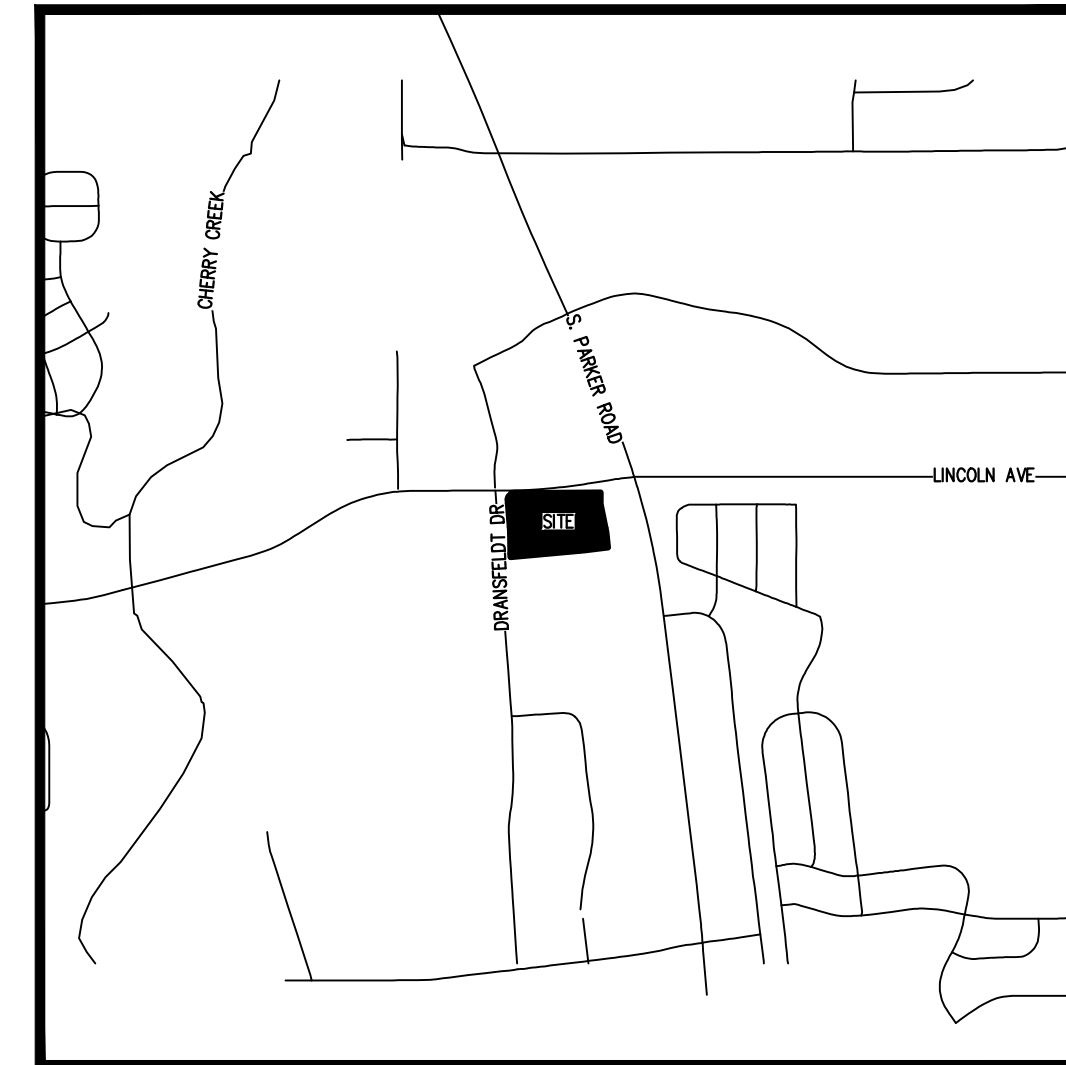


LINCOLN & DRANSFELDT

NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO

WATER AND SANITARY PLANS



VICINITY MAP
SCALE: 1" = 1500'

ABBREVIATIONS

BK	BOOK
ESMT	EASEMENT
EX	EXISTING
LF	LINEAR FEET
MH	MANHOLE
MIN	MINIMUM
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
RET	RETAINING
ROW	RIGHT-OF-WAY
SAN	SANITARY
SS	SANITARY SEWER
TB	THRUST BLOCK
TYP	TYPICAL
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELECOM
WAT	WATER

MATERIALS LIST		
SANITARY ITEM	QUANTITY	UNIT
8" PVC, SDR-35	762	LF
4" DIAMETER MANHOLE	6	EA
WATER ITEM		
QUANTITY	UNIT	
8" PVC C900 DR 14 W/ TRACER WIRE	1,461	LF
6" DIP FIRE LINE	134	LF
8"X8" TEE W/ THRUST BLOCK & RODDING	5	EA
8" 45" ELBOW W/ THRUST BLOCK & RODDING	19	EA
8" 22.5" ELBOW W/ THRUST BLOCK & RODDING	7	EA
8" 90" ELBOW W/ THRUST BLOCK & RODDING	3	EA
8" GATE VALVE	12	EA
FIRE HYDRANT ASSEMBLY W/ 8"X6" TEE & GATE VALVE	5	EA

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	---
RIGHT-OF-WAY	---
SANITARY SEWER PIPE	SS
WATER PIPE	W
STORM SEWER PIPE	ST
GAS	G
UNDERGROUND TELEPHONE	UT
UNDERGROUND ELECTRIC	UE
OVERHEAD ELECTRIC	OE
JOINT TRENCH	JT
MANHOLE	⊙
GATE VALVE	⊗
HYDRANT	⊕
TEE & FITTINGS	⊕
WATER DOMESTIC SERVICE	---
WATER FIRE SERVICE	---
SANITARY SERVICE W/ CLEANOUT	---
INLET	⊕
FLARED END SECTION	---
LANDSCAPE DRAIN	---
LIGHT	⊕
TELEPHONE VAULT	⊕
TELEPHONE JUNCTION BOX	⊕
ELECTRIC PULL BOX	⊕
FENCE POST/BOLLARD	⊕
TRANSFORMER	⊕

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;
THENCE SOUTH 83°44'03" EAST, A DISTANCE OF 846.76 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LINCOLN AVENUE AND THE POINT OF BEGINNING;

THENCE NORTH 89°29'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 697.77 FEET TO THE NORTHWEST CORNER OF LOT 1, PEASLEE SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 99104313;
THENCE ALONG THE WEST LINE OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:
1) SOUTH 00°31'00" EAST, A DISTANCE OF 89.84 FEET;
2) SOUTH 11°49'46" EAST, A DISTANCE OF 225.08 FEET TO THE NORTHWEST CORNER OF LOT 1, PEASLEE SUBDIVISION FILING NO. 2, RECORDED AT RECEPTION NO. 2005085666;
THENCE SOUTH 05°51'51" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 120.83 FEET TO A POINT ON THE NORTH LINE OF LOT 1B, PARKER PROFESSIONAL PARK FIRST AMENDMENT, RECORDED AT RECEPTION NO. 8725509;
THENCE SOUTH 84°07'50" WEST ALONG SAID NORTH LINE, A DISTANCE OF 24.51 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 E.T. TECHNOLOGIES INC., RECORDED AT RECEPTION NO. 2002093991;
THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES:
1) SOUTH 82°44'13" WEST, A DISTANCE OF 163.50 FEET;
2) SOUTH 84°51'34" WEST, A DISTANCE OF 577.15 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DRANSFELDT ROAD DEEDED BY RECEPTION NO. 2002088425 AND A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSE:
1) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 25.79 FEET, SAID CURVE HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 02°14'19", AND A CHORD WHICH BEARS NORTH 02°20'42" WEST A CHORD DISTANCE OF 25.79 FEET;
2) NORTH 01°13'32" WEST, A DISTANCE OF 165.71 FEET TO A POINT OF CURVATURE;
3) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 43.04 FEET, SAID CURVE HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 03°19'57", AND A CHORD WHICH BEARS NORTH 02°53'30" WEST A CHORD DISTANCE OF 43.03 FEET;
4) NORTH 04°33'29" WEST, A DISTANCE OF 217.83 FEET TO A POINT OF CURVATURE;
5) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 49.23 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 94°01'51", AND A CHORD WHICH BEARS NORTH 42°27'27" EAST A CHORD DISTANCE OF 43.89 FEET;
6) NORTH 04°33'21" WEST, A DISTANCE OF 15.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 346,479 SQUARE FEET OR 7.95 ACRES, MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT BOTH THE NORTHWEST QUARTER CORNER AND NORTH QUARTER CORNER BY 3.25" ALUMINUM CAPS, ASSUMED TO BEAR SOUTH 89°29'00" WEST.

AGENCY CONTACT LIST

OWNER/DEVELOPER MERITAGE HOMES 8400 E. CRESCENT PARKWAY, SUITE 200 GREENWOOD VILLAGE, CO 80111 CONTACT: GLENN NIER	(720) 482-0202
CIVIL ENGINEER/SURVEYOR WARE MALCOMB 990 SOUTH BROADWAY SUITE 230 DENVER, COLORADO 80209 CONTACT: GREG BLOUNT	(303) 561-3333
LANDSCAPE ARCHITECT/PLANNER HENRY DESIGN GROUP INC. 1501 WAZEE STREET DENVER, COLORADO 80202 CONTACT: KAREN HENRY	(303) 446-2368
TOWN OF PARKER COMMUNITY DEVELOPMENT DEPARTMENT 20120 EAST MAIN STREET PARKER, COLORADO 80134 CONTACT: PAUL WORKMAN	(303) 840-9546
PUBLIC UTILITIES XCEL ENERGY 1123 WEST 3RD AVENUE DENVER, COLORADO 80223	(303) 571-3358
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION 5496 U.S. HIGHWAY 85 SEDALIA, COLORADO 80135 CONTACT: JIM POTTER	(303) 688-3100
CENTURY LINK 11280 SOUTH TWENTY MILE ROAD #130 PARKER, COLORADO 80134	(303) 840-1103
PARKER WATER AND SANITATION DISTRICT 18100 EAST WOODMAN ROAD PARKER, COLORADO 80134	(303) 841-4627
SOUTH METRO FIRE DISTRICT AUTHORITY 9195 MINERAL AVENUE CENTENNIAL, COLORADO 80112 CONTACT: RANDY CAPRA	(720) 989-2230
COMCAST 6850 SOUTH TUCCSON WAY ENGLEWOOD, COLORADO 80112	(303) 578-5142
CALL UTILITY NOTIFICATION CENTER OF COLORADO 811 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.	

No Contact Information. Sheet Index and Agency Contact List. **This was requested on the on the checklist and has not been addressed**

Addressed

Please add something like this

Addressed

SHEET INDEX

- COVER
- NOTES
- OVERALL UTILITY PLAN
- WATER PLAN & PROFILE
- WATER PLAN & PROFILE
- WATER PLAN & PROFILE
- SANITARY PLAN & PROFILE
- SANITARY PLAN & PROFILE

There are no PWSD details included in the plans. Please add all relevant PWSD details to the back of the Utility plans.

