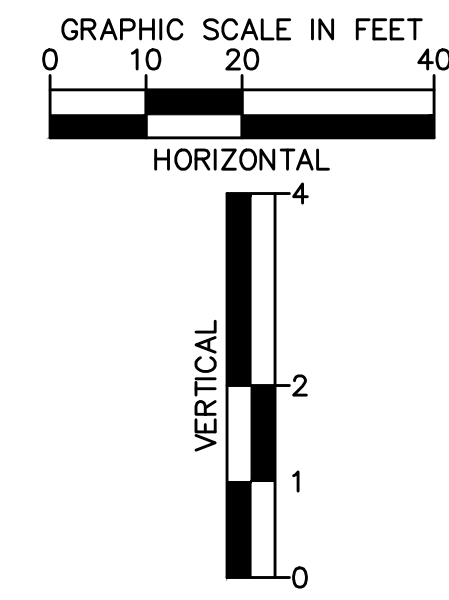
WATER MAIN - PLAN VIEW

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: 2/23/26

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

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PROJECT NO.
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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. Spot holes shall be dug deep enough to provide a minimum of two inches (2") of clearance between the bell 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.

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 squeegee 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	35-65
No. 16	20-80
No. 30	8-60
No. 50	2-30
No. 100	1-10
No. 200	0-3

Squeegee Sand
for use with 20-inch or smaller

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

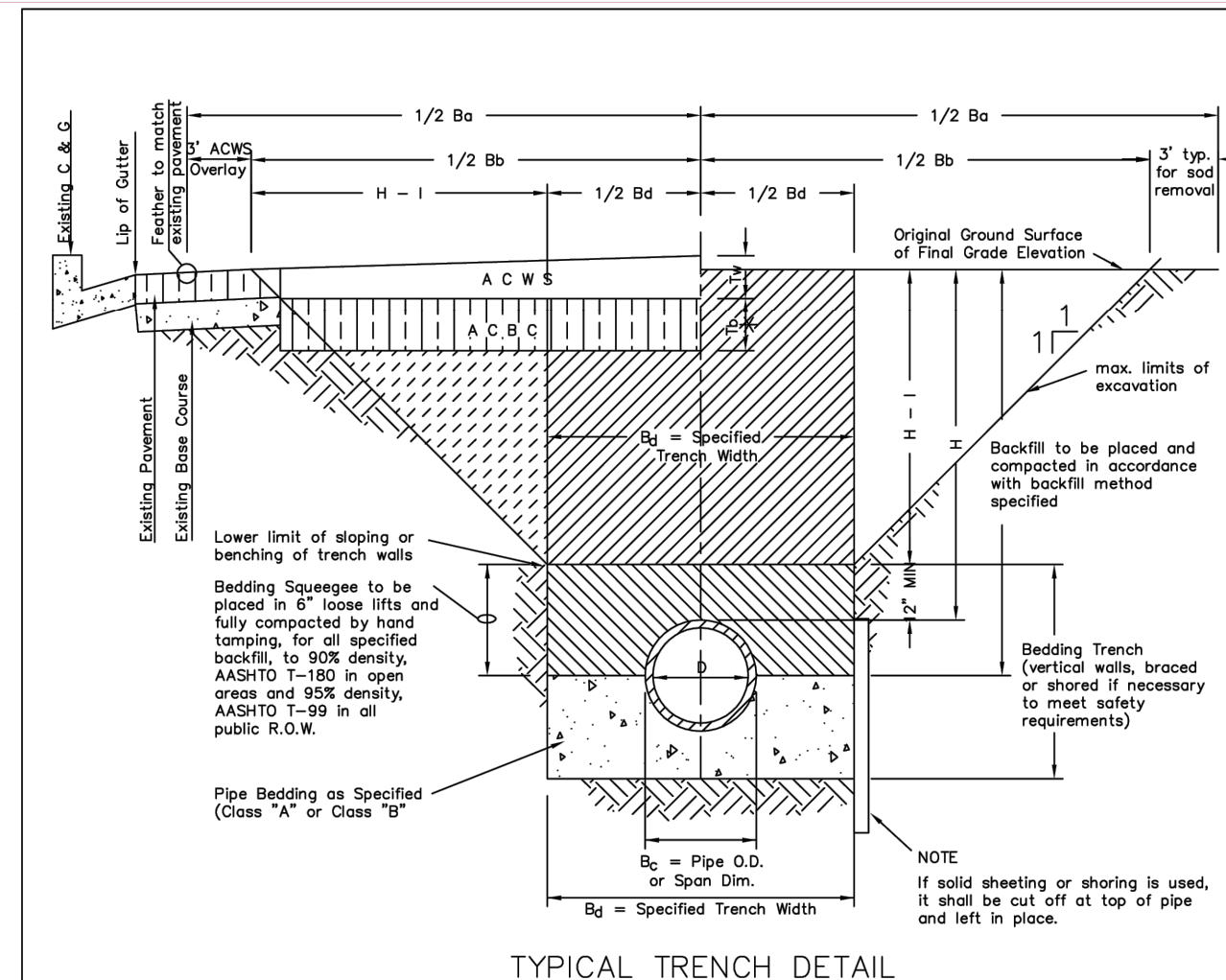
If approved by the District, fines from the trench walls and spoils pile may be used to provide uniform support for the pipe. No rock or stone larger than that allowed by the sieve analysis, or any other detrimental substance, shall be placed closer to the pipe than six inches (6"). Approved bedding 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	

