

**FINAL UTILITY STUDY
HUNTINGTON NATIONAL BANK
PARKER POINTE
SOUTHEAST CORNER OF
SOUTH PARKER ROAD AND STROH ROAD, LOT 3A**

PREPARED FOR:

**HUNTINGTON NATIONAL BANK
PARKER, CO 80134**

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JOB #2025-005

SEPTEMBER 17, 2025

ENGINEER'S STATEMENT

I hereby attest that this report for the Utility Design of Huntington National Bank was prepared by me, or under my direct supervision, in accordance with the provisions of the Parker Water and Sanitation District (District) Standards and Specifications for the responsible parties thereof. I understand that the District does not and shall not assume liability for utility facilities designed by others.

Jerry W. Davidson, P.E.
Colorado Registration No. 30226
For and on behalf of Perception Design Group, Inc.

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Section 1: GENERAL LOCATION & SITE CONDITION

1.1 Site Location

Parker Pointe, (Project / Site) is located on an unplatted parcel of situated in the southeast corner of South Parker Road and Stroh Road, Figure 1.

Locally the Site is located in moderately developed area. Commercial development is located to the west, northwest of the Site. Large Lot residential is located to the east. Open space is located to the south of the Site.

By rectangular survey coordinates the project is located in the Section 3, Township 7 South, Range 66 West of the 6th Prime Meridian, Douglas County, State of Colorado.

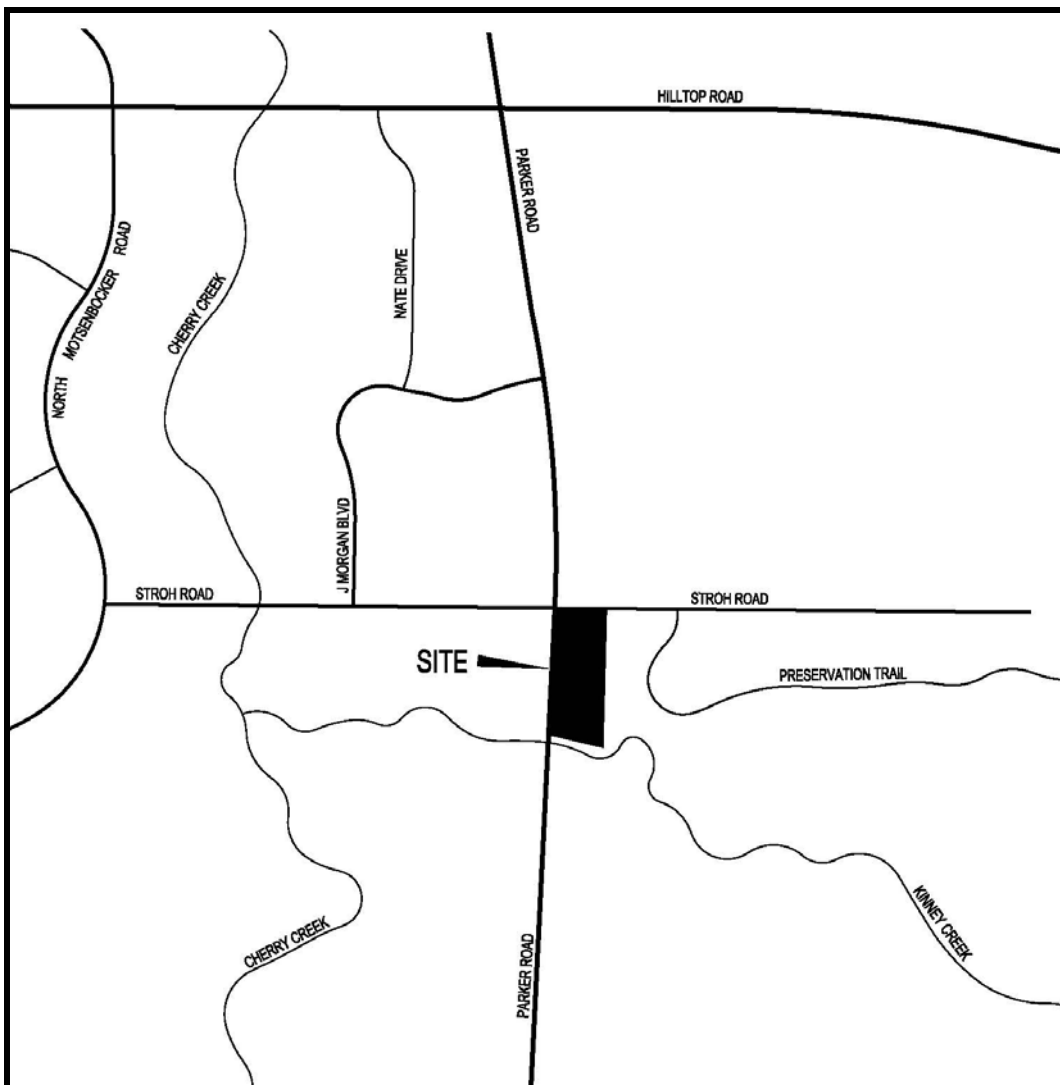


Figure 1: Vicinity Map

1.2 Description of Property

The Site encompasses 1.35 acres that is vacant land surrounded by private access roads. The Site has access to public roadways with South Parker Road to the west and Main Street to the north via private connector drives.

The Site is moderately vegetated with existing grasses, weeds.

1.3 Existing Utility Conditions

1.3.1 Existing Water

Existing 8-inch and 12-inch water main is located in Stroh Road, which parallels the Site's north boundary. The main shown on the District's utility plans for Stroh Crossing Filing No.1. The 8-inch main upsizes to a 12-inch main at the intersection of Stroh Road and Parker Road. An existing 8-inch main loops through the Site along the private drives with connection points to the existing 8-inch main located in Stroh Road

1.3.2 Existing Sanitary Sewer

An existing public 8-inch PVC sanitary sewer is aligned along Lot 7 Reata West, which is on the west side of South Parker Road, adjacent to the Site's southern boundary. The main is a gravity main that drains to the north and is aligned along Stroh Ranch Court. The existing onsite private 8-inch PVC sanitary main aligns with the private drive. The line drains from north to south. The existing line has been extended west crossing under South Parker Road, and tying into the existing sanitary sewer located in Lot 7 Reata West. Sanitary sewer service has been provided for the lot by a single 4-inch stubbed service line.

