

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

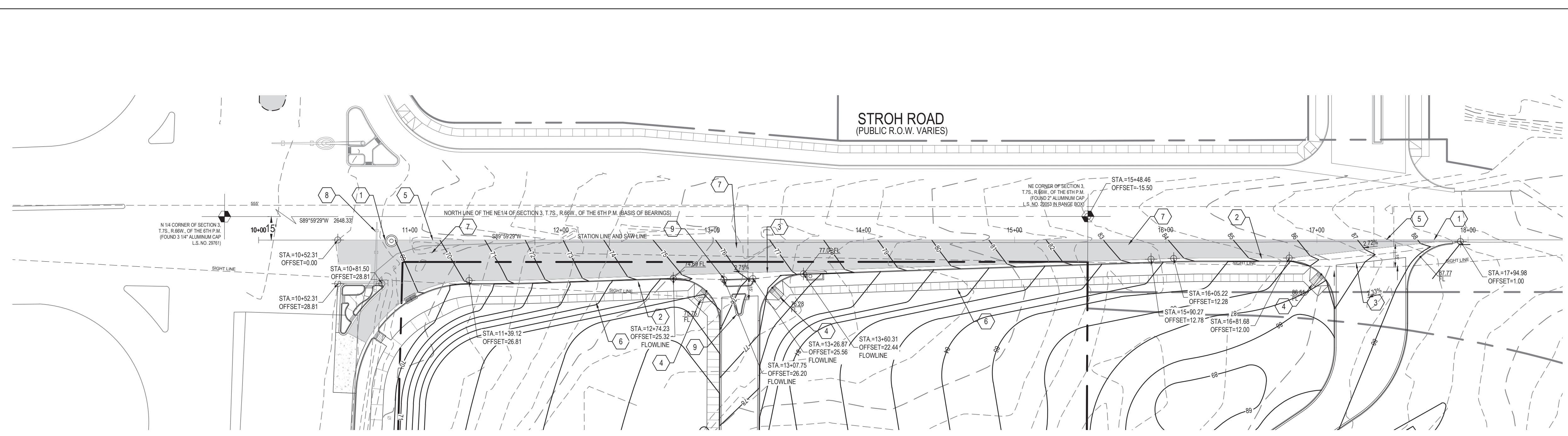
DATE	DESCRIPTION
04/15/22	RESUBMITTAL
11/01/18	SIXTH SUBMITTAL
08/31/18	FOURTH SUBMITTAL
05/25/18	THIRD SUBMITTAL
03/19/18	PWSO SUBMITTAL
02/28/18	SECOND SUBMITTAL
10/24/17	INITIAL SUBMITTAL

STROH ROAD PLAN AND PROFILE
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

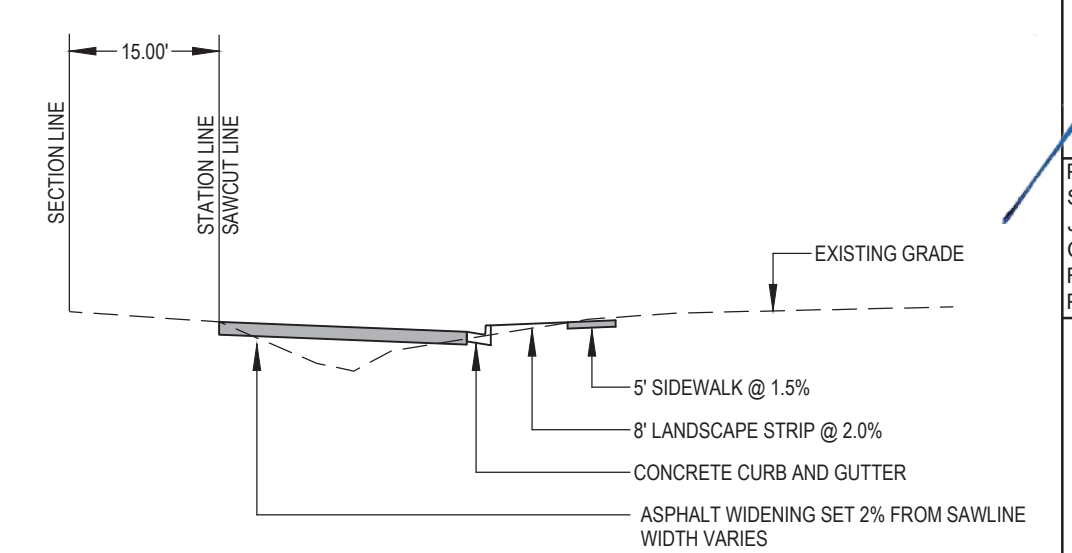
SHEET
C5.10



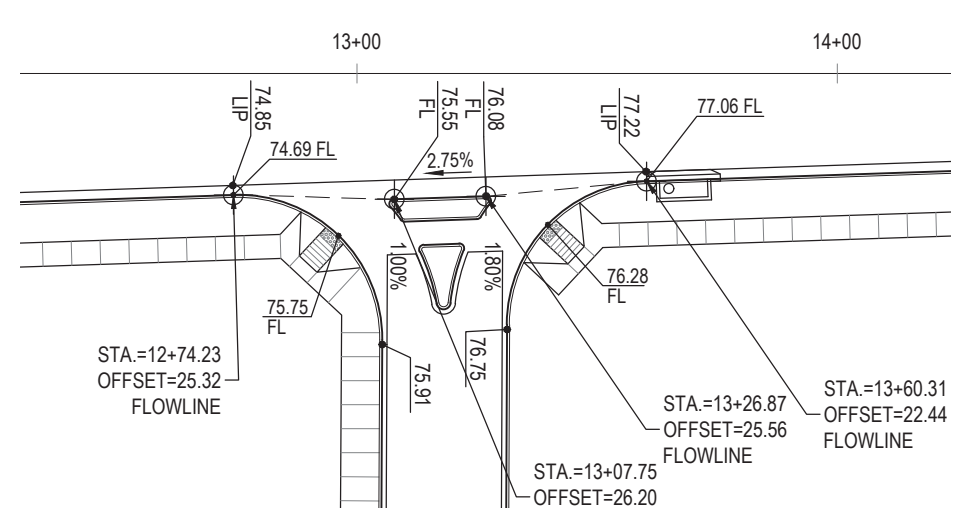
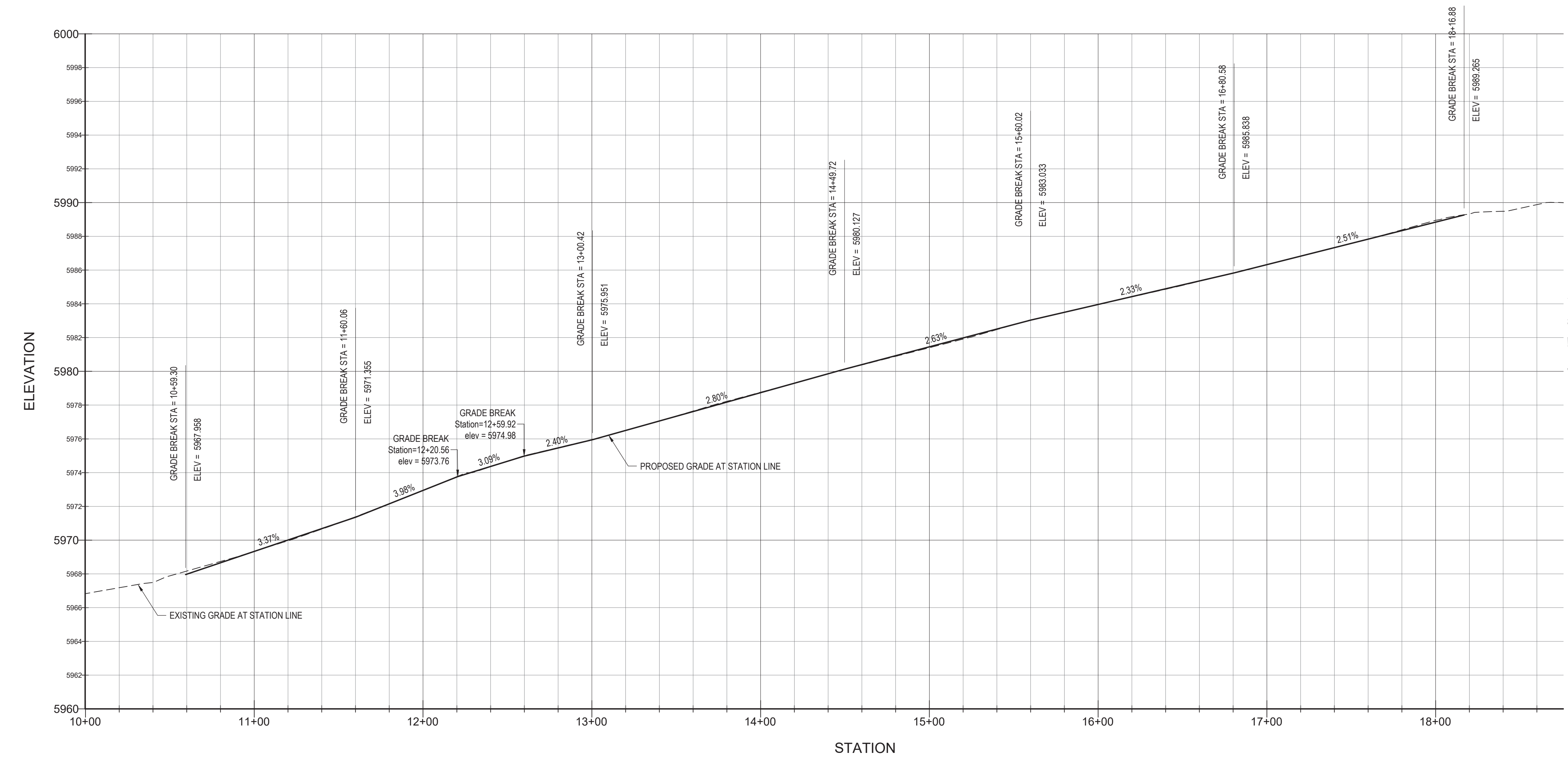
EXISTING OVERHEAD LINES ALONG STROH FRONTAGE TO BE RELOCATED UNDERGROUND

CONSTRUCTION NOTES

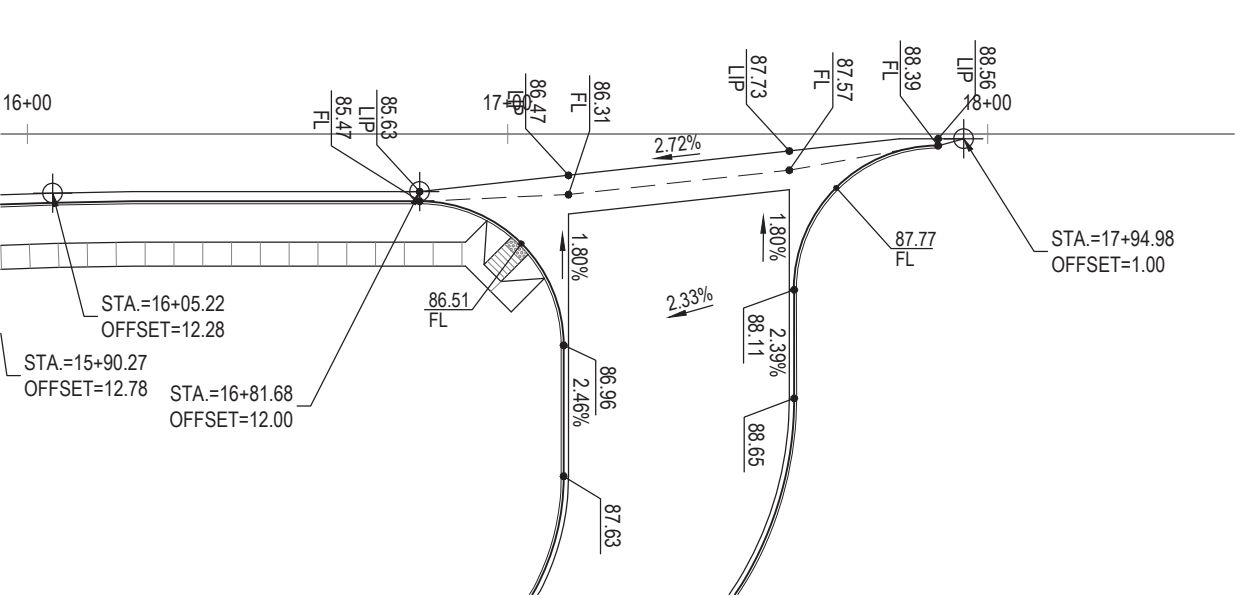
- SAWCUT PAVEMENT TO NEAT CLEAN LINE AT STATION LINE.
- CONSTRUCT CONCRETE CURB AND GUTTER. CDOT M-609-1 TYPE 2 SECTION IIB. SEE DETAIL 3, SHEET C5.90
- CONSTRUCT 8' WIDE CONCRETE CROSS PAN. SEE DETAILS 19 AND 20, SHEET C5.91.
- CONSTRUCT ACCESSIBLE CURB RAMP. SEE DETAIL 15, SHEET C5.90.
- MATCH EDGE OF PAVEMENT. SEE DETAIL 27, SHEET C5.91.
- CONSTRUCT 5' WIDE DETACHED SIDEWALK. SEE DETAIL 4, SHEET C5.90.
- CONSTRUCT ASPHALT PAVEMENT SECTION. SEE PAVEMENT DESIGN IN GEOTECHNICAL REPORT.
- EXISTING SIGNAL POLE TO REMAIN. SEE SIGNAL MODIFICATION PLANS PREPARED BY OTHERS.
- CONSTRUCT RAISED CONCRETE ISLAND WITH MOUNTABLE CURB. CONSTRUCT GAP IN MIDDLE FOR PEDESTRIAN CROSSING.



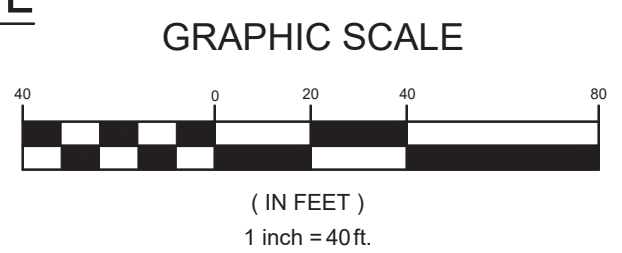
TYPICAL SECTION
NOT TO SCALE



WEST ACCESS ROAD DETAIL



EAST ACCESS ROAD DETAIL



WARNING
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BENCHMARK
BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT TT15A - 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (S HIGHWAY 83)
ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

NOTES
OVERHEAD ELECTRIC LINES ALONG STROH ROAD AND PARKER ROAD SHALL BE PLACED UNDERGROUND TO THE LIMITS OF THE PROPERTY LINES.
ALL WORK ON STROH ROAD WILL REQUIRE A TOWN RIGHT-OF-WAY PERMIT. ANNY WORK ON STROH ROAD THAT INFLUENCES TRAFFIC ON PARKER ROAD WILL ALSO REQUIRE A CDOT RIGHT-OF-WAY PERMIT.

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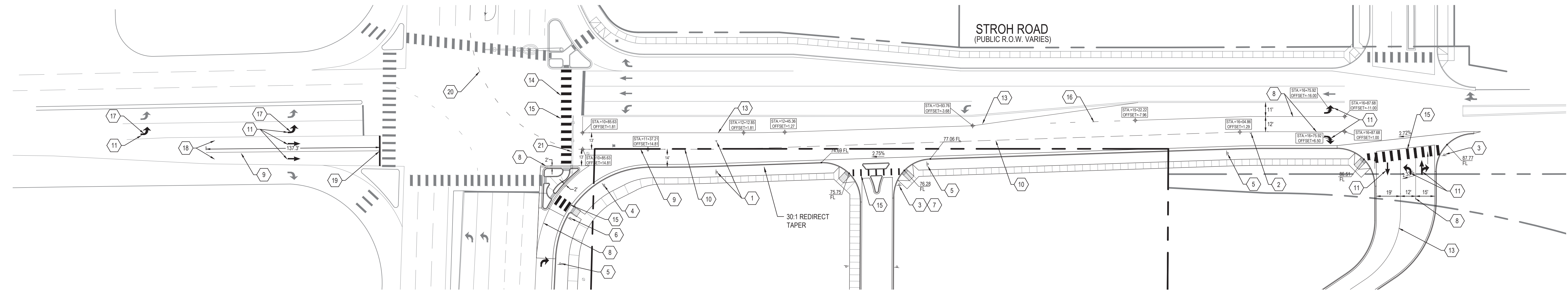
STROH ROAD SIGNAGE AND STRIPING PLAN

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SHEET
C5.11

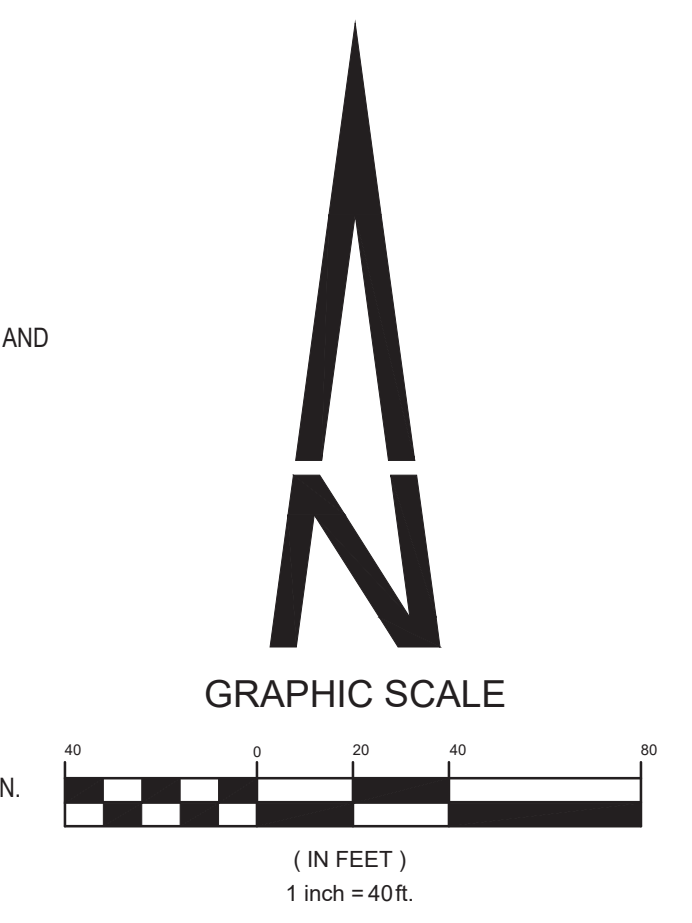


REFERENCE CDOT S-627-1 FOR STRIPING DETAILS AND ADDITIONAL REQUIREMENTS

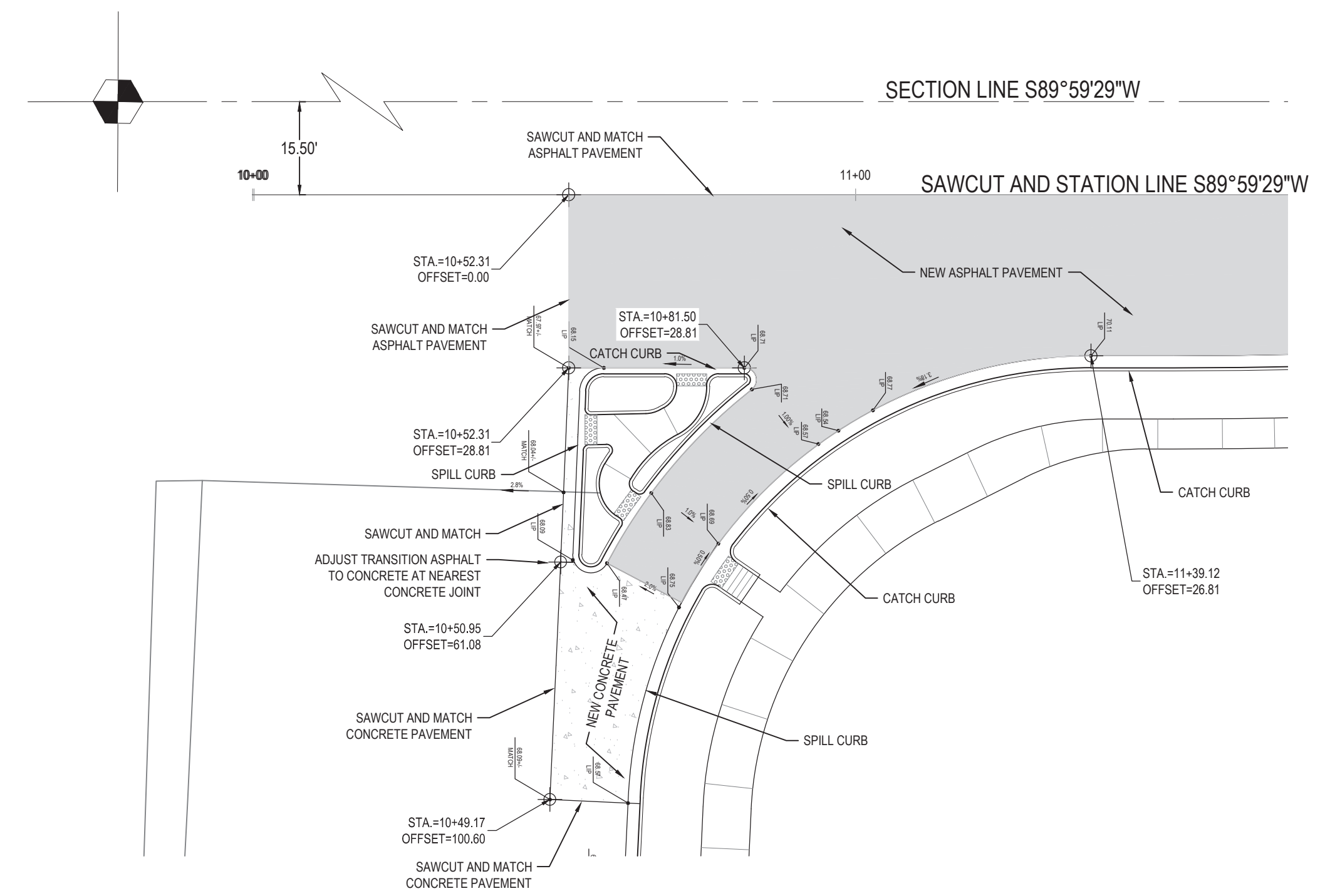
REFERENCE CDOT S-614-2 FOR SIGN MOUNTING DETAILS

CONSTRUCTION NOTES

- 1) RELOCATE "NO TRUCKS / LOCAL DELIVERIES" SIGN BEHIND NEW CURB LINE.
- 2) RELOCATE "SPEED LIMIT 30 MPH" AND "DC ROUTE 14" SIGN EAST OF NEW EASTERLY ACCESS DRIVE.
- 3) INSTALL R1-1 STOP SIGN.
- 4) INSTALL R1-2 YIELD SIGN.
- 5) INSTALL R3-7R RIGHT TURN MUST TURN RIGHT SIGN.
- 6) INSTALL R1-5 YIELD HERE TO PEDESTRIANS SIGN.
- 7) INSTALL R3-2 NO LEFT TURN SIGN.
- 8) PAINT 8" WIDE WHITE CHANNELIZING LINE.
- 9) PAINT 4" WIDE SOLID WHITE LANE LINE.
- 10) PAINT 4" WIDE SKIP WHITE LANE LINE.
- 11) PAINT WHITE DIRECTIONAL ARROWS AS SHOWN.
- 12) PAINT 8" WIDE SKIP WHITE LINE.
- 13) PAINT 4" WIDE DOUBLE YELLOW CENTERLINE.
- 14) REMOVE EXISTING CROSS WALK LINES BY GRINDING OR SANDBLASTING.
- 15) PAINT 24" WIDE X 10' LONG WHITE CROSS WALK LINES. ALIGN WITH LANE LINES AND AT 6' ON CENTER +/-.
- 16) PAINT 8" WIDE WHITE LANE DROP LINES.
- 17) REMOVE CONFLICTING ARROW STRIPING BY GRINDING.
- 18) REMOVE CHEVRON STRIPING BY GRINDING.
- 19) PAINT 24" WIDE WHITE STOP BAR.
- 20) PAINT LEFT TURN EXTENSION LANE. MATCH GEOMETRY OF EXISTING NORTH BOUND LEFT.
- 21) REPLACE RIGHT TURN ONLY ARROW SIGN ON MAST ARM AND RETURN TO TOWN.



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INTERSECTION DETAIL
1" = 20'

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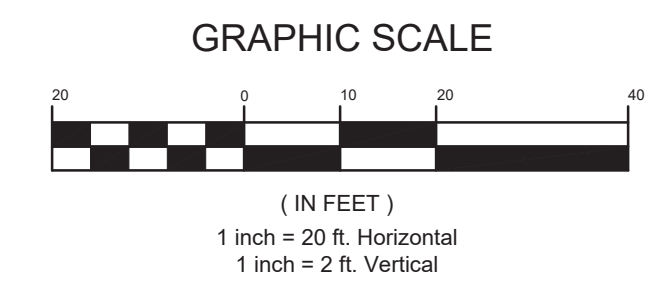
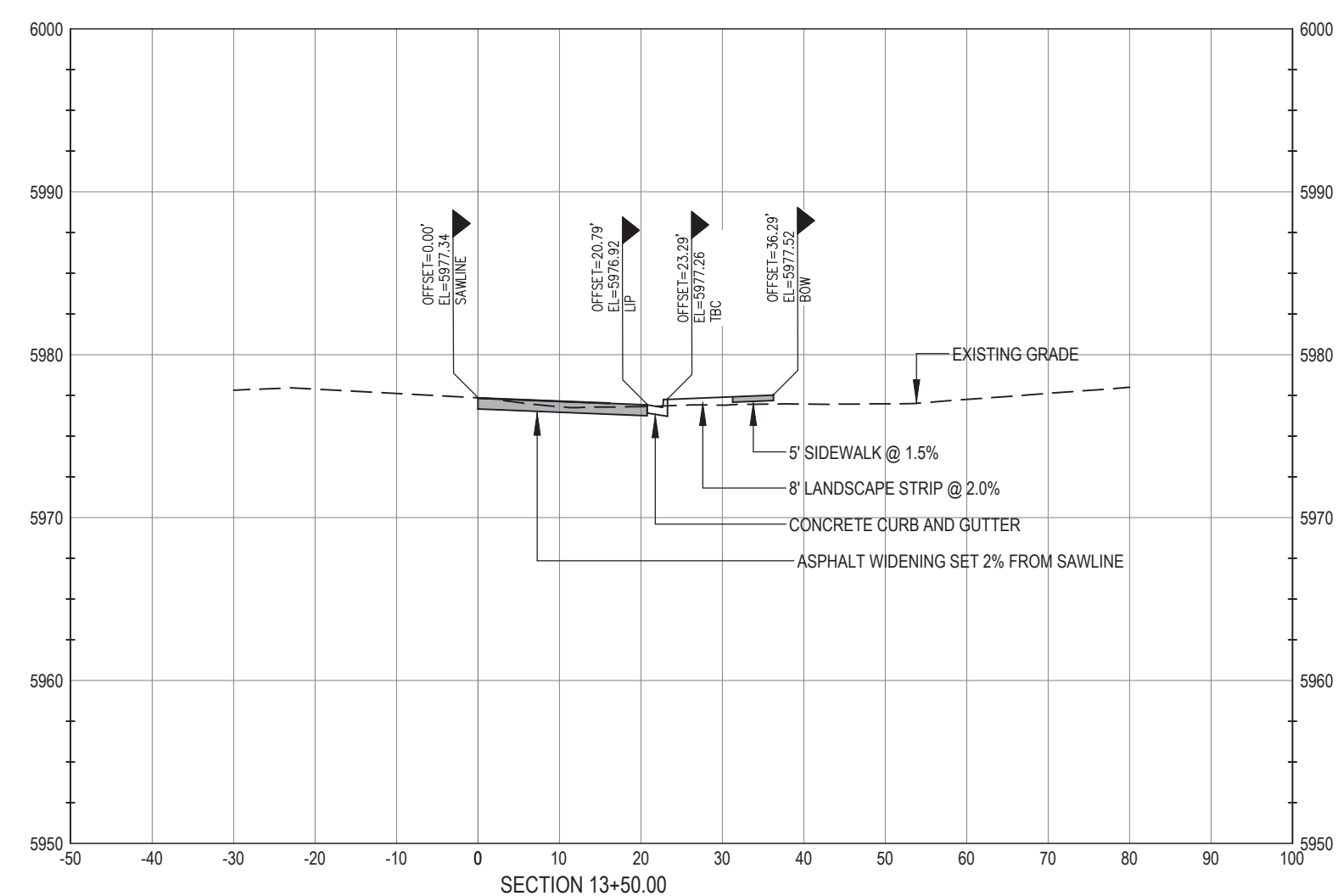
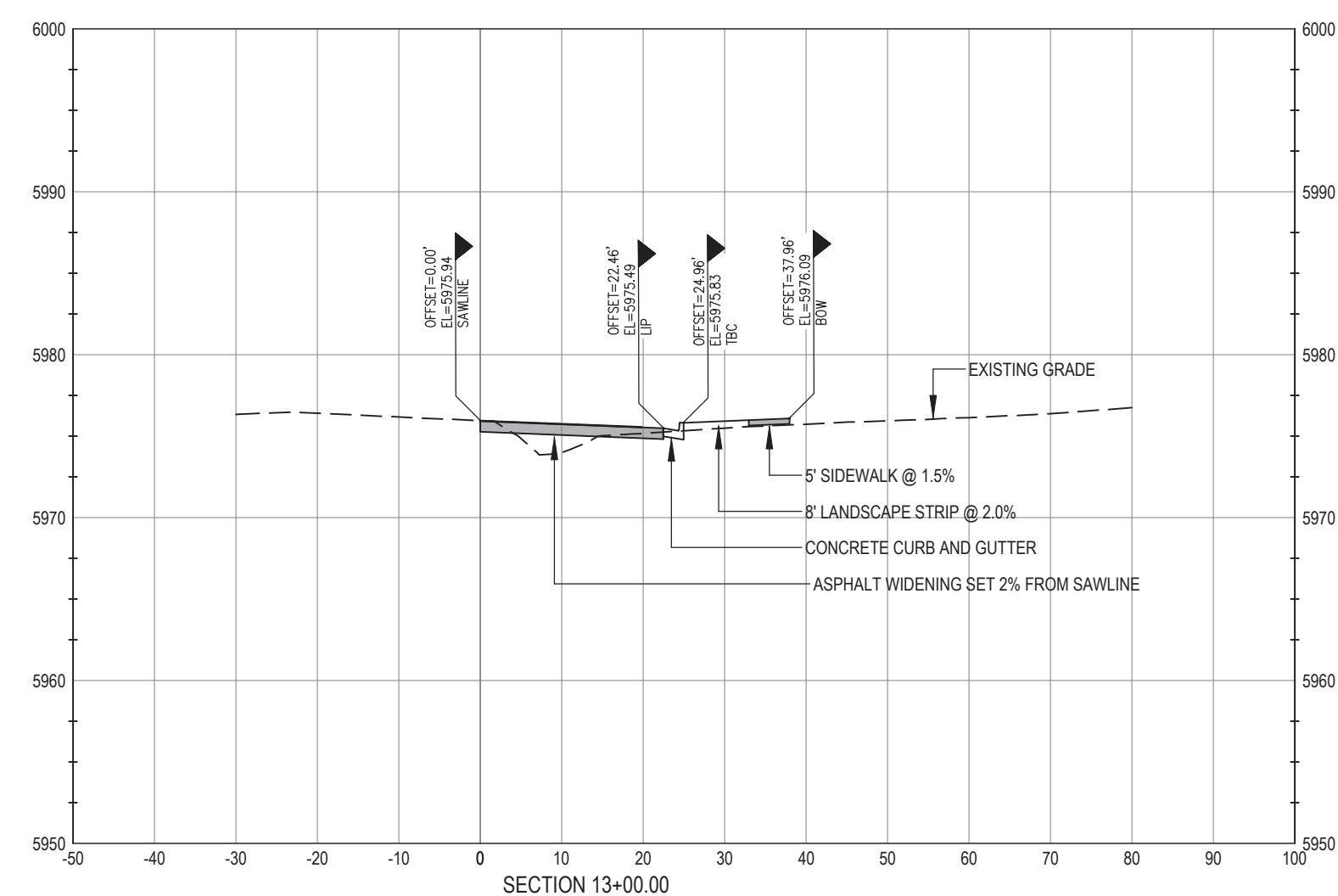
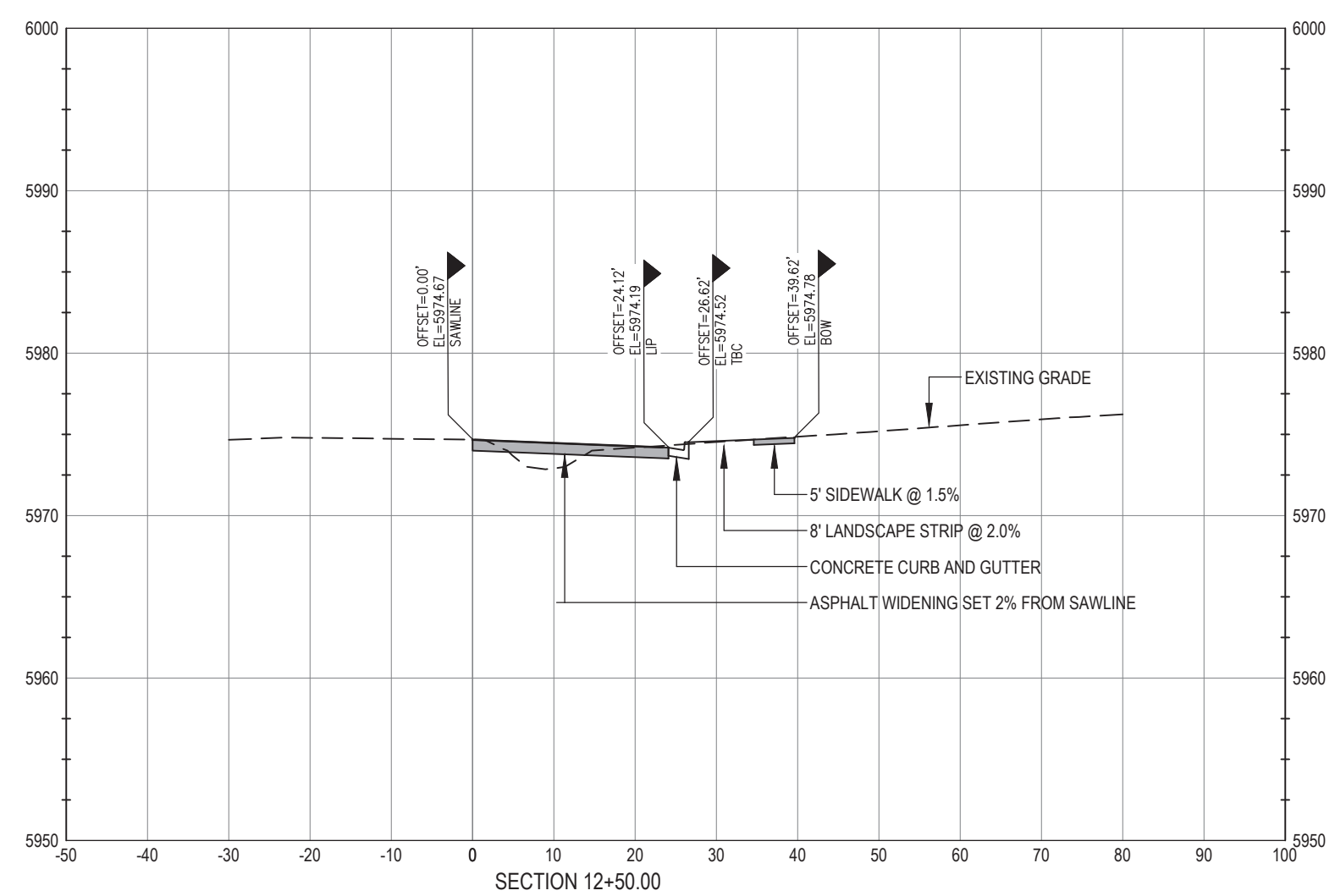
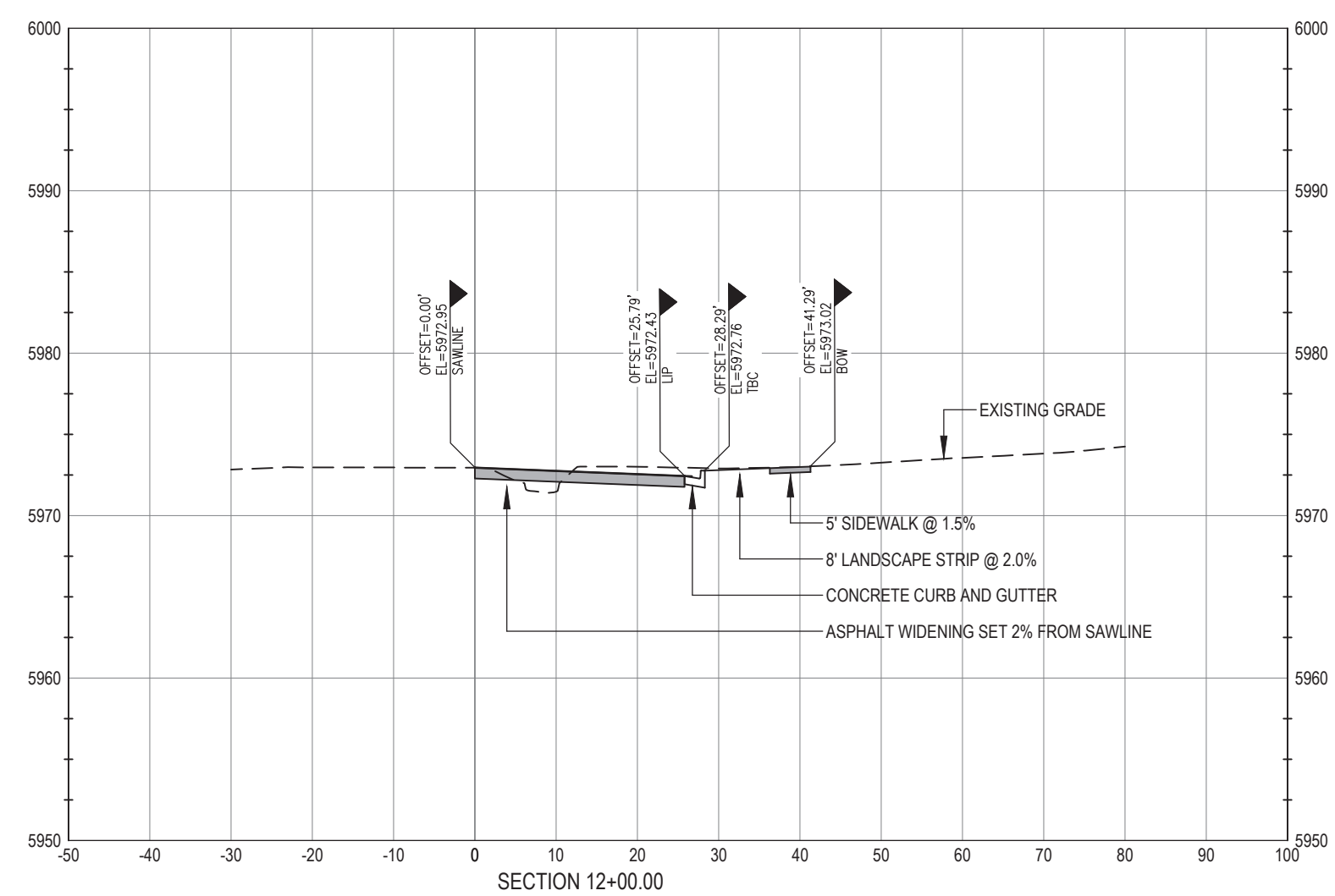
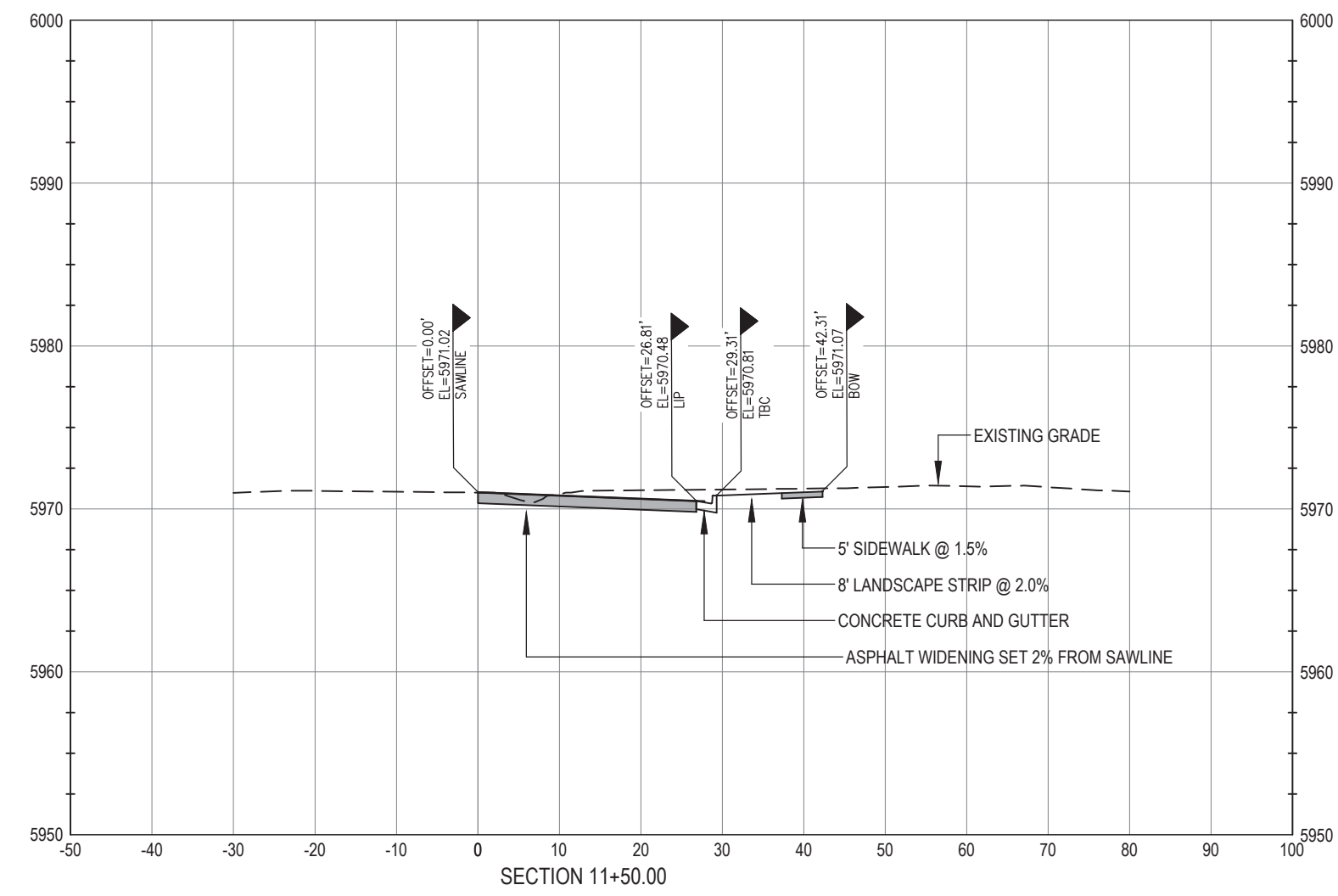
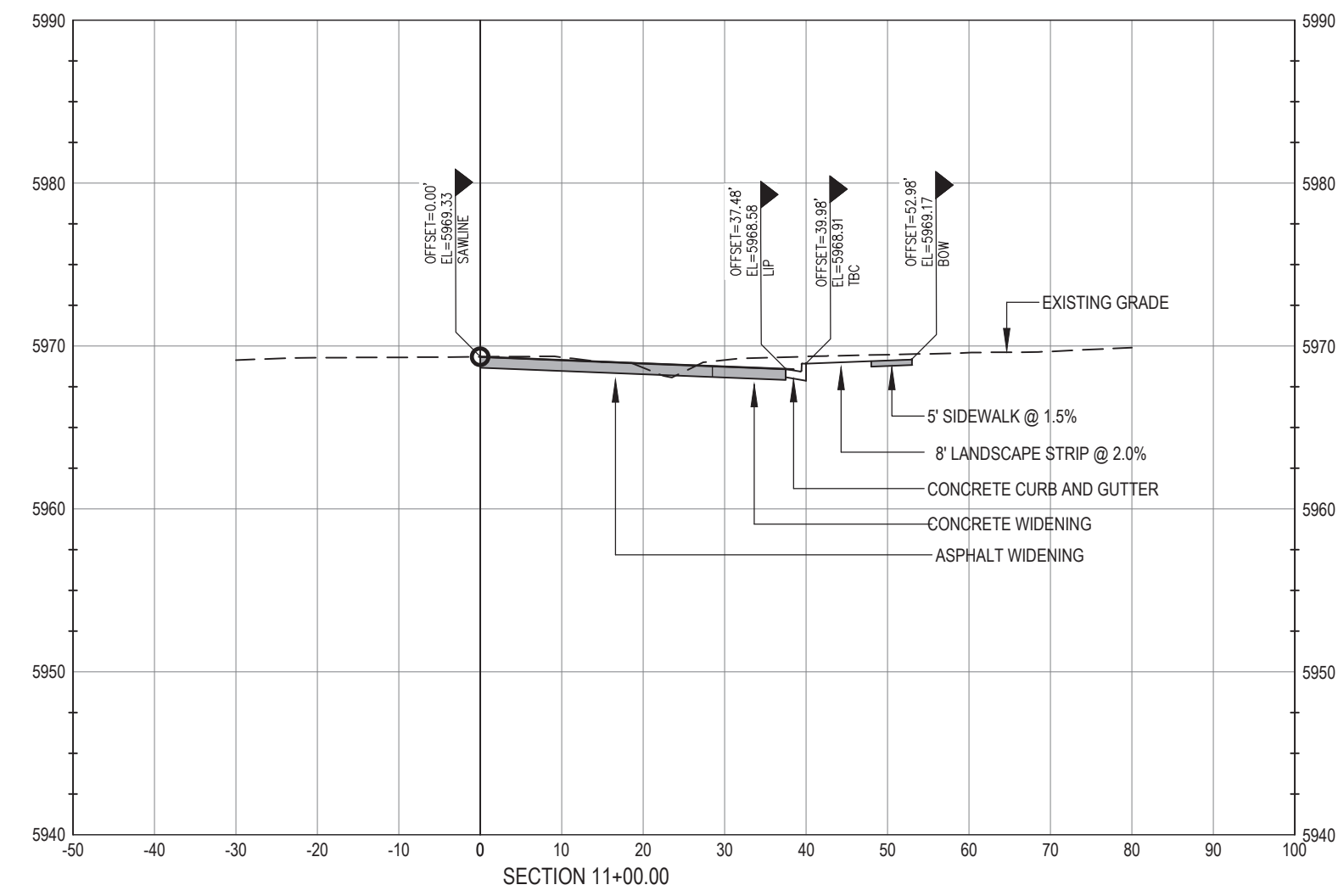
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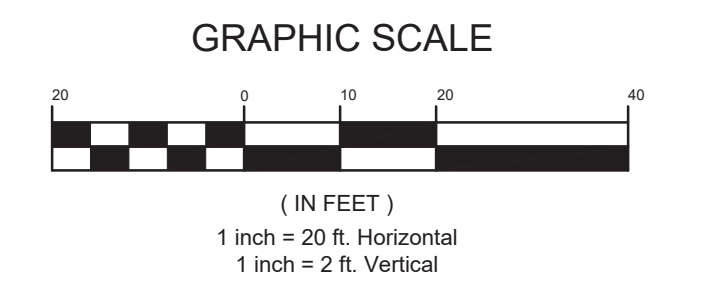
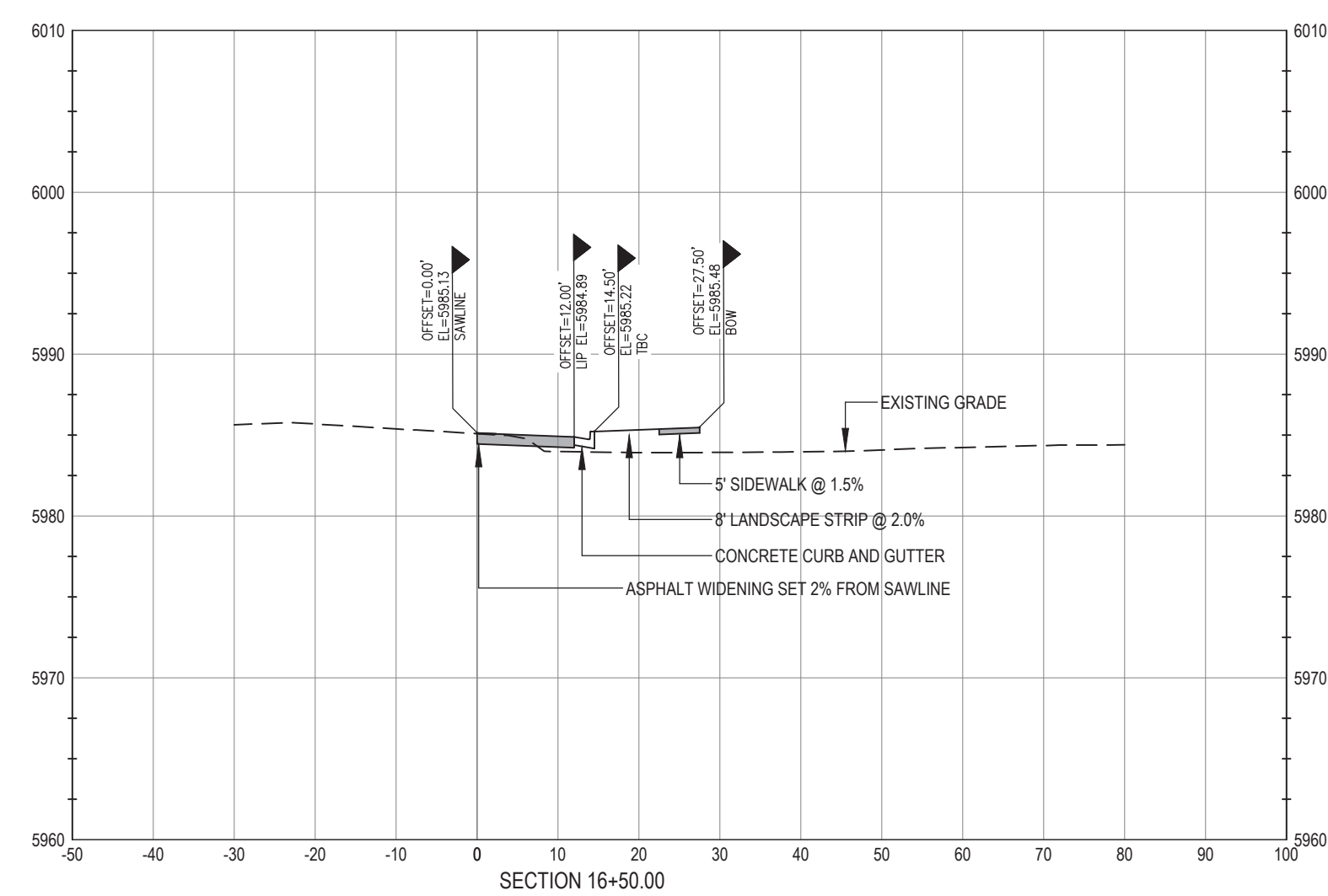
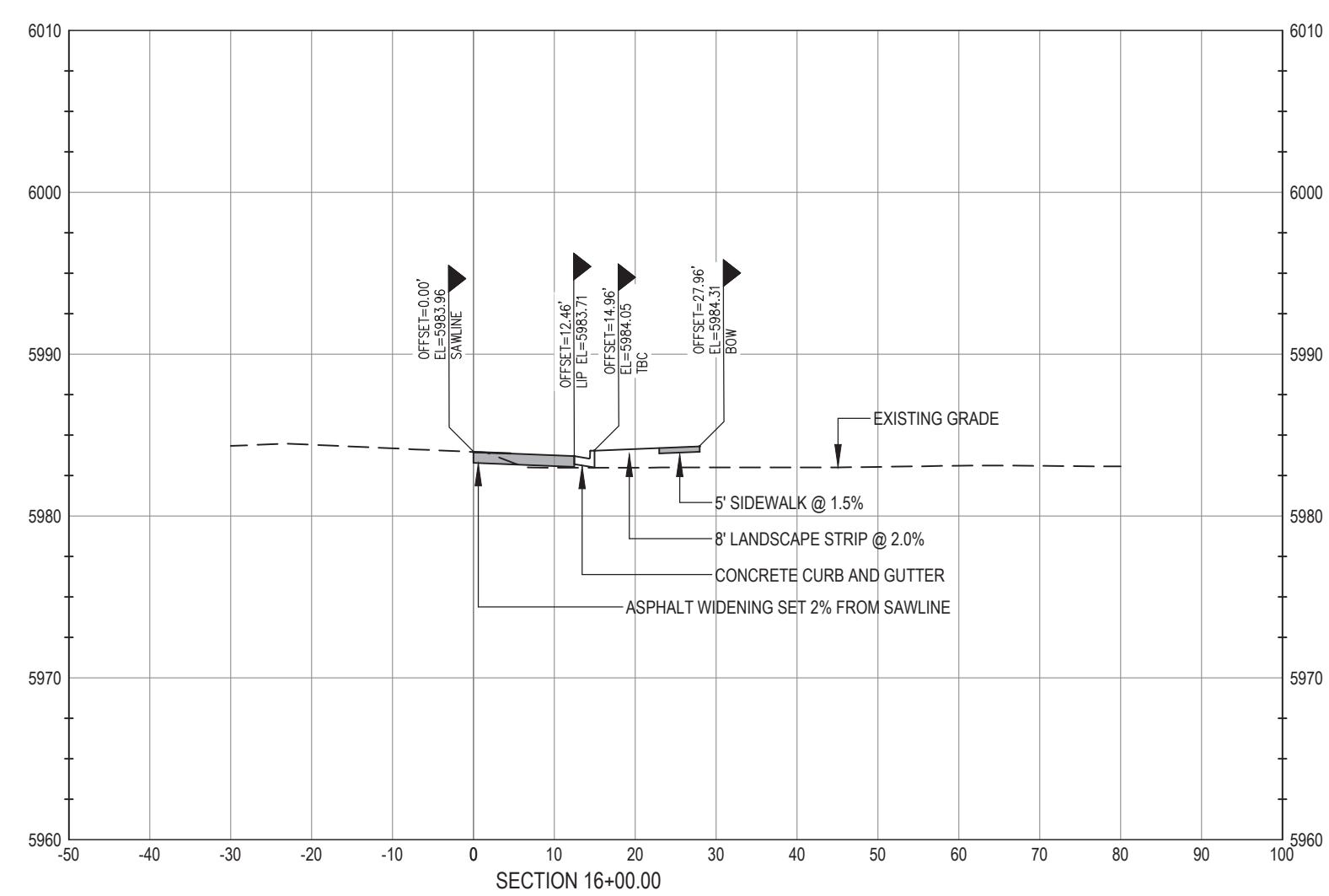
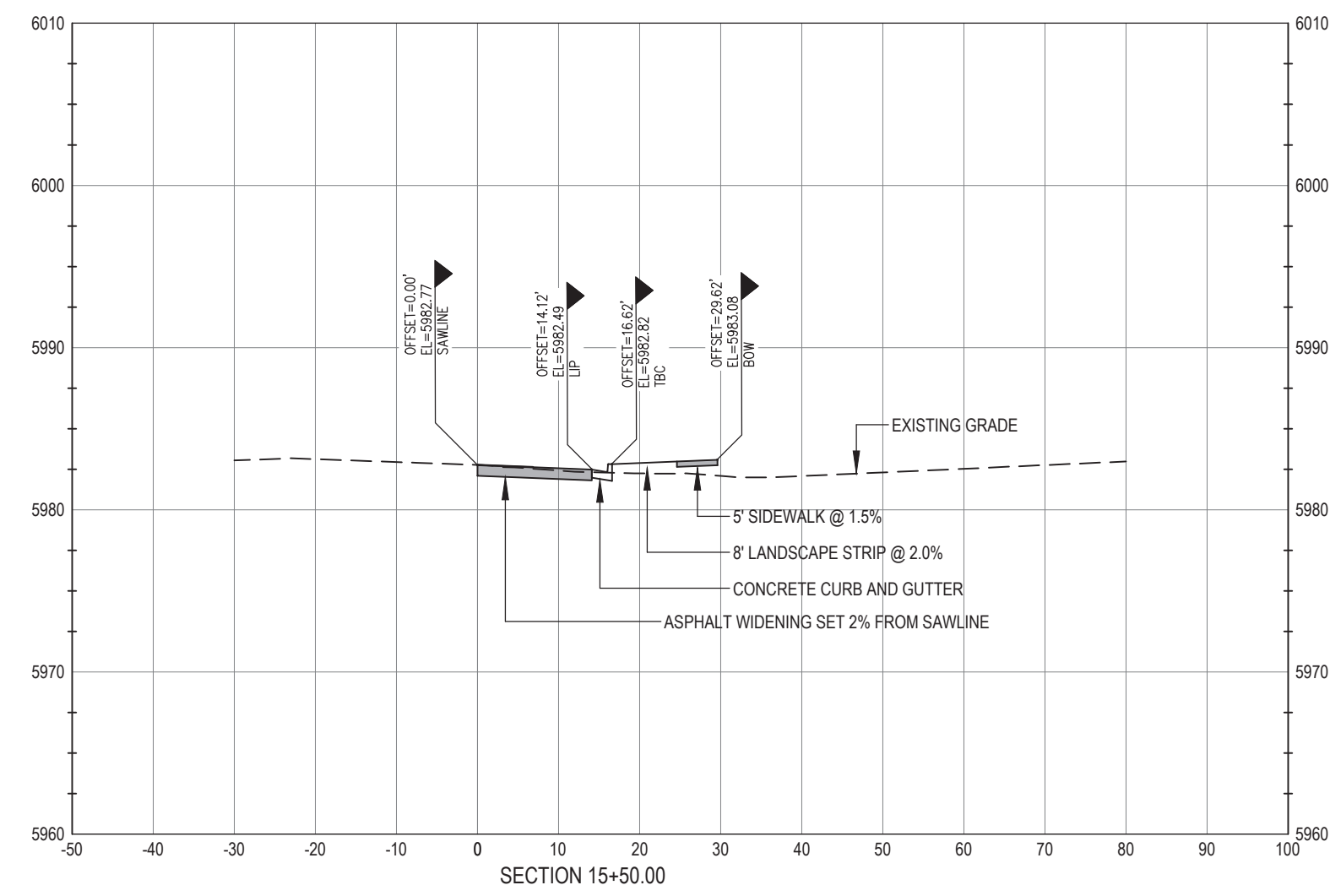
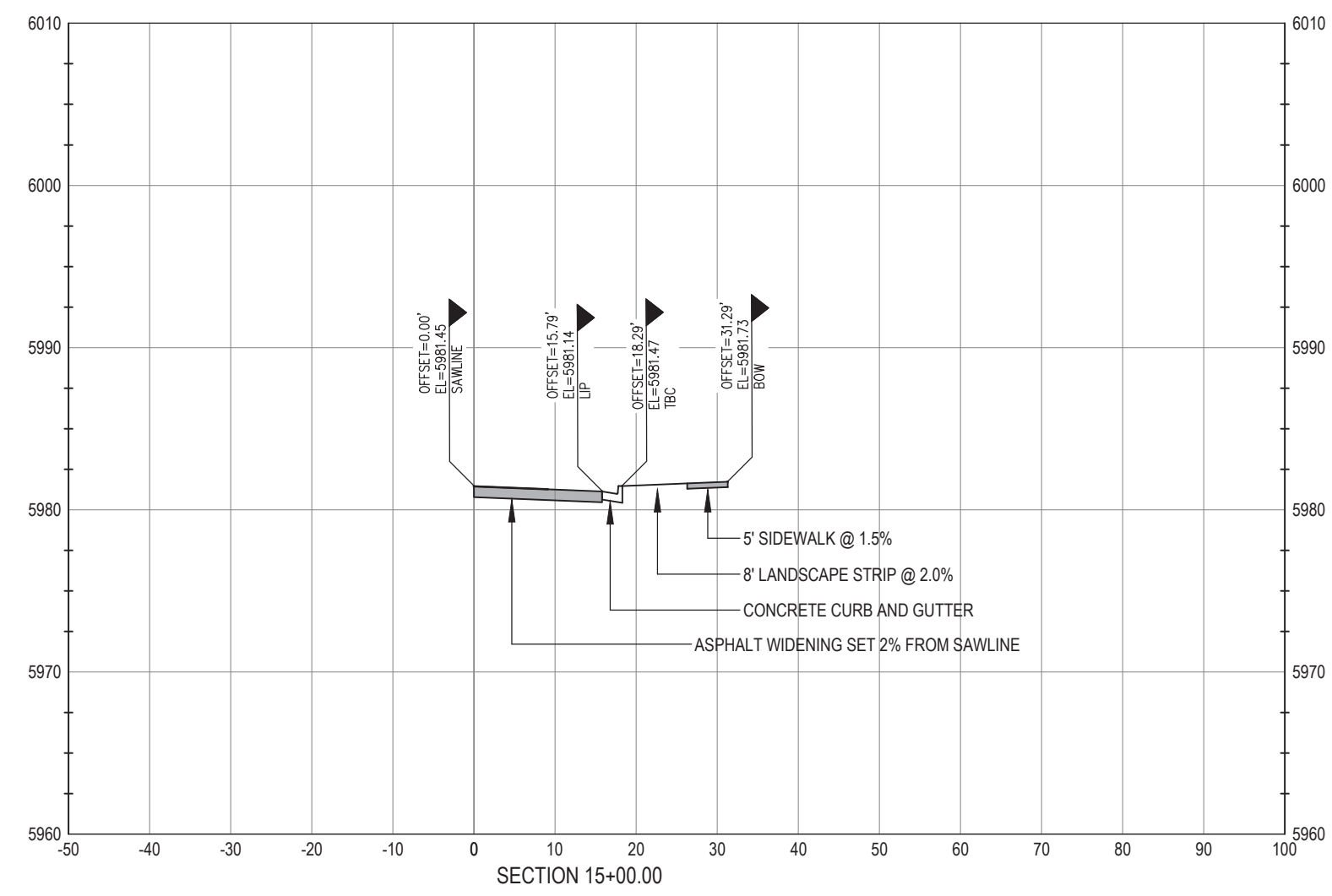
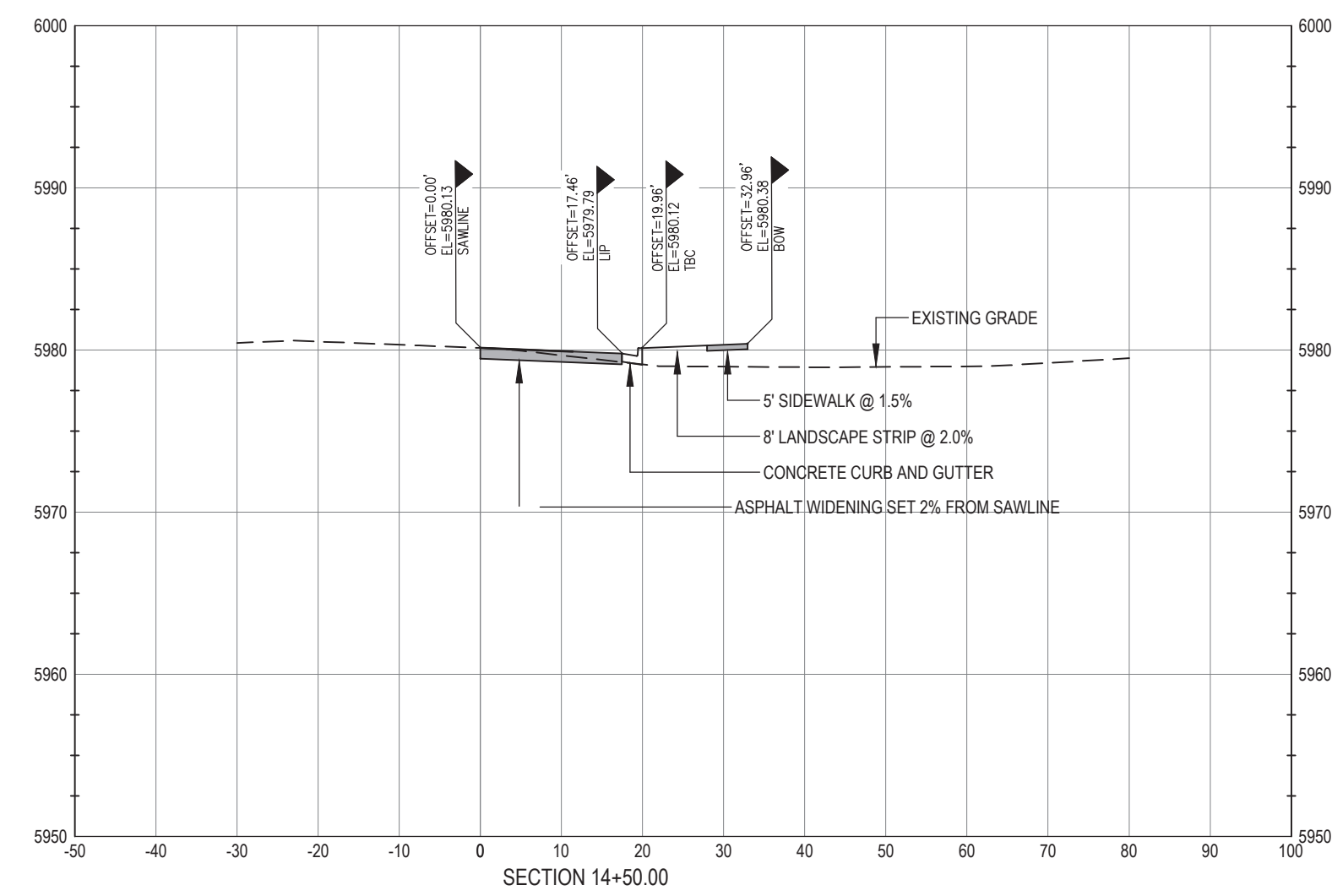
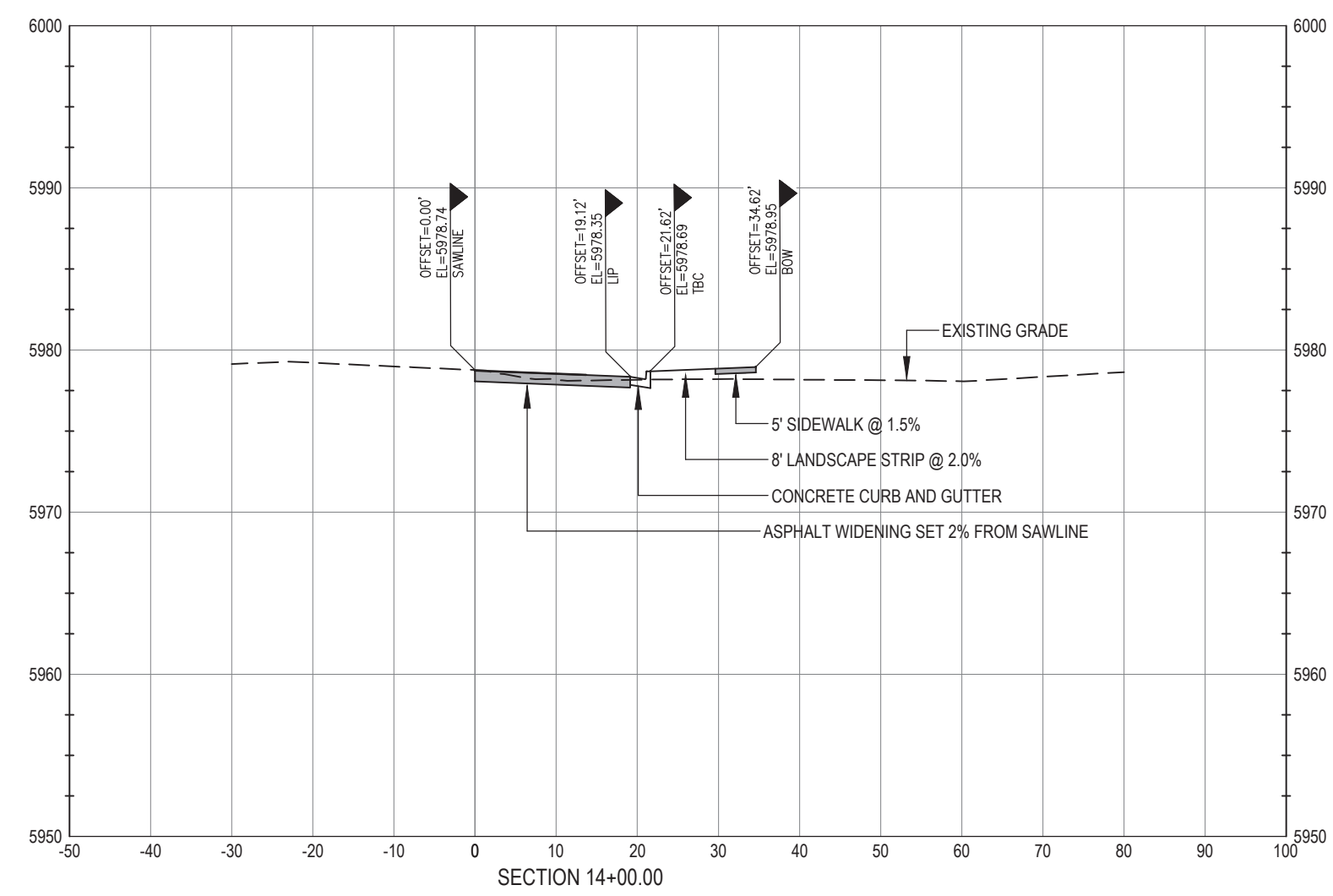
STROH ROAD CROSS SECTIONS

