

C:\Users\Jack.Kasper\Documents\Projects\096502001\CV_10-07-2019_10-57-AM_Kasper.dwg Jack: 10/8/2019 10:57 AM Kasper.dwg
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EVT PARKER COLORADO, LLC.
2710 E. CAMELBACK ROAD, SUITE 210
PHOENIX, AZ 85016
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CONTACT: RYAN AMATO

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KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
TEL: (303) 228-2318
CONTACT: DAN SKEEHAN

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TOWN OF PARKER
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ARCHITECT:
NAOS DESIGN GROUP, LLC
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CONTACT: JORDAN BONICELLI

SURVEYOR:
ENGINEERING SERVICE COMPANY
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AURORA, CO 80012
TEL: 303-337-1393
CONTACT: CHARLES BECKSTROM, PLS

TELEVISION:
COMCAST
1601 MILE HIGH STADIUM CIRCLE
DENVER, CO 80204
CONTACT: DEAN FLENTHROPE
EMAIL: DEAN_FLENTHROPE@CABLE.COMCAST.COM

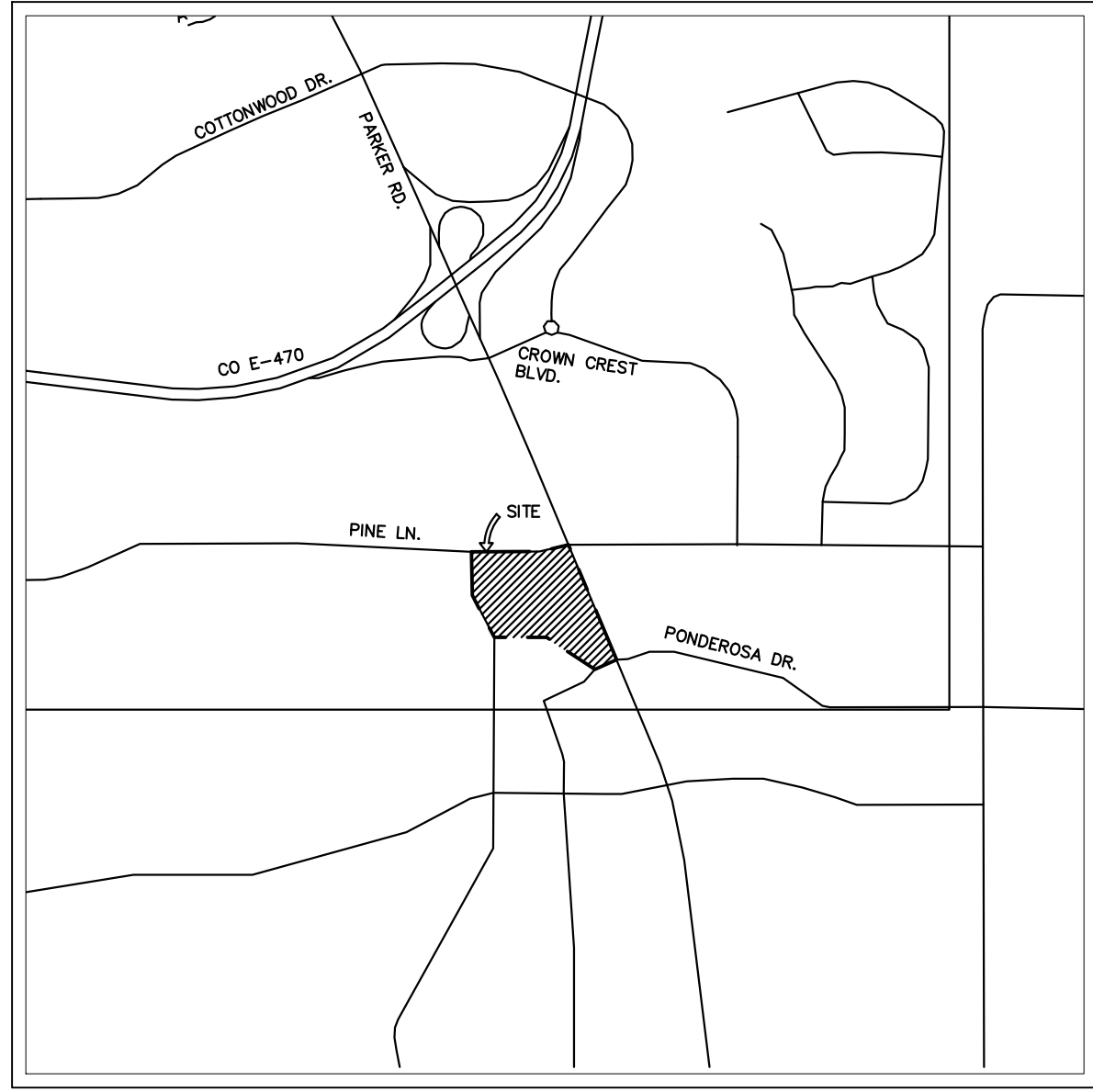
WATER/SANITARY SEWER:
PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN ROAD
PARKER, CO 80134
TEL: 303-841-4627
CONTACT: DRAYTON SANDERSON

FIRE DEPARTMENT:
SOUTH METRO FIRE RESCUE AUTHORITY
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
TEL: (720) 989-2244
CONTACT: CHIP KERKHOVE

TOWN OF PARKER PLAN REVIEW:
20120 E. MAINSTREET
PARKER, CO 80138
TEL: (303) 805-3169
CONTACT: RANDY CAPRA

PARKER AND PINE
PARKER WATER AND SANITATION DISTRICT
UTILITY PLANS

PARKER AND PINE FILING 1
A PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND A PART OF THE
NORTHEAST QUARTER OF SECTION 16 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE
6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
1"=2,000'

PARKER WATER AND SANITATION DISTRICT CONSTRUCTION PLANS	
SHEET NUMBER	SHEET TITLE
C7.0	COVER SHEET
C7.1	WATER AND SANITARY SEWER NOTES
C7.2	OVERALL UTILITY PLAN
C7.3	SANITARY SEWER PLAN AND PROFILE
C7.4	SANITARY SEWER PLAN AND PROFILE
C7.5	WATER PLAN AND PROFILE - A
C7.6	WATER PLAN AND PROFILE - B
C7.7	WATER PLAN AND PROFILE - C
C7.8	WATER PLAN AND PROFILE - D
C7.9	UTILITY DETAILS
C7.10	UTILITY DETAILS
C7.11	UTILITY DETAILS
C7.12	UTILITY DETAILS
C7.13	UTILITY DETAILS

LEGAL DESCRIPTION

PARKER AND PINE FILING 1 COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK

DOUGLAS CONTROL MONUMENT #1.095035, A 3 1/4" ALUMINUM CAP.

ELEVATION = 5906.34 FEET (NAVD 1988), AS PUBLISHED BY DOUGLAS COUNTY.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SW 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°17'51"W AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO.1 AND BOUND BY THE MONUMENTS SHOWN HEREON.

FLOODPLAIN NOTE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0067G AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

MATERIALS LIST:

DESCRIPTION	QTY.	UNIT
6" PVC WATER	338	LF
8" PVC WATER	3055	LF
6" GATE VALVE	12	EA
8" GATE VALVE	17	EA
8" LOW-POINT BLOW-OFF VALVE	18	EA
1.5" TAP	1	EA
1.5" METER	1	EA
1.5" TYPE K COPPER WATER	41	LF
20"x8" TAPPING SLEEVE	2	EA
8"x8"x6" TEE	13	EA
8"x8"x6" SWIVEL TEE	1	EA
8"x8"x8" TEE	15	EA
11.25" BEND	2	EA
22.5" BEND	1	EA
45" BEND	2	EA
90" BEND	4	EA
8"x8" CROSS	1	EA
8"x6" REDUCER	2	EA
AIR VAC RELEASE VALVE	1	EA
8" PVC SANITARY SEWER	1037	LF
6" PVC SANITARY LATERAL	270	LF
SANITARY SEWER MANHOLE	6	EA
SANITARY SEWER CLEANOUT	12	EA
FIRE HYDRANT	7	EA
VERTICAL SHOE HYDRANT	1	EA

*QUANTITIES ARE FOR REFERENCE ONLY.
CONTRACTOR SHALL VERIFY ALL QUANTITIES
PRIOR TO CONSTRUCTION

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.

Randy Capra 10/09/2020
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENT OF NFPA 24 WHEN SUBMITTING FOR REVIEW.

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: *Drayton Sanderson* (DISTRICT REPRESENTATIVE)

DATE: 10/08/2020

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: *Randy Capra* (DISTRICT ENGINEER)

DATE: 10/08/2020

DISTRICT ACCEPTANCE NOTE

- UPON COMPLETION OF SANITARY AND WATER CONSTRUCTION AND TESTING, THE DEVELOPER OR CONTRACTOR SHALL CONTACT THE DISTRICT FOR PROBATIONARY ACCEPTANCE INSPECTION. A PUNCHLIST WILL BE PROVIDED FOR THE DEVELOPER AND CONTRACTOR UPON COMPLETION OF THE INITIAL WALK-THRU AND PROBATIONARY ACCEPTANCE WILL BE ISSUED FOLLOWING COMPLETION AND ACCEPTANCE OF THE WORK OUTLINED IN THE PUNCHLIST.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE LINES FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
- THE DATE OF FINAL ACCEPTANCE WILL BE INDICATED IN THE CONDITION OF THE PROBATIONARY ACCEPTANCE LETTER. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING THE DISTRICT FOR FINAL INSPECTION AND FINAL ACCEPTANCE.

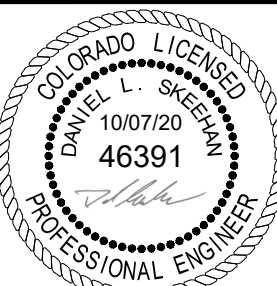


Kimley»Horn

2020 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY:DLS
DRAWN BY:JRK
CHECKED BY:DLS
DATE: 10/07/20

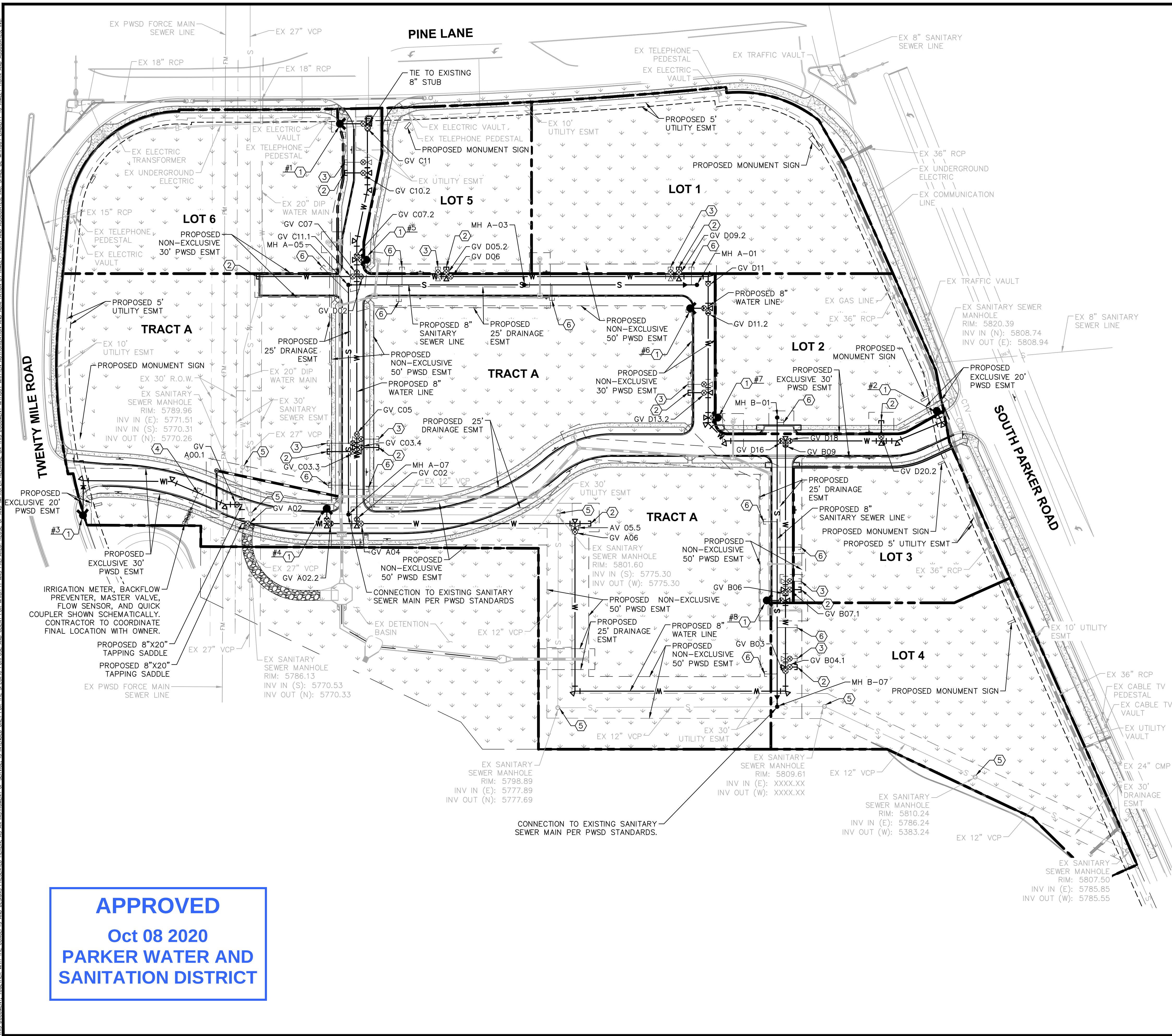
PARKER AND PINE FILING 1
PARKER, CO
CONSTRUCTION DOCUMENTS
COVER SHEET



PROJECT NO.
096502001
DRAWING NAME
096502001CV_1UT
C7.0

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4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

C:\Users\Jack.Kimley\Documents\2020\096502001UT.dwg, Jack Kimley, 10/9/2020, 10:57 AM
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GRAPHIC SCALE IN FEET
1" = 60' @ 24X36

UTILITY LEGEND

---	EXISTING PROPERTY LINE
- - -	EXISTING EASEMENT
- - -	PROPOSED EASEMENT
S	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
SD	PROPOSED STORM DRAINAGE LINE
G	EXISTING GAS LINE
W	EXISTING WATER LINE
S	EXISTING SANITARY SEWER LINE
⊙	PROPOSED FIRE HYDRANT W/ BOLLARDS
⊗	PROPOSED WATER VALVE
⊗	PROPOSED AIR VAC RELEASE VALVE
⊕	PROPOSED TEE / BEND
○	EXISTING SANITARY SEWER MANHOLE
⊙	PROPOSED SANITARY SEWER MANHOLE W/ FLOW ARROWS

SITE KEYNOTES

- PROPOSED FH W/ 6" GATE VALVE
- PROPOSED 8" WATER STUB W/ TEMP BLOW-OFF
- PROPOSED 6" WATER STUB W/ TEMP BLOW-OFF
- PROPOSED 1 1/2" IRRIGATION TAP
- ADJUST EXISTING STRUCTURE TO PROPOSED GRADE
- PROPOSED 6" SANITARY SEWER STUB W/ CLEANOUT

NOTES

1. THE PROPOSED UTILITY CONNECTION WILL REQUIRE A TOWN RIGHT-OF-WAY PERMIT PRIOR TO COMMENCING WORK. THE TOWN PREFERS CONNECTIONS TO BE BORED TO THE EXTENT POSSIBLE, AND ANY STREET CUT ALLOWED BY THE TOWN WILL BE REQUIRED TO BE PATCHED. ACCORDING TO THE TOWN'S CONSTRUCTION STANDARDS AND DETAILS, THE LIMITS OF PATCHING WILL BE DETERMINED BY THE TOWN AT THE TIME OF CONSTRUCTION. THE OF PARKER DOES NOT ALLOW ROADWAY CLOSURES FOR UTILITY WORK.

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.

Paul R. Logan 10/09/2020
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENT 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.

Paul R. Logan 10/13/2020
Town of Parker, Director of Engineering Date

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4552 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 10/07/20