Section 2: SITE UTILITY DESIGN

2.1 Proposed Development

The Project is to develop the Site as a vet clinic with service lines to the existing main lines.

2.1.1 Proposed Water

Existing 8-inch mains are located on three sides of the site. A domestic water service will be tapped from the 8-inch main located to the south.

There is one existing fire hydrant in the southeast corner of the site.

Site irrigation will be provided from a tap off the domestic service line past the meter and backflow preventer. Onsite landscaping will be irrigated by a private irrigation system installed on site. The onsite landscaped area will be privately owned and maintained by the Owner.

2.1.1.1 Water Design Regulations

The water main design for the Project has been prepared in accordance with the District's Master Study. System design information was provided by the District.

The site mean sea elevation (MSEL) is between 5962 to 6006.

Zone 2 static pressure = 133 psi.

Zone 2 The static hydraulic grade line = 6315 to 6324 MSEL.

Commercial Demands = 677 GPD / AC

Max Day Demand Factor = 2.5

Peak Hour Factor = 5.0

2.1.1.2 Domestic Demands

The site area is 1.35 acres where domestic water service will be provided.

DEMAND SCENARIO	Demand (GPD)	Demand (GPM)
Average Day	914	0.63
Max Day	2285	1.59
Peak Day	3385	2.35

Table 1: **Water Demand Calculations** (Courtesy City Standards)

Pipe loss and velocity in an 8-inch PVC main are negligible for the domestic demands.

2.1.1.3 Fire Flow Demands

Fire flow for the site is calculated as:

Gross Bldg Area = 3,005 sqft

Construction Type = VB

Required Fire Flow = 1,500 gpm.

Fire Hydrants Required = 1

Fire Hydrants Provided = 1

2.1.2 Proposed Sanitary Service

Sanitary sewer service will be provided by a 4-inch service line that is connected to the existing sanitary stub into lot 14.

The sanitary sewer design for the Project has been prepared in accordance with the Districts Master Study, Sanitary Sewer Facilities.

Commercial Demands = 273 GPD / AC

Peak Factor = 3.2

2.1.2.1 Domestic Demands

The site area is 1.35 acres where domestic sanitary sewer service will be provided.

DEMAND SCENARIO	Demand (GPD)	Demand (CFS)
Average Day Flow	369	0.0006
Peak Day Flow	1181	0.0018

Table 2: **Sanitary Sewer Demand Calculations** (Courtesy City Standards)

Pipe capacity is negligible for the design flow. A 4-inch pvc service line at 2-percent grade will be less than 3.0 percent full.

Section 3: CONCLUSION

The proposed water and sanitary sewer will operate within District standards.

References

1. *Parker Water and Sanitation District*, Parker Water & Sanitation District 2020 Water and Wastewater Master Plan.
2. *Parker Water and Sanitation District*, Parker Water & Sanitation District 2014 Water and Wastewater Master Plan.