2016 REVISION

SHEET W4.2



TYPICAL TRENCH DETAIL

- 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.

**TABLE II
ASPHALT AND BASE COURSE REPLACEMENT SCHEDULE**

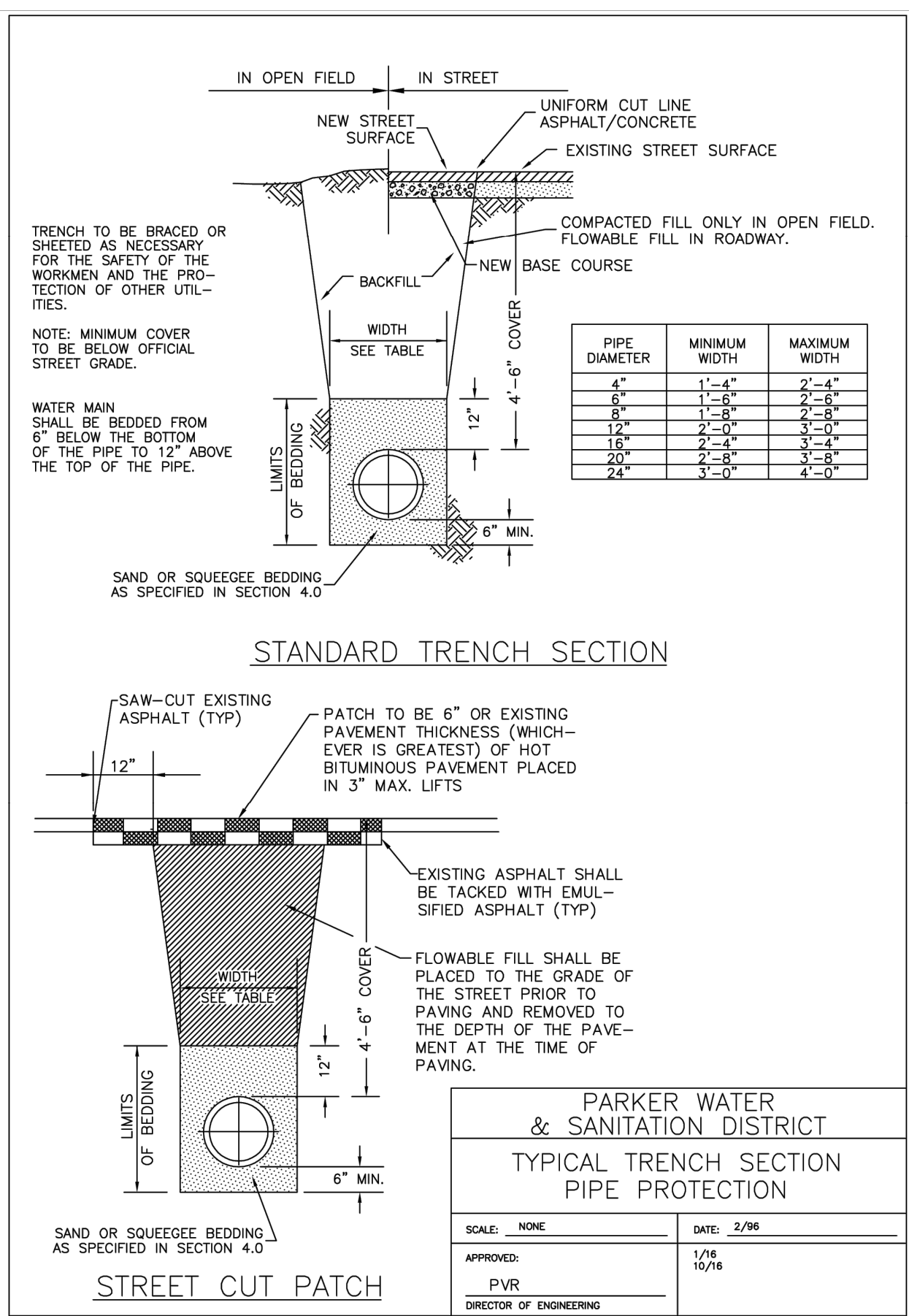
STREET WIDTH	ASPHALTIC BASE COURSE (1/2")	ASPHALTIC WEARING SURFACE (1/2")	TOTAL THICKNESS (1")
UP TO 36'	4"	2"	6"
36' TO 44'	4"	3"	7"
44' TO 48'	5"	3"	8"
WIDER THAN 48'	6"	3"	9"