Addressed

DEVELOPER:

PLAZA STREET PARTNERS
2400 W 75TH ST, SUITE 220
PRAIRIE VILLAGE, KS 66208

ENGINEER:

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

ISSUE DATE: 08-16-2021	PROJECT #: 200829
DATE	REVISION COMMENTS
11-17-2021	PER PWSD COMMENTS

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF PARKER AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

PRELIMINARY NOT FOR CONSTRUCTION

RACHEL C. PATTON, P.E. 54450
ON THE BEHALF OF HARRIS KOCHER SMITH

DISTRICT ENGINEER SIGNATURE BLOCK

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

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: _____
(DISTRICT REPRESENTATIVE)

DATE: _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____
(DISTRICT ENGINEER)

DATE: _____

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND 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 REQUIREMENT OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)



Know what's below.
Call before you dig.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSO ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
2. 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.
3. 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 PWSO IMMEDIATELY.
4. PWSO ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.
6. ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3000-POUND COMPRESSION STRENGTH.
7. 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 PWSO OFFICE.
8. 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.
9. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
10. 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.
11. 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.
12. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SERVICE SEWERS
"Y" FOR WATER SERVICES
13. NO TREES ALLOWED IN EASEMENTS OR WITHIN 8' OF WATER OR SANITARY SEWER MAINS IN RIGHT OF WAY.
14. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSO AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSO SPECIFICATION MANUAL.

WATER SYSTEM NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSO ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION.
2. ALL WATER MAINS SHALL BE PER PWSO MATERIALS SPECIFICATIONS. ALL MATERIALS IN CONTACT WITH POTABLE WATER SHALL BE SUITABLE FOR CHLORINATED AND CHLORAMINATED WATER.
3. ALL BENDS, PLUGS, REDUCERS, AND FIRE HYDRANTS TO BE RODDED OR MEGA-LUGGED. ALL FITTINGS SHALL BE WRAPPED PER PWSO MATERIALS SPECIFICATIONS.
4. THERE SHALL BE A MINIMUM COVER OF 4.5 FEET OVER ALL WATER MAINS.
5. FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 "DRY BARREL FIRE HYDRANTS" PIPE HYDRANT ASSEMBLIES PER PWSO SPECIFICATIONS.
6. ALL BENDS, TEES, FIRE HYDRANTS, BLOW-OFFS, AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST WITH CONCRETE THRUST BLOCKS.
7. 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.
8. 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.
9. WHEN NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSINGS, A MINIMUM CLEARANCE OF 1.5 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPES.
10. THE CONTRACTOR SHALL NOTIFY THE PWSO 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.
11. PIPE BEDDING SHALL BE A CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH PWSO STANDARDS AND SPECIFICATIONS, LATEST REVISION.
12. 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.
13. 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.
14. 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.
15. CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE INSTALLED AND CHLORINATED PER PWSO SPECIFICATIONS. CHLORINATION OF FINISHED PIPELINE COMPLETED BEFORE HYDROSTATIC TESTING.
16. HYDROSTATIC TESTING: ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF THE PWSO SPECIFICATIONS UP TO MINIMUM OF 150 PSI IN THE PRESENCE OF A PWSO INSPECTOR/ENGINEER.

SANITARY SEWER SYSTEM NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSO ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
2. 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.
3. 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 PWSO SPECIFICATIONS. USE RUBBER GASKETS FOR PVC ENCASEMENT.
4. 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 RAM-NECK FOR ADJUSTMENT TO MATCH FINAL PAVEMENT ELEVATIONS.
5. 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.
6. NO UNDERDRAIN SYSTEM WILL BE ALLOWED TO BE PLACED IN MAINLINE OR SEWER SERVICE TRENCHES.
7. 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.
8. 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.
9. PIPE BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-33 OR D-448 GRADATION NO. 6 OR NO. 67.
10. 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.
11. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSO AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSO SPECIFICATION MANUAL.
12. ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE PWSO STANDARDS AND SPECIFICATIONS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
13. PRIOR TO STARTING WORK WHERE SEWER MAIN IS TO BE CONNECTED TO EXISTING PWSO 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 PWSO. 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.

FILE PATH: K:\200829\ENGINEERING\UTILITIES\NMS - COVER.DWG LAYOUT: LAYOUT2
NO SCALE
PLOTTED: FRI 11/19/21 10:59:49A BY: MILES SUSTAD



Know what's below.
Call before you dig.

DESIGNED BY: <DESIGNER>
CHECKED BY: <REVIEWER>
DRAWN BY: <DRAWN>

ISSUE DATE: 08-16-2021

DATE	REVISION COMMENTS
11-17-2021	PER PWSO COMMENTS



PLAZA STREET PARTNERS

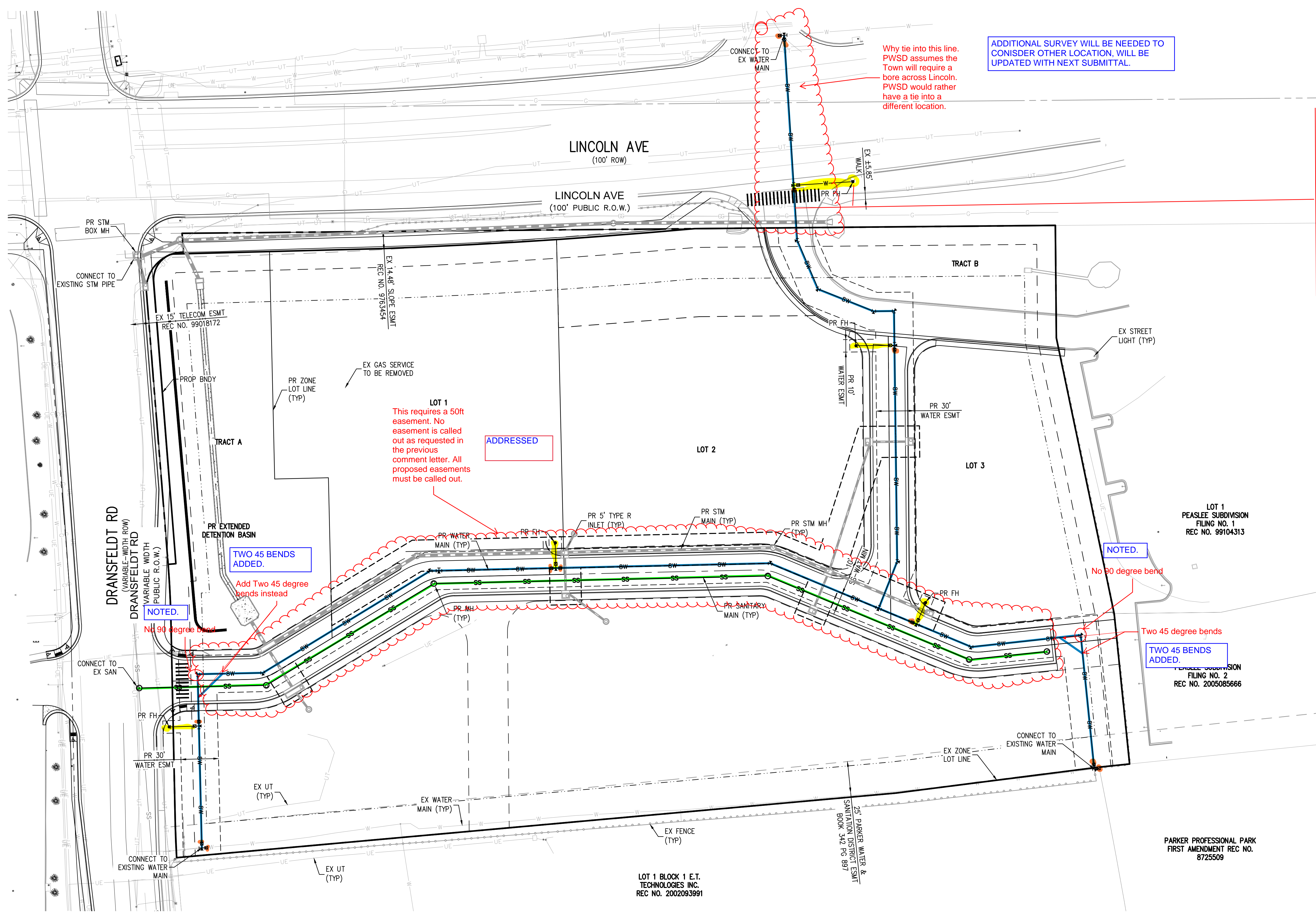
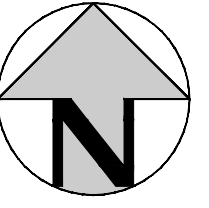
LINCOLN & DRANSFELDT
NOTES

PROJECT #: 200829
SHEET NUMBER

2

2 OF 9

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



ADDITIONAL SURVEY WILL BE NEEDED TO CONSIDER OTHER LOCATION, WILL BE UPDATED WITH NEXT SUBMITTAL.

Why tie into this line. PWSD assumes the Town will require a bore across Lincoln. PWSD would rather have a tie into a different location.

Please consider tying in to this location instead to avoid bore.

ADDITIONAL SURVEY WILL BE NEEDED TO CONSIDER OTHER LOCATION, WILL BE UPDATED WITH NEXT SUBMITTAL.

LOT 1
This requires a 50ft easement. No easement is called out as requested in the previous comment letter. All proposed easements must be called out.

ADDRESSED

TWO 45 BENDS ADDED.

Add Two 45 degree bends instead

NOTED.

No 90 degree bend

NOTED.

No 90 degree bend

TWO 45 BENDS ADDED.

FILED SUBMISSION
FILING NO. 2
REC NO. 2005085666

PARKER PROFESSIONAL PARK
FIRST AMENDMENT REC NO.
6725509

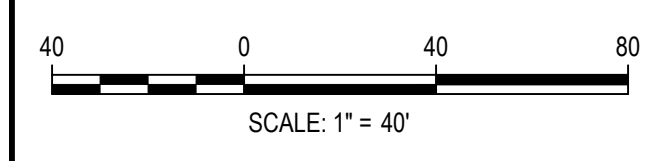
NOTES:

1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
3. 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.

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.)

