

# PARKER AND PINE MULTI-FAMILY PARKER WATER AND SANITATION DISTRICT UTILITY PLANS

PARKER AND PINE FILING 2  
A REPLAT OF TRACT A, PARKER AND PINE FILING 1  
AND TRACT C, PARKER AUTO PLAZA FILING NO. 1  
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4  
OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS,  
STATE OF COLORADO

**CONTACTS:**

**DEVELOPER:**  
THE GARRETT COMPANIES  
1051 GREENWOOD SPRINGS BLVD. SUITE 101  
GREENWOOD, IN 46143  
TEL: (317) 886-7926  
CONTACT: KARL STOUT

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

**LANDSCAPE ARCHITECT:**  
THE GARRETT COMPANIES  
1051 GREENWOOD SPRINGS BLVD. SUITE 101  
GREENWOOD, IN 46143  
TEL: (463) 444-7039  
CONTACT: NICK SMITH

**TELEPHONE:**  
CENTURYLINK  
1801 CALIFORNIA STREET, SUITE 240  
DENVER, CO 80202  
CONTACT: IZZY MILLER  
EMAIL: IZZY.MILLER@CENTURYLINK.COM

**GAS SERVICE:**  
XCEL ENERGY  
1800 LARIMER STREET  
DENVER, CO 80202  
CONTACT: RON JOHNSON  
EMAIL: RON.H.JOHNSON@XCELENERGY.COM

**ARCHITECT:**  
SEBREE ARCHITECTS, INC.  
97 DOVER ST. SUITE 400  
AVON, IN 46123  
TEL: 317-272-7800 EXT. 224  
CONTACT: DAWN LAYTON

**SURVEYOR:**  
ENGINEERING SERVICE COMPANY  
1300 SOUTH POTOMAC ST. SUITE 126  
AURORA, CO 80012  
TEL: 303-337-1393  
CONTACT: CHARLES BECKSTROM, PLS

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

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

**ELECTRICAL SERVICE:**  
IREA  
5496 US HWY 85  
SEDALIA, CO 80135  
TEL: (303) 688-7431  
CONTACT: AMANDA STEINER

**TOWN OF PARKER:**  
TOWN OF PARKER  
20120 EAST MAINSTREET  
PARKER, CO 80138-7334  
TEL: (303) 805-3199  
CONTACT: STACEY NERGER

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

**TOWN OF PARKER PLAN REVIEW:**  
20120 E. MAINSTREET  
PARKER, CO 80138  
TEL: (303) 805-3174  
CONTACT: BRYCE MATTHEWS



VICINITY MAP  
1"=2,000'

Sheet List Table	
Sheet Number	Sheet Title
CONSTRUCTION DOCUMENTS: PARKER WATER AND SANITATION DISTRICT	
C7.0	COVER SHEET
C7.1	WATER AND SANITARY SEWER NOTES
C7.2	OVERALL UTILITY PLAN
C7.3	UTILITY DETAILS
C7.4	UTILITY DETAILS
C7.5	UTILITY DETAILS
C7.6	UTILITY DETAILS

**FLOODPLAIN NOTE**

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

**LEGAL DESCRIPTION**

TRACT C, PARKER AUTO PLAZA FILING NO. 1 AND TRACT A, PARKER AND PINE FILING 1, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9 AND THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

**BENCHMARK**

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

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

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SW 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING N00°17'51"E AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO. 1 AND BOUND BY THE MONUMENTS SHOWN HEREON.

**SUMMARY OF QUANTITIES\***

DESCRIPTION	QTY.	UNIT
6" PVC SANITARY SERVICE	327	LF
2" TYPE K COPPER SERVICE	23	LF
3" TYPE K COPPER SERVICE	17	LF
8" GATE VALVE	5	EA
6" GATE VALVE	8	EA
8"x6" REDUCER	1	EA
8"x6" TEE	7	EA
FIRE HYDRANT	4	EA
8" PVC WATER MAIN	116	LF
6" PVC FIRE LINE	321	LF

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

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

FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

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

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULING INSPECTIONS. ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION.