PARKER AND PINE FILING 1
PARKER, CO
CONSTRUCTION DOCUMENTS
OVERALL UTILITY PLAN

PROJECT NO.
096502001

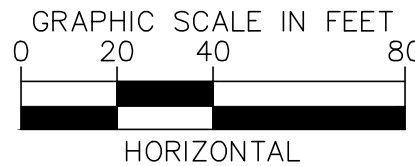
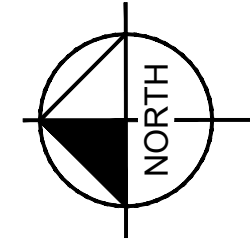
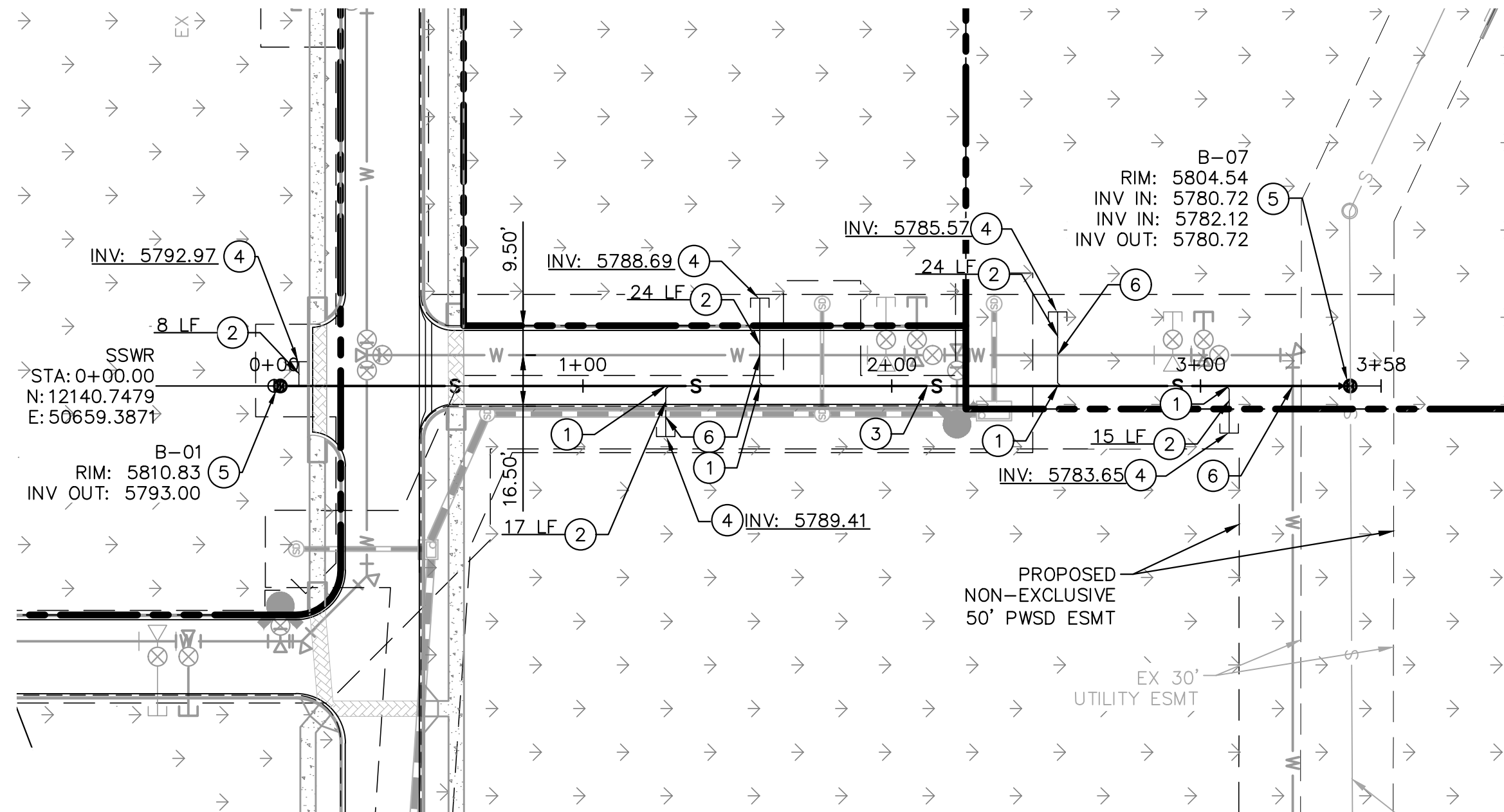
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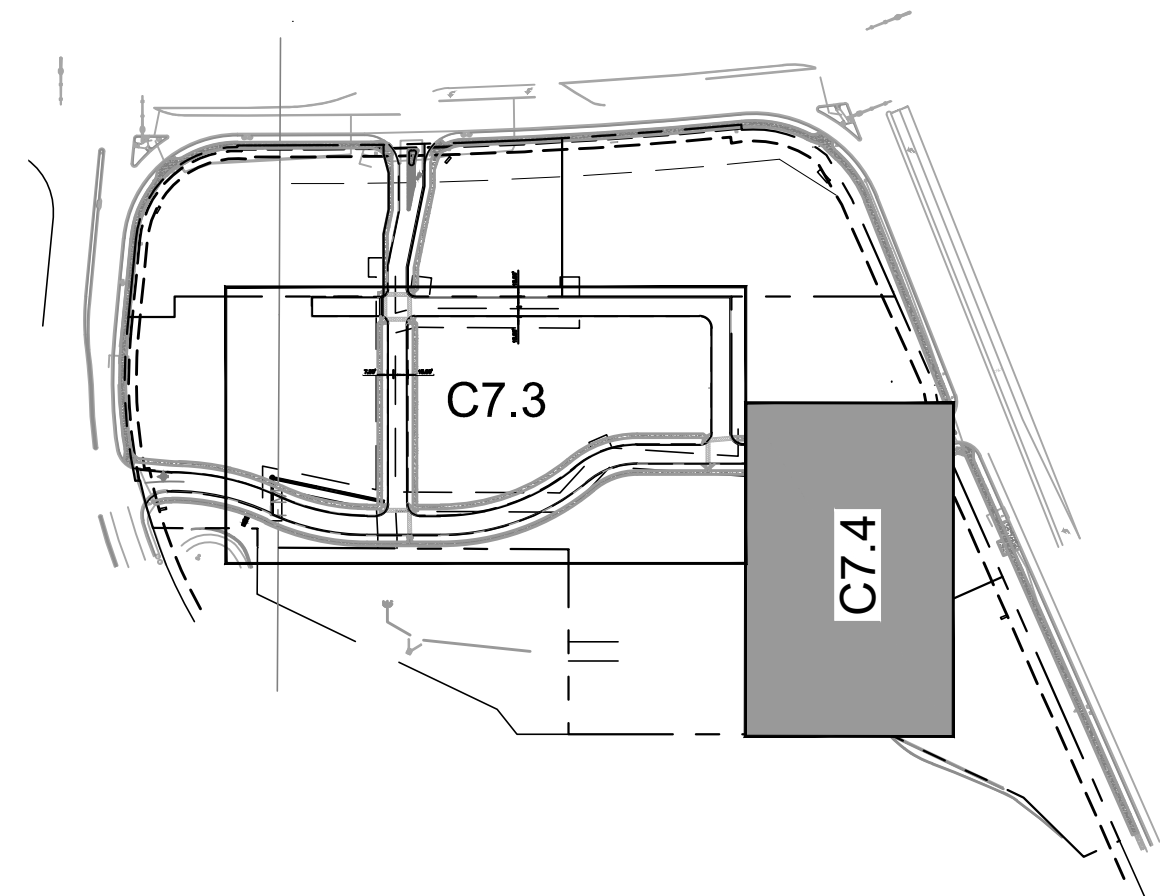
APPROVED
Oct 08 2020
PARKER WATER AND
SANITATION DISTRICT



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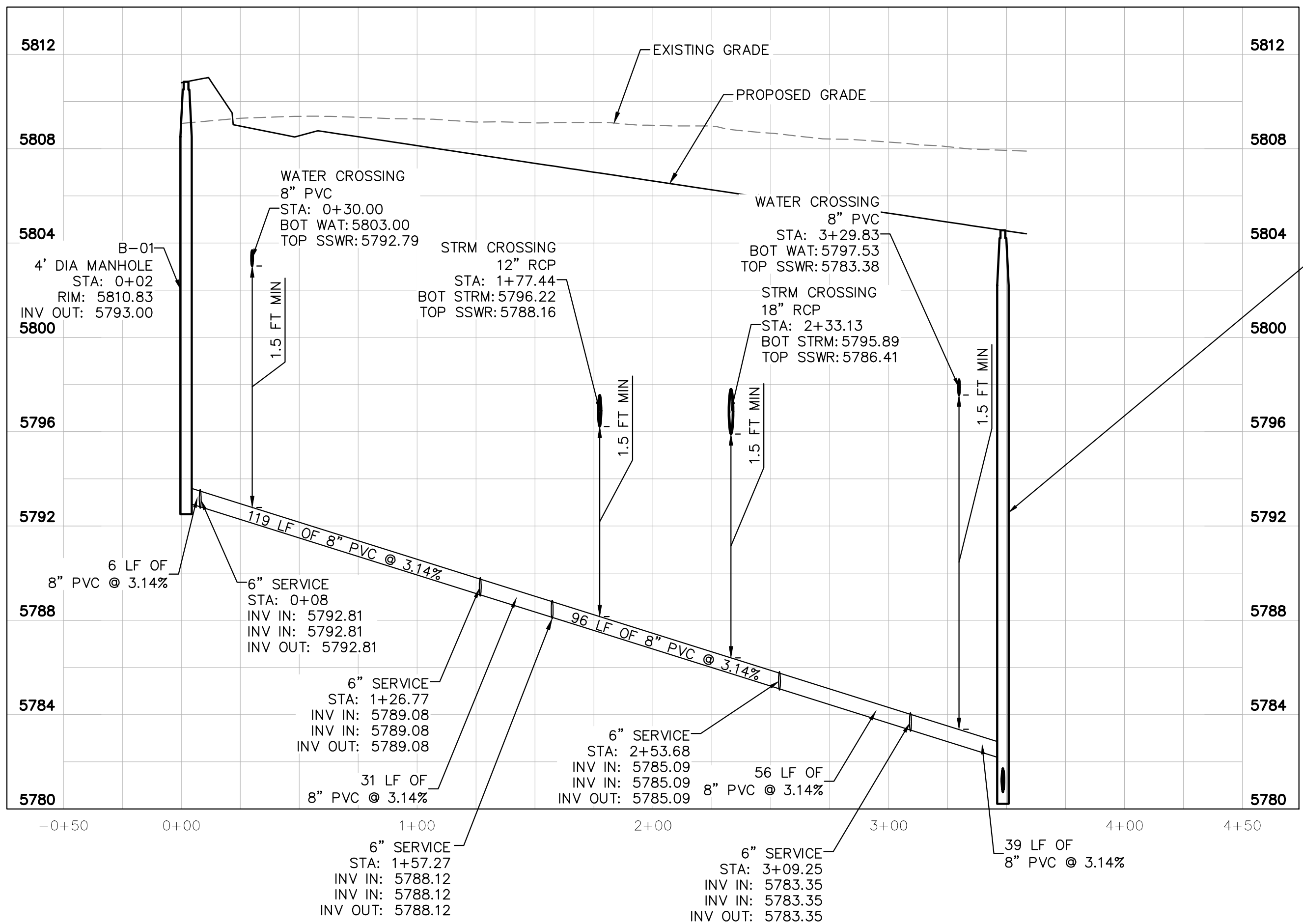
- KEY NOTES**
- WYE CONNECTION INTO PROPOSED 8" PVC SANITARY SEWER MAIN
 - 6" SDR 35 PVC SANITARY SEWER LINE LATERAL, LENGTH PER PLAN, SLOPE 1% MINIMUM
 - 8" SDR 35 PVC PUBLIC SANITARY SEWER LINE, LENGTH AND SLOPE PER PROFILE.
 - PROPOSED CLEANOUT. SEE DETAILS.
 - PROPOSED SANITARY SEWER MANHOLE. SEE DETAILS.
 - PROPOSED WATER/SEWER CROSSING TO MAINTAIN 18" VERTICAL SEPARATION



- LEGEND**
- PROPERTY LINE
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER
 - PROPOSED WATER LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED STORM LINE
- KEYMAP**
NOT TO SCALE
- LEGEND**
- W
 - S
 - W
 - S

SANITARY SEWER NOTES

- ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE PARKER WATER AND SANITATION DISTRICT SPECIFICATION.
- ALL SEWER MAINS SHALL BE PVC, ASTM D-3034, SDR 35 OR APPROVED EQUAL. ALL SEWER MAIN SIZE IS 8" IN DIAMETER UNLESS OTHERWISE NOTED.
- SEWER RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. RING AND COVER SHALL BE SET IN CENTERED CONCRETE RINGS WITH RAM-NECK FOR ADJUSTMENT TO MATCH FINAL PAVEMENT ELEVATIONS.
- THE CONTRACTOR AND SURVEY CREW SHALL VERIFY ELEVATIONS OF EXISTING SEWER LINES AND MANHOLES TO BE TIED TO PRIOR TO CONSTRUCTION OR STAKING OF SANITARY SEWER.
- NO UNDERDRAIN SYSTEM WILL BE ALLOWED TO BE PLACED IN MAINLINE OR SEWER SERVICE TRENCHES.
- SEWER SERVICE TEES FOR EACH UNIT SHALL BE STAKED BY A SURVEY CREW AND FURNISHED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER "AS CONSTRUCTED" LOCATION OF TEES. SEWER WYES SHALL BE USED RATHER THAN TEES.
- ALL MANHOLES SHALL BE 48-INCHES IN DIAMETER WITH 24-INCH RING AND COVER, ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED.
- PIPE BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-33 OR D-448 GRADATION NO. 6 OR NO. 67.
- AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR AND REPRESENTATIVES OF THE OTHER APPROVING AGENCIES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE DISTRICT ENGINEER TO SCHEDULE THIS MEETING.
- ALL PIPE LENGTHS ARE APPROXIMATE.
- THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PARKER WATER AND SANITATION DISTRICT AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PARKER WATER AND SANITATION DISTRICT SPECIFICATION MANUAL.
- ALL MANHOLES SHALL HAVE SHAPED INVERTS.
- ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE PARKER WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
- PRIOR TO START WORK WHERE SEWER MAIN TO BE INSTALLED INTO EXISTING DISTRICT SEWER SYSTEMS, THE NEAREST MANHOLE TO THE POINT OF TIE-IN SHALL BE PLUGGED WITH A PLUMBER'S PLUG ON THE INLET SIDE BY THE CONTRACTOR. THIS PLUG SHALL REMAIN IN PLACE UNTIL FINAL ACCEPTANCE BY THE DISTRICT. ITS PURPOSE SHALL BE TO PREVENT ANY MUD, WATER OR OTHER MATERIALS FROM ENTERING THE LINE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN SO INSTRUCTED BY THE DISTRICT.
- PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH, THE CLIENT SHALL JET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMP OUT AT THE PLUGGED MANHOLE.
- DOUBLE CLEANOUTS SHALL BE PROVIDED WITHIN 5 FEET OF EACH BUILDING CONNECTION. REFER TO MEP PLANS FOR CONTINUATION INSIDE BUILDING.
- ALL SANITARY SERVICES TO CONNECT TO MAIN VIA WYE CONNECTION.
- AT ALL POTABLE WATER MAIN AND SANITARY SEWER CROSSINGS WHERE THE PROPOSED SANITARY SEWER LINE LIES ABOVE THE PROPOSED WATER MAIN OR WITHIN 18" BELOW THE WATER MAIN, A CONCRETE ENCASEMENT IS TO BE PROVIDED ALONG THE SANITARY SEWER PIPE FOR 10 FT ON EITHER SIDE OF THE CROSSING. CONCRETE ENCASEMENT TO BE PROVIDED PER THE PWSD SECTION 9.3.2.
- AT ALL STORM SEWER AND SANITARY SEWER CROSSINGS WHERE THE PROPOSED SANITARY SEWER LINE LIES ABOVE THE PROPOSED STORM SEWER OR WITHIN 18" BELOW THE STORM SEWER, A CONCRETE ENCASEMENT IS TO BE PROVIDED ALONG THE SANITARY SEWER PIPE FOR 10 FT ON EITHER SIDE OF THE CROSSING. CONCRETE ENCASEMENT TO BE PROVIDED PER THE PWSD SECTION 9.3.2.
- PROVIDE WATER LOWERING PER PWSD WATER DETAIL #27 WHERE CONFLICTS WITH STORM SEWER AND WATER SERVICES MAY EXIST.



SANITARY SEWER MAIN PROFILE
STRUCTURE SSWR-B-01 TO SSWR-B-07

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=8'

APPROVED
Oct 08 2020
PARKER WATER AND
SANITATION DISTRICT

CAUTION
CONTRACTOR IS TO
VERIFY PRESENCE AND
EXACT UTILITIES PRIOR
TO CONSTRUCTION.

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

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
4552 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

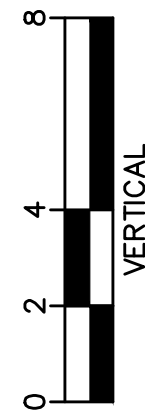
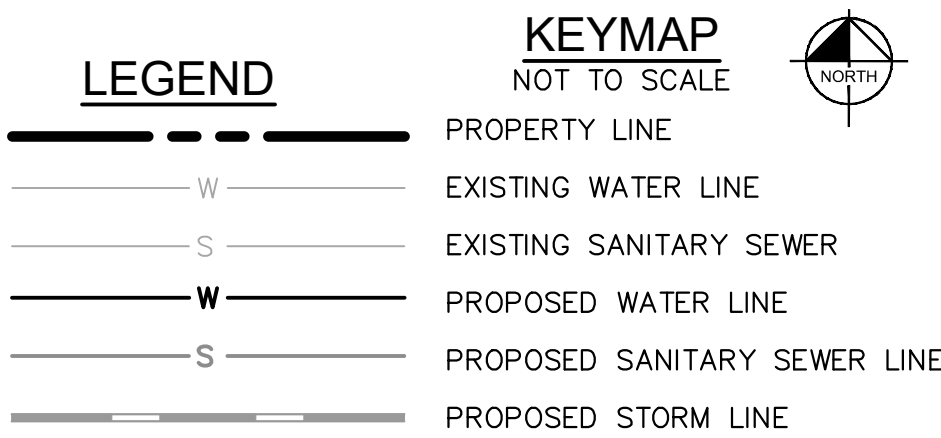
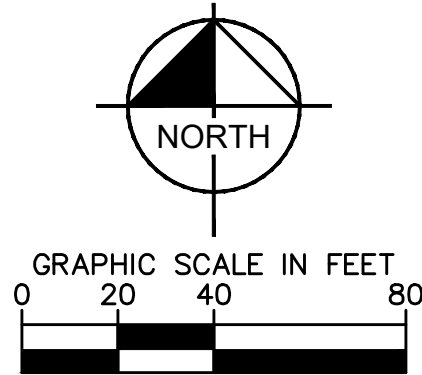
DESIGNED BY:DLS
DRAWN BY:JRK
CHECKED BY:DLS
DATE: 10/07/20

PARKER AND PINE FILING 1
PARKER, CO
CONSTRUCTION DOCUMENTS
SANITARY SEWER PLAN AND PROFILE



PROJECT NO.
096502001
DRAWING NAME
096502001SS
C7.4

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APPROVED
Oct 08 2020
PARKER WATER AND
SANITATION DISTRICT

1. CONTRACTOR TO POTHOLE EXISTING UTILITY LINES AT WATER LINE CROSSING AREAS PRIOR TO CONSTRUCTION.
2. WATER LINE CONNECTION ELEVATION TO EXISTING WATER MAINS IS APPROXIMATE. CONTRACTOR TO POTHOLE AND VERIFY TIE IN ELEVATION PRIOR TO CONSTRUCTION OF WATER MAIN.
3. CONTRACTOR TO MEET THE INSTALLATION REQUIREMENTS BY THE PARKER WATER AND SANITATION DISTRICT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
4. 24 UNIT BUILDINGS (BUILDINGS 1-7) SHALL PROVIDE INTERNAL BACKFLOW PREVENTER AND EXTERNAL 2" DOMESTIC METER.
5. 36 UNIT (BUILDING 8) SHALL PROVIDE INTERNAL BACK FLOW PREVENTERS AND 1-1/2" DOMESTIC METER.
6. VERTICAL BENDS AND DEFLECTIONS MAYBE UTILIZED TO PROVIDE VERTICAL CHANGES IN ACCORDANCE WITH PWSD STANDARDS AS NEEDED.
7. AT ALL POTABLE WATER MAIN AND SANITARY SEWER CROSSINGS WHERE THE PROPOSED SANITARY SEWER LINE LIES ABOVE THE PROPOSED WATER MAIN OR WITHIN 18" BELOW THE WATER MAIN, A CONCRETE ENCASEMENT SHALL BE PROVIDED AROUND THE SANITARY SEWER PIPE FOR 10 FT ON EITHER SIDE OF THE CROSSING. CONCRETE ENCASEMENT TO BE PROVIDED PER THE PWSD SECTION 9.3.2.
8. AT ALL STORM SEWER AND SANITARY SEWER CROSSINGS WHERE THE PROPOSED SANITARY SEWER LINE LIES ABOVE THE PROPOSED STORM SEWER OR WITHIN 18" BELOW THE STORM SEWER, A CONCRETE ENCASEMENT IS TO BE PROVIDED ALONG THE SANITARY SEWER PIPE FOR 10 FT ON EITHER SIDE OF THE CROSSING. CONCRETE ENCASEMENT TO BE PROVIDED PER THE PWSD SECTION 9.3.2.
9. ALL WATER LINES SHALL BE INSTALLED AT LEAST 4.5 FEET BELOW THE OFFICIAL STREET GRADE AND IN ALL OTHER PLACES AT LEAST 4.5 FEET BELOW THE SURFACE OF THE GROUND.