FILE PATH: K:\200829\ENGINEERING\UTILITIES\MS - OVERALL UTILITY PLANNING LAYOUT - LAYOUT1
NO SCALE
PLOTTED: FRI 11/19/21 11:00:20A BY: MILES SUSTAD



DESIGNED BY: MJS
CHECKED BY: RCP
DRAWN BY: MJS

DATE	REVISION COMMENTS
ISSUE DATE: 08-16-2021	
	PER PWSD COMMENTS

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

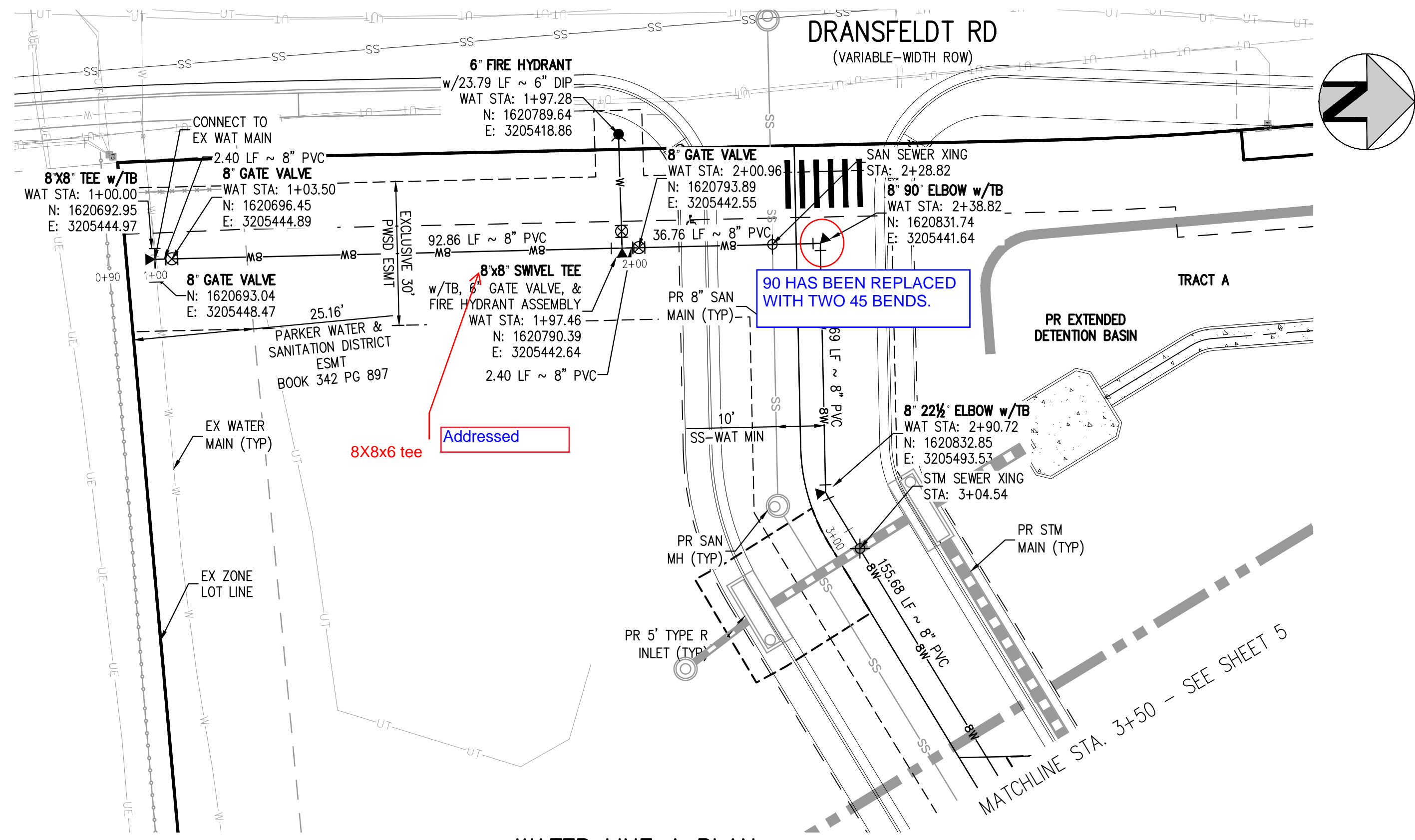
PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
OVERALL UTILITY PLAN

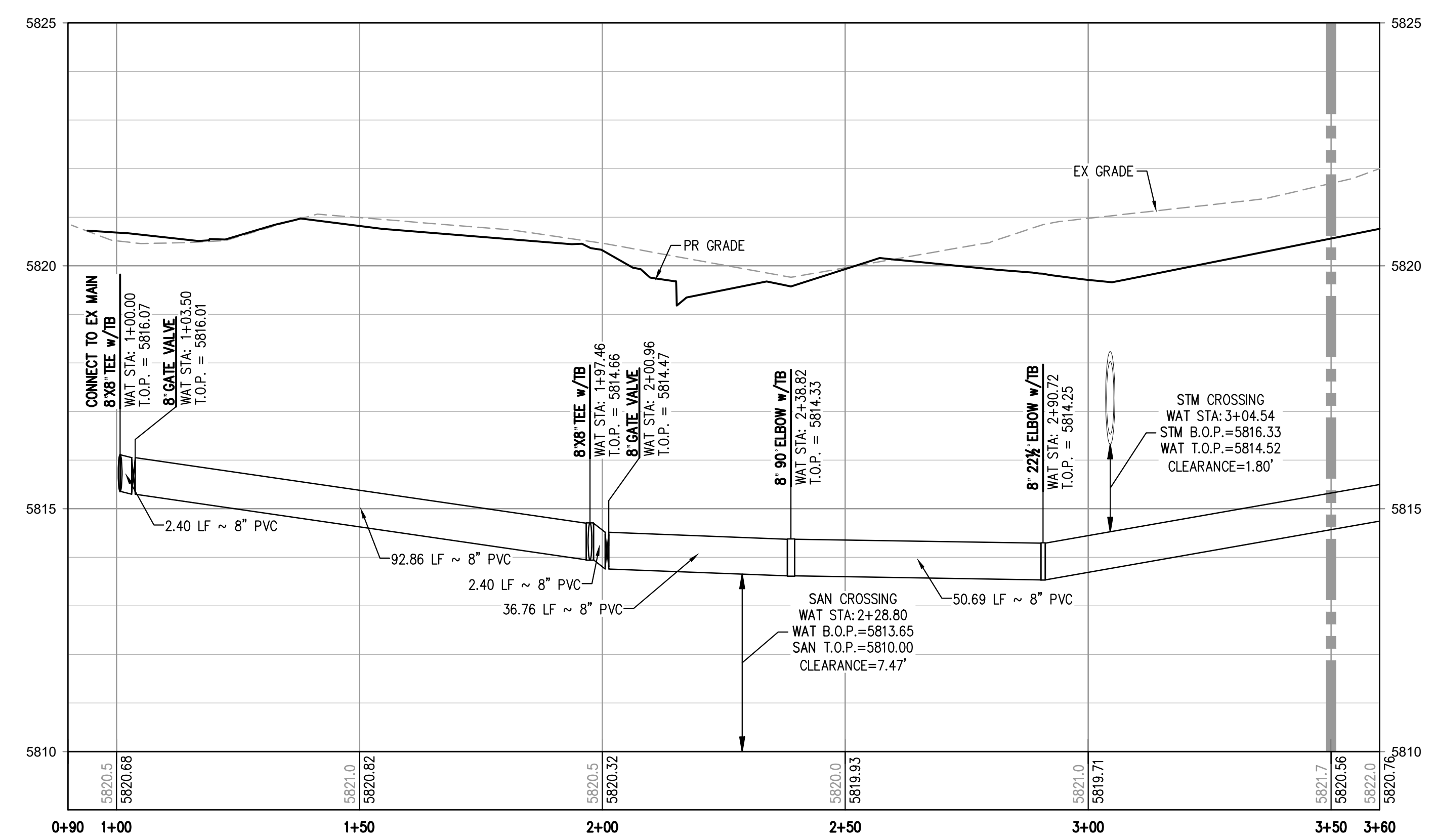
PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 200829
SHEET NUMBER
3
3 OF 9

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

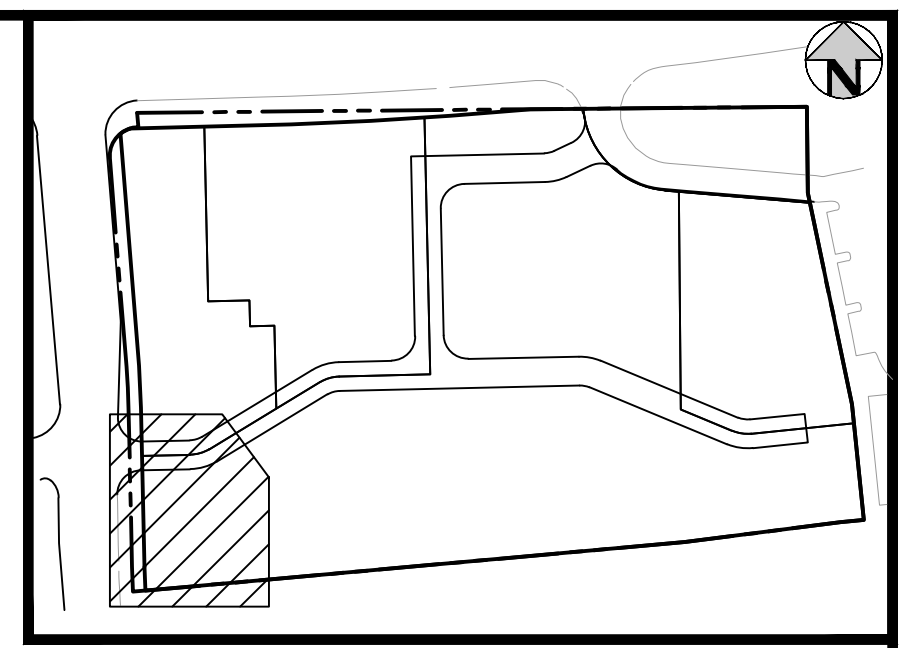


WATER LINE A PLAN
SCALE: 1" = 20'



WATER LINE A PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

MATCHLINE STA. 3+50 - SEE SHEET 5

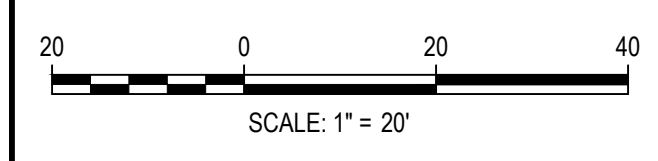


- NOTES:**
1. DEPTH UNKNOWN. CONTRACTOR SHALL VERIFY DEPTH PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
 2. A MINIMUM OF 18" VERTICAL CLEARANCE MUST BE PROVIDED BETWEEN ALL UTILITIES AT CROSSINGS.

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NO SCALE: 11/17/2021 11:01:07A BY: MILES SUSTAD
PLOTTED: FRI 11/19/21 11:01:07A BY: MILES SUSTAD



Know what's below.
Call before you dig.



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CHECKED BY: RCP
DRAWN BY: MJS