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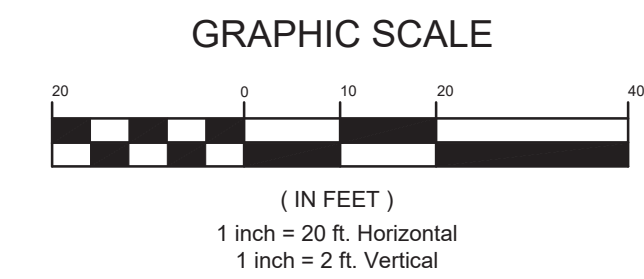
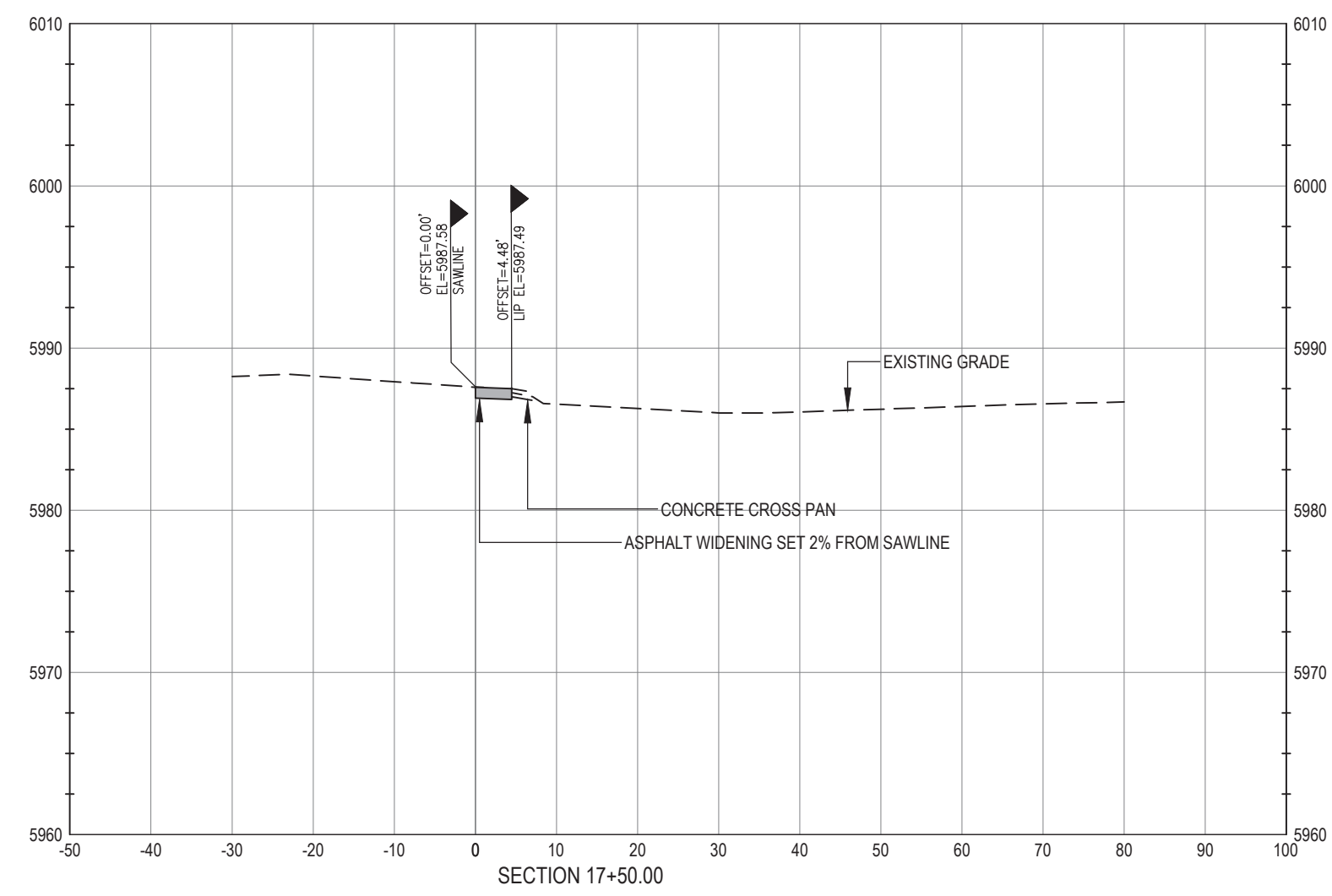
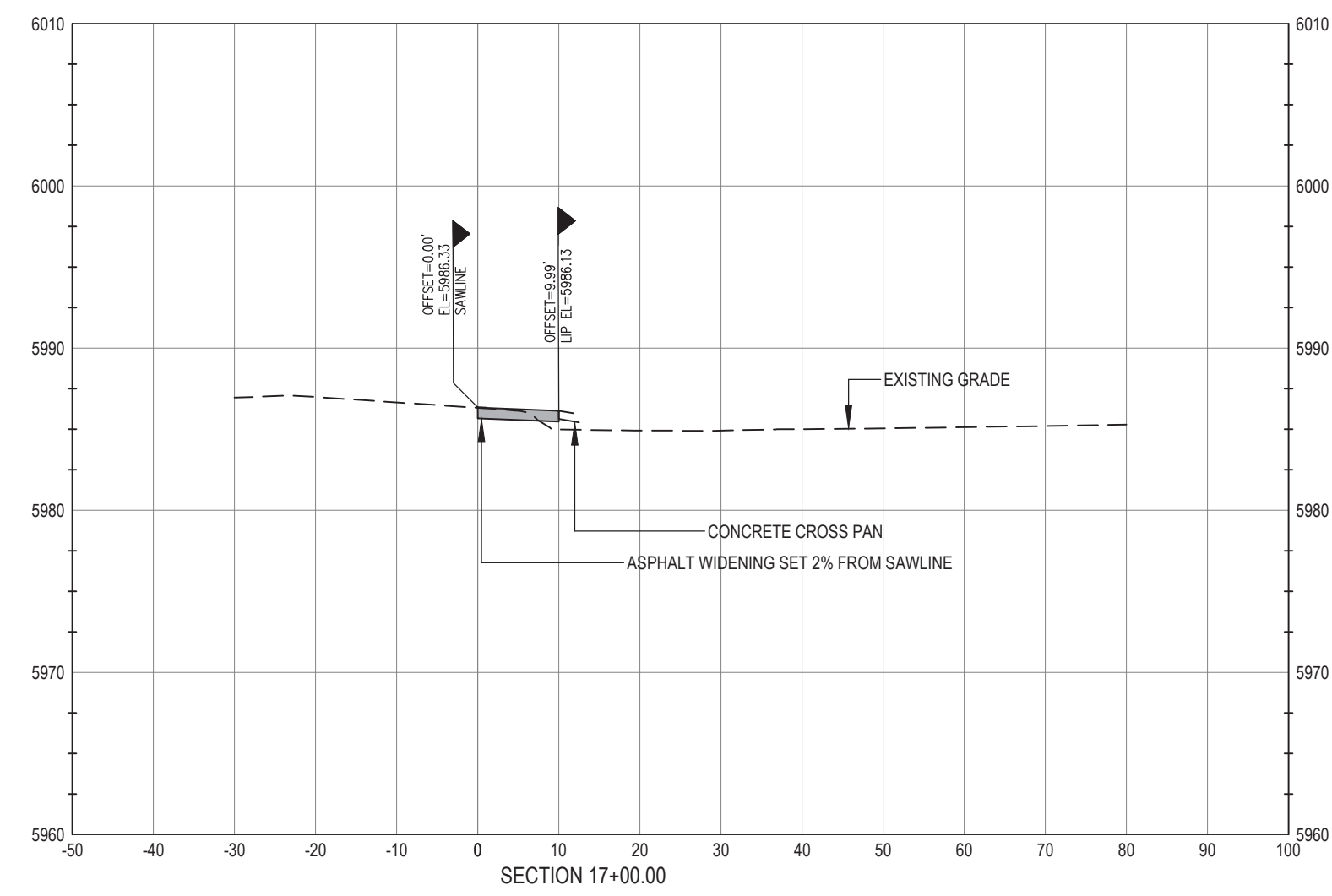
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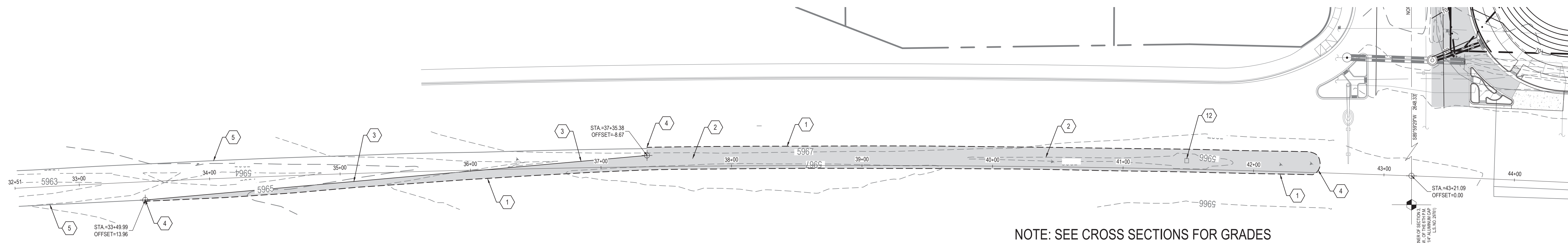
PARKER ROAD PLAN AND PROFILE

PARKER POINTE
 PRACTS A AND B, PARKER POINTE FILING NO. 1
 SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
 PARKER, COLORADO

design by: JWD
 approved by: JWD
 project no.: 2015-015

date: 10/01/17
 SHEET

C5.14

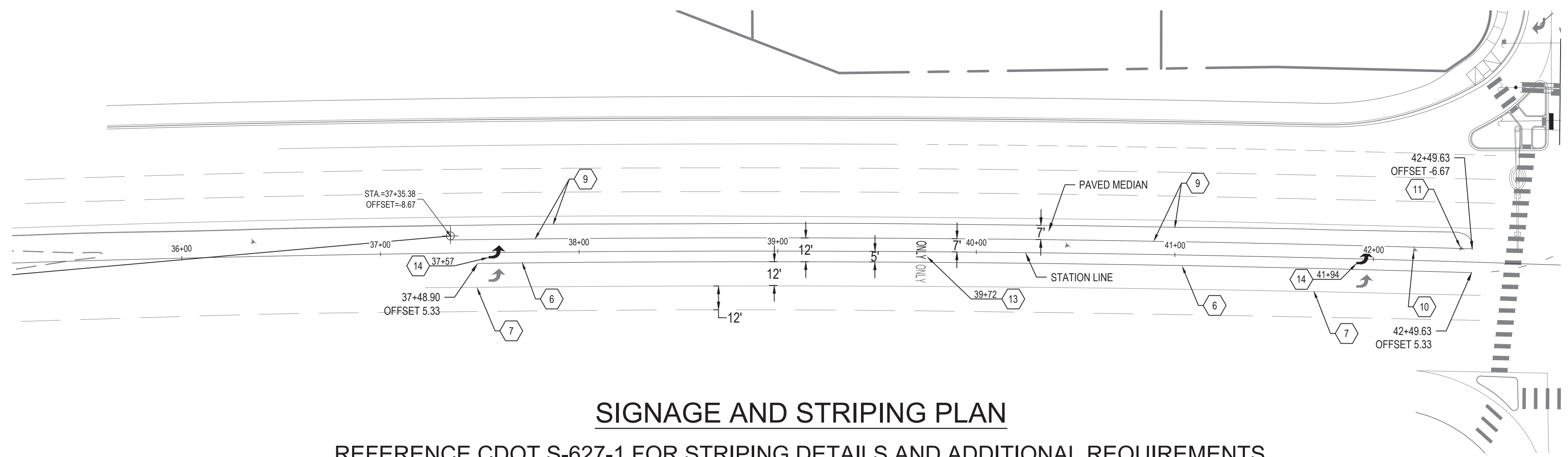


NOTE: SEE CROSS SECTIONS FOR GRADES

ROAD PLAN

CONSTRUCTION NOTES

- ① SAWCUT PAVEMENT TO NEAT CLEAN LINE 1' OFF EXISTING EDGE OF PAVEMENT.
- ② CONSTRUCT ASPHALT PAVEMENT SECTION. SEE PAVEMENT DESIGN IN GEOTECHNICAL REPORT. IN FILL EXISTING GRASS MEDIAN.
- ③ NEW EDGE OF PAVEMENT.
- ④ MATCH EXISTING EDGE OF PAVEMENT.
- ⑤ EXISTING EDGE OF PAVEMENT.
- ⑥ PAINT 8" WIDE WHITE CHANNELIZING LINE.
- ⑦ EX CHANNELIZING LINE TO REMAIN.
- ⑧ NOT USED.
- ⑨ PAINT 4" WIDE DOUBLE YELLOW LINE.
- ⑩ REMOVE EXISTING "DO NOT ENTER" SIGN.
- ⑪ REMOVE EXISTING "KEEP RIGHT" SYMBOL SIGN.
- ⑫ REMOVE EXISTING INLET AND REPLACE WITH MANHOLE.
- ⑬ PAINT ONLY MARKING WITH WHITE TRAFFIC PAINT. SEE CDOT S-627-1.
- ⑭ PAINT ARROW SYMBOL WITH WHITE TRAFFIC PAINT. SEE CDOT S-627-1.

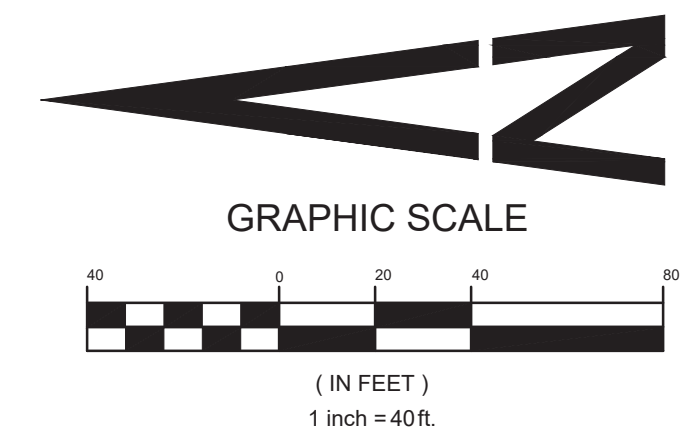


SIGNAGE AND STRIPING PLAN

REFERENCE CDOT S-627-1 FOR STRIPING DETAILS AND ADDITIONAL REQUIREMENTS

NOTES

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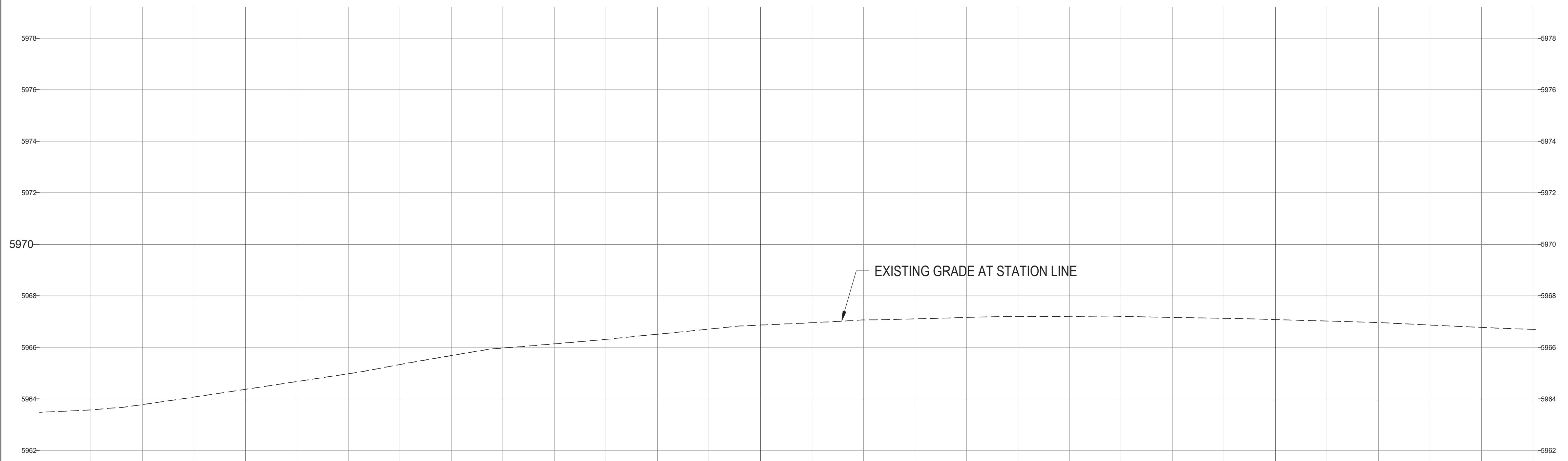
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BENCHMARK

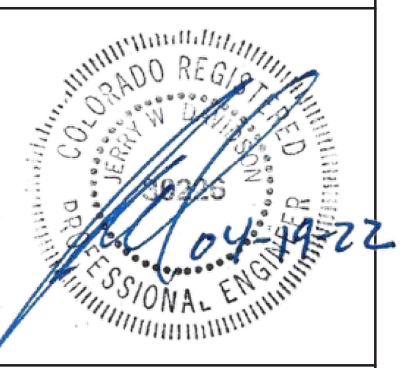
BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT TT15A - 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US HIGHWAY 83)
ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

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STATION LINE PROFILE



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

DATE	DESCRIPTION	REVISIONS
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PARKER ROAD PLAN AND PROFILE

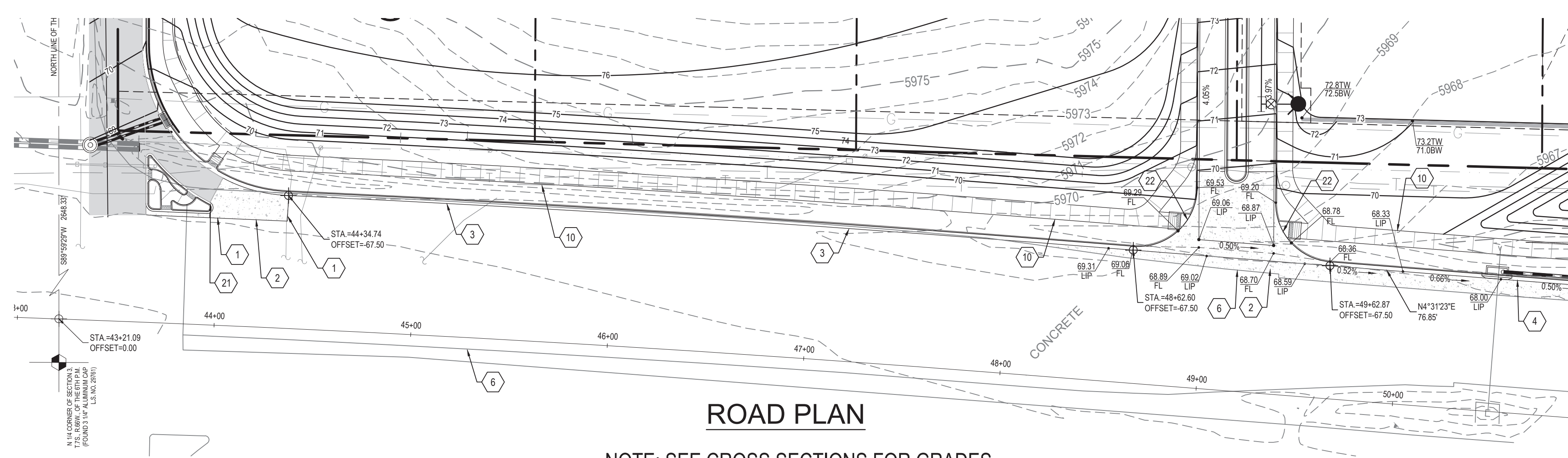
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET
C5.15

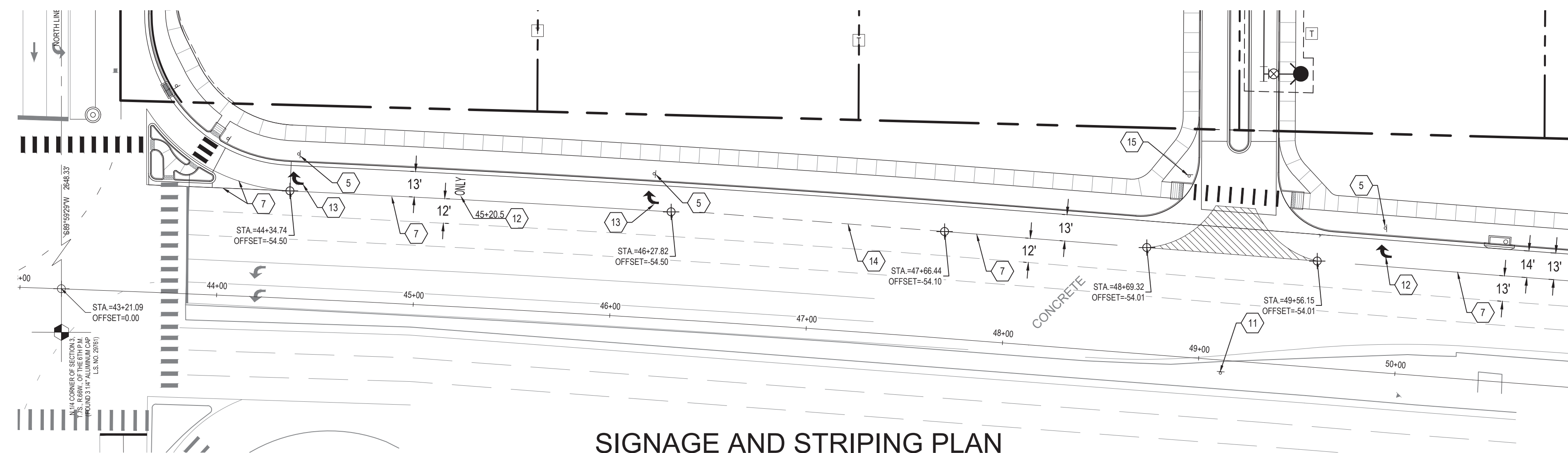
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



ROAD PLAN

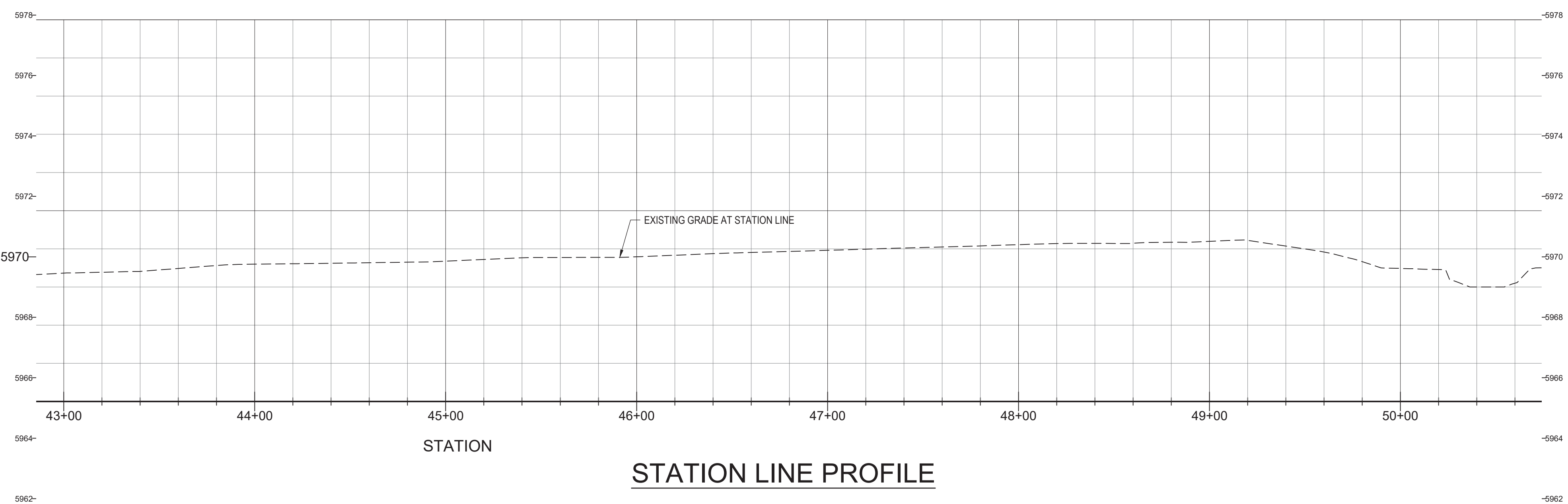
NOTE: SEE CROSS SECTIONS FOR GRADES

EXISTING OVERHEAD LINES ALONG PARKER ROAD FRONTAGE TO BE RELOCATED UNDERGROUND

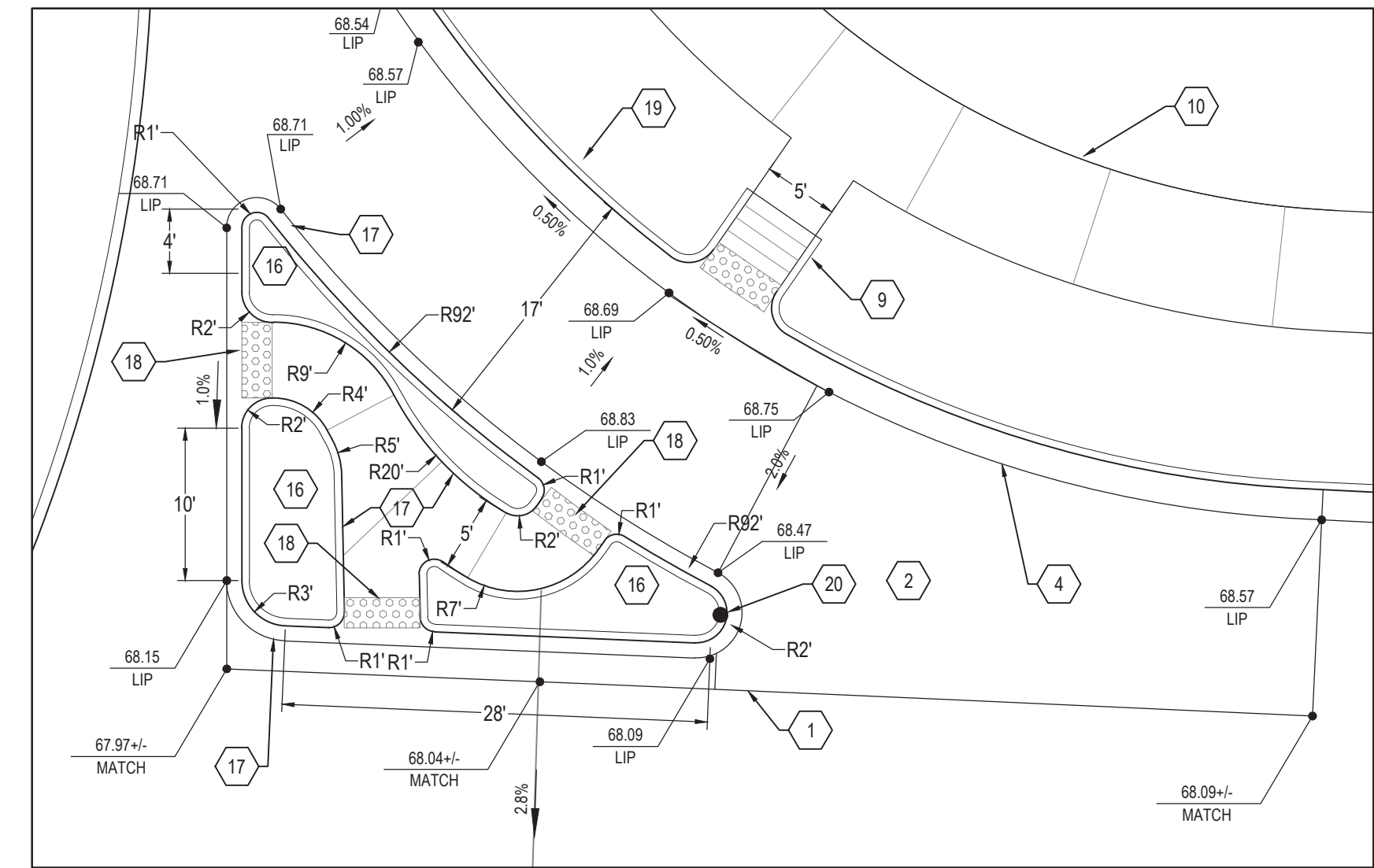


SIGNAGE AND STRIPING PLAN

REFERENCE CDOT S-627-1 FOR STRIPING DETAILS AND ADDITIONAL REQUIREMENTS



STATION LINE PROFILE

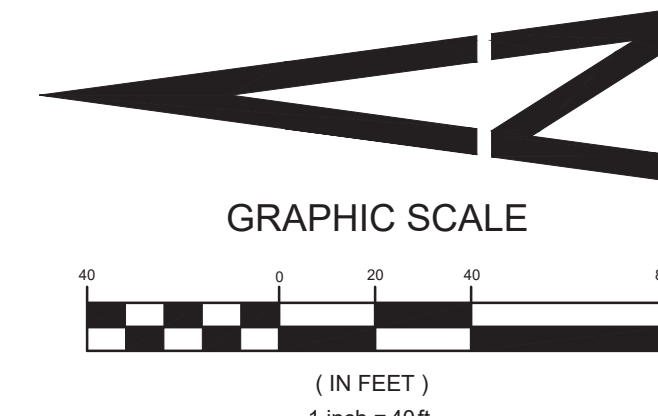


TRAFFIC ISLAND

SCALE: 1" = 10'

CONSTRUCTION NOTES

- 1 SAWCUT PAVEMENT TO NEAT CLEAN LINE.
- 2 CONSTRUCT CONCRETE PAVEMENT SECTION. SEE PAVEMENT DESIGN IN GEOTECHNICAL REPORT. DOWEL TO EXISTING CONCRETE PAVEMENT.
- 3 CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-609-1 TYPE 2 SECTION IIM. DOWEL TO EXISTING EDGE OF CONCRETE PAVEMENT.
- 4 CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-609-1 TYPE 2 SECTION IIM.
- 5 INSTALL R3-R, 36"x36" RIGHT LANE MUST TURN RIGHT SIGN. SEE CDOT S-614-2.
- 6 EXISTING EDGE OF CONCRETE PAVEMENT.
- 7 PAINT 8" WIDE WHITE CHANNELIZING LINE.
- 8 PAINT 4" WIDE WHITE EDGE LINE.
- 9 CONSTRUCT CURB RAMP. SEE CDOT M-608-1 TYPE 3A.
- 10 CONSTRUCT 8' WIDE CONCRETE SIDEWALK. SEE CDOT M-609-1.
- 11 INSTALL R6-1 ONE WAY SIGN. SEE CDOT S-614-2.
- 12 PAINT ONLY MARKING WITH WHITE TRAFFIC PAINT. SEE CDOT S-627-1.
- 13 PAINT ARROW SYMBOL WITH WHITE TRAFFIC PAINT. SEE CDOT S-627-1.
- 14 PAINT 8" WIDE 30-10-30 SKIP WHITE LINE.
- 15 INSTALL R1-1 STOP SIGN. SEE CDOT S-614-2.
- 16 INFILL ISLAND WITH 4" THICK CONCRETE.
- 17 CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-609-1 TYPE 2 SECTION IIM.
- 18 INSTALL DETECTABLE WARNING. SEE CDOT M-608-1.
- 19 CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-609-1 TYPE 2 SECTION IIB.
- 20 INSTALL DELINEATOR. SEE CDOT S-612-1.
- 21 TRANSITION CONCRETE TO ASPHALT AT NEAREST JOINT.
- 22 CONSTRUCT CURB RAMP. SEE CDOT M-608-1 TYPE 4A.



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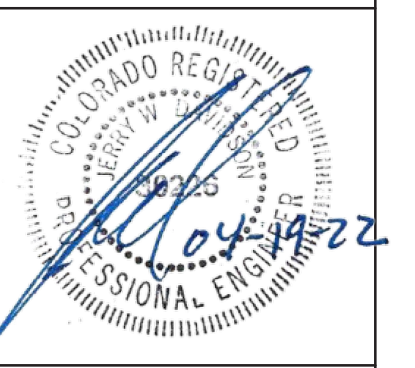
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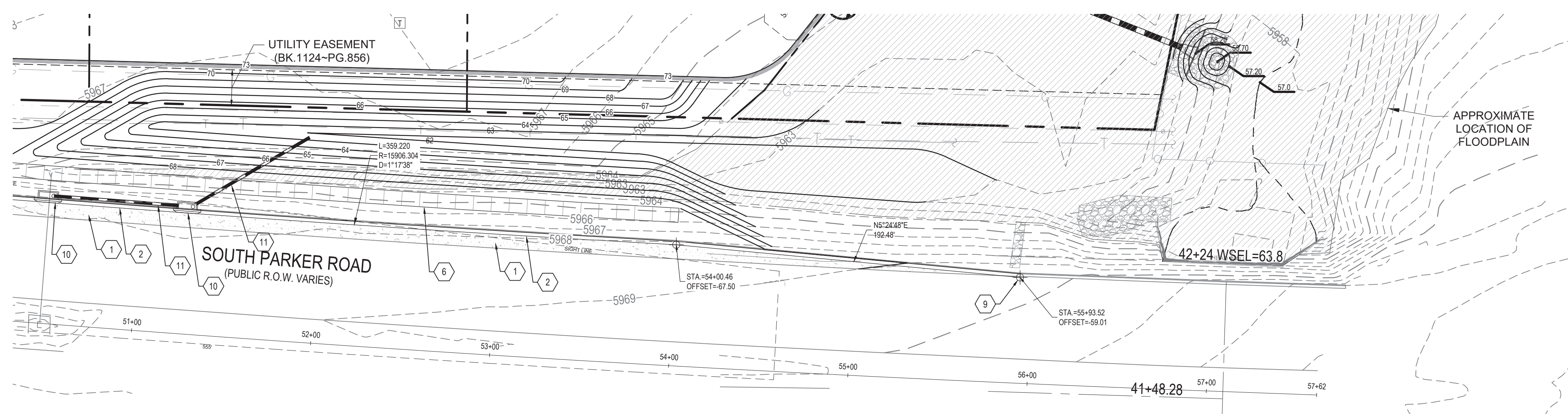
PARKER ROAD PLAN AND PROFILE

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

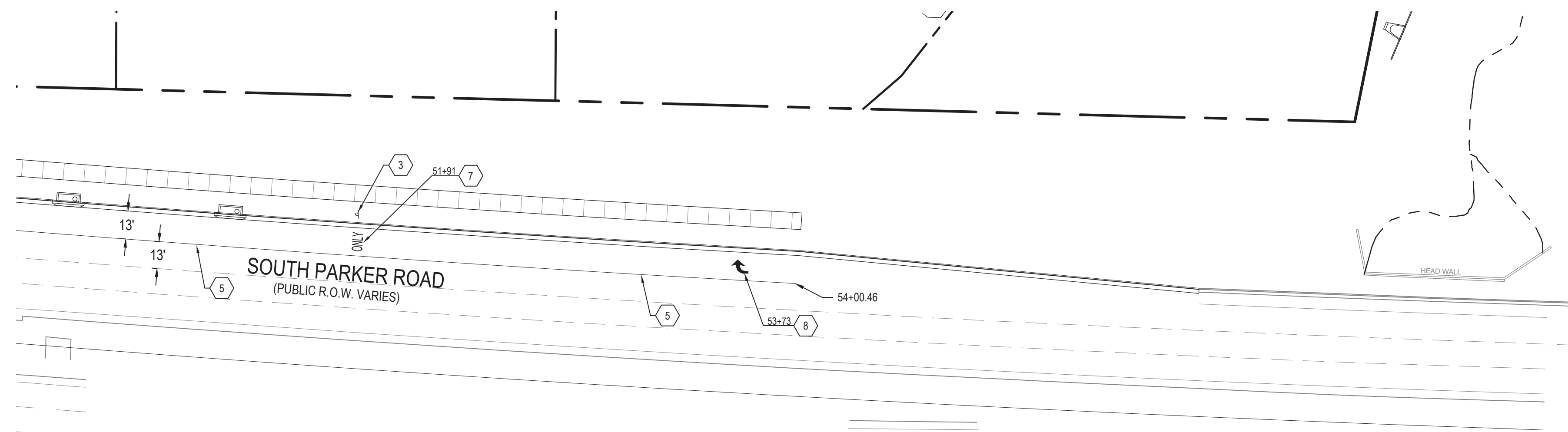
SHEET
C5.16

PARKER POINTE
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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

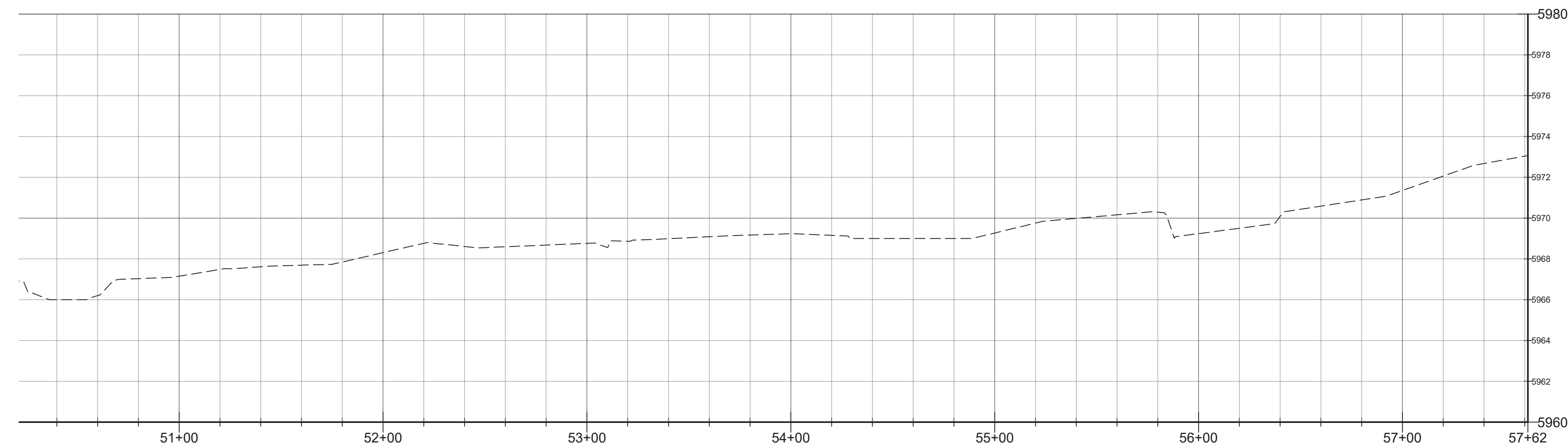


ROAD PLAN

EXISTING OVERHEAD LINES ALONG PARKER ROAD FRONTAGE TO BE RELOCATED UNDERGROUND



SIGNAGE AND STRIPING PLAN



STATION LINE PROFILE

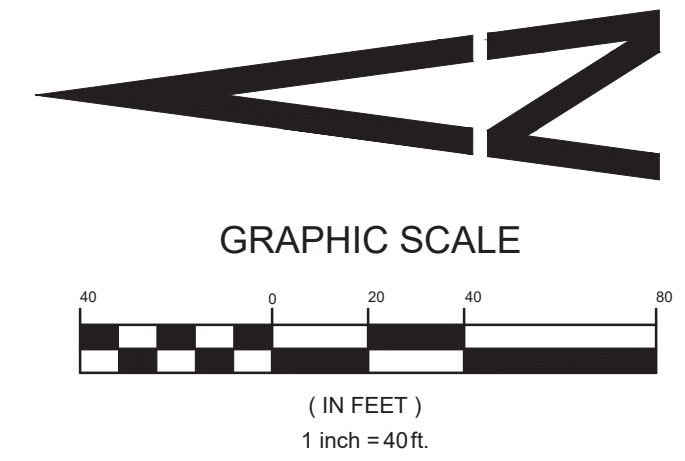
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- 2 CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-601-1 TYPE 2 SECTION IIM.
- 3 INSTALL R3-5 SIGN. SEE CDOT S-614-2.
- 4 EXISTING EDGE OF CONCRETE PAVEMENT.
- 5 PAINT 8" WIDE WHITE CHANNELIZING LINE.
- 6 CONSTRUCT 8" WIDE CONCRETE SIDEWALK. SEE CDOT M-609-1.
- 7 PAINT ONLY MARKING WITH WHITE TRAFFIC PAINT. SEE CDOT S-627-1.
- 8 PAINT ARROW SYMBOL WITH WHITE TRAFFIC PAINT. SEE CDOT S-627-1.
- 9 MATCH EXISTING CURB AND GUTTER.
- 10 CONSTRUCT 10" TYPE R INLET. SEE CDOT M-604-12.
- 11 INSTALL 18" RCP @ 0.50%.