Appendix A: DISTRICTS FIGURES AND DATA

WATER FIGURES AND TABLES

PRESSURE ZONE MAP FIGURE 5-1

WATER DEMAND TABLE 5-9

HGL TABLE 5-1

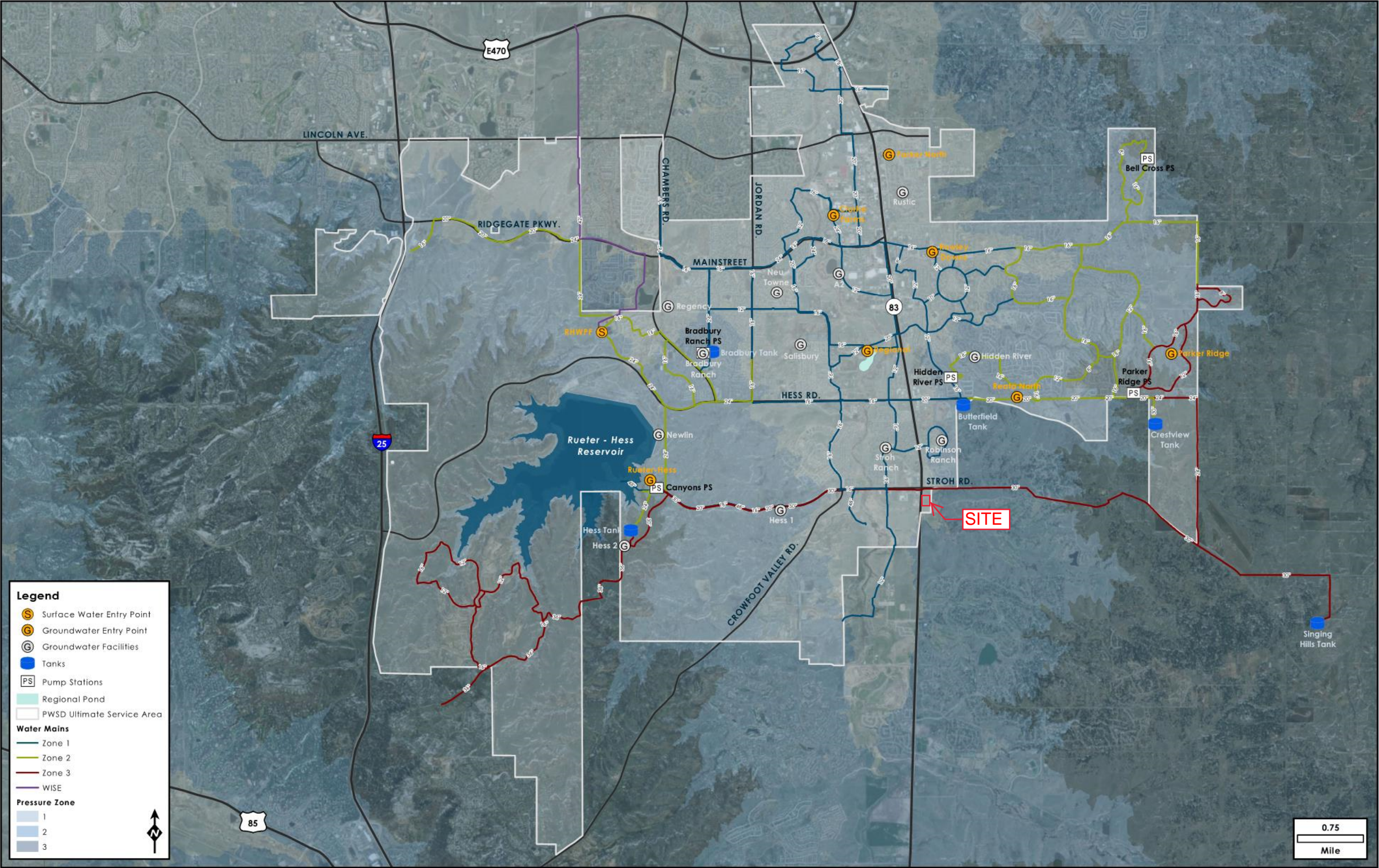
PEAK FACTORS TABLE 3-4

SANITARY SEWER FIGURES AND TABLES

SANITARY SEWER STANDARDS TABLE 6-3

EXISTING WASTE WATER FLOW BY LAND USE TABLE 6-4

Figure 5-1 | PWSD Existing Distribution System Entry Point Overview



Parker Water & Sanitation District

multifamily irrigation taps, and irrigated rights-of-way (ROW) and medians. These demands were distributed among the Irrigated, Single Family, Multifamily, Commercial and Public Facility land uses based on land use acreages. The Irrigated land use was assumed to be strictly irrigated parks, sodded with Kentucky Bluegrass which requires approximately 26" of irrigation per growing season (year) to produce an acceptable quality turf. (Refer to Appendix 5F for supplemental information on Kentucky Bluegrass irrigation requirements.) Based on these assumptions, an annual irrigation demand was calculated and assigned only to the Irrigated land use (parks). The Irrigated land use demand was then deducted from the total irrigation customer class demand, where the remaining customer class demand was assumed to equal the irrigation demands for the commercial and multifamily irrigation taps and irrigated ROW and medians. The remaining customer class demands were distributed among Single Family, Multifamily, Commercial, and Public Facility based on land use acreage. A summary of the existing average day demands by land use are provided in Table 5-9, "Existing Average Day Demand by Land Use." These values were used in conjunction with the various land uses, shown in Section 2, Figure 2-6, to determine model input demands.

There is no specific land use that currently exists within the PWS D service area that is similar to the City Center (High Density) land use proposed in the Ridgeway Development. This land use area is shown on Figure 2-6 in Section 2. As a result, there is no comparable water demand data available upon which to make future demand estimates. The Ridgeway developer has provided PWS D with water rights for 12,000 dwelling units (DUs); therefore, this number was used to calculate the development

water demands. Based on DU projections provided by the developer for the planned Ridgeway Development presented in Section 2, Figure 2-4, water demands for the City Center area were calculated using 4,370 DUs. The remaining dwelling units (7,630 DUs) are for residential and mixed use areas outside of the City Center.

**Table 5-9
Existing Average Day Demand by Land Use**

Land Use Type	Demand
	GPD/acre
Right-of-Way	0
Commercial	677
Public Facility	677
Open Space	0
Irrigated	1,930
Single Family	2,074
Single Family Large	446
Single Family Estate	749
Single Family Rural	115
Single Family Well & Septic	0
Multifamily	3,384

5.3.5 Modeled Scenarios and Settings

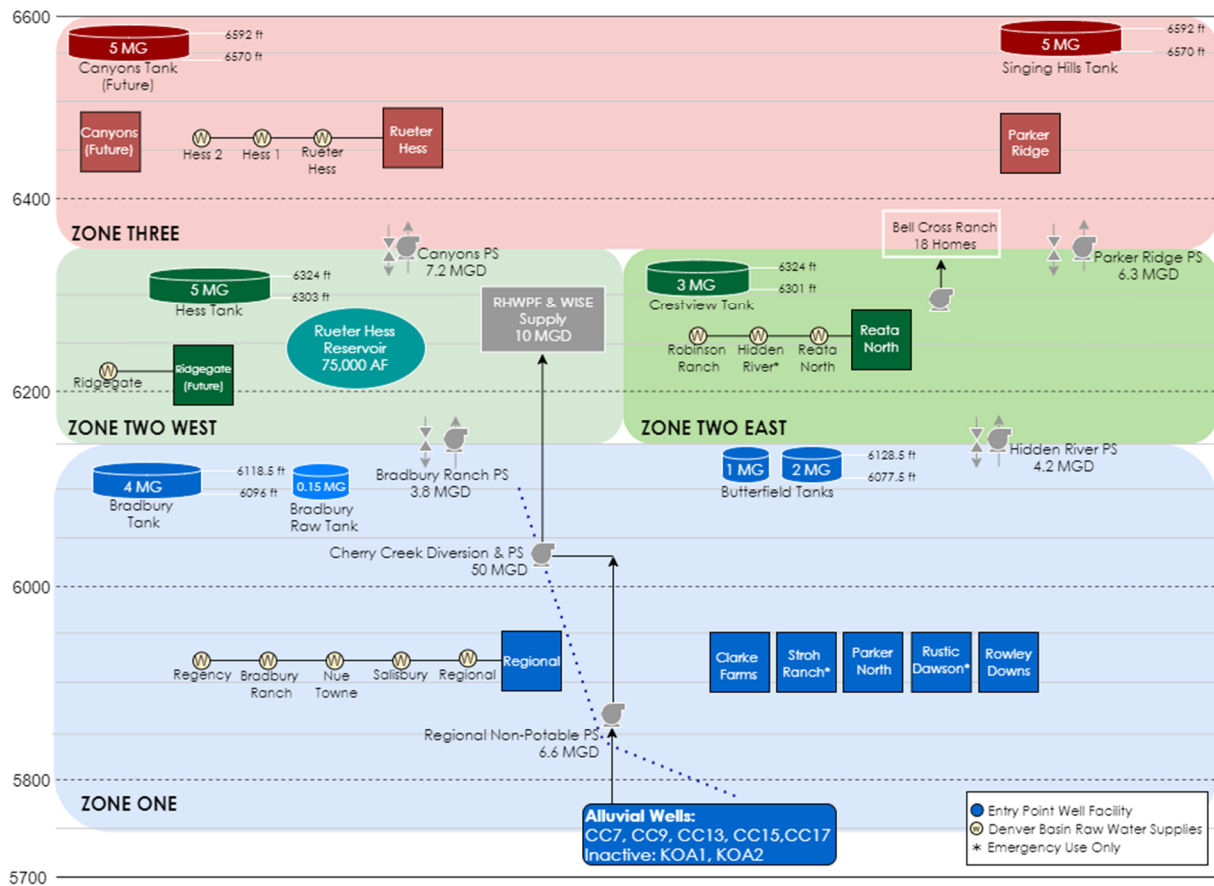
Steady-state and extended period simulations were conducted on the existing and build-out water systems, respectively. Steady state analyses were run to simulate worst case conditions within the existing system to identify system deficiencies, whereas, an extended period simulation was performed on the build-out system to size future infrastructure. A list of the modeled scenarios are provided in Table 5-10, "Modeled Scenarios." A general summary of the model settings used to execute the model