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WATER LINE A PLAN & PROFILE

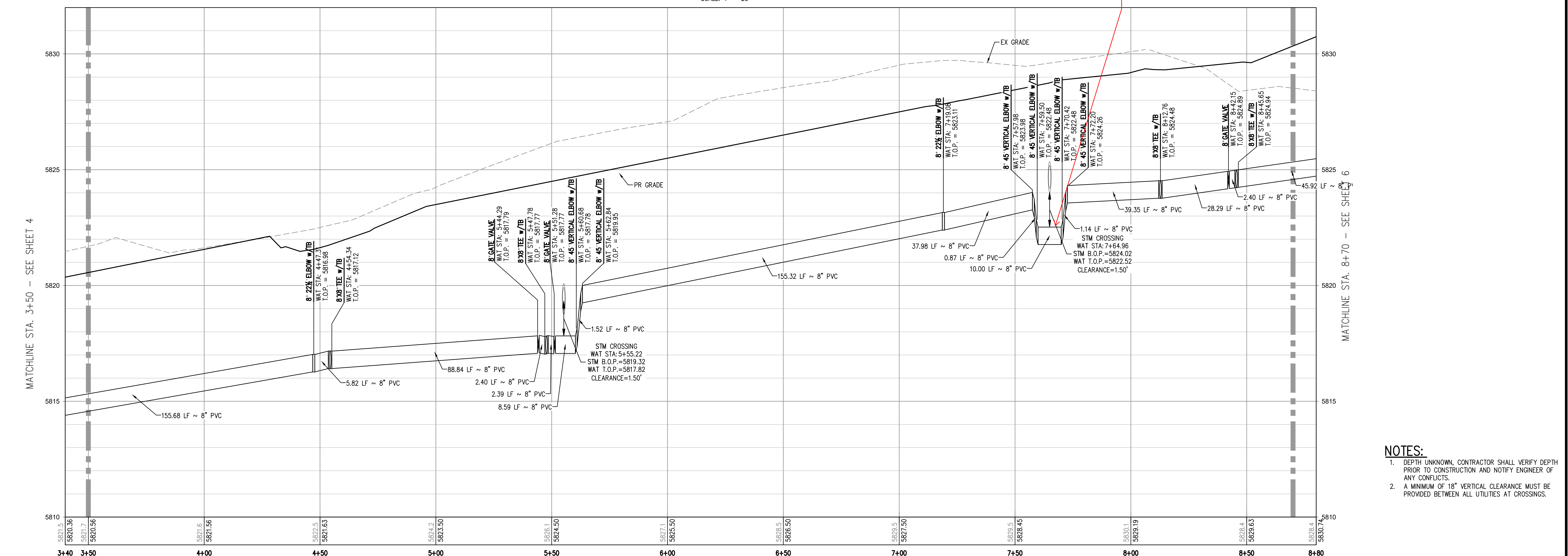
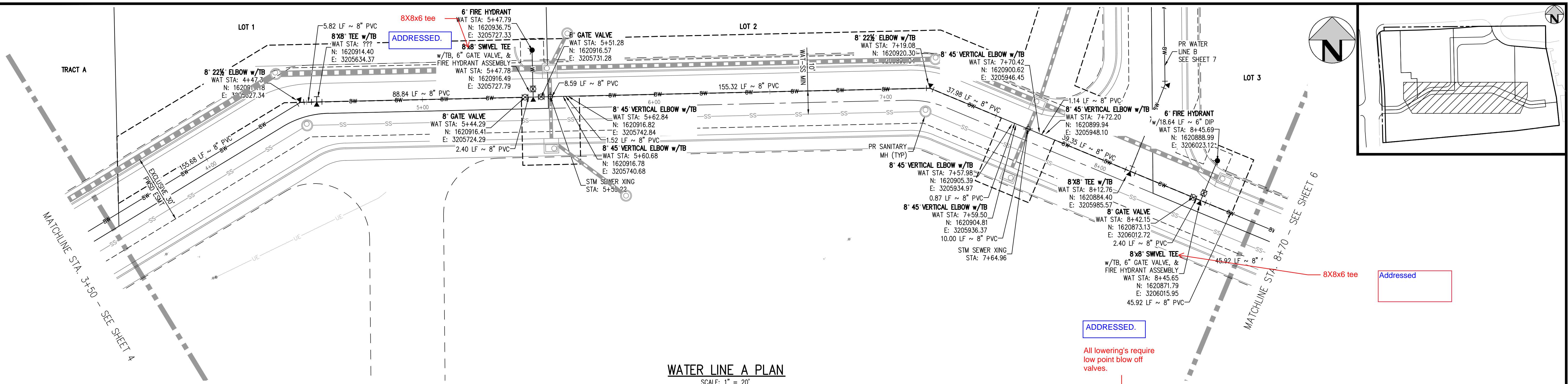
PRELIMINARY
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PROJECT #: 200829
SHEET NUMBER

4

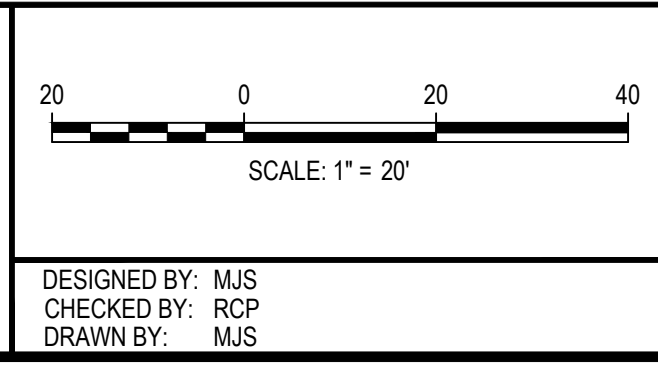
4 OF 9

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



- NOTES:**
1. DEPTH UNKNOWN, CONTRACTOR SHALL VERIFY DEPTH PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
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NO SCALE
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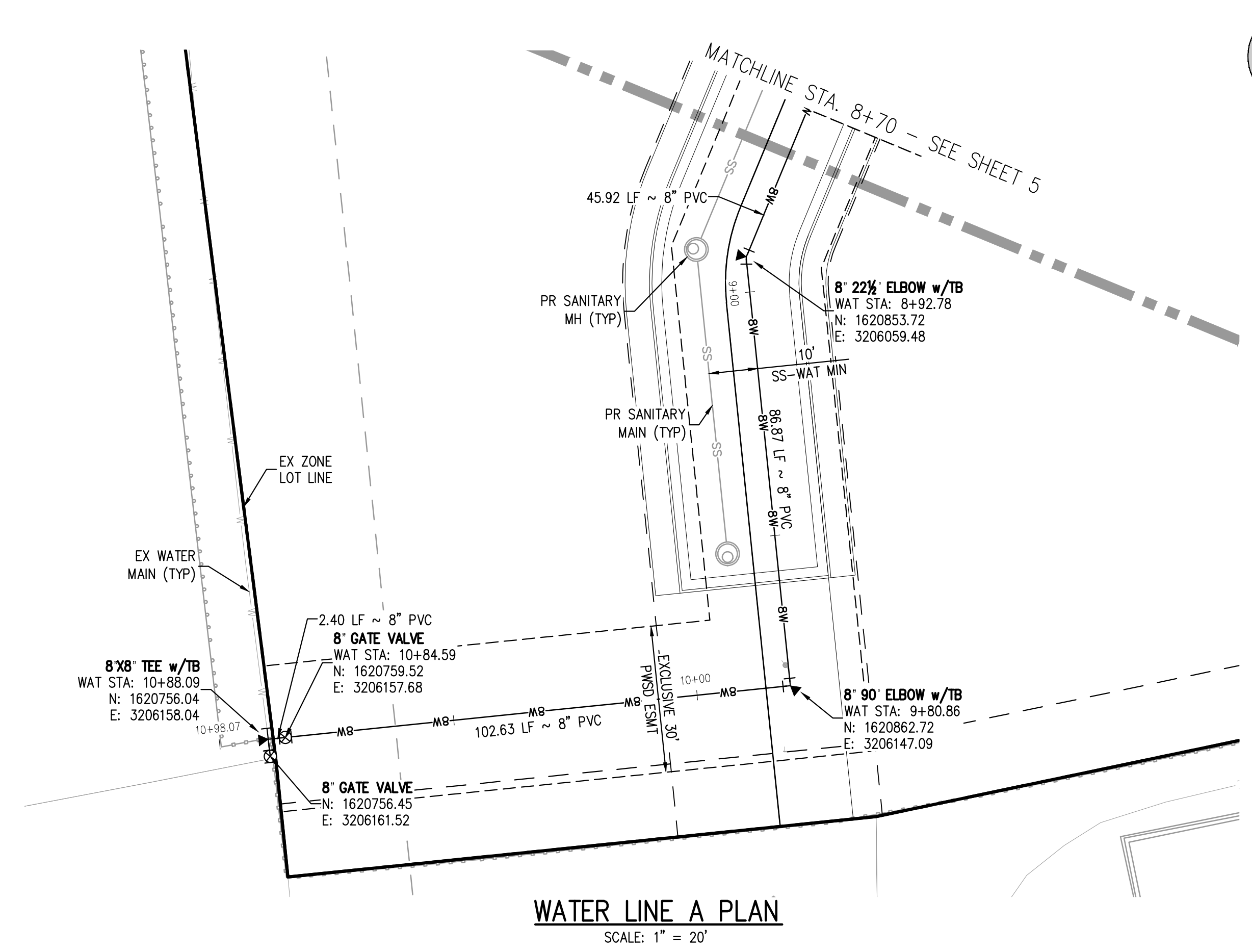
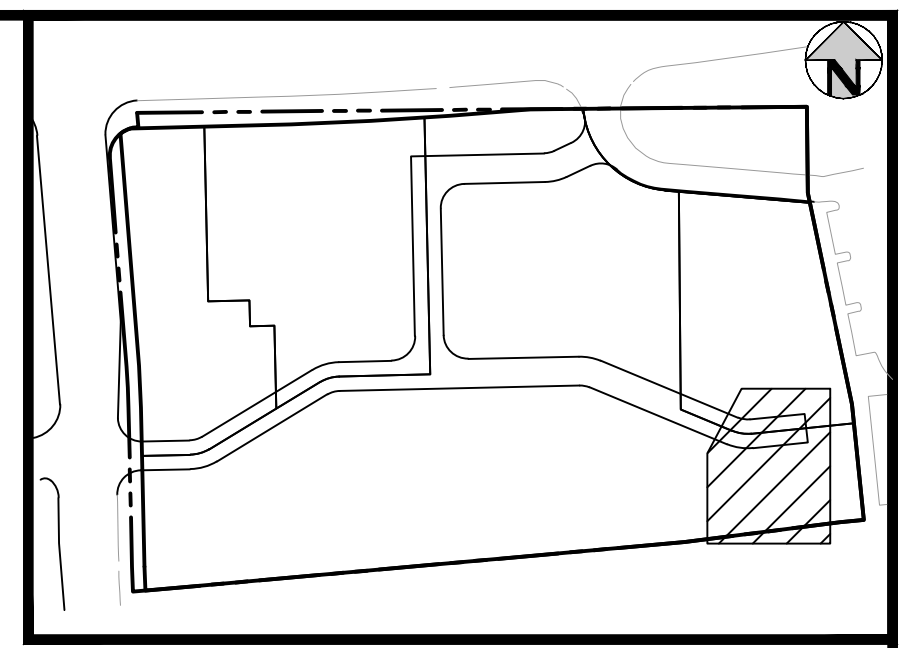
LINCOLN & DRANSFELDT
WATER LINE A PLAN & PROFILE