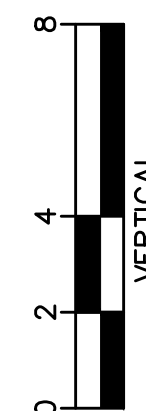
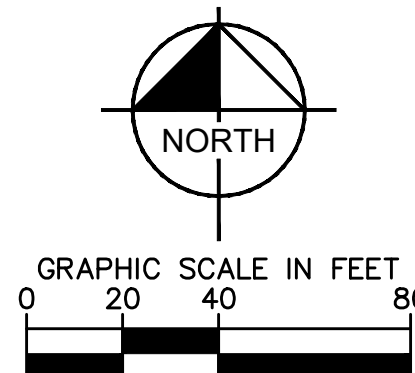
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VERTICAL SCALE: 1"=4'



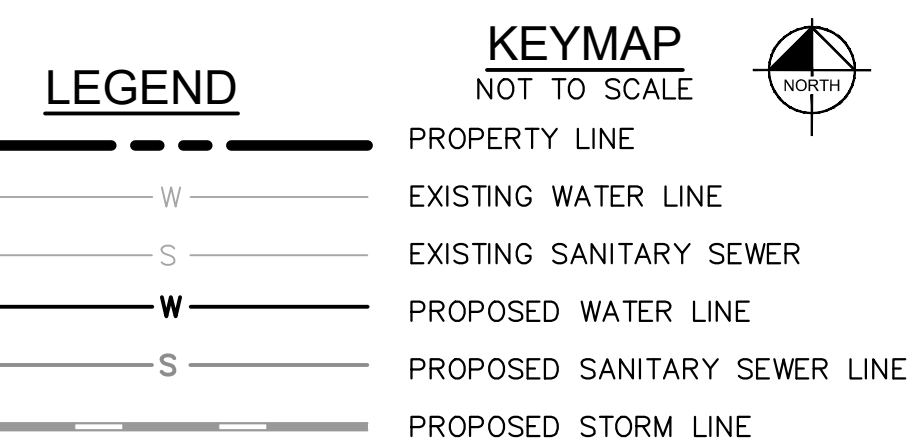
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4582 South Ulster Street, Suite 1500
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DESIGNED BY:DLS
DRAWN BY:JRK
CHECKED BY: DLS
DATE: 10/07/20

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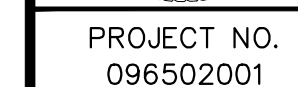
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VERTICAL SCALE: 1"=4'



WATER NOTES

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

CONSTRUCTION DOCUMENTS
WATER PLAN AND PROFILE - B

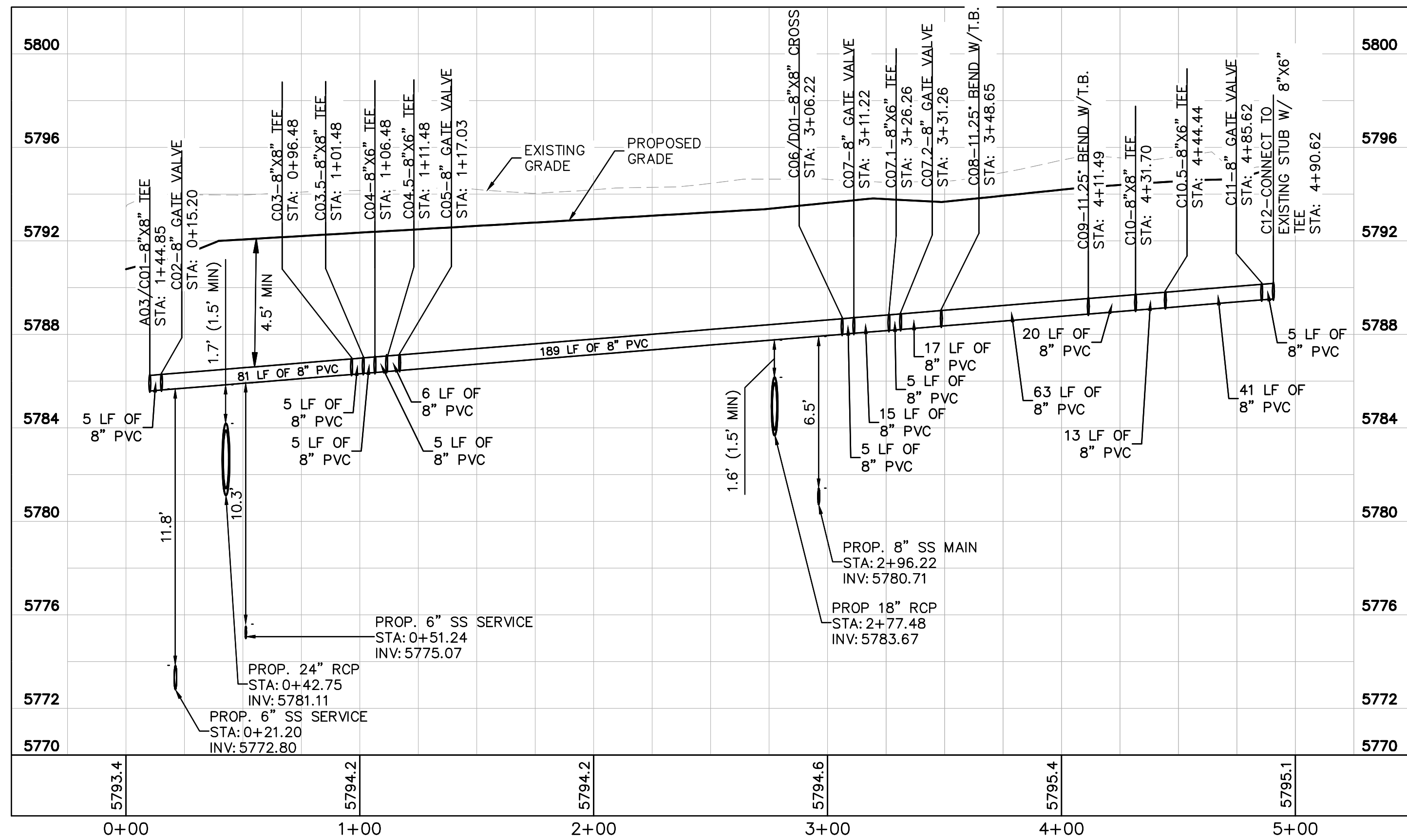
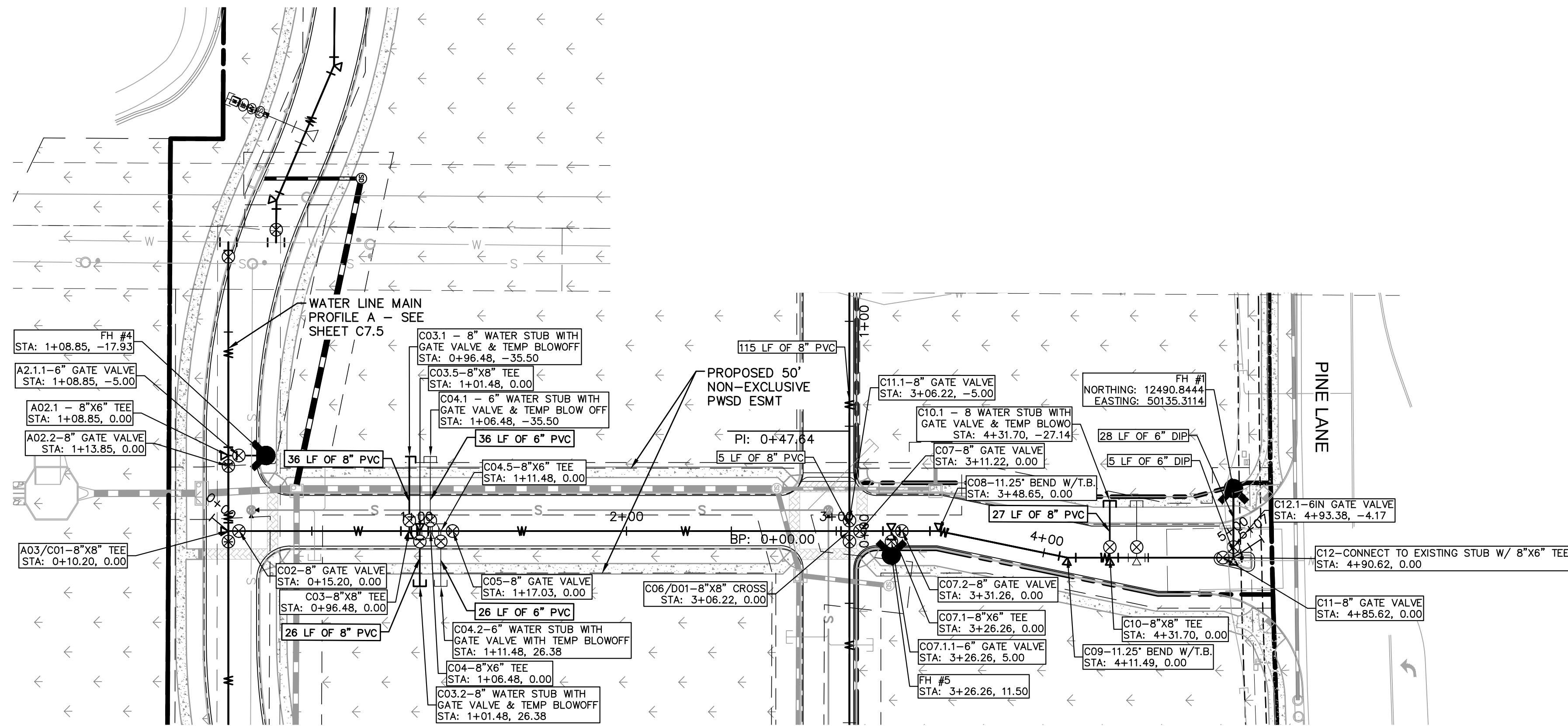


C7.6

DESIGNED BY: DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 10/07/20

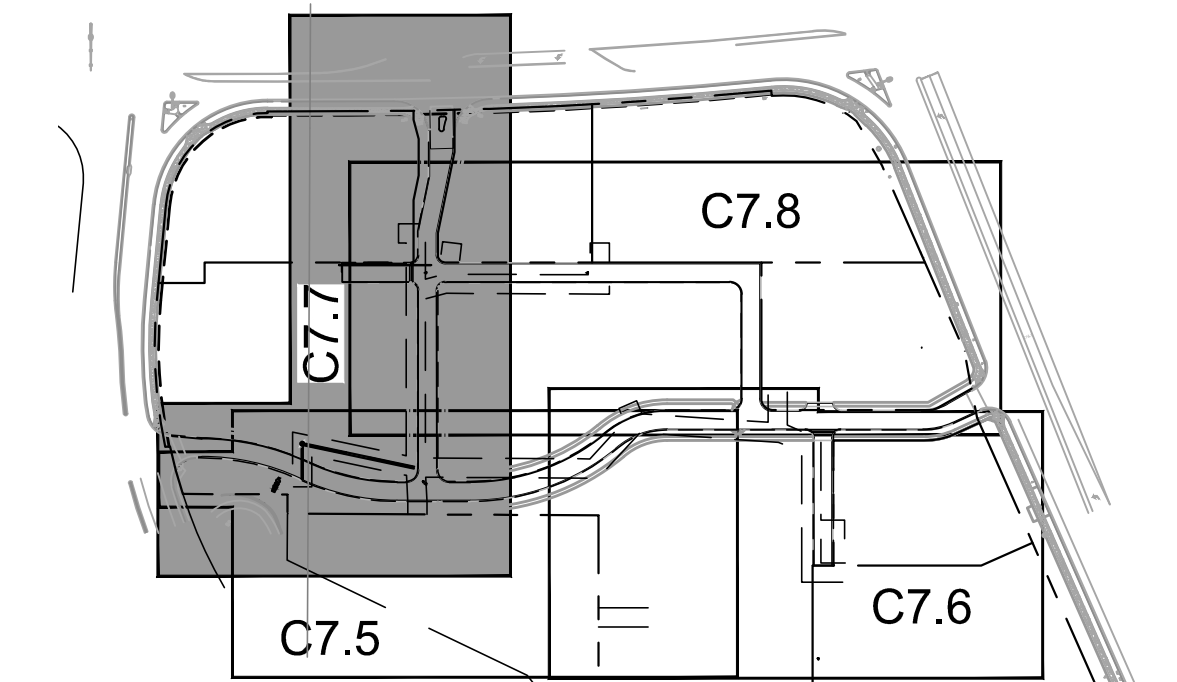
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C:\Users\Jack.Kasper\Documents\Projects\096502001\WT-PP.dwg Kasper Jack 10/08/2019 10:57 AM
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WATER MAIN PROFILE C
STRUCTURE C01 TO C12

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



LEGEND

---	PROPERTY LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER
---	PROPOSED WATER LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED STORM LINE

KEYMAP
NOT TO SCALE

NORTH

APPROVED
Oct 08 2020
PARKER WATER AND
SANITATION DISTRICT

WATER NOTES

- CONTRACTOR TO POTHOLE EXISTING UTILITY LINES AT WATER LINE CROSSING AREAS PRIOR TO CONSTRUCTION.
- WATER LINE CONNECTION ELEVATION TO EXISTING WATER MAINS IS APPROXIMATE. CONTRACTOR TO POTHOLE AND VERIFY TIE IN ELEVATION PRIOR TO CONSTRUCTION OF WATER MAIN.
- CONTRACTOR TO MEET THE INSTALLATION REQUIREMENTS BY THE PARKER WATER AND SANITATION DISTRICT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- 24 UNIT BUILDINGS (BUILDINGS 1-7) SHALL PROVIDE INTERNAL BACKFLOW PREVENTER AND EXTERNAL 2" DOMESTIC METER.
- 36 UNIT (BUILDING 8) SHALL PROVIDE INTERNAL BACK FLOW PREVENTERS AND 1-1/2" DOMESTIC METER.
- VERTICAL BENDS AND DEFLECTIONS MAYBE UTILIZED TO PROVIDE VERTICAL CHANGES IN ACCORDANCE WITH PWSD STANDARDS AS NEEDED.
- AT ALL POTABLE WATER MAIN AND SANITARY SEWER CROSSINGS WHERE THE PROPOSED SANITARY SEWER LINE LIES ABOVE THE PROPOSED WATER MAIN OR WITHIN 18" BELOW THE WATER MAIN, A CONCRETE ENCASEMENT IS TO BE PROVIDED ALONG THE SANITARY SEWER PIPE FOR 10 FT ON EITHER SIDE OF THE CROSSING. CONCRETE ENCASEMENT TO BE PROVIDED PER THE PWSD SECTION 9.3.2.
- AT ALL STORM SEWER AND SANITARY SEWER CROSSINGS WHERE THE PROPOSED SANITARY SEWER LINE LIES ABOVE THE PROPOSED STORM SEWER OR WITHIN 18" BELOW THE STORM SEWER, A CONCRETE ENCASEMENT IS TO BE PROVIDED ALONG THE SANITARY SEWER PIPE FOR 10 FT ON EITHER SIDE OF THE CROSSING. CONCRETE ENCASEMENT TO BE PROVIDED PER THE PWSD SECTION 9.3.2.
- ALL WATER LINES SHALL BE INSTALLED AT LEAST 4.5 FEET BELOW THE OFFICIAL STREET GRADE AND IN ALL OTHER PLACES AT LEAST 4.5 FEET BELOW THE SURFACE OF THE GROUND.

NO.	REVISION	BY	DATE	APPR

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4552 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

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DRAWN BY:JRK
CHECKED BY:DLS
DATE: 10/07/20

PARKER AND PINE FILING 1
PARKER, CO
CONSTRUCTION DOCUMENTS
WATER PLAN AND PROFILE - C



PROJECT NO.
096502001
DRAWING NAME
096502001WT-PP
C7.7

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INSPECTION POLICY:

- ALL SERVICE INSPECTIONS MUST BE SCHEDULED WITH THE DISTRICT OFFICE AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
- IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE, A RE-INSPECTION WILL HAVE TO BE SCHEDULED IN ACCORDANCE WITH NOTE 1 ABOVE AND A RE-INSPECTION FEE CHARGED.
- 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.
- 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.
- ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
- LOTS WITHOUT BUILDING ADDRESSES OR LOT AND BLOCK NUMBERS BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
- CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION UNLESS COORDINATED WITH DISTRICT INSPECTOR.

INSTALLATION NOTES:

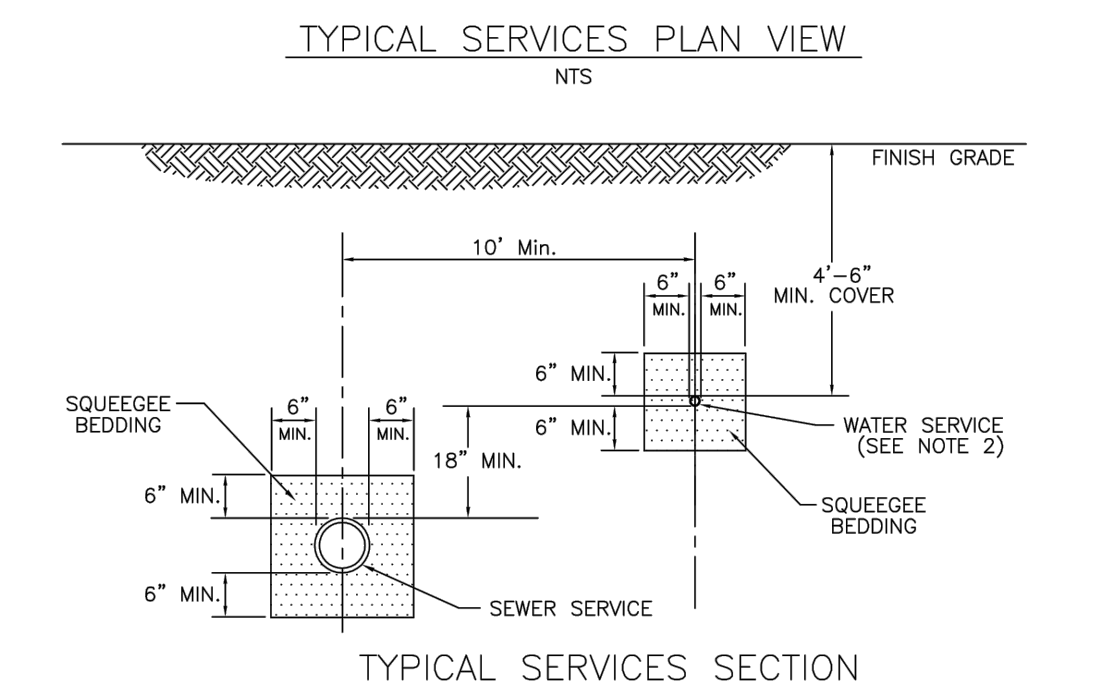
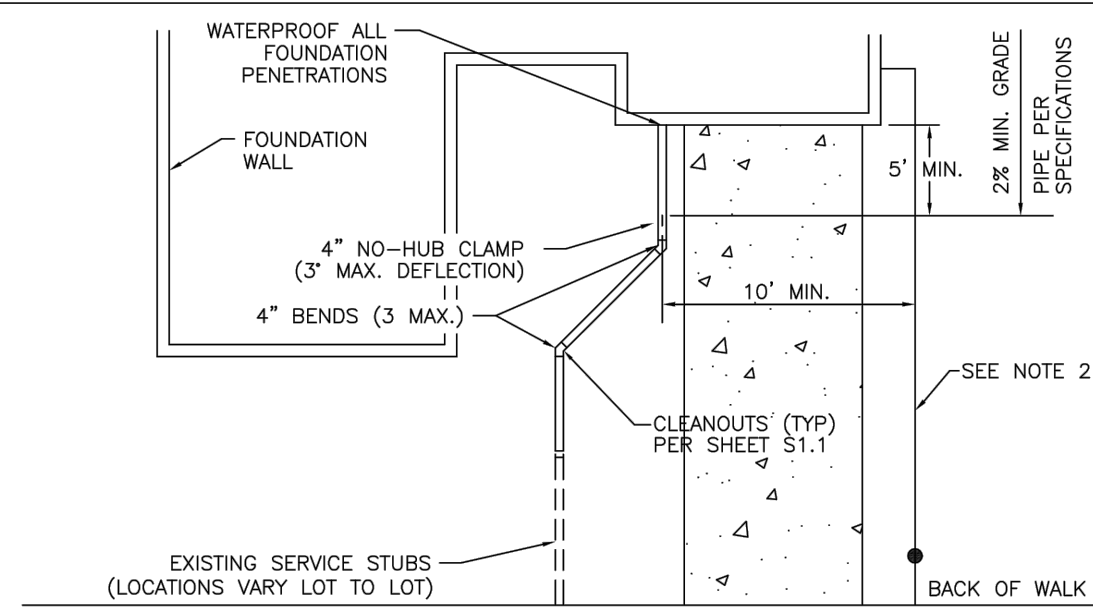
SEWER

- ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND PVC SCHD 40 PIPE. APPROVED BEDDING IS TO BE SQUEEGEE.
- NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3".
- MINIMUM GRADE SHALL BE 2%.
- INSTALLATION SHALL INCLUDE NO MORE THAN 3 BENDS. 90° BENDS ARE NOT ALLOWED. SOLVENT WELDED PIPE WILL NOT BE ALLOWED.
- CLEAN-OUTS SHALL BE INSTALLED AT 100' INTERVALS AND EVERY CHANGE IN DIRECTION. CLEAN-OUTS ARE NOT REQUIRED FOR SERVICES LESS THAN 100' UNLESS THERE ARE CHANGES IN DIRECTION. PROVIDE DUAL CLEAN-OUT WITHIN 5 FEET OF FOUNDATION.
- STRESSING OF THE PIPE BETWEEN FITTINGS WILL NOT BE ALLOWED.
- SEWER SERVICE LINE SHALL NOT BE LOCATED UNDER CONCRETE SURFACE.
- ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SEWER SERVICE
"V" FOR WATER SERVICES

PARKER WATER & SANITATION DISTRICT DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICES			
SCALE:	NONE	DATE:	2/98
APPROVED:	PVR	01/02 01/16	10/16
DIRECTOR OF ENGINEERING			

2016 REVISION

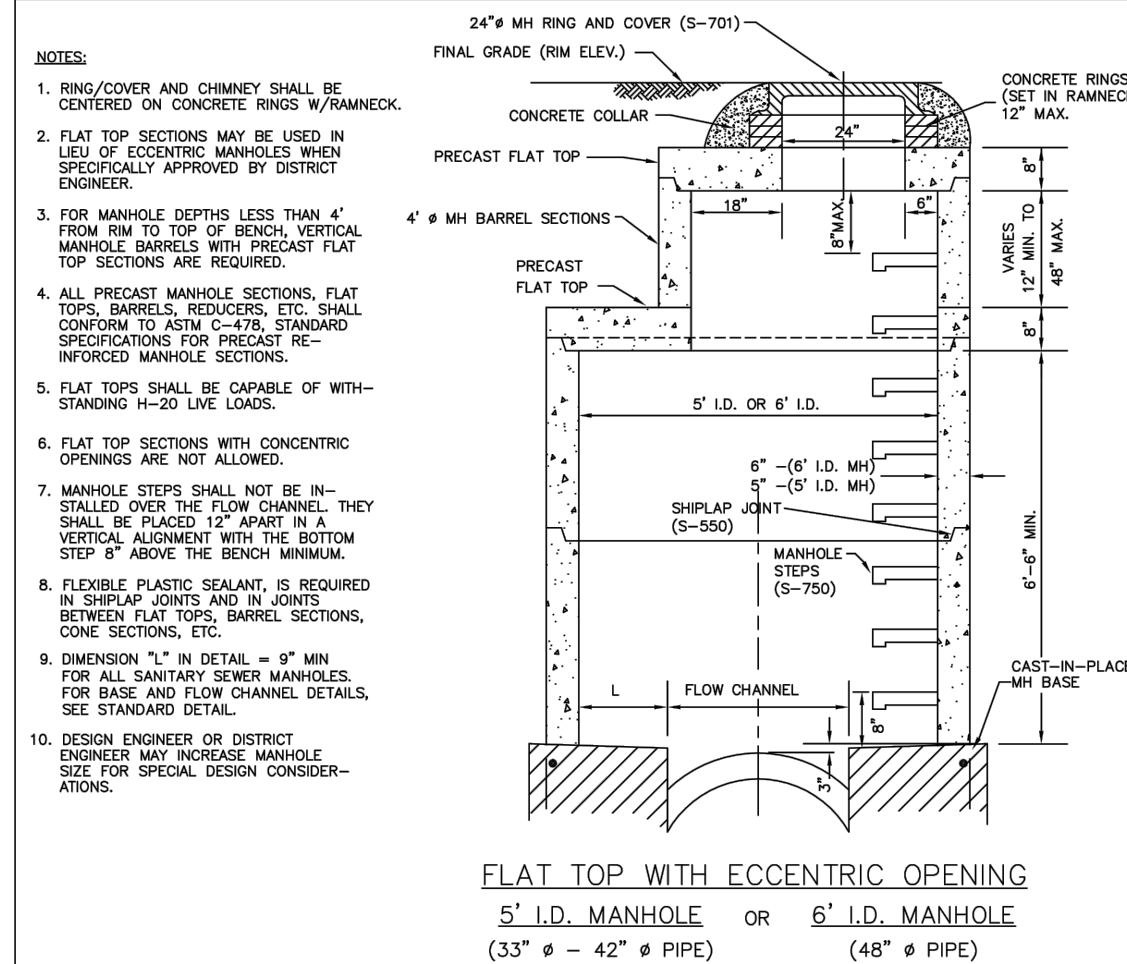
SHEET S1.1



PARKER WATER & SANITATION DISTRICT TYPICAL SEWER SERVICES			
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APPROVED:	PVR	2/00 01/02 01/16	10/16
DIRECTOR OF ENGINEERING			

2016 REVISION

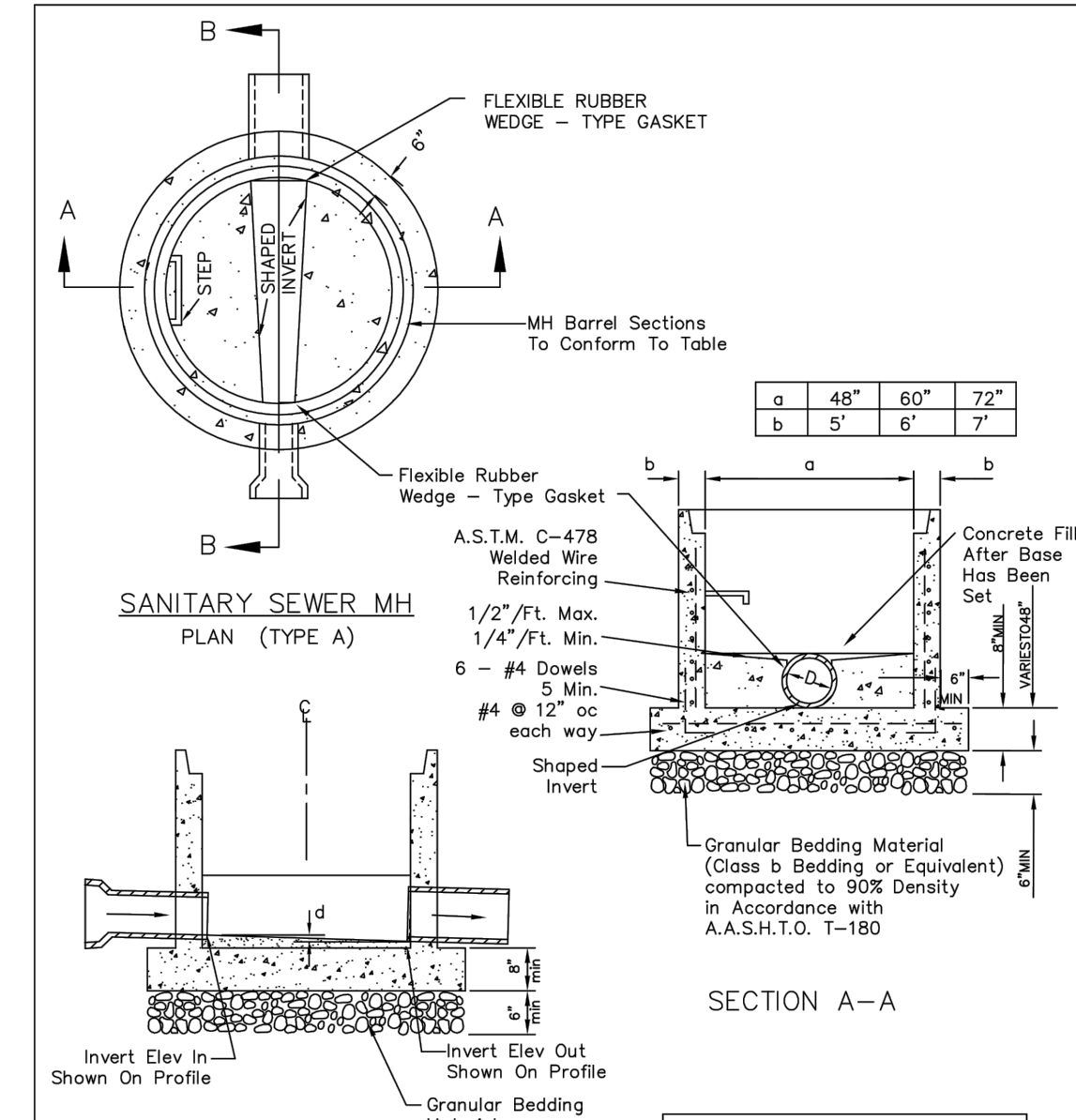
SHEET S1.2



PARKER WATER & SANITATION DISTRICT PRECAST MANHOLE FLAT TOP W/ ECCENTRIC OPENING			
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APPROVED:	PVR	4/01 1/16	10/16
DIRECTOR OF ENGINEERING			

2016 REVISION

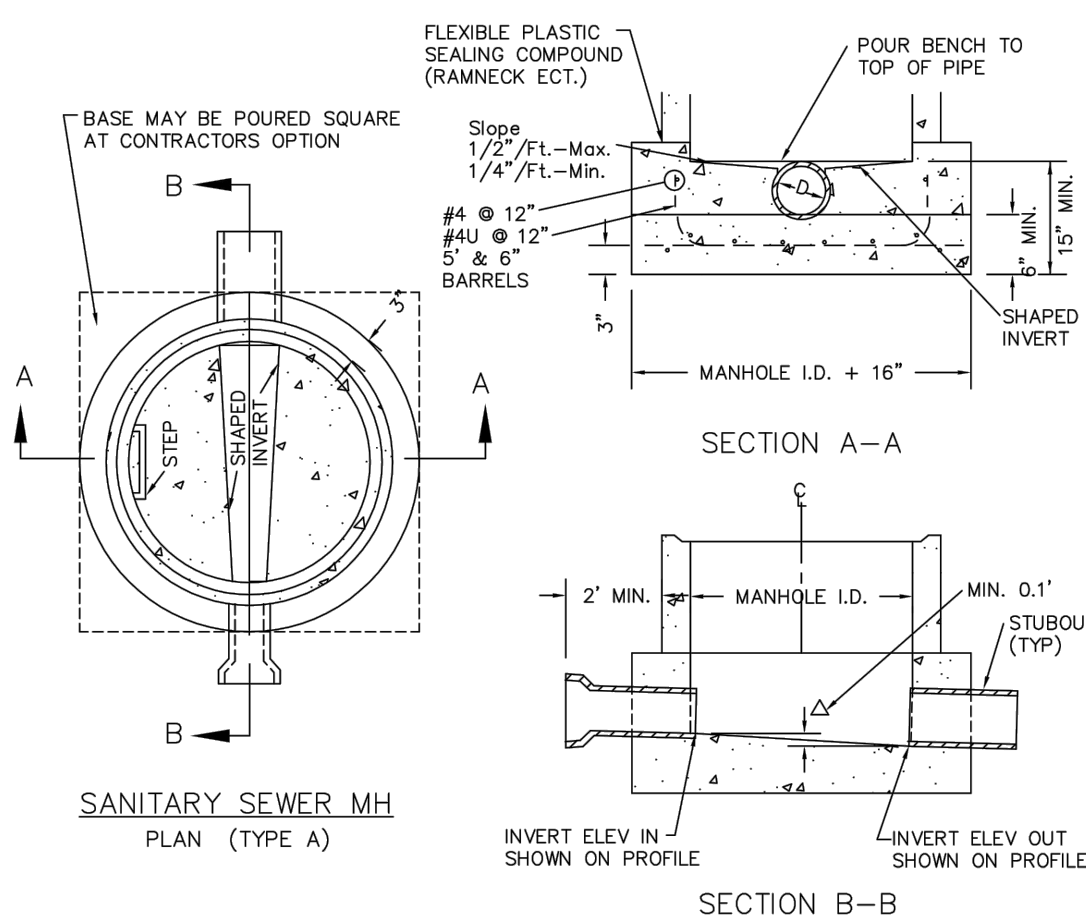
SHEET S3.2



PARKER WATER & SANITATION DISTRICT PRECAST MANHOLE BASE DETAIL			
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APPROVED:	PVR	01/02 10/16	
DIRECTOR OF ENGINEERING			

2016 REVISION

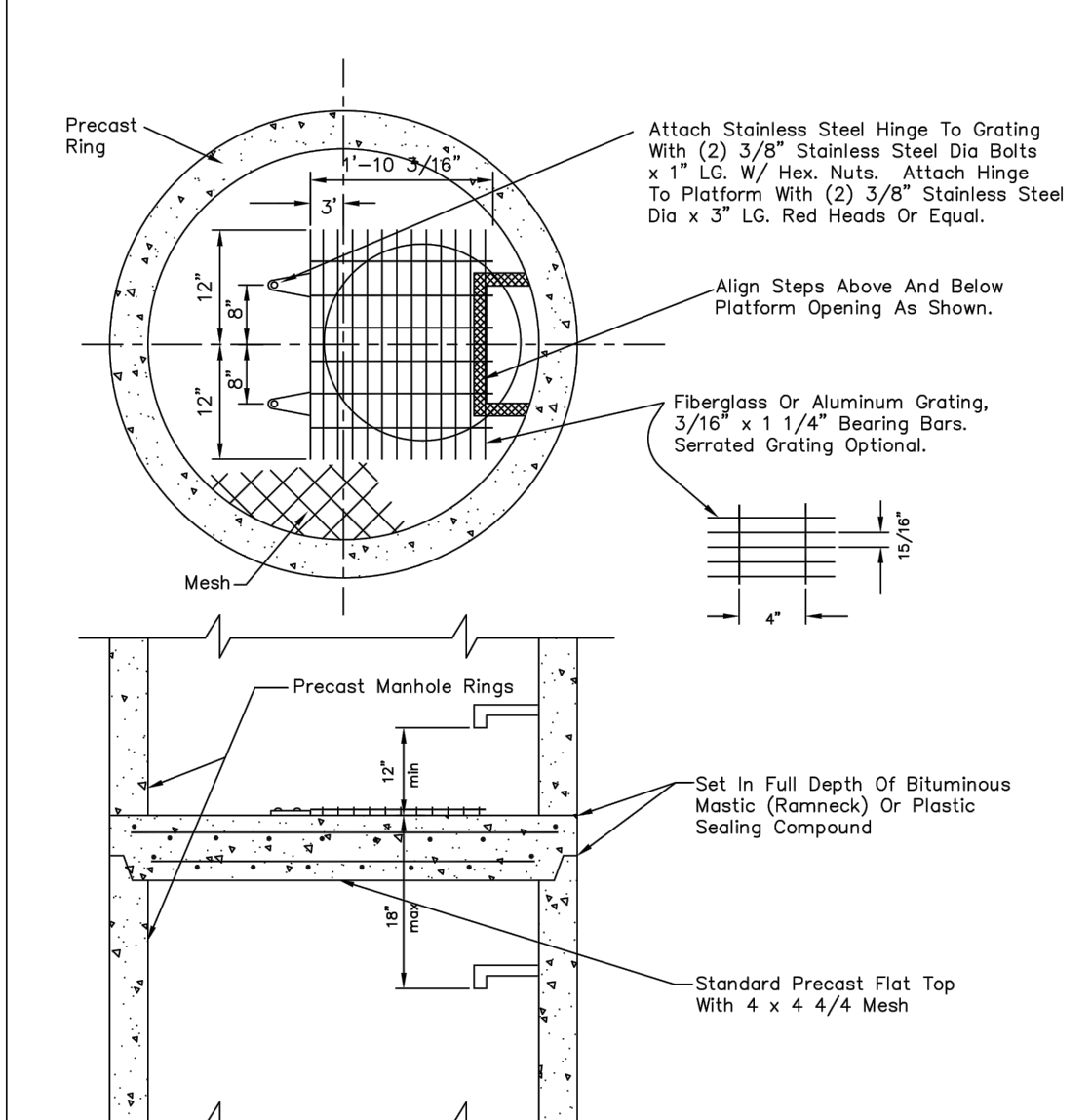
SHEET S3.4



PARKER WATER & SANITATION DISTRICT CAST-IN-PLACE MANHOLE BASE DETAIL			
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APPROVED:	PVR	01/02 01/16	10/16
DIRECTOR OF ENGINEERING			

2016 REVISION

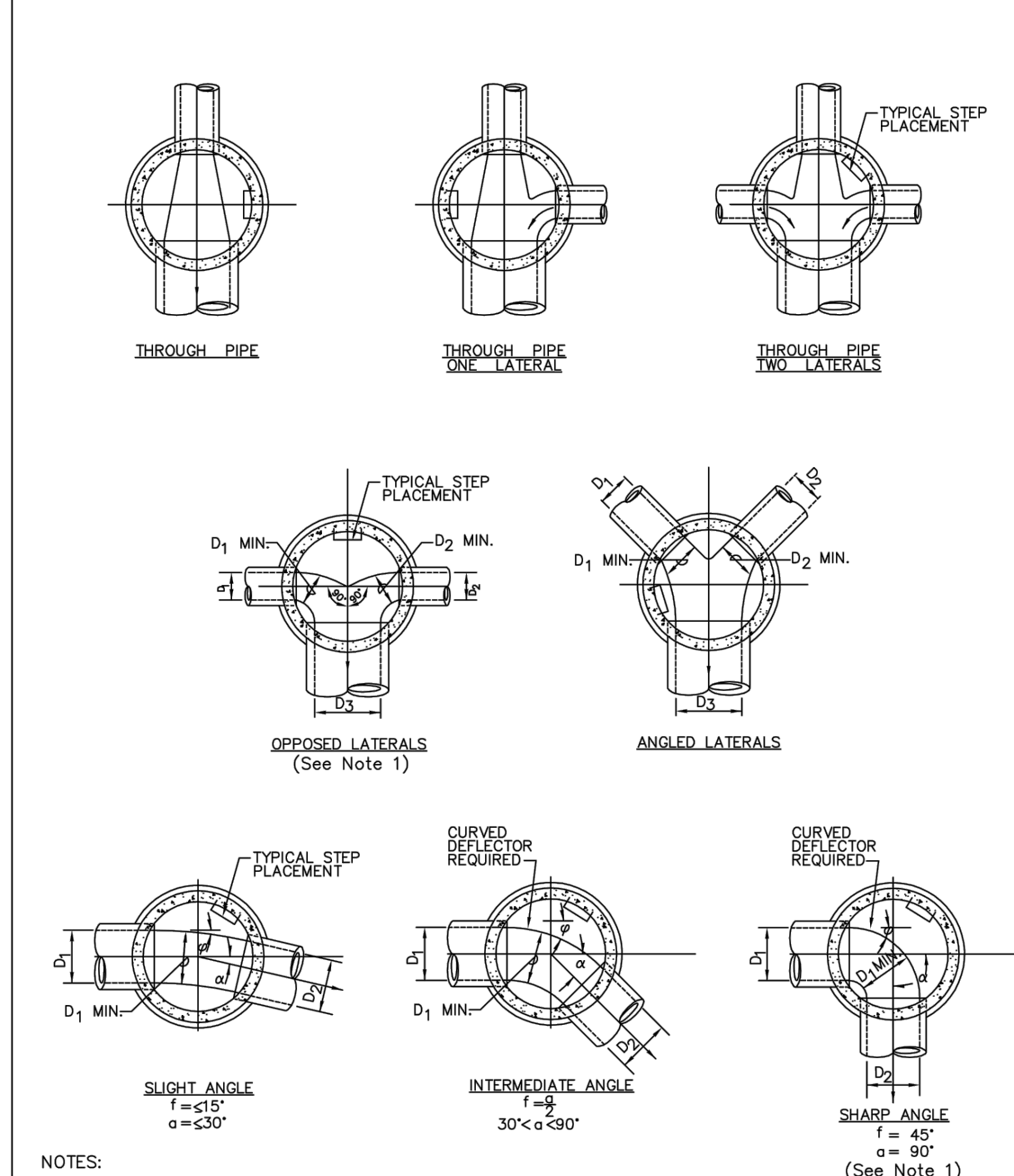
SHEET S3.5



PARKER WATER & SANITATION DISTRICT INTERMEDIATE PLATFORM FOR MANHOLES OVER 20' DEPTH			
SCALE:	NONE	DATE:	2/98
APPROVED:	RWT	2/00 4/19 1/16	10/16
DIRECTOR OF ENGINEERING			

