

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

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, PEALSEE 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 1°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.

BENCHMARK

BENCHMARK IS A UDFCD 2" BRASS CAP IN HEAD WALL (BG-1) NEAR PARKER ROAD AND BALDWIN AVE, ELEV=5841.07 NAVD88.

AGENCY CONTACT LIST

OWNER/DEVELOPER

PLAZA STREET PARTNERS, LLC (314) 882-7758
2400 W 75TH ST, SUITE 220
PRAIRIE VILLAGE, KS 66208
CONTACT: RYANNE SASS

CIVIL ENGINEER/SURVEYOR

HARRIS KOCHER SMITH (303) 623-6300
1120 LINCOLN ST, SUITE 1000
DENVER, CO 80203
CONTACT: RACHEL PATTON, PE
AARON MURPHY, PLS

LANDSCAPE ARCHITECT

NORRIS DESIGN (303) 892-1166
1101 BANNOCK ST
DENVER, CO 80204
CONTACT: JARED CARLON

TOWN OF PARKER

COMMUNITY DEVELOPMENT DEPARTMENT (303) 840-9546
20120 EAST MAIN STREET
PARKER, COLORADO 80134
CONTACT: PAUL WORKMAN

PUBLIC UTILITIES

XCEL ENERGY (303) 571-3358
1123 WEST 3RD AVENUE
DENVER, COLORADO 80223

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION (303) 686-3100
5496 U.S. HIGHWAY 85
SEDALIA, COLORADO 80135
CONTACT: JIM POTTER

CENTURY LINK (303) 840-1103
11290 SOUTH TWENTY MILE ROAD #130
PARKER, COLORADO 80134

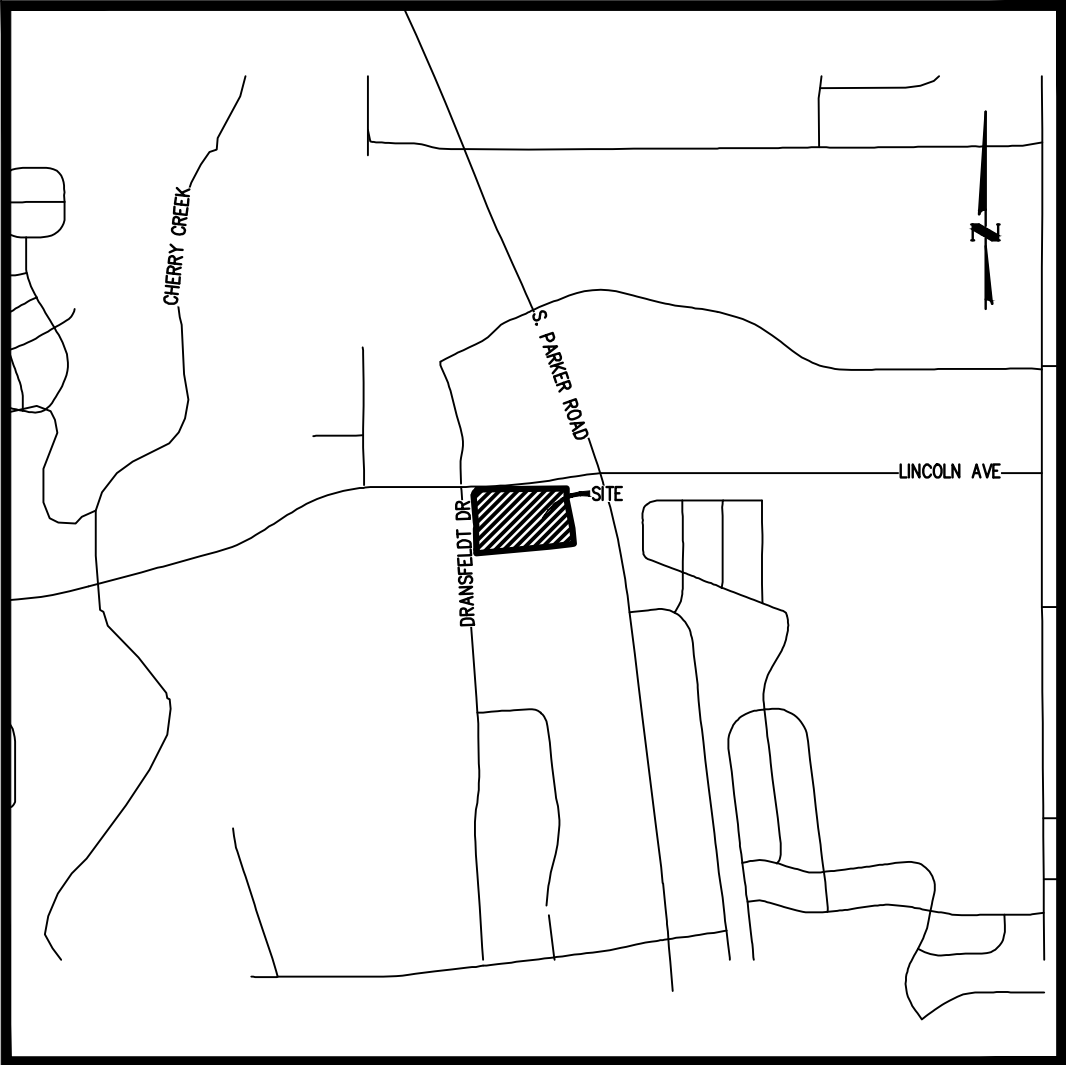
PARKER WATER AND SANITATION DISTRICT (303) 841-4627
18100 EAST WOODMAN ROAD
PARKER, COLORADO 80134

SOUTH METRO FIRE DISTRICT AUTHORITY (720) 989-2230
9195 MINERAL AVENUE
CENTENNIAL, COLORADO 80112
CONTACT: RANDY CAPRA

COMCAST (303) 578-5142
6850 SOUTH TUCSON WAY
ENGLEWOOD, COLORADO 80112

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'

SHEET INDEX

1	COVER
2	NOTES
3	OVERALL UTILITY PLAN - FULL SITE
4	OVERALL UTILITY PLAN
5	OVERALL UTILITY PLAN
6	OVERALL UTILITY PLAN
7	OVERALL UTILITY PLAN
8	WATER LINE A PLAN & PROFILE
9	WATER LINE A PLAN & PROFILE
10	WATER LINE A PLAN & PROFILE
11	WATER LINE B PLAN & PROFILE
12	WATER LINE B PLAN & PROFILE
13	SANITARY PLAN & PROFILE
14	SANITARY PLAN & PROFILE
15	WATER DETAILS
16	WATER DETAILS
17	WATER DETAILS
18	WATER DETAILS
19	SANITARY DETAILS
20	SANITARY DETAILS
21	SANITARY DETAILS

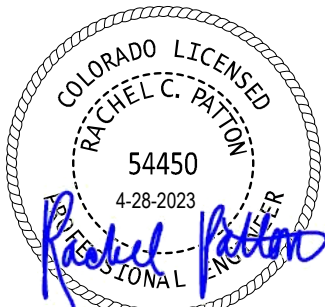
ABBREVIATIONS

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
4" PVC, SDR-35	67	LF
6" PVC, SDR-35	116	LF
8" PVC, SDR-35	756	LF
4" PLUG	2	EA
6" PLUG	4	EA
4" DOMESTIC WYE CONNECTION TO MAIN	2	EA
6" DOMESTIC WYE CONNECTION TO MAIN	4	EA
4" DIAMETER MANHOLE	6	EA
WATER ITEM	QUANTITY	UNIT
8" PVC C900 DR 14 W/ TRACER WIRE	1,825	LF
12" PVC C900 DR 14 W/ TRACER WIRE	10	LF
6" DIP FIRE LINE	124	LF
1" TYPE-K COPPER	26	LF
3/4" TYPE-K COPPER	74	LF
8"x8" TEE W/ THRUST BLOCK & RODDING	7	EA
8"x8" SWIVEL TEE W/ THRUST BLOCK & RODDING	7	EA
12"x8" TEE W/ THRUST BLOCK & RODDING	1	EA
8" 11.25" ELBOW W/ THRUST BLOCK & RODDING	2	EA
8" 45° ELBOW W/ THRUST BLOCK & RODDING	17	EA
8" 22.5° ELBOW W/ THRUST BLOCK & RODDING	6	EA
1" PLUG W/ THRUST BLOCK & RODDING	1	EA
6" PLUG W/ THRUST BLOCK & RODDING	1	EA
8" PLUG W/ THRUST BLOCK & RODDING	4	EA
3/4" IRRIGATION METER	3	EA
3/4" IRRIGATION TAP	3	EA
1" DOMESTIC SERVICE TAP	1	EA
6" GATE VALVE	7	EA
8" GATE VALVE	17	EA
8" AIR RELEASE VALVE	1	EA
12" GATE VALVE	1	EA
FIRE HYDRANT ASSEMBLY W/ 8"x8" TEE & GATE VALVE	6	EA

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.



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

LEGEND

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

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.

Rachel C. Patton 07/24/2023
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.

DEVELOPER:

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

ENGINEER:



ISSUE DATE: 08-16-2021	PROJECT #: 200829
DATE	REVISION COMMENTS
11-17-2021	PER PWSD COMMENTS
04-12-2022	PER PWSD COMMENTS
07-21-2022	PER PWSD COMMENTS
11-22-2022	PER PWSD COMMENTS
01-18-2023	PER PWSD COMMENTS
03-09-2023	PER PWSD COMMENTS
04-27-2023	PERMIT SET

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.
14. PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH, THE CONTRACTOR SHALL JET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMP OUT AT THE PLUGGED MANHOLE.

FILEPATH: K:\200829\ENGINEERING\UTILITIES\WMS - COVER.DWG LAYOUT: LAYOUT2
3/16/2021 10:05:38A
PLOTTED: FRI 04/28/23 10:05:38A BY: OLIVIA MCCracken



Know what's below.
Call before you dig.

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 08-16-2021

DATE	REVISION COMMENTS
11-17-2021	PER PWSO COMMENTS
04-12-2022	PER PWSO COMMENTS
07-21-2022	PER PWSO COMMENTS
11-22-2022	PER PWSO COMMENTS
01-18-2023	PER PWSO COMMENTS
03-09-2023	PER PWSO COMMENTS
04-27-2023	PERMIT SET



**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
NOTES

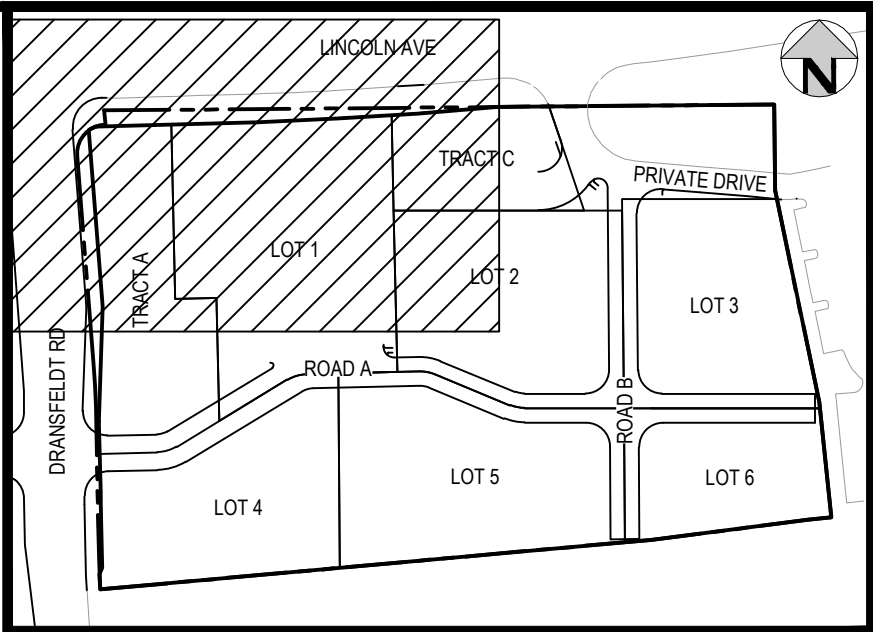
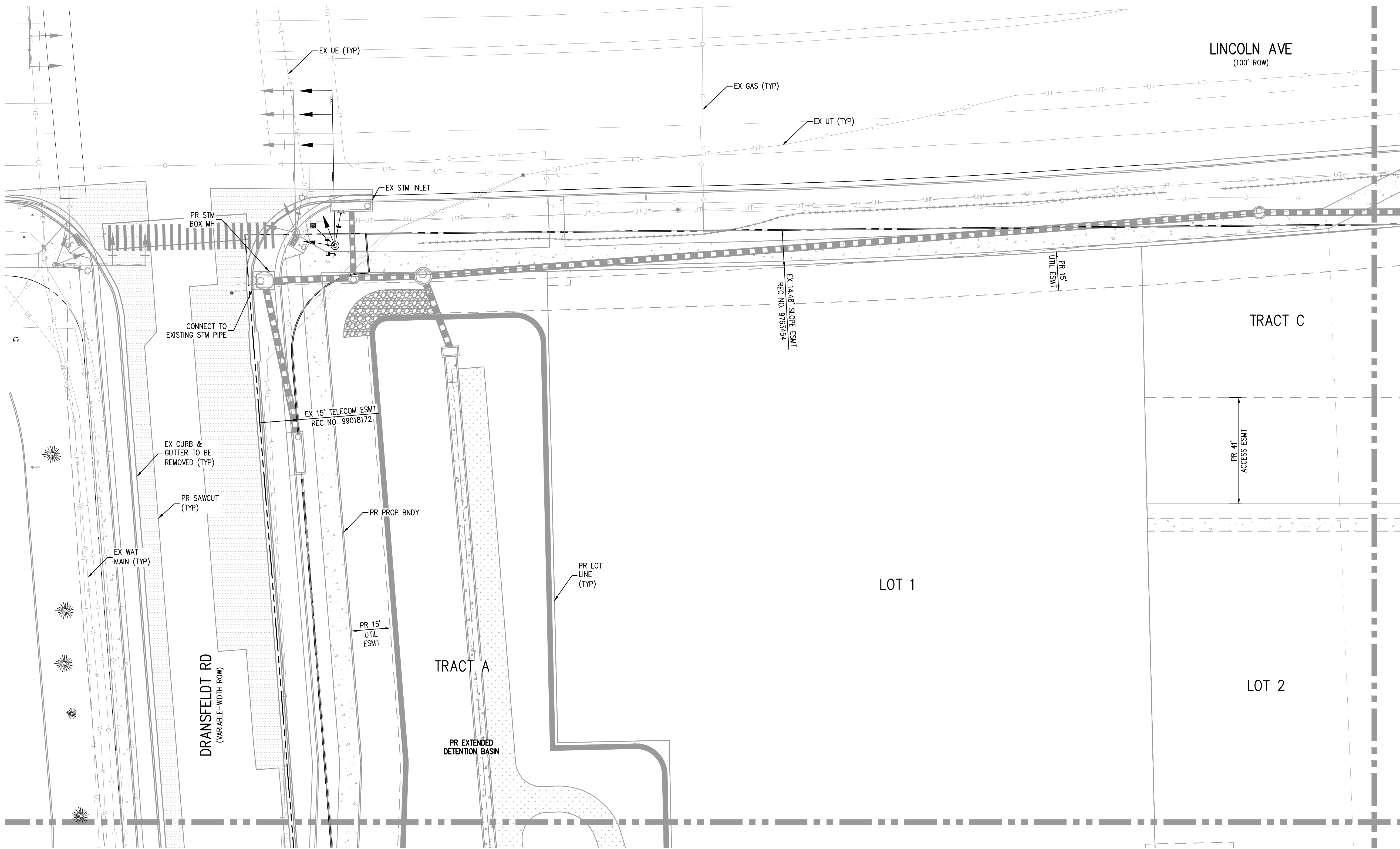
PROJECT #: 200829