**Table 5-10
Modeled Scenarios**

Scenario	Condition	Simulation Type	Evaluation
Peak Hour	Existing	Steady State	Worst case operating scenario; identify system deficiencies for pressure and pipe velocities
Maximum Day + Fire Flow	Existing	Steady State	Fire flow analysis; identify system deficiencies for residual pressure, ability to supply required fire flow, pipe velocities
Maximum Day	Build-Out	Extended Period	24-hour Maximum Day diurnal curve including Peak Hour; identify pipe sizing, storage tank volumes, pump station sizing, evaluate system performance

Chapter 5 – Water Treatment and Distribution System Evaluation

Figure 5-3 | PWSD Distribution System and Major Facilities



5.4.1 Major Pressure Zones

The District’s service area has three main pressure zones. Zone 1 is the lowest elevation and is adjacent to Cherry Creek. Cherry Creek effectively divides the higher Zones 2 and 3 into east and west regions. As shown on Figure 5-1, the east and west regions of Zone 3 are hydraulically connected with a 30-inch pipeline along Stroh Road. There are plans for a pipeline across the valley to hydraulically connect the east and west sides of Zone 2.

Elevation ranges, hydraulic grade lines, and static pressures for these pressure zones are shown in **Table 5-3** and summarized in **Figure 5-3** above. The District’s hydraulic grade line (HGL) schematic is presented in **Appendix 5C**.

Table 5-3 | Pressure Zone Summary

Pressure Zone	Ground Elevation Range (ft)	Average Ground Elevation (ft)	Hydraulic Grade Line ¹ (ft)	Average Static Pressure (psi)
1	5,780-6,000	5,900	6,118.5	95
2	6,000-6,205	6,100	6,324	97
3	6,205-6,440	6,300	6,592	127

¹ Represents the storage tanks being approximately ½ full.

Pressure zones are connected by pressure reducing valves (PRVs) and booster pump stations. PRVs allow water from a higher-pressure zone to flow to a lower pressure zone.

A graphical representation of the projected average water demand provided in Table 3-3 is shown in Figure 3-3, "Historical and Forecasted Averaged Day Demands." As a comparison, a "best fit" straight line projection is shown based on the historical demands. The historical straight line projections also correlated to a single family rate of growth of 470 Du/year. It can be seen that the projected demand rises slightly above this line as would be expected due to the proposed start of the Ridgeway, Canyons and Freshfields developments along the I-25 corridor.

For water system master planning maximum day (MD) and peak hour (PH) water demands are required. While the MD demand is used to size treatment plant and storage tank capacities, PH demand is used to properly size pump stations and distribution pipelines. Peaking factors were calculated based on 2012 and 2013 water demand data. The calculated MD factor was 2.4 and the corresponding PH factor was 4.8. Since limited data was available for an extensive assessment of these factors, an MD factor of 2.5 and a PH factor of 5.0 were assumed. These factors match those used in the 2009 PWSD Water and Wastewater Master Plan.

A summary of the MP peaking factors are provided in Table 3-4, "Peaking Factors." Peak water demand projections are shown in Table 3-5, "Projected Peak Water Demands."