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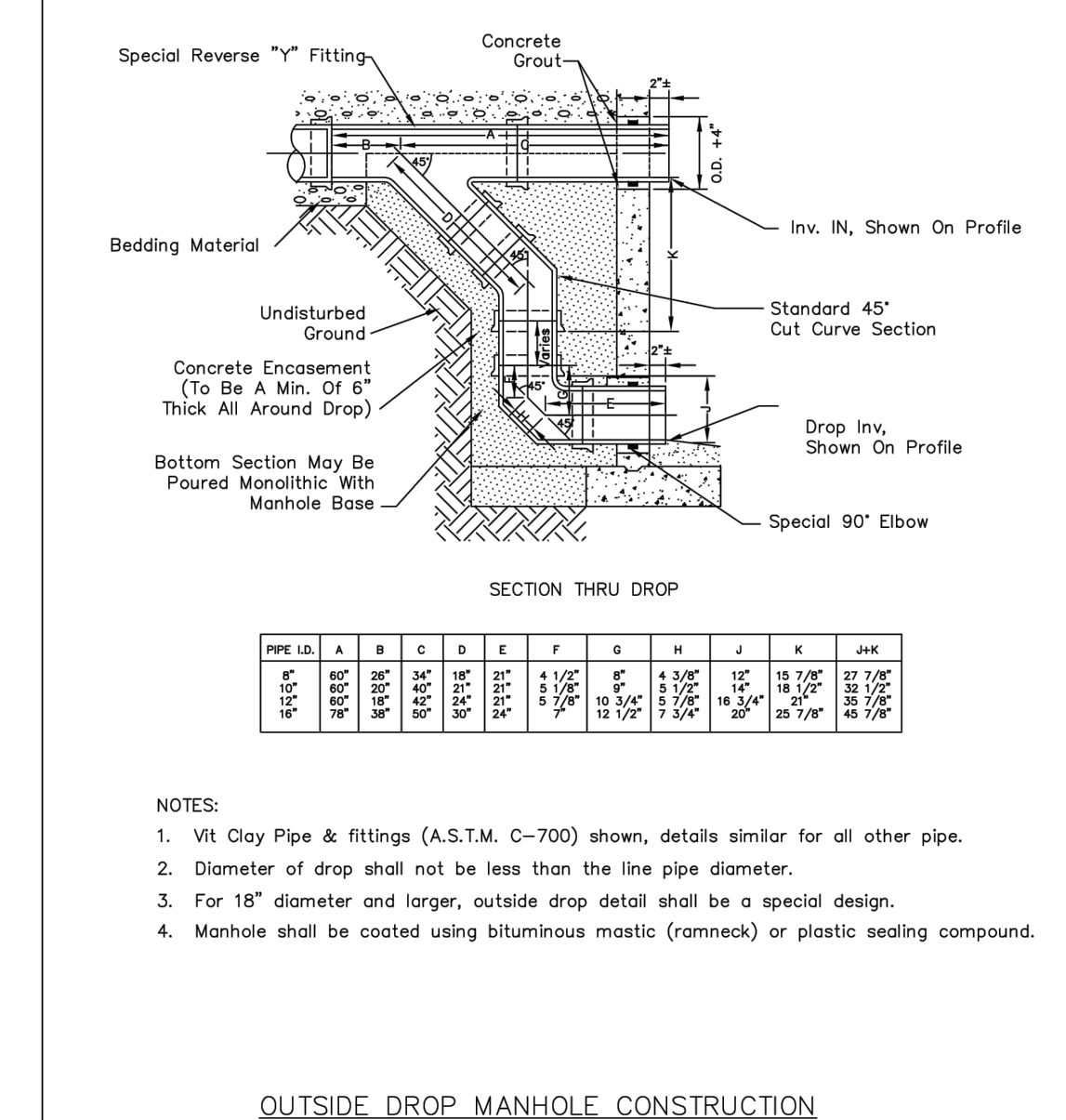
SHEET S3.6



PARKER WATER & SANITATION DISTRICT TYPICAL BASE CHANNELIZATION DETAILS			
SCALE:	NONE	DATE:	2/98
APPROVED:	PVR	01/16 10/16	
DIRECTOR OF ENGINEERING			

2016 REVISION

SHEET S3.7



PARKER WATER & SANITATION DISTRICT OUTSIDE DROP MANHOLE CONSTRUCTION			
SCALE:	NONE	DATE:	2/98
APPROVED:	PVR	01/16 10/16	
DIRECTOR OF ENGINEERING			

2016 REVISION

SHEET S3.8

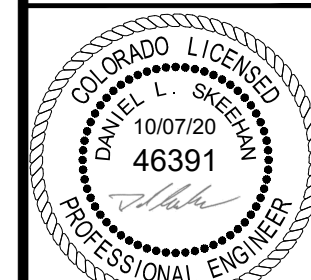
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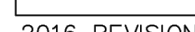
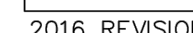
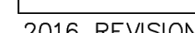
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DRAWN BY: JRK
CHECKED BY: DLS
DATE: 10/07/20

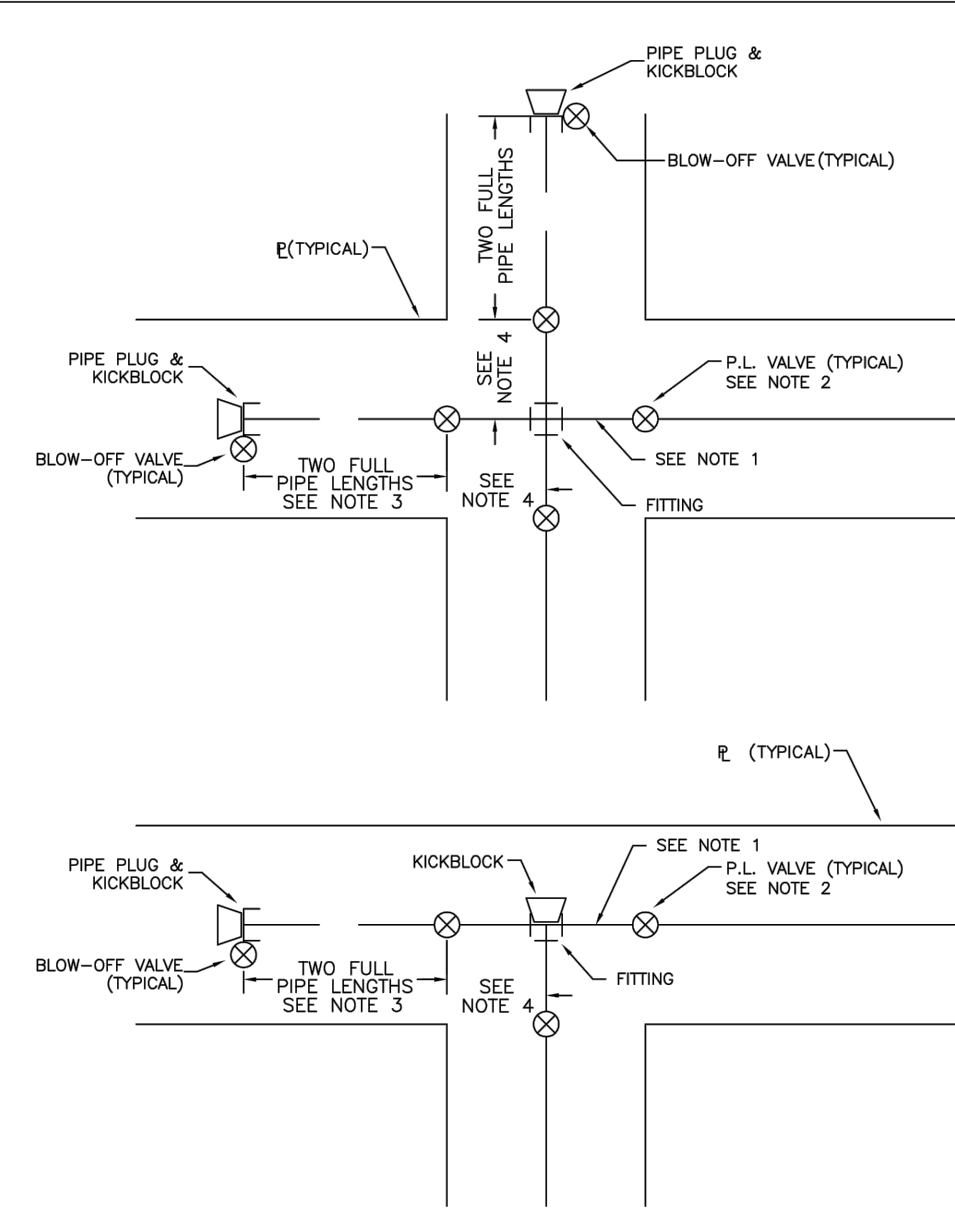
PARKER AND PINE FILING 1
PARKER, CO
CONSTRUCTION DOCUMENTS
UTILITY DETAILS



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096502001
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NOTES:	
1. LAY PIPE FROM FITTING TO PL	
2. INSTALL VALVE AT PL	
3. STUB OUT TWO FULL PIPE LENGTHS FROM VALVE AND BLOW-OFF VALVE. PLUG END OF PIPE AND INSTALL KICKBLOCK.	
4. ALTERNATIVE TO NOTE 3: ROD OR MECHANICAL JOINT RESTRAINT FROM VALVE TO FITTING AND ELIMINATE THE TWO FULL LENGTHS OF PIPE OUT OF VALVE AND TEMPORARY BLOW-OFF.	

PARKER WATER & SANITATION DISTRICT	
PIPING AT STREET INTERSECTIONS	
FUTURE CONNECTIONS	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/16
DIRECTOR OF ENGINEERING	10/16

2016 REVISION

- INSPECTION POLICY:**
- ALL SERVICE INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
 - SERVICE INSPECTIONS WILL OCCUR BETWEEN 1:00 P.M. AND 3:00 P.M. SPECIFIC INSPECTION TIMES ARE NOT AVAILABLE.
 - 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.
 - 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.
 - 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.
 - ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
 - LOTS WITHOUT BUILDING ADDRESSES BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
 - CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION, UNLESS COORDINATED WITH DISTRICT INSPECTOR.
- INSTALLATION NOTES:**
- WATER**
- ACCEPTABLE PIPE MATERIALS SHALL BE K-COPPER TUBING. (3/4" MIN.)
 - APPROVED BEDDING TO BE SQUEEGEE.
 - 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 PWSD PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.
 - 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. OR OTHER APPROVED METHOD, CRAWL SPACE REQUIRES CONTINUOUS COPPER WITH A 1" BURY.
 - WATER SERVICE FOUNDATION PENETRATIONS SHALL BE WATERPROOFED USING MASTIC OR OTHER APPROVED METHOD, CRAWL SPACE REQUIRES CONTINUOUS COPPER WITH A 1" BURY.
 - 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.
 - MOVED CURB BOXES MUST BE INSPECTED BY PWSD PRIOR TO BURIAL.
 - WATERLINE MUST BE ATTACHED TO A SUPPORT BOARD THAT IS MOUNTED TO THE WALL.
 - NO VOIDS ALLOWED UNDER WATERLINES FROM STOP BOX TO FOUNDATION.
 - CURBSTOP BOXES AND METER PITS CANNOT BE IN DRIVEWAYS.
 - ONLY 3/4" (JUMPER) PIPES (RESIDENCES) ARE ALLOWED. (JUMPER) PIPES WILL BE REMOVED PRIOR TO METER SET DATE.
 - ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SEWER SERVICE
"V" FOR WATER SERVICES
 - 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 PWSD 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	1/16
DIRECTOR OF ENGINEERING	10/16

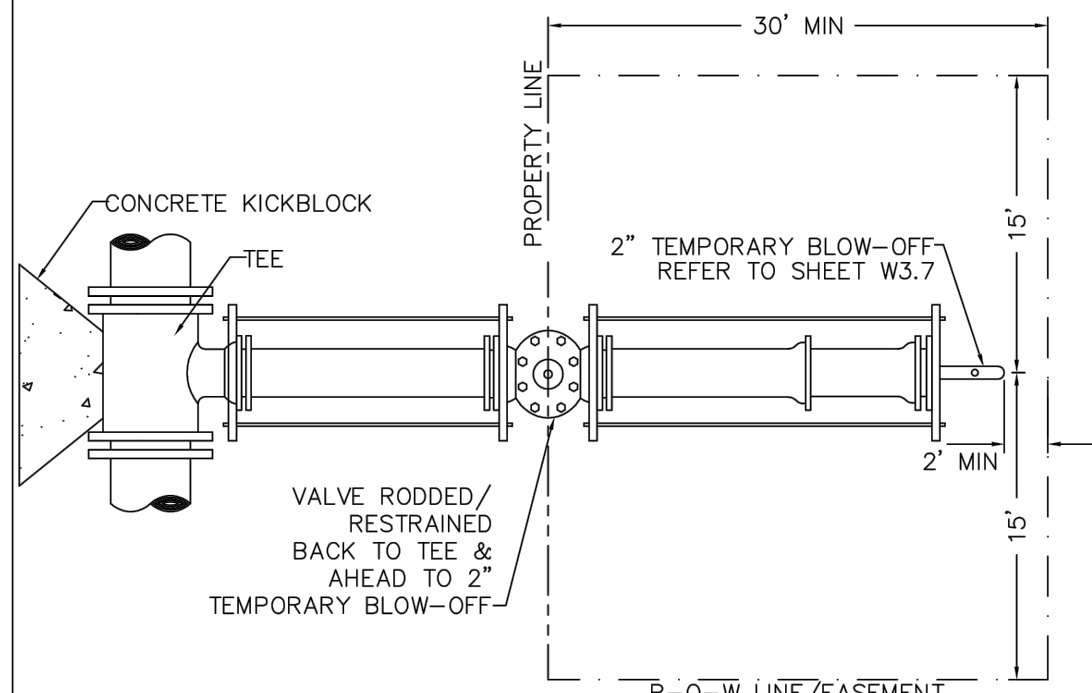
2016 REVISION

SHEET W1.1

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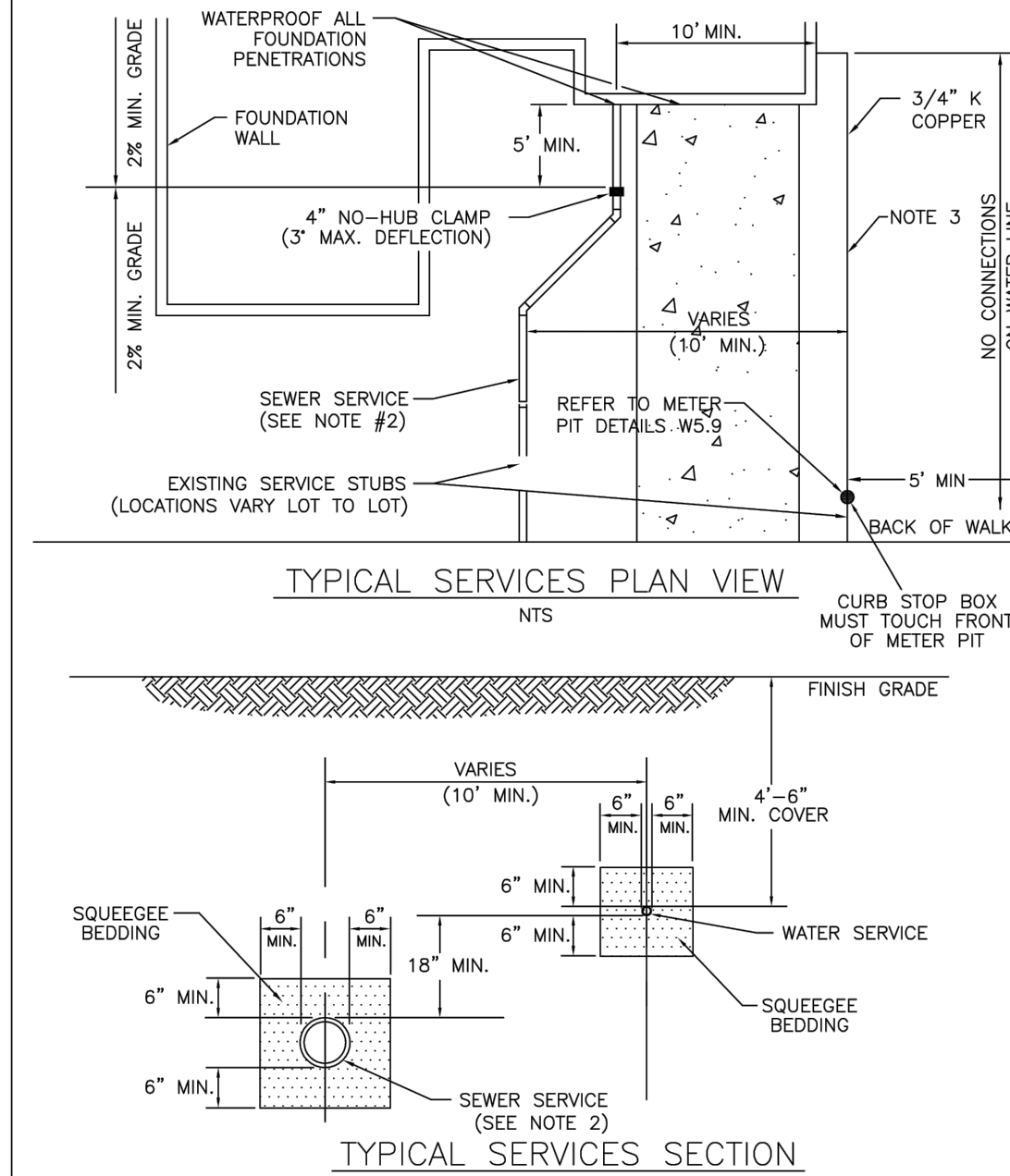
PARKER WATER AND SANITATION DISTRICT



PARKER WATER & SANITATION DISTRICT	
STUB-OUT CONFIGURATIONS	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/16
DIRECTOR OF ENGINEERING	10/16