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

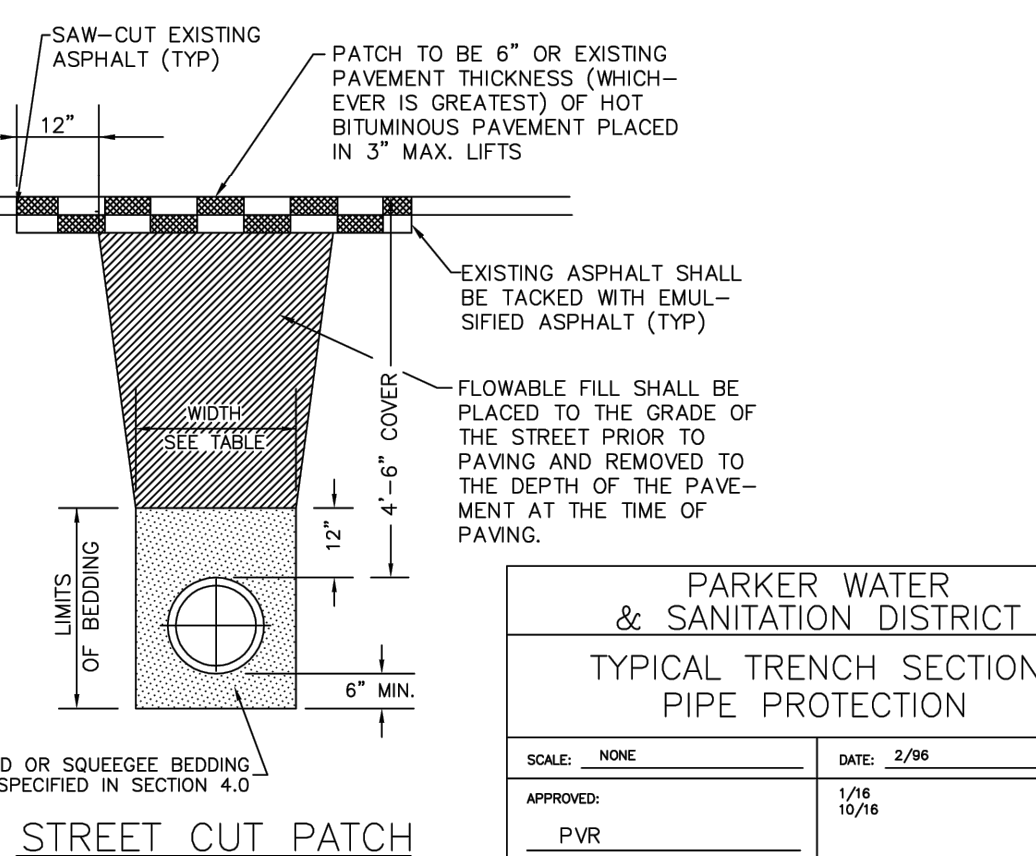
SCALE: NONE	DATE: 2/96
APPROVED: PVR	5/98 1/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET W4.1