SHEET NUMBER

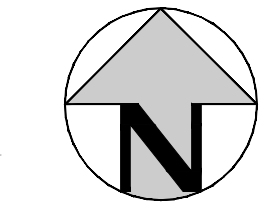
2

2 OF 21

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



KEY MAP
SCALE: 1" = 200'



MATCHLINE - SEE SHEET 5

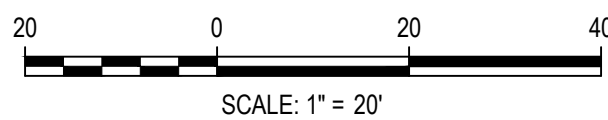
NOTES:

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.

[Signature] 07/24/2023
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.



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

ISSUE DATE: 08-16-2021	
DATE	REVISION COMMENTS
11-17-2021	PER PWSD COMMENTS
04-12-2022	PER PWSD COMMENTS
07-21-2022	PER PWSD COMMENTS
11-22-2022	PER PWSD COMMENTS
01-18-2023	PER PWSD COMMENTS
03-09-2023	PER PWSD COMMENTS
04-27-2023	PERMIT SET

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

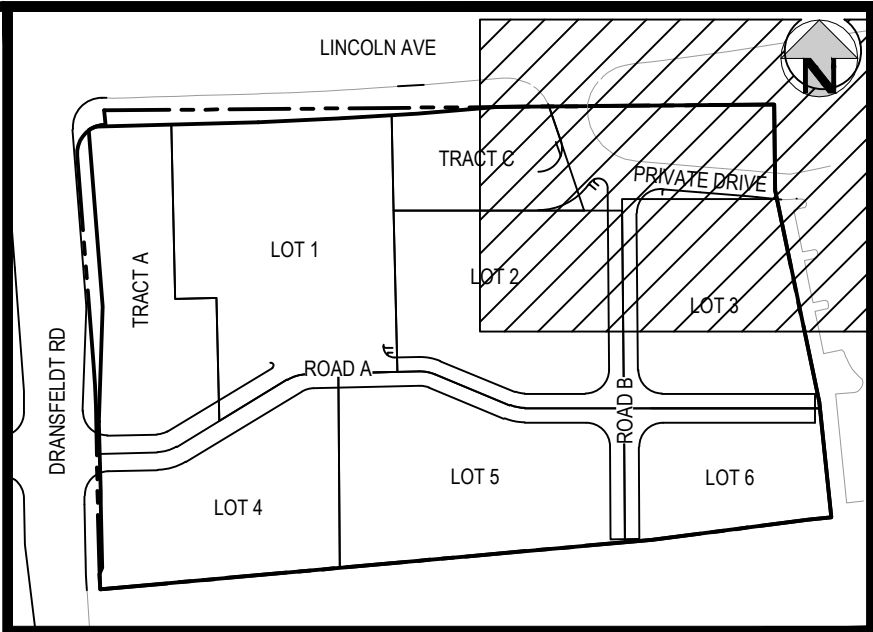
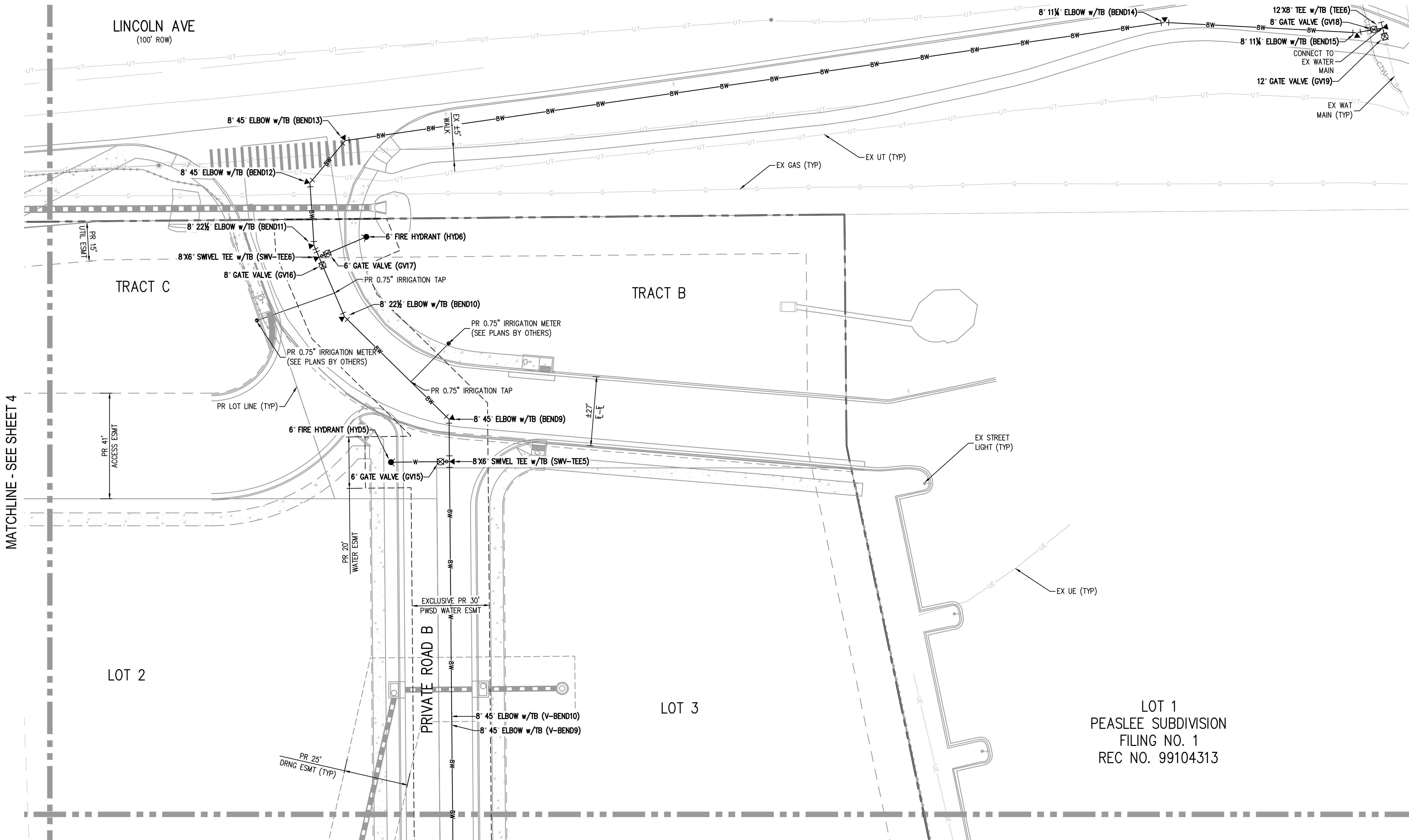


PROJECT #: 200829
SHEET NUMBER

4

FILEPATH: K:\200829\ENGINEERING\UTILITIES\WAS - OVERALL UTILITY PLANDWG LAYOUT\1
OVERALL UTILITY PLAN.DWG
PLOTTED: FRI 04/28/23 10:05:58A BY: OLIVIA MCCracken

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



KEY MAP
SCALE: 1" = 200'

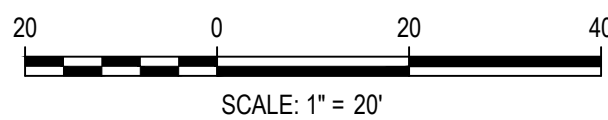
NOTES:

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.

[Signature] 07/24/2023
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.



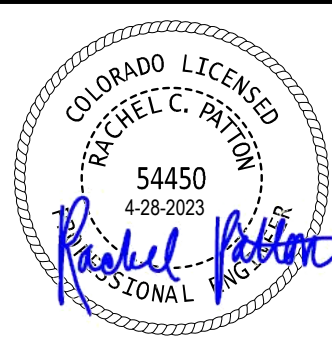
DESIGNED BY: MJS
CHECKED BY: RCP
DRAWN BY: MJS

ISSUE DATE: 08-16-2021	
DATE	REVISION COMMENTS
11-17-2021	PER PWSD COMMENTS
04-12-2022	PER PWSD COMMENTS
07-21-2022	PER PWSD COMMENTS
11-22-2022	PER PWSD COMMENTS
01-18-2023	PER PWSD COMMENTS
03-09-2023	PER PWSD COMMENTS
04-27-2023	PERMIT SET



PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
OVERALL UTILITY PLAN



PROJECT #: 200829
SHEET NUMBER

5

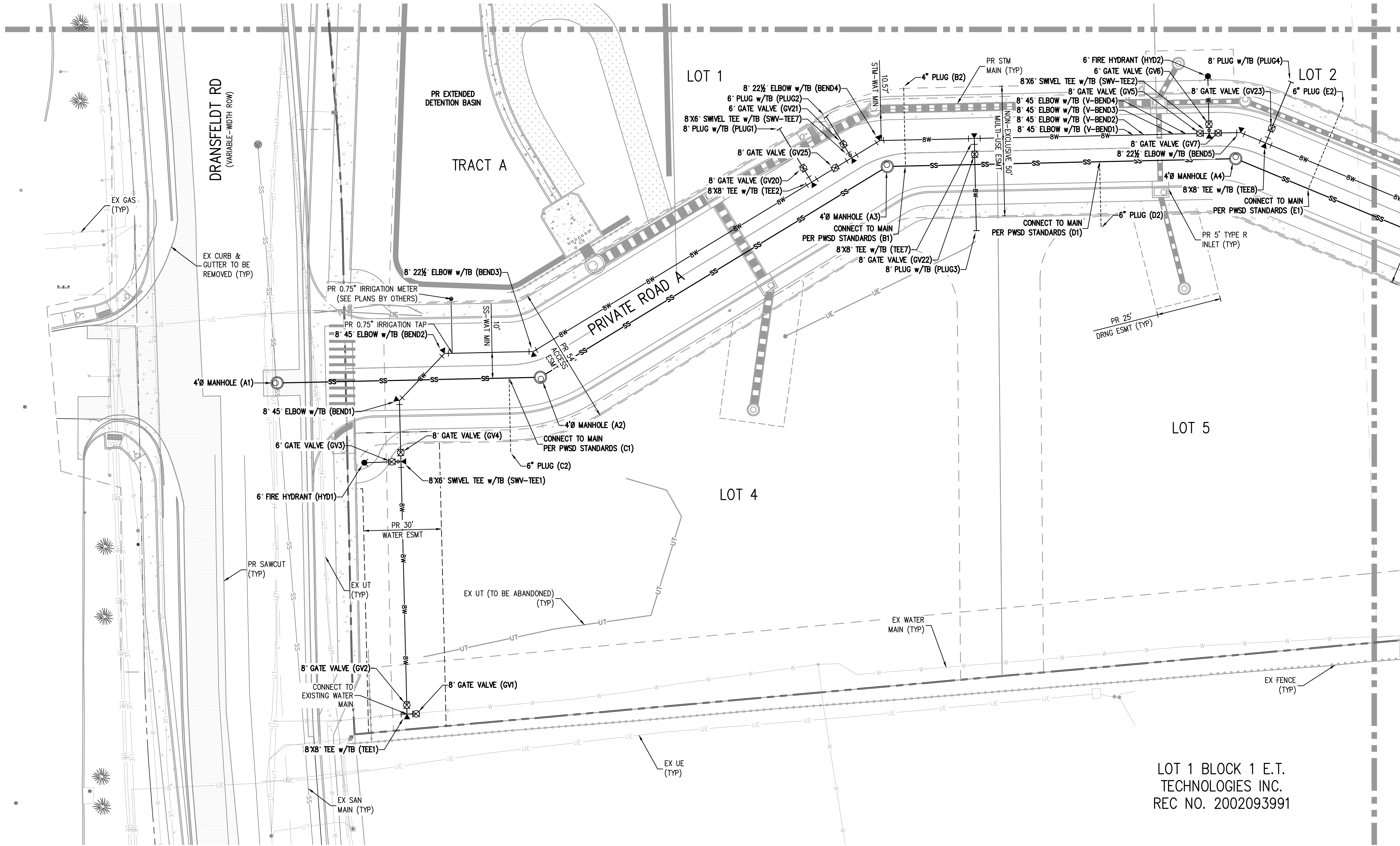
5 OF 21

FILEPATH: K:\200829\ENGINEERING\UTILITIES\WAS - OVERALL UTILITY PLANS\DWG LAYOUT (2).DWG
PLOTTER: HP DesignJet T1100PS, Plot Style: hks.ctb, User: rcp, Date: 7/24/2023, Time: 10:06:04 AM
PLOTTED: FRI 04/28/23 10:06:04 AM BY: OLIVIA MCCracken

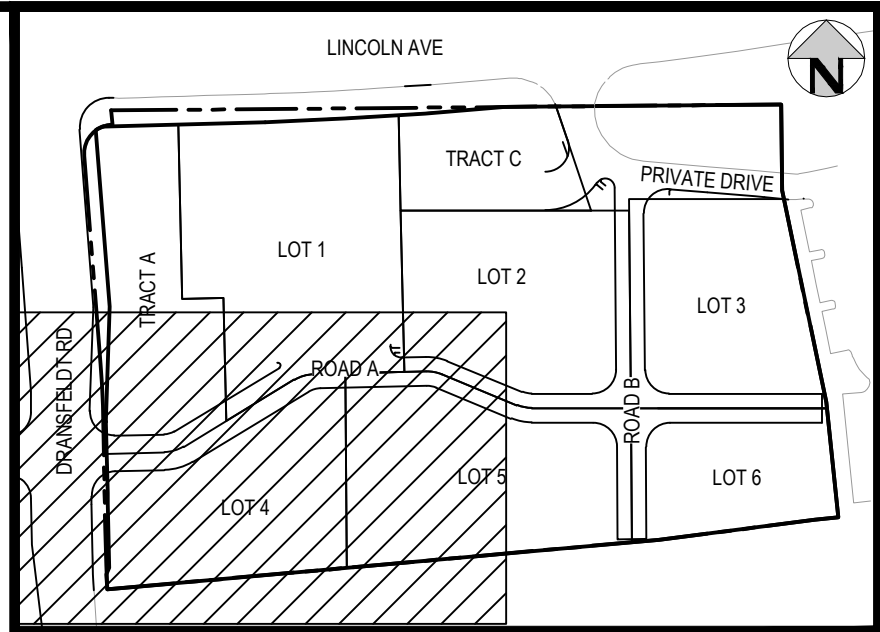
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILEPATH: K:\2020\ENGINEERING\UTILITIES\811 - OVERALL UTILITY PLANS\DWG LAYOUT\ LAYOUT (3).dwg
DESIGNED BY: MJS
CHECKED BY: RCP
DRAWN BY: MJS
PLOTTED: FRI 04/28/23 10:06:08A BY: OLIVIA MCCracken

MATCHLINE - SEE SHEET 4



MATCHLINE - SEE SHEET 7



KEY MAP
SCALE: 1" = 200'

NOTES:

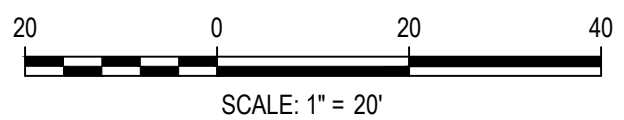
1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL 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.

LOT 1 BLOCK 1 E.T.
TECHNOLOGIES INC.
REC NO. 2002093991

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] 07/24/2023
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.



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

ISSUE DATE: 08-16-2021	
DATE	REVISION COMMENTS
11-17-2021	PER PWSO COMMENTS
04-12-2022	PER PWSO COMMENTS
07-21-2022	PER PWSO COMMENTS
11-22-2022	PER PWSO COMMENTS
01-18-2023	PER PWSO COMMENTS
03-09-2023	PER PWSO COMMENTS
04-27-2023	PERMIT SET

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



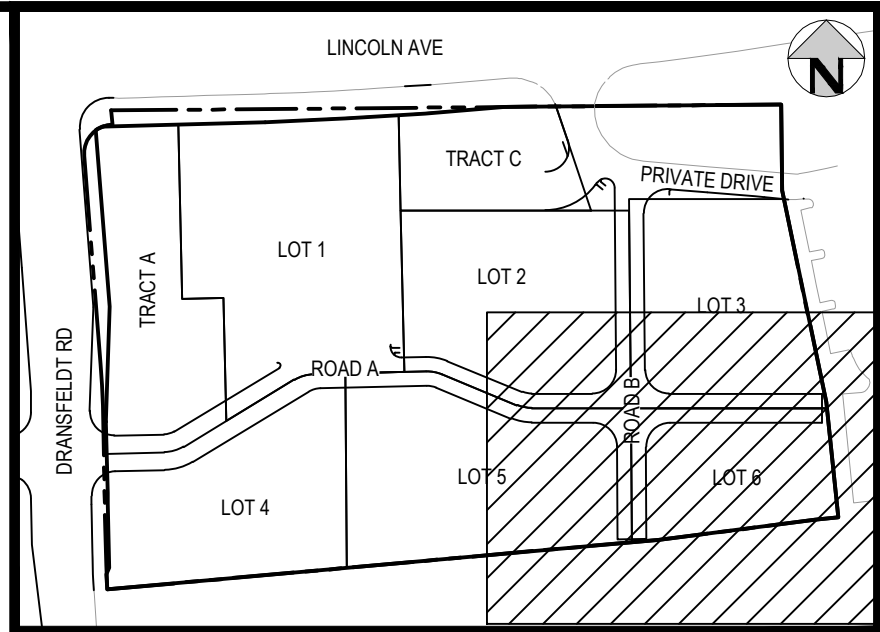
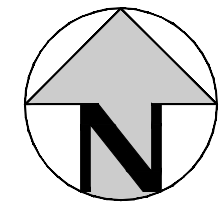
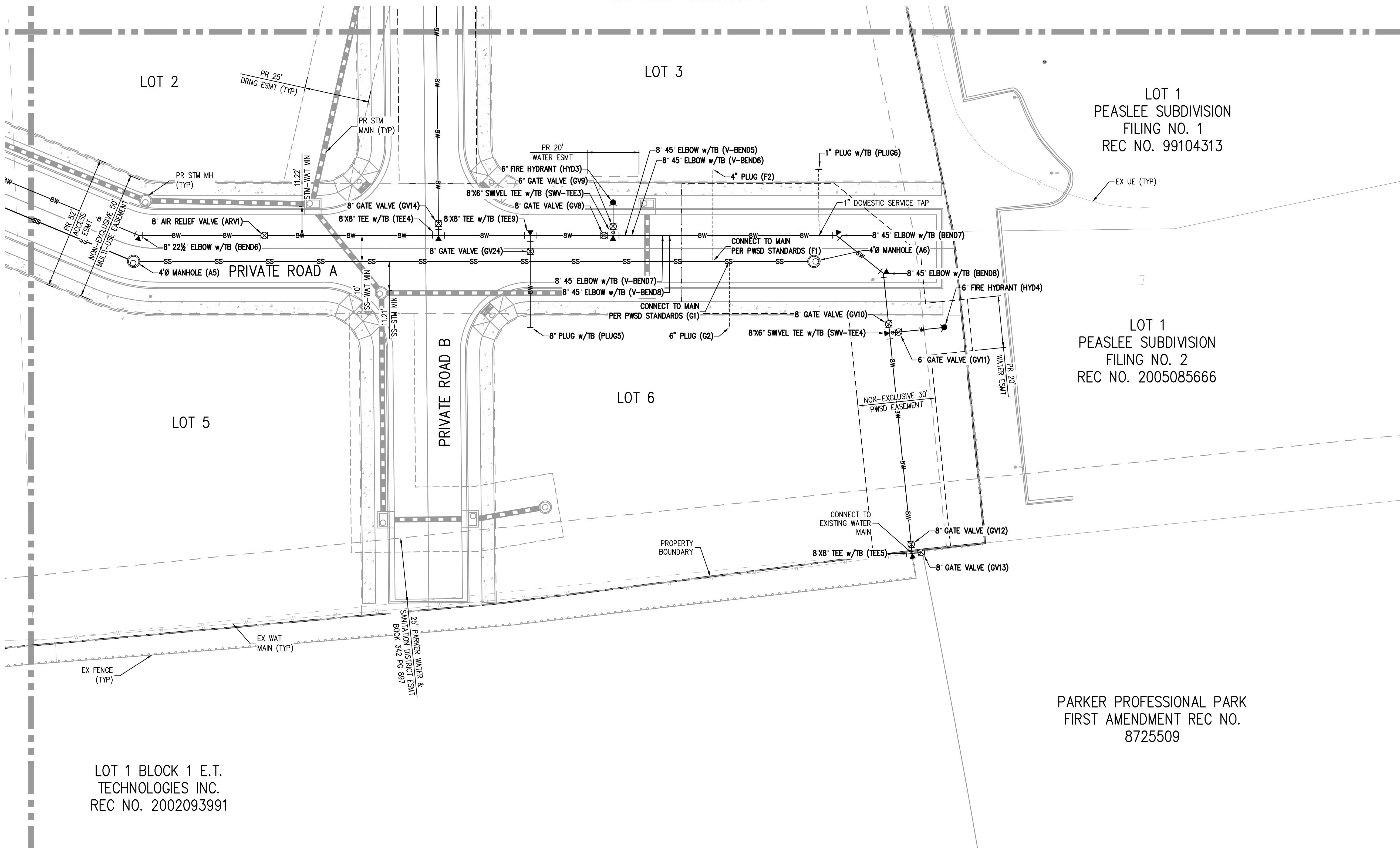
PROJECT #: 200829
SHEET NUMBER
6
6 OF 21

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

FILEPATH: K:\200829\ENGINEERING\UTILITIES\AS - OVERALL UTILITY PLANS\DWG LAYOUT\1 (4)
DWG: 1120 Lincoln Street, Suite 1000, Denver, CO 80203
PLOTTED: FRI 04/28/23 10:06:13A BY: OLIVIA MCCracken

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 5



KEY MAP
SCALE: 1" = 200'

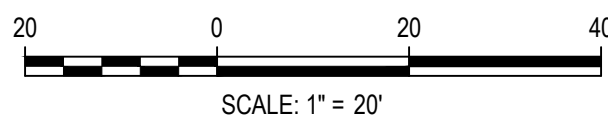
NOTES:

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.

Rachel C. Ritten 07/24/2023
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.