NOTES

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PARKER ROAD PLAN AND PROFILE

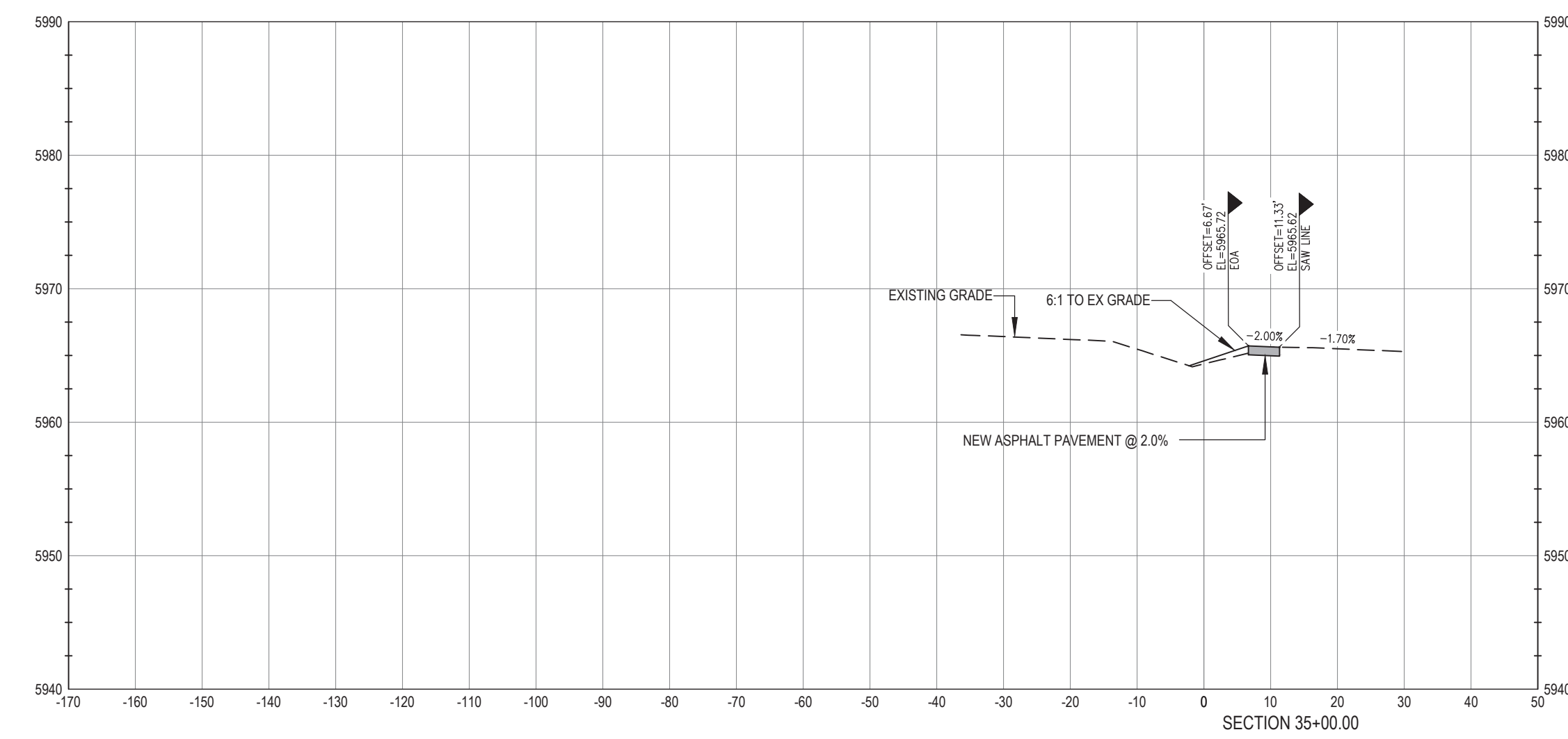
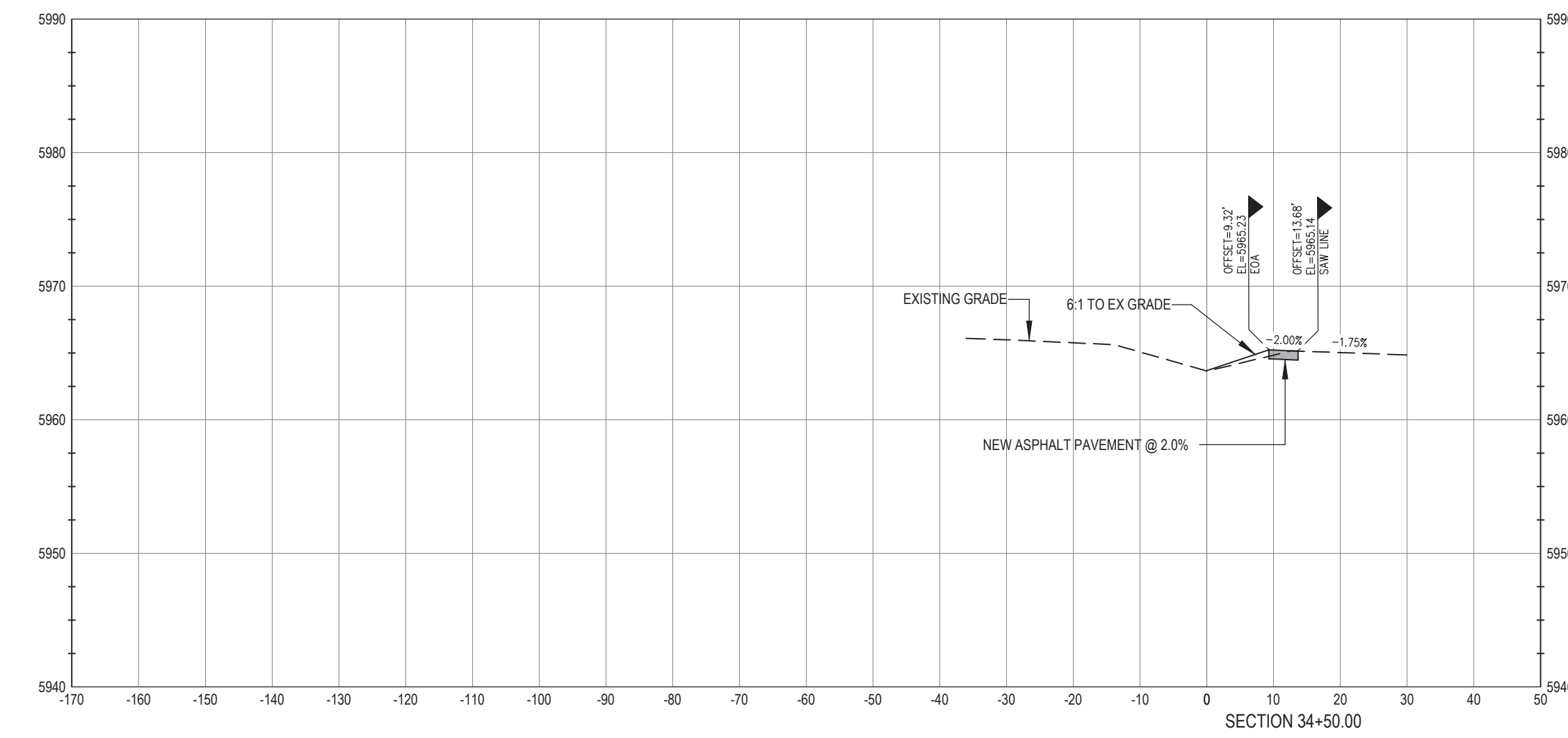
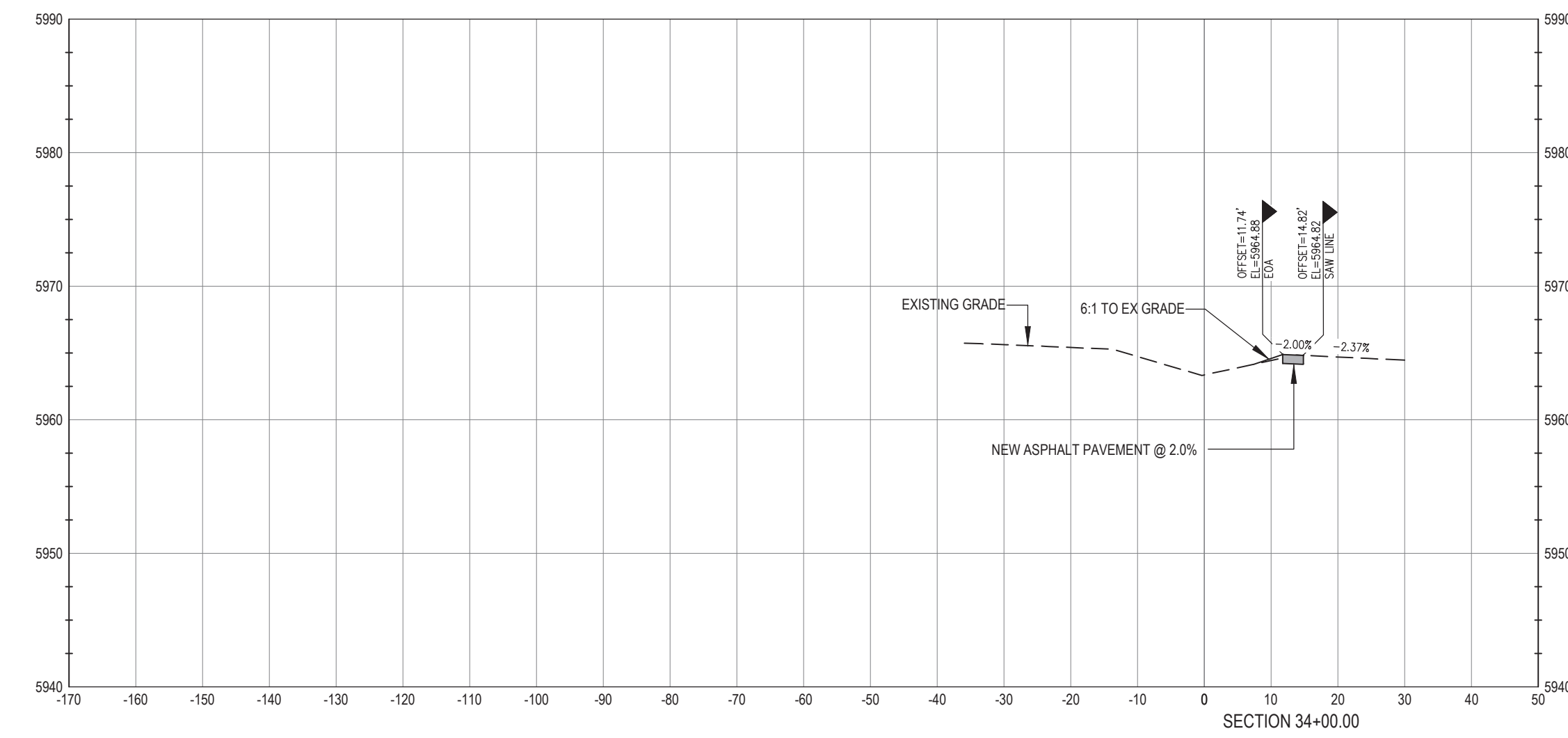
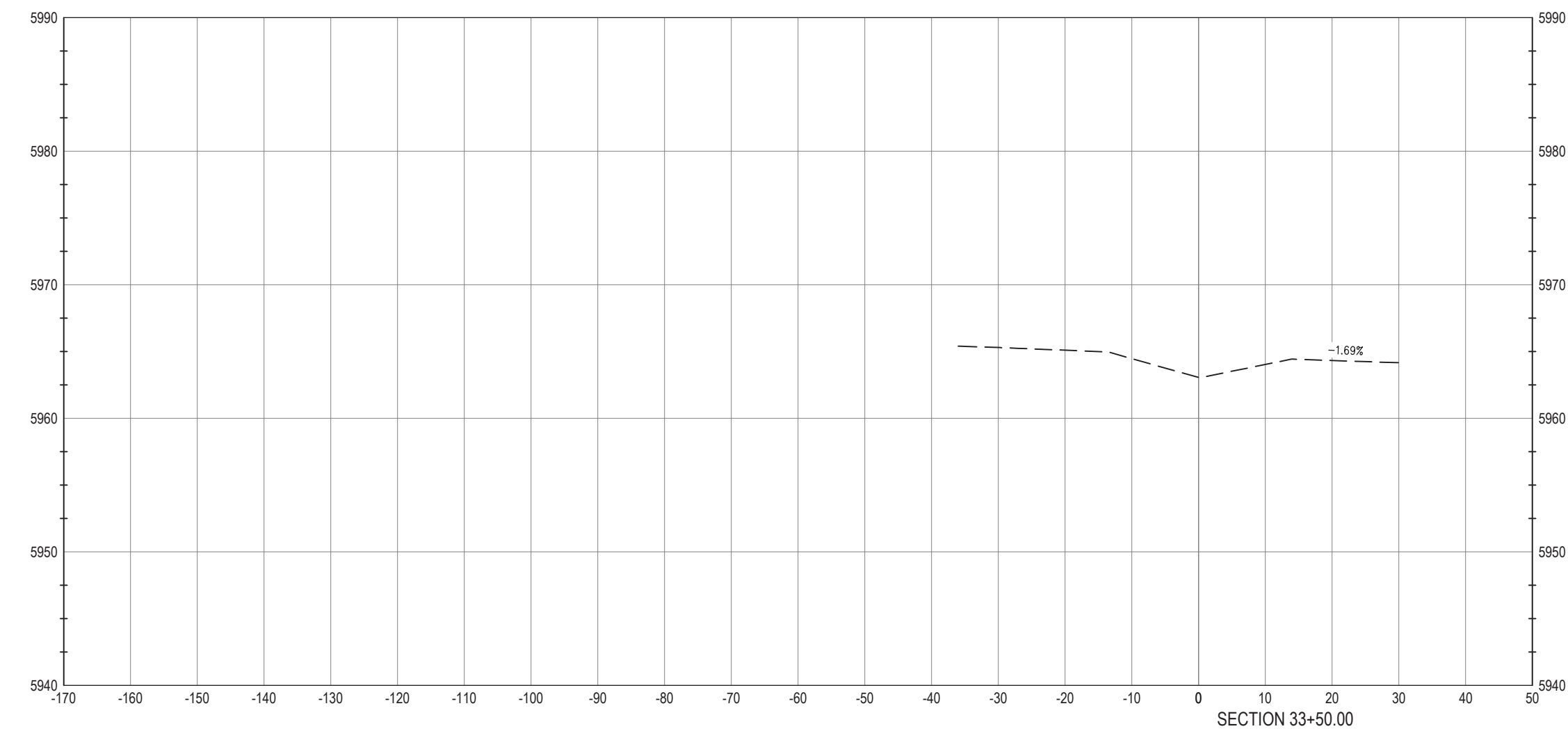
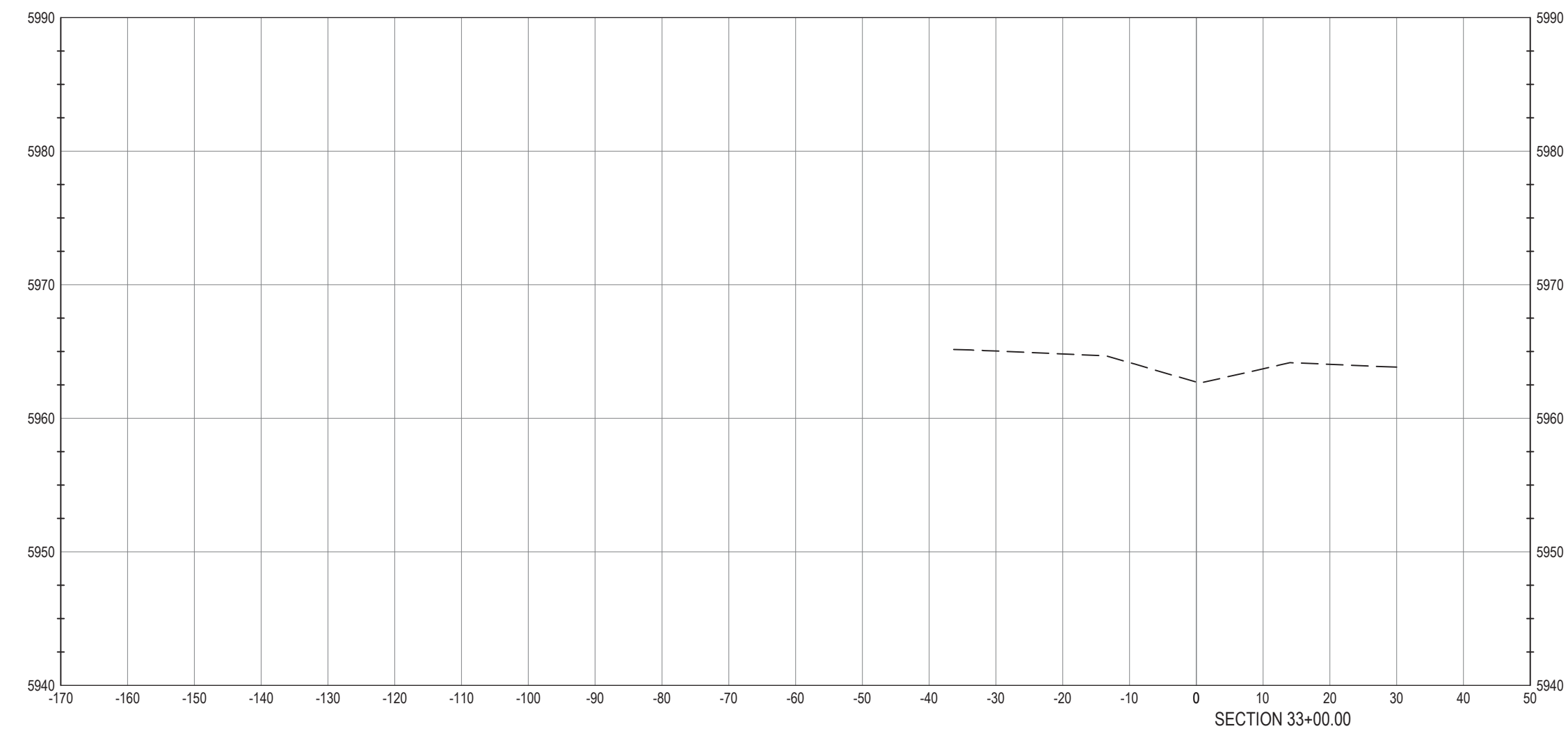
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PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

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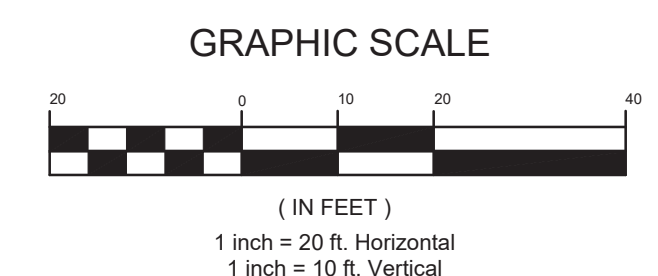
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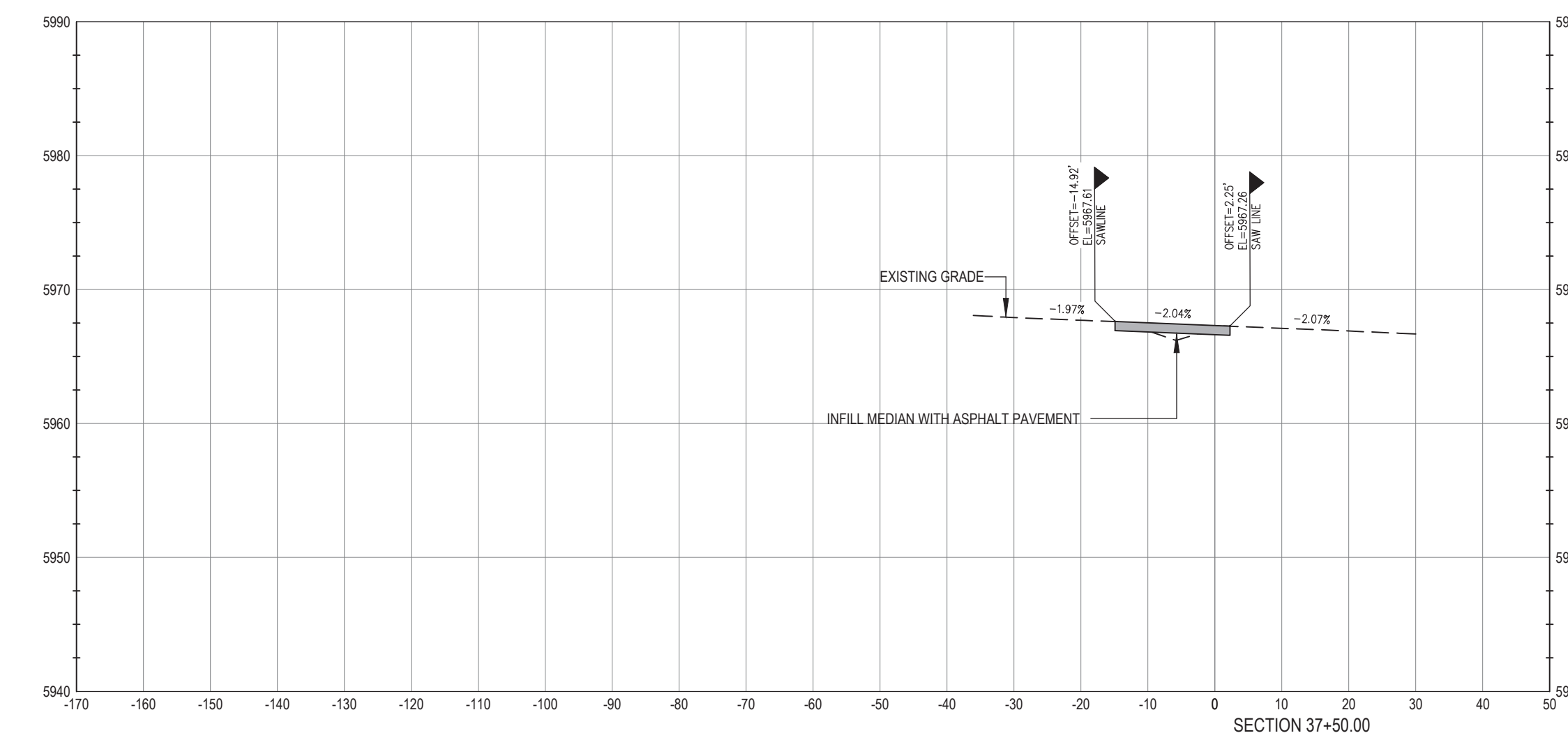
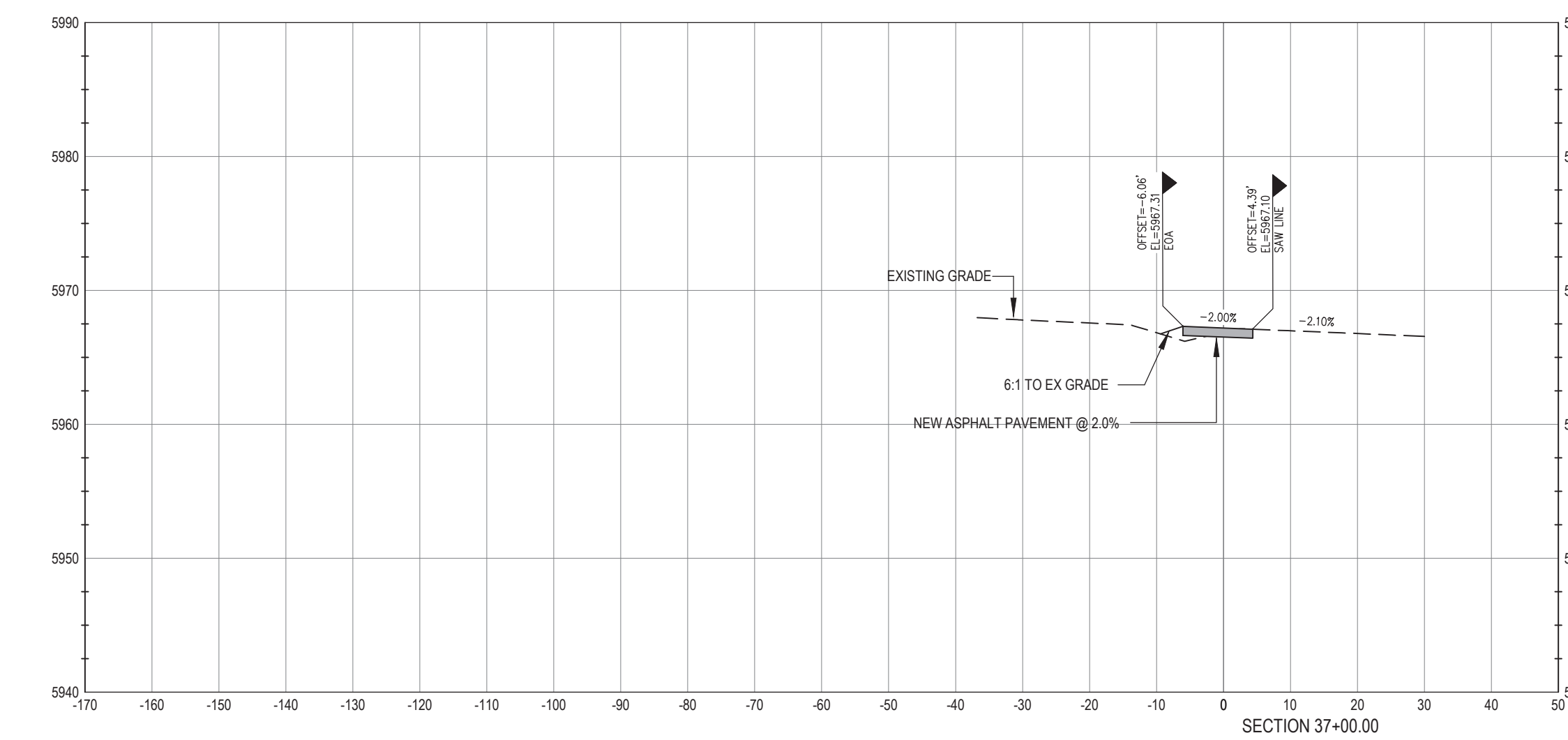
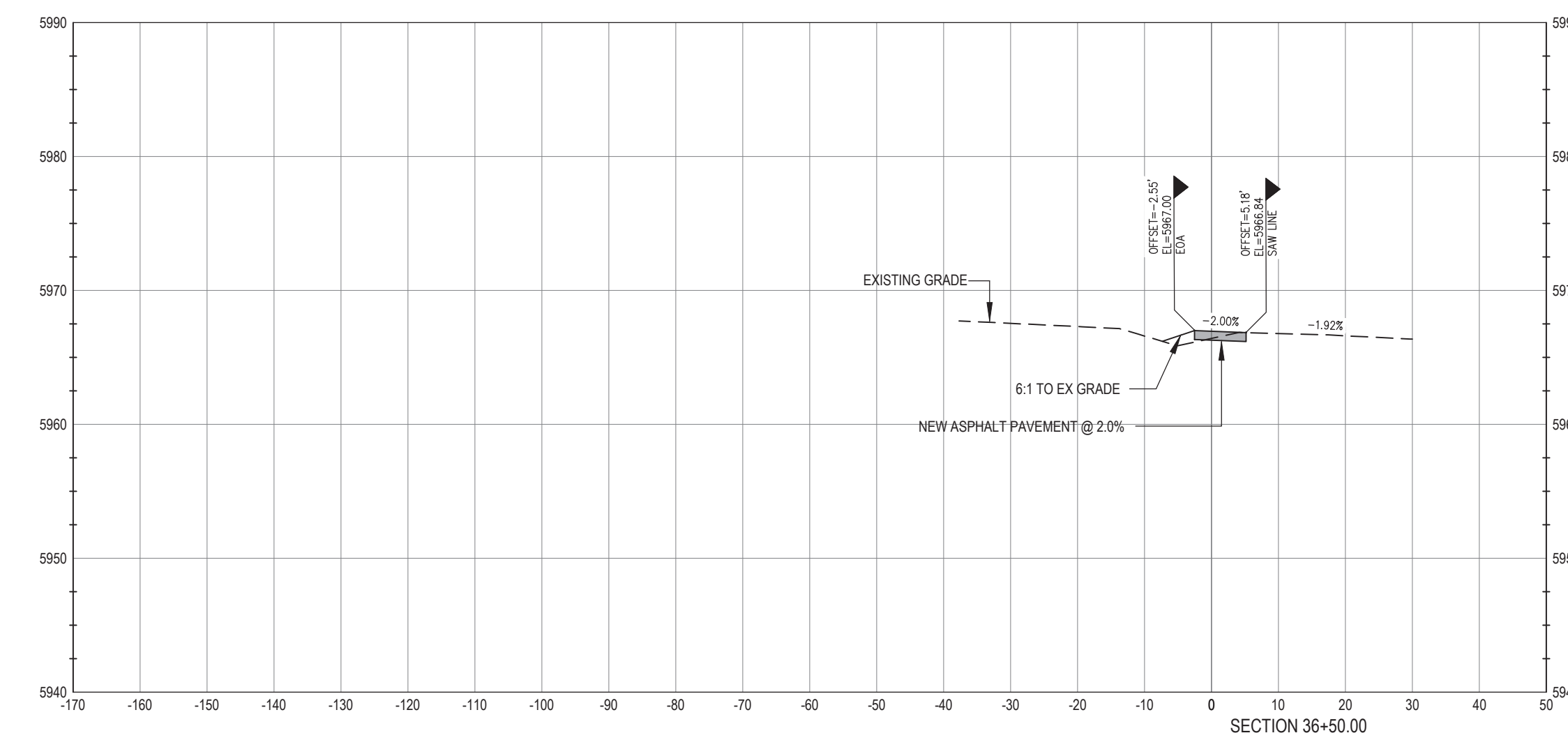
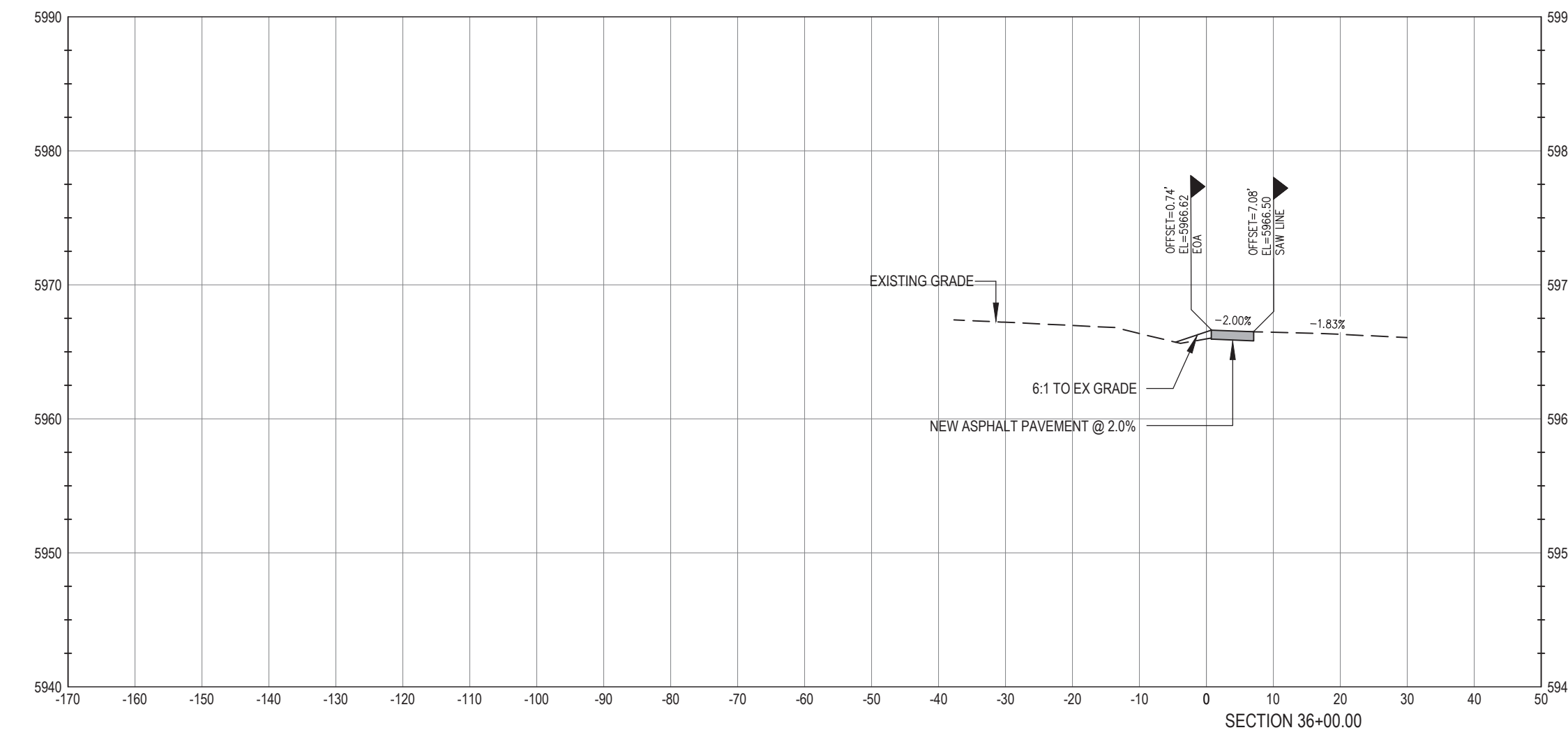
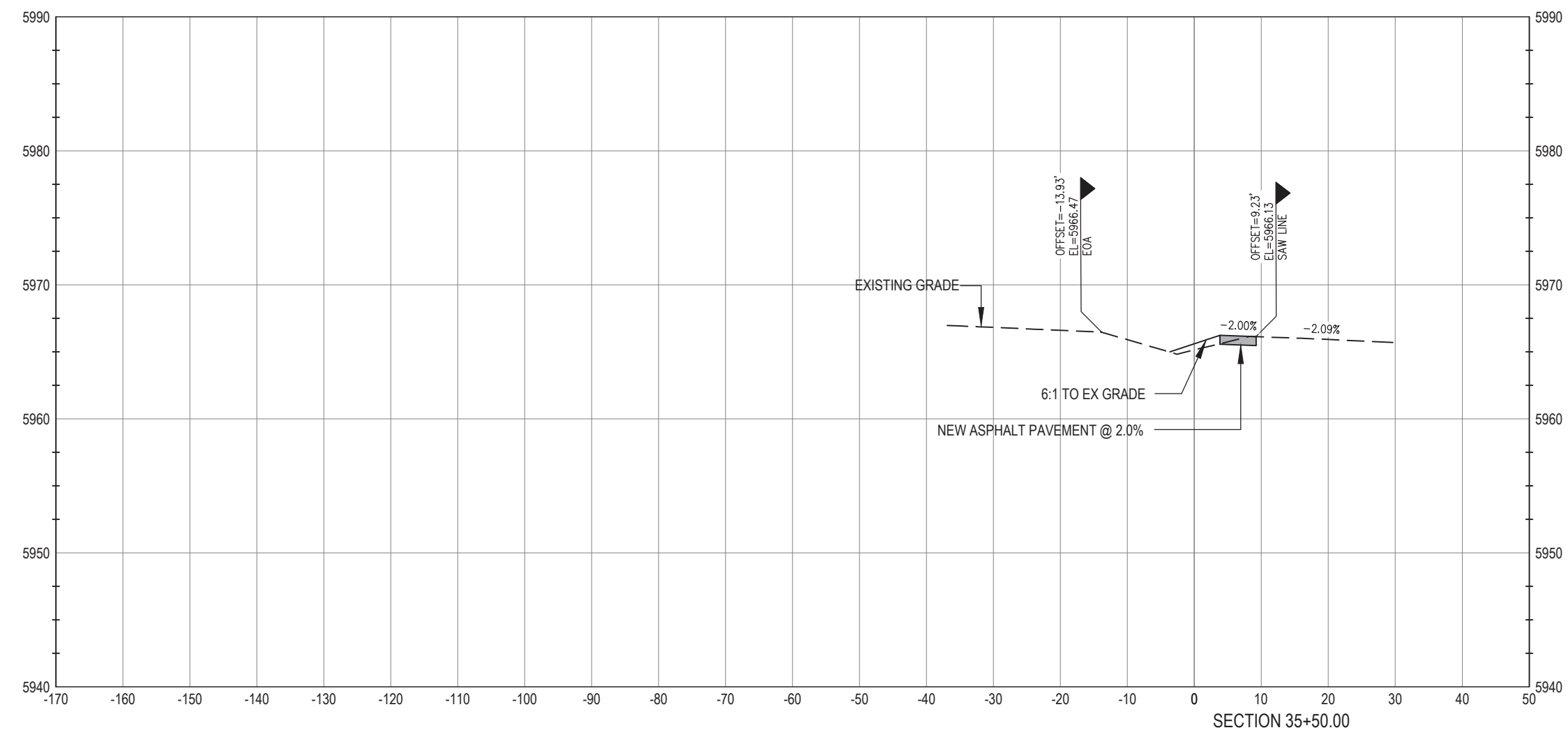
PARKER ROAD CROSS SECTIONS

PARKER POINTE
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 PARKER, COLORADO

design by: JWD
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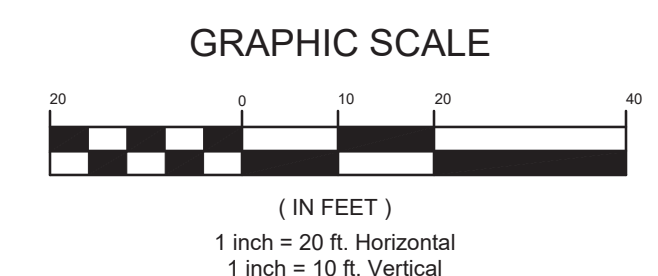
SHEET
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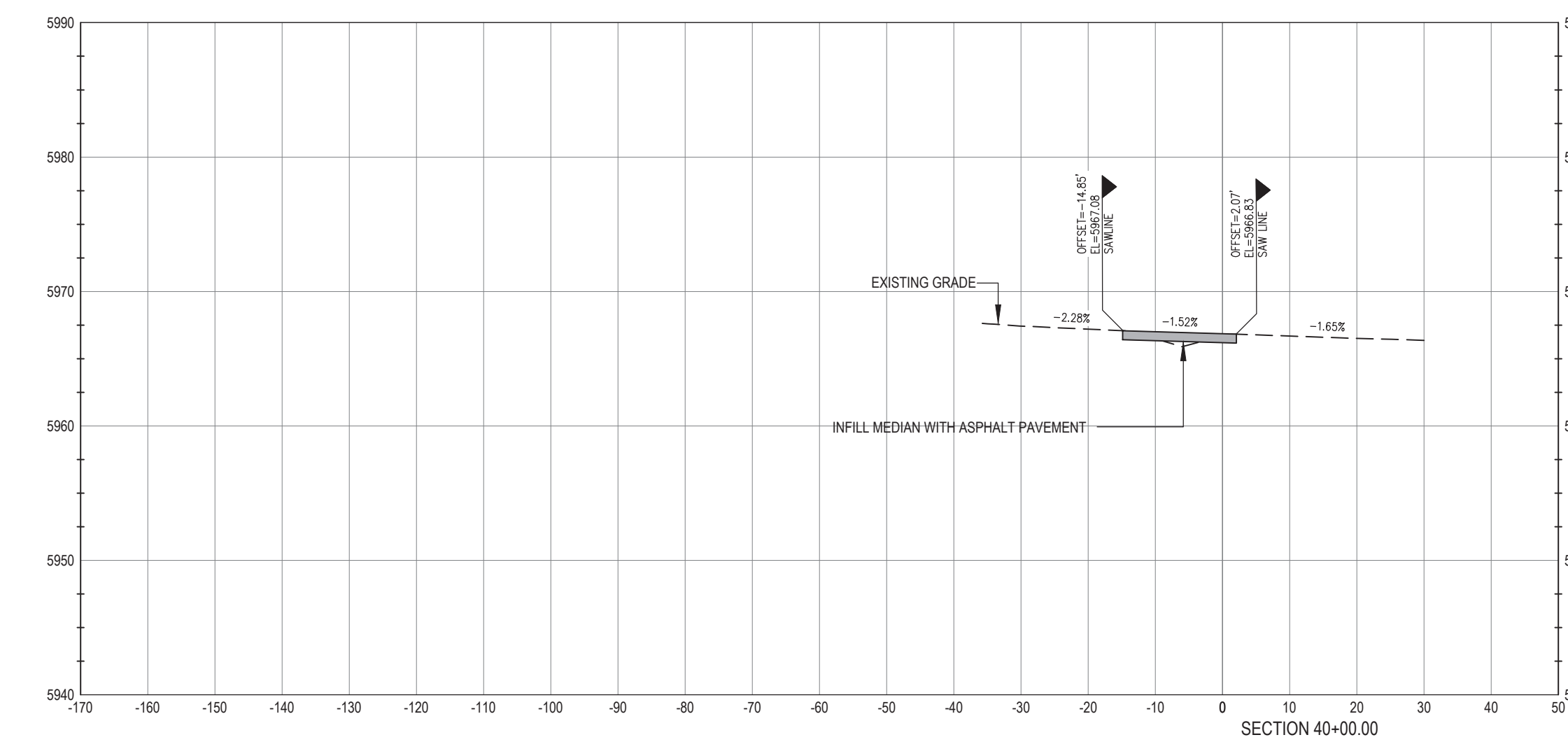
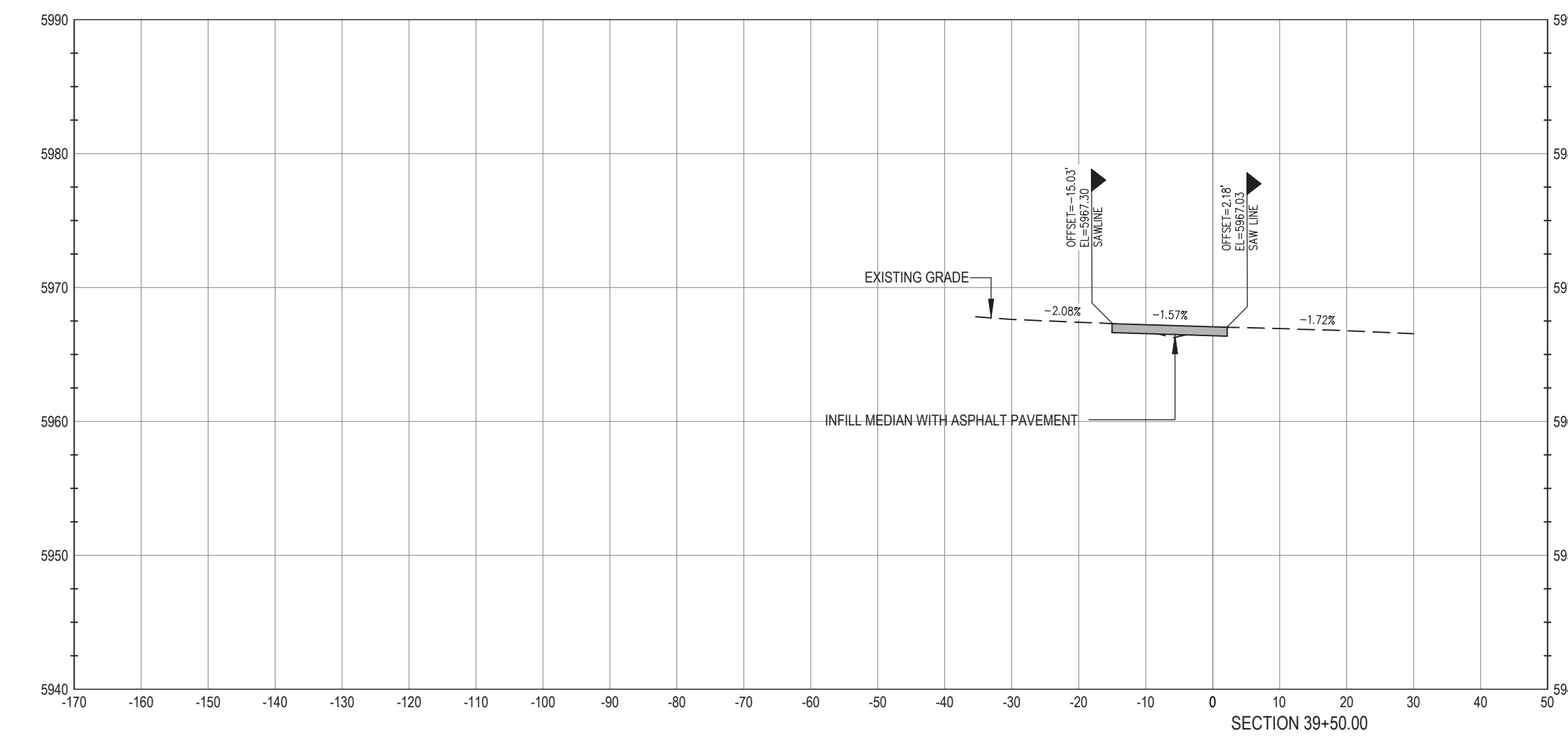
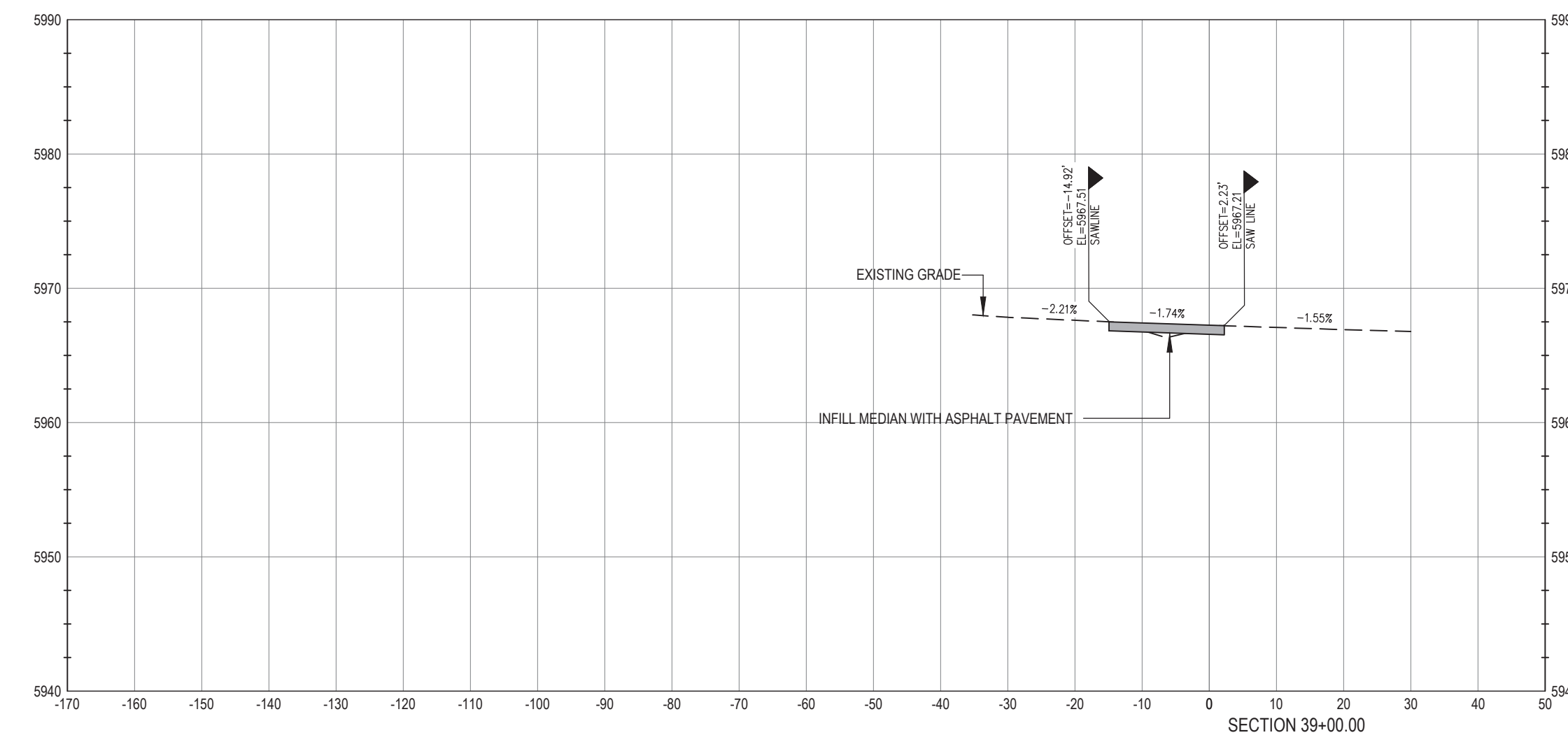
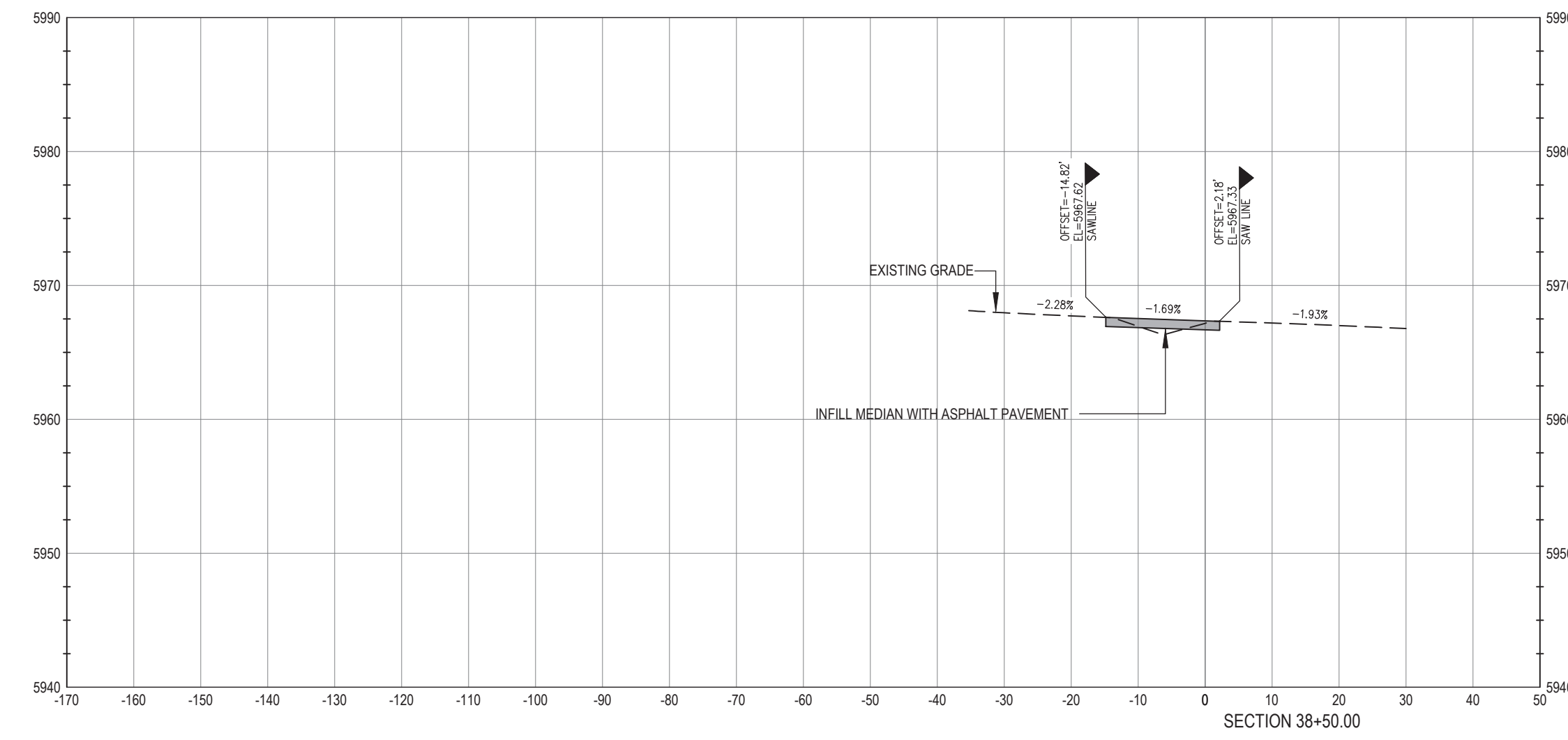
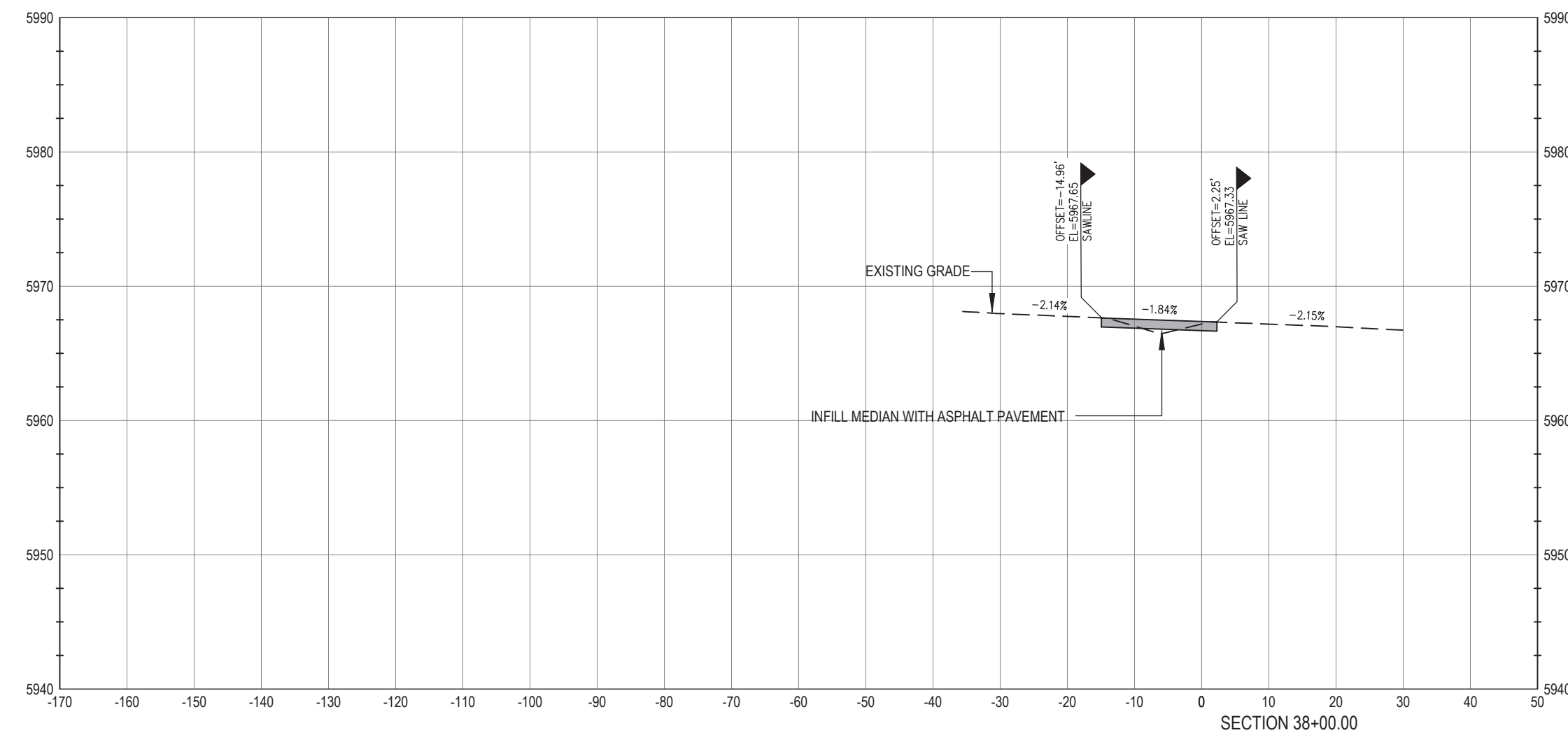
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PARKER POINTE
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 SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
 PARKER, COLORADO

design by: JWD
 approved by: JWD
 project no.: 2015-015

date: 10/01/17

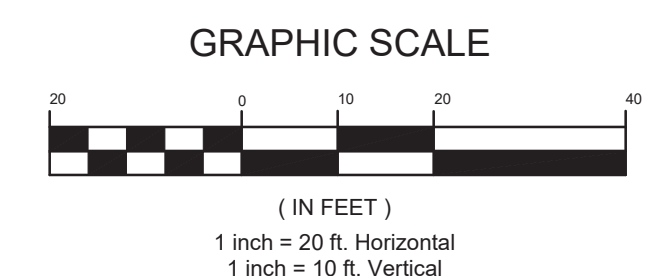
SHEET
C5.19



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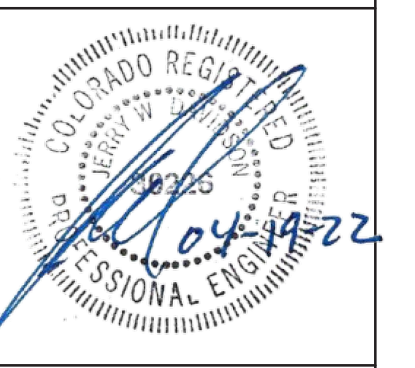