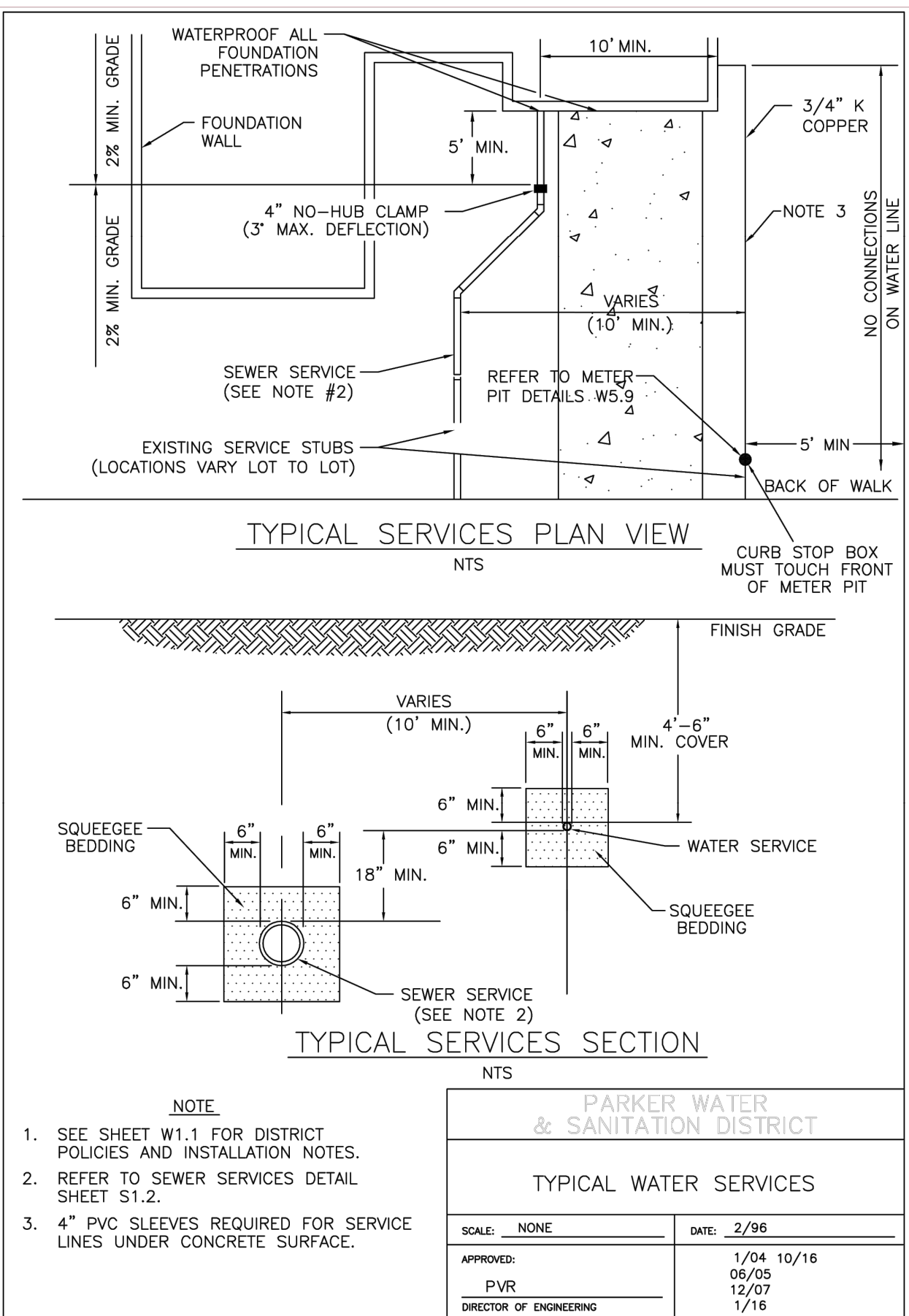
STANDARD TRENCH SECTION



STREET CUT PATCH

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SHEET W4.1



TYPICAL SERVICES PLAN VIEW

TYPICAL SERVICES SECTION