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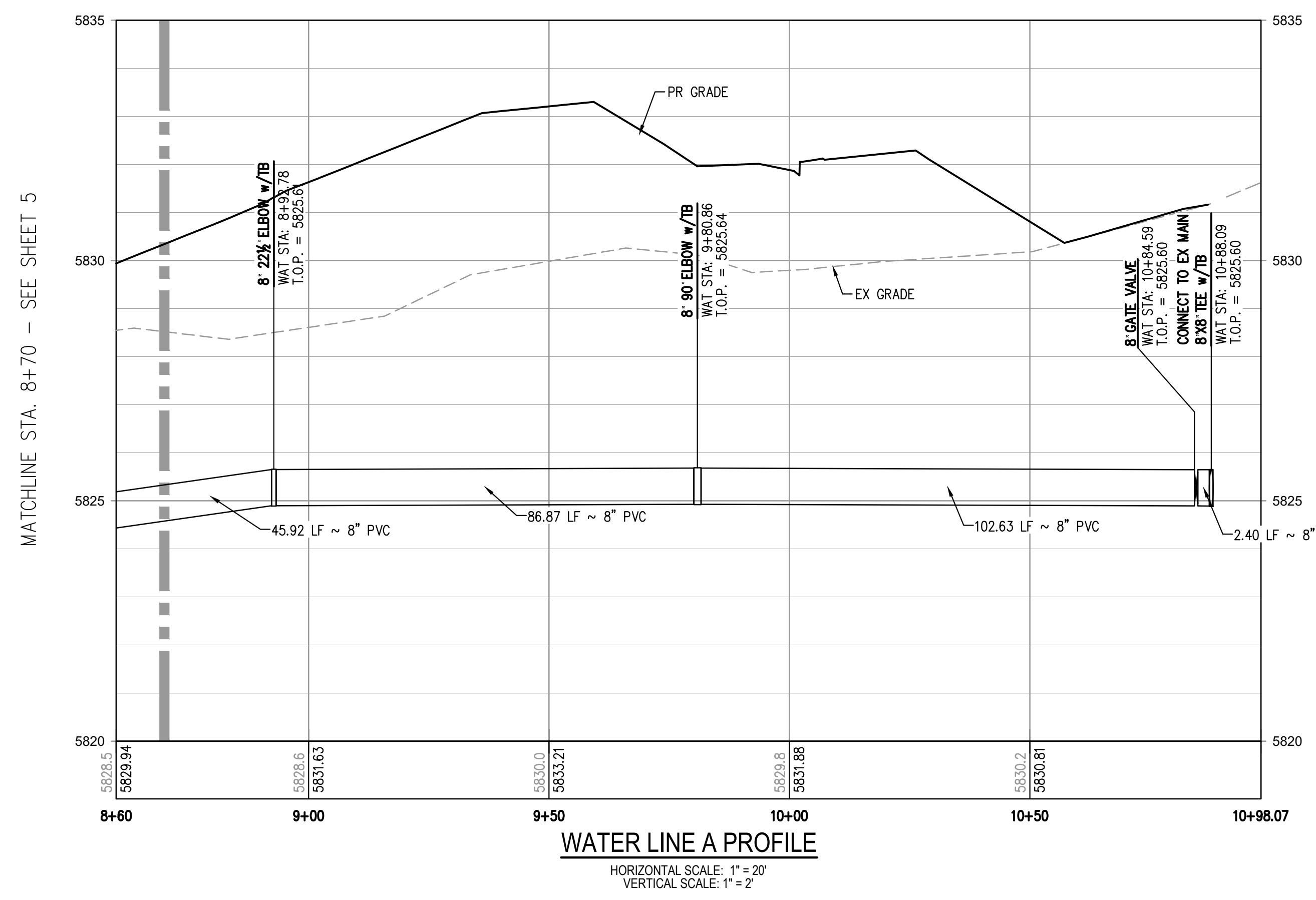
PROJECT #: 200829
SHEET NUMBER
5
5 OF 9

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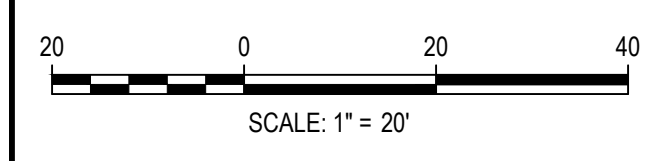


WATER LINE A PLAN
 SCALE: 1" = 20'



WATER LINE A PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 2'

- NOTES:**
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 CHECKED BY: RCP
 DRAWN BY: MJS

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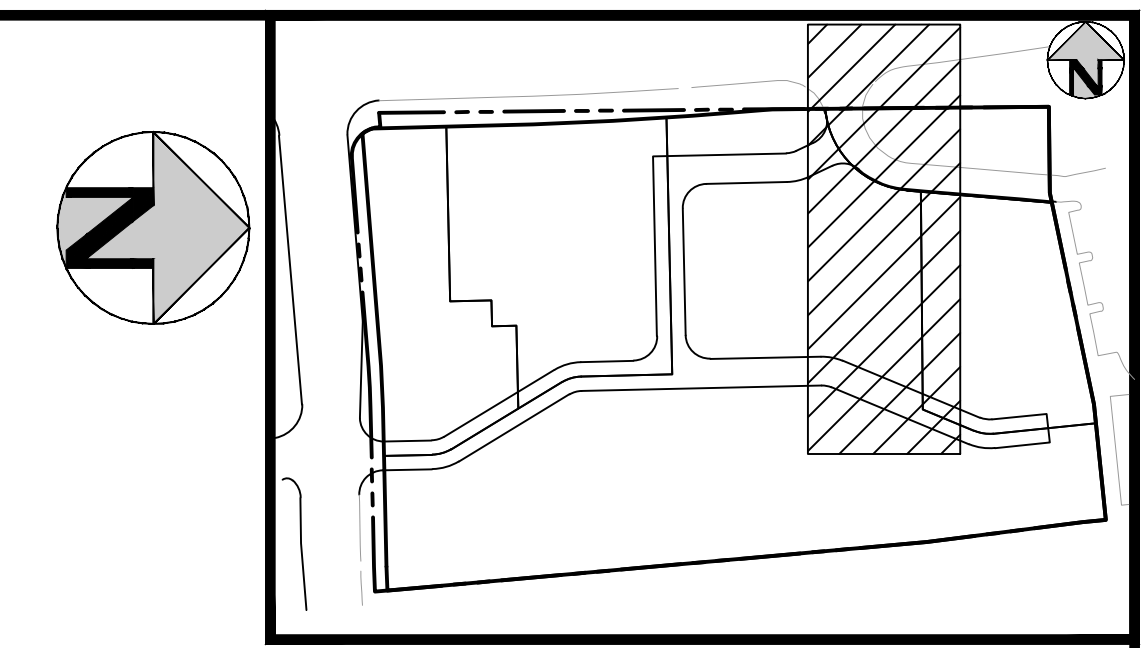
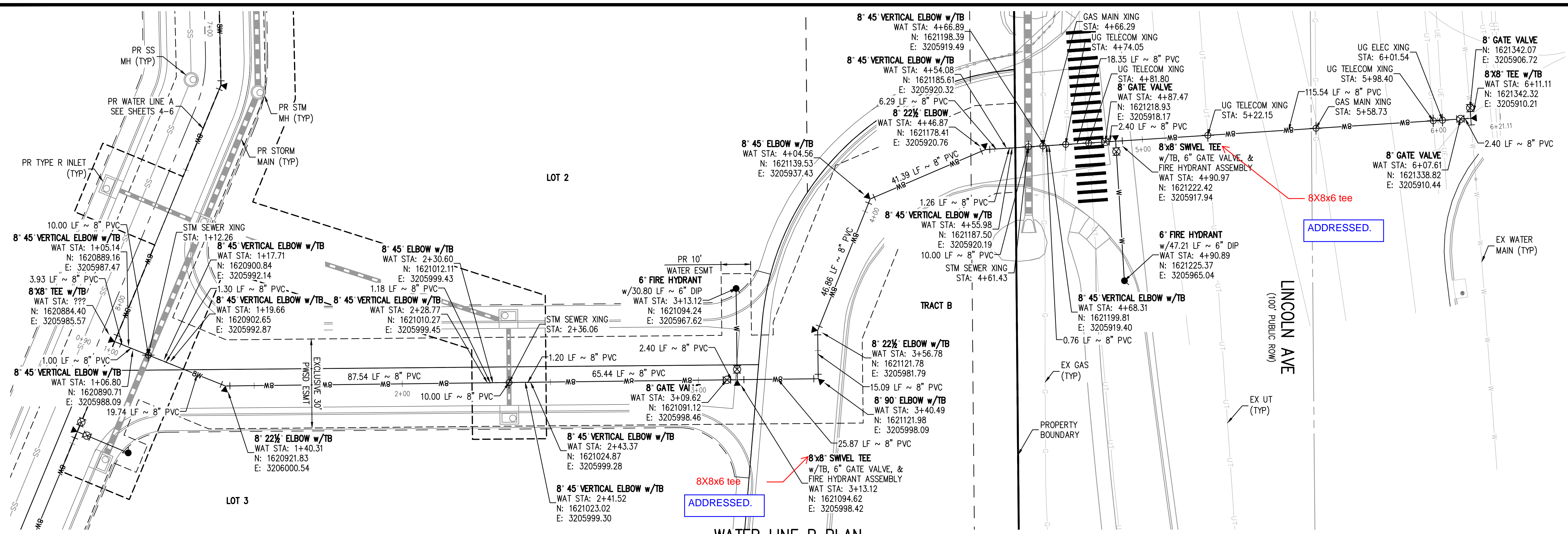
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 WATER LINE A PLAN & PROFILE

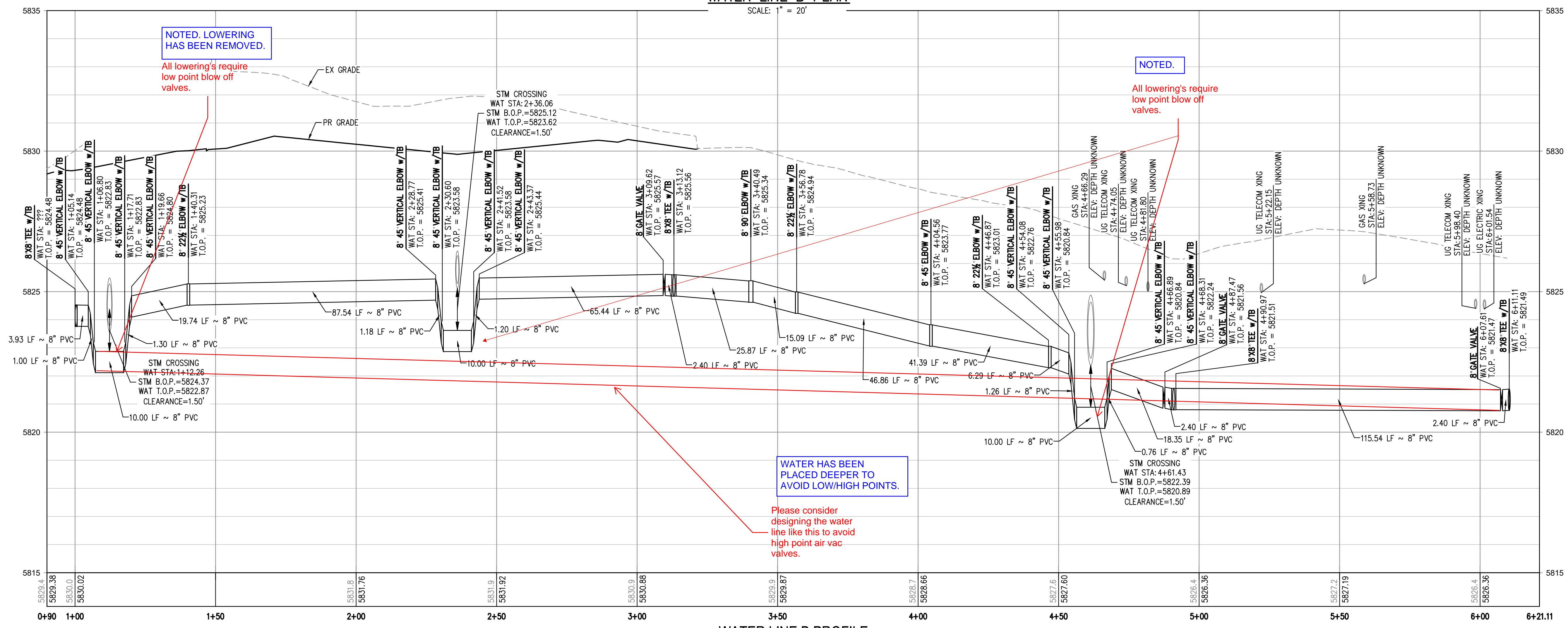
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PROJECT #: 200829
SHEET NUMBER
6
6 OF 9

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WATER LINE B PLAN
SCALE: 1" = 20'



WATER LINE B PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

NOTED. LOWERING HAS BEEN REMOVED.
All lowering's require low point blow off valves.