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: \_\_\_\_\_ (DISTRICT REPRESENTATIVE)

DATE: \_\_\_\_\_

APPROVED FOR CONSTRUCTION:  
PARKER WATER AND SANITATION DISTRICT

BY: \_\_\_\_\_ (DISTRICT ENGINEER)

DATE: \_\_\_\_\_

**DISTRICT ACCEPTANCE NOTE**

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

NO.	REVISION	BY	DATE

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

DESIGNED BY: DLS  
DRAWN BY: JRK  
CHECKED BY: DLS  
DATE: 08/25/20

PARKER AND PINE MULTI-FAMILY  
PARKER, CO  
CONSTRUCTION DOCUMENTS  
COVER SHEET

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

PROJECT NO.  
096481002

DRAWING NAME  
096481002CV\_UT

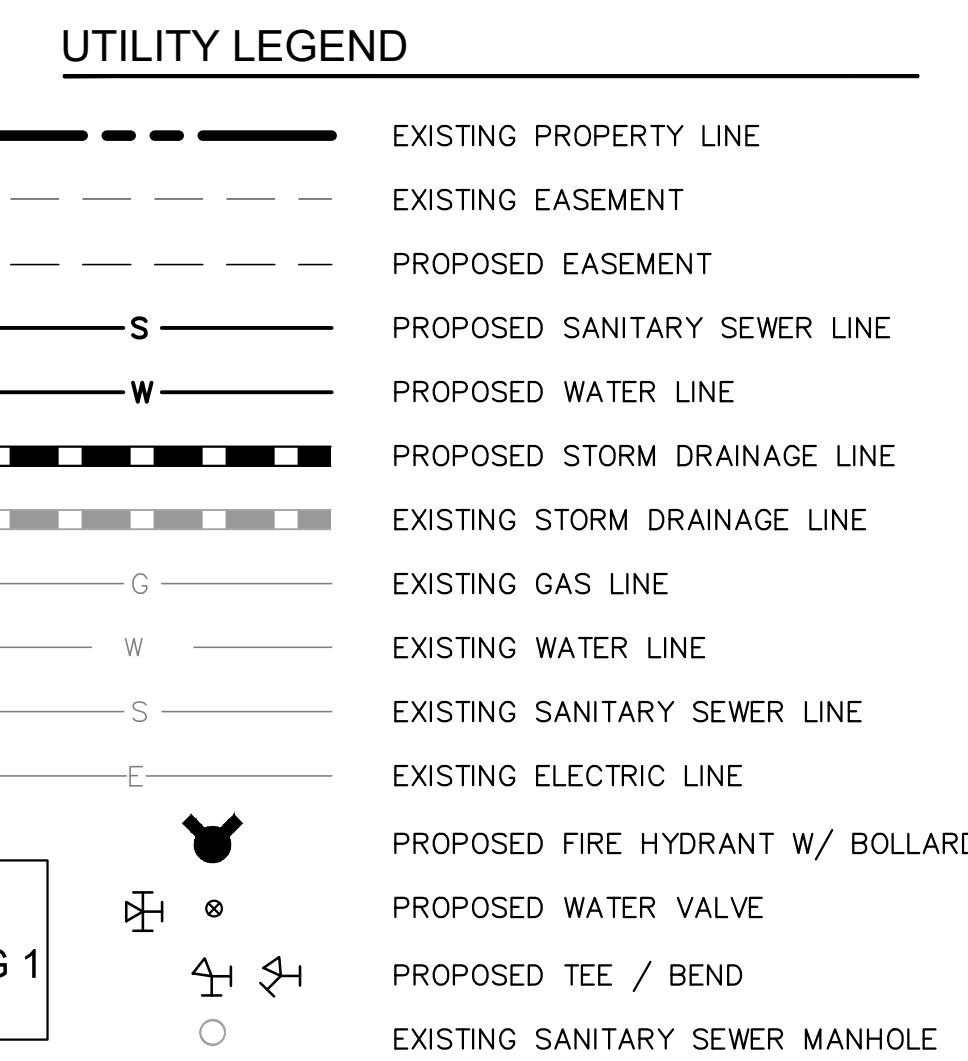
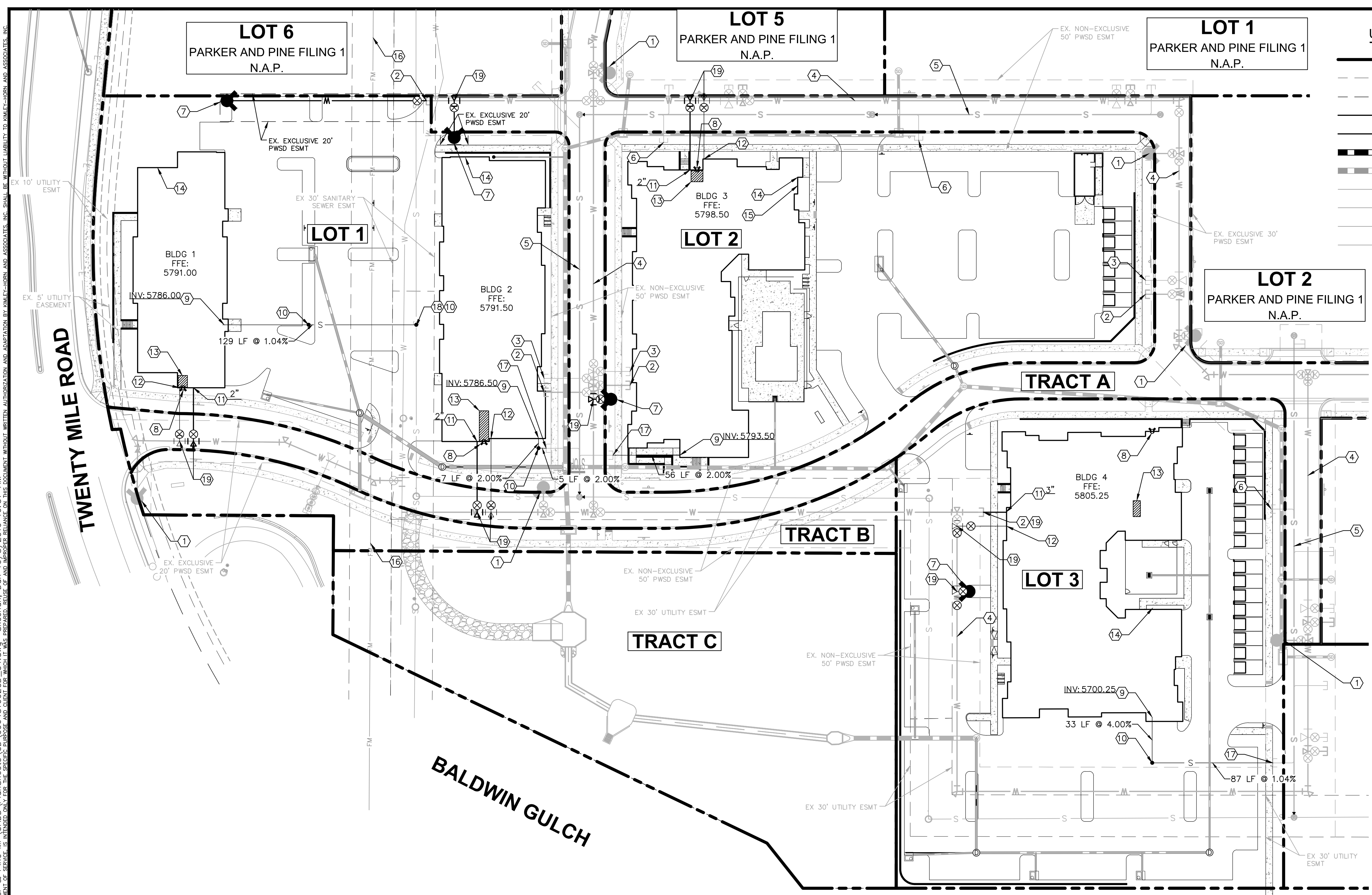
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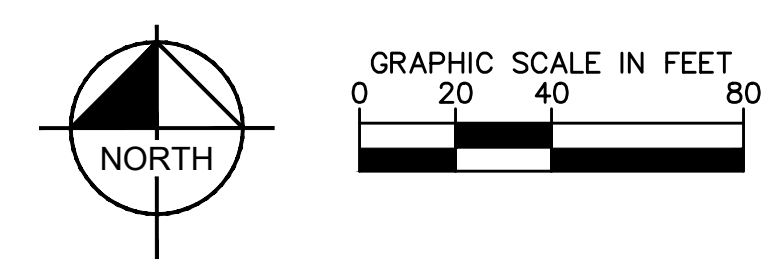
\\parker-horn.com\parker-horn\del\civil\096481002 - Parker & Pine, ME\CD\DWG\Site\096481002.dwg - 10/25/2016 10:57 AM - Kasperzhik, Jodi  