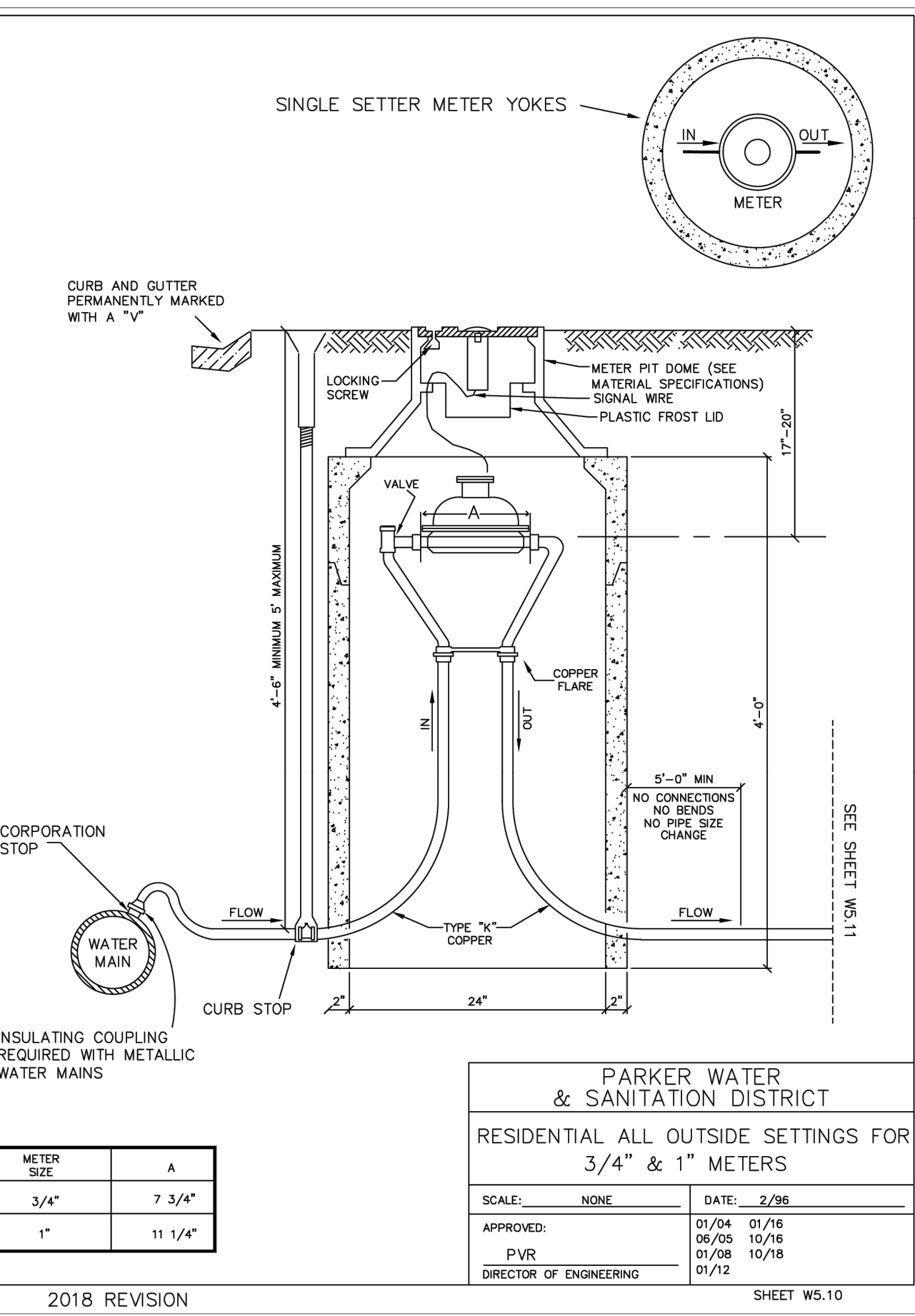
- NOTE:**
1. SEE SHEET W1.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.
 2. REFER TO SEWER SERVICES DETAIL SHEET S1.2.
 3. 4" PVC SLEEVES REQUIRED FOR SERVICE LINES UNDER CONCRETE SURFACE.