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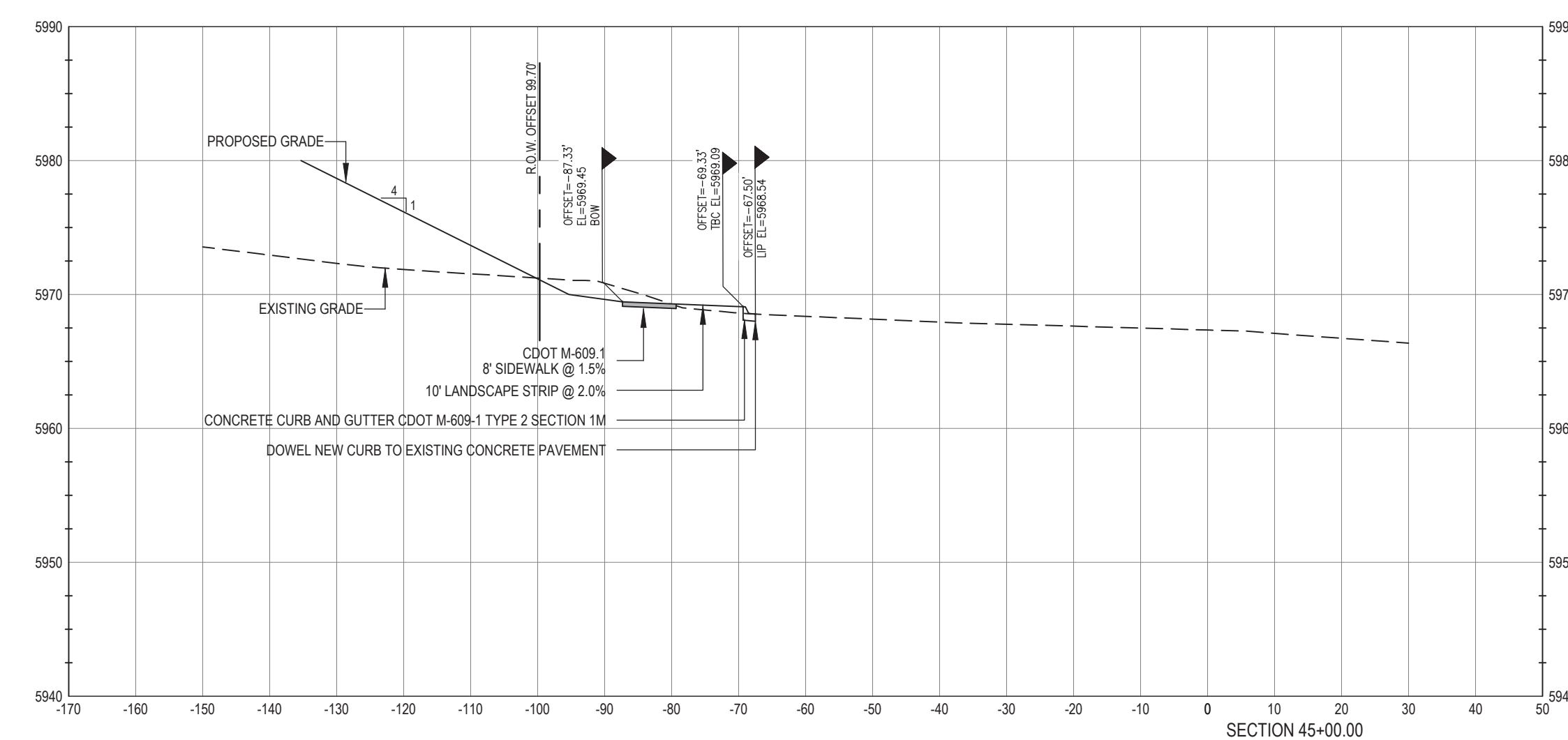
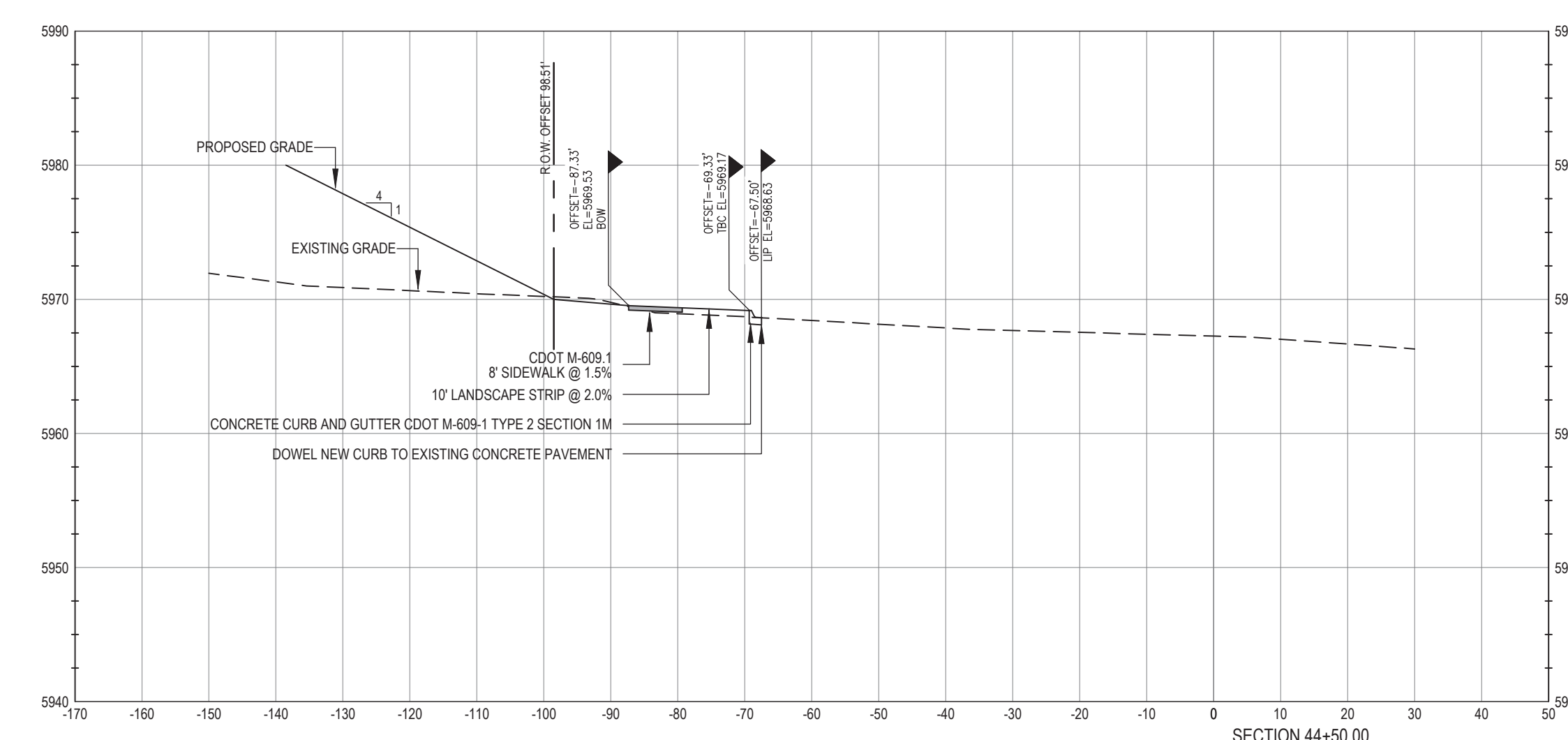
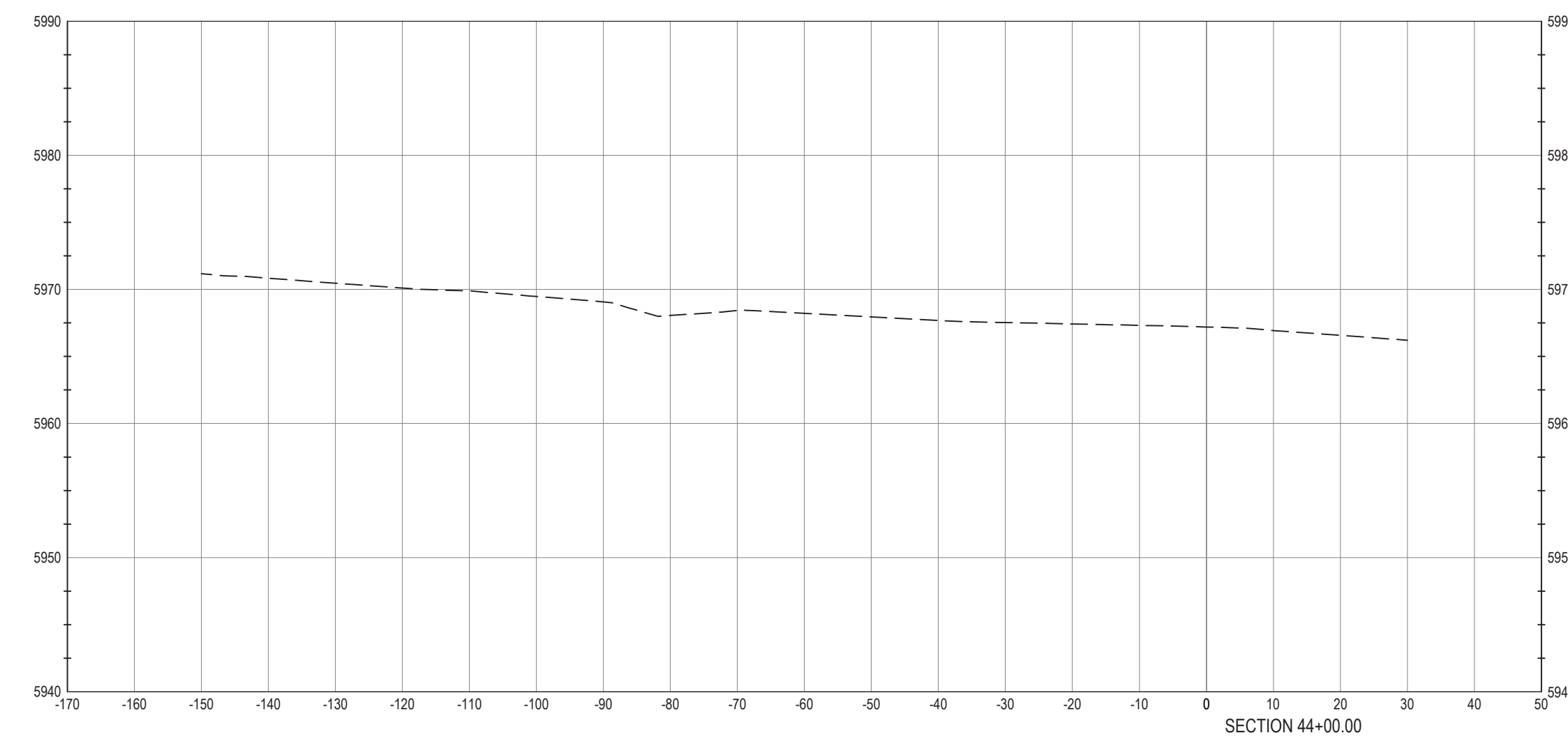
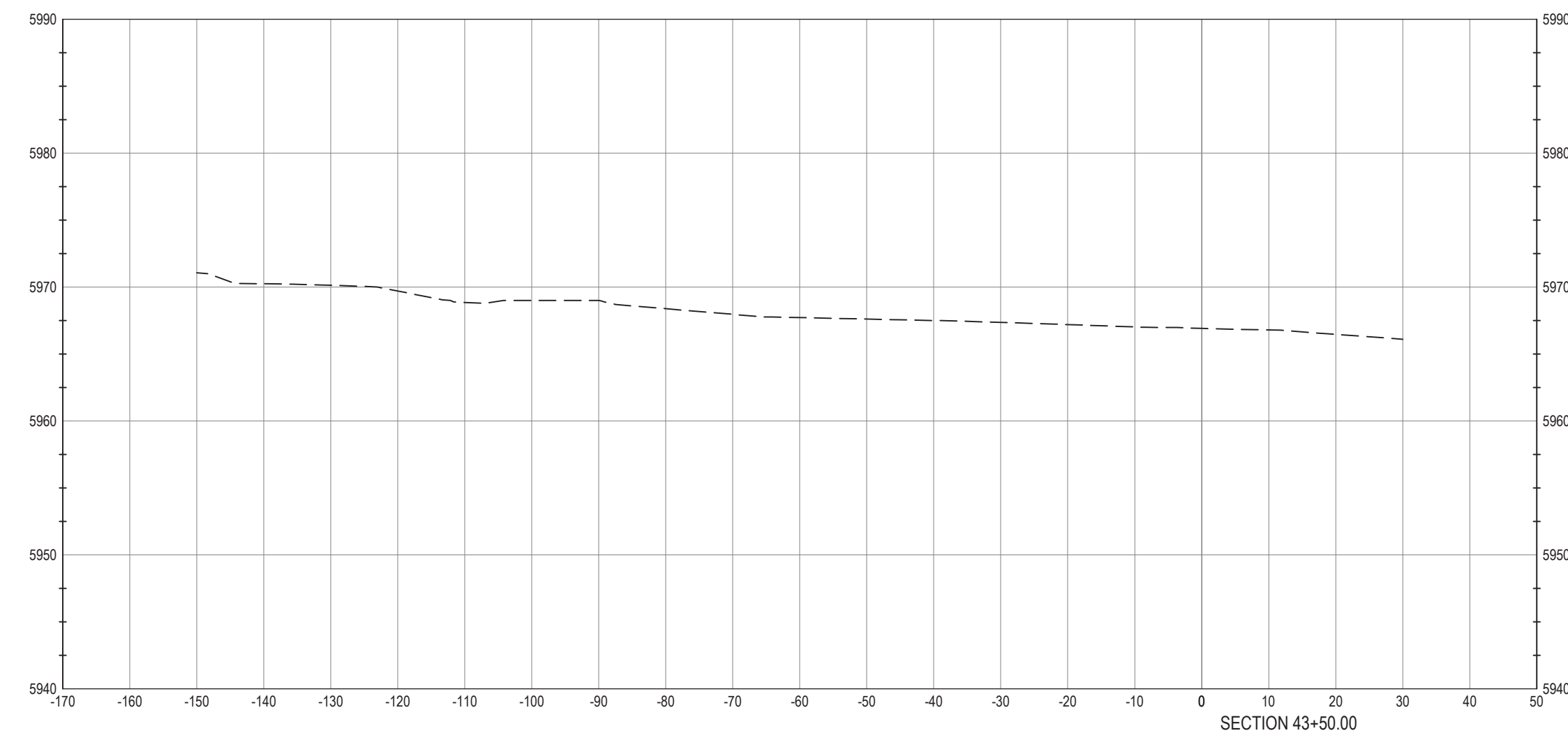
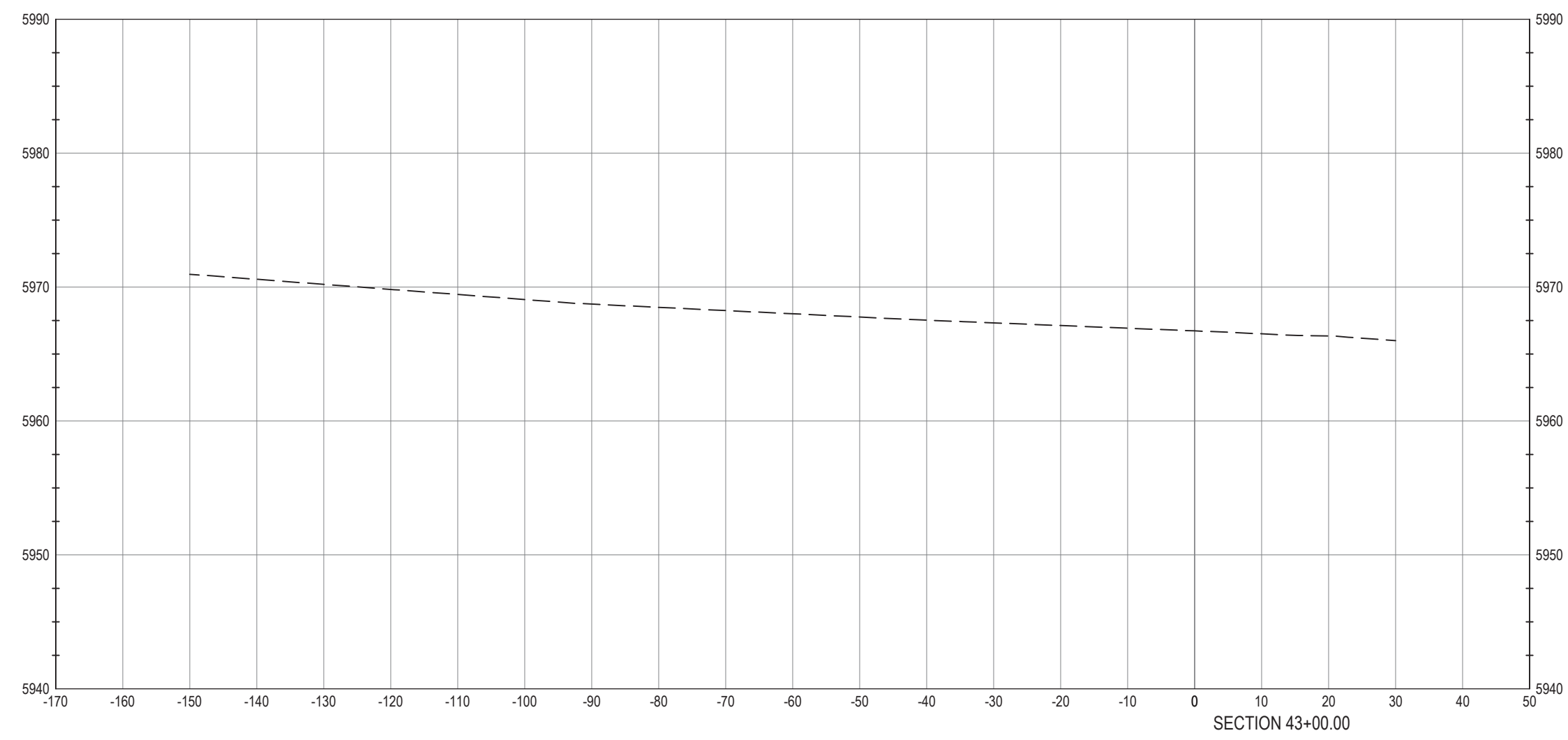
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design by: JWD
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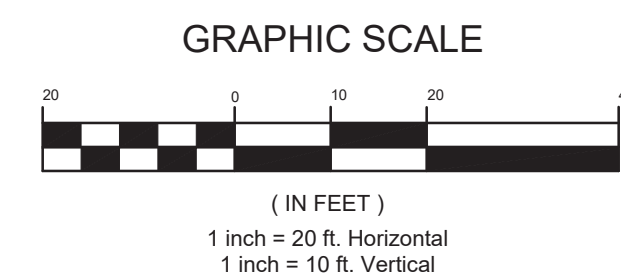
SHEET
C5.20



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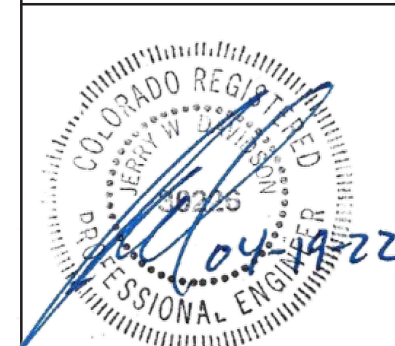


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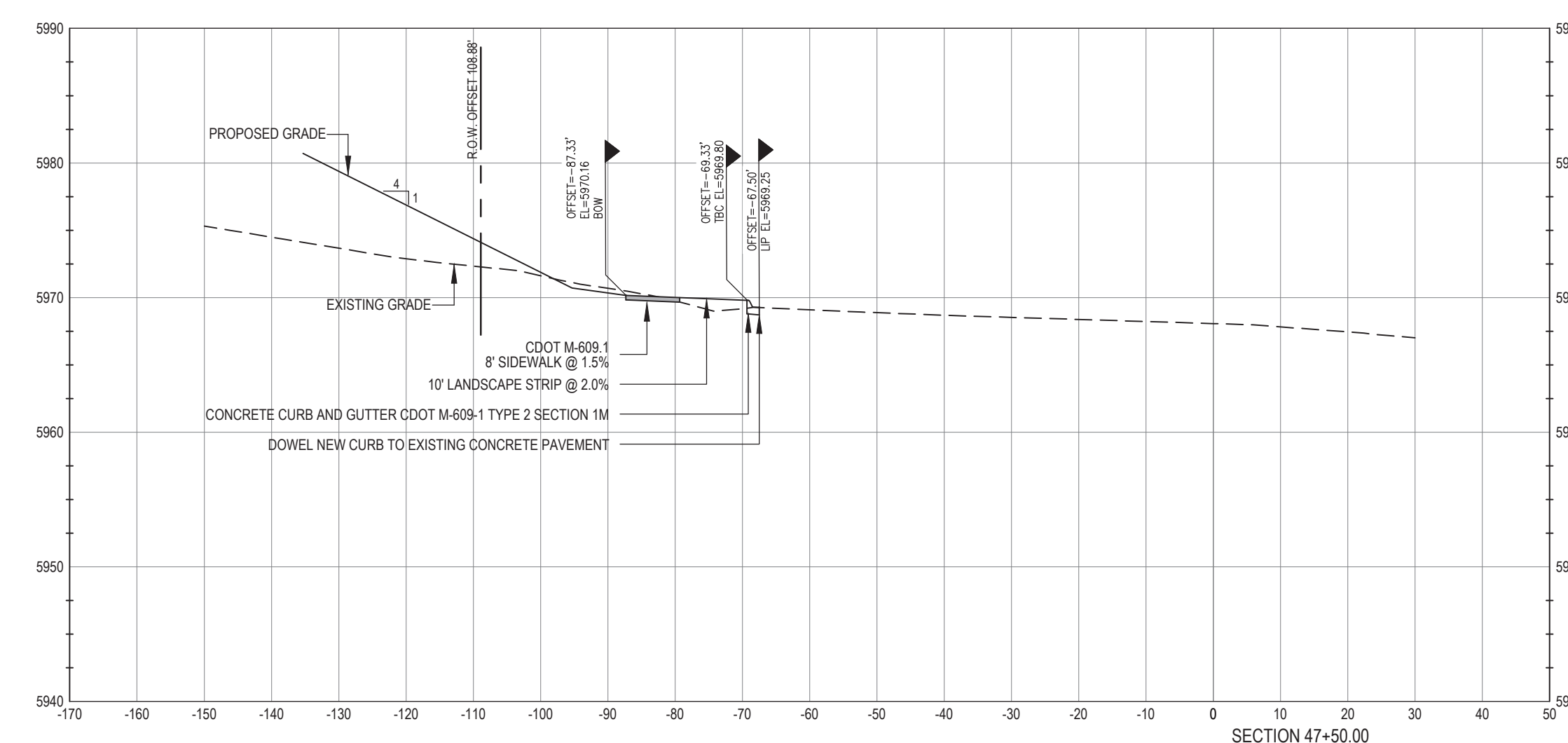
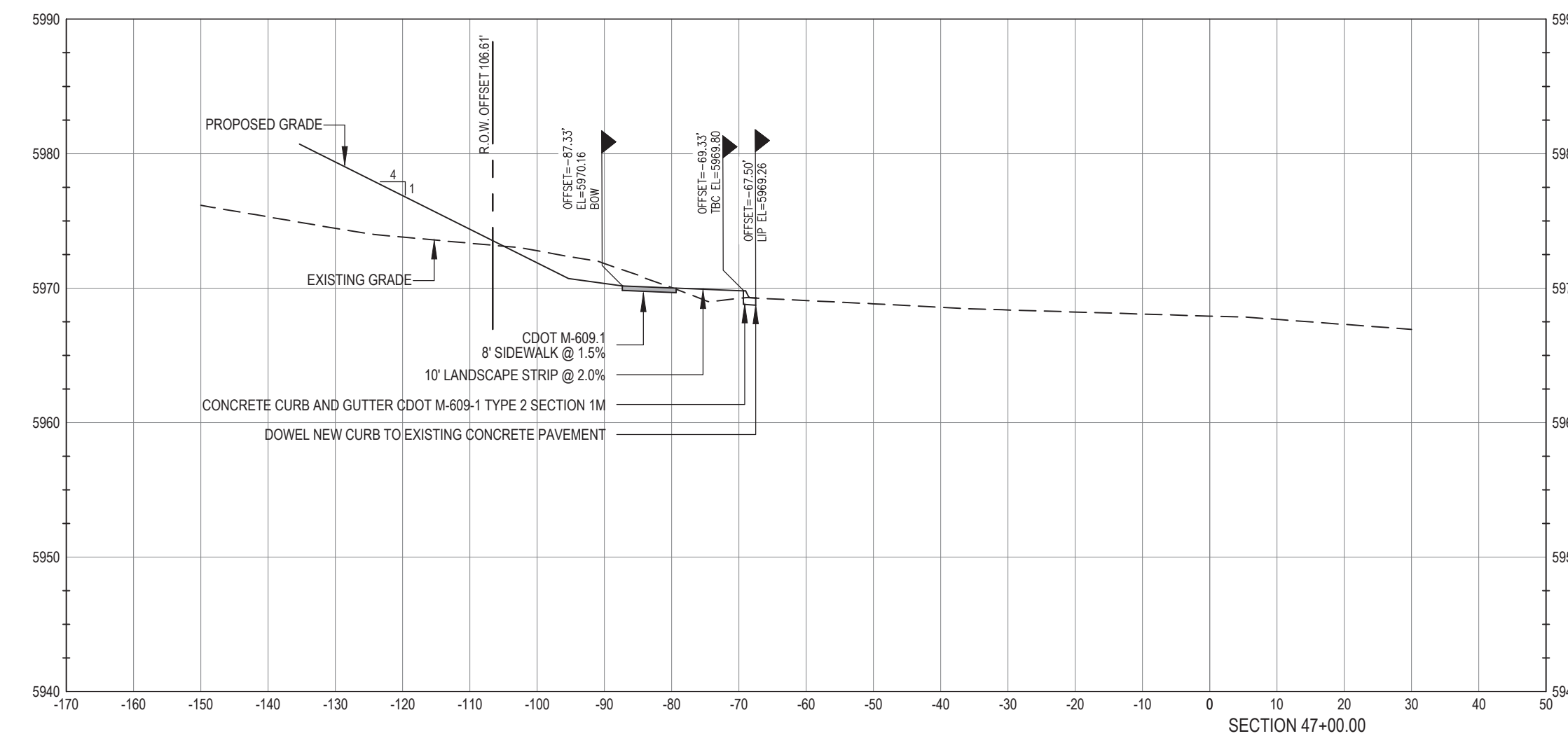
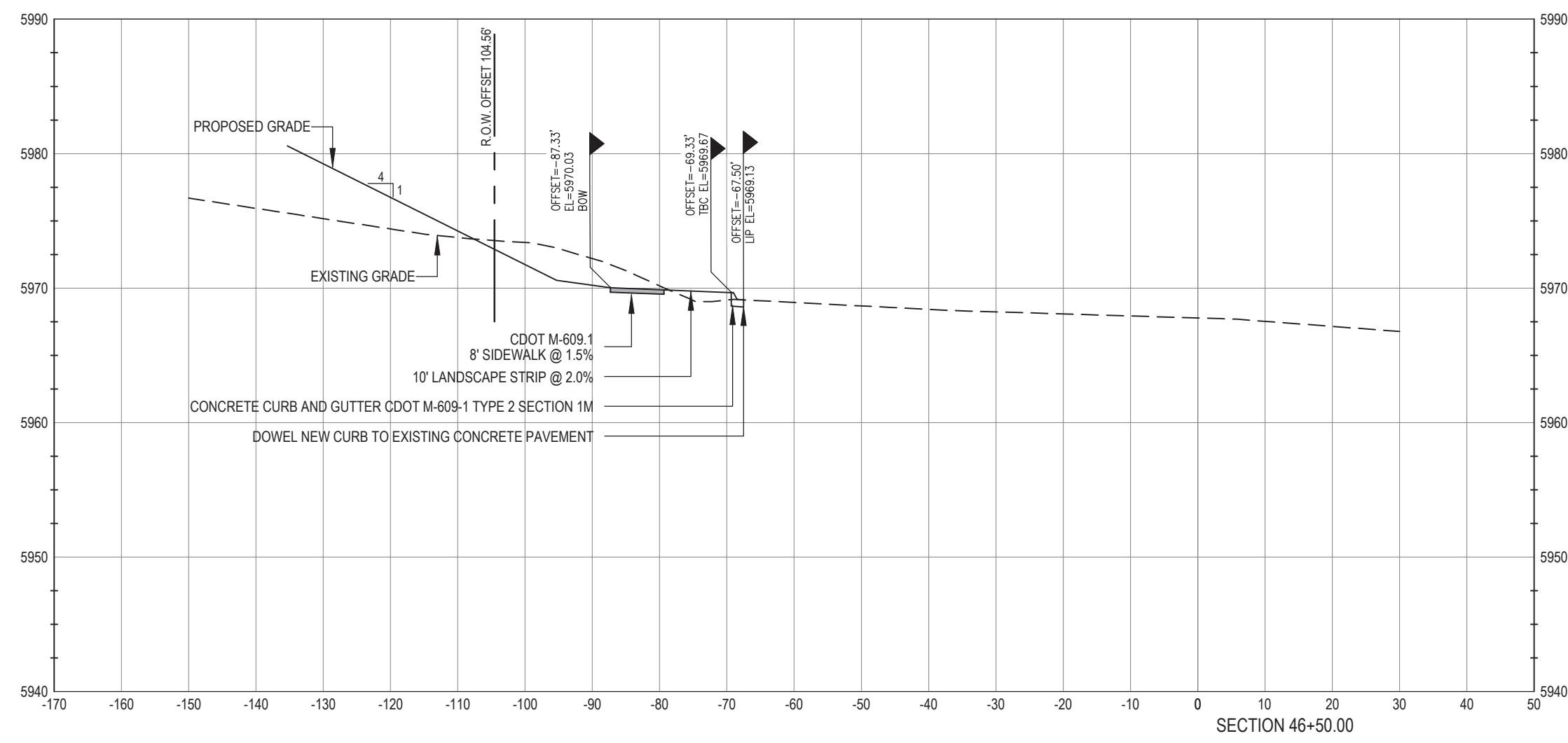
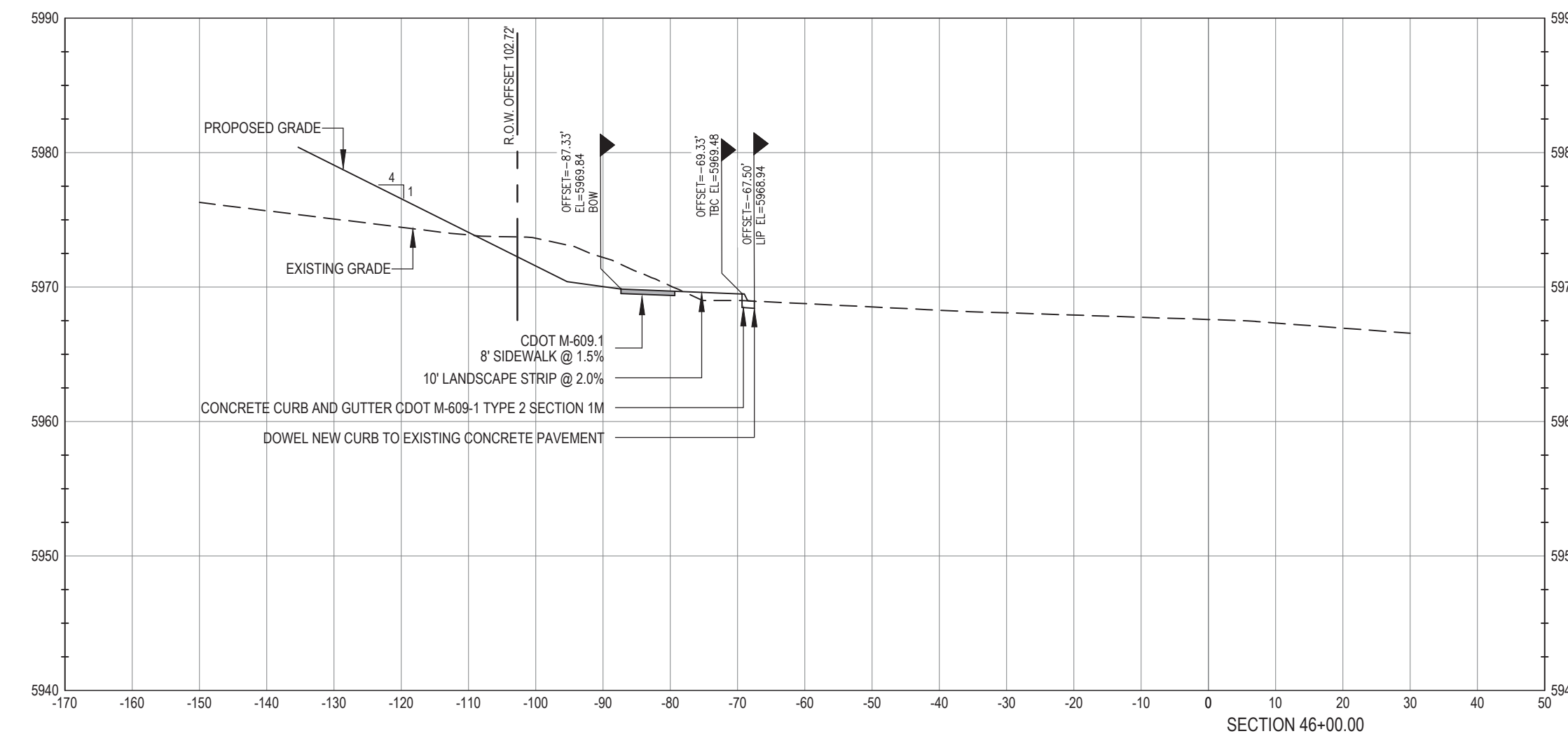
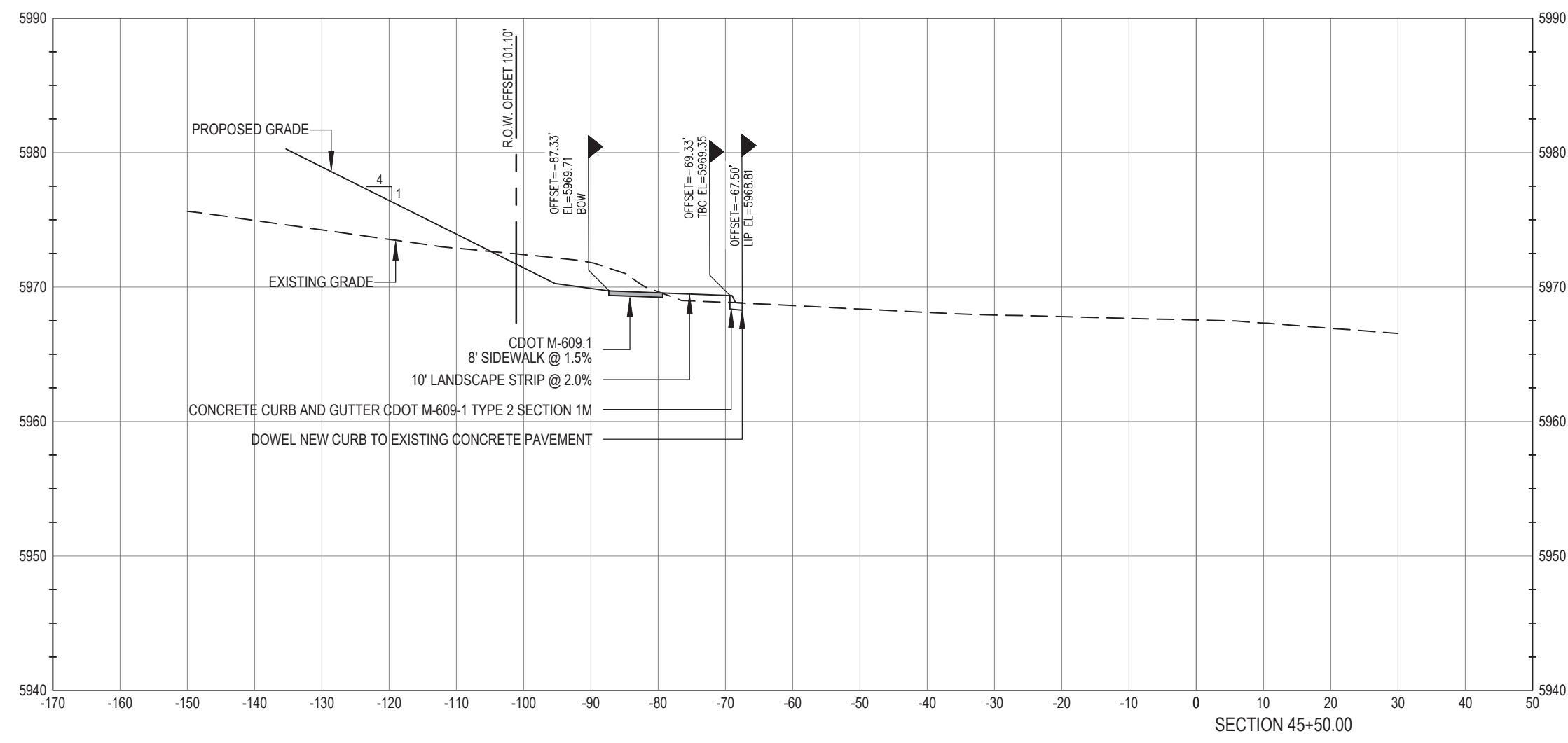
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PARKER, COLORADO

design by: JWD
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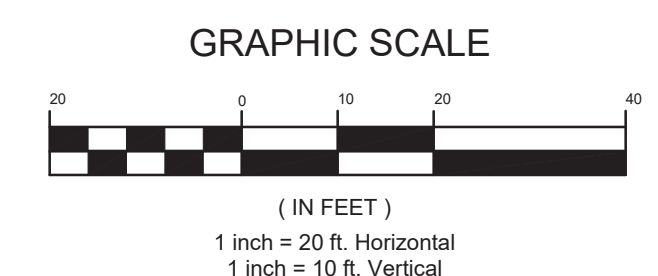
SHEET
C5.21



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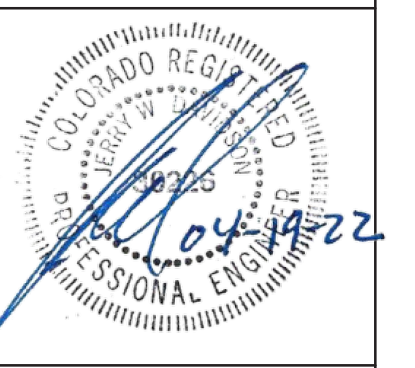