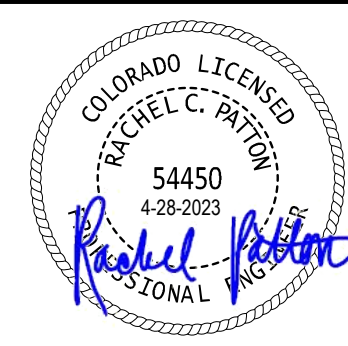
DESIGNED BY: MJS
CHECKED BY: RCP
DRAWN BY: MJS

ISSUE DATE: 08-16-2021	
DATE	REVISION COMMENTS
11-17-2021	PER PWSD COMMENTS
04-12-2022	PER PWSD COMMENTS
07-21-2022	PER PWSD COMMENTS
11-22-2022	PER PWSD COMMENTS
01-18-2023	PER PWSD COMMENTS
03-09-2023	PER PWSD COMMENTS
04-27-2023	PERMIT SET



PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
OVERALL UTILITY PLAN



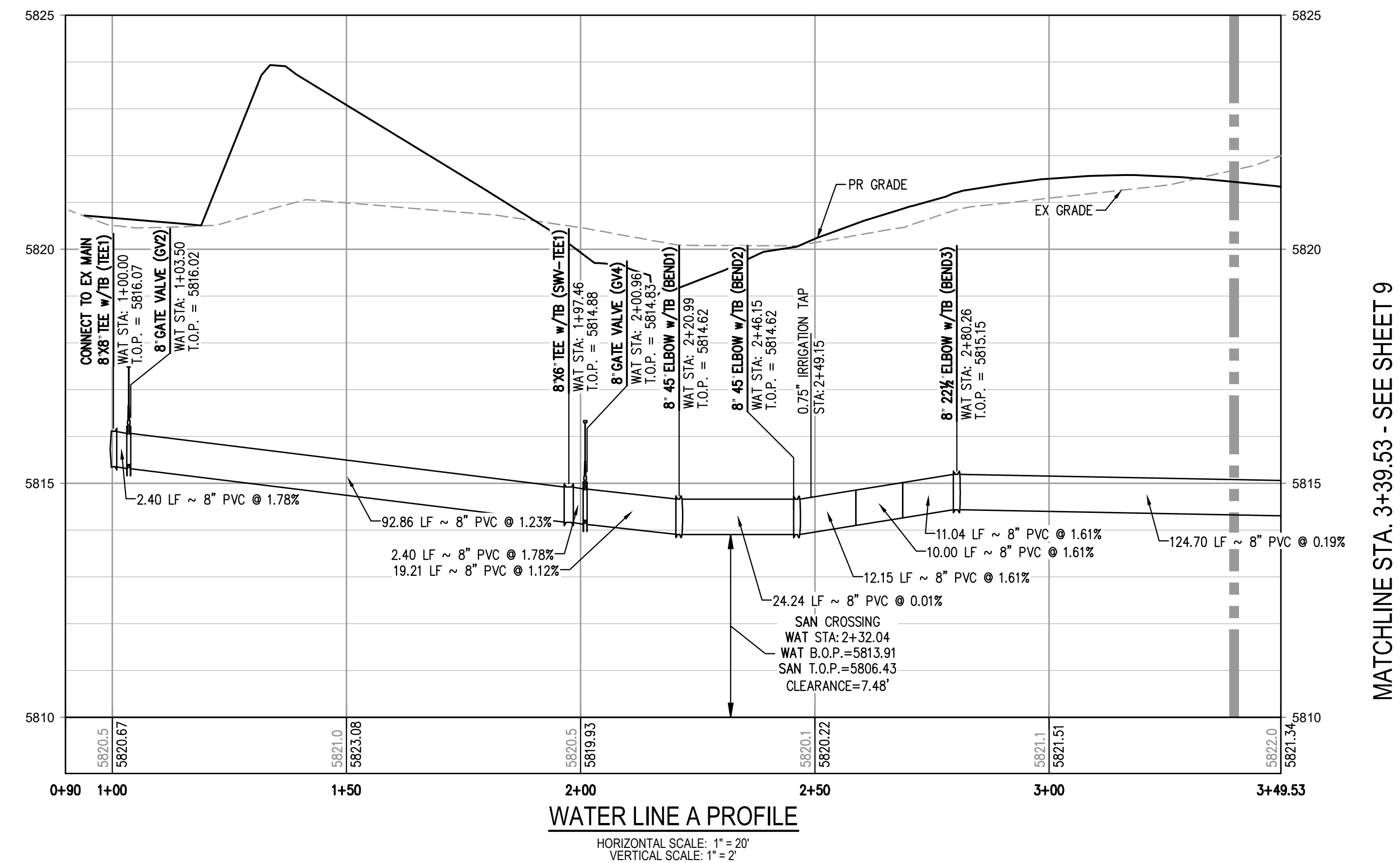
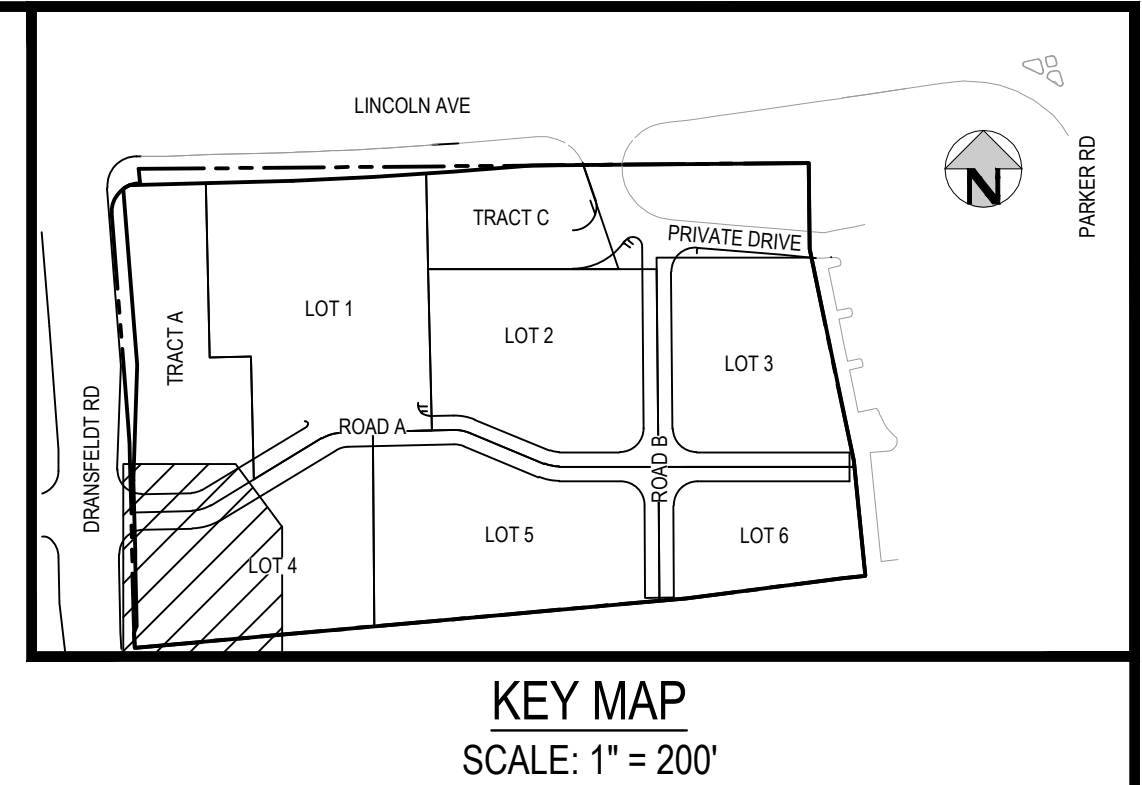
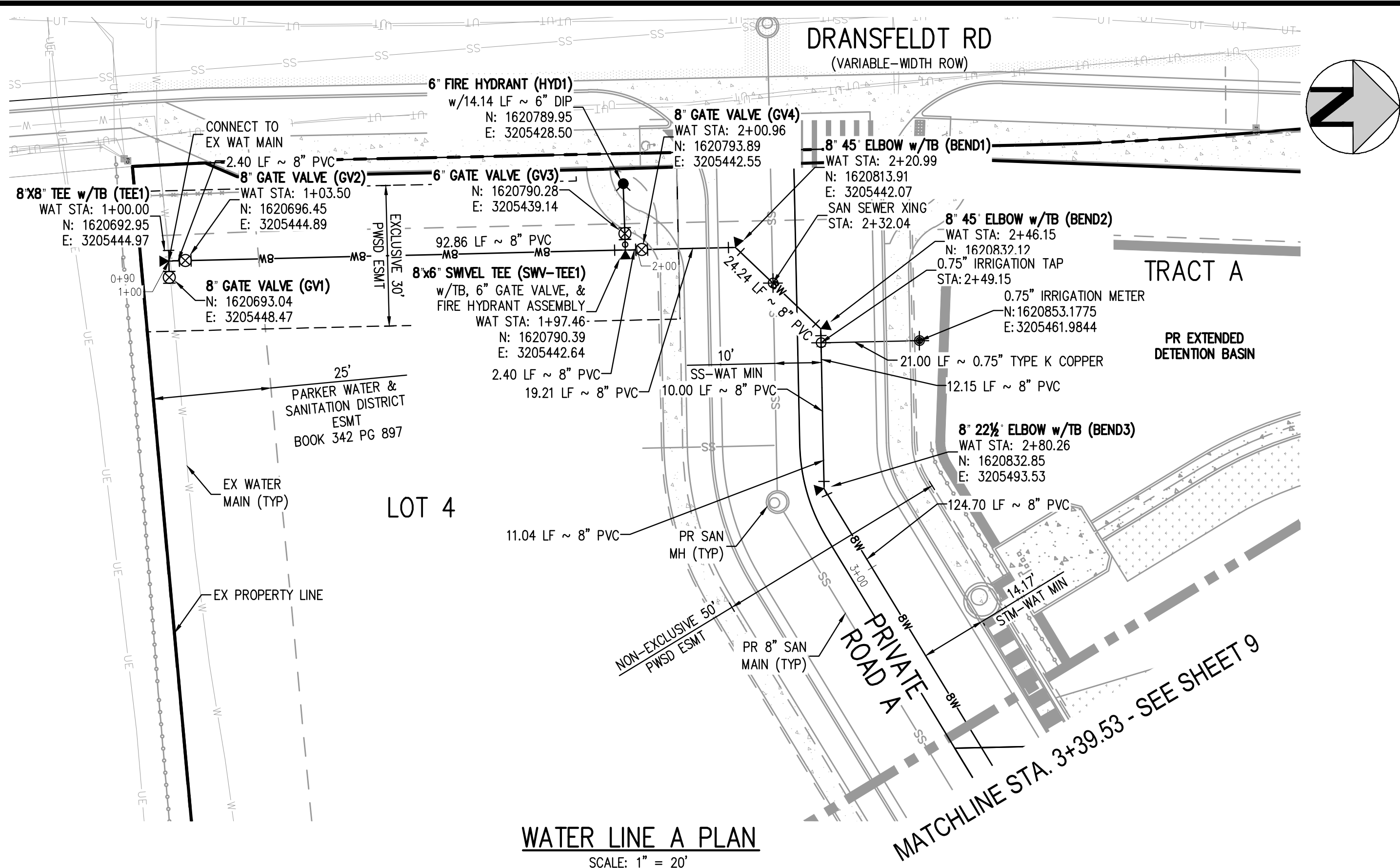
PROJECT #: 200829
SHEET NUMBER

7

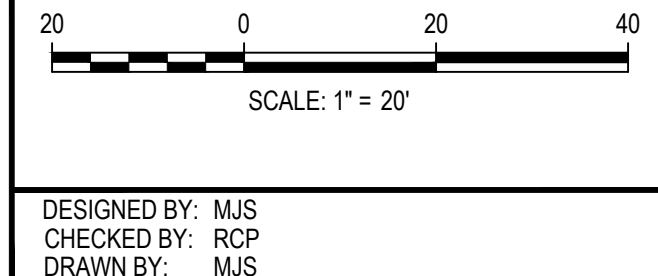
7 OF 21

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

FILEPATH: K:\200829\ENGINEERING\UTILITIES\WATER\W&S - WATER PLAN & PROFILE.DWG LAYOUT: LAYOUT1
NO DATE: 11-17-2021
PLOTTED: FRI 04/28/23 10:06:28A BY: OLIVIA MCCracken



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

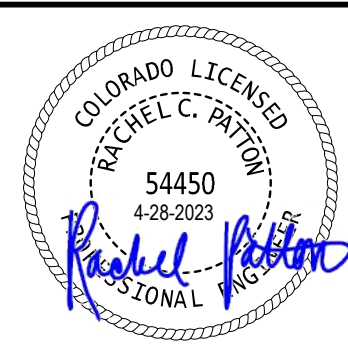


ISSUE DATE: 08-16-2021	
DATE	REVISION COMMENTS
11-17-2021	PER PWSD COMMENTS
04-12-2022	PER PWSD COMMENTS
07-21-2022	PER PWSD COMMENTS
11-22-2022	PER PWSD COMMENTS
01-18-2023	PER PWSD COMMENTS
03-09-2023	PER PWSD COMMENTS
04-27-2023	PERMIT SET