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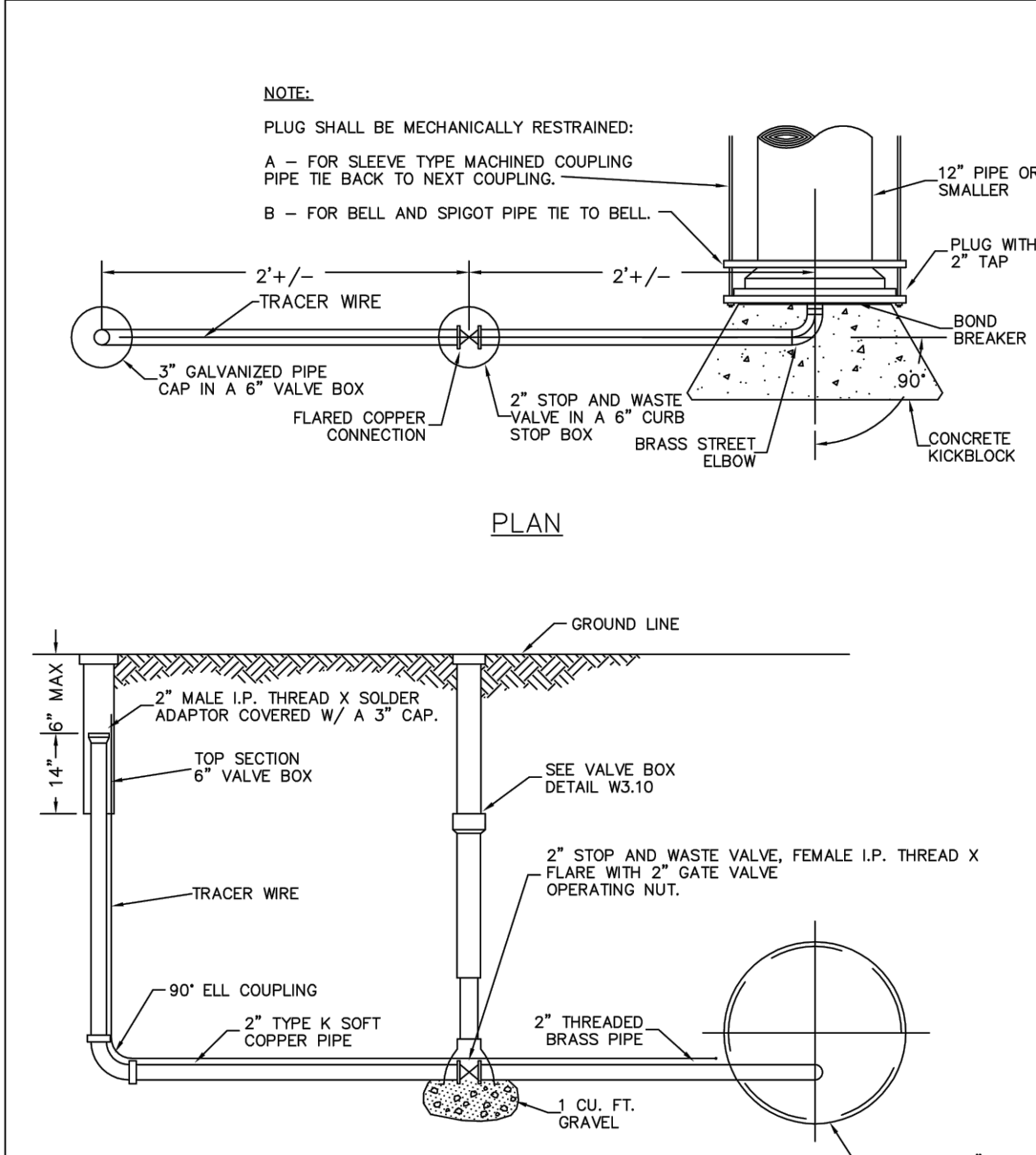
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PARKER WATER & SANITATION DISTRICT	
TYPICAL WATER SERVICES	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/16
DIRECTOR OF ENGINEERING	10/16

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SHEET W1.2



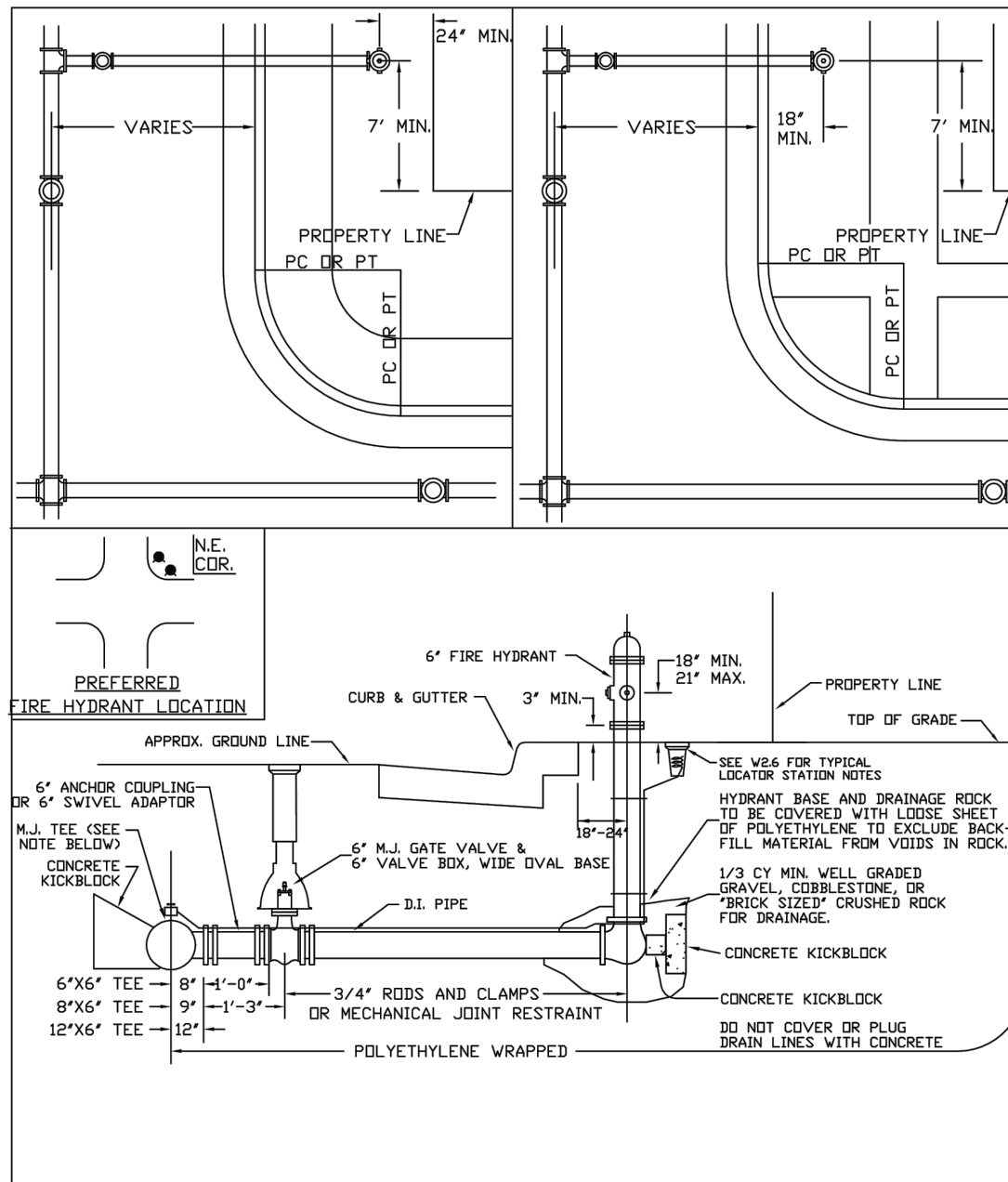
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ELEVATION

PARKER WATER & SANITATION DISTRICT	
BLOW-OFF INSTALLATION FOR 12" & SMALLER PIPE	
SCALE: _____	DATE: <u>2/95</u>
APPROVE: _____	<u>4/10</u>
= PVR	<u>1/16</u>
DIRECTOR OF ENGINEERING _____	<u>10/16</u>

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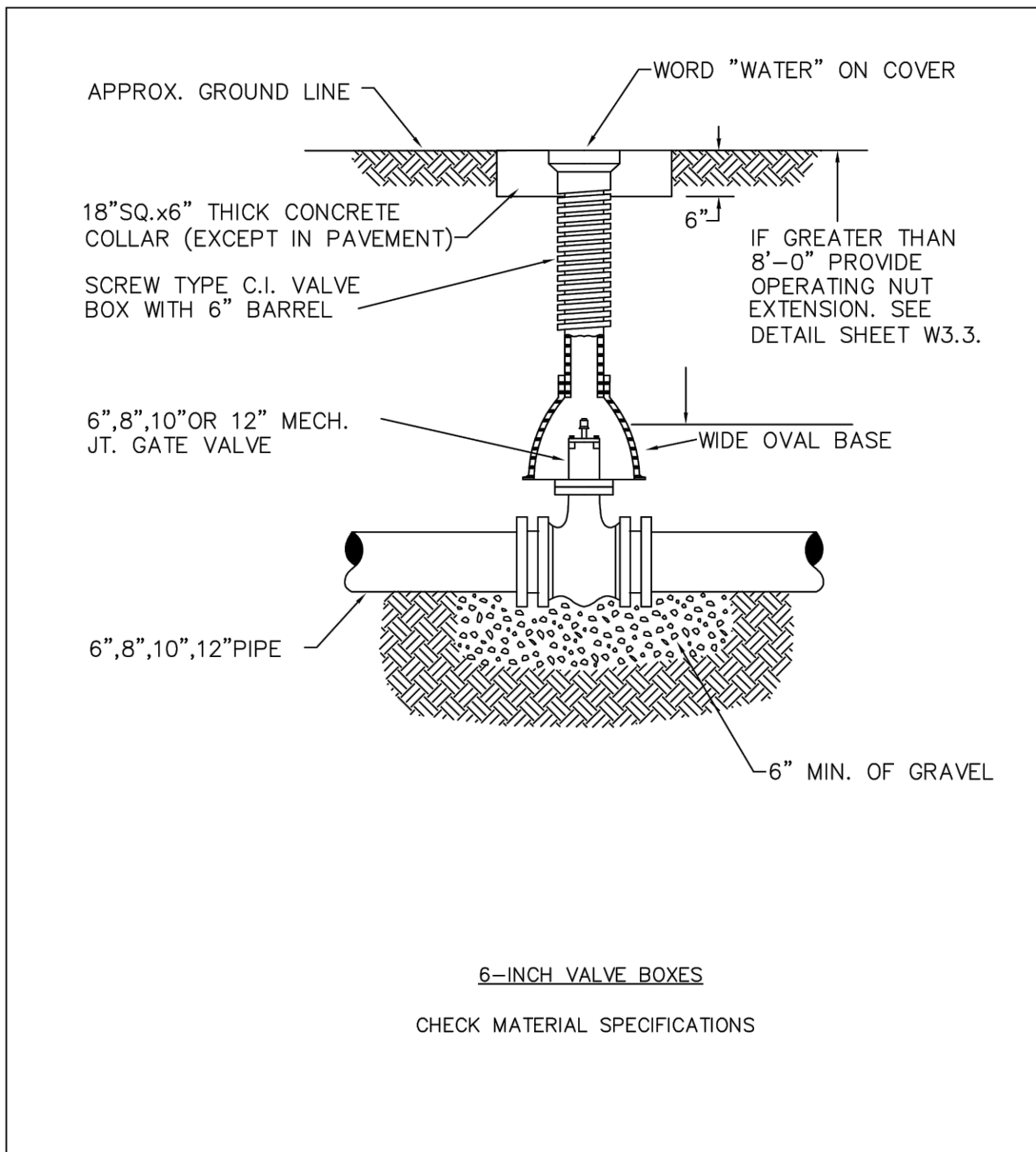
SHEET W3.7



PARKER WATER & SANITATION DISTRICT	
FIRE HYDRANTS	
LOCATION & INSTALLATION	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/16
DIRECTOR OF ENGINEERING	10/16

2016 REVISION

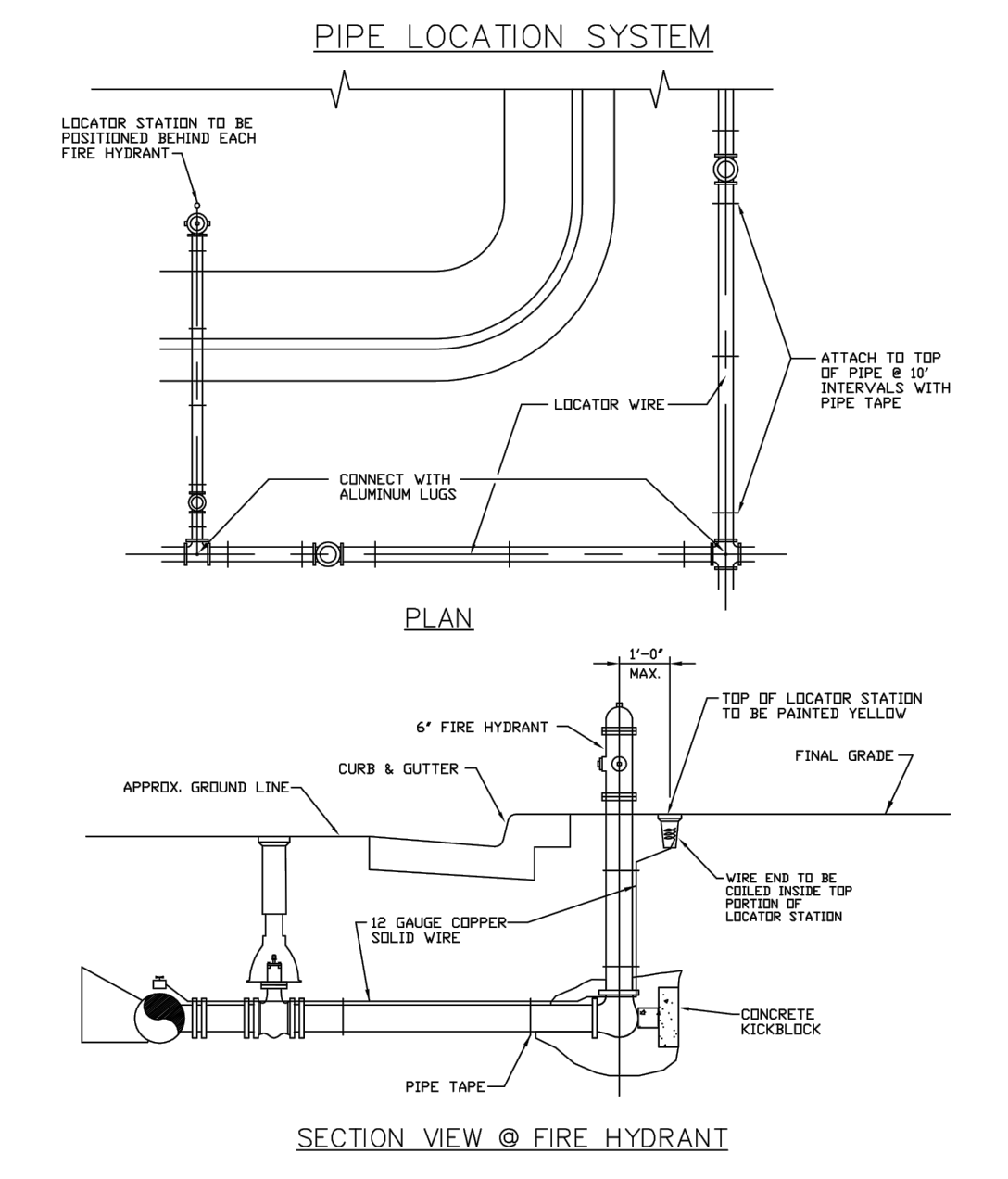
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PARKER WATER & SANITATION DISTRICT	
VALVE BOX DETAIL	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/16
DIRECTOR OF ENGINEERING	10/16

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SHEET W3.10



PARKER WATER & SANITATION DISTRICT	
LOCATOR WIRE DETAILS	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/16
DIRECTOR OF ENGINEERING	10/16