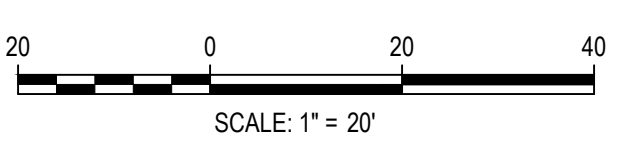
NOTED.
All lowering's require low point blow off valves.

WATER HAS BEEN PLACED DEEPER TO AVOID LOW/HIGH POINTS.

Please consider designing the water line like this to avoid high point air vac valves.

- NOTES:**
- DEPTH UNKNOWN. CONTRACTOR SHALL VERIFY DEPTH PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
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FILE PATH: K:\200829\ENGINEERING\UTILITIES\WATER\W&S - WATER LINE B PLAN & PROFILE.DWG LAYOUT LAYOUT
NO SCALE
PLOTTED: FRI 11/9/21 11:02:06A BY: MILES SUSTAD



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WATER LINE B PLAN & PROFILE

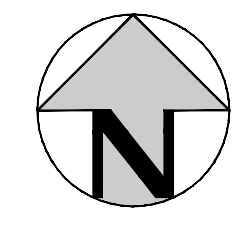
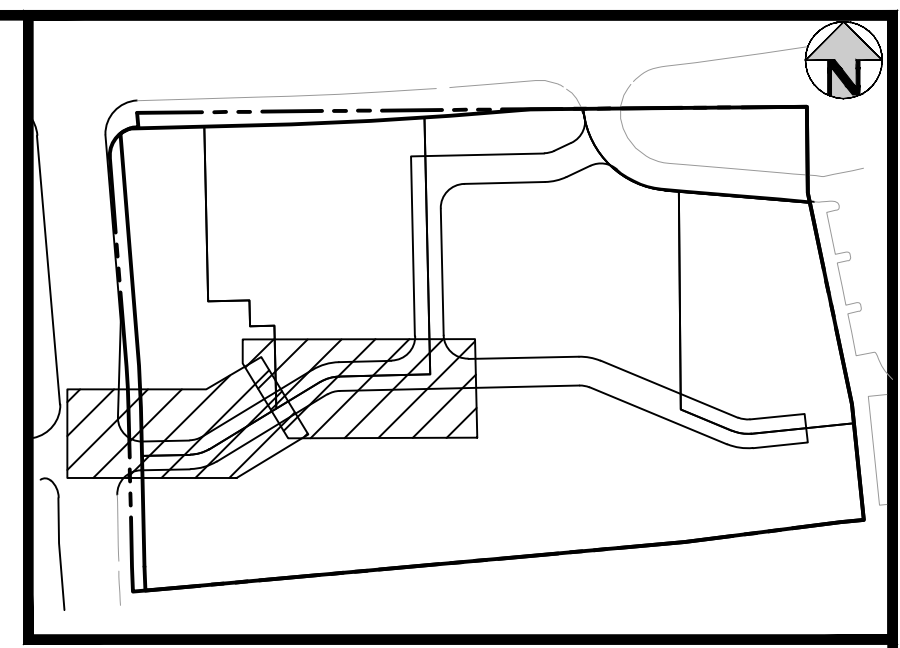
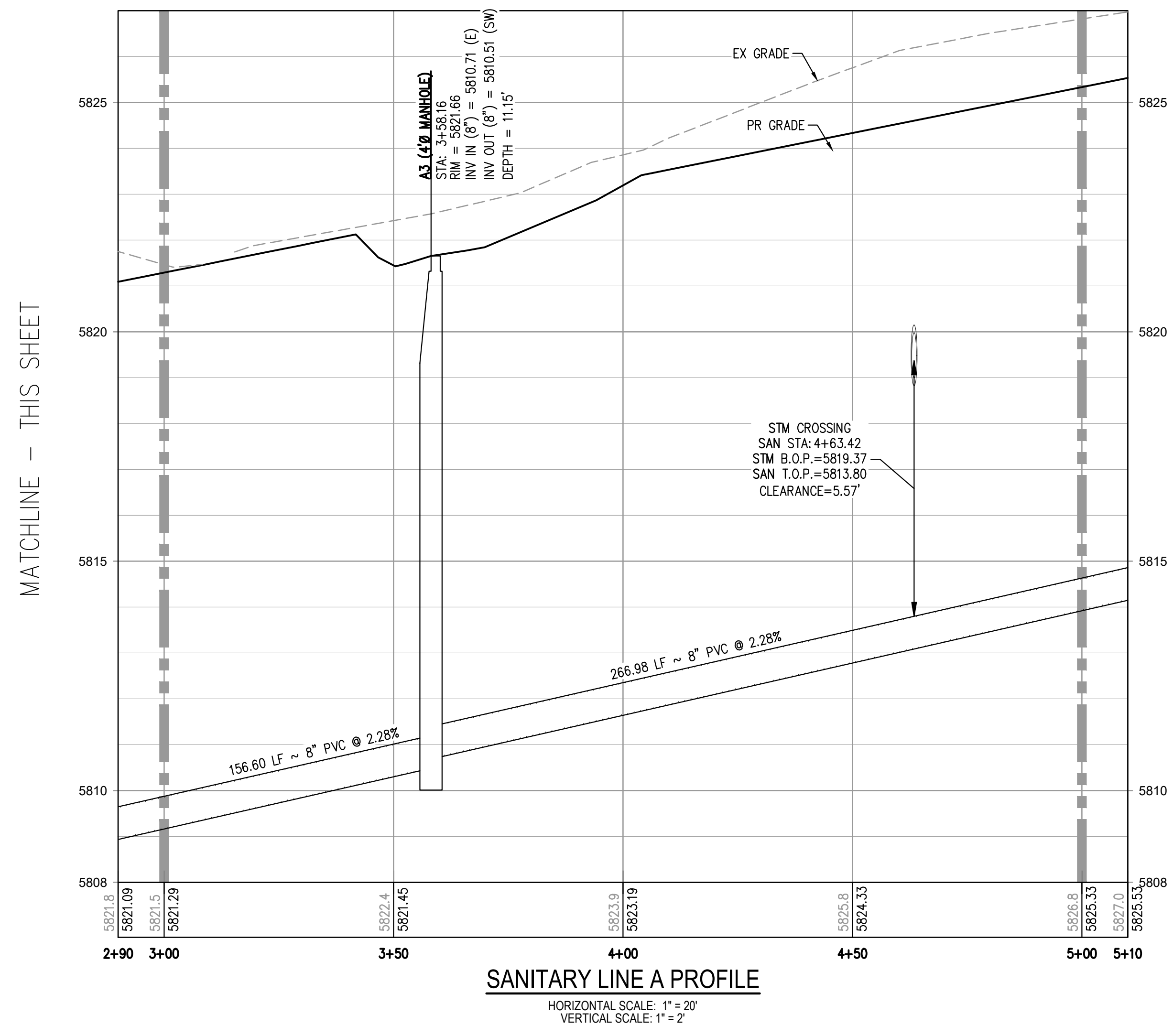
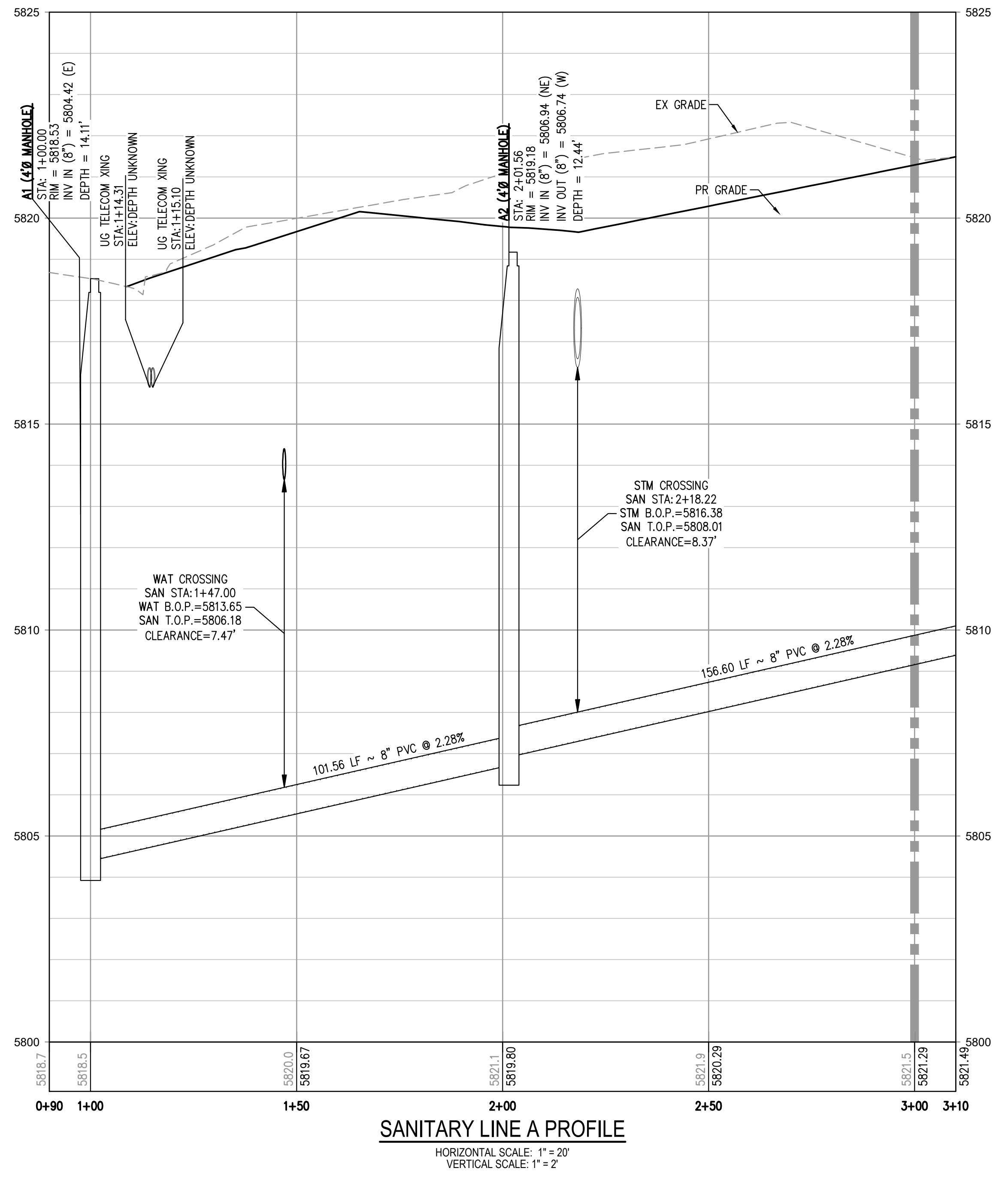
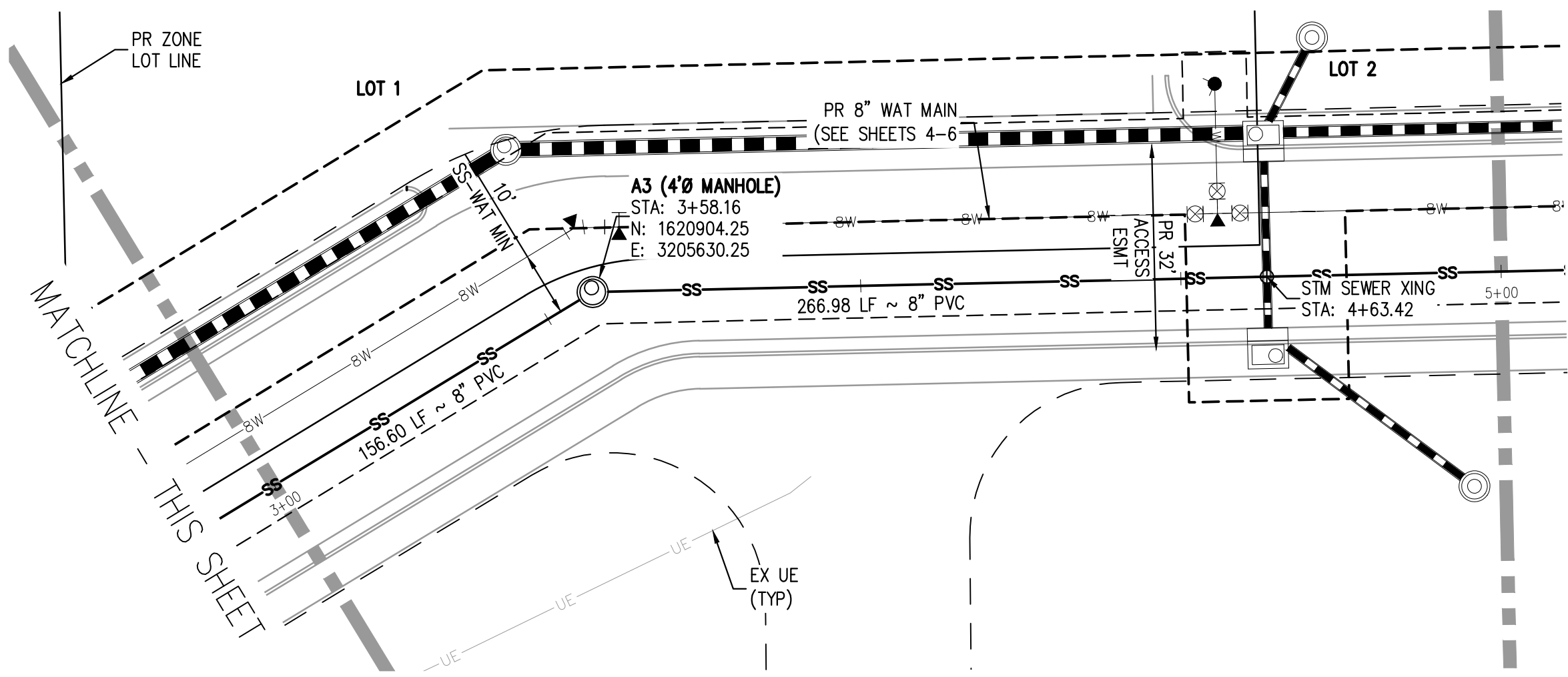
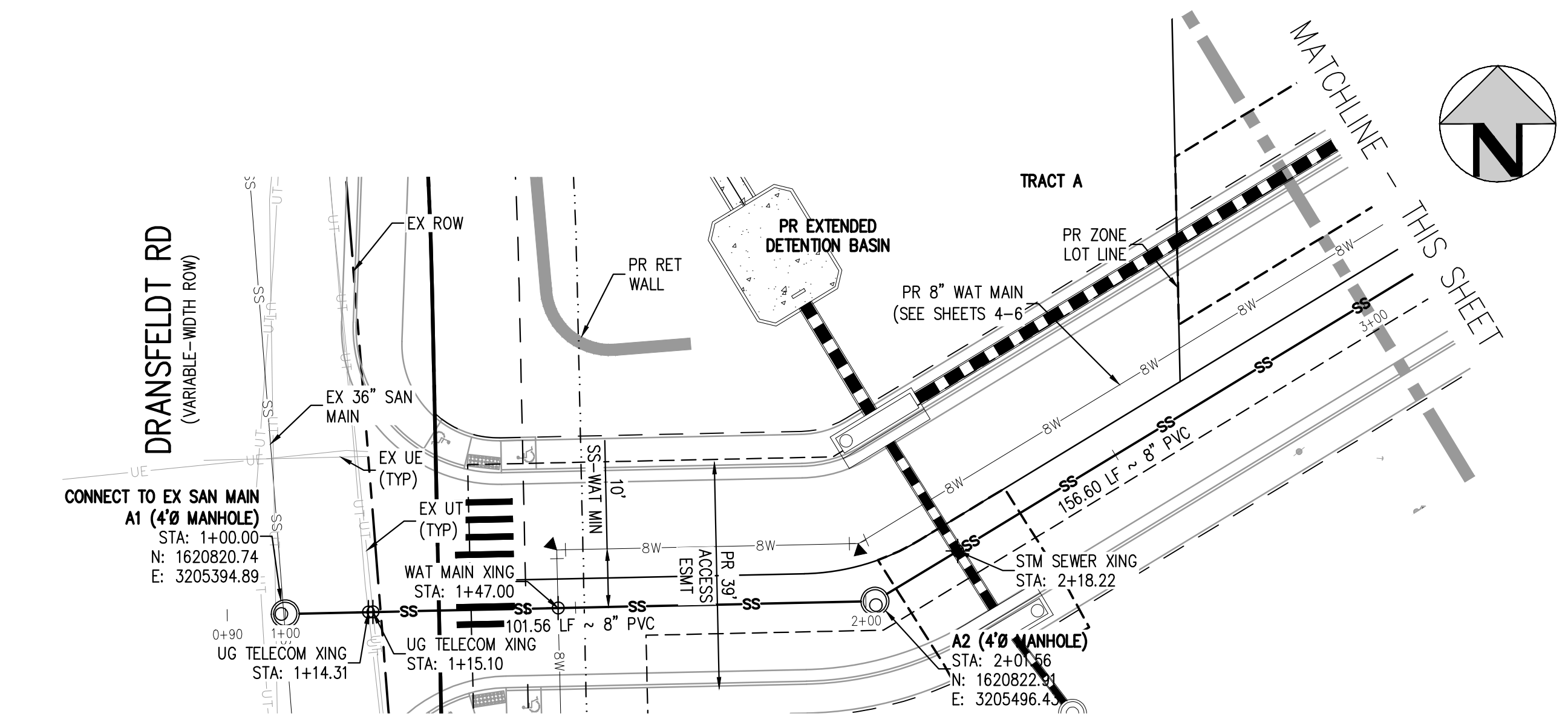
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PROJECT #: 200829
SHEET NUMBER