PLAZA STREET PARTNERS

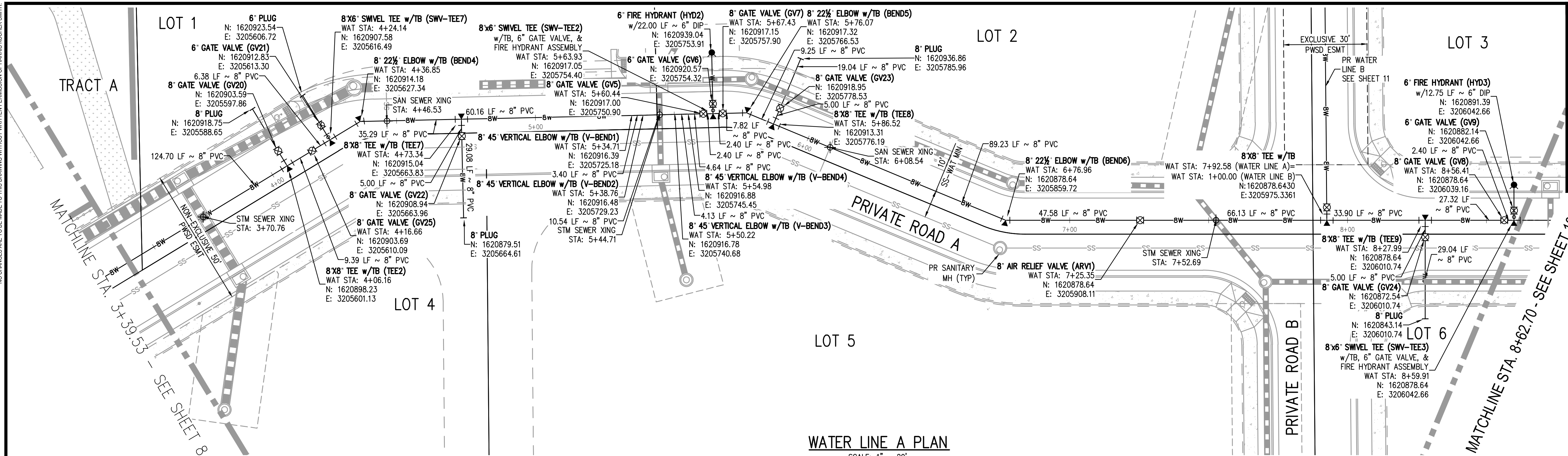
LINCOLN & DRANSFELDT
WATER LINE A PLAN & PROFILE



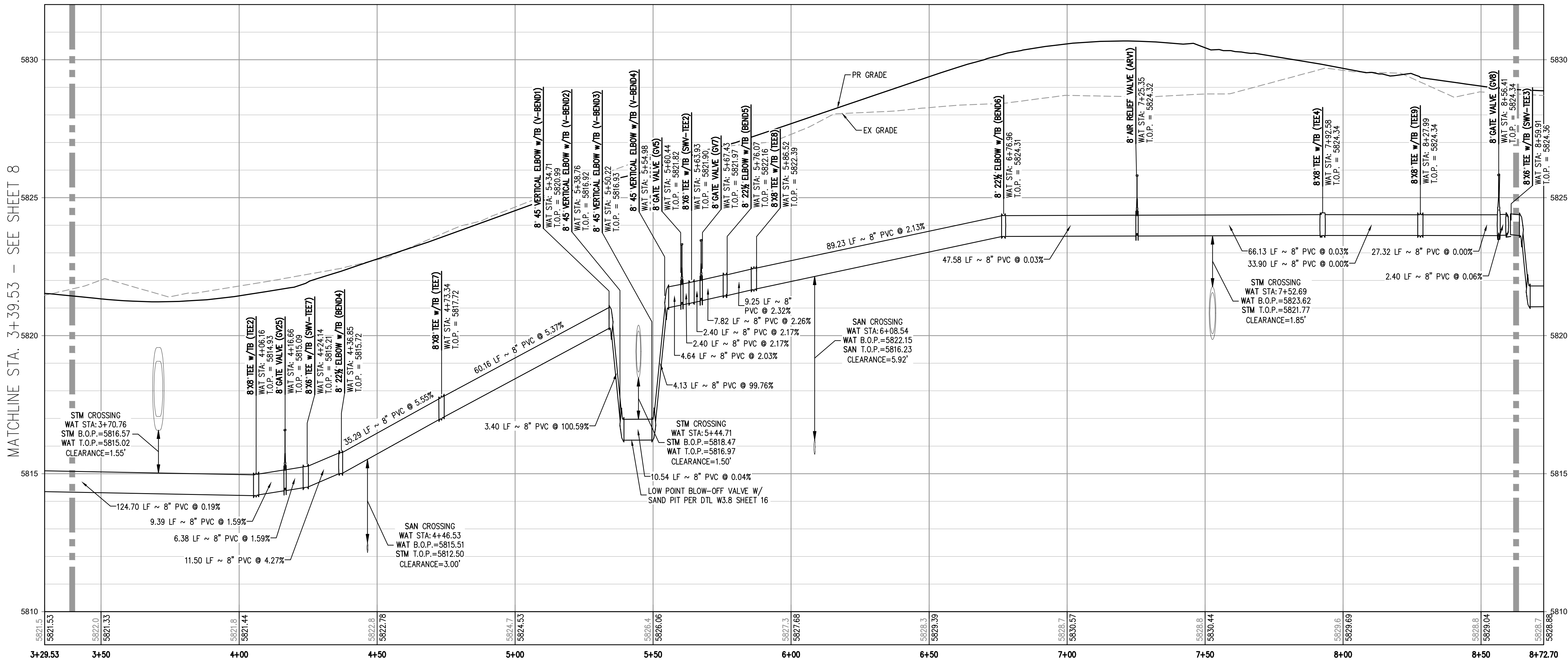
PROJECT #: 200829
SHEET NUMBER
8
8 OF 21

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

FILEPATH: K:\200829\ENGINEERING\UTILITIES\WATER\PLAN & PROFILE\DWG LAYOUT\ LAYOUT1 (2)
NO SCALE
PLOTTED: FRI 04/28/23 10:06:38A BY: OLIVIA MCCracken

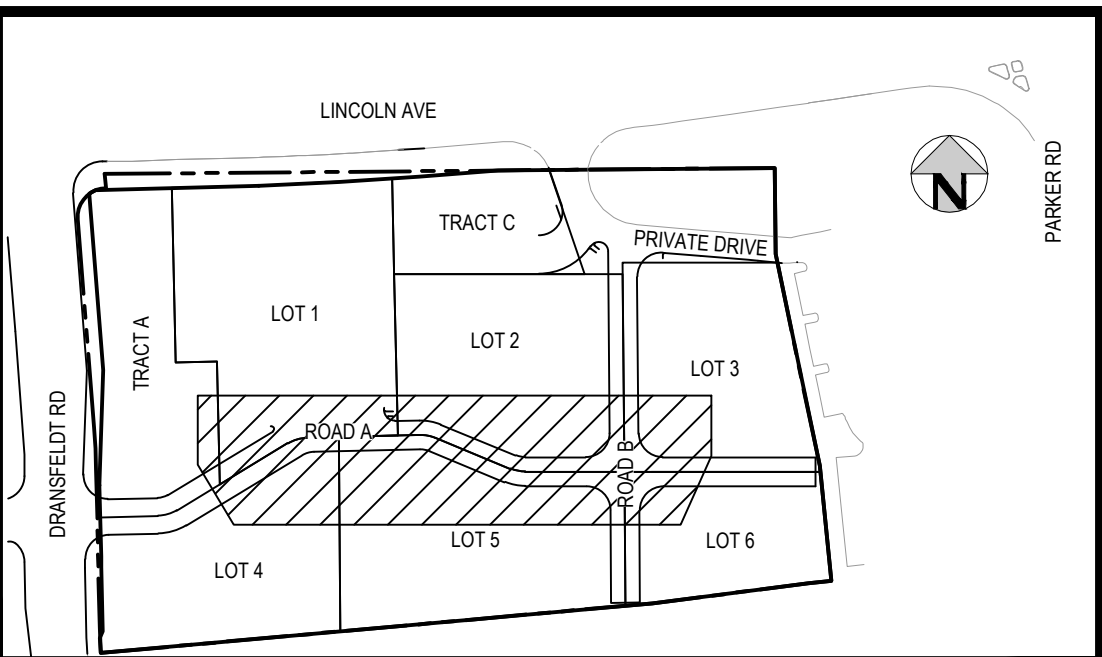


WATER LINE A PLAN
SCALE: 1" = 20'



WATER LINE A PROFILE

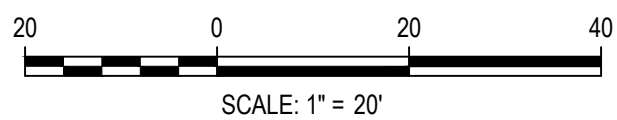
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



KEY MAP
SCALE: 1" = 200'

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. DEPTH UNKNOWN, CONTRACTOR SHALL VERIFY DEPTH PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
4. A MINIMUM OF 18" VERTICAL CLEARANCE MUST BE PROVIDED BETWEEN ALL UTILITIES AT CROSSINGS.



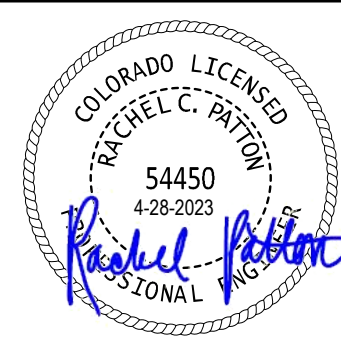
DESIGNED BY: MJS
CHECKED BY: RCP
DRAWN BY: MJS

ISSUE DATE: 08-16-2021	
DATE	REVISION COMMENTS
11-17-2021	PER PWSD COMMENTS
04-12-2022	PER PWSD COMMENTS
07-21-2022	PER PWSD COMMENTS
11-22-2022	PER PWSD COMMENTS
01-18-2023	PER PWSD COMMENTS
03-09-2023	PER PWSD COMMENTS
04-27-2023	PERMIT SET



PLAZA STREET PARTNERS

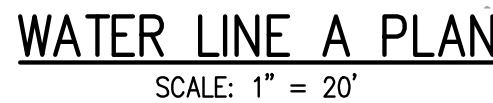
LINCOLN & DRANSFELDT
WATER LINE A PLAN & PROFILE



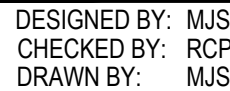
PROJECT #: 200829
SHEET NUMBER

9

9 OF 21



- ## 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 KOECHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
 3. DEPTH UNKNOWN, CONTRACTOR SHALL VERIFY DEPTH PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
 4. A MINIMUM OF 18" VERTICAL CLEARANCE MUST BE PROVIDED BETWEEN ALL UTILITIES AT CROSSINGS.

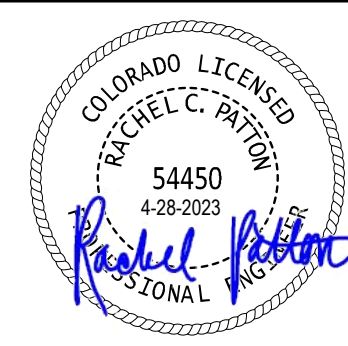


ISSUE DATE: 08-16-2021	
DATE	REVISION COMMENTS
11-17-2021	PER PWSO COMMENTS
04-12-2022	PER PWSO COMMENTS
07-21-2022	PER PWSO COMMENTS
11-22-2022	PER PWSO COMMENTS
01-18-2023	PER PWSO COMMENTS
03-09-2023	PER PWSO COMMENTS
04-27-2023	PERMIT SET