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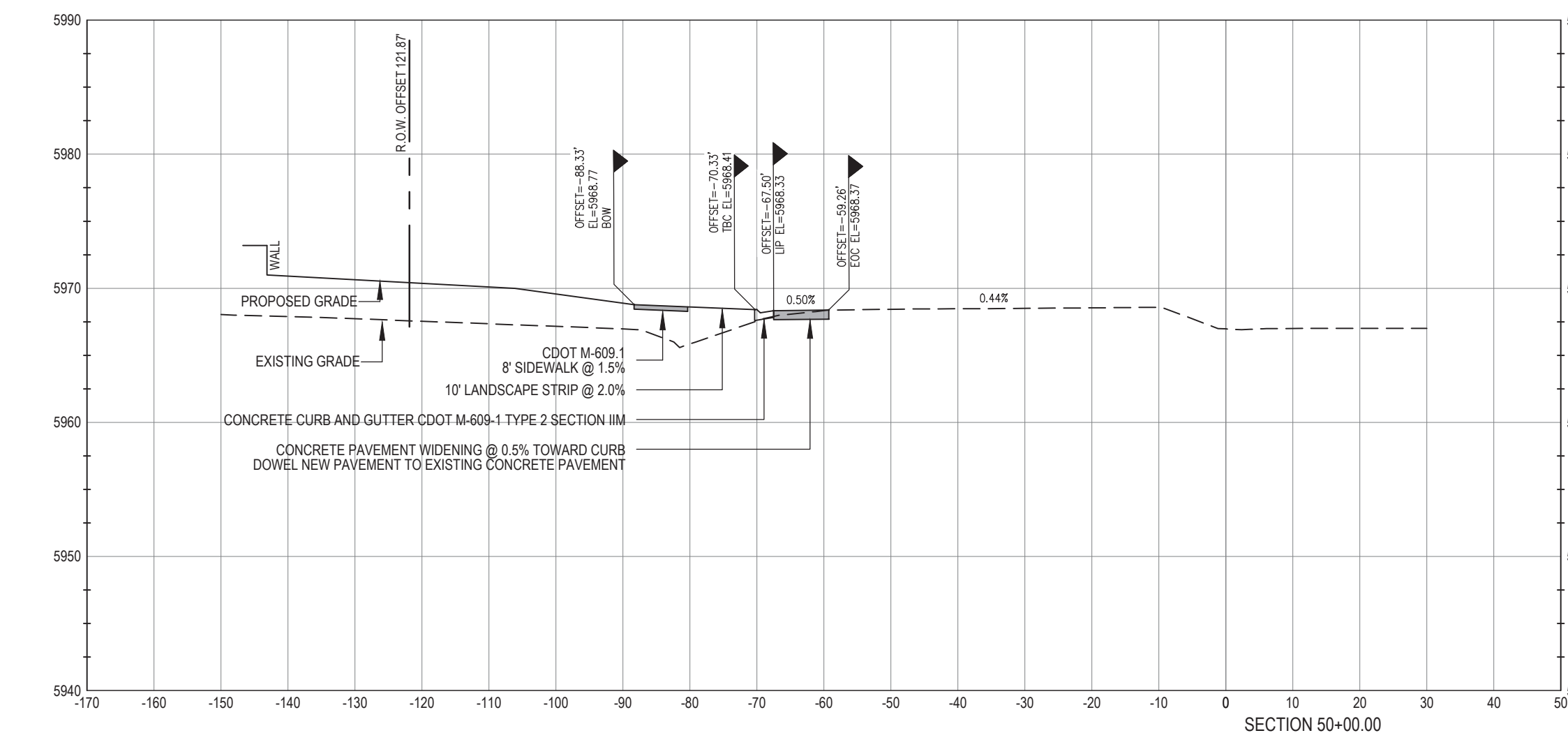
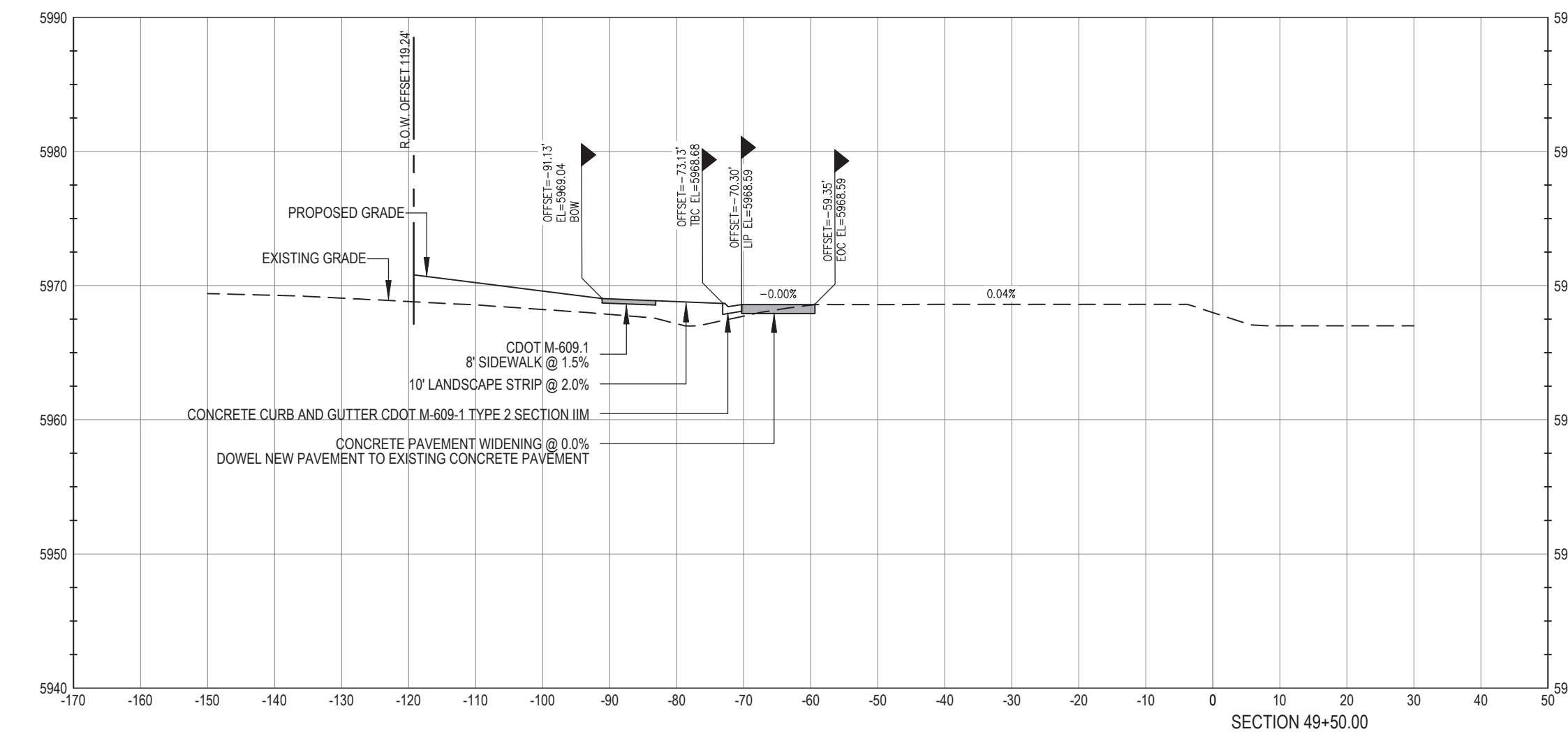
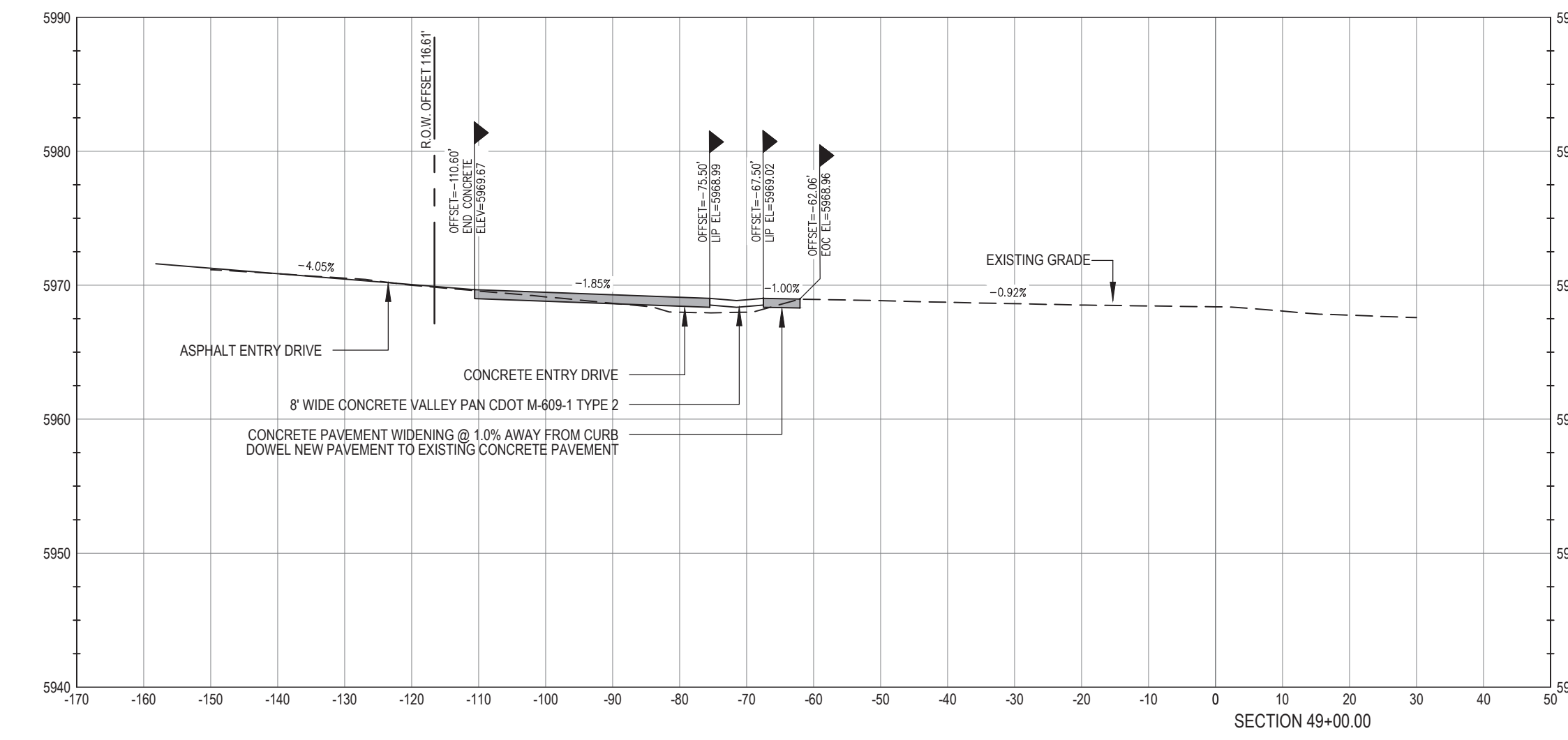
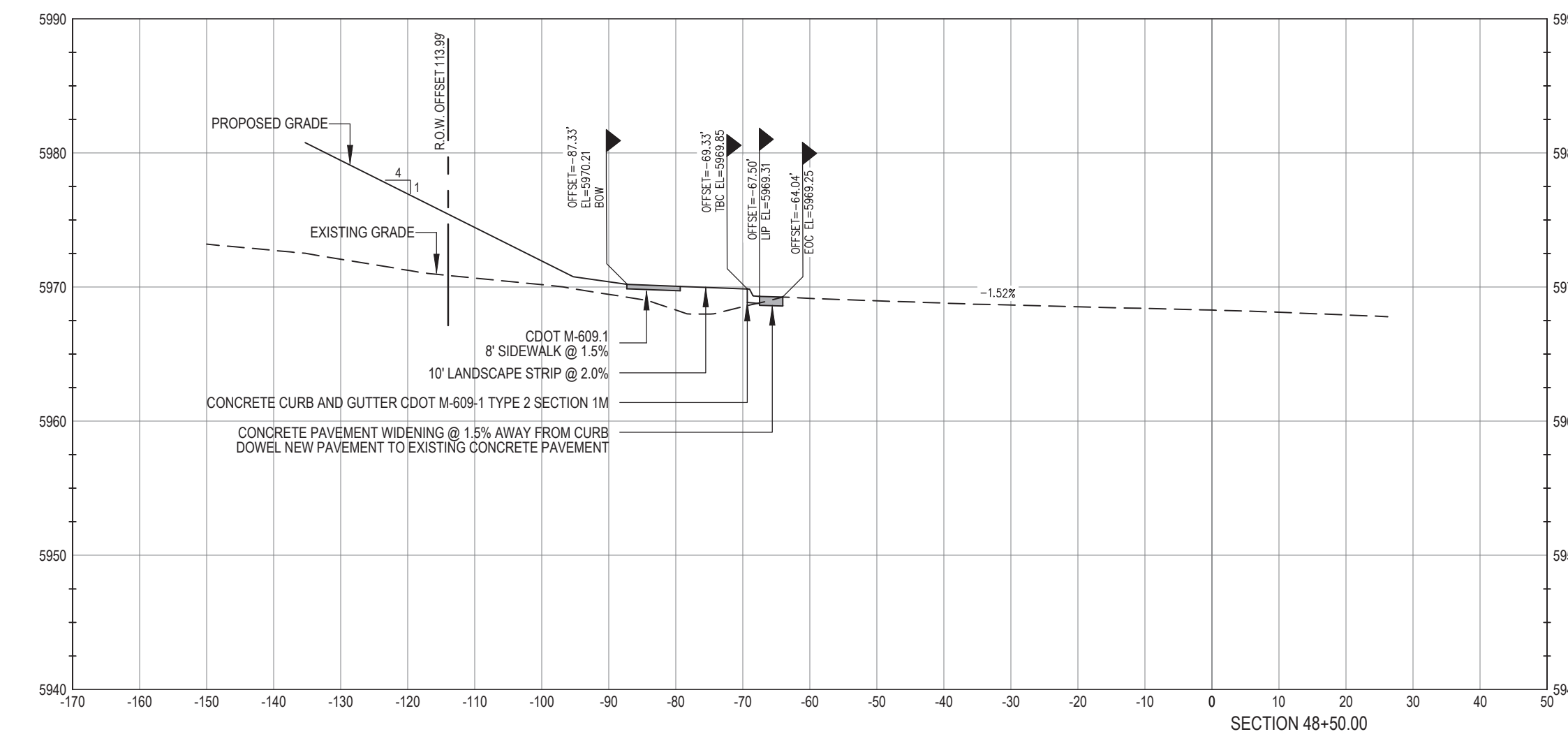
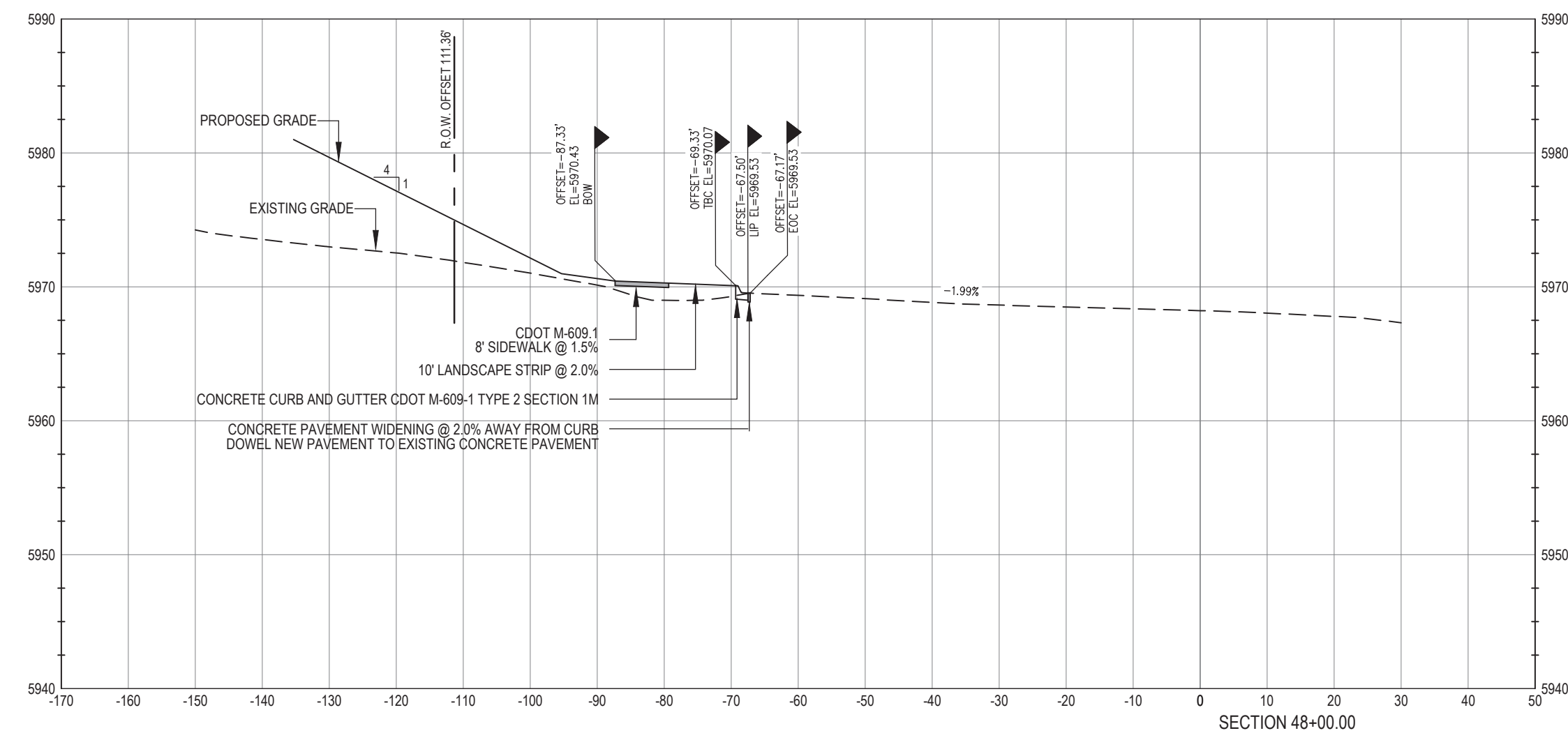
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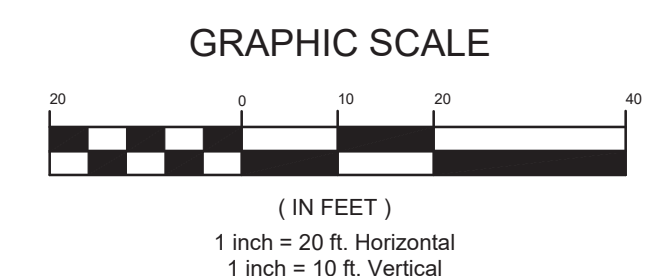
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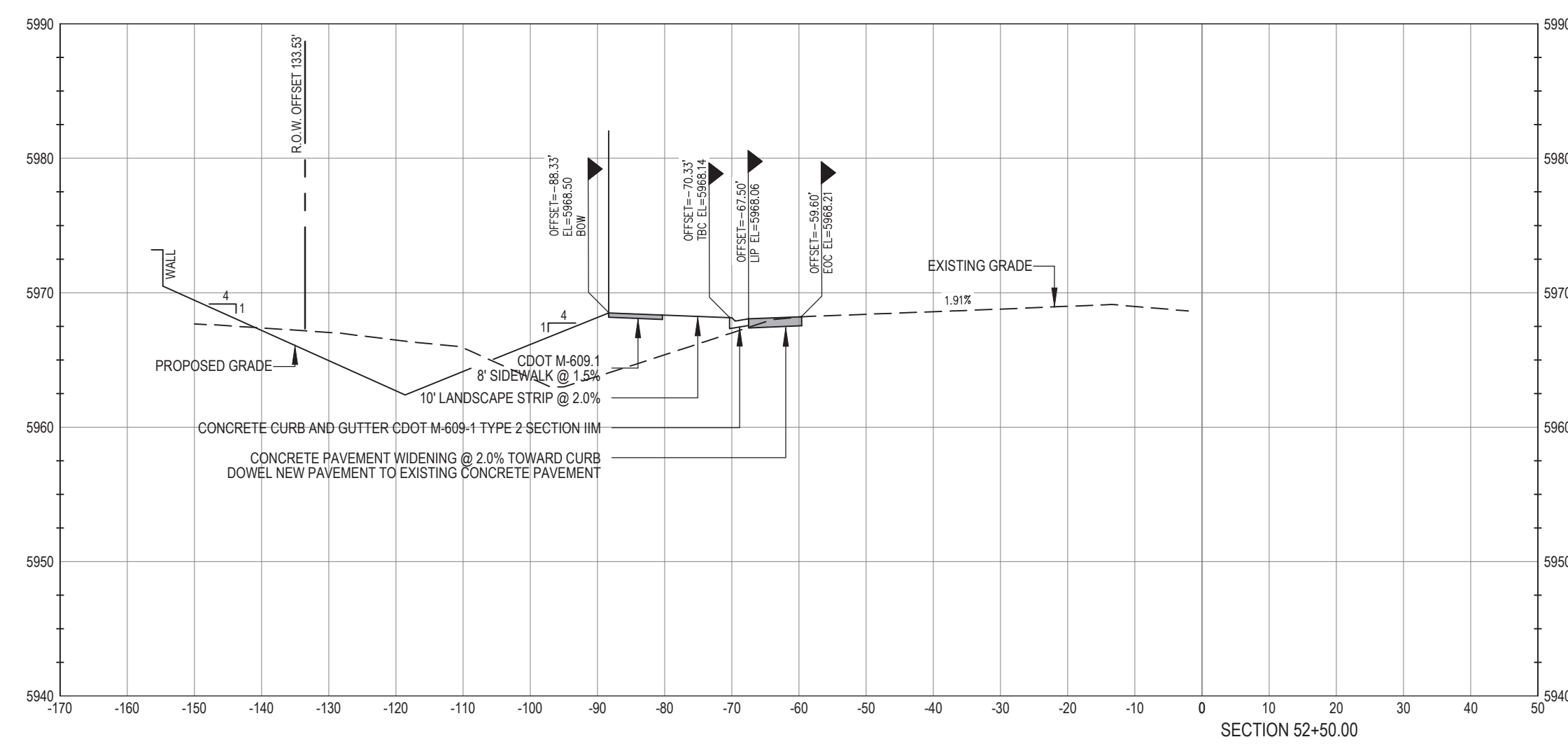
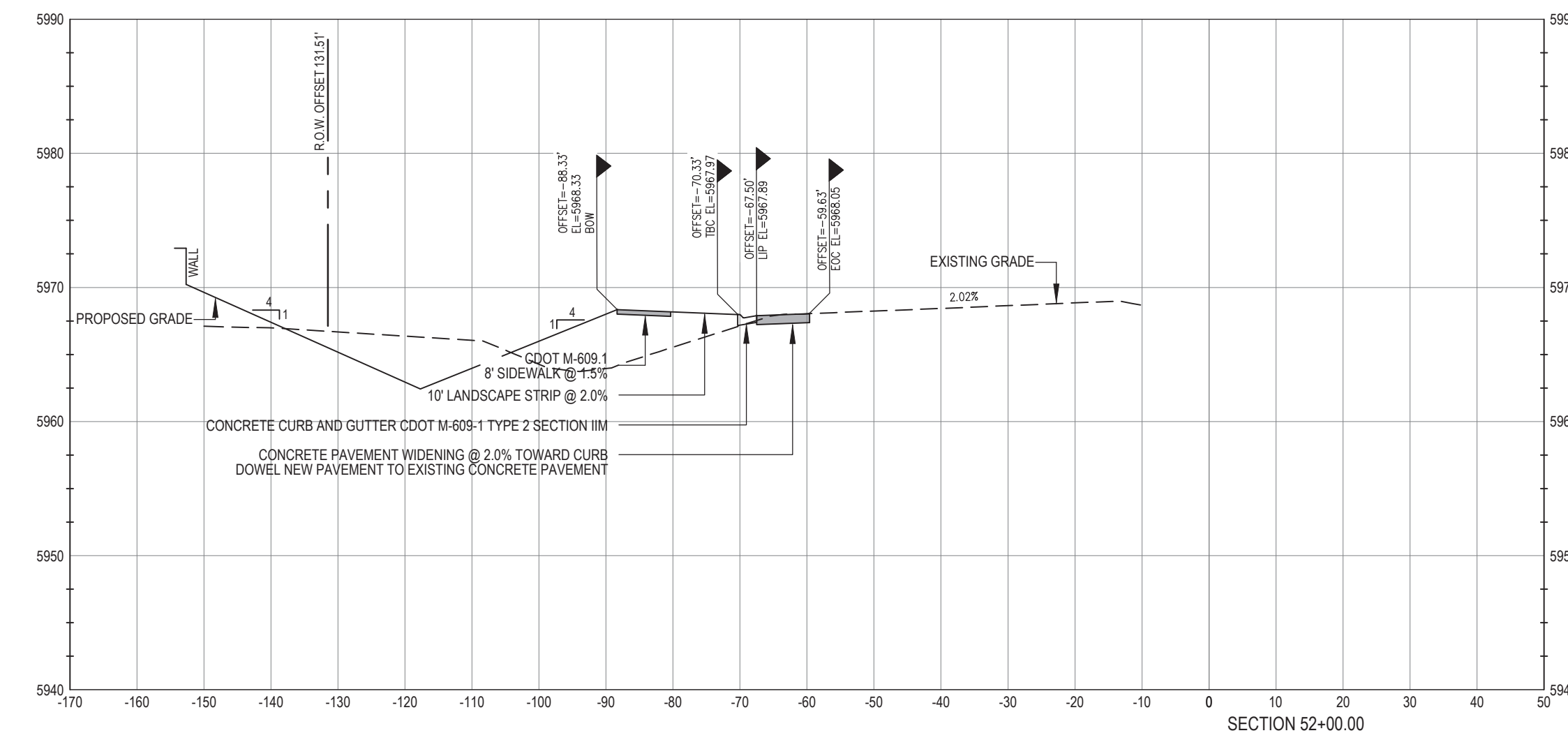
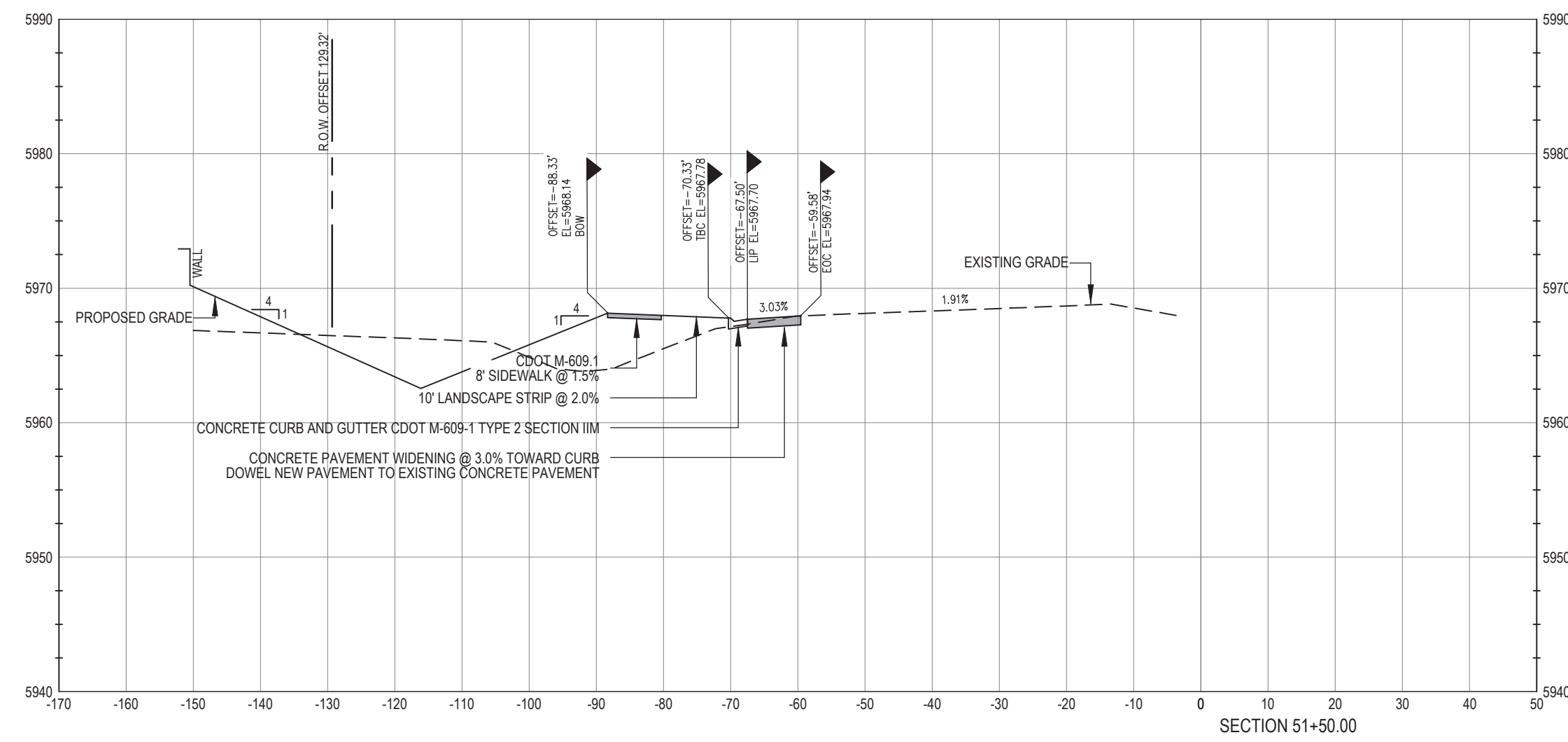
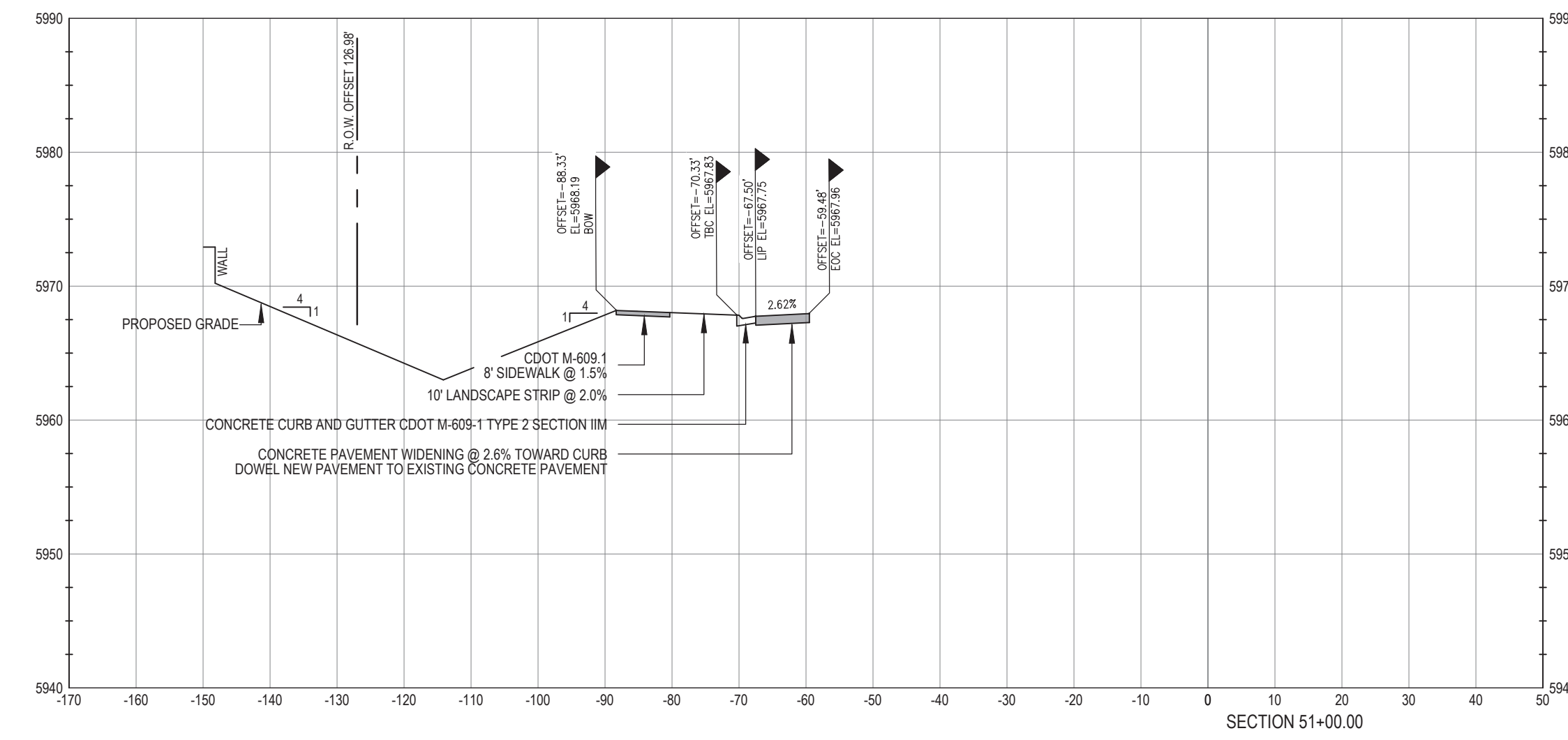
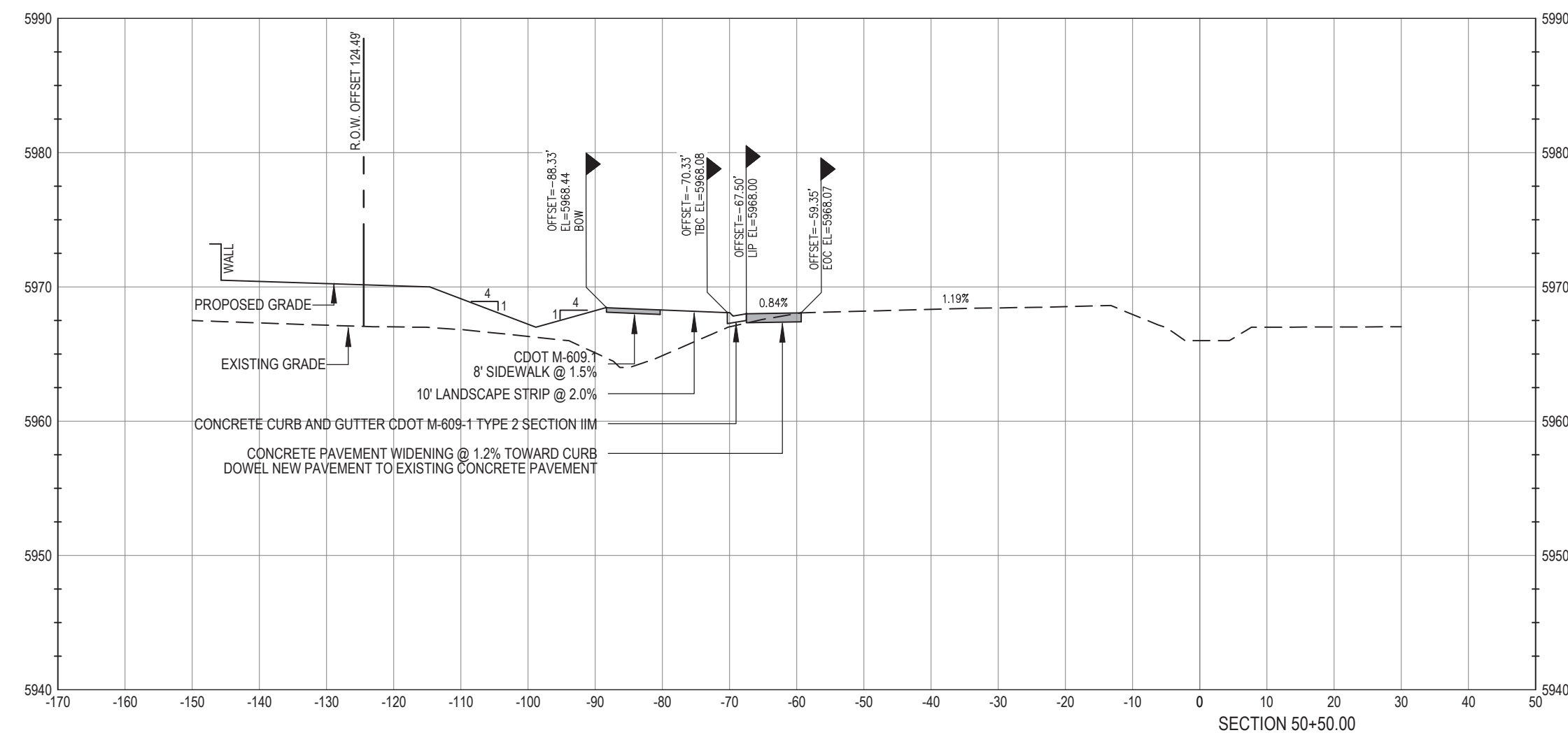
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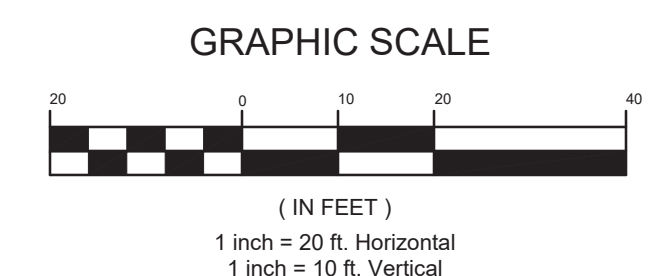
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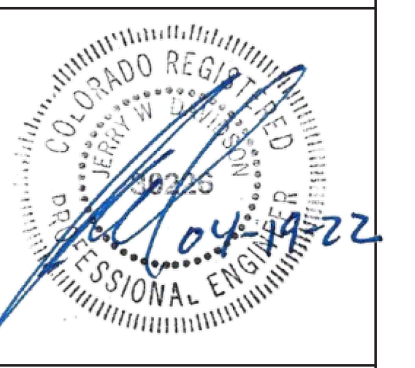


BENCHMARK
BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT TT15A - 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US HIGHWAY 83)
ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



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DATE	DESCRIPTION
04/15/22	RESUBMITTAL
11/01/18	SIXTH SUBMITTAL
08/31/18	FOURTH SUBMITTAL
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02/28/18	SECOND SUBMITTAL
10/24/17	INITIAL SUBMITTAL

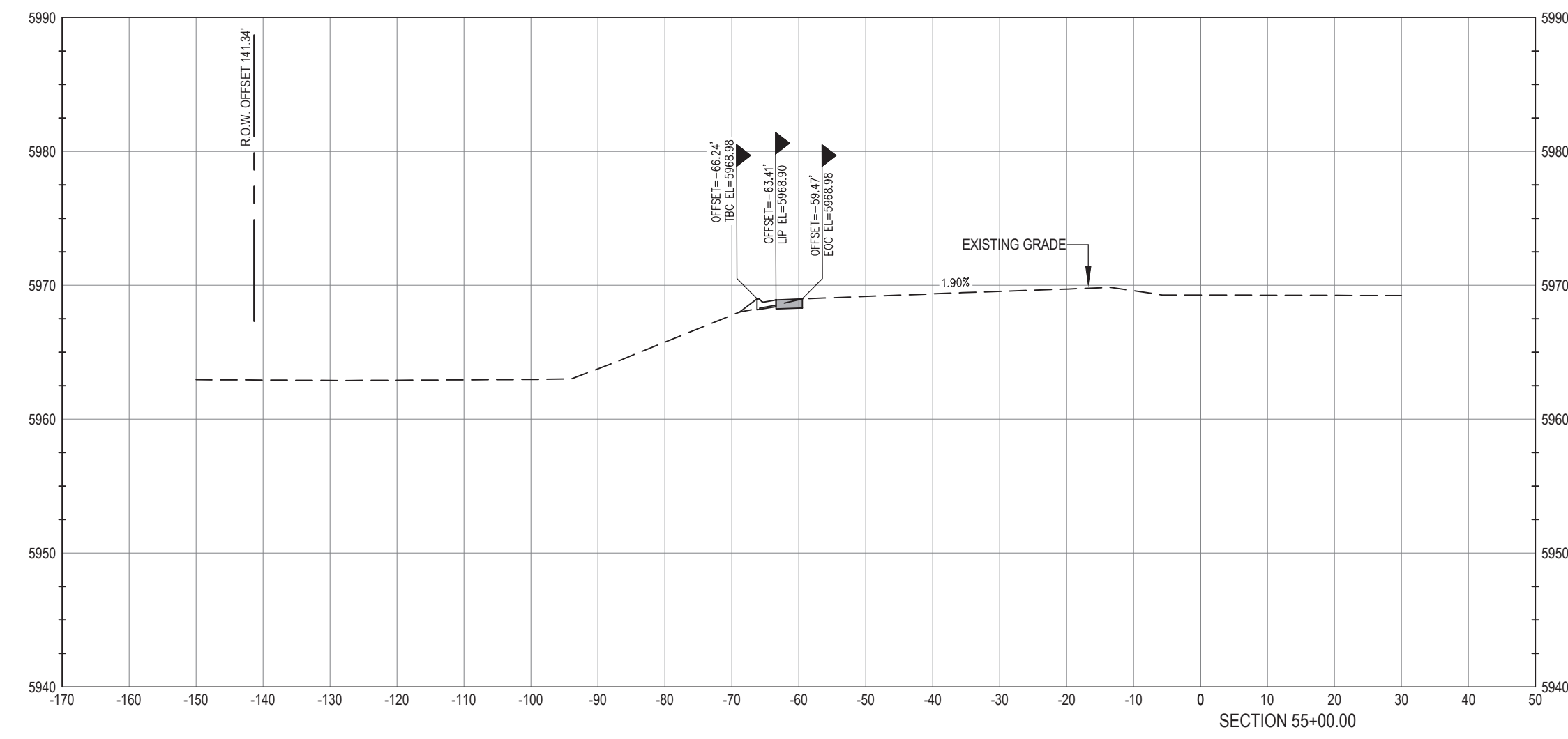
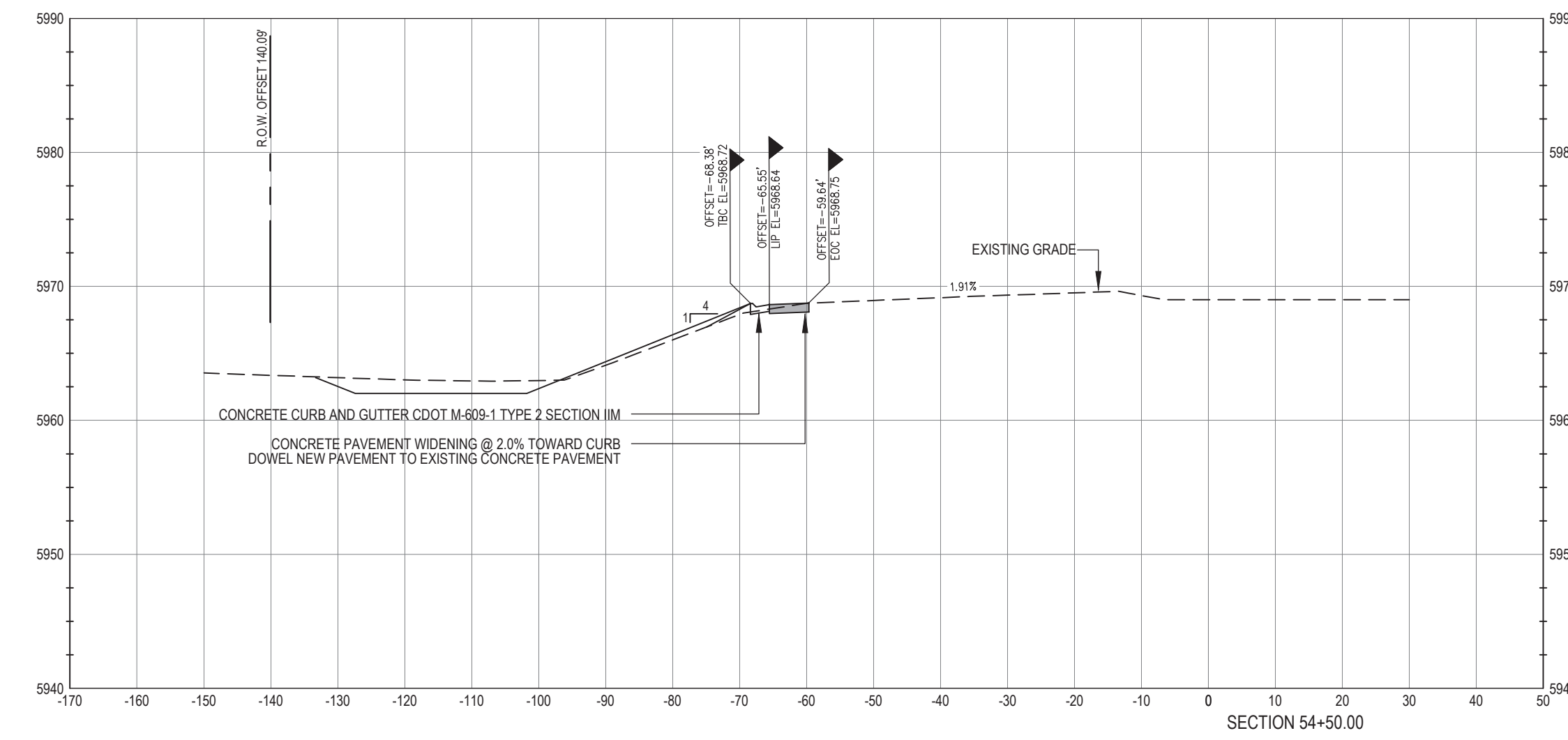
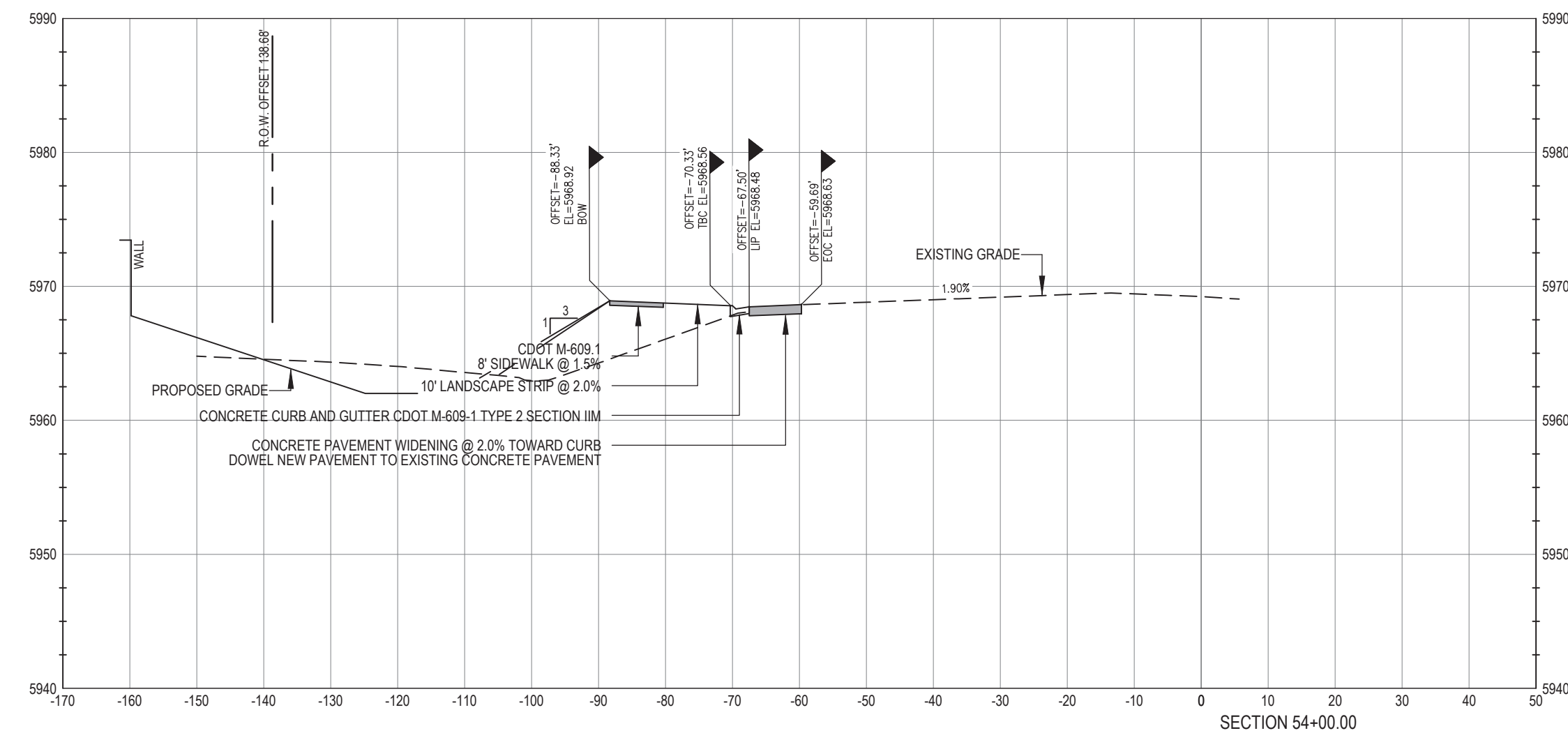
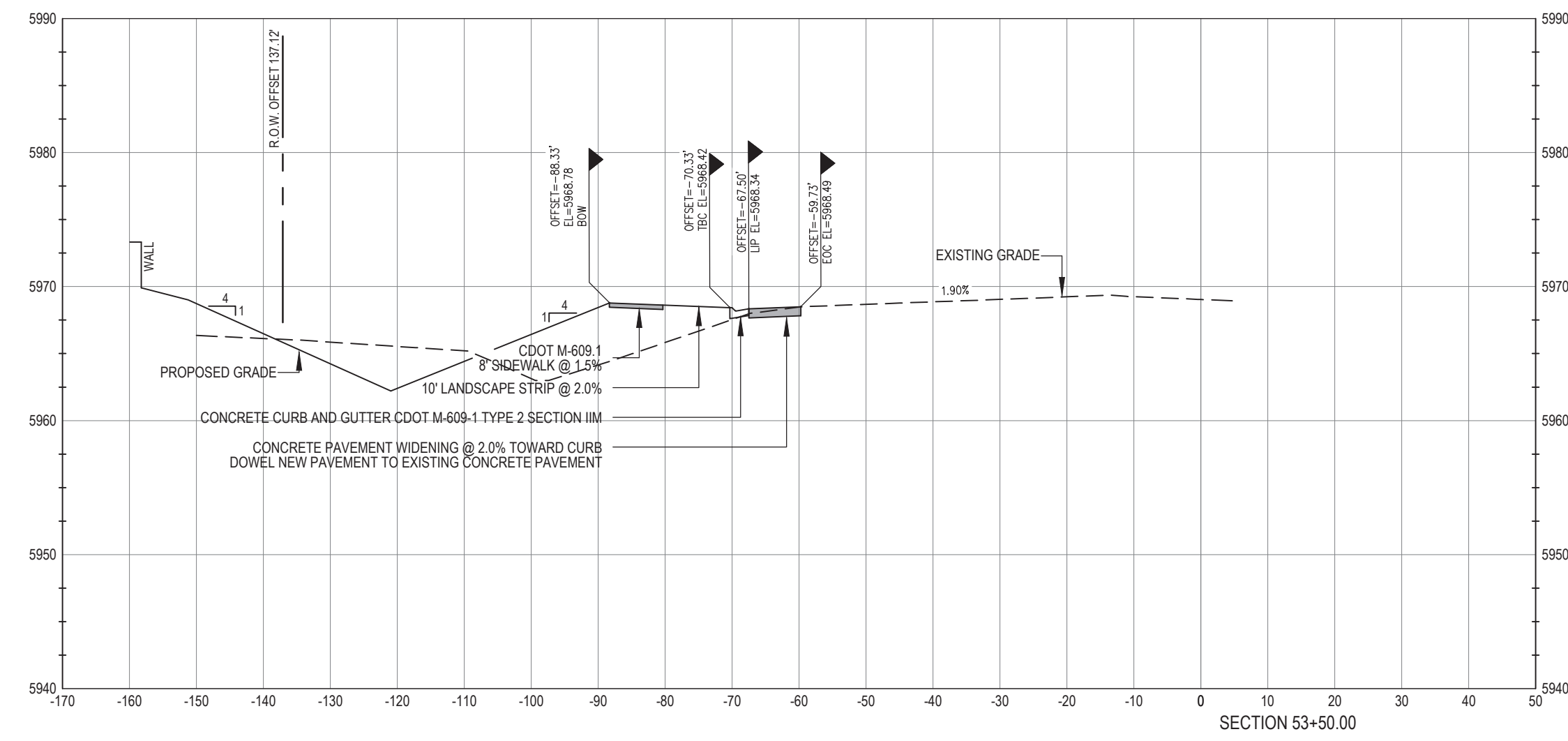
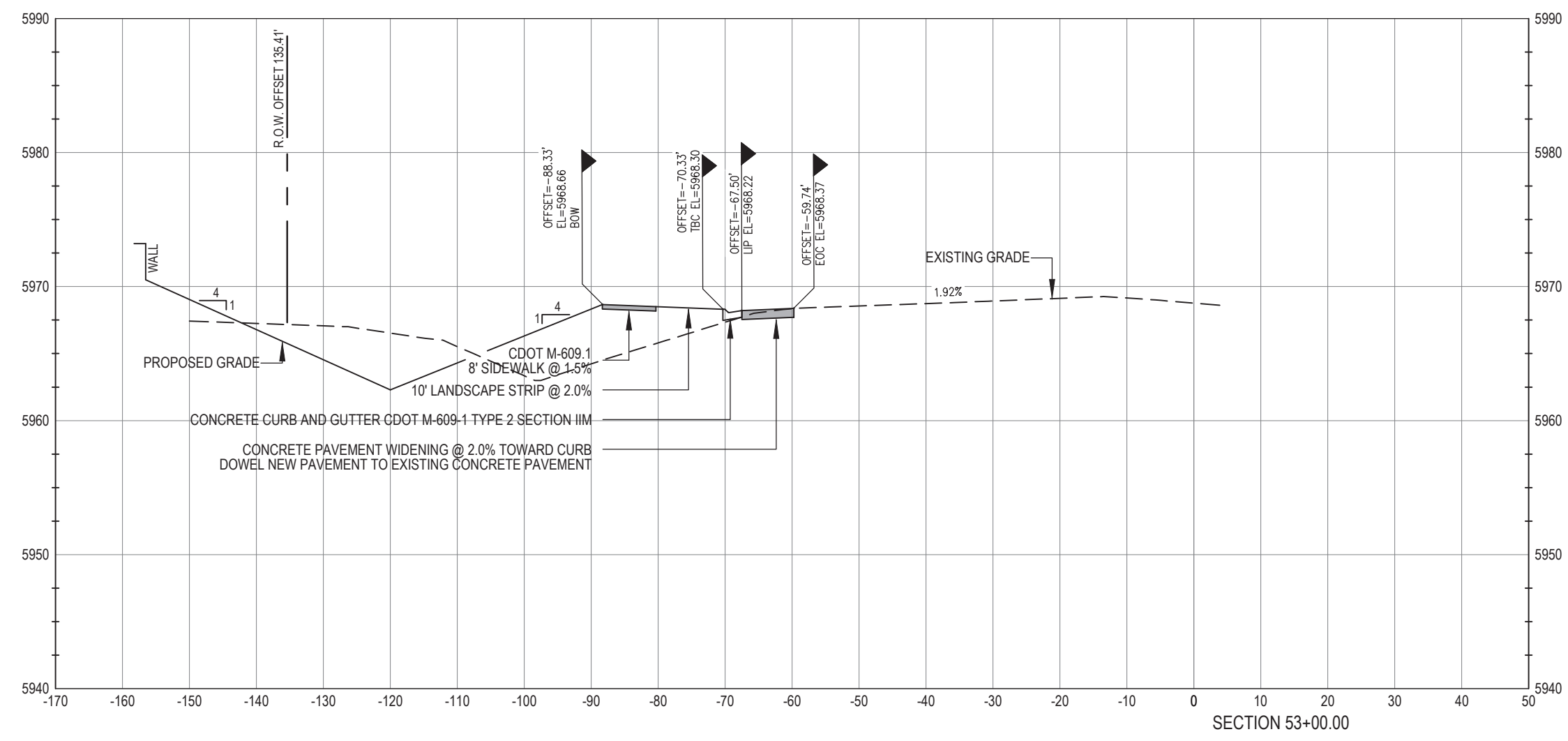
PARKER ROAD CROSS SECTIONS

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

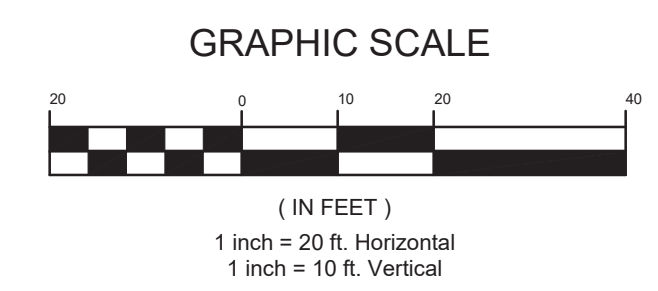
SHEET
C5.24



WARNING
HIGH-PRESSURE PIPELINE(S)
EXCAVATION AND / OR CONSTRUCTION PROHIBITED
WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND
WITHOUT WRITTEN PERMISSION FROM
MAGELLAN PIPELINE COMPANY.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

CAUTION: NOTICE TO CONTRACTOR THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



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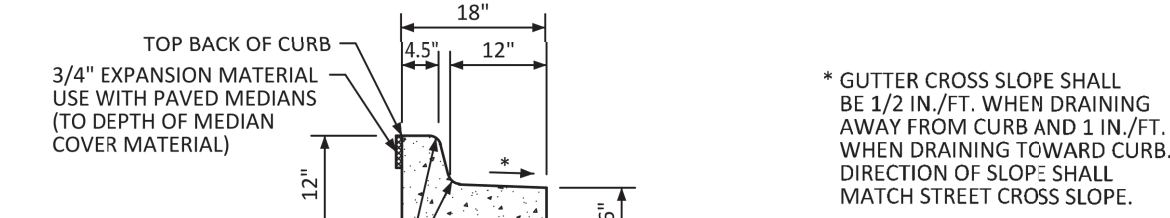
PARKER ROAD CROSS SECTIONS

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

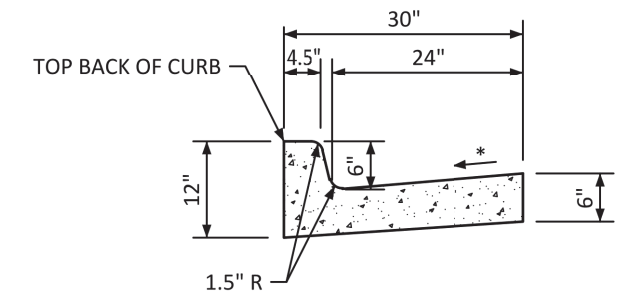
design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

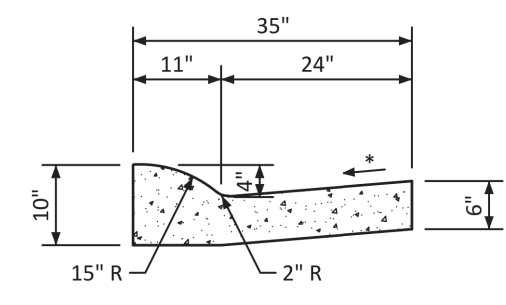
SHEET
C5.25



MEDIAN CURB AND GUTTER SECTION
(CDOT CURB AND GUTTER TYPE 2 (SECTION I-B))



VERTICAL CURB AND GUTTER SECTION
(CDOT CURB AND GUTTER TYPE 2 (SECTION II-B))



MOUNTABLE CURB AND GUTTER SECTION

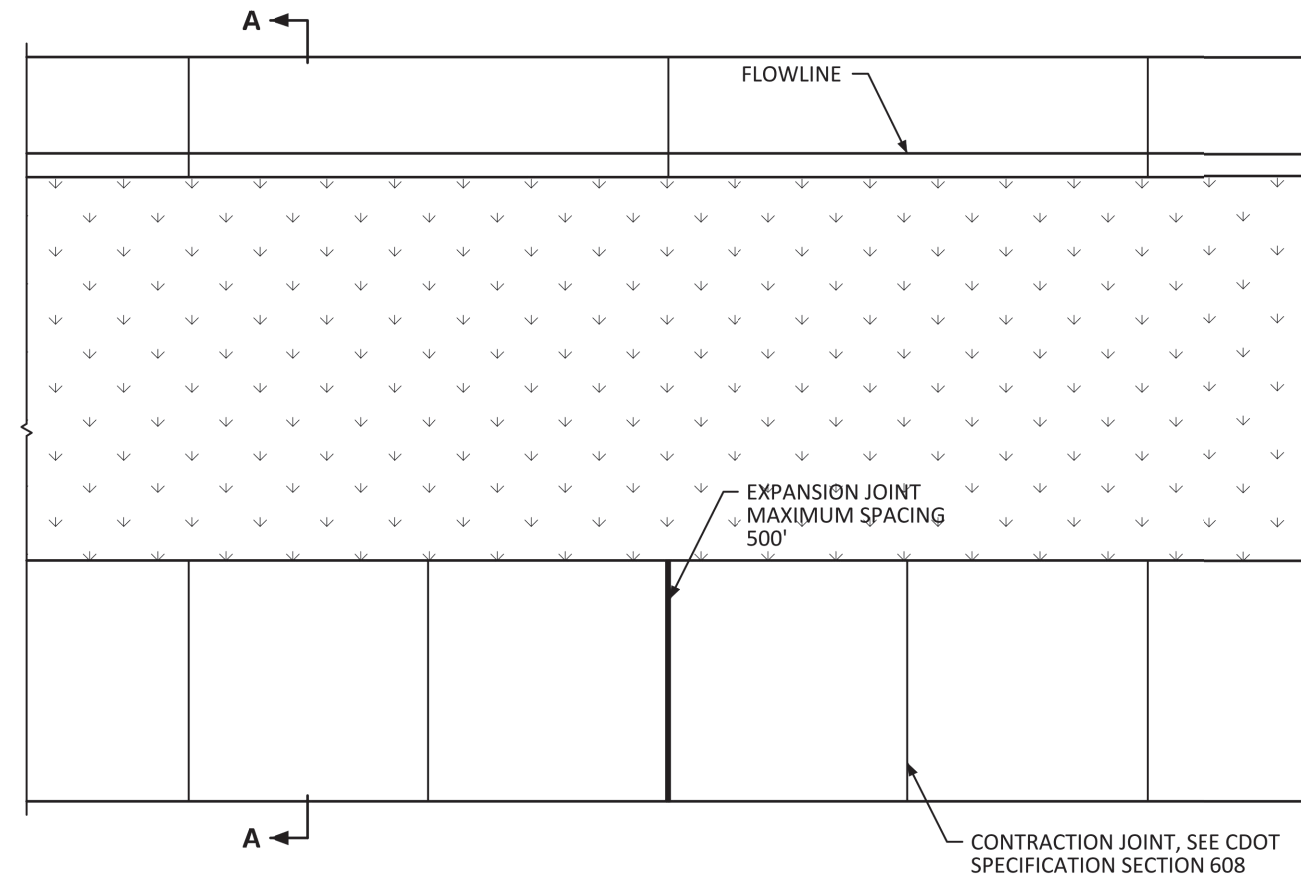
* GUTTER CROSS SLOPE SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB. DIRECTION OF SLOPE SHALL MATCH STREET CROSS SLOPE.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

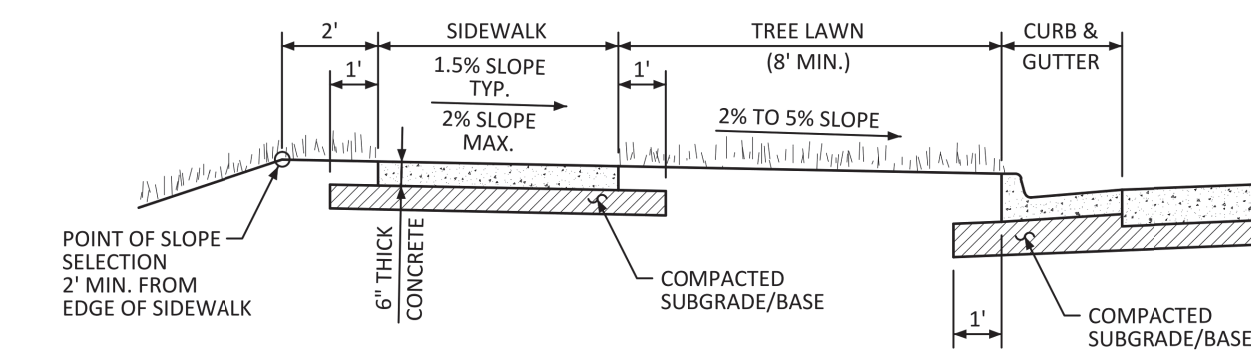


CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL

DATE AUGUST 2014
3
1 OF 1



JOINT SPACING



SECTION A-A

GENERAL NOTES

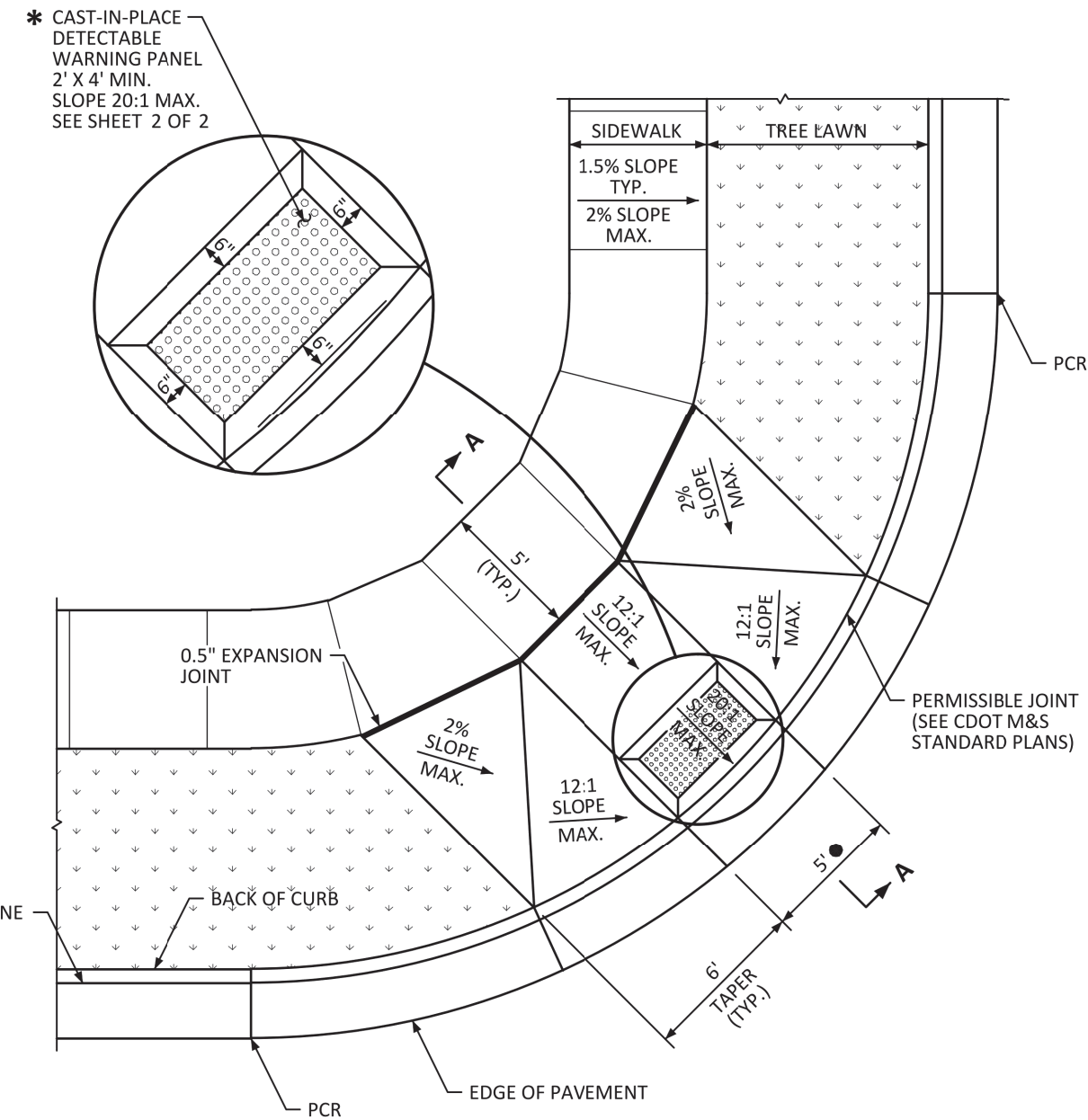
- 1. CONTRACTION JOINTS ON CONCRETE TRAILS SHALL BE SAWCUT.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



DETACHED SIDEWALK STANDARD DETAIL

DATE AUGUST 2014
4
1 OF 2



* CAST-IN-PLACE DETECTABLE WARNING PANEL 2' X 4' MIN. SLOPE 20:1 MAX. SEE SHEET 2 OF 2

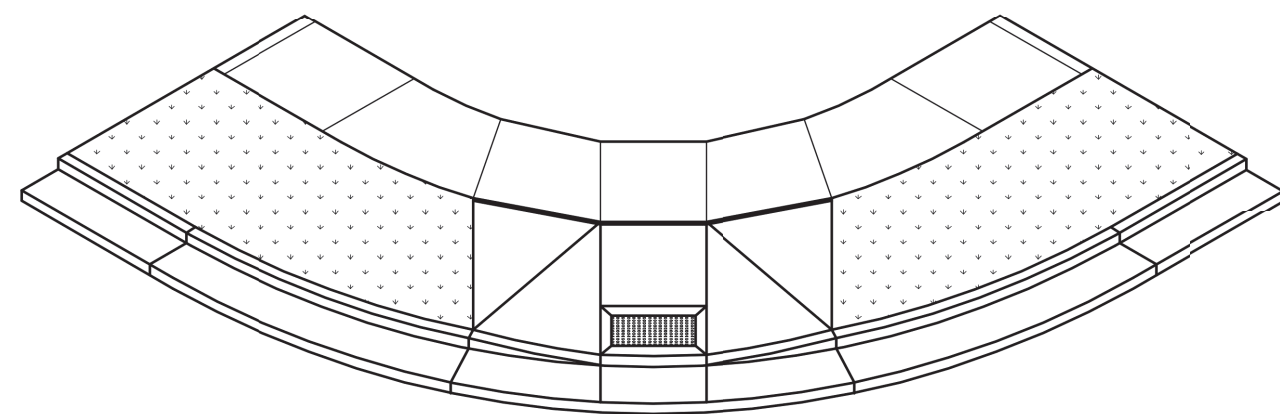
- * DETECTABLE WARNINGS SHALL BE ONE OF THE PRODUCTS APPROVED FOR USE AS LISTED ON CDOT'S APPROVED LIST.
- FOR RESIDENTIAL COLLECTOR/COLLECTOR LAYOUT OR COLLECTOR/ARTERIAL LAYOUT, CURB RAMP SHALL BE 7' WIDE.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