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

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

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SHEET W1.2



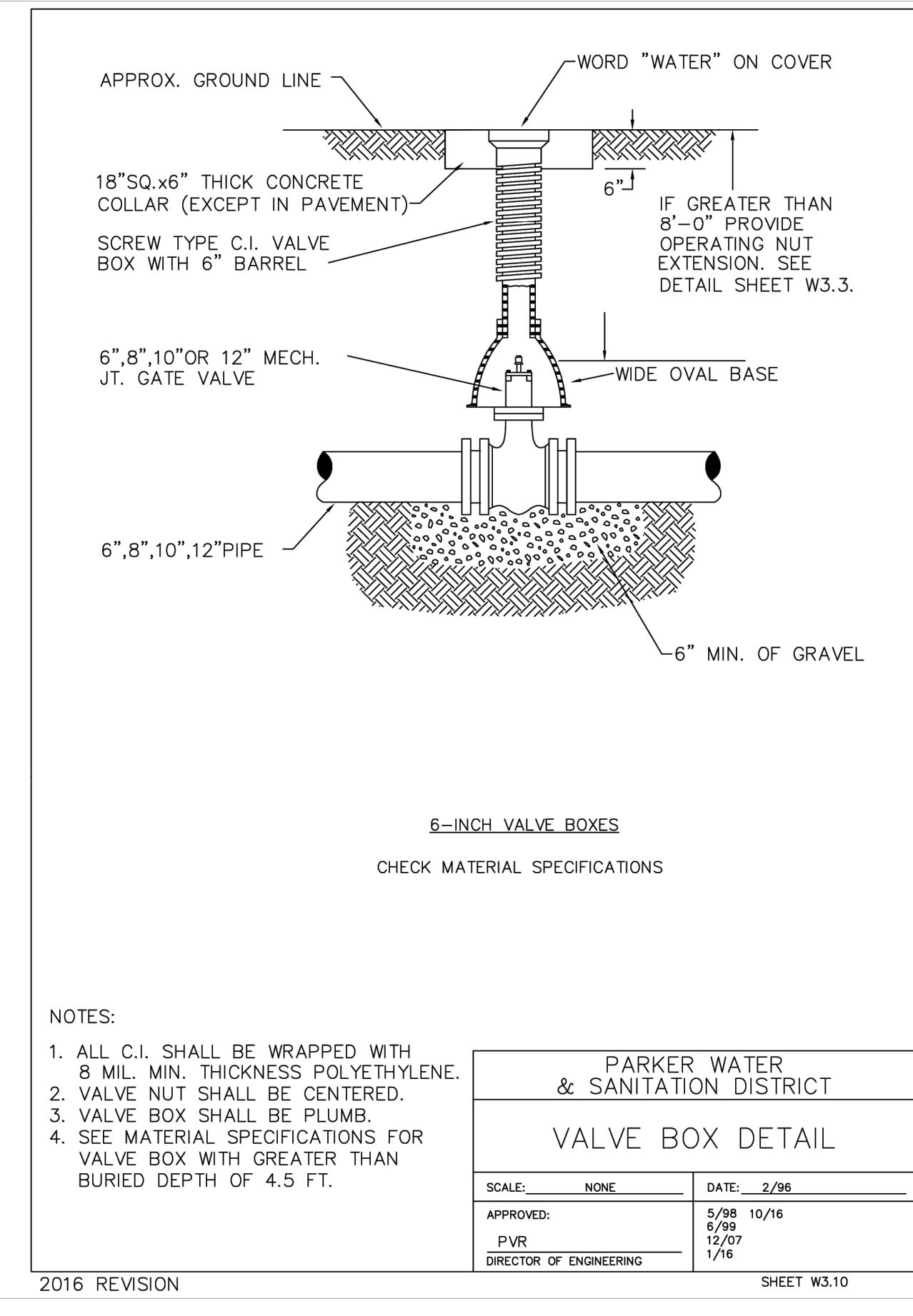
SINGLE SETTER METER YOKES

**PARKER WATER & SANITATION DISTRICT
RESIDENTIAL ALL OUTSIDE SETTINGS FOR 3/4" & 1" METERS**

SCALE: NONE	DATE: 2/96
APPROVED: PVR	01/04 01/16 06/05 10/16 01/08 10/16 01/12
DIRECTOR OF ENGINEERING	

2018 REVISION

SHEET W5.10