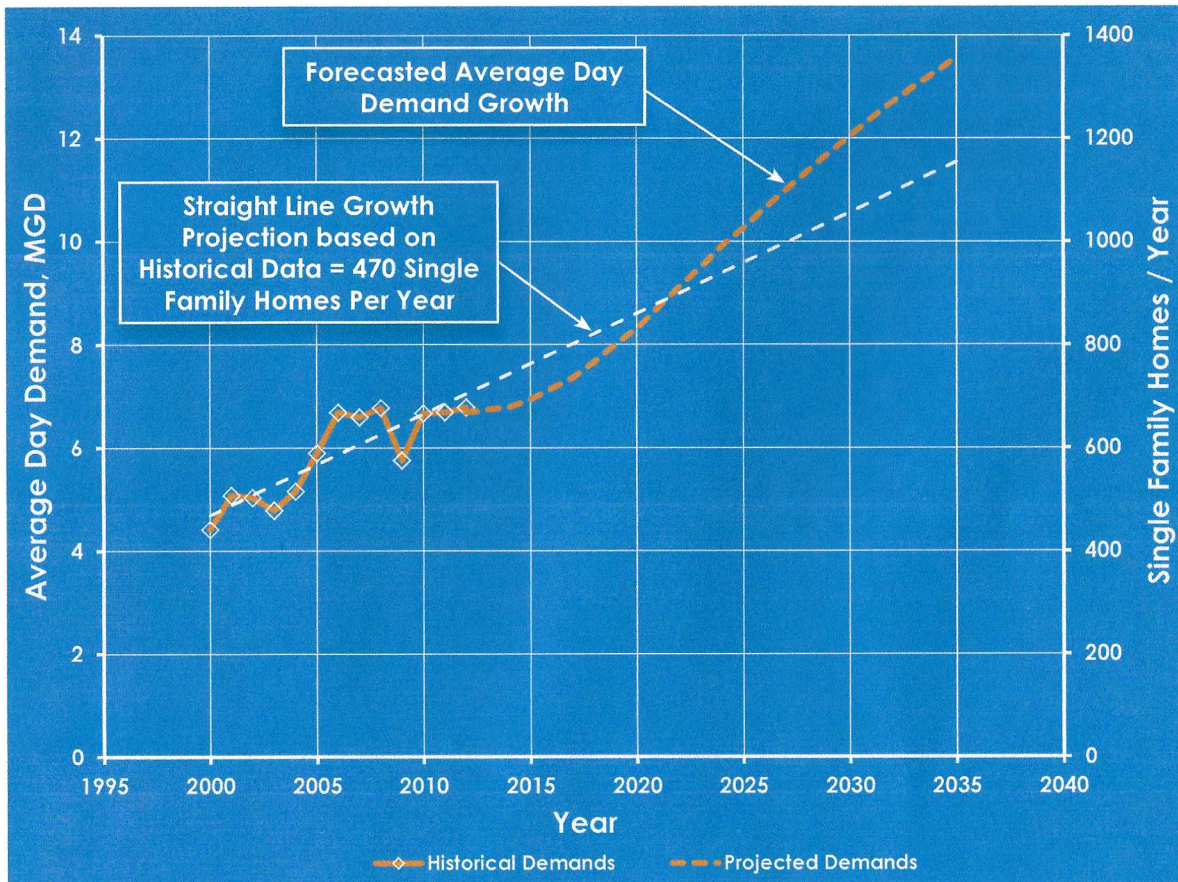
**Table 3-4
Peaking Factors**

Condition	Peaking Factor
Maximum Day (MD)	2.5
Peak Hour (PH)	5.0

3.6 Diurnal Flow Characteristics

For modeling the PWSD water distribution system and evaluating system storage requirements, an accurate diurnal flow curve is needed. A diurnal flow curve represents how the demands in the system vary during a 24-hour period. To develop this curve, data from 2012 and 2013 was used to represent the current trends in water use. Typical summer and winter diurnal curves were developed and are provided in Figure 3-4, "Summer and Winter

**Figure 3-3
Historical and Forecasted Average Day Demands**



**Table 6-3
Wastewater Collection System Evaluation Parameters**

Parameter	Value
Flow Parameters	
Average Day Flows	Existing – 2.95 MGD
	Build-out – 8.79 MGD
Maximum Month Flows	Existing – 3.54 MGD
	Build-out – 10.55 MGD
Peak Flows (10-Year Storm Frequency)	Existing – 9.44 MGD
	Build-out – 28.13 MGD
Peaking Factor (10-Year Storm Frequency)	3.2
Base Infiltration	Included as part of the Average Day Flows
Gravity Flow Pipe Parameters	
Minimum Pipe Size	8 inch
Minimum Pipe Depth	8 feet
Manning's Roughness Coefficient ¹	0.013
Maximum Flow in Pipe ³ , d/D d = depth of flow; D = pipe diameter	0.80
Maximum Pipe Velocity ¹	10 ft/s
Force Main Parameters	
Hazen-William C Factor ²	120
Maximum Pipe Velocity During Peak Flows ²	8 ft/s
Notes:	
¹ ASCE. Manual No. 60 – Gravity Sanitary Sewer Design and Construction, 1982. (Appendix 6C)	
² Jones, G., et al. Pumping Station Design, Third Revision, 2008. (Appendix 6C)	
³ CDPHE, WQCD. WPC-DR-1 State of Colorado Design Criteria for Domestic Wastewater Treatment Works, September 14, 2012. (Appendix 6C)	

6.3.2 Software

InfoSewer® is the modeling software used to analyze the hydraulic performance of the PWSD wastewater collection system. The model includes a network of pipes, manholes and lift stations represented by wet wells, pumps, and force mains. For the purposes of this Master Plan and to determine future capital improvement needs, a skeletonized model was developed based on the pipes shown in Figure 6-1. The skeletonized model used major collector and interceptor pipelines, typically 12" diameter and larger, with some smaller 8" mains necessary for flow allocation.

6.3.3 Flow Categories

Flows in the PWSD wastewater collection system can be divided into the following three (3) categories for modeling purposes:

- **Average day (AD)** flows are the total wastewater flows generated in a year divided by the number of days in a year (365). AD flows, or base flows, are contributed to the collection system

from residential, commercial, institutional, and industrial sources.

- **Base Infiltration** is groundwater entering the sewer system through defective pipe joints and cracked pipes on a continuous basis when there is not a wet weather event occurring.
- **Infiltration and Inflow (I/I)** are peak flows, or wet weather flows, that result from precipitation events. Rainfall induced wet weather infiltration is precipitation that flows through the ground before entering the sewer system through cracked pipes and defective joints. Inflow is storm water that enters the collection system through surface means such as manhole lids and leaking seals and joints in manholes. In some systems the inflow can also enter through storm or roof drain connections.