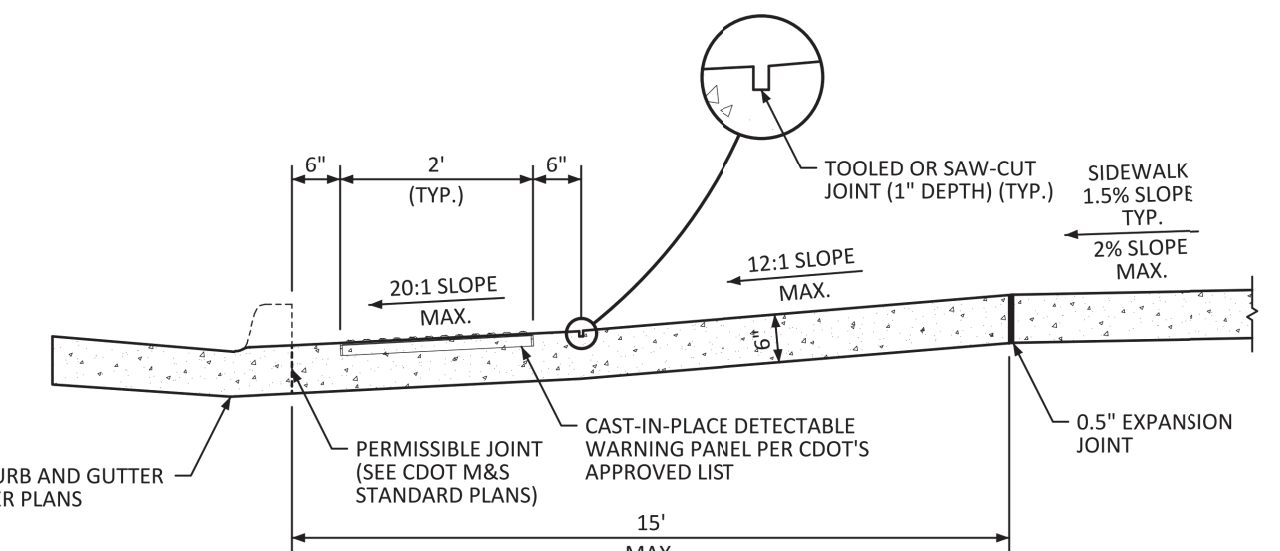


DIAGONAL CURB RAMP (DETACHED SIDEWALK) LAYOUT STANDARD DETAIL

DATE AUGUST 2014
15
1 OF 2



ISOMETRIC



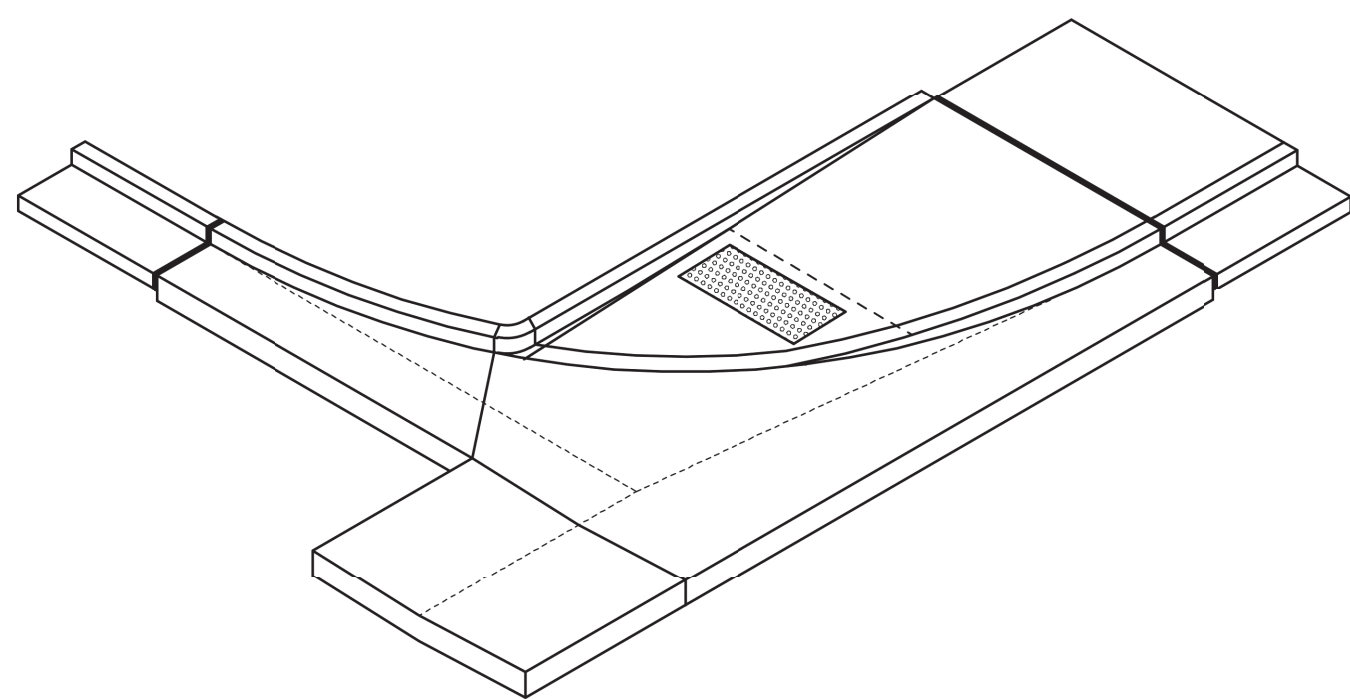
SECTION A-A

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

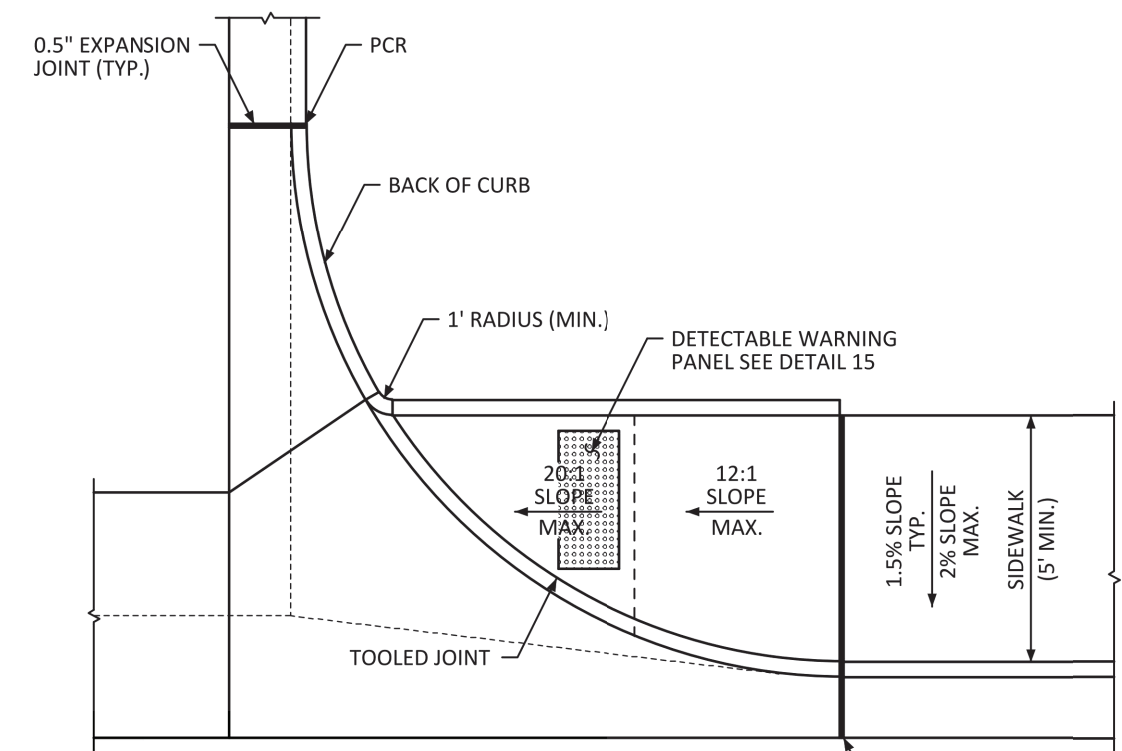


DIAGONAL CURB RAMP LAYOUT STANDARD DETAIL

DATE AUGUST 2014
15
2 OF 2



ISOMETRIC



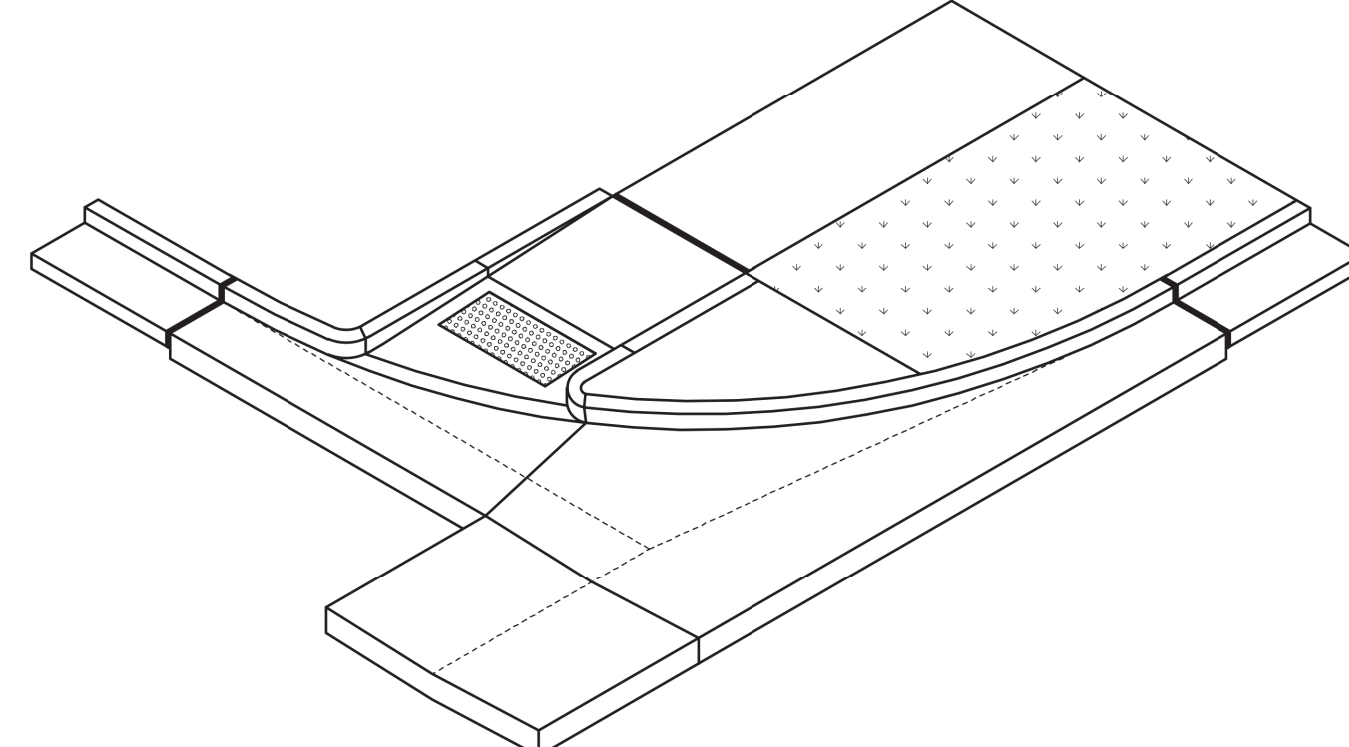
DIRECTIONAL CURB RAMP WITHIN RADIUS (ATTACHED SIDEWALK)

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

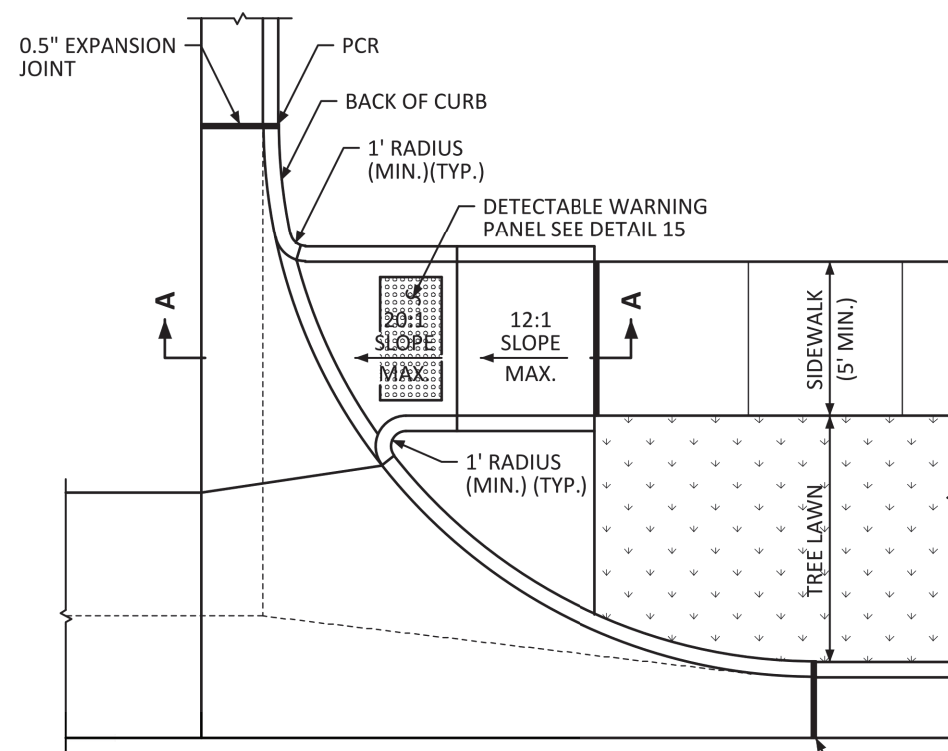


DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL

DATE AUGUST 2014
18
1 OF 2



ISOMETRIC



DIRECTIONAL CURB RAMP WITHIN RADIUS (DETACHED SIDEWALK)

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL

DATE AUGUST 2014
18
2 OF 2

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ROADWAY DETAILS

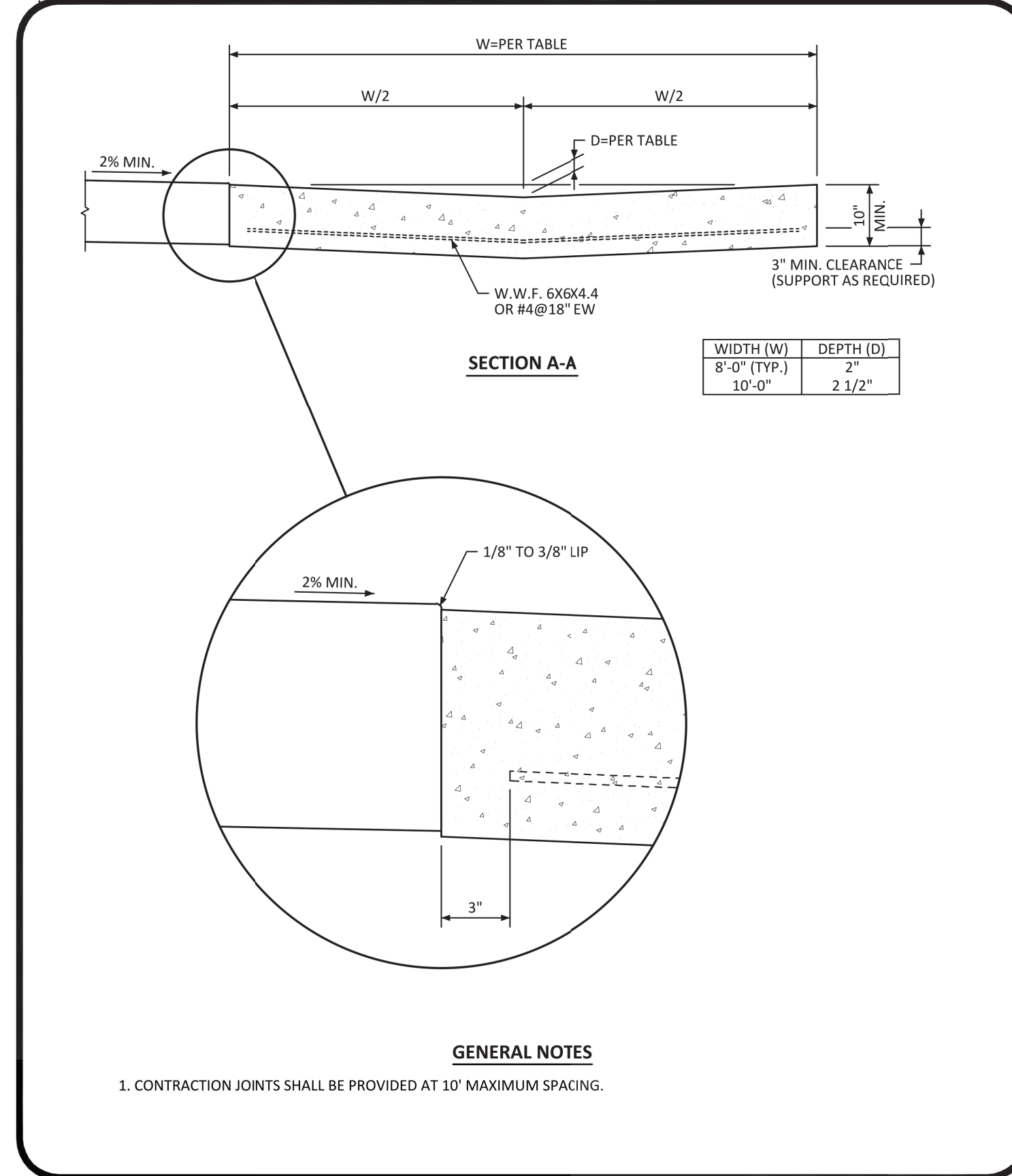
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

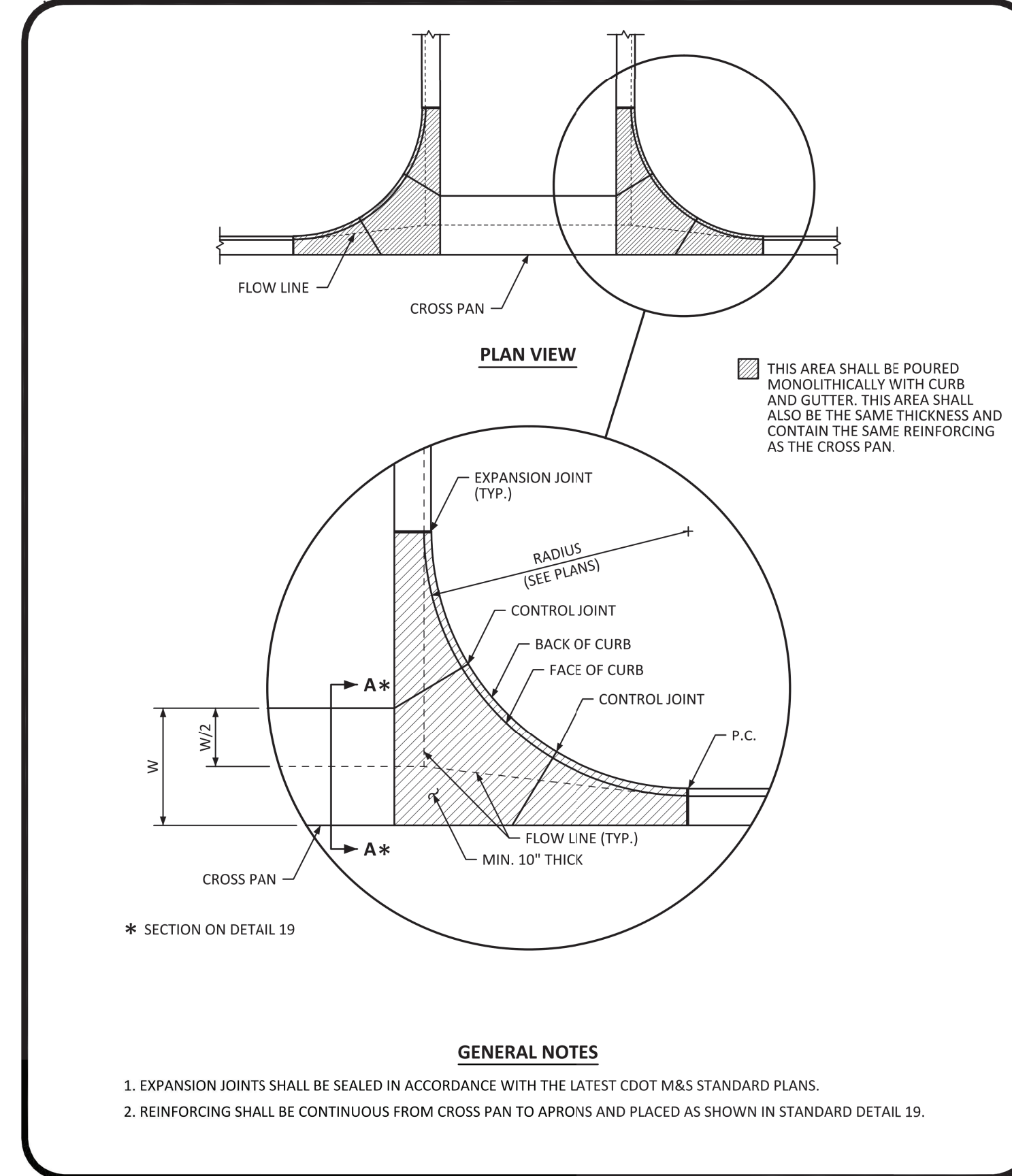
C5.90



GENERAL NOTES
1. CONTRACTION JOINTS SHALL BE PROVIDED AT 10' MAXIMUM SPACING.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

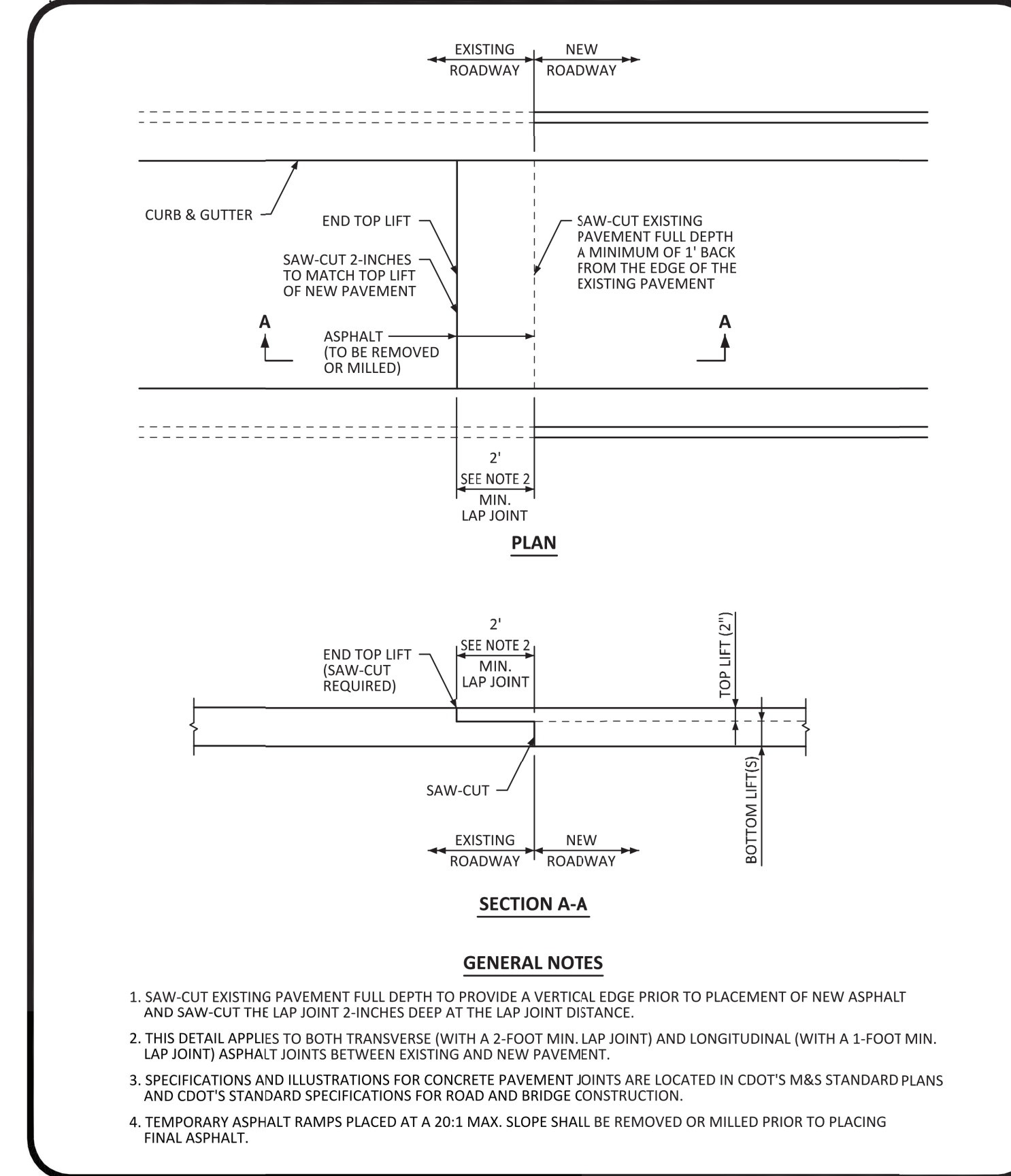
	CROSS PAN LAYOUT STANDARD DETAIL	DATE	DETAIL
		AUGUST 2014	19
		1 OF 1	



GENERAL NOTES
1. EXPANSION JOINTS SHALL BE SEALED IN ACCORDANCE WITH THE LATEST CDOT M&S STANDARD PLANS.
2. REINFORCING SHALL BE CONTINUOUS FROM CROSS PAN TO APRONS AND PLACED AS SHOWN IN STANDARD DETAIL 19.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

	INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL	DATE	DETAIL
		AUGUST 2014	20
		1 OF 1	



GENERAL NOTES
1. SAW-CUT EXISTING PAVEMENT FULL DEPTH TO PROVIDE A VERTICAL EDGE PRIOR TO PLACEMENT OF NEW ASPHALT AND SAW-CUT THE LAP JOINT 2-INCHES DEEP AT THE LAP JOINT DISTANCE.
2. THIS DETAIL APPLIES TO BOTH TRANSVERSE (WITH A 2-FOOT MIN. LAP JOINT) AND LONGITUDINAL (WITH A 1-FOOT MIN. LAP JOINT) ASPHALT JOINTS BETWEEN EXISTING AND NEW PAVEMENT.
3. SPECIFICATIONS AND ILLUSTRATIONS FOR CONCRETE PAVEMENT JOINTS ARE LOCATED IN CDOT'S M&S STANDARD PLANS AND CDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. TEMPORARY ASPHALT RAMPS PLACED AT A 20:1 MAX. SLOPE SHALL BE REMOVED OR MILLED PRIOR TO PLACING FINAL ASPHALT.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

	ASPHALT CONNECTION BETWEEN EXISTING AND NEW PAVEMENT STANDARD DETAIL	DATE	DETAIL
		AUGUST 2014	27
		1 OF 1	



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ROADWAY DETAILS

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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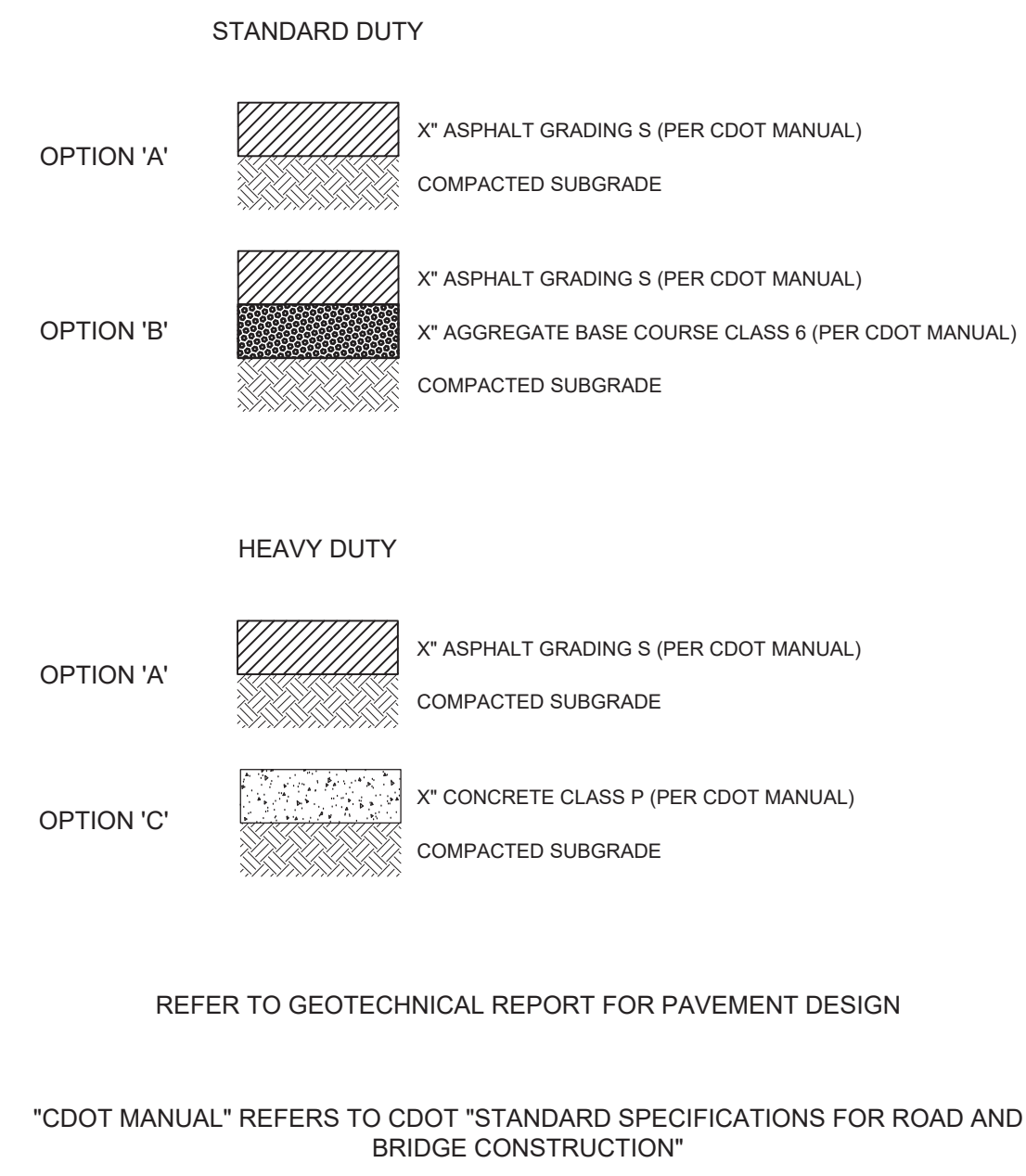
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approved by: JWD
project no.: 2015-015

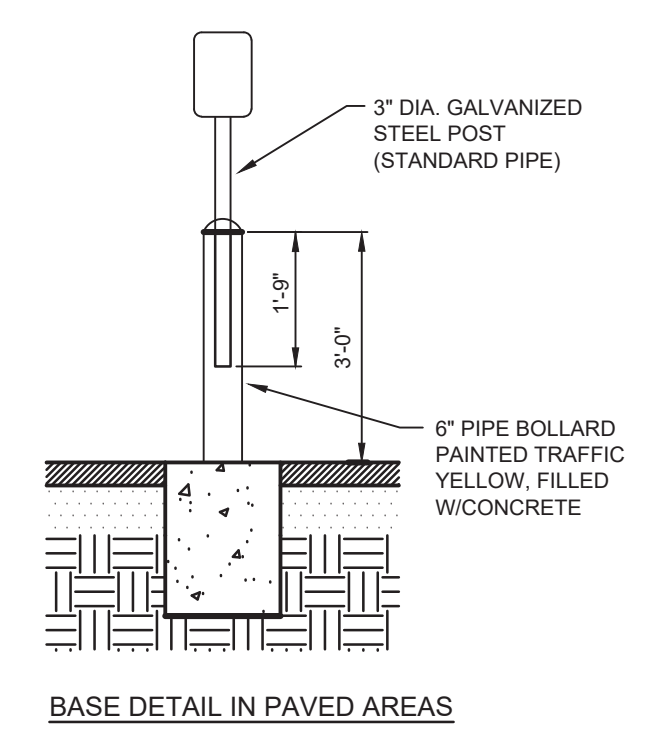
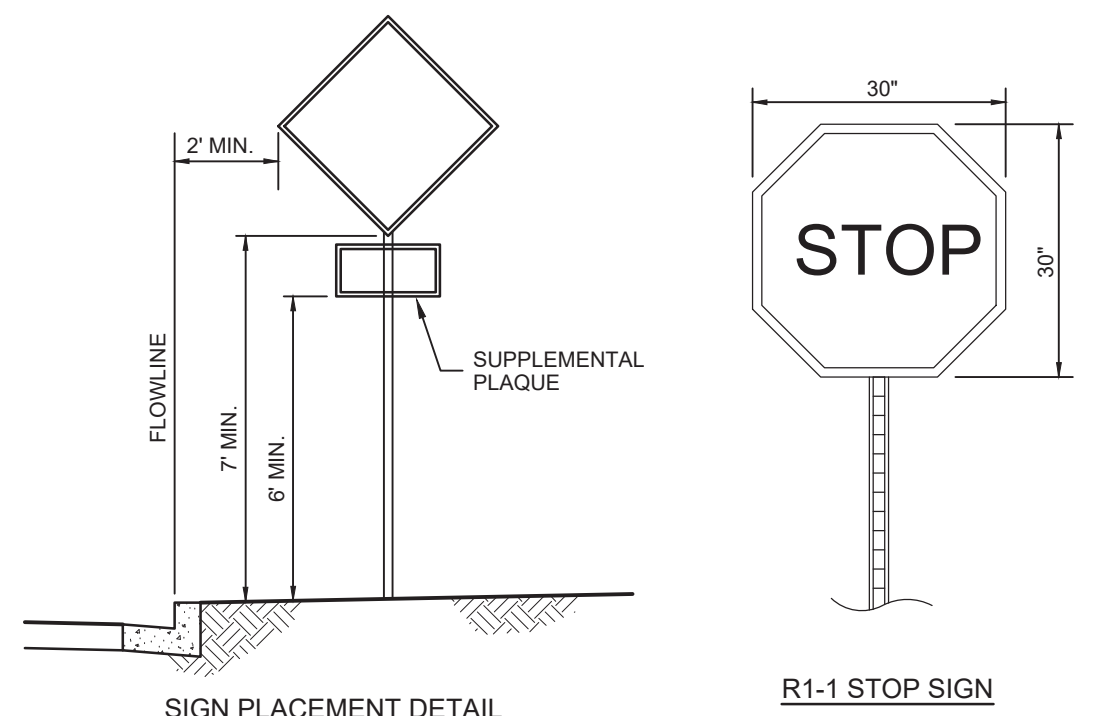
date: 10/01/17

SHEET
C5.91

TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



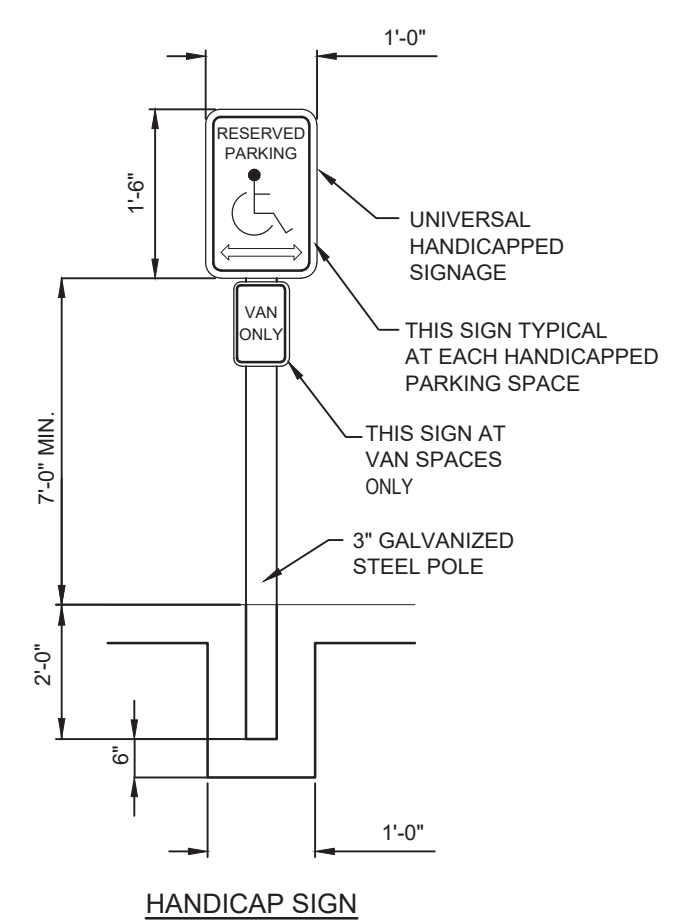
PAVEMENT SECTIONS
NOT TO SCALE



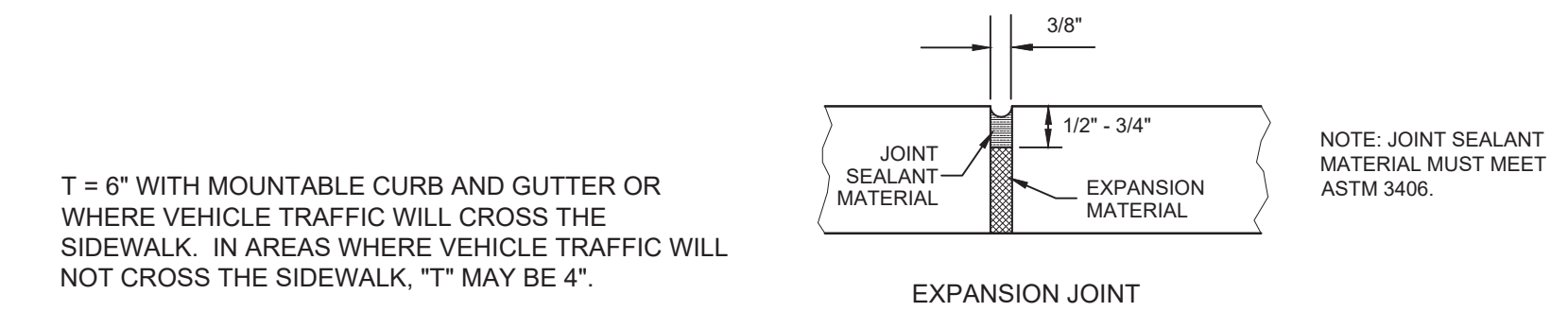
PROVIDE TRAFFIC CONTROL SIGNS COMPLYING WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S MANUAL "UNIFORM TRAFFIC CONTROL DEVICES", AND LOCAL CODES.

SITE SIGNAGE DETAILS
NOT TO SCALE

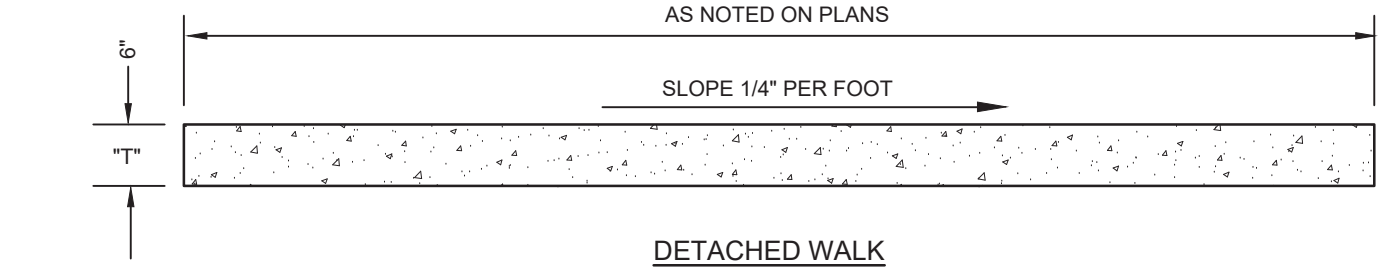
1. SIGNS SHALL BE ON EXTRUDED ALUMINUM BLANKS.
2. SIGN POSTS IN LANDSCAPE AREAS SHALL BE 12 GAUGE 60x60 SQUARE TUBE STEEL. FINISH TO BE HOT DIPPED GALVANIZED (ASTM A-653 G90). SIZE OF POST TO BE NOMINAL 2" x 2".
3. SIGN MOUNTING HARDWARE TO BE ZINC OR CADMIUM PLATED.
4. SIGN SHEETING SHALL BE HIGH INTENSITY PRISMATIC
5. MOUNTING HEIGHTS AND LOCATIONS TO BE PER MUTCD GUIDELINES OR AS DIRECTED BY THE TOWN



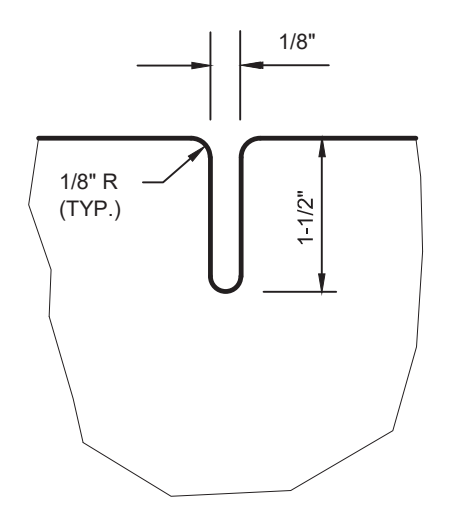
HANDICAP SIGN



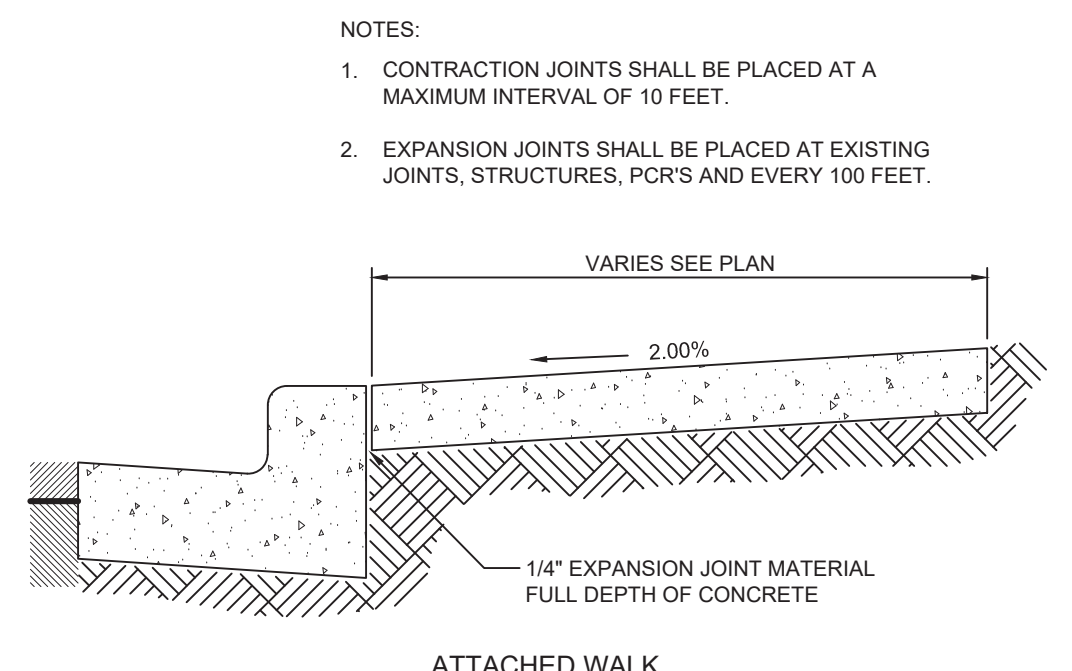
NOTE: JOINT SEALANT MATERIAL MUST MEET ASTM 3406.



DETACHED WALK



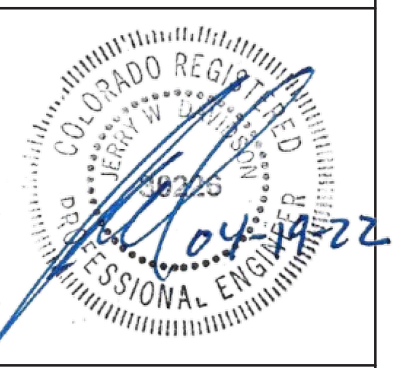
CONTRACTION OR WEAKENED PLANE JOINT



ATTACHED WALK

CONCRETE SIDEWALK DETAILS
NOT TO SCALE

- NOTES:
1. CONTRACTION JOINTS SHALL BE PLACED AT A MAXIMUM INTERVAL OF 10 FEET.
 2. EXPANSION JOINTS SHALL BE PLACED AT EXISTING JOINTS, STRUCTURES, PCRS AND EVERY 100 FEET.

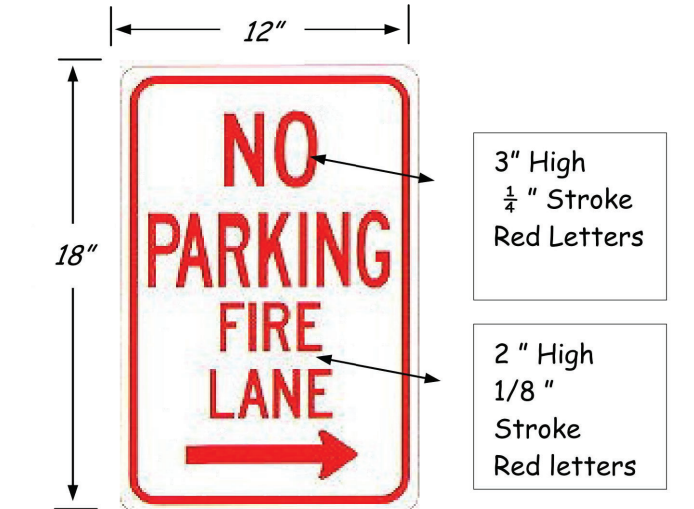


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SOUTH METRO FIRE RESCUE AUTHORITY
LIFE SAFETY BUREAU
9195 E Mineral Ave., Centennial, CO 80112
PHONE: 720.989.2230 WWW.SOUTHMETRO.ORG FAX: 720.989.2030

FIRE LANE SIGN PLACEMENT

Posting of Fire Lanes: The posting of the "Fire Lanes" is required.
Fire Lane Sign Dimensions. NO PARKING - FIRE LANE signs shall be 12 inches wide and 18 inches high.



Fire Lane Sign Characteristics: Signs shall be engineer grade reflective sheeting on 0.80 aluminum with red lettering on a white background.

Fire Lane Sign Locations. Fire apparatus access roadways between 20 and 28 feet wide, signs shall be posted on both sides. Fire apparatus access roadways between 28 feet wide and 34 feet wide, signs may be posted on one side only.

- Fire Lane Sign Installation.** NO PARKING - FIRE LANE signs shall be installed as follows:
1. Bottom edge of the signs shall be 7 feet above surface (sidewalk) and post shall be placed 24 inches from flow line (curb).
 2. One sign at the beginning of the restriction (one arrow pointing towards the restriction zone).
 3. One sign at the end of the restriction (one arrow pointing back into restricted zone).
 4. One sign at least every 150 ft. within the restricted area (double arrow pointing in each direction, to indicate the continuing restriction).
 5. Spaced evenly within the restriction (for straight curbs/zones). For example, if the parking restriction zone is 300 ft long, only one double arrow sign is required at a distance of 150 ft. from the beginning of the restriction. If the restriction zone is 400 ft. long, two double arrow signs are required; spaced 100 ft. evenly from each other and from the beginning/ending signs.
 6. Spaced so that at least one readable sign is visible in front of a parked vehicle from any point along the restriction (for curved curbs/zones and areas that may present visual obstacles.)
 7. Set at an angle of no fewer than 30 degrees and no more than 45 degrees with the lane of traffic flow visible to approaching traffic.
 8. Signs shall be provided at all normal and emergency access points to structures and within 20 feet of each fire hydrant and fire department connection (FDC) in compliance with UFC 901.4.2.
 9. Some areas may need additional fire lane signs. Check with the Division of Life Safety for any additional requirements.

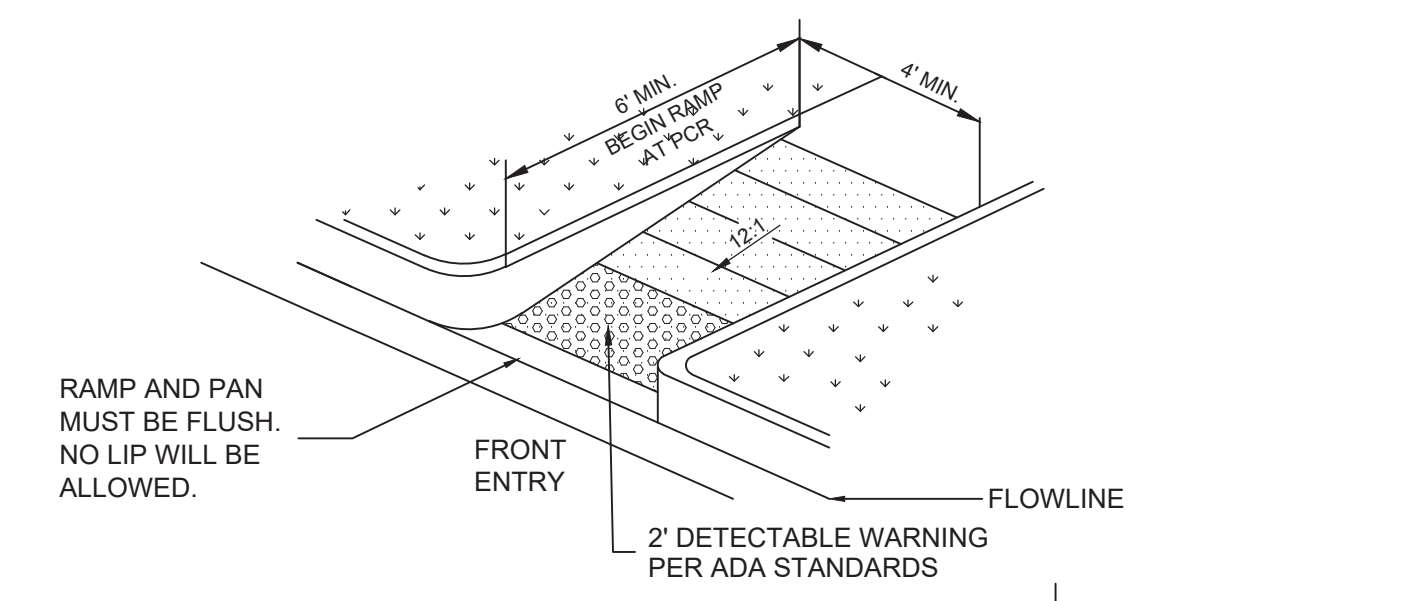
Fire Lane Sign Types. The diagrams below indicate the types of signs that may be used, and the recommended placement.



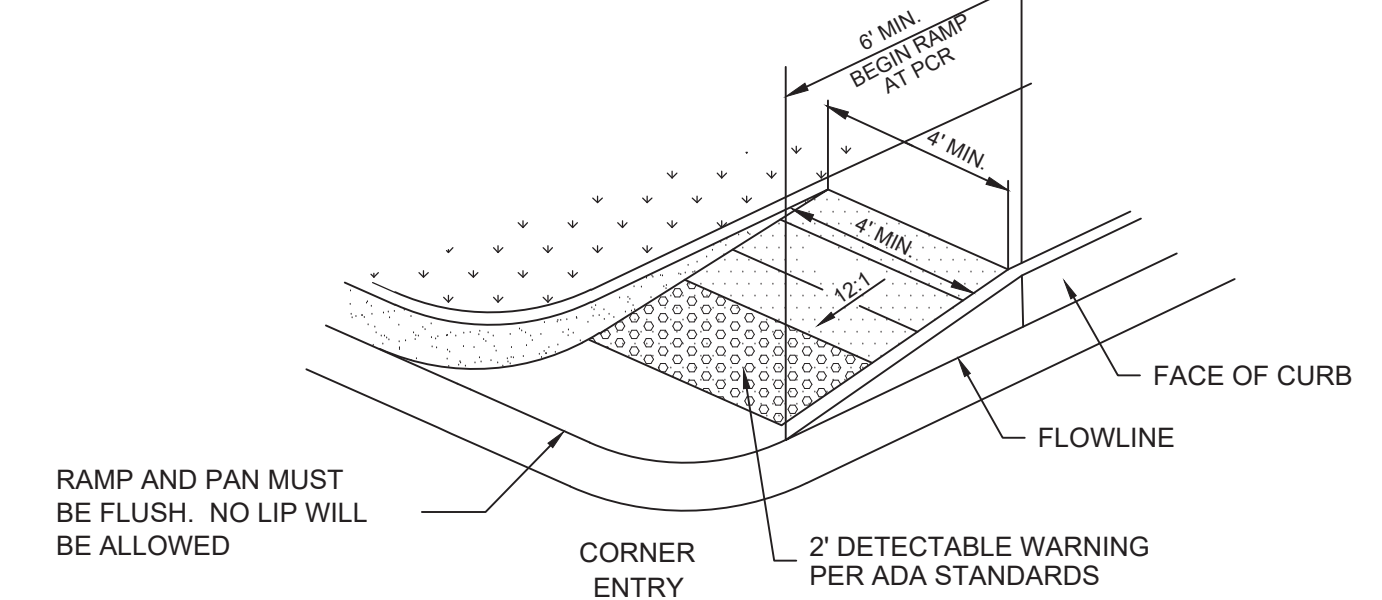
Additional sign styles may be used - provided the same type is used consistently.



Painting of Curbs or Streets. In addition to the required signage, South Metro Fire Rescue does permit fire lanes to be painted with curb or street markings. However, these markings shall not replace the required fire lane signs. Curbs may be painted red with 3 inch white block letters stating NO PARKING - FIRE LANE. Lettering shall be spaced every 15 feet.

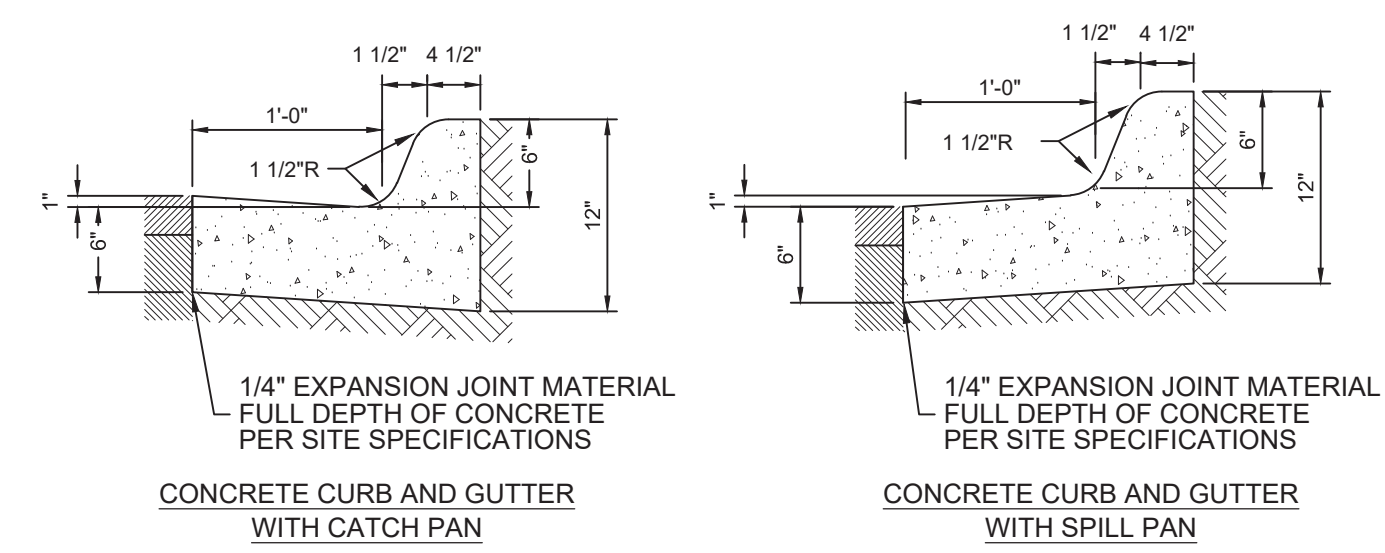


RAMP AND PAN MUST BE FLUSH. NO LIP WILL BE ALLOWED.



RAMP AND PAN MUST BE FLUSH. NO LIP WILL BE ALLOWED.