7

7 OF 9

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MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 9

- NOTES:**
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 PLOTTED: FRI 11/19/21 11:02:58A BY: MILES SUSTAD



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 CHECKED BY: RCP
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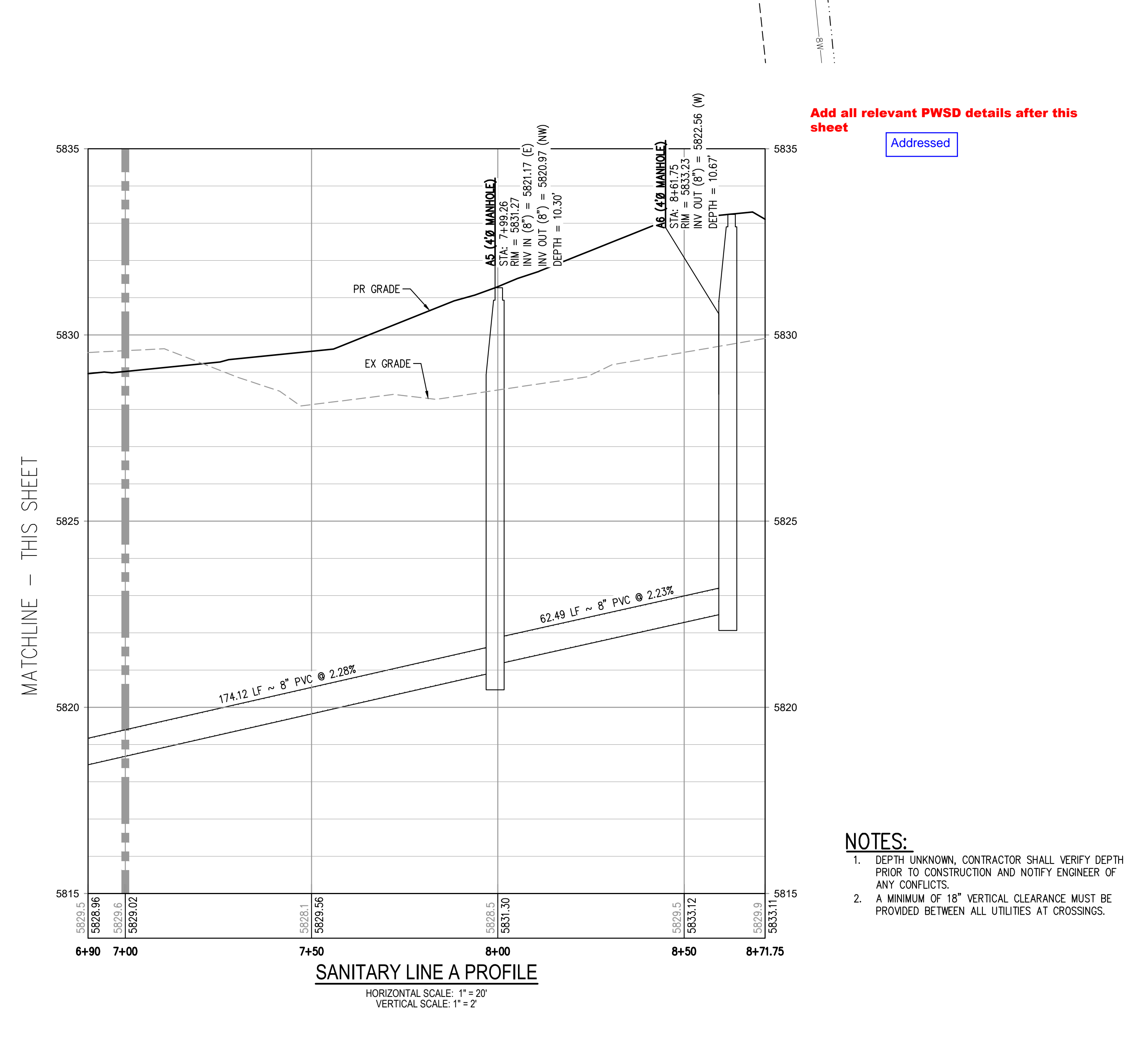
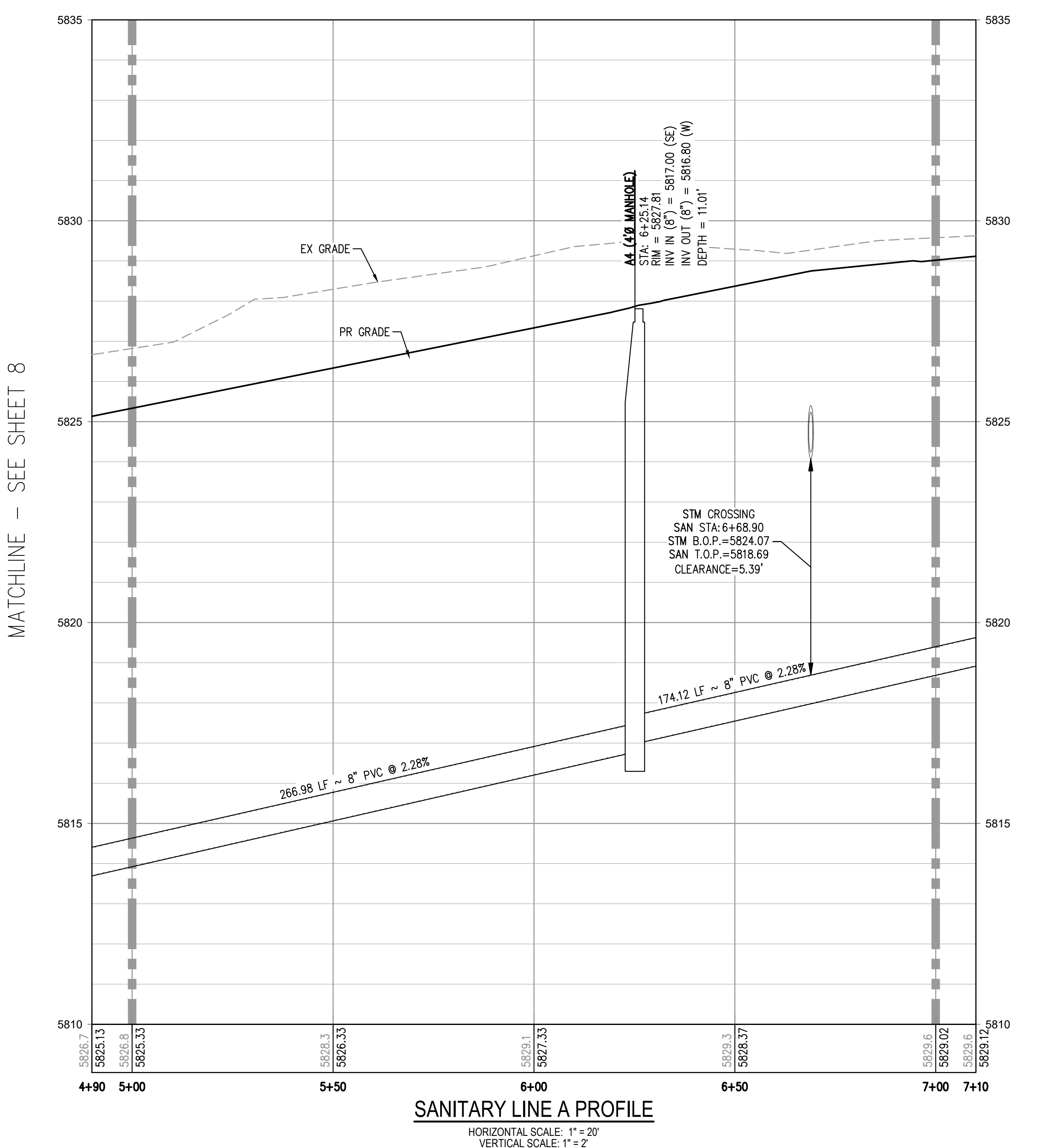
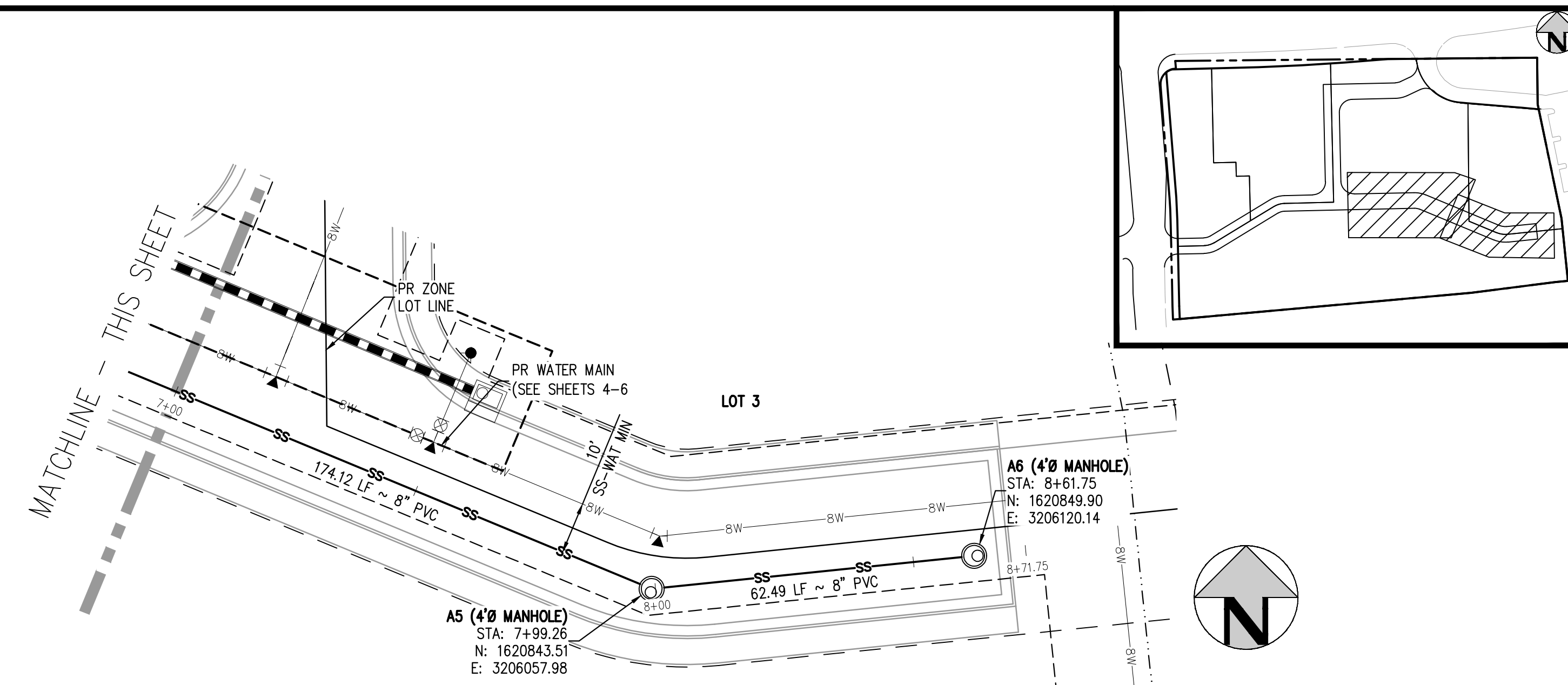
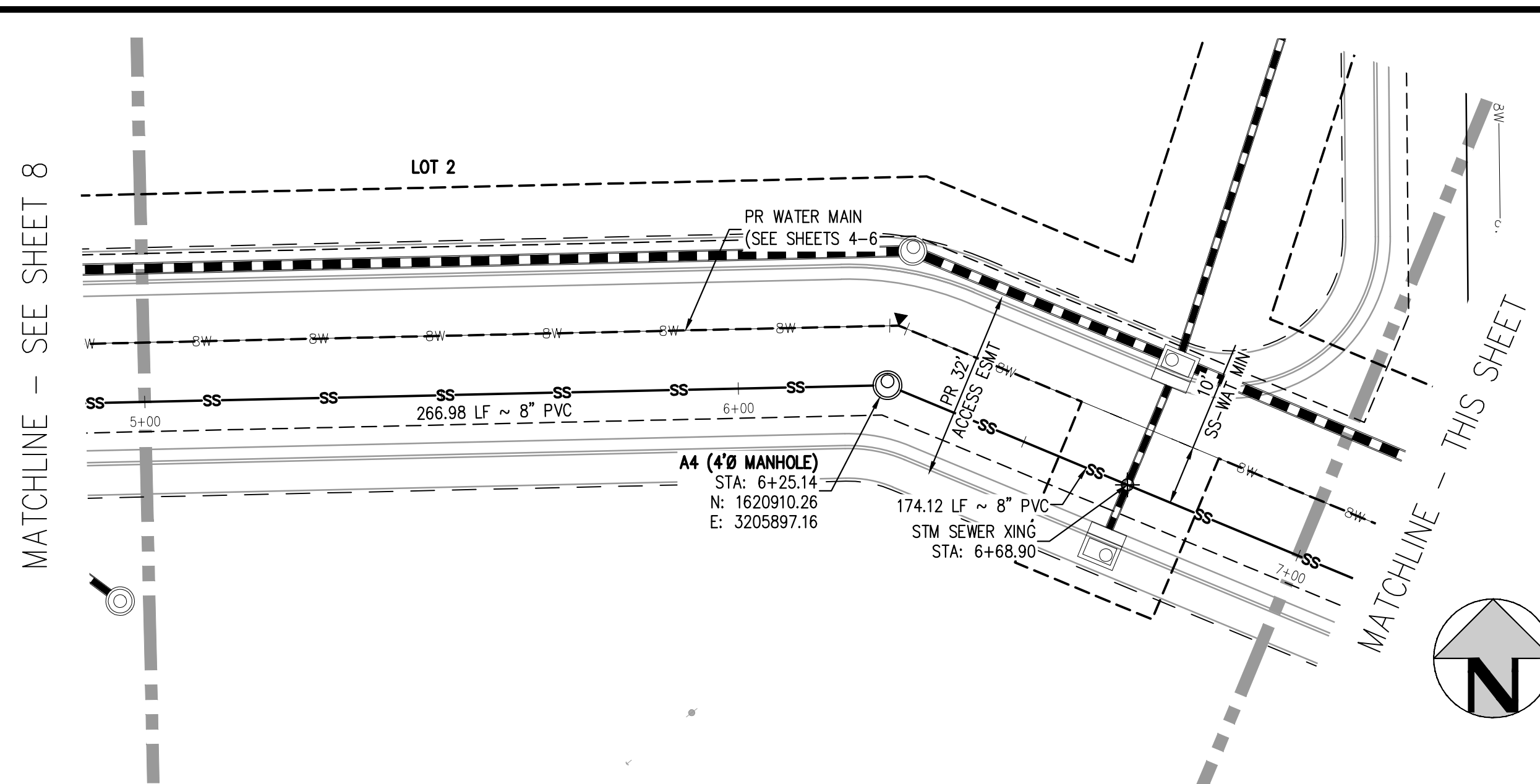
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PROJECT #: 200829
 SHEET NUMBER
8
 8 OF 9

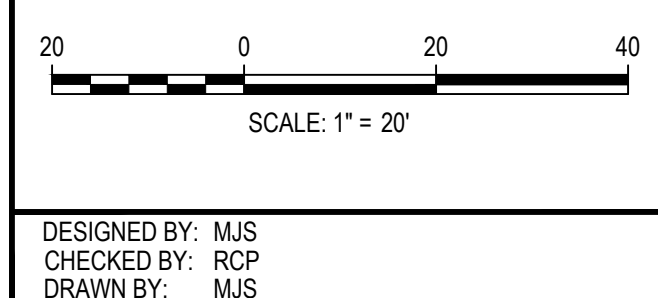
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Add all relevant PWSD details after this sheet
Addressed

- NOTES:**
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PLOTTED: FRI 11/19/21 11:03:08A BY: MILES SUSTAD



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9
9 OF 9