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- ### SITE KEYNOTES
- ① EXISTING FIRE HYDRANT
  - ② EXISTING 8" STUB W/TEMP BLOW-OFF
  - ③ EXISTING 6" FIRE SERVICE W/TEMP BLOW-OFF
  - ④ EXISTING 8" WATER MAIN
  - ⑤ EXISTING 8" SEWER MAIN
  - ⑥ EXISTING 6" SEWER STUB
  - ⑦ PROPOSED FIRE HYDRANT WITH 6" GATE VALVE
  - ⑧ PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
  - ⑨ PROPOSED 6" SANITARY SEWER BUILDING POINT OF CONNECTION (P.O.C.)
  - ⑩ PROPOSED SANITARY SEWER CLEANOUT
  - ⑪ PROPOSED DOMESTIC WATER SERVICE BUILDING P.O.C. SIZE PER PLAN
  - ⑫ PROPOSED 6" FIRE SERVICE BUILDING P.O.C.
  - ⑬ PROPOSED FIRE RISER ROOM
  - ⑭ PROPOSED BUILDING ELECTRIC METER LOCATION
  - ⑮ PROPOSED BUILDING GAS METER LOCATION
  - ⑯ EXISTING PWS 8" FORCE MAIN
  - ⑰ CONNECT TO EXISTING SANITARY SEWER STUB
  - ⑱ CONNECT TO EXISTING SANITARY SEWER MAIN PER PWS STANDARDS.
  - ⑲ CONNECT TO EXISTING WATER MAIN PER PWS STANDARDS



### FIRE CODE REVIEW BLOCK

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FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

(NOTE - UNDERGROUND FORE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW)



<h1 style="margin: 0;">Kimley»Horn</h1> <p style="font-size: small; margin: 0;">2020 KIMLEY-HORN AND ASSOCIATES, INC. 4582 South Ulster Street, Suite 1500 Denver, Colorado 80237 (303) 228-2300</p>	<p style="margin: 0;">DESIGNED BY: DLS DRAWN BY: JRK CHECKED BY: DLS DATE: 08/25/20</p>
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<p style="margin: 0; font-size: small;">Kimley»Horn Kimley-Horn and Associates, Inc.</p>	
<p style="margin: 0; font-size: small;">PROJECT NO. 096481002</p>	<p style="margin: 0; font-size: small;">DRAWING NAME 096481002CD_UT</p>
<p style="margin: 0; font-size: small;">C7.2</p>	