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SHEET W2.6

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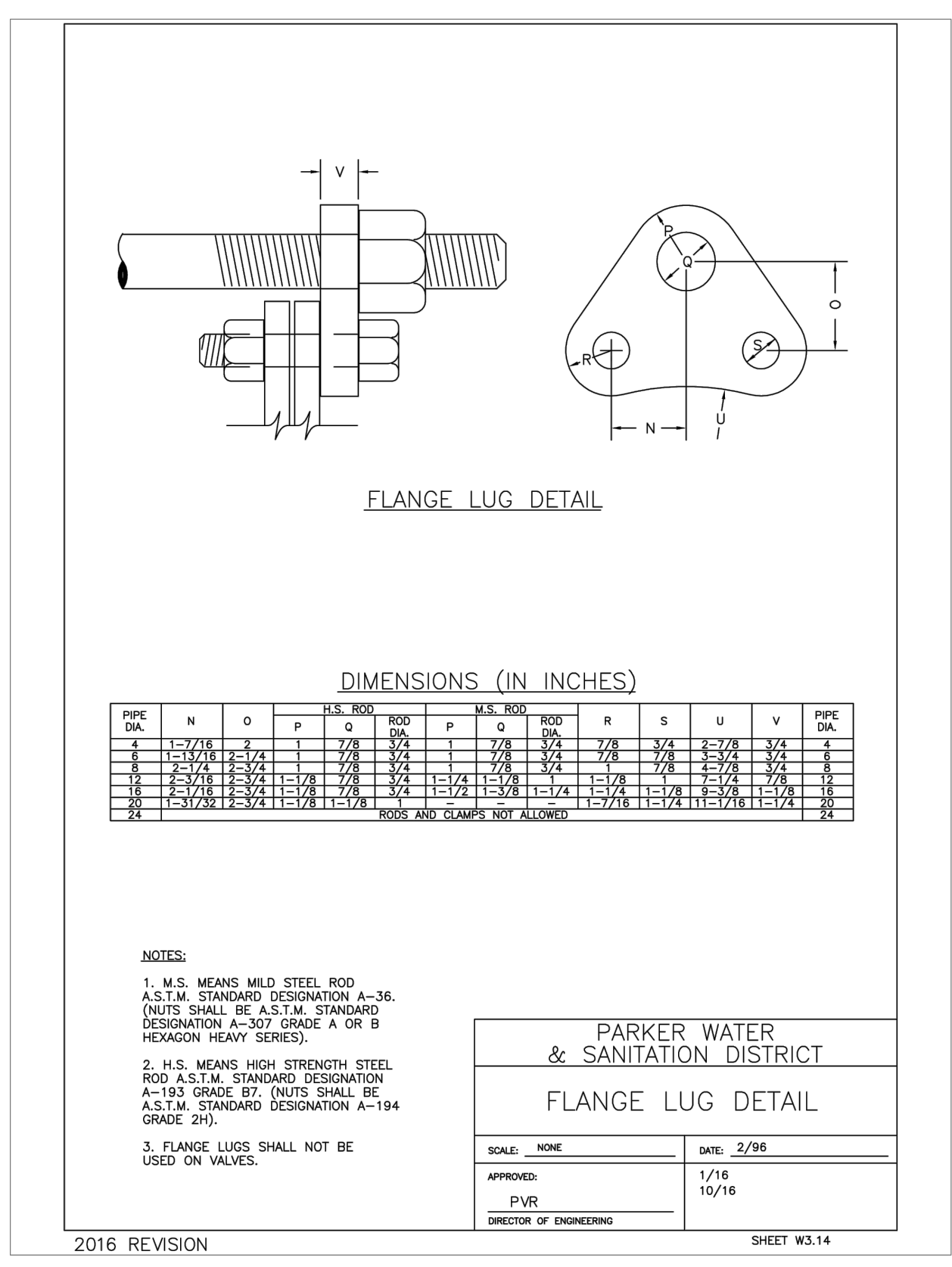
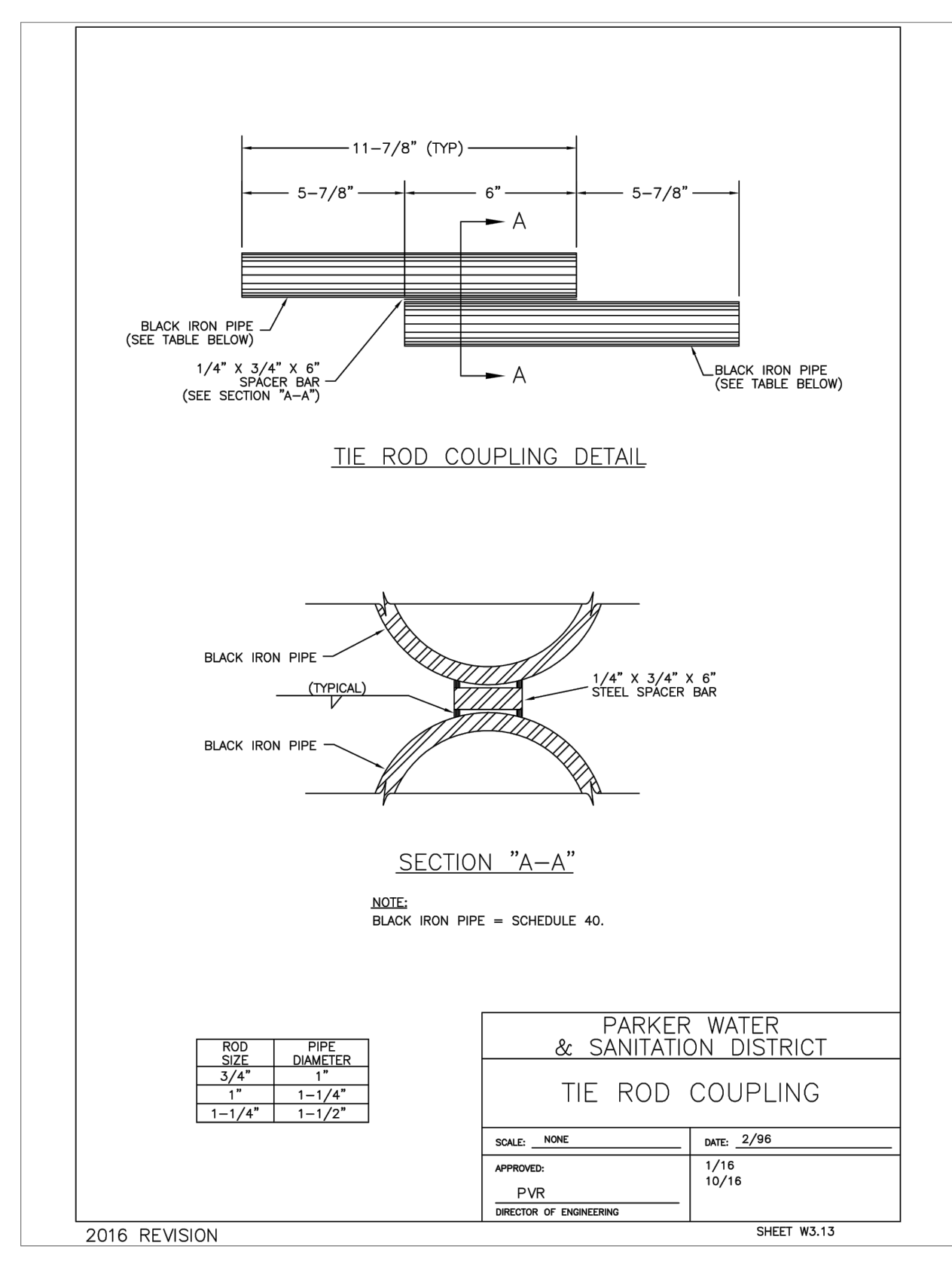
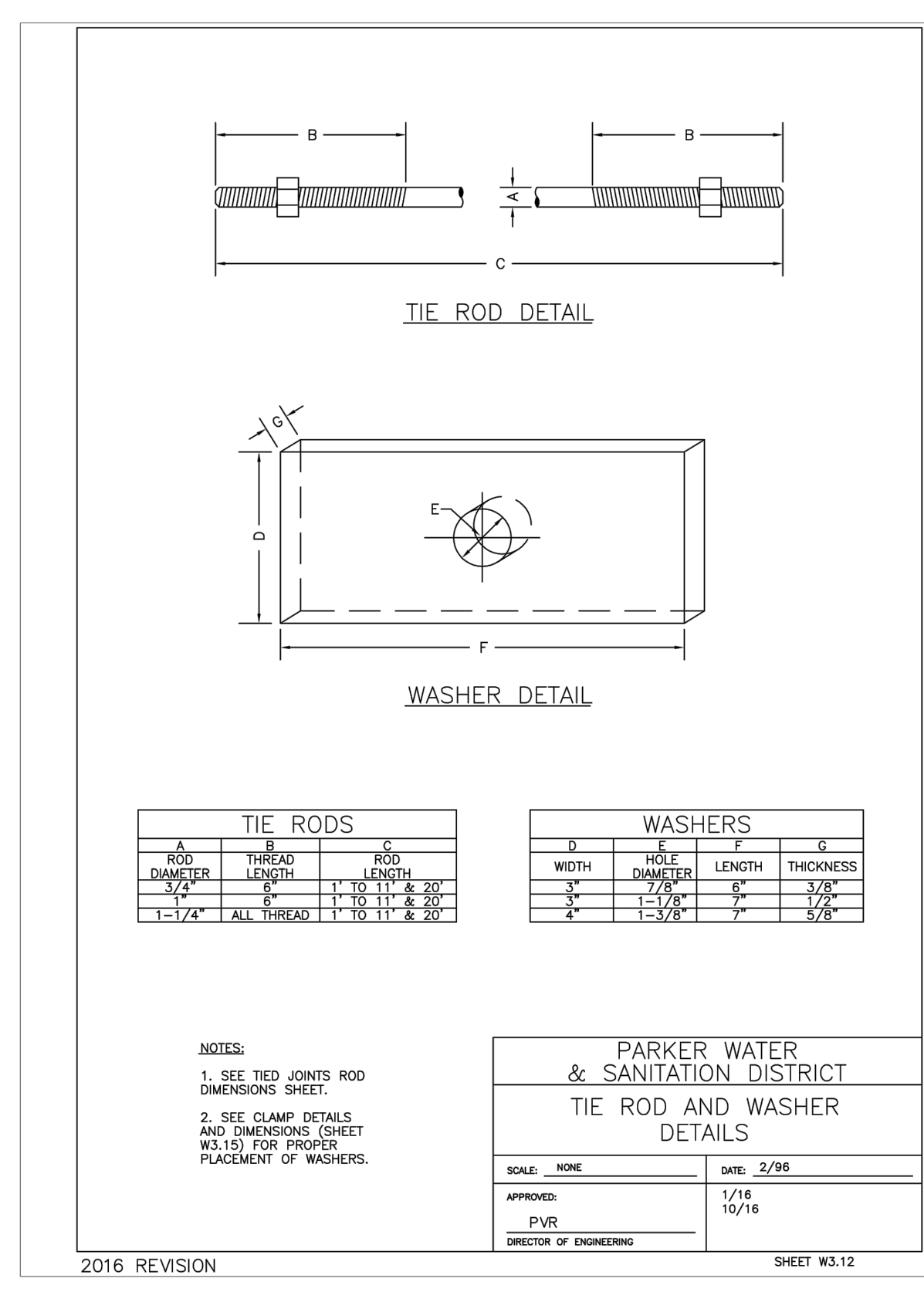
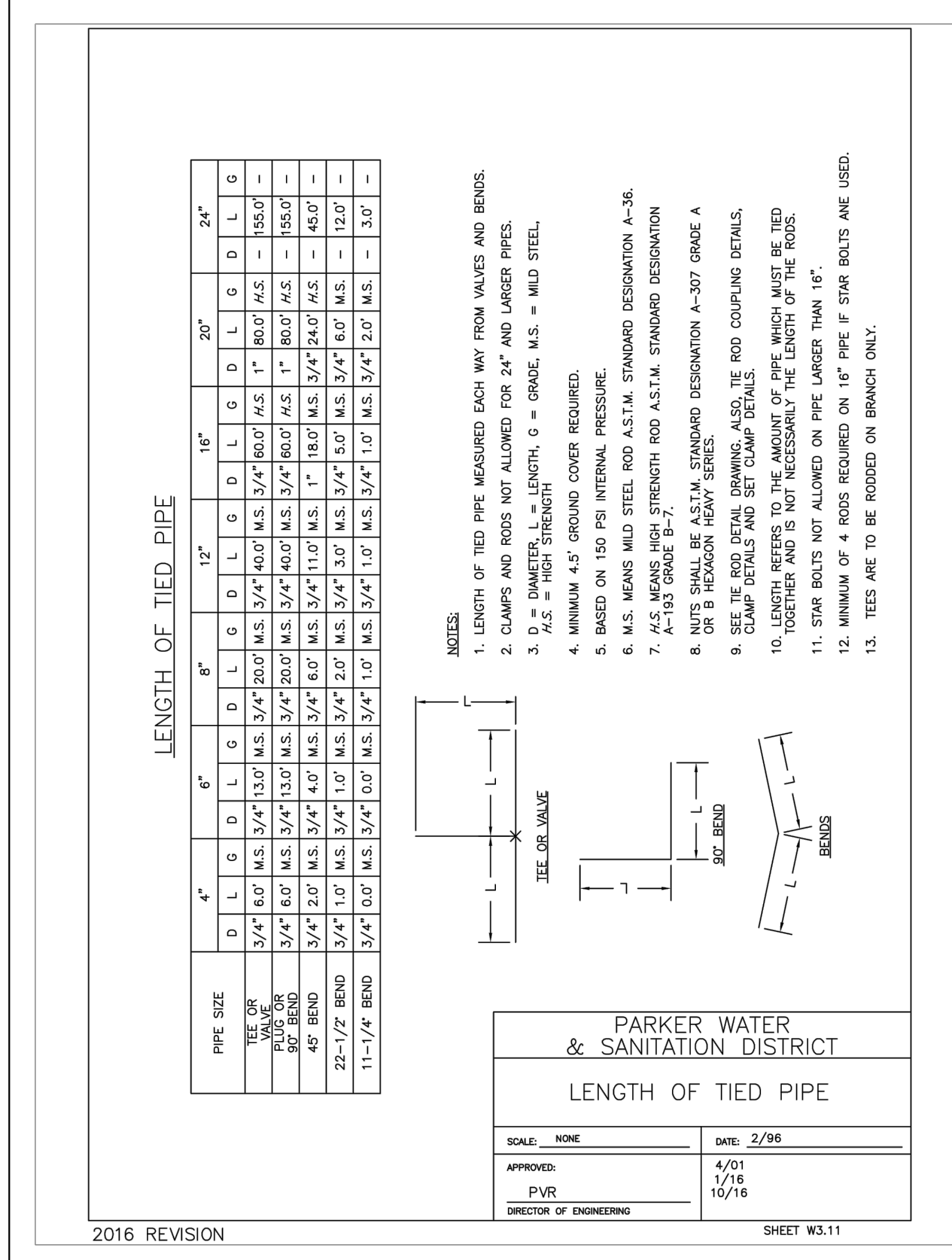
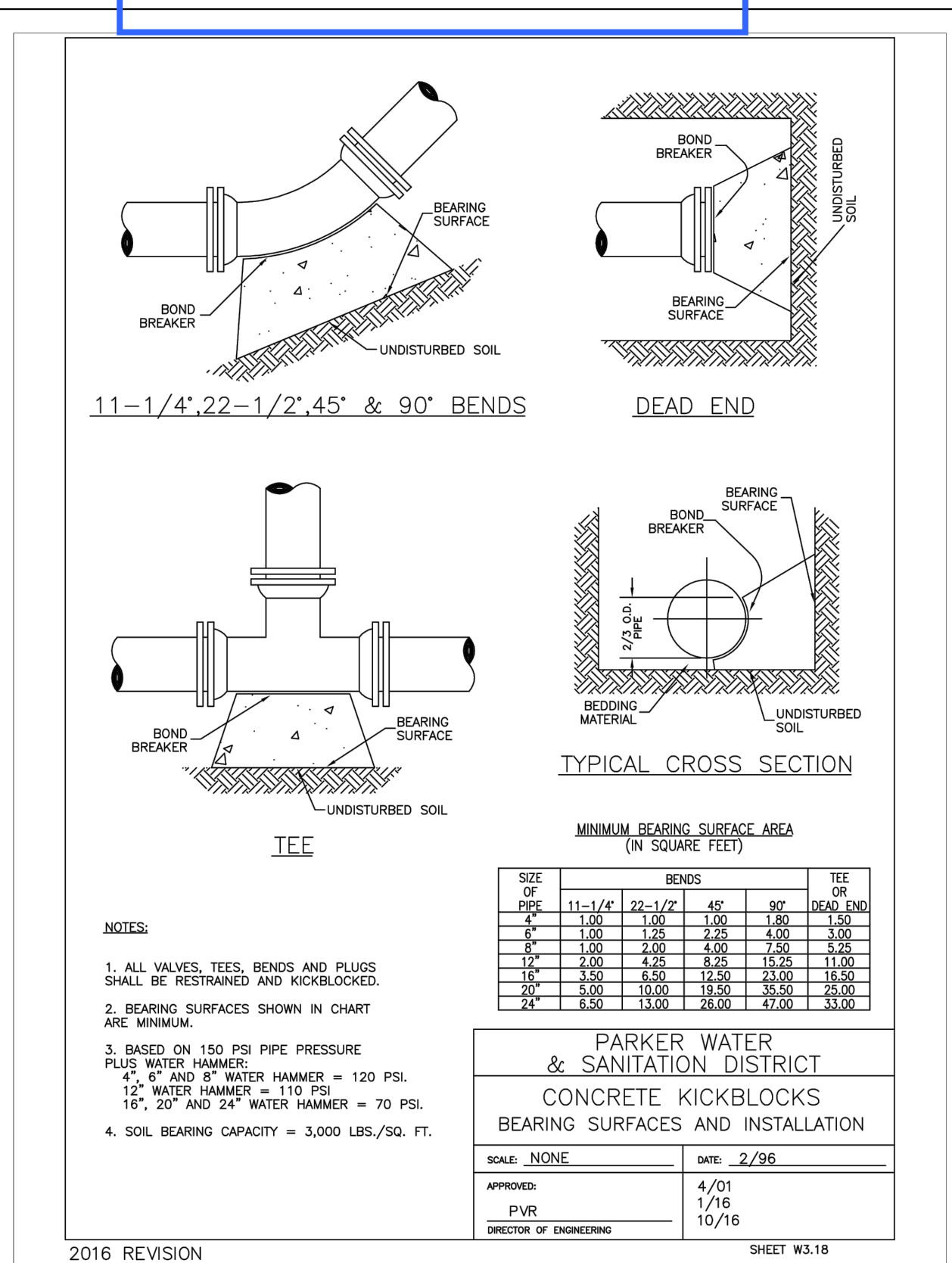
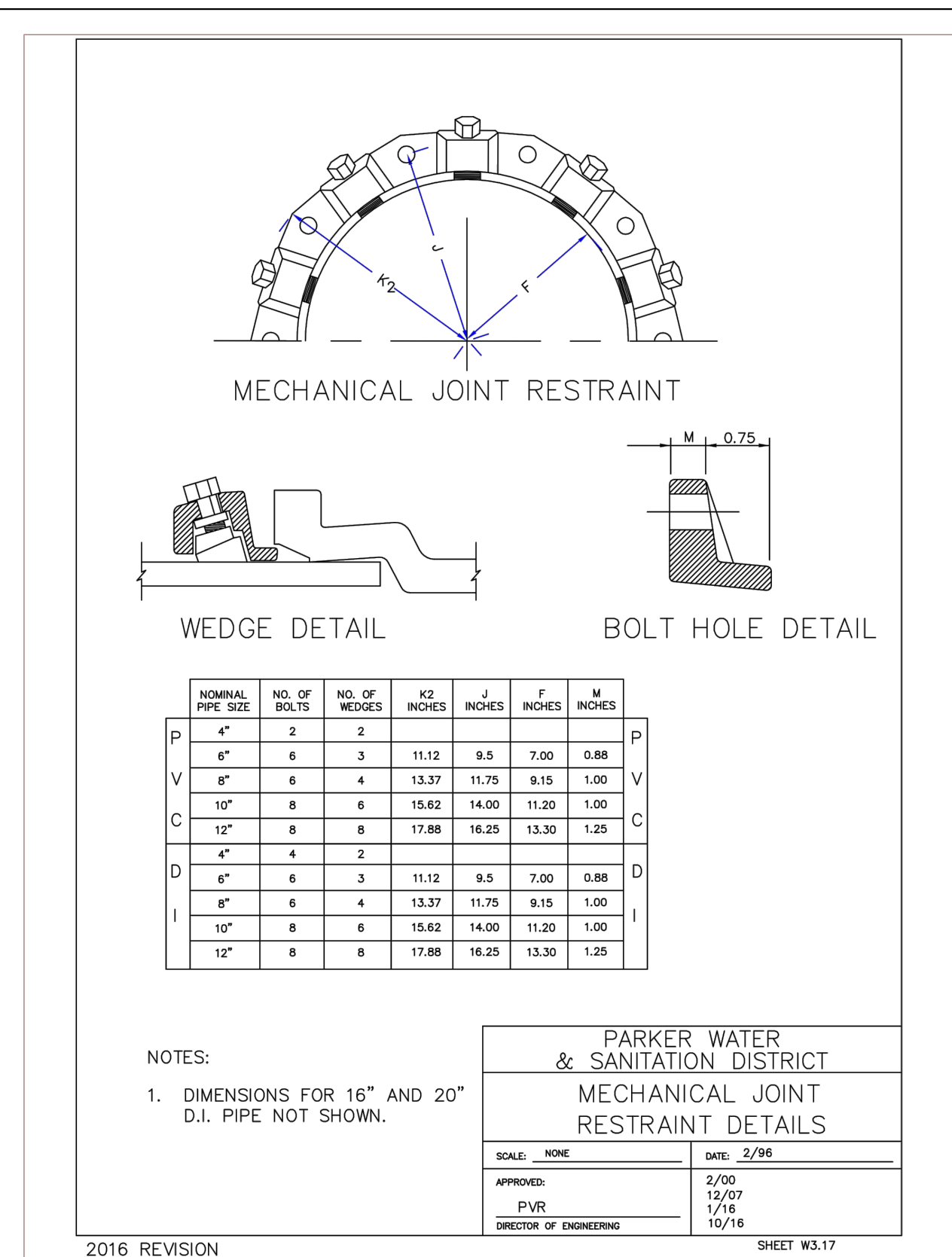
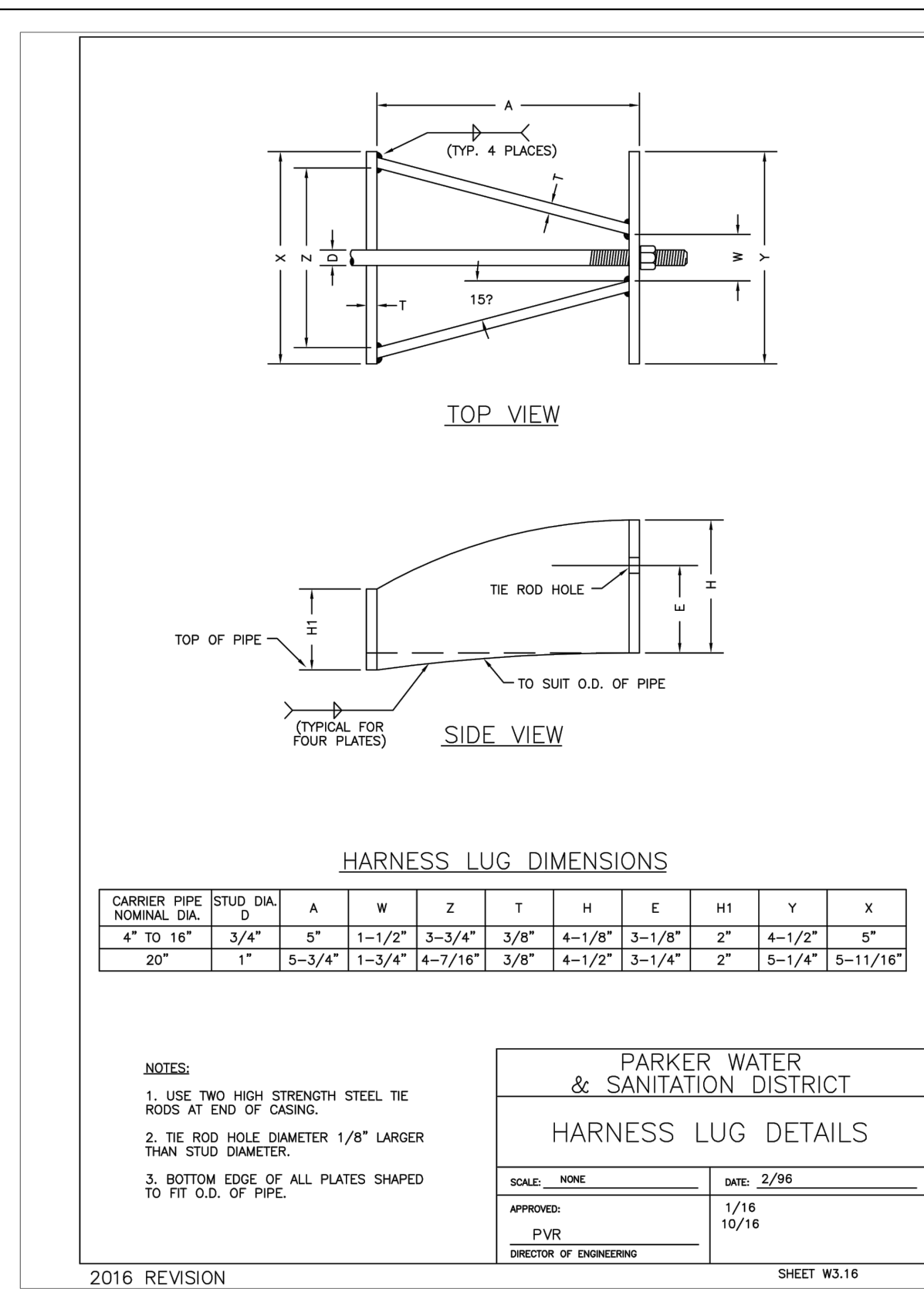
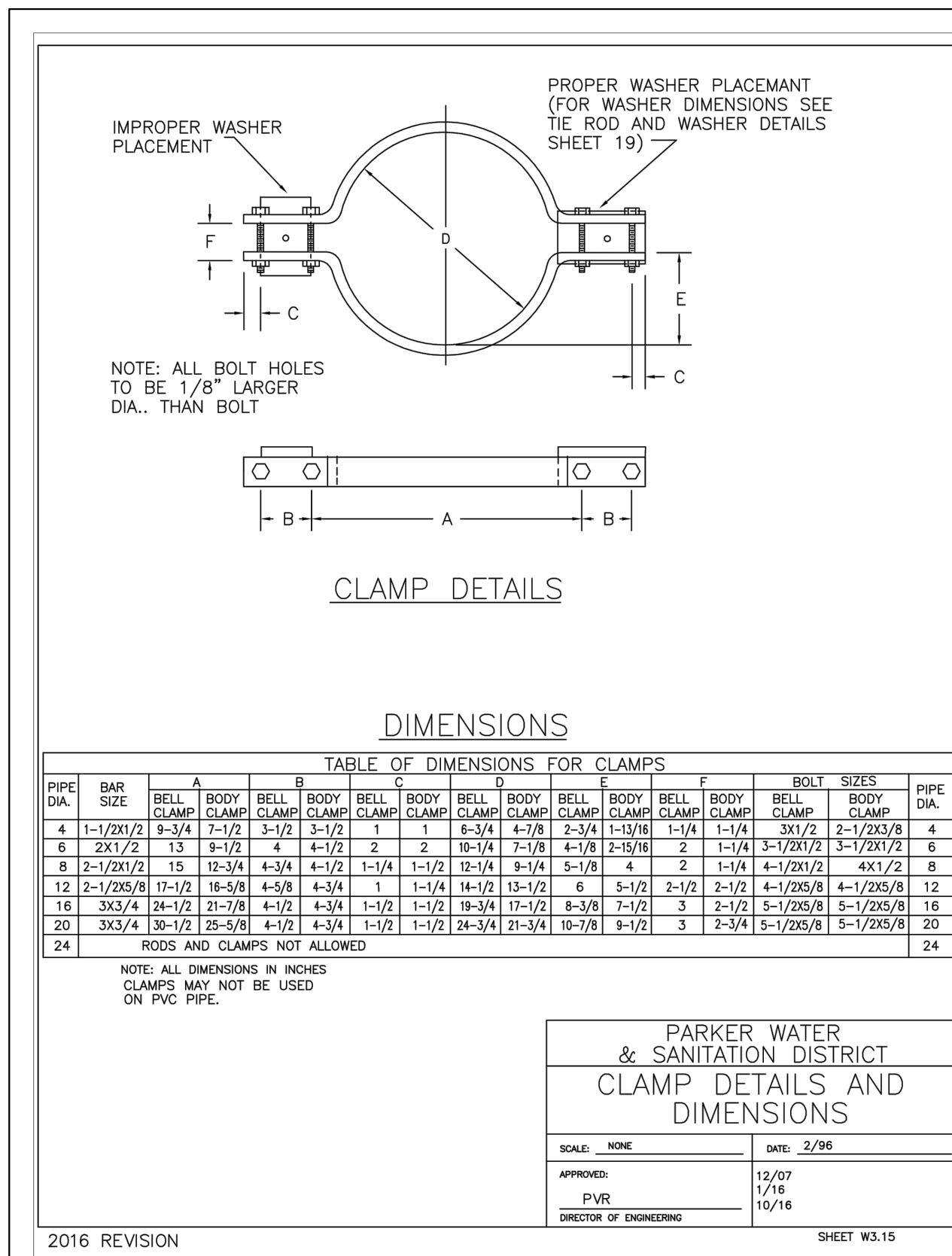
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CHECKED BY:DLS
DATE: 10/07/20