HANDICAP RAMP DETAILS
NOT TO SCALE



PRIVATE CURB AND GUTTER DETAILS
NOT TO SCALE

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 DATE

DATE	DESCRIPTION
04/15/22	RESUBMITTAL
11/01/18	SIXTH SUBMITTAL
08/31/18	FOURTH SUBMITTAL
05/25/18	THIRD SUBMITTAL
03/19/18	PWSO SUBMITTAL
02/28/18	SECOND SUBMITTAL
10/24/17	INITIAL SUBMITTAL

SIGNAGE AND STRIPING DETAILS

LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

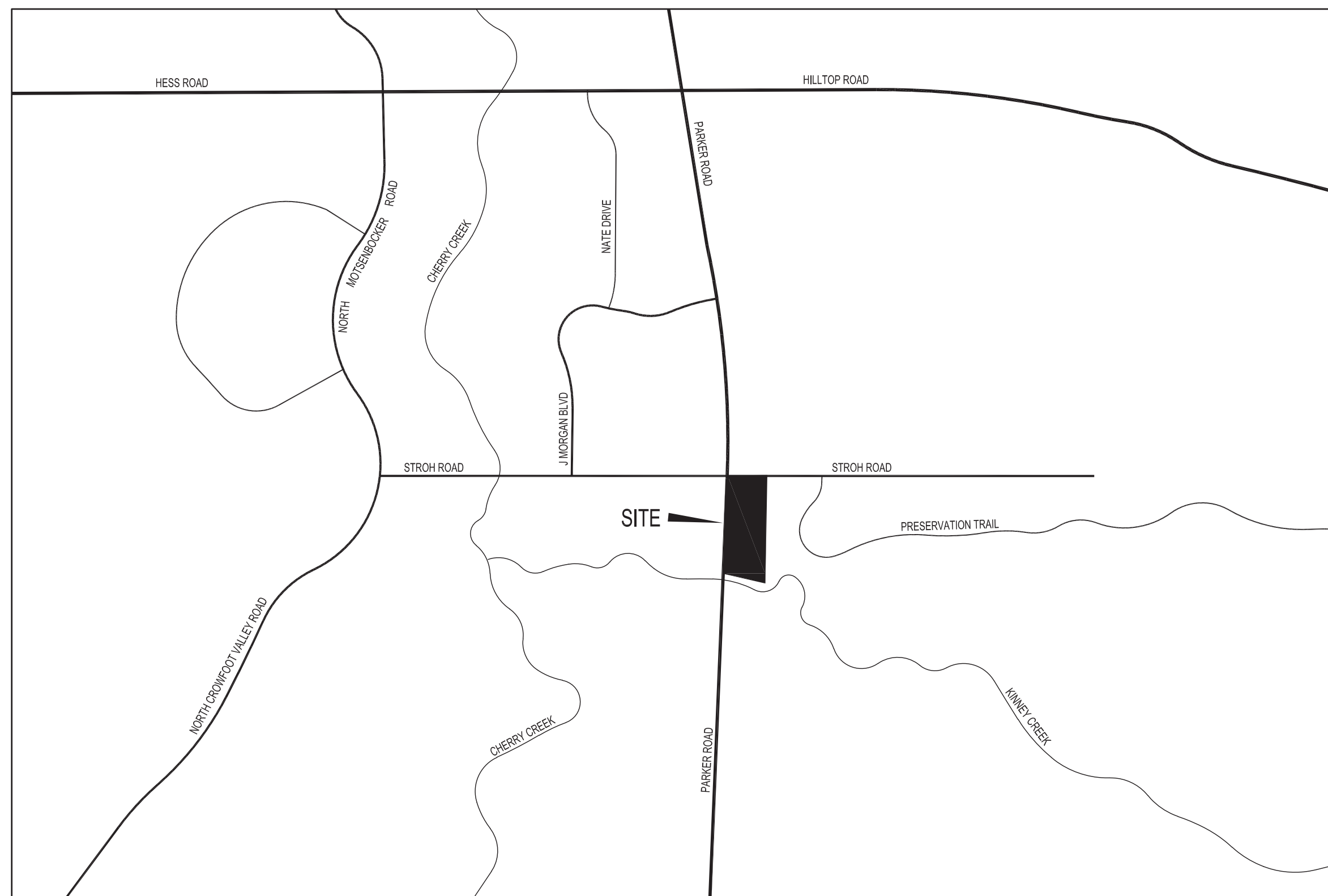
SHEET
C6.90

WATER AND SANITARY SEWER CONSTRUCTION PLANS PARKER POINTE

LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
A PART OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES:

1. TOPOGRAPHIC MAPPING AS OF 03/05/14 PREPARED BY ENGINEERING SERVICE COMPANY, INC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN HE SHALL, AT HIS EXPENSE, HAVE NEW MAPPING PREPARED BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR ACCEPTANCE AND APPROVAL.
2. CONTRACTOR SHALL REFER TO THE GRADING, EROSION AND SEDIMENT CONTROL (GESC) PLAN FOR ADDITIONAL REQUIREMENTS. NO WORK SHALL OCCUR UNTIL THE BMPs DEPICTED ON THE GESC HAVE BEEN INSTALLED AND ARE APPROVED BY THE CITY. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
3. EXISTING CONTOURS ARE SHOWN AT 1-FOOT INTERVALS; PROPOSED OVERLOT CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
4. ALL EARTHWORK, GRADING, OVERLOT GRADING, BACKFILLING, FILLING, EXCAVATION, COMPACTION, PAVEMENT, AND FLATWORK SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PREPARED BY XXXXXXXX INC. TITLED XXXXX, DATED XXXX. THE CONTRACTOR IS REQUIRED TO HAVE A SIGNED AND SEALED COPY OF THE REPORT AT THE SITE AT ALL TIMES. DURING CONSTRUCTION, IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED, THE GEOTECHNICAL ENGINEER SHALL BE CONTACTED BY THE CONTRACTOR FOR RECOMMENDATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR:
 - a. VERIFYING ALL UTILITIES, WHETHER SHOWN OR NOT SHOWN, AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. ALL UTILITIES TO REMAIN (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE PROTECTED FROM DAMAGE AND ADJUSTED TO FINAL GRADE.
 - b. PREPARING ANY TRAFFIC CONTROL PLANS, AS MAY BE REQUIRED TO PERFORM THE WORK, AND PROVIDING ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION, AS REQUIRED FOR THE WORK. THE PLAN FOR TRAFFIC CONTROL SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO COMMENCING ANY WORK IN THE RIGHTS-OF-WAY.
 - c. OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK AND TO OBTAIN A COPY OF ALL APPLICABLE CODES, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.
 - d. KEEPING ONE COPY OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
 - e. COORDINATING PRIOR TO CONSTRUCTION WITH THE GEOTECHNICAL ENGINEER, THE CITY, AND UTILITY AND STORMWATER DISTRICT INSPECTORS TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS.
 - f. KEEPING TRACK OF ALL APPROVED DEVIATIONS FROM THE PLANS AND PROVIDING THE PROJECT ENGINEER WITH AS-BUILT DRAWINGS OF ALL IMPROVEMENTS REQUIRED FOR THE WORK.
 - g. COMPLYING WITH CITY GENERAL REQUIREMENTS, STANDARDS, AND SPECIFICATIONS.
 - h. PROVIDING AS-BUILT DRAWINGS OF CONSTRUCTED UTILITIES UPON COMPLETION OF THE WORK.



VICINITY MAP

SCALE: 1" = 500'



UTILITY NOTES

1. ROADWAY DIMENSIONS ARE FROM FL-FL. 1-FOOT PAN IS PROPOSED ONSITE.
2. ALL UTILITY CONSTRUCTION SHALL CONFORM TO PARKER WATER AND SANITATION DISTRICT AND CRITERIA REFERENCE. LOCAL AGENCY INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS.
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 SHALL NOTIFY THE TOWN OF PARKER PUBLIC WORKS AND PARKER WATER AND SANITATION DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION.
5. 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.
6. CONTRACTOR SHALL VERIFY THE STUB TIE IN ELEVATION PRIOR TO START OF CONSTRUCTION. THE ELEVATION OF THE STUB SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO SANITARY SEWER CONSTRUCTION.
7. SAWCUT 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.
8. 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.
9. EXISTING UTILITY SURFACE APPURTENANCES SHALL BE RAISED TO FINISHED GRADE, THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE LIDS, VALVE COVERS.
10. SITE SURVEY IS PROVIDED BY ESC DATED 2-8-2016.
11. THE CONTRACTOR SHALL HAVE AN APPROVED SET OF CONSTRUCTION PLANS ON SITE AT ALL TIMES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE CONSTRUCTION, NOTIFYING AND SCHEDULING LOCAL AGENCIES INSPECTIONS.
12. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF FITTING TO CENTER OF FITTING. STATIONING IS ALIGN DRIVE CENTERLINE AND CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
13. ELEVATIONS ARE FINISHED GRADE ELEVATION UNLESS OTHER WISE NOTED.

WATER QUANTITIES

6" G.V.	12	EA
6" HYDRANT ASSY.	10	EA
8" G.V.	15	EA
8"X6" TEE	13	EA
8"X8" TEE	5	EA
8" 45° BEND	4	EA
8" PVC	2693	LF
6" DIP	237	LF
TIE TO EXISTING	3	EA
AIR VAC / RELEASE VALVE	3	EA
6" PLUG	2	EA
6" CAP	2	EA
LOWERING INCLUDING FITTINGS	6	EA
LOW POINT BLOWOFF	6	EA

SANITARY SEWER QUANTITIES

DESCRIPTION	QUANTITY	UNIT
SANITARY SEWER		
4" DIAMETER SAN. MANHOLE	10	EA
8" PVC	1949	LF
6" PVC	337	LF
SERVICE CAP	15	EA
18" BORING AND CASING	180	LF

PARKER WATER AND SANITATION NOTE

THE DISTRICT WILL GRANT PROBATIONARY ACCEPTANCE WITH THE FIRST LIFT OF ASPHALT. FINAL LIFT MUST BE COMPLETE FOR FINAL ACCEPTANCE.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE RUNNING WEST, 486 FEET; THENCE SOUTH 2°20' WEST, 1330 FEET; THENCE SOUTH 78°30' EAST, 535 FEET; THENCE NORTH, 1444 FEET TO THE POINT OF BEGINNING,
EXCEPT THAT PORTION THEREOF LYING WITHIN EAST STROH ROAD AND
EXCEPT THAT PORTION THEREOF TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY RULE AND ORDER, CASE NO. 90CV464 RECORDED MAY 11, 1993 IN BOOK 1124 AT

COUNTY OF DOUGLAS.

BENCHMARK

BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT TT15A - 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US

ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S89°59'29"W AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

PARKER WATER AND SANITATION PLAN SET

C7.00	WATER AND SEWER COVER SHEET
C7.01	WATER AND SEWER GENERAL NOTES
C7.09	OVERALL UTILITY PLAN
C7.10	WATER PLAN AND PROFILE
C7.11	WATER PLAN AND PROFILE
C7.12	WATER PLAN AND PROFILE
C7.13	WATER PLAN AND PROFILE
C7.14	SANITARY SEWER PLAN AND PROFILE
C7.15	SANITARY SEWER PLAN AND PROFILE
C7.90-C7.91	SANITARY SEWER DETAILS
C7.92-C7.94	WATER DETAILS
L100	TREE PRESERVATION PLAN
L101-L106	LANDSCAPE PLAN - COMMON AREAS / ROW
L107	LANDSCAPE DETAILS - COMMON AREAS / ROW LEGEND
L108	LANDSCAPE NOTES
IR101-IR106	IRRIGATION PLAN - COMMON AREAS / ROW
IR107	IRRIGATION LEGEND AND NOTES
IR108 - IR109	IRRIGATION DETAILS

ENGINEER

HEREBY AFFIRM THAT THESE CONSTRUCTION PLANS FOR PARKER POINTE CONSTRUCTION PLANS WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AGENCY STANDARDS AND SPECIFICATIONS, FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP.



JERRY W. DAVIDSON, P.E.
PROFESSIONAL ENGINEER REGISTRATION NO. 30226
PERCEPTION DESIGN GROUP, INC.

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: _____

TOWN OF PARKER

PUBLIC WORKS
20120 E. MAIN STREET
PARKER, CO 80138
(303) 840-9546

GAS PROVIDER

XCEL ENERGY
550 15TH STREET, SUITE 700
DENVER, CO 80202
1-800-628-2121

WATER/SEWER PROVIDER

PARKER WATER AND SANITATION DISTRICT
18100 WOODMAN DR, PARKER, CO 80134
PARKER, CO 80134
(303) 841-4627
DRAYTON SANDERSON

ELECTRIC PROVIDER

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
5496 NORTH U.S. HIGHWAY 85
SEDALIA, CO 80135
(303) 888-3100

FIRE PROTECTION

SOUTH METRO FIRE AND RESCUE
9195 EAST MINERAL AVENUE
CENTENNIAL, CO 80112
(720) 989-2244
CONTACT: RANDY CAPRA

CIVIL ENGINEER

PERCEPTION DESIGN GROUP, INC.
6901 S. PIERCE ST., SUITE #315
LITTLETON, CO 80128
(303) 232-8088
CONTACT: JERRY DAVIDSON

DEVELOPER

PARKER & STROH, LLC
PO BOX 867
CRESTED BUTTE, CO 81224
(970) 366-1271
CONTACT: BRAD WILLETT

ARCHITECT

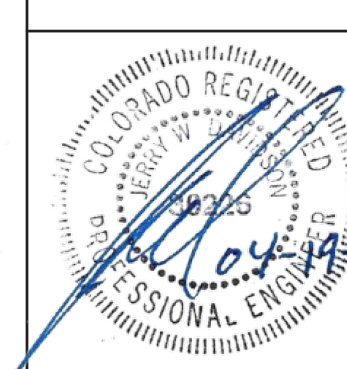
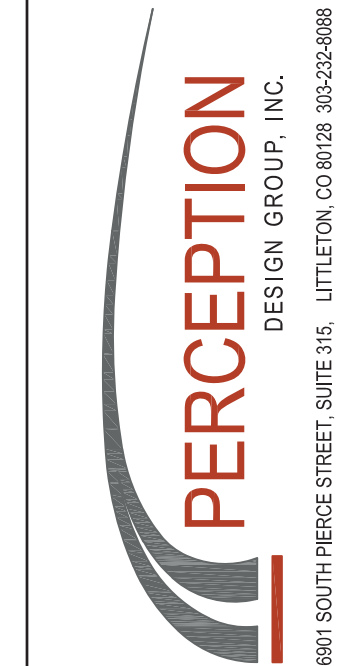
IRELAND DEAN
425 WILCOX ST, STE 120
CASTLE ROCK, CO 80104
(720) 878-6534
CONTACT: SHANNIN ALBERS

SURVEYOR

ENGINEERING SERVICE COMPANY
1300 SOUTH POTOMAC STREET, SUITE 126
AURORA, CO 80012
(303) 337-1393
CONTACT: CHIP BECKSTROM

**CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987**
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

CAUTION: NOTICE TO CONTRACTOR THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



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

DATE	DESCRIPTION	REVISIONS
04/15/22	RESUBMITTAL	
11/01/18	SIXTH SUBMITTAL	
08/31/18	FOURTH SUBMITTAL	
05/25/18	THIRD SUBMITTAL	
03/19/18	PWSO SUBMITTAL	
02/28/18	SECOND SUBMITTAL	
10/24/17	INITIAL SUBMITTAL	

WATER AND SANITARY COVER

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C7.00

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

05/11/2022
DATE

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

**PARKER WATER AND SANITATION DISTRICT
GENERAL NOTES**

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
- THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE TOWN OF PARKER, DOUGLAS COUNTY AND OTHER NEIGHBORING CITIES AND TOWNS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS CONTACT THE PWSD IMMEDIATELY.
- PWSD ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.
- ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3000-POUND COMPRESSION STRENGTH.
- THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF "AS-BUILT" DRAWINGS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER FOR APPROVAL BY DISTRICT. AFTER APPROVAL HAS BEEN GRANTED BY THE DISTRICT ENGINEER, FULL SIZE PRINTS SHALL BE TRANSMITTED TO THE PWSD OFFICE.
- NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE DISTRICT ENGINEER OR REPRESENTATIVE OF THE DISTRICT ENGINEER. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. COMPACTION TESTS MUST BE SUBMITTED TO DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
- TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF LINES (WATER AND SEWER) 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.
- SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT OF FINISHED GRADE AND VERIFICATION OF COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES. RESULTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.
- ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SERVICE SEWERS
"V" FOR WATER SERVICES
- NO TREES ALLOWED IN EASEMENTS OR WITHIN 8' OF WATER OR SANITARY SEWER MAINS IN RIGHT OF WAY.
- THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSD AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSD SPECIFICATION MANUAL.

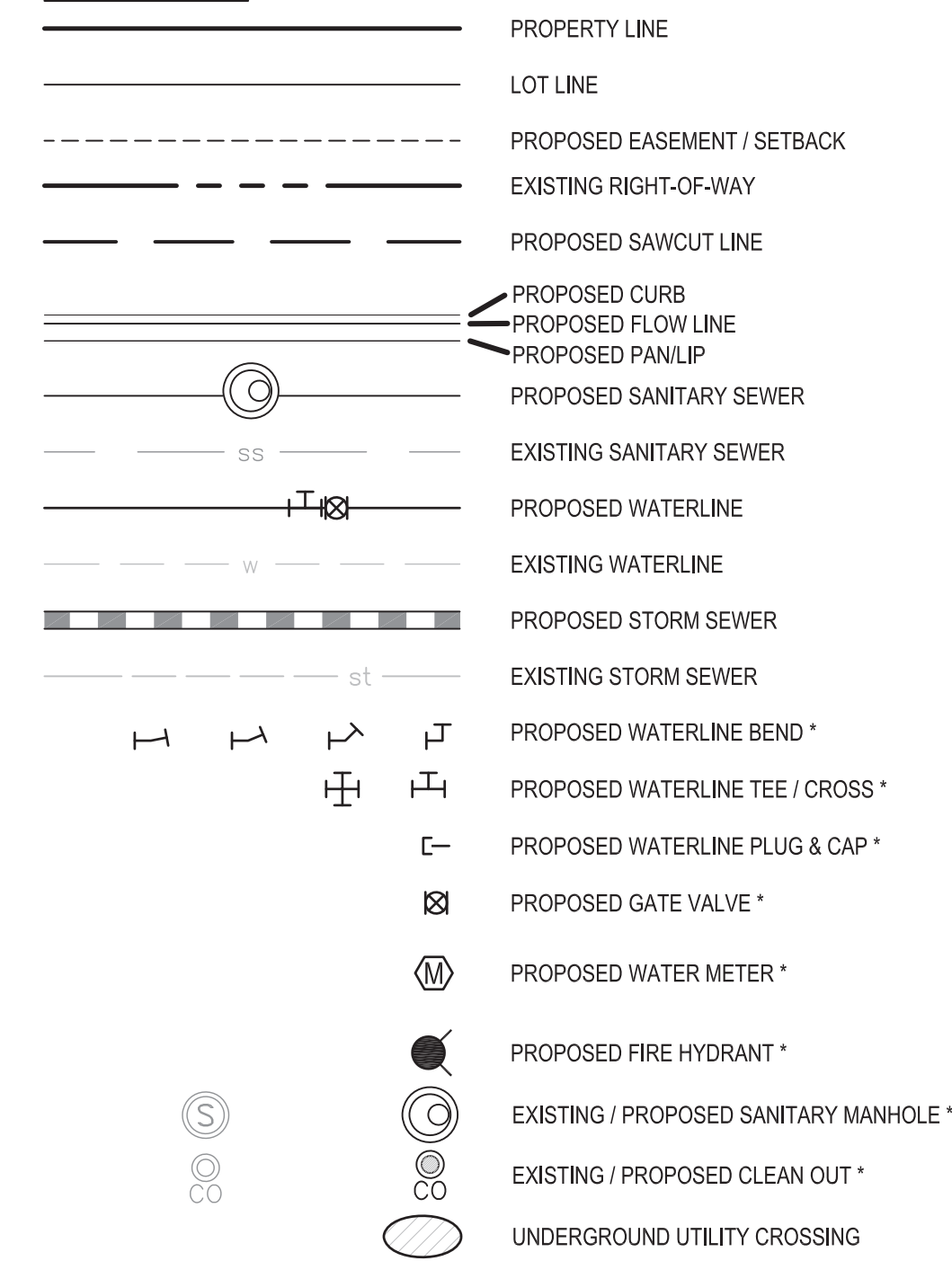
**PARKER WATER AND SANITATION DISTRICT
WATER SYSTEM NOTES**

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION.
- ALL WATER MAINS SHALL BE PER PWSD MATERIALS SPECIFICATIONS. ALL MATERIALS IN CONTACT WITH POTABLE WATER SHALL BE SUITABLE FOR CHLORINATED AND CHLORAMINATED WATER.
- ALL BENDS, PLUGS, REDUCERS, AND FIRE HYDRANTS TO BE RODDED OR MEGA-LUGGED. ALL FITTINGS SHALL BE WRAPPED PER PWSD MATERIALS SPECIFICATIONS.
- THERE SHALL BE A MINIMUM COVER OF 4.5 FEET OVER ALL WATER MAINS.
- FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 "DRY BARREL FIRE HYDRANTS" PIPE HYDRANT ASSEMBLIES PER PWSD SPECIFICATIONS.
- ALL BENDS, TEES, FIRE HYDRANTS, BLOW-OFFS, AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST WITH CONCRETE THRUST BLOCKS.
- PRECAUTIONS SHALL BE TAKEN TO PROTECT THE INTERIOR OF PIPES, FITTINGS, AND VALVES AGAINST CONTAMINATION. ALL OPENINGS IN THE PIPELINE SHALL BE CLOSED WITH WATERTIGHT PLUGS WHEN PIPE LAYING IS STOPPED AT THE CLOSE OF THE DAY'S WORK OR FOR OTHER REASONS, SUCH AS REST BREAKS OR MEAL PERIODS.
- VALVES IN STREETS ARE TO BE LOCATED AT PROPERTY LINE EXTENSIONS EXCEPT FOR TAPPING TEES; WHERE AN ADDITIONAL VALVE SHALL BE PLACED ON THE TAPPING TEE. OTHER LOCATIONS SHOWN ON THE PLANS.
- WHEN NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSING, A MINIMUM CLEARANCE OF 1.5 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPES.
- THE CONTRACTOR SHALL NOTIFY THE PWSD AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION, IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP, THE CONTRACTOR MUST NOTIFY THE DISTRICT ENGINEER 48 HOURS PRIOR TO RE-START.
- PIPE BEDDING SHALL BE A CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH PWSD STANDARDS AND SPECIFICATIONS, LATEST REVISION.
- THE CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO PROCEEDING WITH THE EXCAVATION. ALL WORK PERFORMED IN THE AREA OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
- COMPACTION OF ALL TRENCHES MUST BE ATTAINED IN ACCORDANCE WITH THE SOILS REPORTS AND COMPACTION TEST RESULTS SUBMITTED TO THE DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
- 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, DESIGN ENGINEER, AND REPRESENTATIVE OF OTHER APPROVING AGENCIES.
- CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE INSTALLED AND CHLORINATED PER PWSD SPECIFICATIONS. CHLORINATION OF FINISHED PIPELINE COMPLETED BEFORE HYDROSTATIC TESTING.
- HYDROSTATIC TESTING: ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF THE PWSD SPECIFICATIONS UP TO MINIMUM OF 150 PSI IN THE PRESENCE OF A PWSD INSPECTOR/ENGINEER.

**PARKER WATER AND SANITATION DISTRICT
SANITARY SEWER SYSTEM NOTES**

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
- 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 LINES SHALL BE INSTALLED 5.0 FEET SOUTH OR WEST OF STREET CENTERLINE, UNLESS OTHERWISE SHOWN ON PLANS. SEWER LINES SHALL BE 10.00 FEET FROM WATER LINES EXCEPT WHEN CROSSING EACH OTHER. SEWER LINES WHICH CROSS LESS THAN 1.50 FEET VERTICALLY FROM THE WATER MAIN SHALL BE ENCASED IN CONCRETE AS PER PWSD SPECIFICATIONS. USE RUBBER GASKETS FOR PVC ENCASEMENT.
- SEWER RIM ELEVATIONS SHOWN ARE APPROPRIATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. RING AND COVER SHALL BE SET IN CENTERED CONCRETE RINGS WITH RIM-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. ALL MANHOLES SHALL HAVE SHAPED INVERTS.
- 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.
- THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSD AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSD SPECIFICATION MANUAL.
- ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE PWSD STANDARDS AND SPECIFICATIONS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
- PRIOR TO STARTING WORK WHERE SEWER MAIN IS TO BE CONNECTED TO EXISTING PWSD 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 PROBATIONARY ACCEPTANCE BY PWSD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN INSTRUCTED BY THE DISTRICT.
- PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH, THE CONTRACTOR SHALL JET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMP OUT AT THE PLUGGED MANHOLE.

LEGEND



ABBREVIATIONS

ASSY	ASSEMBLY
BP	BOTTOM OF PIPE
ESMT	EASEMENT
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
PR	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
TP	TOP OF PIPE
W/	WITH



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

DATE	DESCRIPTION	REVISIONS
04/15/22	RESUBMITTAL	
11/01/18	SIXTH SUBMITTAL	
08/31/18	FOURTH SUBMITTAL	
05/25/18	THIRD SUBMITTAL	
03/19/18	PWSD SUBMITTAL	
02/28/18	SECOND SUBMITTAL	
10/24/17	INITIAL SUBMITTAL	

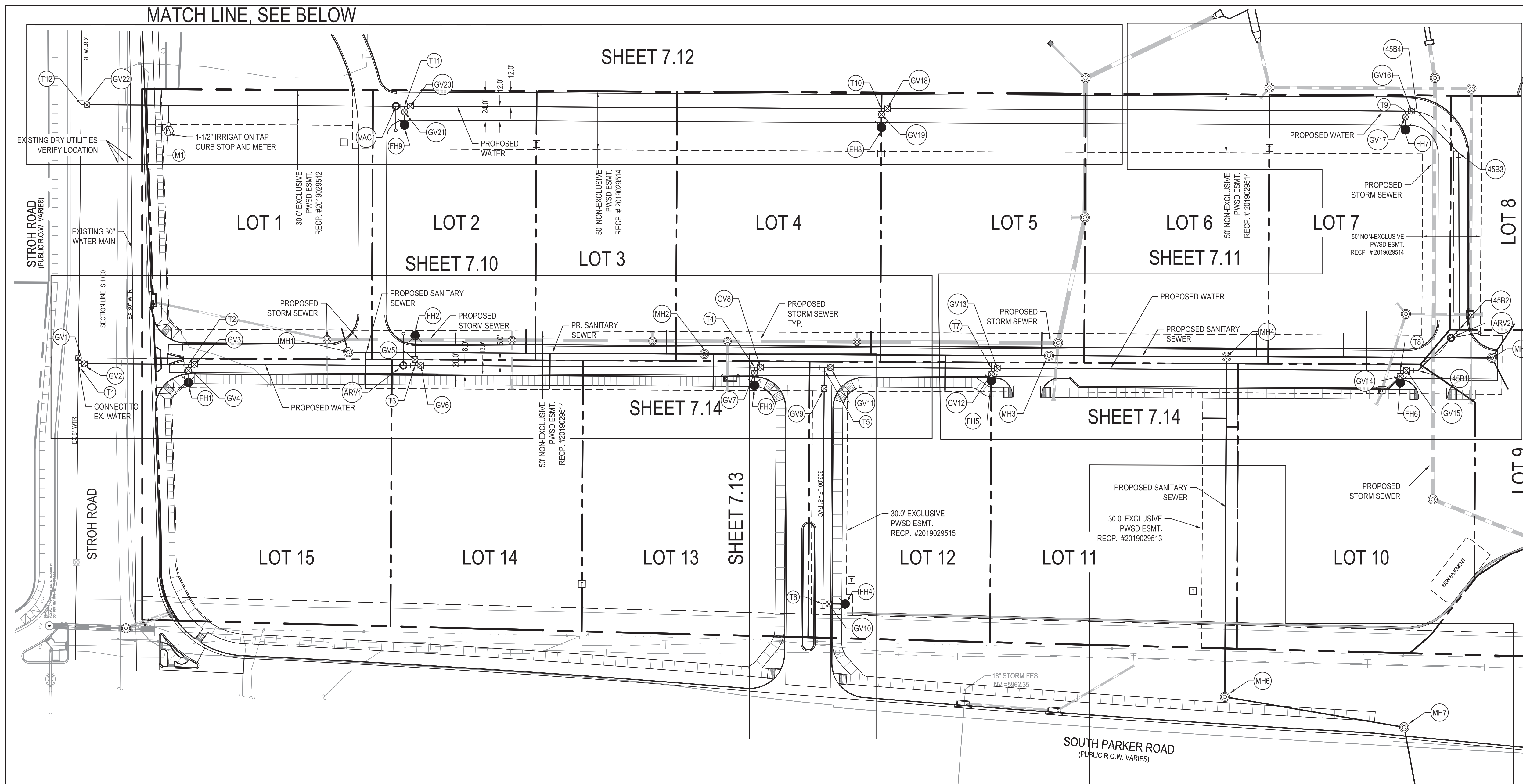
WATER AND SANITARY NOTES

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET
C7.01



LEGEND

- PROPERTY LINE
- LOT LINE
- PROPOSED EASEMENT / SETBACK
- EXISTING RIGHT-OF-WAY
- PROPOSED SAWCUT LINE
- PROPOSED CURB
- PROPOSED FLOW LINE
- PROPOSED PAN/LIP
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED WATERLINE
- EXISTING WATERLINE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED WATERLINE BEND *
- PROPOSED WATERLINE TEE / CROSS *
- PROPOSED WATERLINE PLUG & CAP *
- PROPOSED GATE VALVE *
- PROPOSED WATER METER *
- PROPOSED FIRE HYDRANT *
- EXISTING / PROPOSED SANITARY MANHOLE *
- EXISTING / PROPOSED CLEAN OUT *
- UNDERGROUND UTILITY CROSSING

ABBREVIATIONS

ARV	AIR RELEASE VALVE
ASSY	ASSEMBLY
BP	BOTTOM OF PIPE
ESMT	EASEMENTS
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	AIR/VAC VALVE
WTH	WITH
45B	45° BEND

- ### UTILITY NOTES
- ALL UTILITY CONSTRUCTION SHALL CONFORM TO PARKER WATER AND SANITATION DISTRICT AND CRITERIA REFERENCE. LOCAL AGENCY INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS.
 - NOMINAL DEPTH OF WATER MAIN SHALL BE 4.5' FROM FINISHED GRADE TO TOP OF PIPE.
 - 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.
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES SHOWN ON THIS PLAN 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.
 - SAWCUT 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.
 - 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.
 - EXISTING UTILITY SURFACE APPURTENANCES SHALL BE RAISED TO FINISHED GRADE. THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE LIDS, VALVE COVERS.

TOWN NOTE

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 TOWN 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.

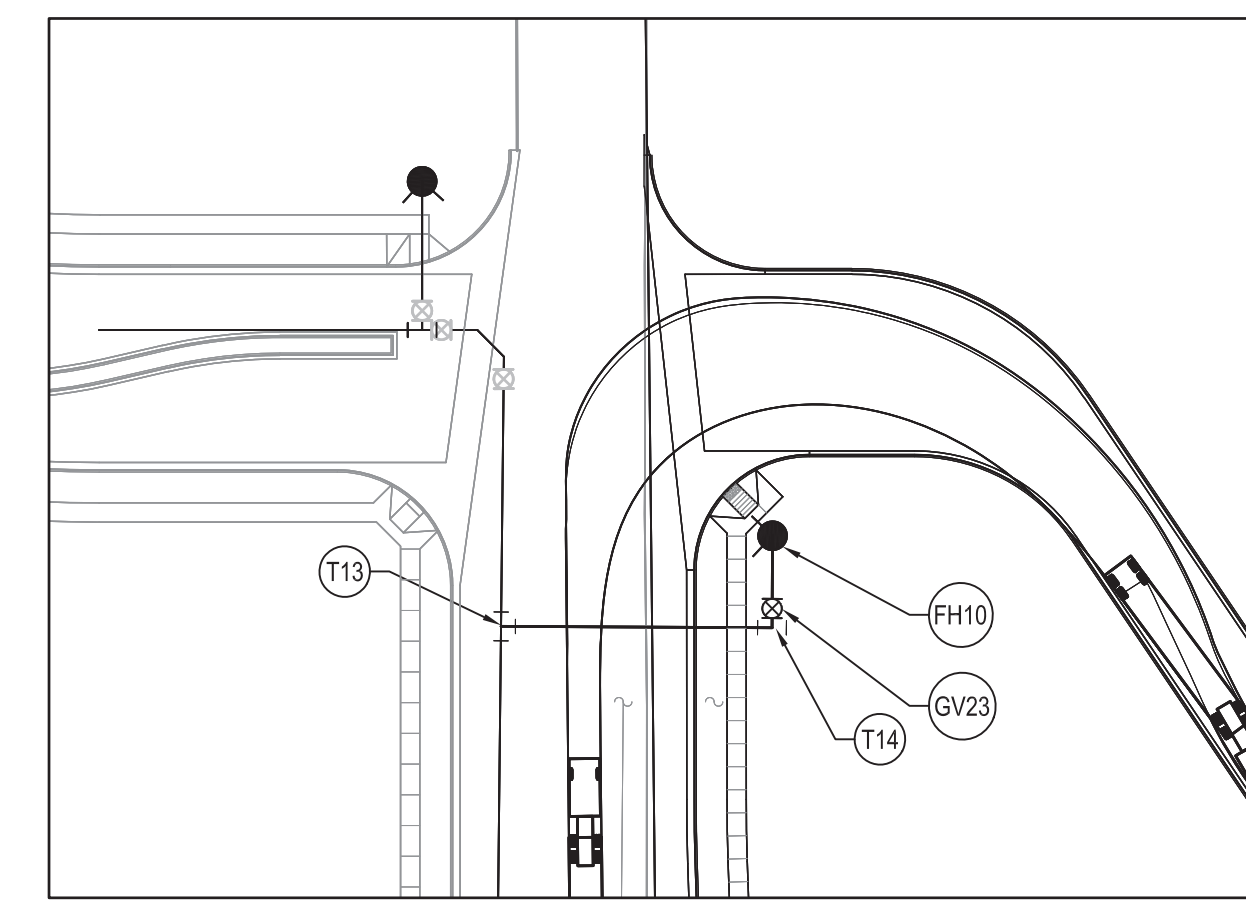
[Signature] 05/11/2022
 FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

(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.

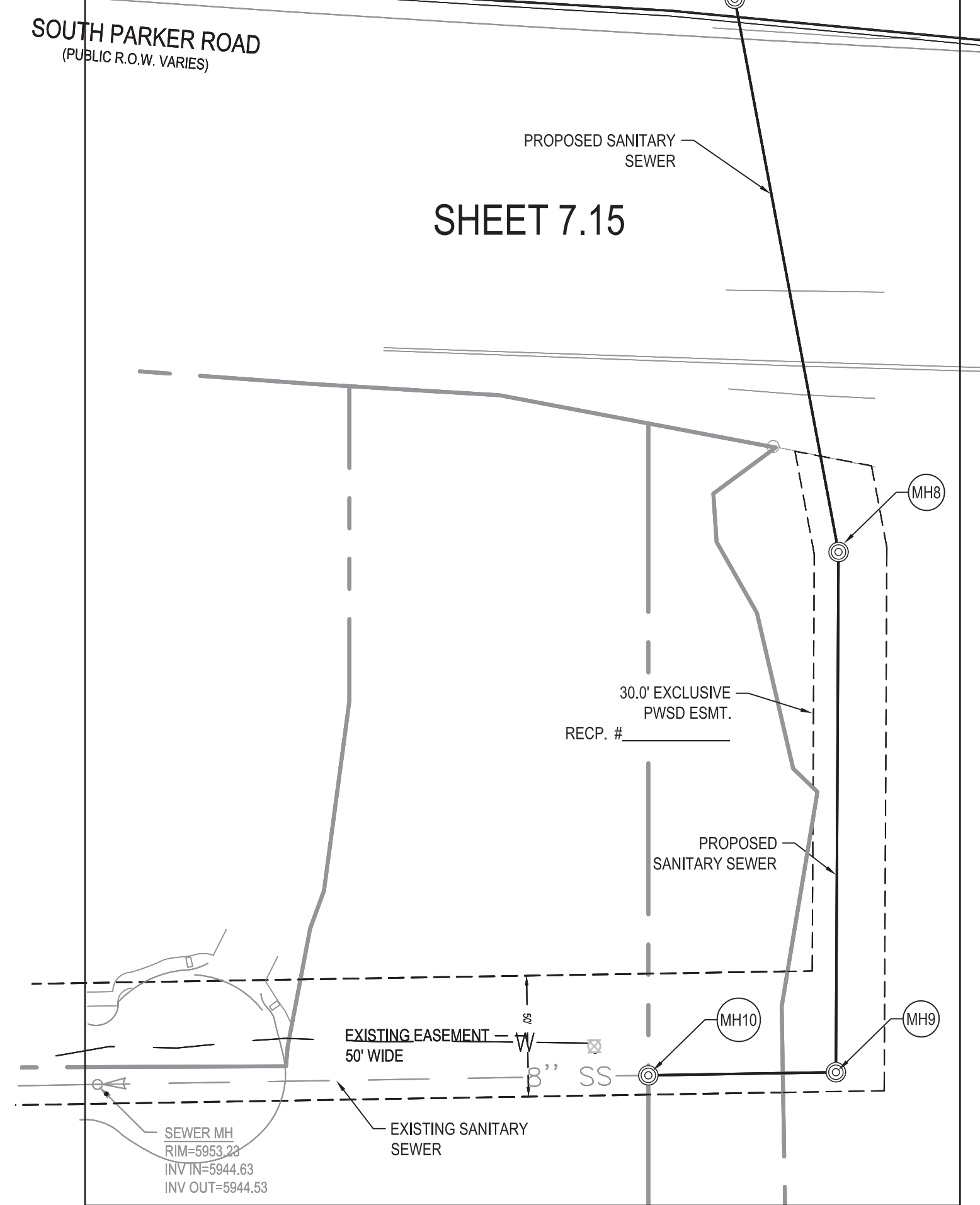
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



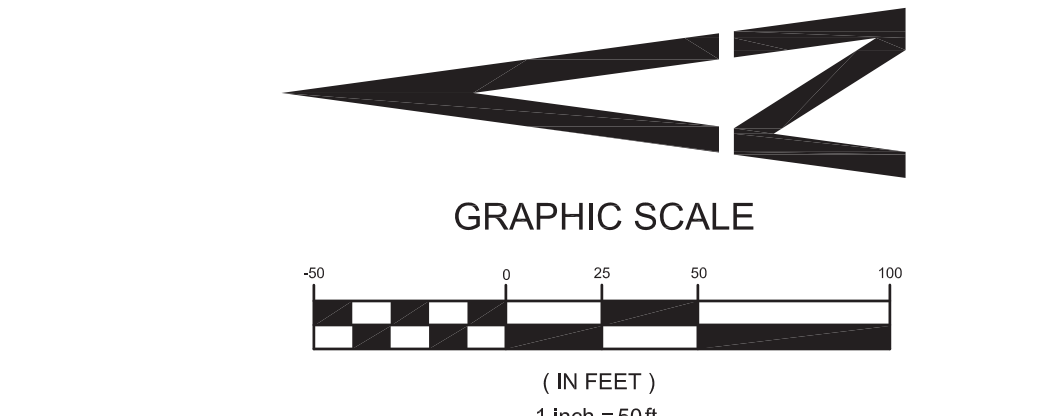
MATCH LINE, SEE ABOVE

CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CAUTION: NOTICE TO CONTRACTOR THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



SEWER MH
 RIM=5953.28
 INV=5944.83
 INV OUT=5944.53



BENCHMARK
 BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT TT15A - 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US HIGHWAY 83) ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

PERCEPTION DESIGN GROUP, INC.
 6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80120 303.259.8688
 WWW.PERCEPTIONDESIGNGROUP.COM

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

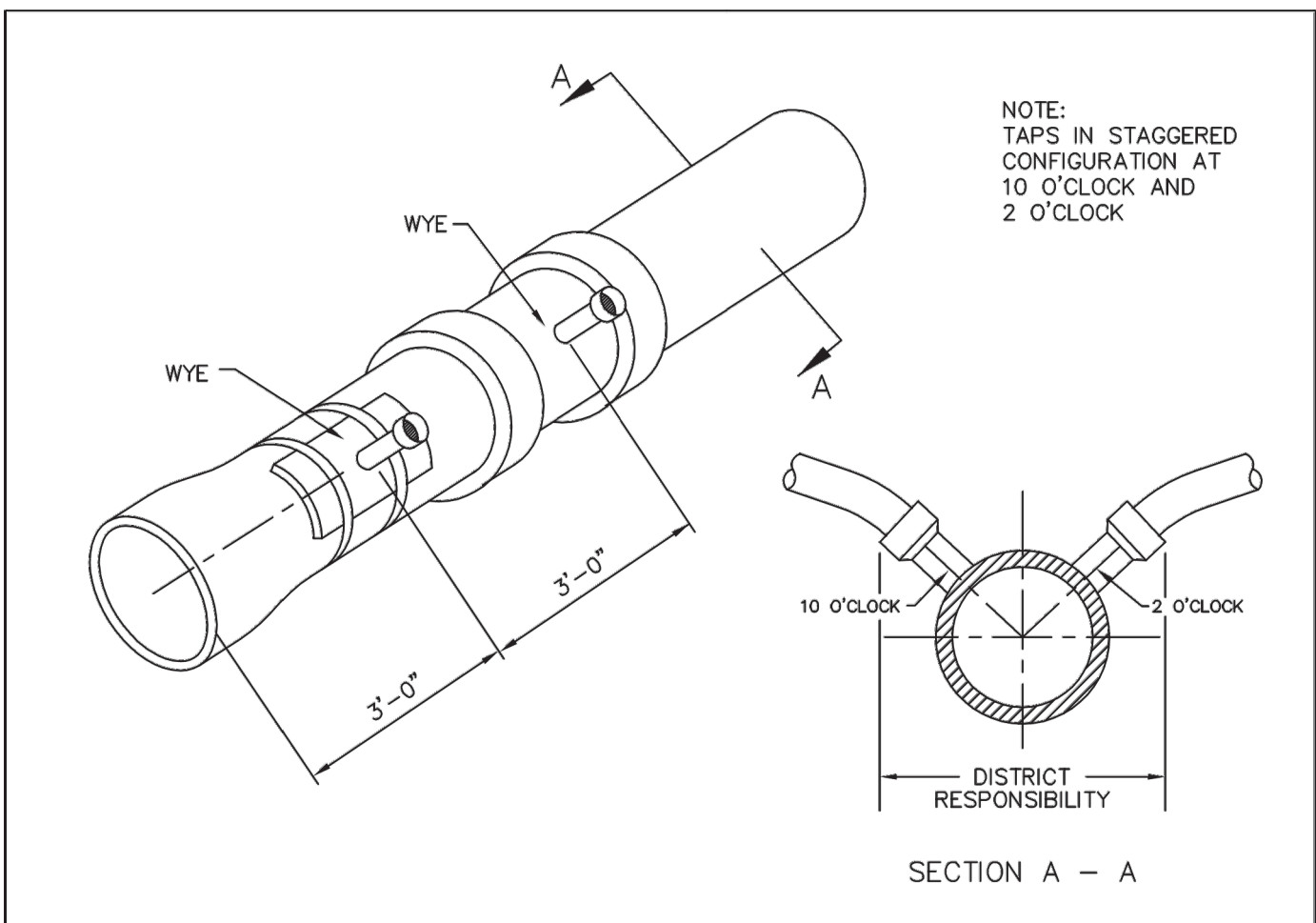
NO.	DATE	DESCRIPTION
04/15/22	RESUBMITTAL	
11/01/18	SIXTH SUBMITTAL	
08/31/18	FOURTH SUBMITTAL	
05/25/18	THIRD SUBMITTAL	
03/19/18	PWSD SUBMITTAL	
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10/24/17	INITIAL SUBMITTAL	

OVERALL UTILITY PLAN

PARKER POINT
 LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINT FILING NO. 1
 SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
 PARKER, COLORADO

design by: JWD
 approved by: JWD
 project no.: 2015-015
 date: 10/01/17

SHEET
C7.09

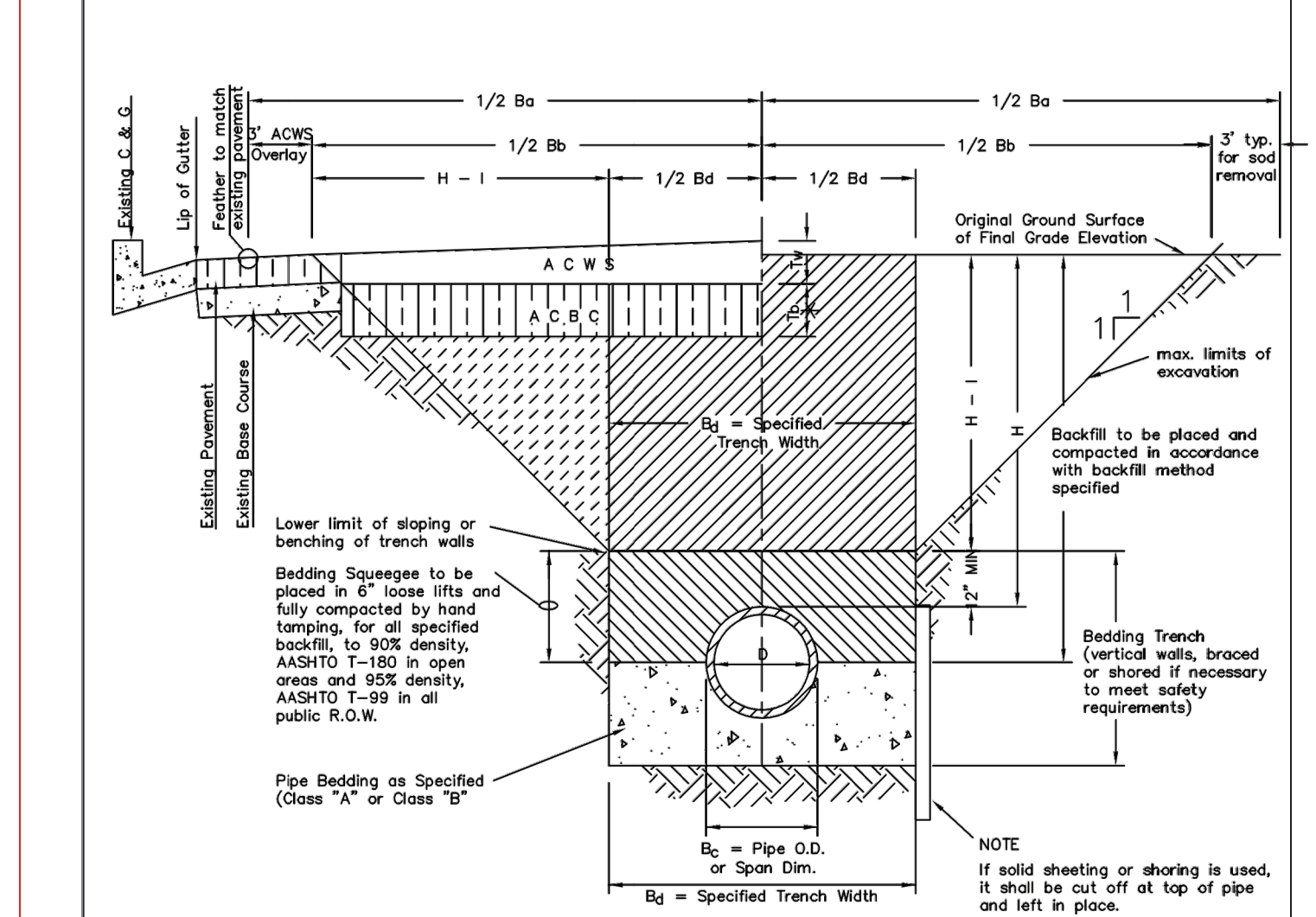


Sewer service connections shall be positioned at either the 2 o'clock or the 10 o'clock position on the circumference of the sewer main. On new installations, tee or wye fittings shall be used. When tapping into existing sewer main, a saddle connection and approved coring method shall be used. The minimum distance between service connections made along the pipe shall be 3 feet. The minimum distance from either the bell or spigot end of a pipe shall be 3 feet. The minimum distance from the center of a manhole to a service connection shall be either 7 feet or the transition point from the manhole trench to the normal pipe trench, whichever is greater. A maximum of 4 sewer service connections shall be allowed per 20 foot length of pipe. In all cases, a specific soils investigation should be conducted to assure that the external loading will be within allowable limits regardless of the number of taps involved.

DOMESTIC SEWER TAPPING DETAIL

PARKER WATER & SANITATION DISTRICT	
DOMESTIC SEWER TAPPING DETAIL	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	4/01 1/08 1/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION



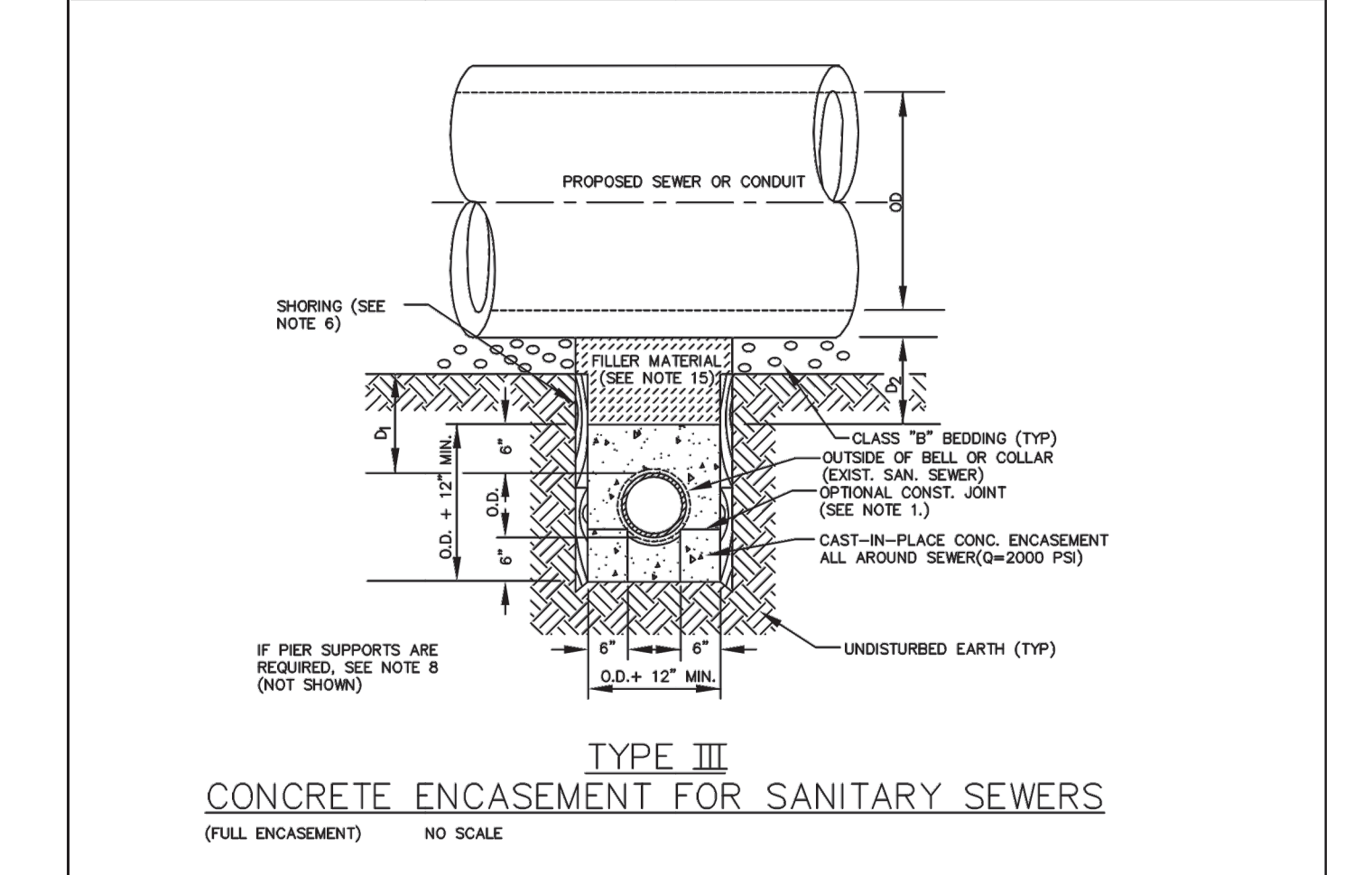
- T_b = Thickness of Asphaltic Concrete Base Course (A C B C)
 T_w = Thickness of Asphaltic Concrete Wearing Surface (A C W S)
 T_o = Total Asphalt Thickness ($T_b + T_w$)
 B_c = Outside Pipe or Conduit Span Dimension
 B_g = Specified Bedding Trench Width and Max Bedding Trench Width at a point 12" above Top of Pipe (See Note 2)
 B_p = Max. Pay Width of Asphaltic Concrete Base Course (or Asphaltic Concrete Cold Mix) (See Note 3)
 B_s = Max. Pay Width of Asphaltic Concrete Wearing Surface or Sod Replacement. (See Note 3)
 H = Depth of Surface to Top of Pipe
 $H-1$ = Depth from Surface to 1 ft. above Top of Pipe

STREET WIDTH	ASPHALTIC BASE COURSE (T_b)	ASPHALTIC WEARING SURFACE (T_w)	TOTAL THICKNESS (T_o)
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 S4.1

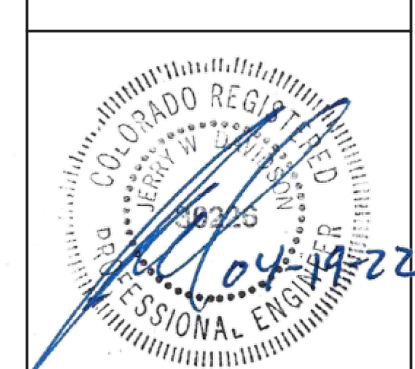
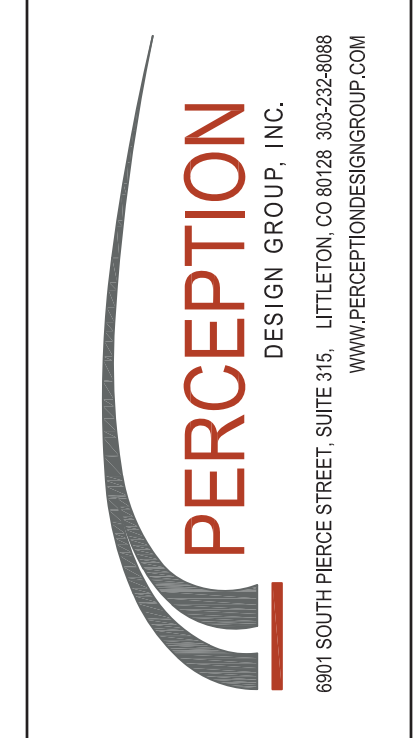


- GENERAL NOTES FOR TYPE III & III ENCASEMENT
- CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING. IF OPTIONAL CONSTRUCTION JOINT IS USED & BOTTOM HALF OF ENCASEMENT IS POURED SEPARATELY, A ONE INCH LAYER OF SAND OR MORTAR SHALL BE PLACED BETWEEN BOTTOM OF SANITARY SEWER AND TOP OF CONCRETE.
 - LENGTH OF ENCASEMENT FOR:
 - TYPE I & TYPE III ENCASEMENT SHALL EXTEND FULL TRENCH WIDTH EXCAVATED FOR PROPOSED SEWER OR CONDUIT.
 - TYPE II ENCASEMENT SHALL EXTEND AT LEAST 10 FEET EACH SIDE OF WATER MAIN.
 - UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, TYPE III & III ENCASEMENTS NEED NOT BE REINFORCED. REINFORCEMENT, IF REQUIRED, TO BE SPECIFIED AND DETAILED SEPARATELY ON PLAN & PROFILE DRAWINGS.
 - TYPE I, II OR III ENCASEMENTS ARE REQUIRED UNDER FOLLOWING CONDITIONS:
 - TYPE I OR TYPE III IF $D_o \leq 18"$ ($D_o \leq 12"$) EXCEPT FOR SANITARY SEWER CROSSING OVER OR UNDER WATER MAINS.
 - TYPE II IS REQUIRED FOR SANITARY SEWERS CROSSING UNDER WATER MAINS, WATER MAINS AND $D_o \leq 24"$ ($D_o \leq 18"$).
 - TYPE III IS REQUIRED FOR SANITARY SEWERS CROSSING OVER TOP OF WATER MAINS, REGARDLESS OF DIMENSION T_o .
 - EXCEPT FOR UNUSUAL CIRCUMSTANCES, WATER MAIN CROSSINGS, OR WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, TYPE I ENCASEMENT WILL NORMALLY BE SATISFACTORY.
 - IF THE SANITARY SEWER IS REPLACED OR CONSTRUCTED OF DUCTILE IRON PIPE (AWWA C-150 OR C-151), CONCRETE ENCASEMENT MAY NOT BE REQUIRED.
 - FILLER MATERIAL BETWEEN CONDUITS TO BE:
 - APPROVED COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC.
 - COMPACTED CLASS "B" BEDDING IF D_o & $D_o > 6"$ ($D_o > 6"$ FOR TYPE IIb ENCASEMENT POUR CONCRETE ON UNDISTURBED SOIL).
 - SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASEMENT.
 - THESE ENCASEMENT DETAILS MAY ALSO BE APPLICABLE FOR CONDUITS OTHER THAN STORM OR SANITARY SEWER INSTALLATIONS.
 - IN CERTAIN SITUATIONS WHERE CONDUIT DIAMETER "D" IS EXTREMELY LARGE, PIER SUPPORTS ON EACH SIDE OF SANITARY SEWER MAY ALSO BE REQUIRED. IF REQUIRED, SUPPORTS SHALL BE SPECIFIED AND DETAILED SEPARATELY ON PLAN AND PROFILE DRAWINGS.
 - CONCRETE ENCASED PIPING SHALL BE LINED WITH FELT LAYER.

PARKER WATER & SANITATION DISTRICT	
CONCRETE ENCASEMENT TYPE III	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	5/98 1/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET S4.8



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

DATE	DESCRIPTION
04/15/22	RESUBMITTAL
11/01/18	SIXTH SUBMITTAL
08/31/18	FOURTH SUBMITTAL
05/25/18	THIRD SUBMITTAL
03/19/18	PWSO SUBMITTAL
02/28/18	SECOND SUBMITTAL
10/24/17	INITIAL SUBMITTAL

SANITARY SEWER DETAILS

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET
C7.91

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 SQUEEGEE.
 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 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.
 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
 "W" 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.