VALVE BOX DETAIL

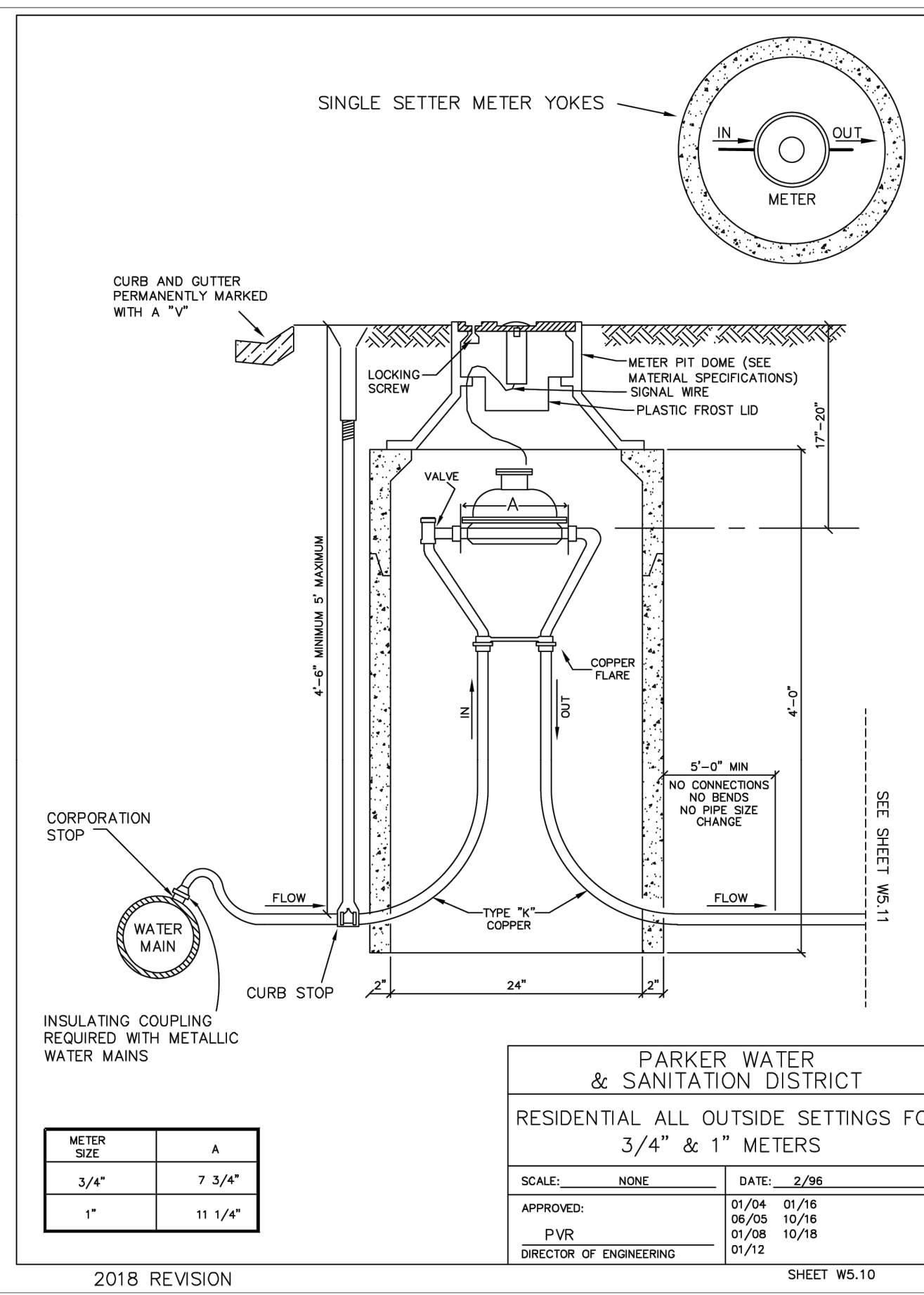
- NOTES:**
1. ALL C.I. SHALL BE WRAPPED WITH 8 MIL. MIN. THICKNESS POLYETHYLENE.
 2. VALVE NUT SHALL BE CENTERED.
 3. VALVE BOX SHALL BE PLUMB.
 4. SEE MATERIAL SPECIFICATIONS FOR VALVE BOX WITH GREATER THAN BURIED DEPTH OF 4.5 FT.

**PARKER WATER & SANITATION DISTRICT
VALVE BOX DETAIL**

SCALE: NONE	DATE: 2/96
APPROVED: PVR	5/98 10/16 4/99 12/07 1/16
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2016 REVISION