PLAZA STREET PARTNERS

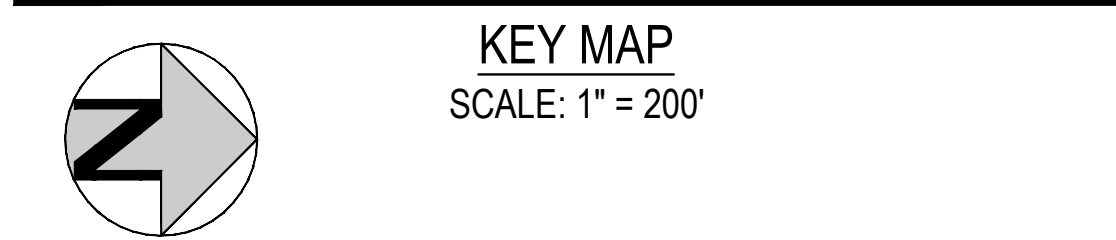
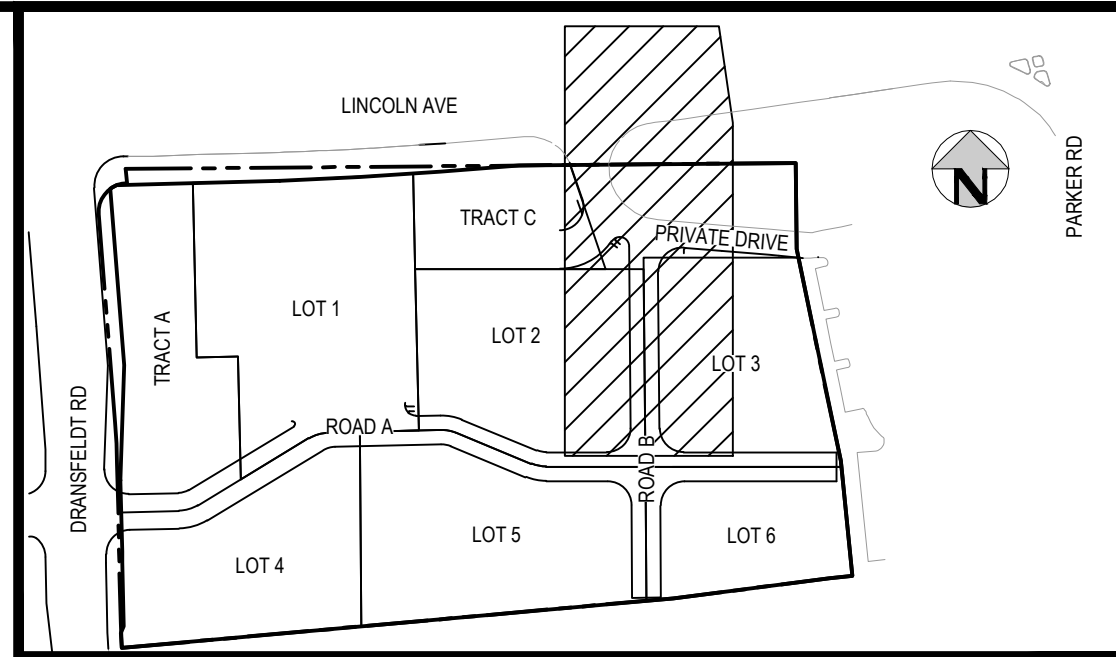
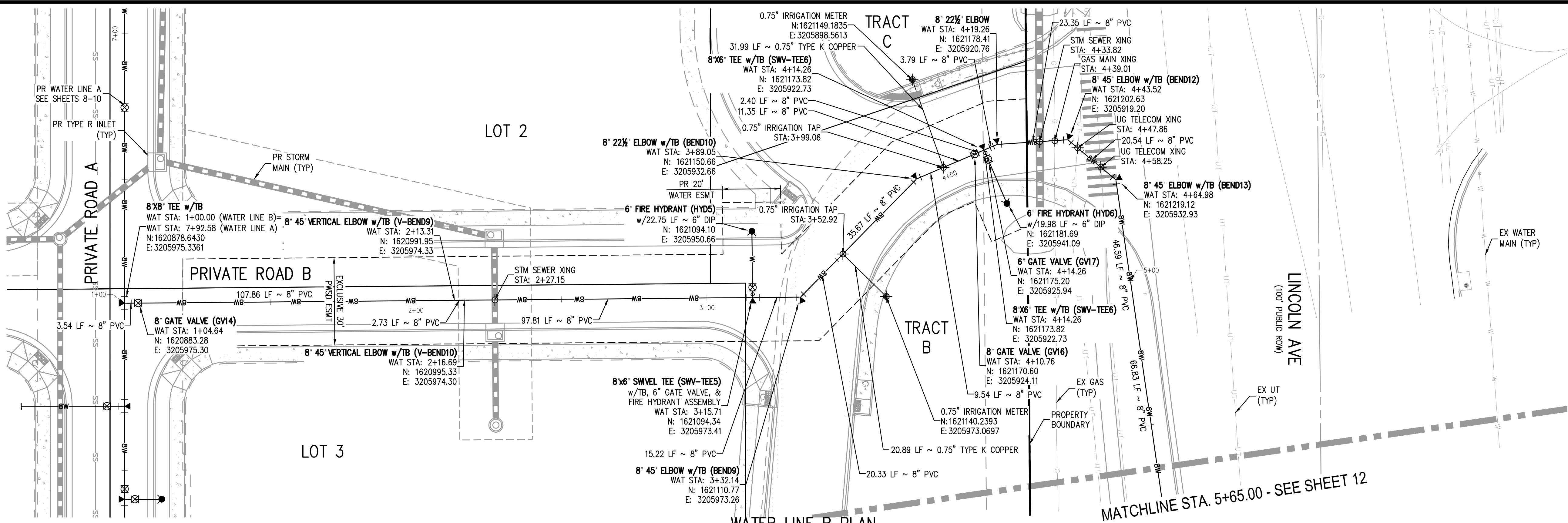
LINCOLN & DRANSFELDT
WATER LINE A PLAN & PROFILE



PROJECT #: 200829
SHEET NUMBER

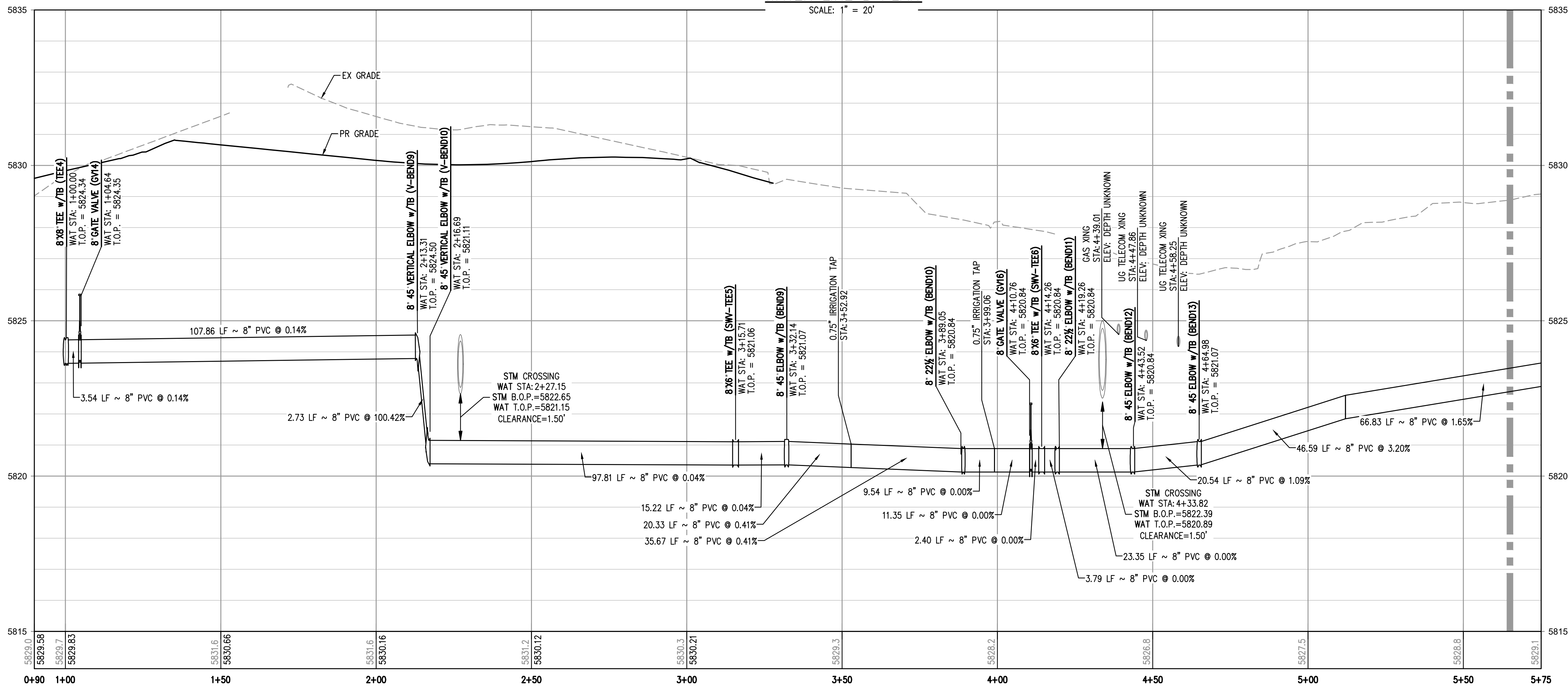
10

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



KEY MAP
SCALE: 1" = 200'

WATER LINE B PLAN
SCALE: 1" = 20'



MATCHLINE STA. 5+65.00 - SEE SHEET 12

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

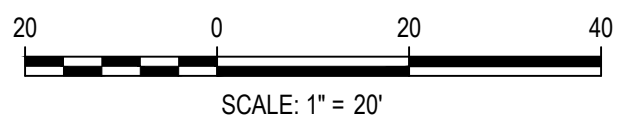
NOTES:

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. DEPTH UNKNOWN, CONTRACTOR SHALL VERIFY DEPTH PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
4. A MINIMUM OF 18" VERTICAL CLEARANCE MUST BE PROVIDED BETWEEN ALL UTILITIES AT CROSSINGS.

FILEPATH: K:\200829\ENGINEERING\UTILITIES\WATER\W&S - WATER LINE B PLAN & PROFILE.DWG LAYOUT: LAYOUT1
NO SCALE: 11-17-2021
PLOTTED: FRI 04/28/23 10:06:57A BY: OLIVIA MCCracken



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



DATE	REVISION COMMENTS
11-17-2021	PER PWSD COMMENTS
04-12-2022	PER PWSD COMMENTS
07-21-2022	PER PWSD COMMENTS
11-22-2022	PER PWSD COMMENTS
01-18-2023	PER PWSD COMMENTS
03-09-2023	PER PWSD COMMENTS
04-27-2023	PERMIT SET

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
WATER LINE B PLAN & PROFILE

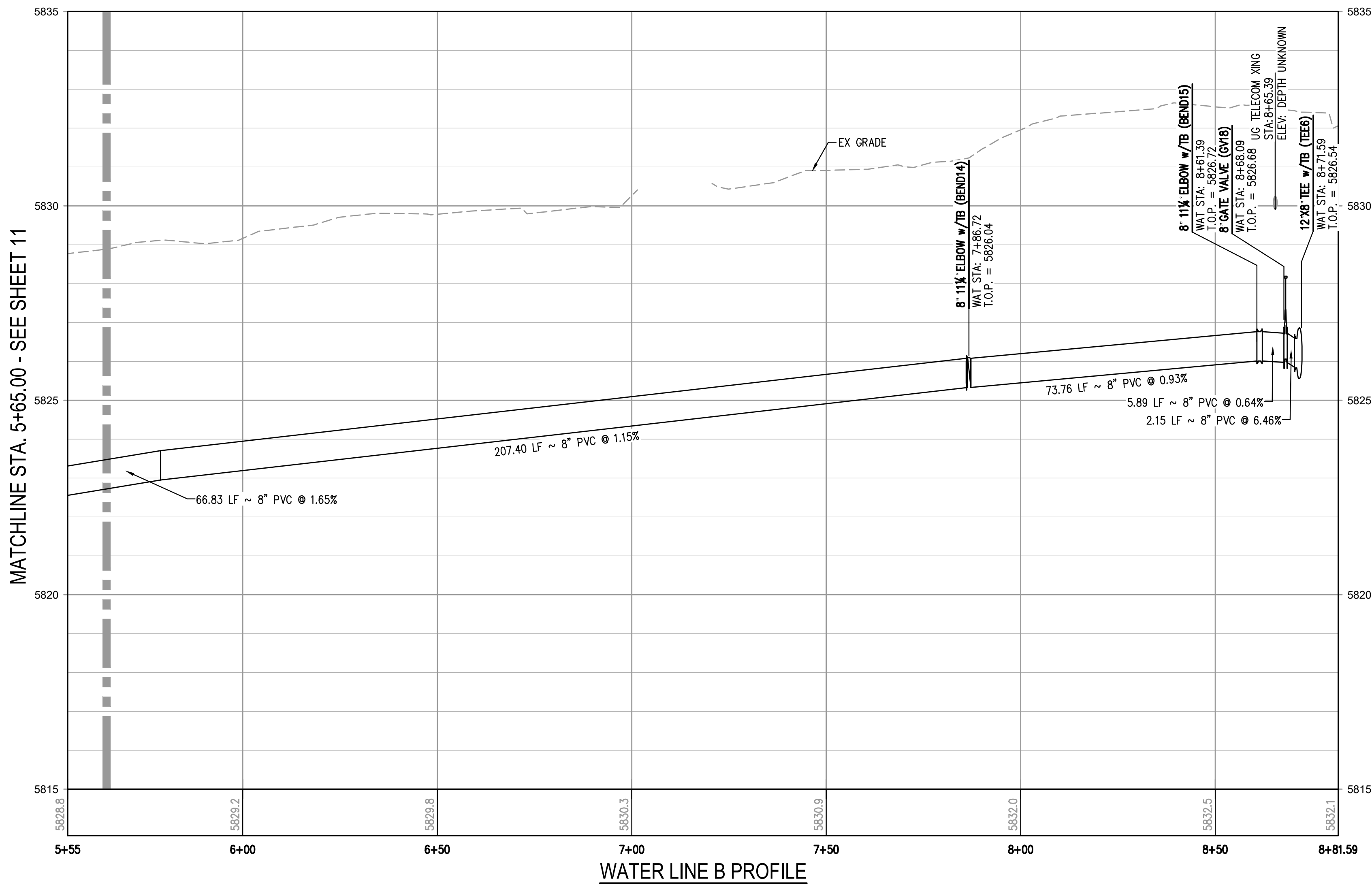
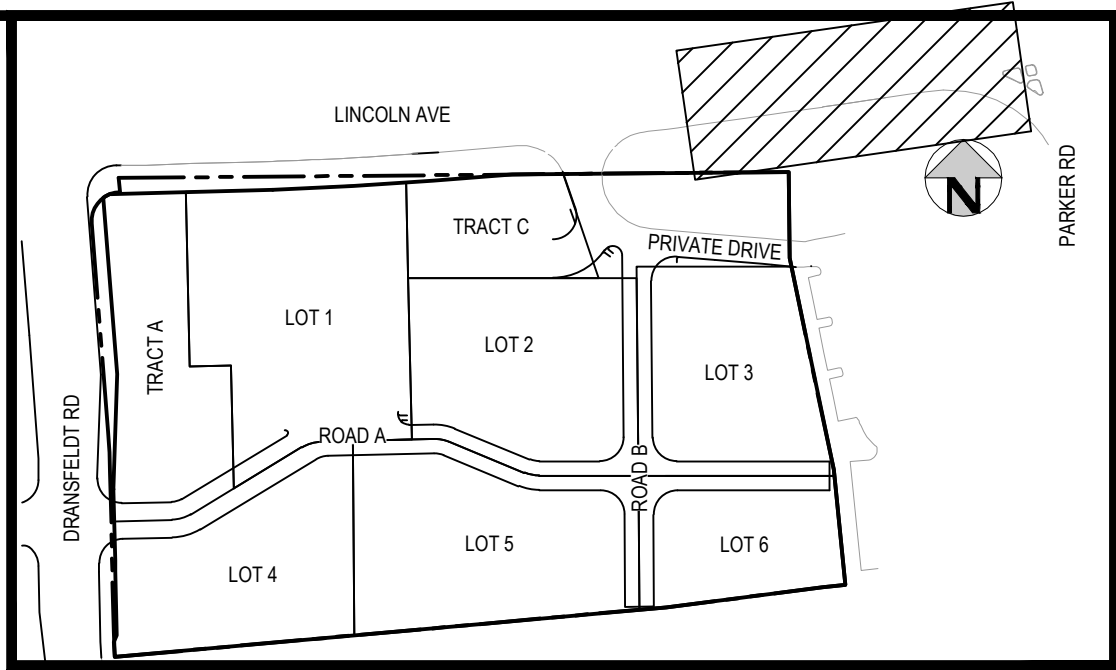
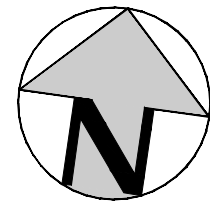
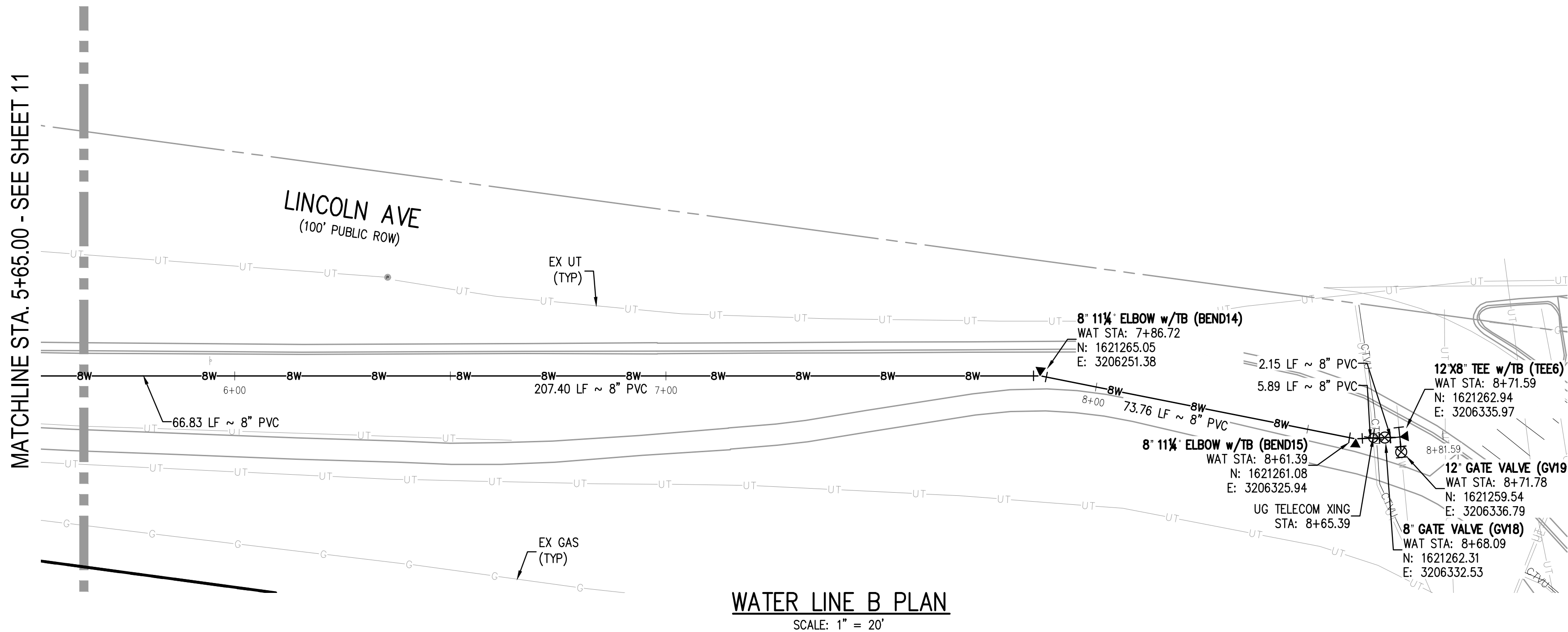