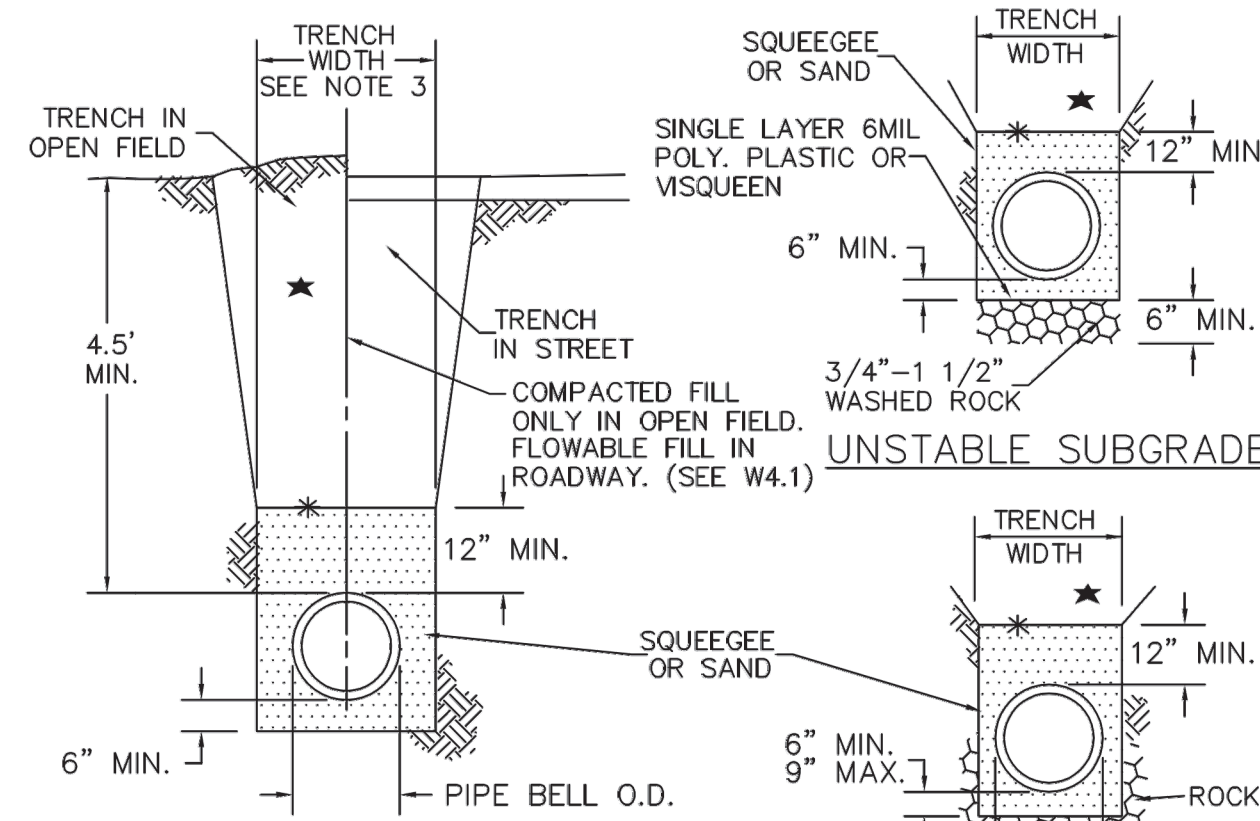
PARKER WATER & SANITATION DISTRICT

DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICES

SCALE: NONE	DATE: 2/98
APPROVED: PVR	1/04 1/16 10/16
DIRECTOR OF ENGINEERING	

SHEET W1.1

2016 REVISION



STANDARD PIPE BEDDING
 * MACHINE COMPACTED TRENCH BACKFILL
 * LIMIT OF SLOPING OR BENCHING OF TRENCH WALLS
 UNDISTURBED GROUND

PIPE BEDDING IN ROCK

NOTES:

1. MIN COVER TO BE BELOW FINAL STREET GRADE. CONSTRUCTION OF WATER MAIN MAY NOT START UNTIL FINAL GRADE WITHIN 1 FOOT.
2. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE PROTECTION OF OTHER UTILITIES AND TO MEET OSHA SAFETY REQUIREMENT.
3. TRENCH WIDTH SHALL NOT BE MORE THAN 16" NOR LESS THAN 12" WIDER THAN THE LARGEST OUTSIDE DIAMETER OF THE PIPE LAID THEREIN (BELL OR COUPLING O.D. IF APPLICABLE). REFER TO SHEET W4.1 FOR DIMENSIONS.

PARKER WATER & SANITATION DISTRICT

BEDDING DETAILS

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

SHEET W4.8

2016 REVISION

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. Bell 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	36-93
No. 20	20-80
No. 30	8-65
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.

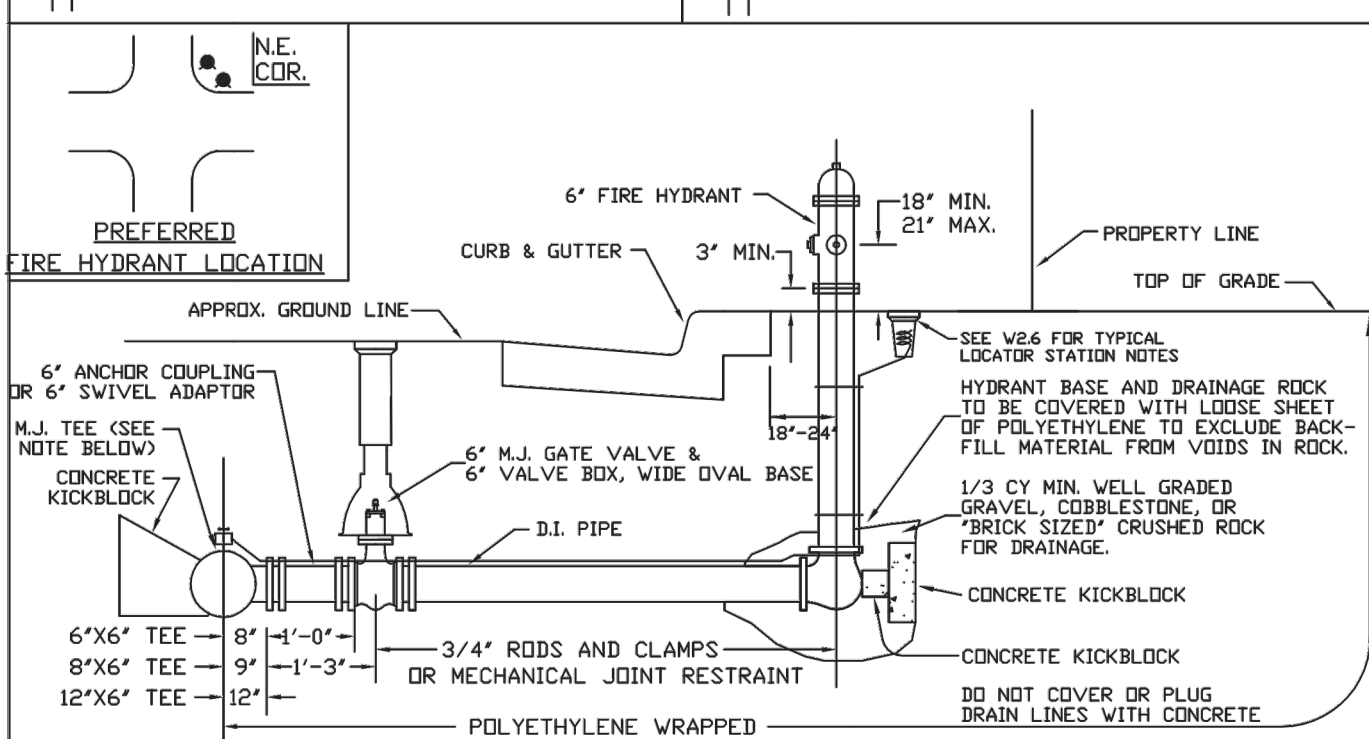
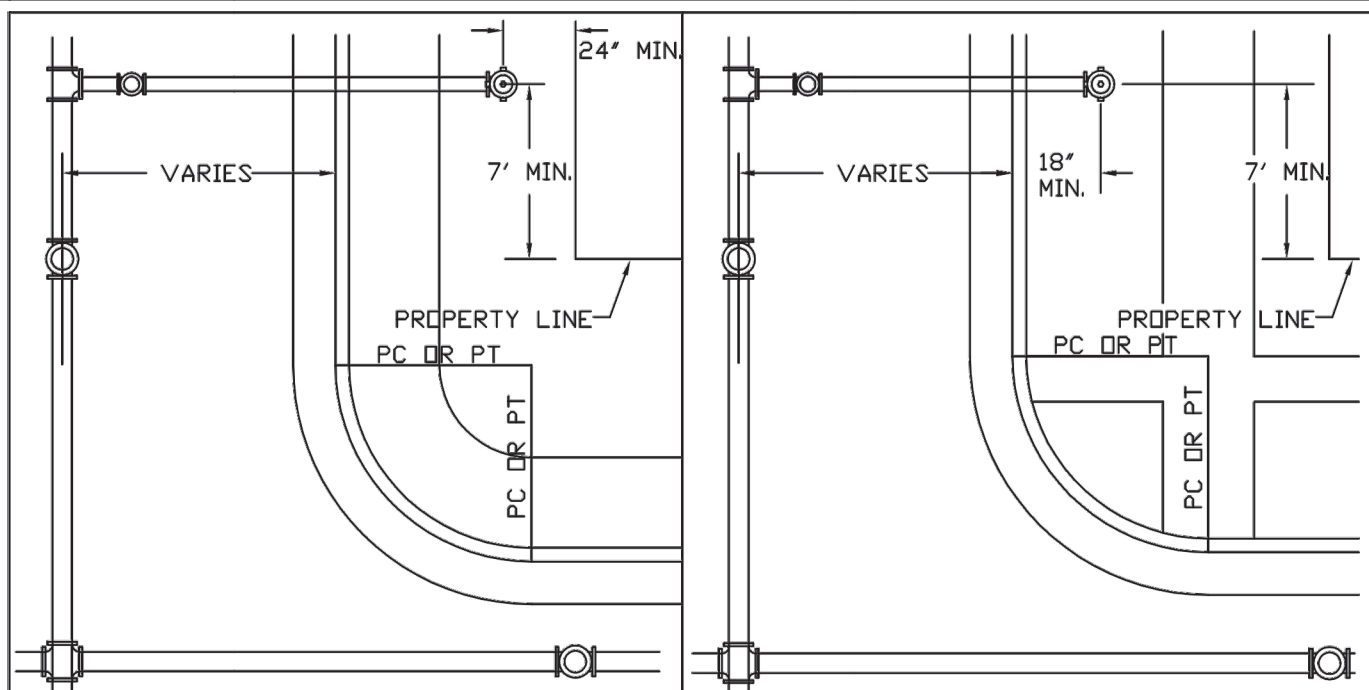
PARKER WATER & SANITATION DISTRICT

PIPE BEDDING

SCALE: NONE	DATE: 2/98
APPROVED: PVR	5/98 2/00 7/18 10/16
DIRECTOR OF ENGINEERING	

SHEET W4.2

2016 REVISION



- NOTES:**
1. ALTERNATE TO THE ABOVE, FASTEN M.J. VALVE DIRECTLY TO A M.J. ANCHOR TEE (ALSO CALLED SWIVEL TEE).
 2. NO HORIZONTAL OR VERTICAL BENDS ARE ALLOWED IN FIRE HYDRANT BRANCH.
 3. NO PORTION OF FIRE HYDRANT MAY
 4. NO PORTION OF FIRE HYDRANT MAY
 5. FIRE HYDRANT EXTENSIONS MAY NOT BE IN THE SIDEWALK AREA.

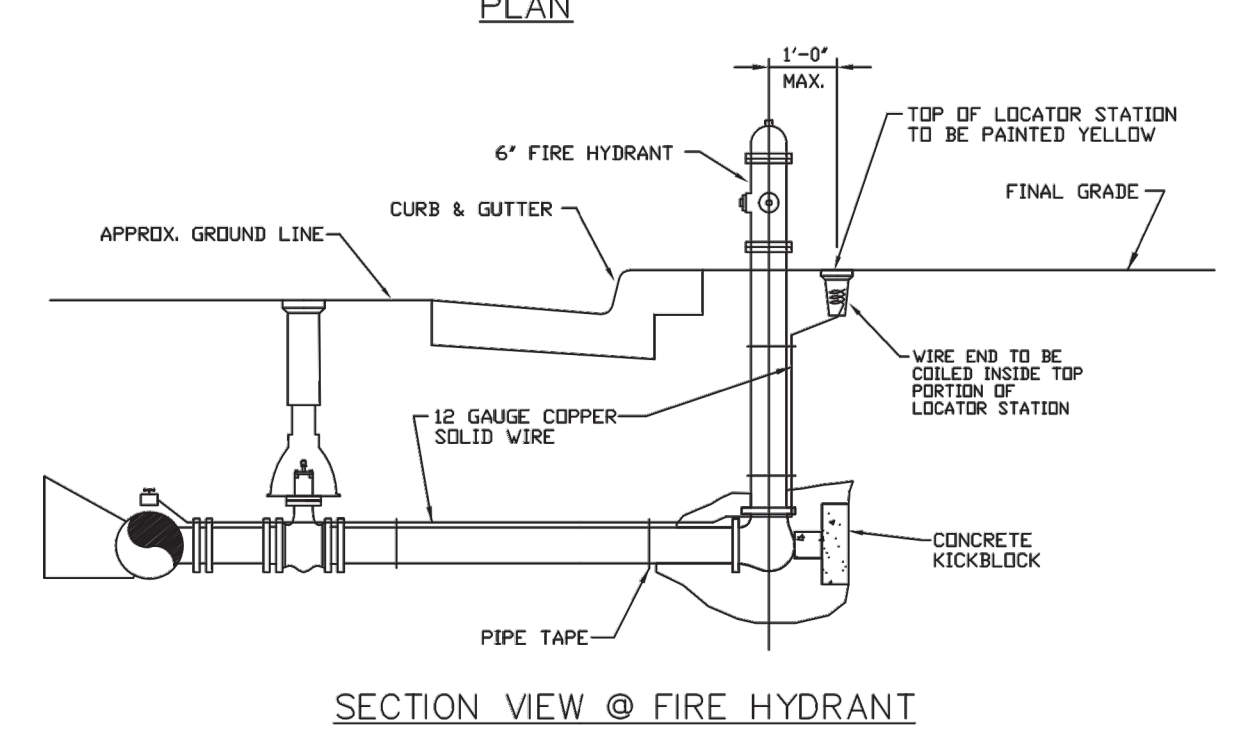
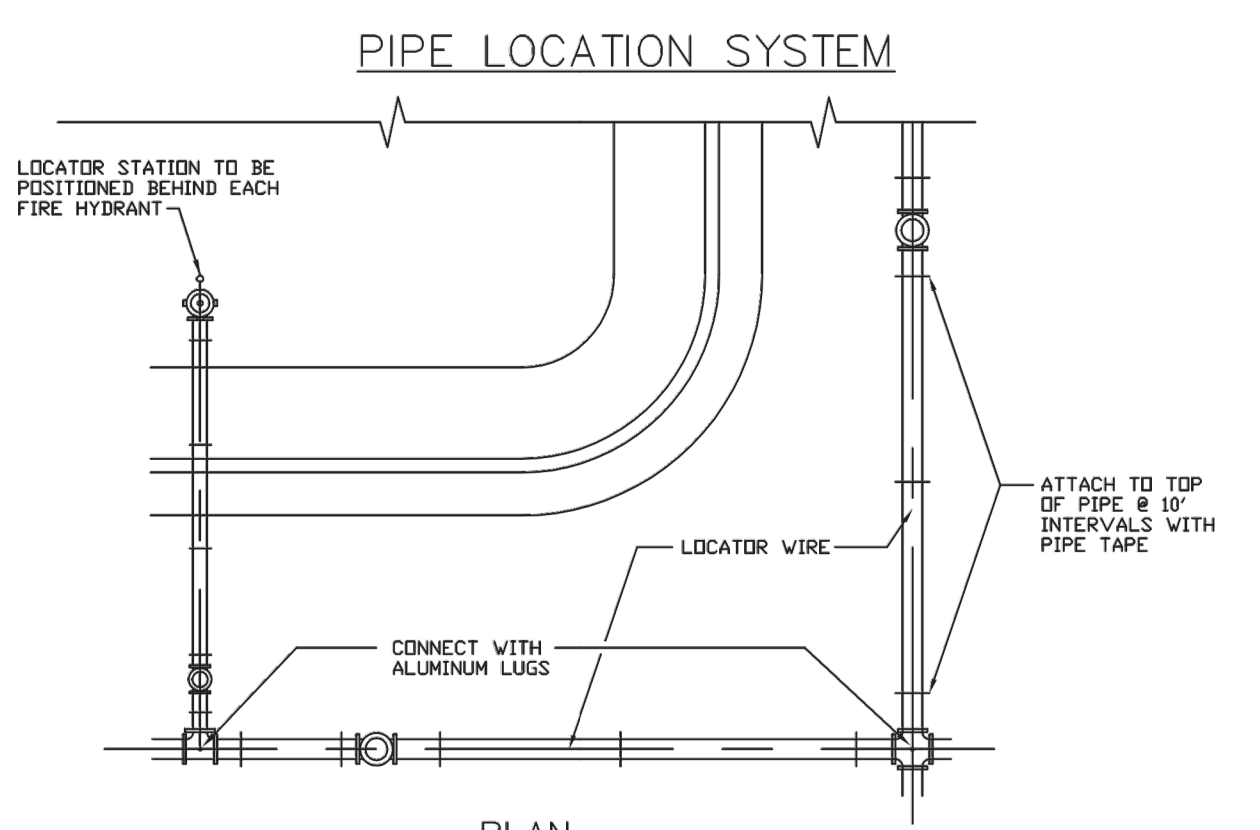
PARKER WATER & SANITATION DISTRICT

FIRE HYDRANTS LOCATION & INSTALLATION

SCALE: NONE	DATE: 2/98
APPROVED: PVR	4/01 10/16 01/02 12/07 1/16
DIRECTOR OF ENGINEERING	

SHEET W2.5

2016 REVISION



- NOTES:**
1. FOR USE ON ALL DUCTILE IRON AND PVC WATER MAINS.
 2. LOCATOR STATION POSITION MAY BE MODIFIED AT THE DIRECTION OF THE DISTRICT ENGINEER.
 3. A CONTINUITY TEST WILL BE REQUIRED PRIOR TO PROBABILITARY ACCEPTANCE.

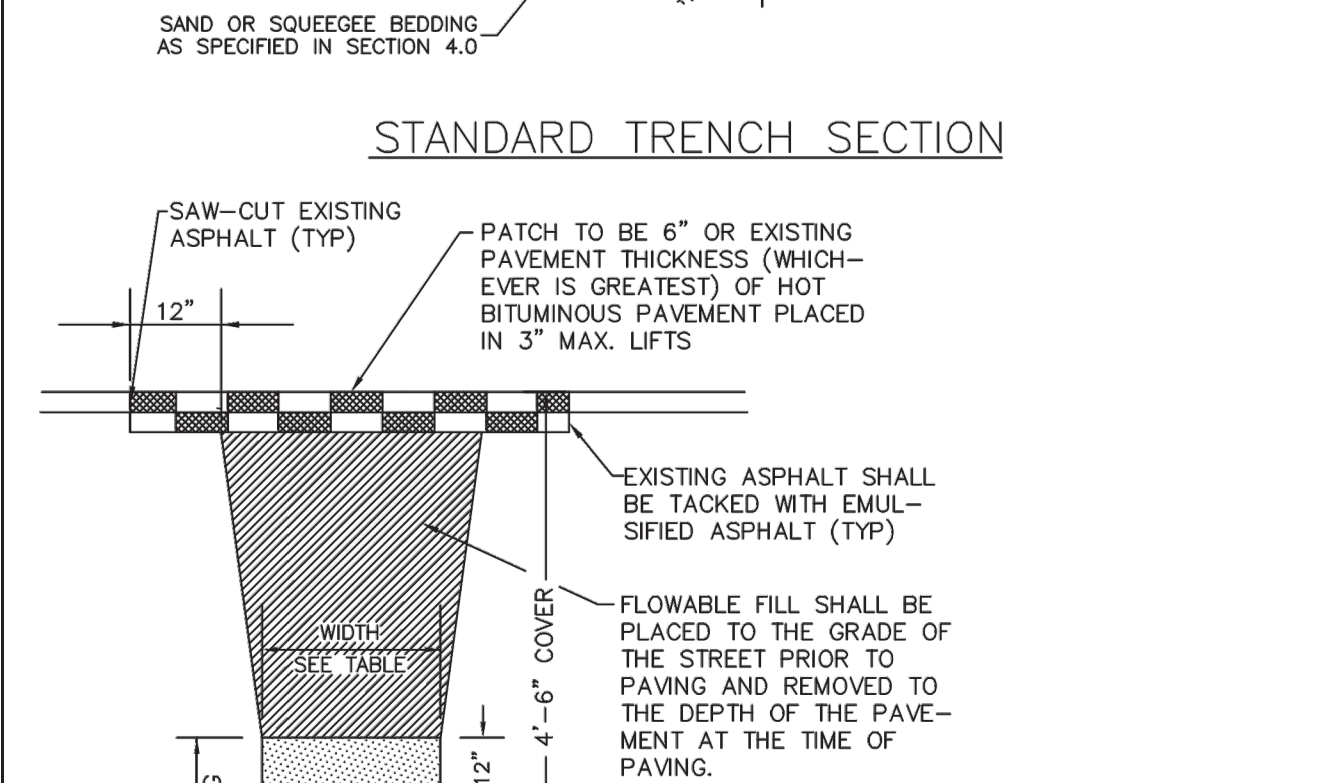
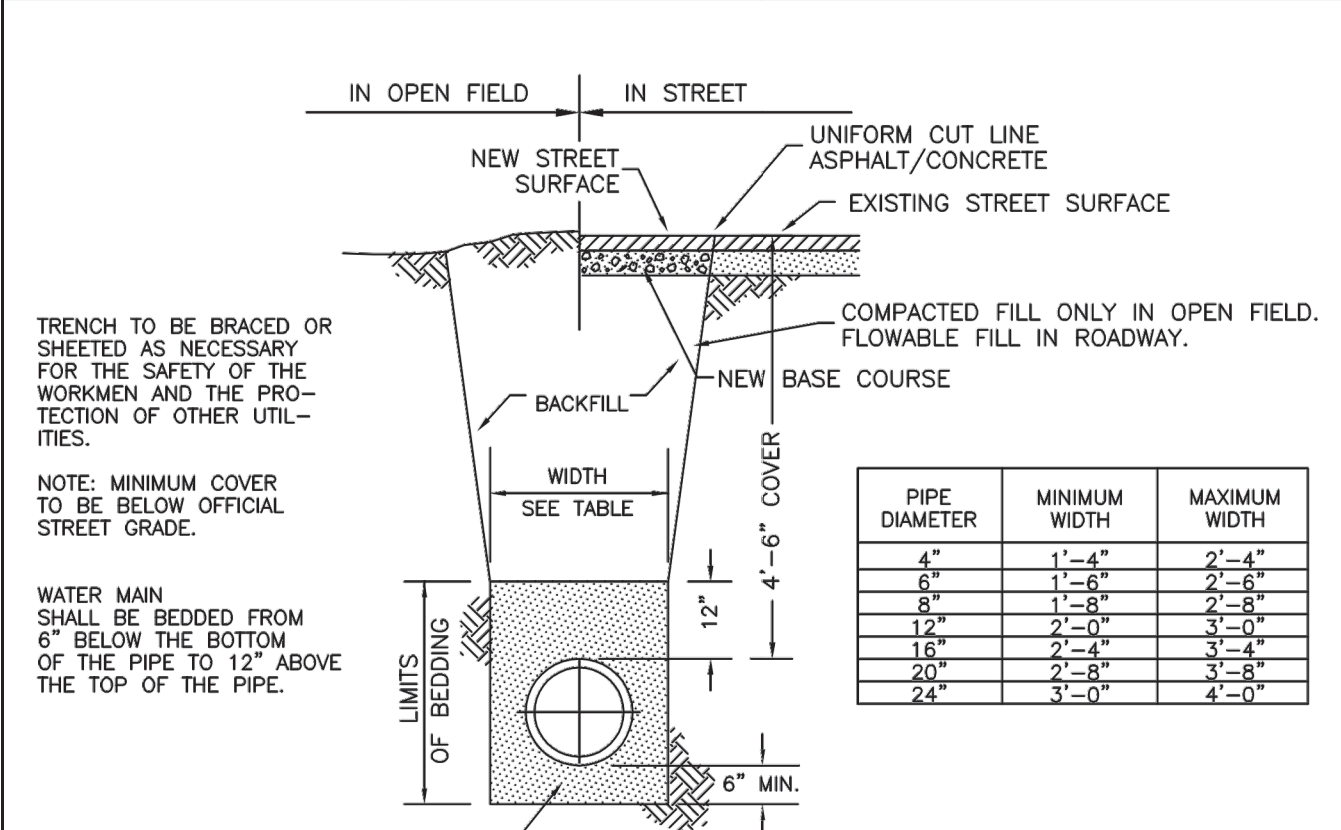
PARKER WATER & SANITATION DISTRICT

LOCATOR WIRE DETAILS

SCALE: NONE	DATE: 2/98
APPROVED: PVR	4/01 01/02 01/16 10/16
DIRECTOR OF ENGINEERING	

SHEET W2.6

2016 REVISION



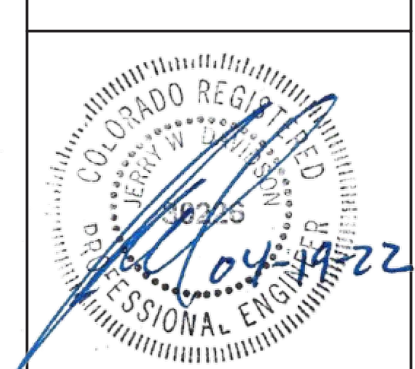
PARKER WATER & SANITATION DISTRICT

TYPICAL TRENCH SECTION PIPE PROTECTION

SCALE: NONE	DATE: 2/98
APPROVED: PVR	1/98 10/78
DIRECTOR OF ENGINEERING	

SHEET W4.1

2016 REVISION



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

DATE	DESCRIPTION
04/15/22	RESUBMITTAL
11/01/18	SIXTH SUBMITTAL
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03/19/18	PWSO SUBMITTAL
02/28/18	SECOND SUBMITTAL
10/24/17	INITIAL SUBMITTAL

WATER DETAILS

PARKER POINT
 LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINT FILING NO. 1
 SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
 PARKER, COLORADO

design by: JWD
 approved by: JWD
 project no.: 2015-015

date: 10/01/17

SHEET
C7.92

11-1/4", 22-1/2", 45° & 90° BENDS

DEAD END

TEE

TYPICAL CROSS SECTION

SIZE OF PIPE	BENDS				TEE OR DEAD END
	11-1/4"	22-1/2"	45°	90°	
4"	1.00	1.00	1.00	1.80	1.50
6"	1.00	1.25	2.25	4.00	3.00
8"	1.00	2.00	4.00	7.50	5.25
12"	2.00	4.25	8.25	15.25	11.00
16"	3.50	6.50	12.50	23.00	18.50
20"	5.00	10.00	19.50	35.50	28.00
24"	6.50	13.00	26.00	47.00	33.00

MINIMUM BEARING SURFACE AREA (IN SQUARE FEET)

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

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
P	4"	2	2	11.12	9.5	7.00	0.88
V	6"	6	3	13.37	11.75	9.15	1.00
C	8"	6	4	15.62	14.00	11.20	1.00
	10"	8	6	17.88	16.25	13.30	1.25
D	4"	4	2				
	6"	6	3	11.12	9.5	7.00	0.88
I	8"	6	4	13.37	11.75	9.15	1.00
	10"	8	6	15.62	14.00	11.20	1.00
	12"	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

FIELD INSTALLATION - POLYETHYLENE WRAP

STEP 1

STEP 2

STEP 3

NOTES:

- PLACE TUBE OF POLYETHYLENE MATERIAL ON PIPE PRIOR TO LOWERING IT INTO TRENCH.
- PULL THE TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO PIPE AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH TAPE TO HOLD THE PLASTIC TUBE IN PLACE.
- OVERLAP FIRST TUBE WITH ADJACENT TUBE AND SECURE WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE SHALL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED ON TOP OF PIPE AND TAPED IN PLACE.

**PARKER WATER & SANITATION DISTRICT
POLYETHYLENE WRAP**

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

2016 REVISION SHEET W4.11

LENGTH OF TIED PIPE

PIPE SIZE	4"		6"		8"		12"		16"		20"		24"	
	D	L	D	L	D	L	D	L	D	L	D	L	D	L
TEE OR VALVE	3/4"	6.0'	3/4"	13.0'	3/4"	20.0'	3/4"	40.0'	3/4"	60.0'	3/4"	80.0'	3/4"	165.0'
90° BEND	3/4"	6.0'	3/4"	13.0'	3/4"	20.0'	3/4"	40.0'	3/4"	60.0'	3/4"	80.0'	3/4"	165.0'
45° BEND	3/4"	2.0'	3/4"	4.0'	3/4"	6.0'	3/4"	11.0'	3/4"	18.0'	3/4"	24.0'	3/4"	45.0'
22-1/2° BEND	3/4"	1.0'	3/4"	2.0'	3/4"	3.0'	3/4"	5.0'	3/4"	8.0'	3/4"	12.0'	3/4"	12.0'
11-1/4° BEND	3/4"	0.0'	3/4"	0.0'	3/4"	1.0'	3/4"	1.0'	3/4"	1.0'	3/4"	2.0'	3/4"	3.0'

NOTES:

- LENGTH OF TIED PIPE MEASURED EACH WAY FROM VALVES AND BENDS.
- CLAMPS AND RODS NOT ALLOWED FOR 24" AND LARGER PIPES.
- D = DIAMETER, L = LENGTH, G = GRADE, M.S. = MILD STEEL, H.S. = HIGH STRENGTH
- MINIMUM 4.5" GROUND COVER REQUIRED.
- BASED ON 150 PSI INTERNAL PRESSURE.
- M.S. MEANS MILD STEEL ROD A.S.T.M. STANDARD DESIGNATION A-36.
- H.S. MEANS HIGH STRENGTH ROD A.S.T.M. STANDARD DESIGNATION A-193 GRADE B-7.
- PIPE SHALL BE HEAVY WALL SECTION.
- SEE THE ROD DETAIL DRAWINGS, ALSO, THE ROD COUPLING DETAILS, CLAMP DETAILS AND SET CLAMP DETAILS.
- LENGTH REFERS TO THE AMOUNT OF PIPE WHICH MUST BE TIED TOGETHER AND IS NOT NECESSARILY THE LENGTH OF THE RODS.
- STAR BOLTS NOT ALLOWED ON PIPE LARGER THAN 16".
- MINIMUM OF 4 RODS REQUIRED ON 16" PIPE IF STAR BOLTS ARE USED.
- TEES ARE TO BE RODDED ON BRANCH ONLY.

**PARKER WATER & SANITATION DISTRICT
LENGTH OF TIED PIPE**

SCALE: NONE DATE: 2/96
APPROVED: 4/01 1/16 10/16
PVR DIRECTOR OF ENGINEERING

2016 REVISION SHEET W3.11

VALVE BOX DETAIL

NOTES:

- ALL C.I. SHALL BE WRAPPED WITH 8 MIL. MIN. THICKNESS POLYETHYLENE.
- VALVE NUT SHALL BE CENTERED.
- VALVE BOX SHALL BE PLUMB.
- 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: 5/98 10/16 6/99 12/07 1/16
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2016 REVISION SHEET W3.10

CONDUIT OR STORM SEWER CROSSING

NOTES:

- LENGTH OF EXTENSION OF PIPE AND HARNESS RODS SHALL BE IN ACCORDANCE WITH THESE ENGINEERING STANDARDS.
- ALL WATER MAINS TWELVE (12") INCHES OR SMALLER, WHICH CROSS UNDER CONDUITS/STORM SEWER SHALL BE DUCTILE IRON OR PVC PER SPECIFICATIONS.
- A BORED CROSSING MAY BE REQUIRED BY THE ENGINEER.
- CONCRETE KICKBLOCKS PER SHEET W3.18.

**PARKER WATER & SANITATION DISTRICT
CONDUIT OR STORM SEWER CROSSING**

SCALE: NONE DATE: 2/96
APPROVED: 5/98 10/16 2/00 12/07 1/16
PVR DIRECTOR OF ENGINEERING

2016 REVISION SHEET W4.6

PERCEPTION DESIGN GROUP, INC.
6971 SOUTH PIERCE STREET SUITE 315, LITTLETON, CO 80120 303.252.8688
WWW.PERCEPTIONDESIGNGROUP.COM

PROFESSIONAL ENGINEER
JERRY W. DAVIDSON, P.E.
02281818

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

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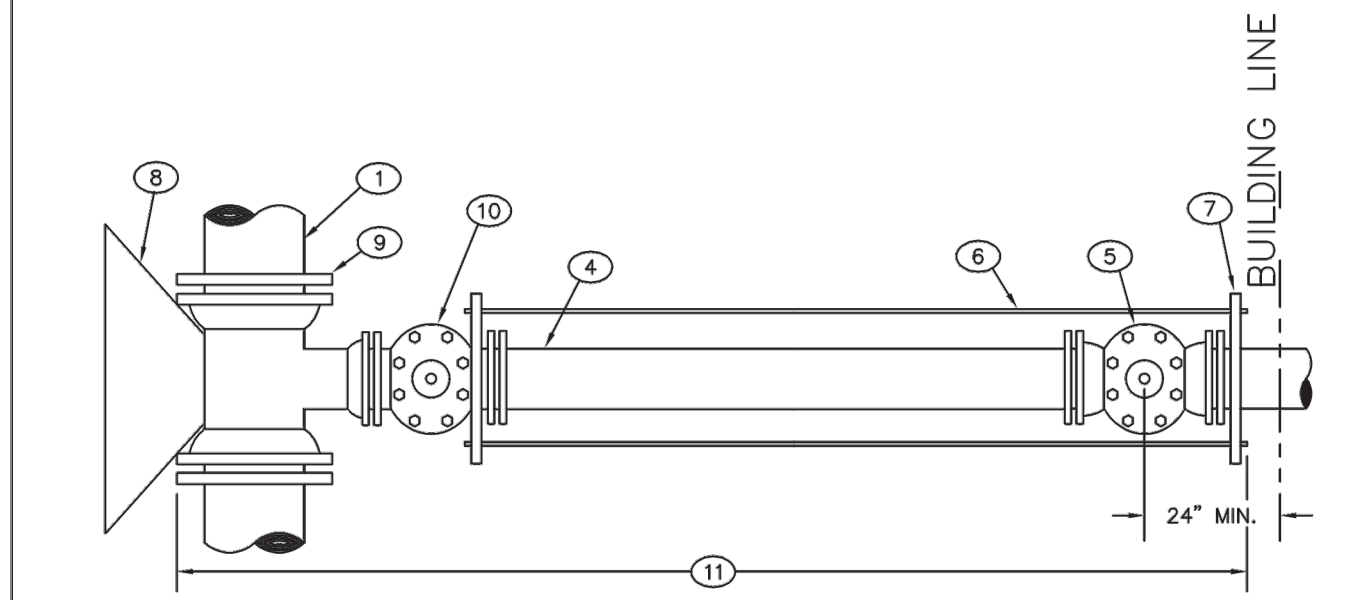
WATER DETAILS

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

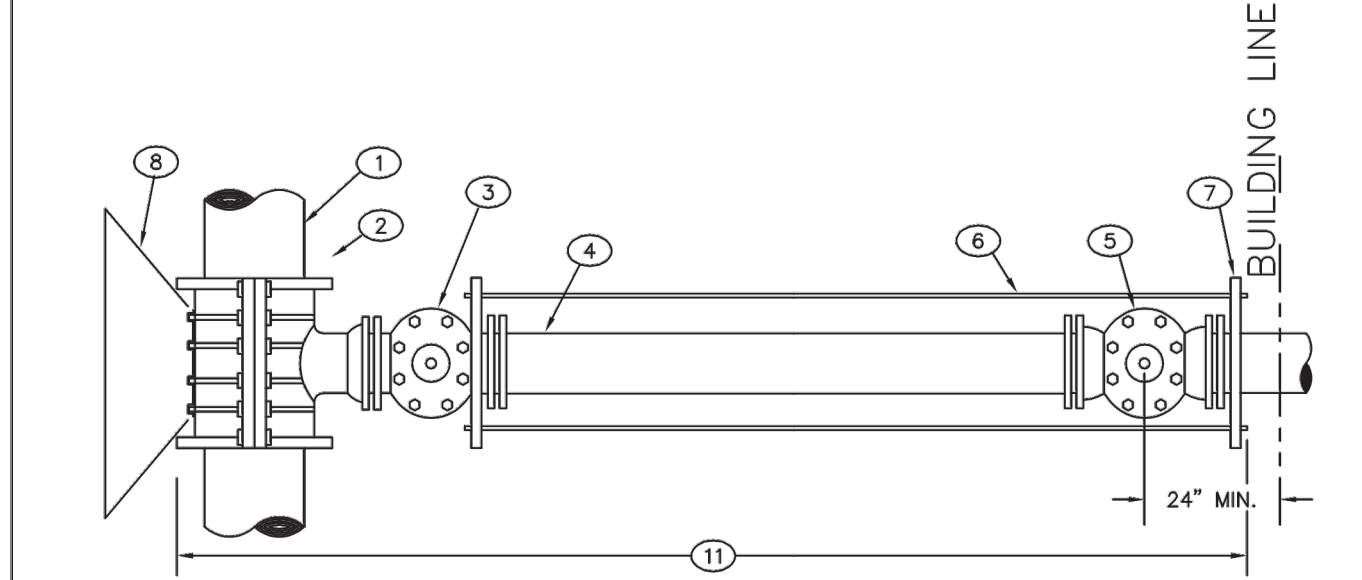
design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET
C7.93



FIRE SPRINKLER OR DOMESTIC CONNECTION WITH MAIN EXTENSION

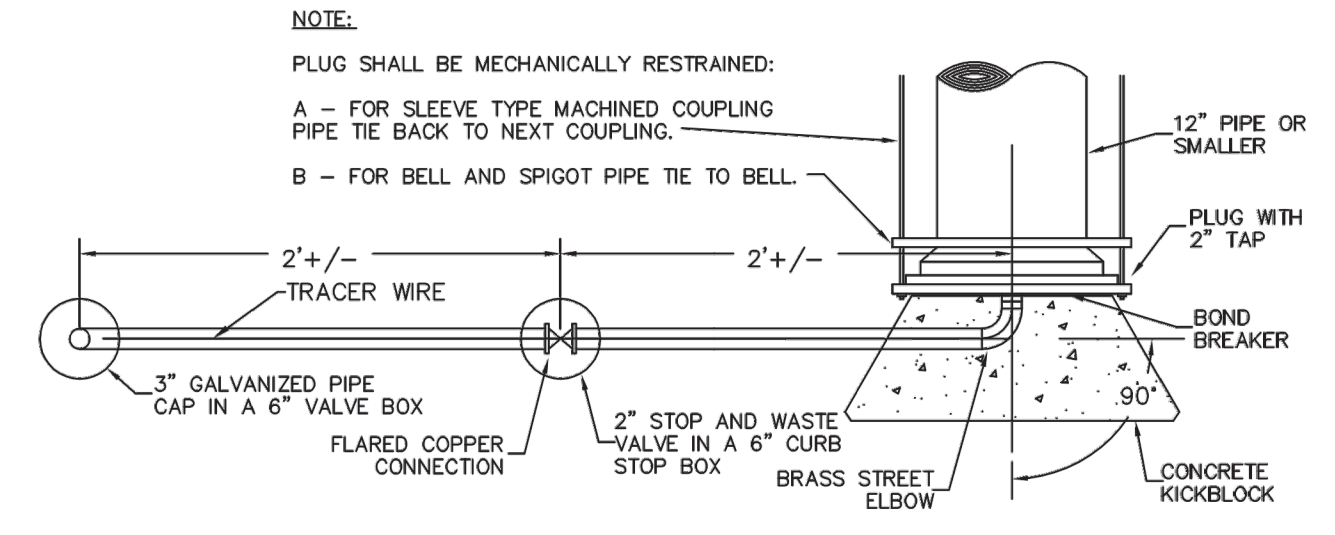


FIRE SPRINKLER OR DOMESTIC CONNECTION

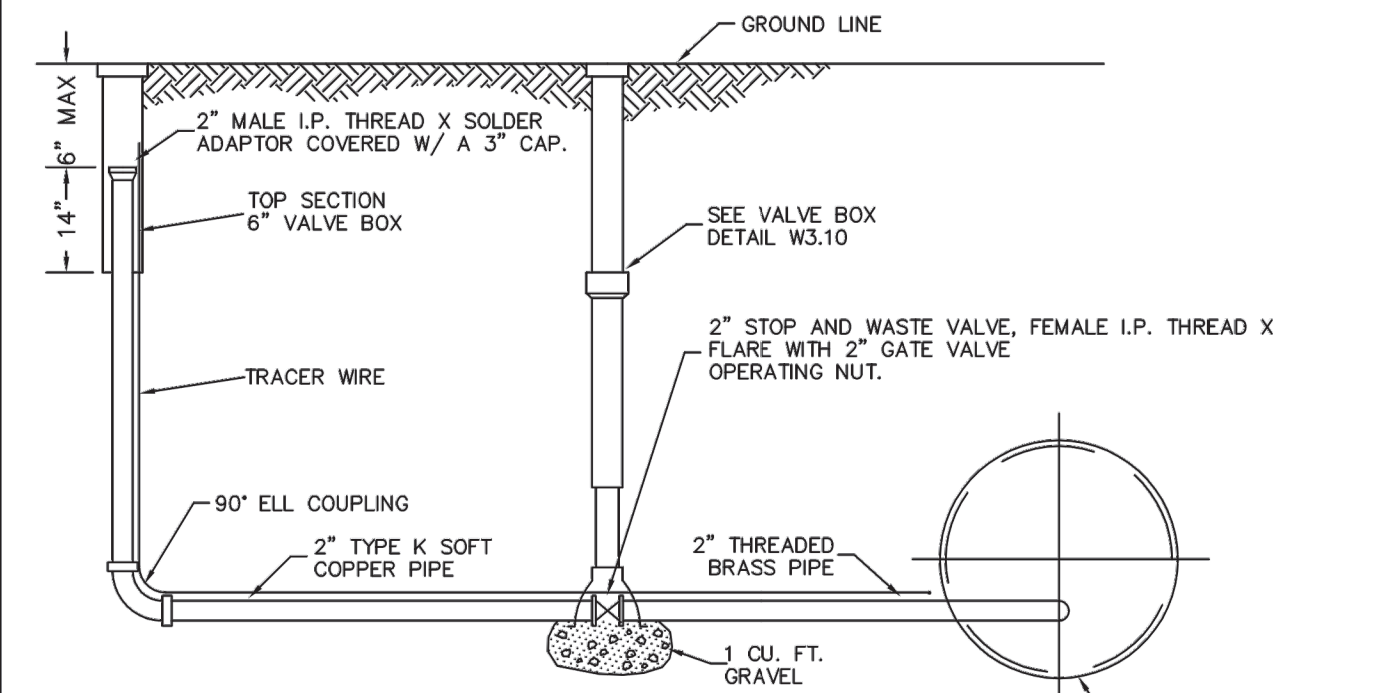
- 1 EXISTING MAIN
- 2 TAPPING SLEEVE
- 3 TAPPING VALVE
- 4 DOUBLE SPIGOT PIPE
- 5 PROPERTY LINE VALVE
- 6 TIE RODS
- 7 PIPE CLAMP
- 8 CONCRETE KICKBLOCK
- 9 M.J. ANCHORING TEE (SWIVEL TEE)
- 10 M.J. VALVE
- 11 POLYETHYLENE WRAPPED

PARKER WATER & SANITATION DISTRICT	
3" AND LARGER DOMESTIC AND FIRE SPRINKLER CONNECTIONS	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/16
DIRECTOR OF ENGINEERING	10/16

2016 REVISION SHEET W5.18



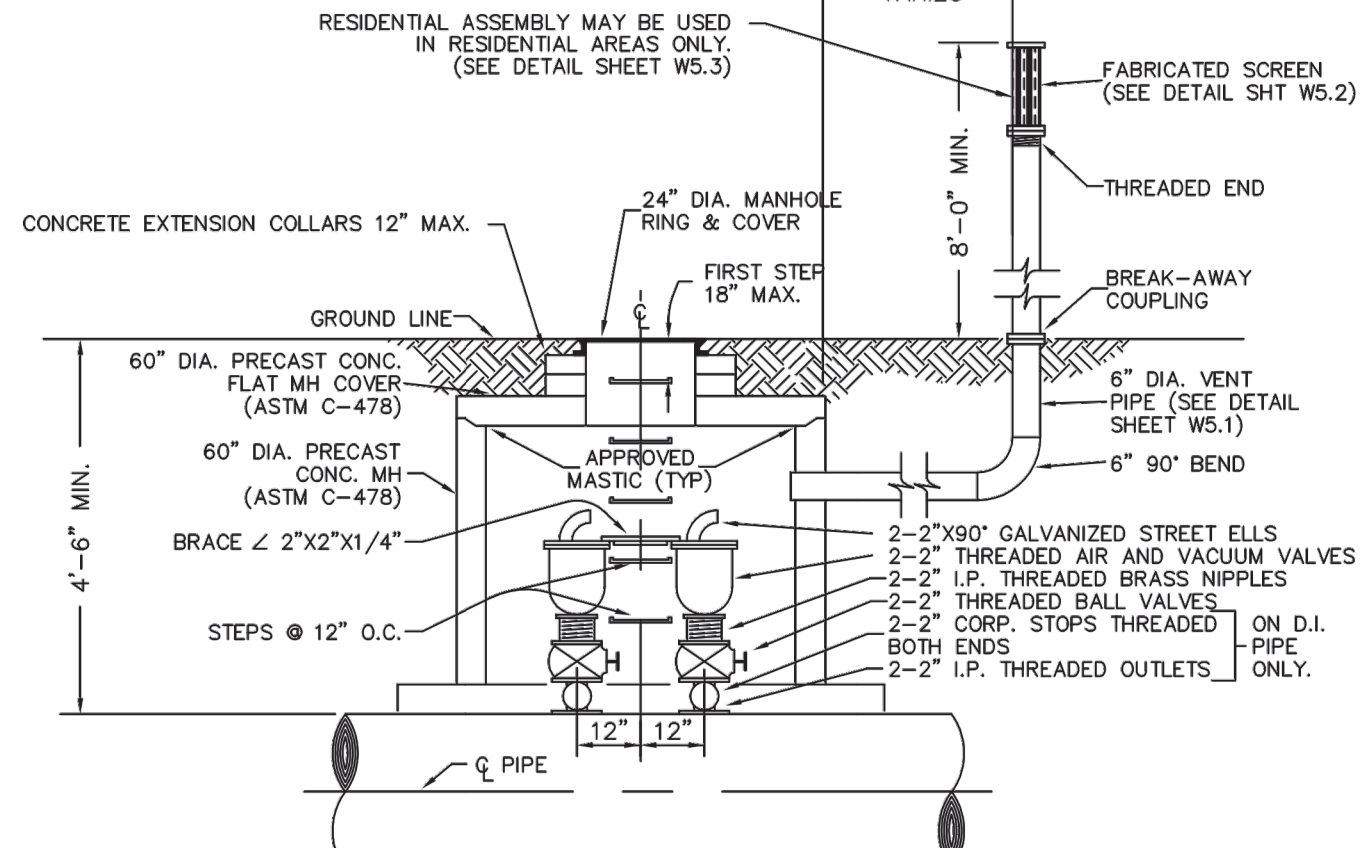
PLAN



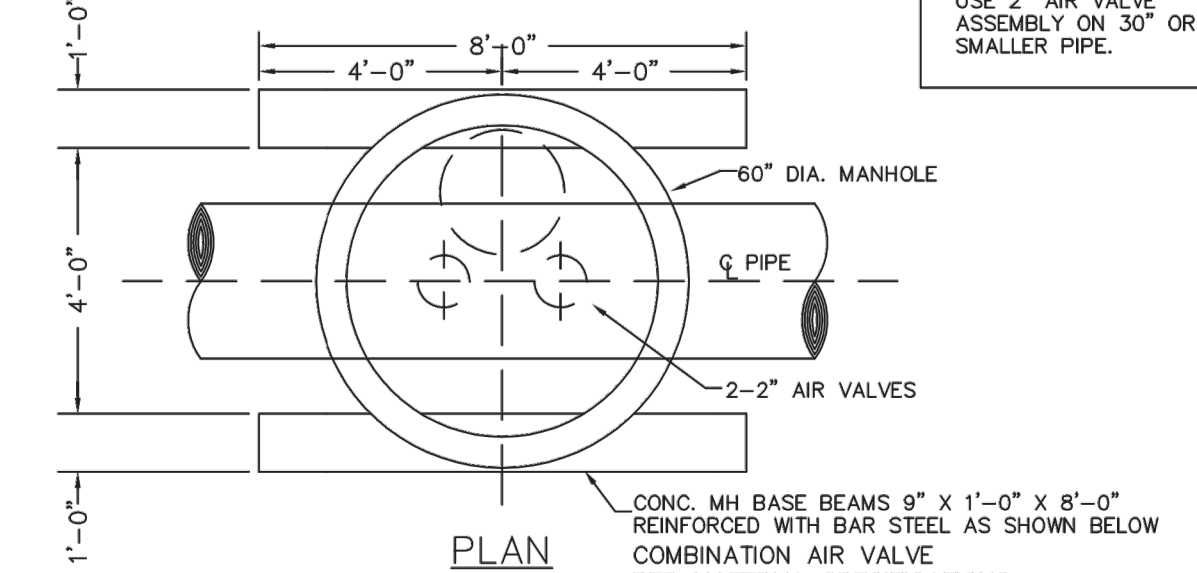
ELEVATION

PARKER WATER & SANITATION DISTRICT	
BLOW-OFF INSTALLATION FOR 12" & SMALLER PIPE	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	4/01
DIRECTOR OF ENGINEERING	1/16
	10/16

2016 REVISION SHEET W3.7



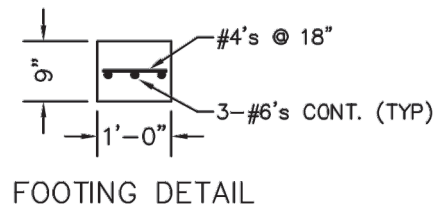
ELEVATION



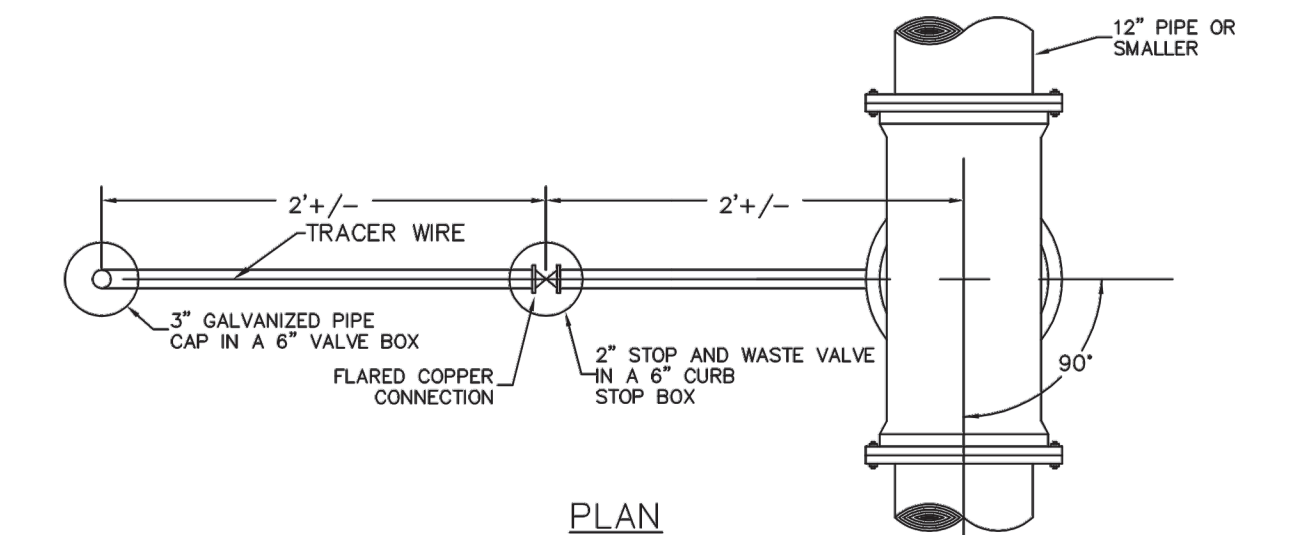
PLAN

PARKER WATER & SANITATION DISTRICT	
AIR AND VACUUM VALVE INSTALLATION	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	4/01
DIRECTOR OF ENGINEERING	1/16
	10/16

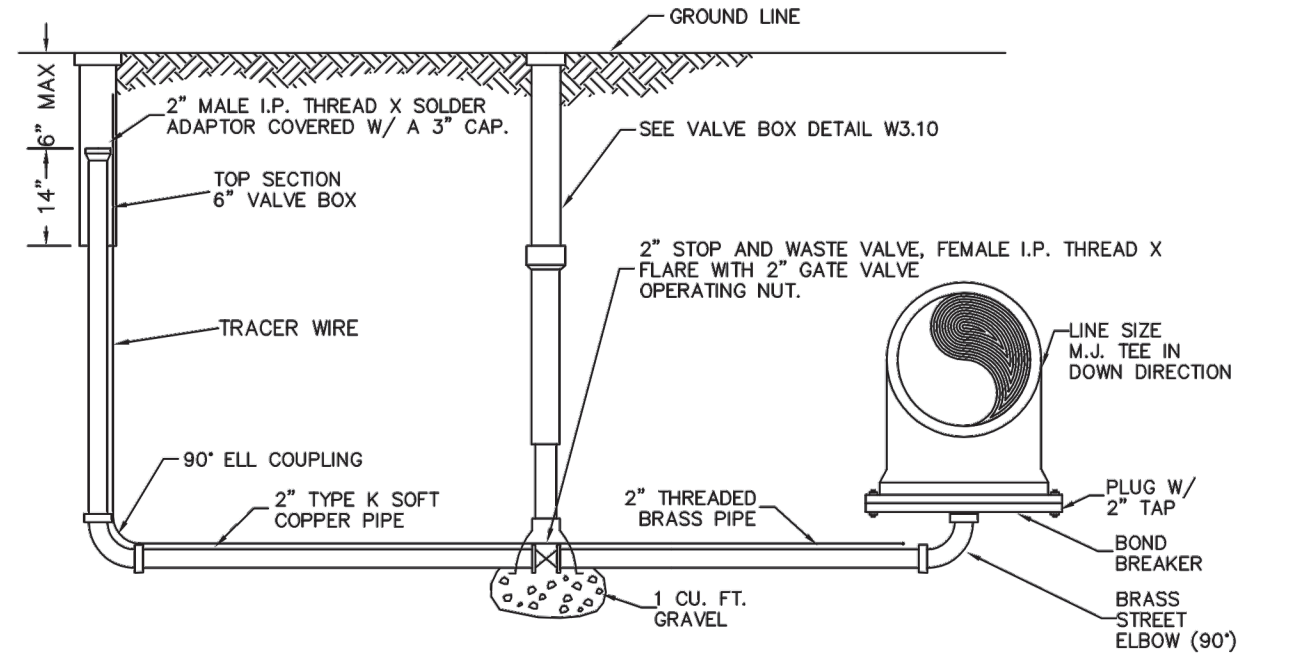
2016 REVISION SHEET W3.6



FOOTING DETAIL



PLAN

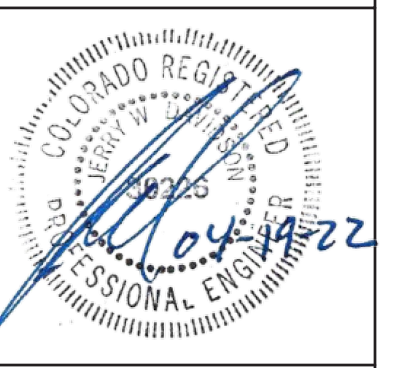


ELEVATION

NOTE: PLUG SHALL BE MECHANICALLY RESTRAINED.

PARKER WATER & SANITATION DISTRICT	
LOW POINT BLOW-OFF WITH SAND TRAP	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	4/01
DIRECTOR OF ENGINEERING	1/16
	10/16

2016 REVISION SHEET W3.8



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

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WATER DETAILS	
PARKER POINTE LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1 SOUTHEAST CORNER PARKER ROAD AND STROH ROAD PARKER, COLORADO	
design by:	JWD
approved by:	JWD
project no.:	2015-015
date:	10/01/17

SHEET C7.94