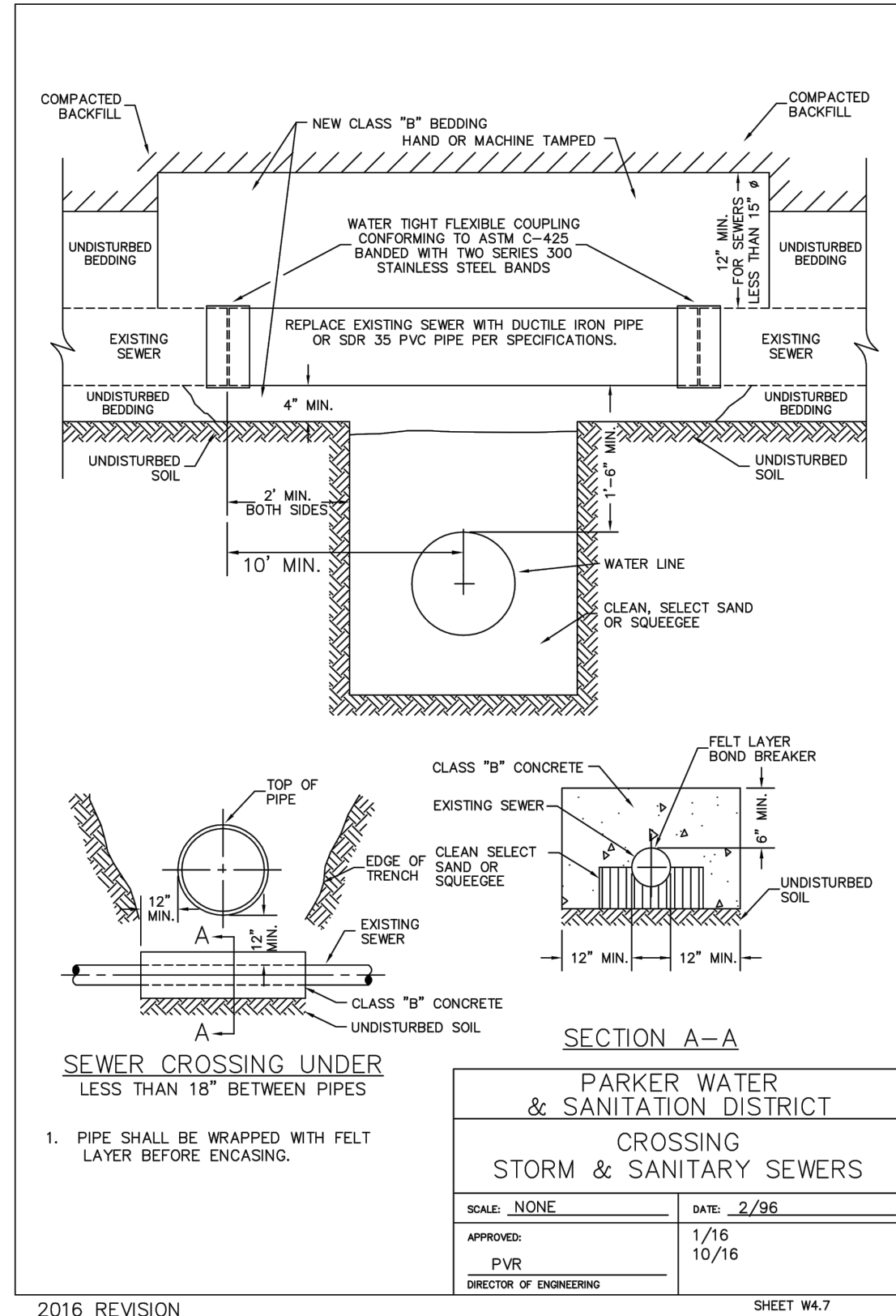
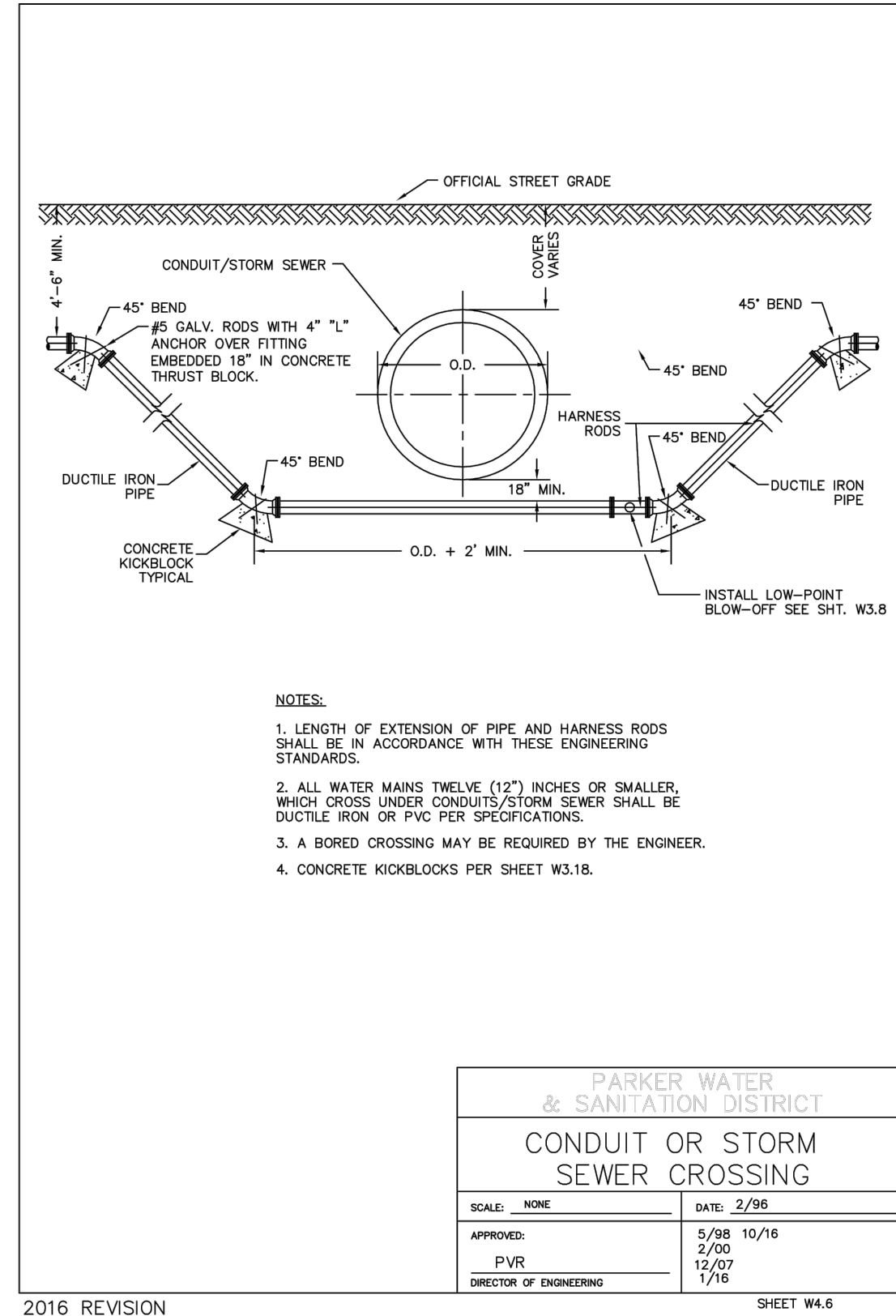
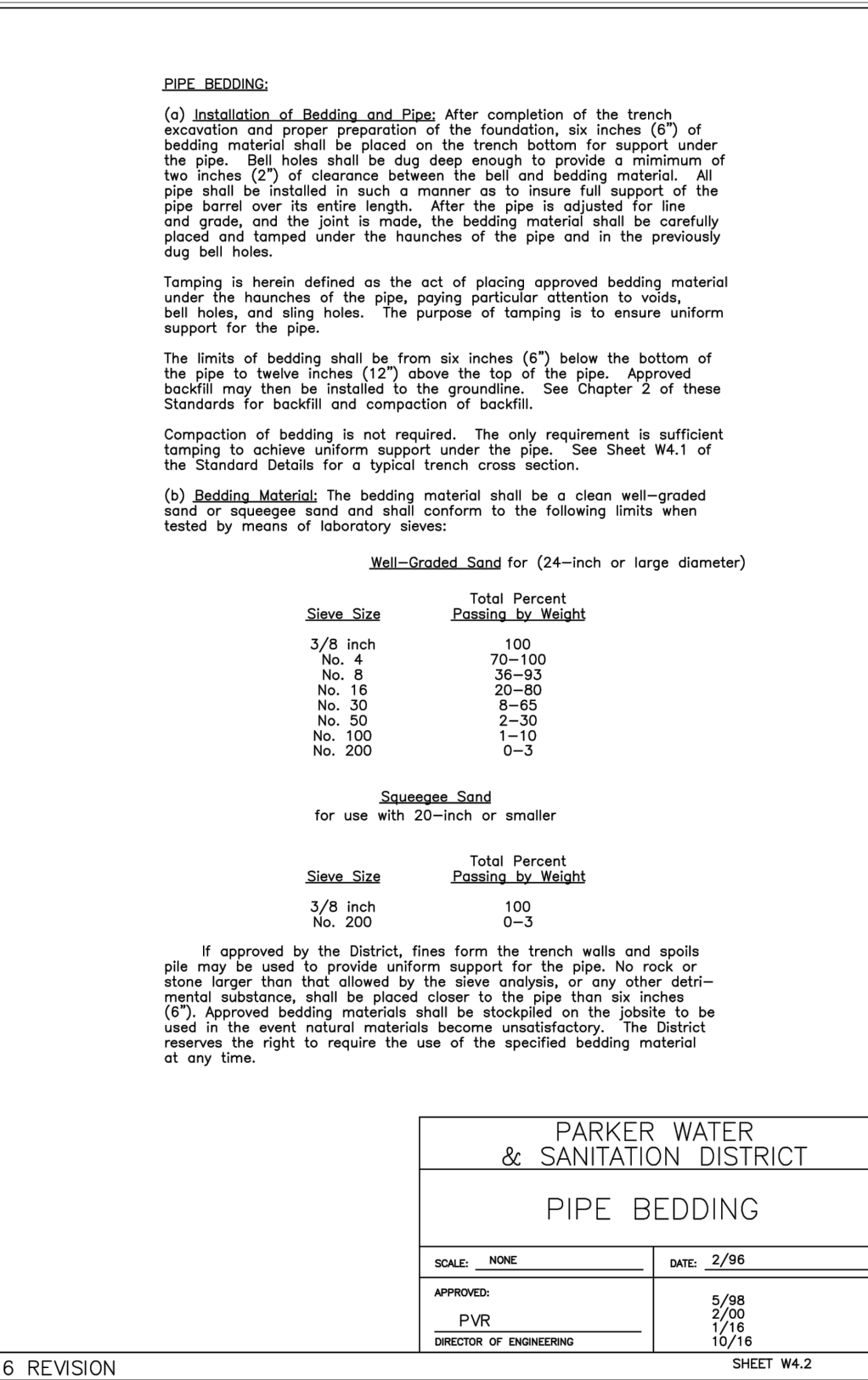
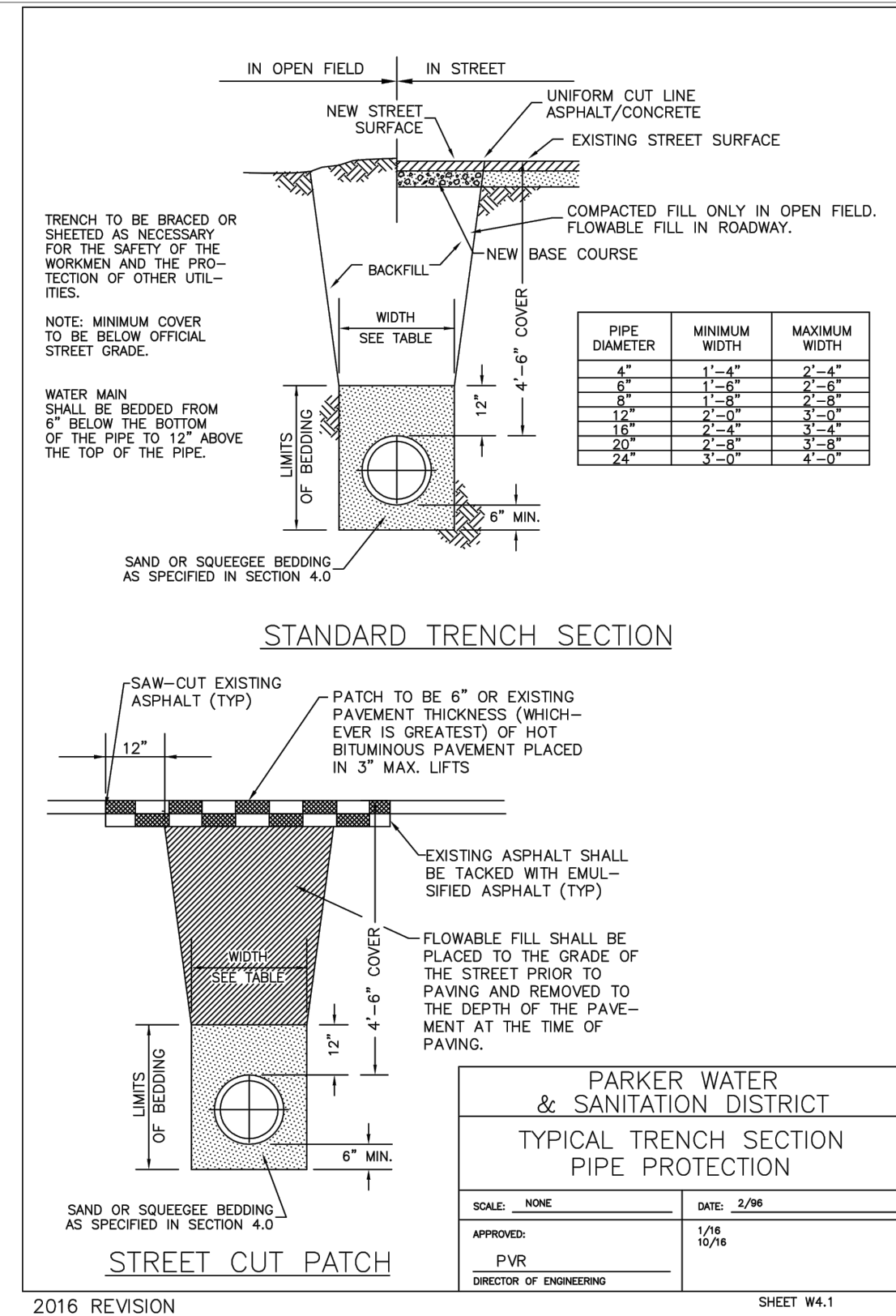
PARKER AND PINE FILING 1
PARKER, CO
CONSTRUCTION DOCUMENTS
UTILITY DETAILS



PROJECT NO.
096502001
DRAWING NAME
096502001UT-DT

C7.11





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