PROJECT #: 200829
SHEET NUMBER

11

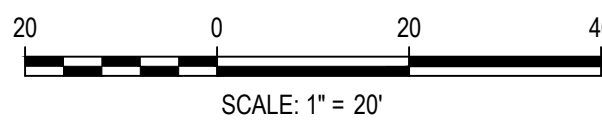
11 OF 21

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



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

FILEPATH: K:\200829\ENGINEERING\UTILITIES\WATER\W&S - WATER LINE B PLAN & PROFILE.DWG LAYOUT: LAYOUT2
NO SCALE:
PLOTTED: FRI 04/28/23 10:07:02A BY: OLIVIA MCCracken



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

ISSUE DATE: 08-16-2021	
DATE	REVISION COMMENTS
11-17-2021	PER PWSD COMMENTS
04-12-2022	PER PWSD COMMENTS
07-21-2022	PER PWSD COMMENTS
11-22-2022	PER PWSD COMMENTS
01-18-2023	PER PWSD COMMENTS
03-09-2023	PER PWSD COMMENTS
04-27-2023	PERMIT SET



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

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
WATER LINE B PLAN & PROFILE

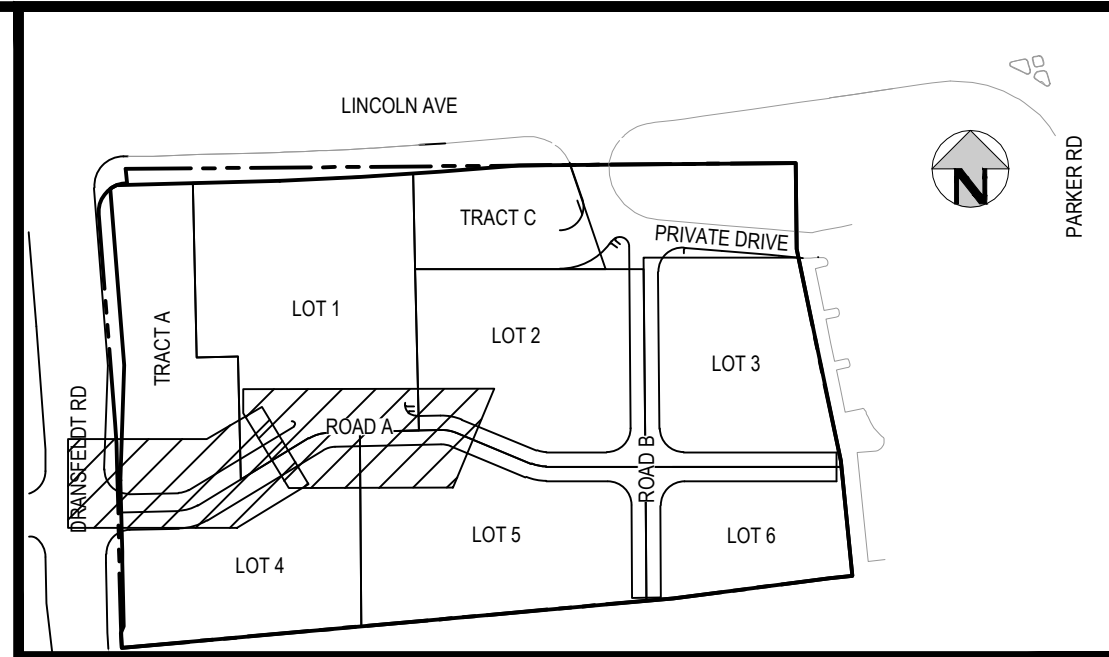
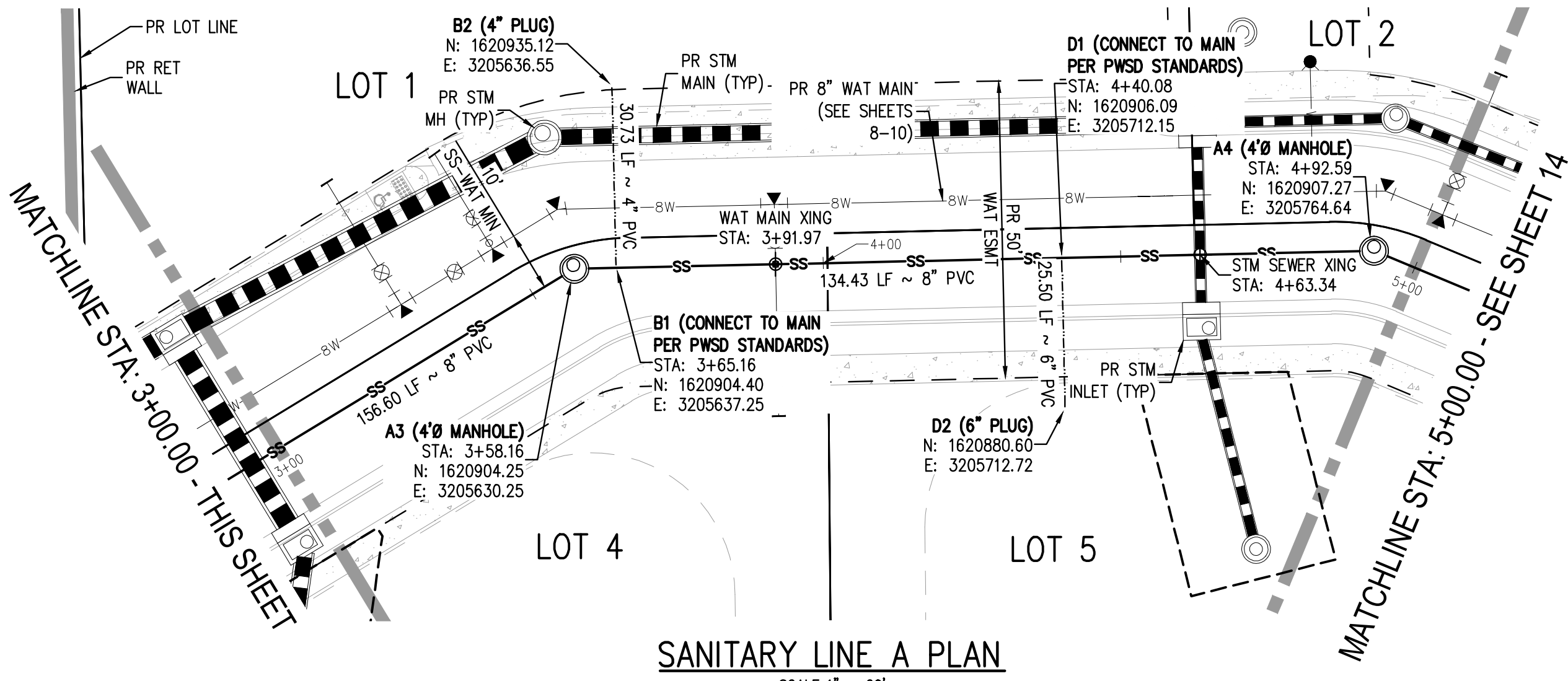
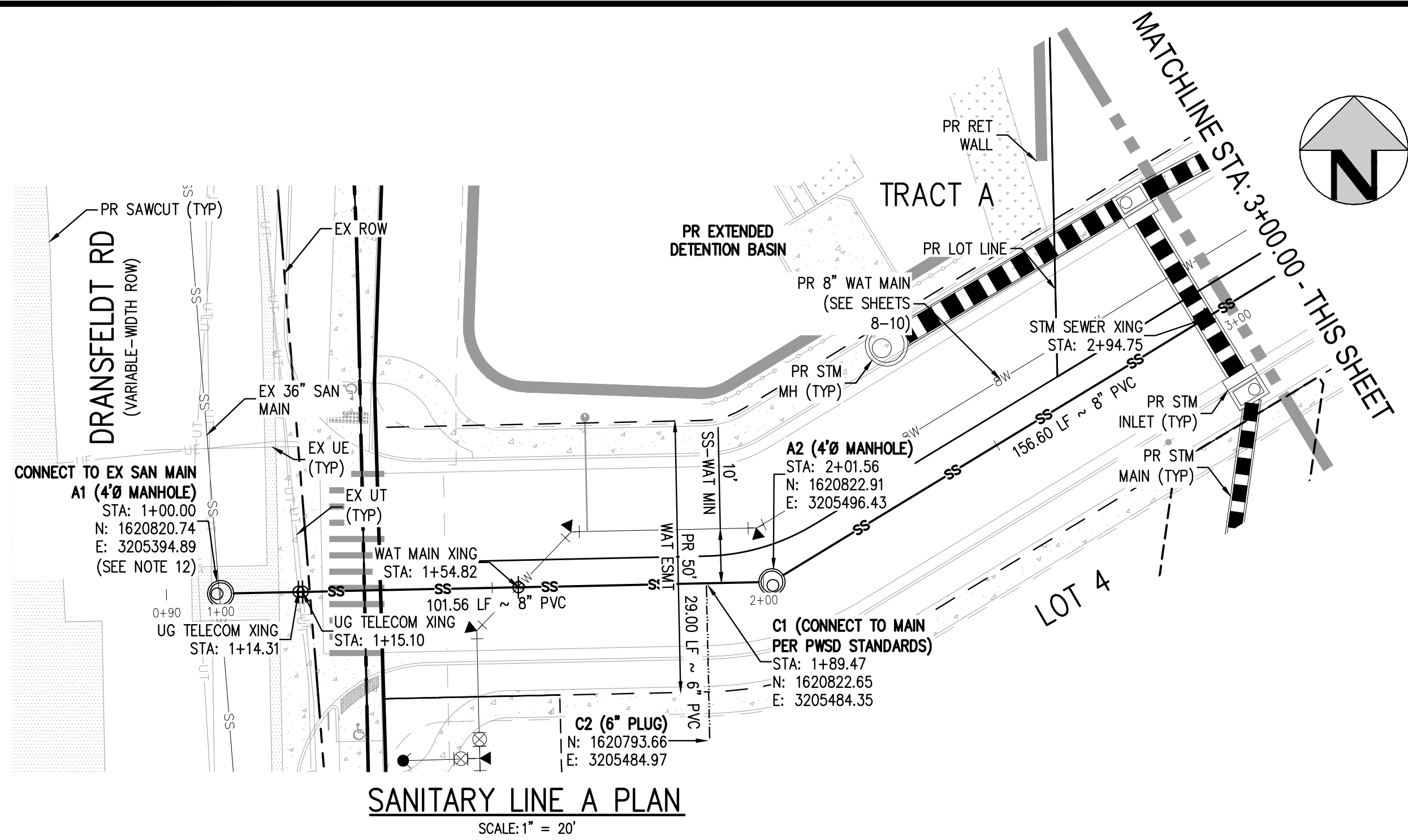