Peak flows were analyzed based on storm return frequency (or probability) and were presented in Section 4. Various rainfall frequencies were

evaluated. Based on discussion and review of this analysis with PWSD, it was decided that the 10-year storm return frequency peak flows would be used for evaluating the collection system for planning and design purposes.

6.3.4 Flows by Land Use

Determining the wastewater flows by land use and drainage basin area is important for developing the model input flows and their distribution across the wastewater collection system. Wastewater flows based on land use were generated from the average daily water demand projections by customer classification presented in Section 5, Table 5-8. The water demands for Single Family, Multifamily, and Commercial classifications were multiplied by the wastewater to water GPCD ratio ($69 \text{ GPCD}/137 \text{ GPCD} = 0.5$) and normalized to equal the average day projected wastewater flows provided in Section 4, Table 4-6. Wastewater flows for the Single Family category were further apportioned to the Single Family, Single Family Large, Single Family Estate, and Single Family Rural land uses based on a weighting for lot size. Public Facilities were considered commercial uses and were assigned the same flow contributions as the Commercial land use. A summary of the existing average day wastewater flows by land use are provided in Table 6-4, "Existing Average Day Wastewater Flows by Land Use." These values were used in conjunction with the various land uses, shown in Section 2, Figure 2-6, to determine model input flows.

Table 6-4
Existing Average Day Wastewater Flows by Land Use

Land Use Type	Flow Loading
	GPCD/Acre
Right-of-Way	0
Commercial	273
Public Facility	273
Open Space	0
Irrigated	0
Single Family	1,076
Single Family Large	430
Single Family Estate	258
Single Family Rural	65
Single Family Well & Septic	0
Multifamily	1,729

There is no specific land use that currently exists within the PWSD service area that is similar to the

City Center (High Density) land use proposed in the Ridgeway Development. This land use area is shown on Figure 2-6 in Section 2. As a result, there is no comparable wastewater flow data available upon which to make future flow estimates. The Ridgeway developer has provided PWSD with water rights for 12,000 dwelling units (DUs); therefore, this number was used to calculate the development wastewater flows. Based on DU projections provided by the developer for the planned Ridgeway Development presented in Section 2, Figure 2-4, wastewater flows for the City Center area were calculated using 4,370 DUs. The remaining dwelling units (7,630 DUs) are for residential and mixed use areas outside of the City Center.



6.3.5 Modeled Scenarios and Settings

Steady state model simulations were conducted on the existing and build-out wastewater collection system. A steady state scenario was analyzed using the 10-year storm return frequency peak flows to simulate worst case conditions within the wastewater collection system for identifying existing system deficiencies and sizing future system facilities. A summary of the model scenarios are provided in Table 6-5, "Modeled Scenarios." A general summary of the model settings used to execute the model simulations are provided in Table 6-6, "Model Settings." Refer to Appendix 6D for supplemental information on the model facility settings.

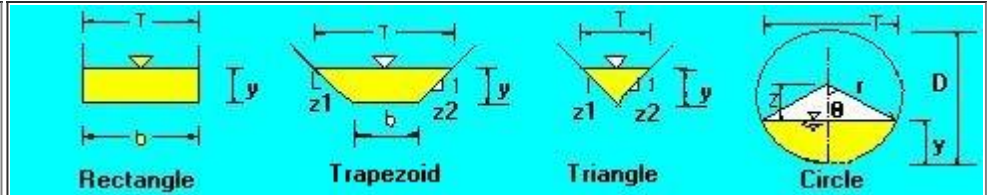
6.3.6 Wastewater Flow Allocation

Wastewater flows were added to the model using the Load Allocator Module and Polygon Intersection Method within the InfoSewer® software. The Polygon Intersection Method calculated the flows between the demand polygon and the land use polygon. The demand polygon is a compilation of smaller demand polygons that are designated to the individual manhole nodes in the model. A general demand polygon was created by the Load Allocator using the basin areas provided in Figure 6-1. Manual adjustments were made to the general demand polygon so that the polygon boundaries further aligned with the development areas shown on Section 1, Figure 1-2.

The open channel flow calculator

Select Channel Type:

Circle



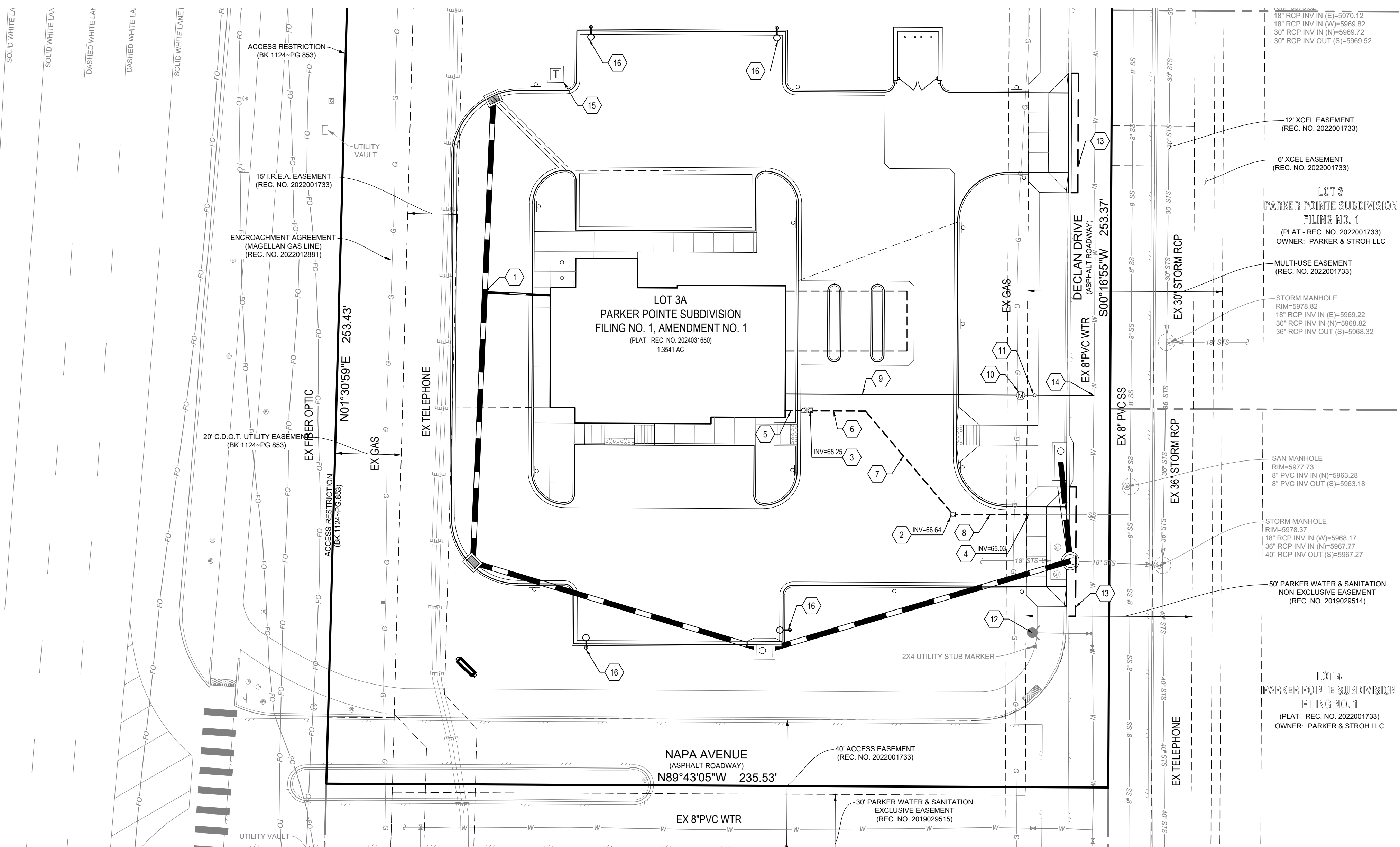
Depth from Q

Select unit system: Feet(ft)

Channel slope: <input type="text" value=".05"/> <input type="text" value="ft/ft"/>	Water depth(y): <input type="text" value="0.01"/> <input type="text" value="ft"/>	Radius (r) <input type="text" value=".17"/> <input type="text" value="ft"/>
Flow velocity <input type="text" value="1.250354"/> <input type="text" value="ft/s"/>	LeftSlope (Z1): <input type="text"/> to 1 (H:V)	RightSlope (Z2): <input type="text"/> <input type="text" value="to 1 (H:V)"/>
Flow discharge <input type="text" value=".0014"/> <input type="text" value="ft^3/s"/>	Input n value <input type="text" value=".011"/> or select n	
<input type="button" value="Calculate!"/>	Status: <input type="text" value="Calculation finished"/>	<input type="button" value="Reset"/>
Wetted perimeter <input type="text" value="0.13"/> <input type="text" value="ft"/>	Flow area <input type="text" value="0"/> <input type="text" value="ft^2"/>	Top width(T) <input type="text" value="0.13"/> <input type="text" value="ft"/>
Specific energy <input type="text" value="0.04"/> <input type="text" value="ft"/>	Froude number <input type="text" value="2.37"/>	Flow status <input type="text" value="Supercritical flow"/>
Critical depth <input type="text" value="0.02"/> <input type="text" value="ft"/>	Critical slope <input type="text" value="0.0078"/> <input type="text" value="ft/ft"/>	Velocity head <input type="text" value="0.02"/> <input type="text" value="ft"/>

Appendix B: OVERALL UTILITY MAP

OVERALL UTILITY MAP



CONSTRUCTION NOTES

- 1 CONNECT ROOF DRAIN LINE TO STORM MAIN WITH INSERTA-TEE FITTING. 45° DOWN TO STORM MAIN LINE.
- 2 CONSTRUCT CLEANOUT. SEE SHEET C6.92.
- 3 CONSTRUCT TWO-WAY CLEANOUT. SEE SHEET C6.92.
- 4 CONNECT 4" SAN SERVICE TO EXISTING STUB. VERIFY DEPTH AND LOCATION PRIOR TO ANY SANITARY SEWER CONSTRUCTION.
- 5 INSTALL 6 LF 4" SAN SERVICE AT 7.0%.
- 6 INSTALL 18 LF 4" SAN SERVICE AT 7.0%.
- 7 INSTALL 41 LF 4" SAN SERVICE AT 7.0%.
- 8 INSTALL 23 LF 4" SAN SERVICE AT 7.0%.
- 9 INSTALL 93 LF 1" TYPE K COPPER WATER SERVICE LINE.
- 10 INSTALL 1" WATER METER.
- 11 INSTALL 1" CURB STOP.
- 12 EXISTING FIRE HYDRANT.
- 13 SAWCUT 4" PAVEMENT ON BOTH SIDES OF PROPOSED SERVICE LINE. DISPOSE OF OFF SITE. CONSTRUCT SERVICE LINE. PATCH BACK WITH SAME DEPTH ASPHALT. MATCH EXISTING ALIGNMENT AND GRADE.
- 14 INSTALL 1" SERVICE TAP.
- 15 CONCEPTUAL LOCATION FOR SITE TRANSFORMER. SEE SITE ELECTRICAL PLAN FOR EXACT LOCATION.
- 16 INSTALL LIGHT POLE. SEE PHOTOMETRIC PLAN FOR LOCATION AND DETAILS.

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.