SHEET W3.10



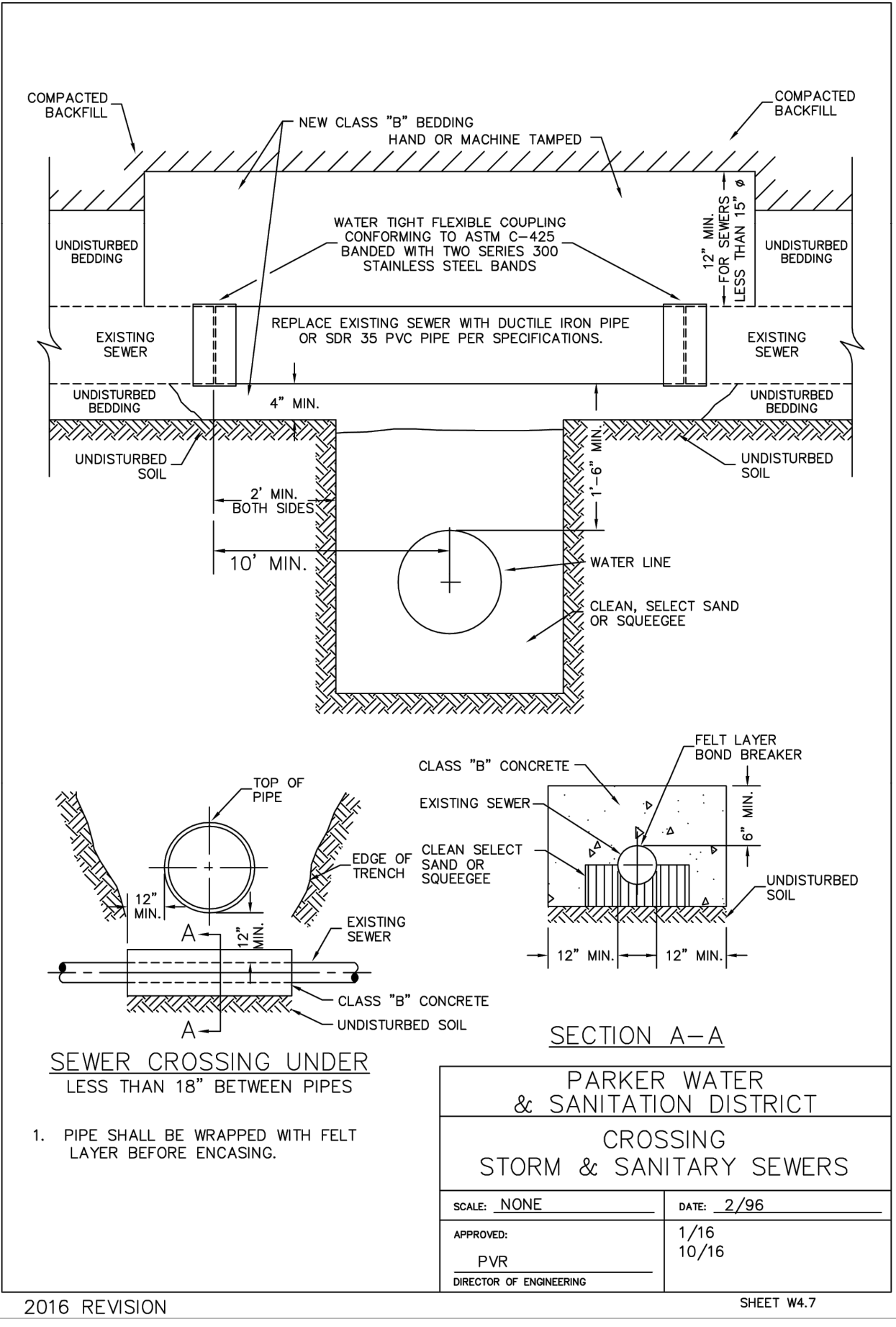
SINGLE SETTER METER YOKES

**PARKER WATER & SANITATION DISTRICT
RESIDENTIAL ALL OUTSIDE SETTINGS FOR 3/4" & 1" METERS**

SCALE: NONE	DATE: 2/96
APPROVED: PVR	01/04 01/16 06/05 10/16 01/08 10/16 01/12
DIRECTOR OF ENGINEERING	

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SHEET W5.10



SEWER CROSSING UNDER LESS THAN 18" BETWEEN PIPES

- NOTE:**
1. PIPE SHALL BE WRAPPED WITH FELT LAYER BEFORE ENCASEING.

**PARKER WATER & SANITATION DISTRICT
CROSSING STORM & SANITARY SEWERS**

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

2016 REVISION

SHEET W4.7

**LINCOLN PROFESSIONAL PARK FILING NO. 1
LOT 2, PARKER, CO
7 BREW - CONSTRUCTION DOCUMENTS
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 PROJECT NO. 296237001
 SHEET 296237001_SSWR
C5.0

NO.	REVISION	BY	DATE

Kimley-Horn
 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 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