UTILITY NOTES

1. ALL UTILITY CONSTRUCTION SHALL CONFORM TO PARKER WATER AND SANITATION DISTRICT AND CRITERIA REFERENCE. LOCAL AGENCY INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS.
2. NOMINAL DEPTH OF WATER MAIN SHALL BE 4.5' FROM FINISHED GRADE TO TOP OF PIPE.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE PARKER WATER AND SANITATION DISTRICT THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES SHOWN ON THIS PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND DO NOT REFLECT A COMPLETE SURVEY OF EXISTING UTILITIES. CONTACT THE ENGINEER WITH DISCREPANCIES.
5. SAWCUTS OF EXISTING STREETS SHALL BE IN CONFORMANCE WITH TOWN STANDARDS. CUTS SHALL STRAIGHT WITH CLEAN EDGES. REMOVE EXISTING CURB AND GUTTER TO NEAREST JOINT RETURN ALONG EXISTING LINE AND GRADE.
6. THE OWNER AND OR THEIR REPRESENTATIVE SHALL BE RESPONSIBLE FOR COORDINATION WITH EXISTING FRANCHISE UTILITIES TO INCLUDE COMCAST, XCEL, CENTURY LINK OR OWNERS OF EXISTING DRY UTILITY LINES.
7. EXISTING UTILITY SURFACE APPURTENANCES SHALL BE RAISED TO FINISHED GRADE, THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE LIDS, VALVE COVERS.

ABBREVIATIONS

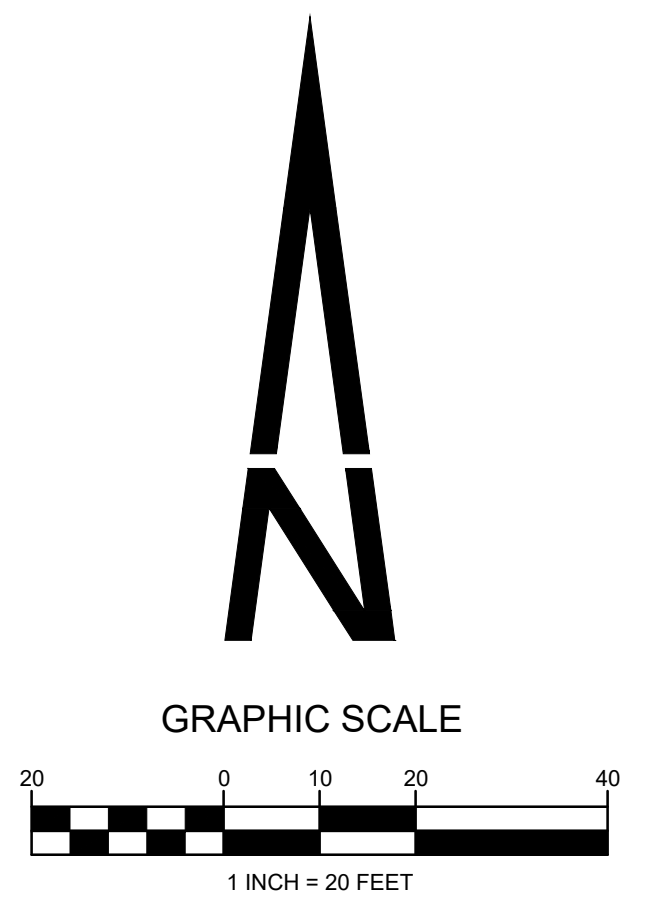
ARV	AIR RELEASE VALVE
ASSY	ASSEMBLY
BP	BOTTOM OF PIPE
ESMT	EASEMENTPS
ELEV	ELEVATION
EX	EXISTING
DIP	DUCTILE IRON PIPE
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FU	FUTURE
GV	GATE VALVE
INV	INVERT
KB	KICK BLOCK / THRUST BLOCK
M	METER
MH	MANHOLE
PR	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
T	TEE
TP	TOP OF PIPE
VAC	AIRVAC VALVE
W	WITH
45B	45° BEND

THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

LEGEND

	PROPERTY LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER WITH SPILL PAN
	PROPOSED CURB AND GUTTER WITH CATCH PAN
	EXISTING ELECTRIC/TELEPHONE/GAS/FIBER LINE
	EXISTING STORM SEWER WITH MANHOLE
	EXISTING SANITARY SEWER WITH MANHOLE
	EXISTING WATERLINE WITH HYDRANT
	PROPOSED STORM SEWER W/ MANHOLE AND INLET
	PROPOSED SANITARY SEWER W/ MANHOLE AND CLEANOUT
	PROPOSED WATERLINE AND HYDRANT
	PROPOSED WATER SERVICE LINE
	EASEMENT
	TRANSFORMER



PARKER WATER AND SANITATION DISTRICT

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 WORK. 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: _____

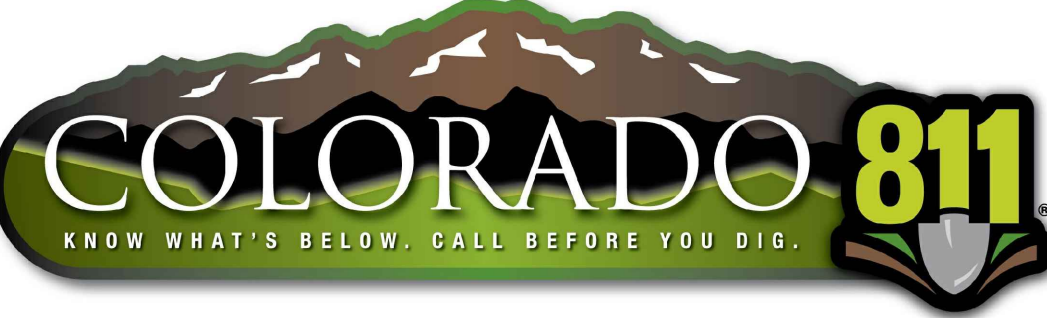
ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATION OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE
(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER

TOWN OF PARKER, DIRECTOR OF ENGINEERING



OVERALL UTILITY PLAN

HUNTINGTON NATIONAL BANK
LOT 3A-PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1,
LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Design By: CLN
Approved By: JVD
Project No.: 2025-005

SHEET
C6.10

NO.	DATE	DESCRIPTION
1	09/17/25	1ST SUBMITTAL
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REVISIONS