PROJECT #: 200829
SHEET NUMBER

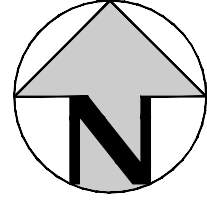
12

12 OF 21

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

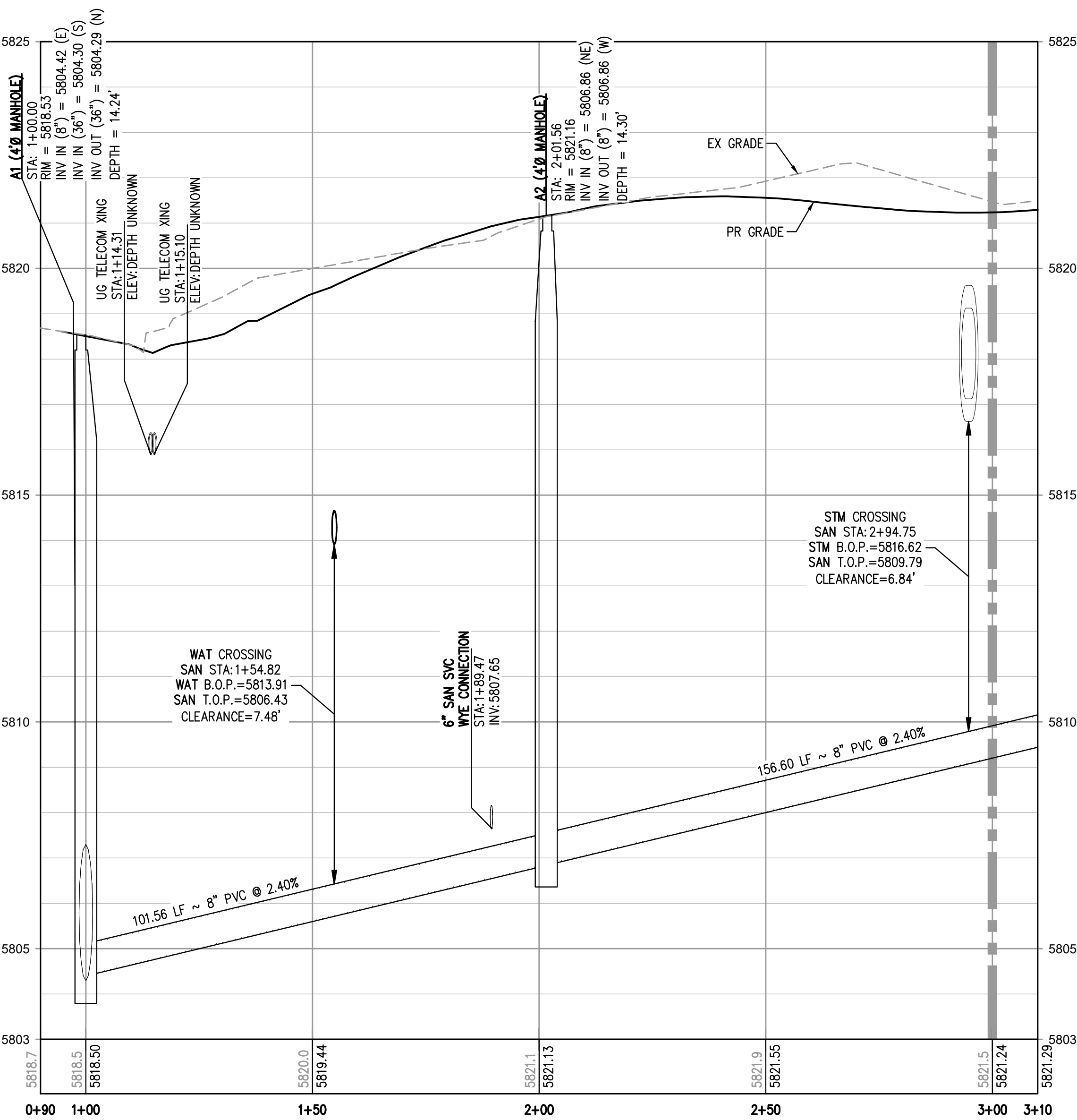


KEY MAP
SCALE: 1" = 200'



GENERAL SANITARY NOTES:

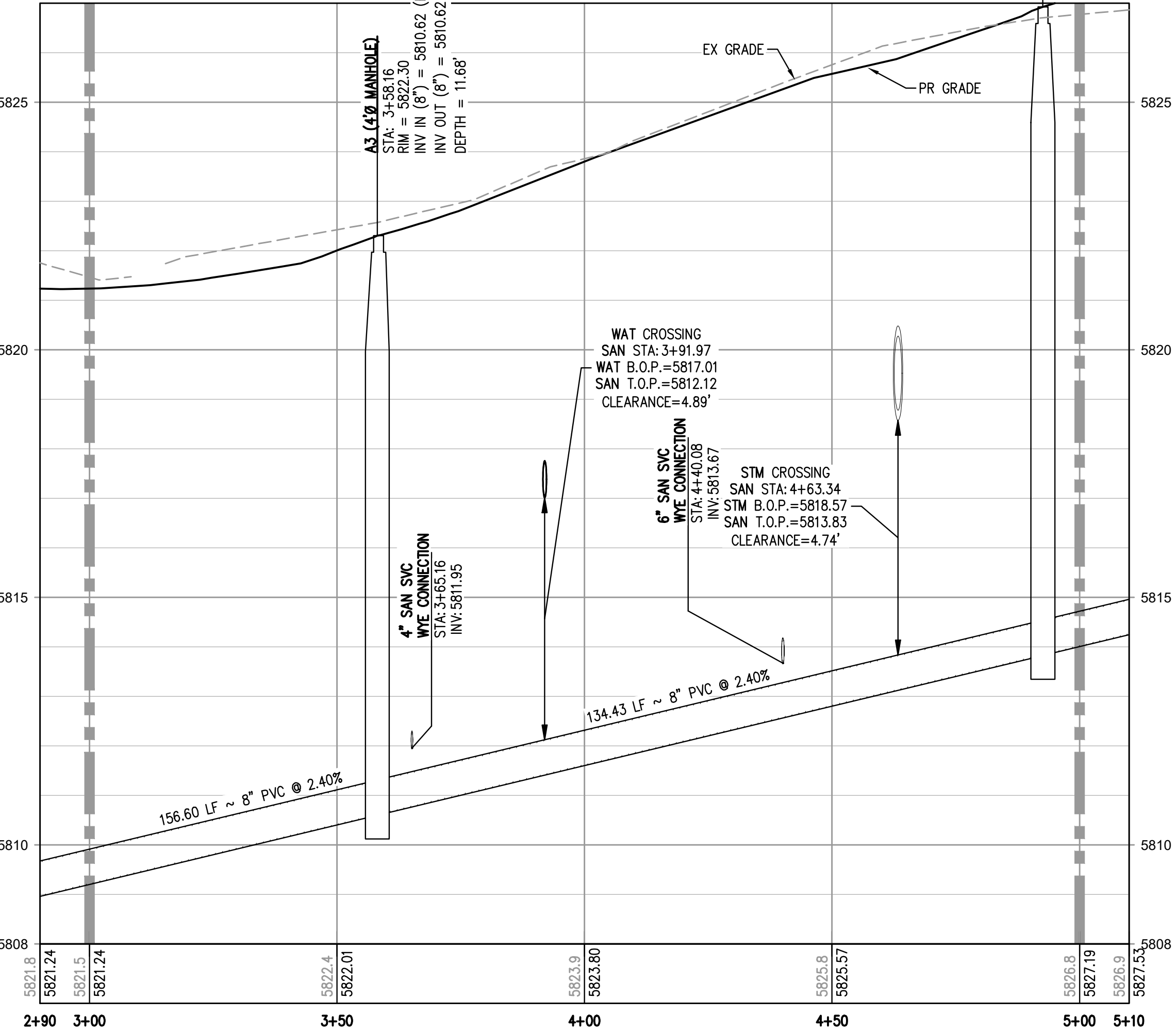
1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL 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. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
4. PIPE LENGTHS ARE MEASURED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
5. ALL WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY THE UTILITY PROVIDER'S REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN THERE IS A LACK OF ADHERENCE TO STANDARD CONSTRUCTION PRACTICES.
6. MAINTAIN A MINIMUM OF TEN FEET OF HORIZONTAL SEPARATION BETWEEN ALL SANITARY SEWER AND DOMESTIC WATER MAINS AND SERVICES IN ACCORDANCE WITH STATE OF COLORADO AND JURISDICTIONAL UTILITY PROVIDER SPECIFICATIONS.
7. FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
8. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
9. ALL SANITARY SERVICE CLEANOUTS LOCATED ADJACENT TO A BUILDING SHALL BE TWO-WAY CLEANOUTS.
10. THE CONTRACTOR IS RESPONSIBLE FOR:
 - a. OBTAINING ALL APPLICABLE LICENSES, BONDS, PERMITS, STANDARDS AND SPECIFICATIONS FOR SEWER MAIN INSTALLATION.
 - b. VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES AND NOTIFYING THE ENGINEER OF ANY DISCREPANCIES.
 - c. RESTORING ALL DISTURBED AREAS TO ORIGINAL CONDITION, OR AS INDICATED ON THE PLANS.
11. A MINIMUM OF 18" VERTICAL CLEARANCE MUST BE PROVIDED BETWEEN ALL UTILITIES AT CROSSINGS.
12. THE PROPOSED UTILITY CONNECTION WILL REQUIRE A TOWN OF PARKER RIGHT-OF-WAY PERMIT PRIOR TO COMMENCING CONSTRUCTION. THE TOWN REQUIRES CONNECTIONS TO BE BORED TO THE EXTENT POSSIBLE AND ANY STREET CUT ALLOWED BY THE TOWN WILL BE REQUIRED TO BE RESTORED 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.



MATCHLINE STA: 3+00.00 - THIS SHEET

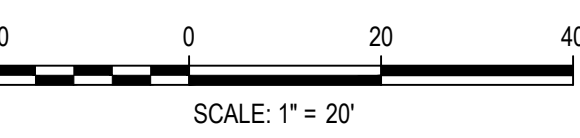
MATCHLINE STA: 3+00.00 - THIS SHEET

MATCHLINE STA: 5+00.00 - SEE SHEET 14



SANITARY LINE A PROFILE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



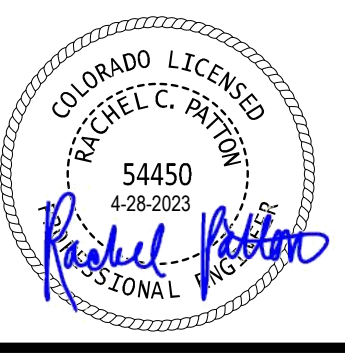
DESIGNED BY: MJS
CHECKED BY: RCP
DRAWN BY: MJS

ISSUE DATE: 08-16-2021	REVISION COMMENTS
11-17-2021	PER PWS COMMENTS
04-12-2022	PER PWS COMMENTS
07-21-2022	PER PWS COMMENTS
11-22-2022	PER PWS COMMENTS
01-18-2023	PER PWS COMMENTS
03-09-2023	PER PWS COMMENTS
04-27-2023	PERMIT SET

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

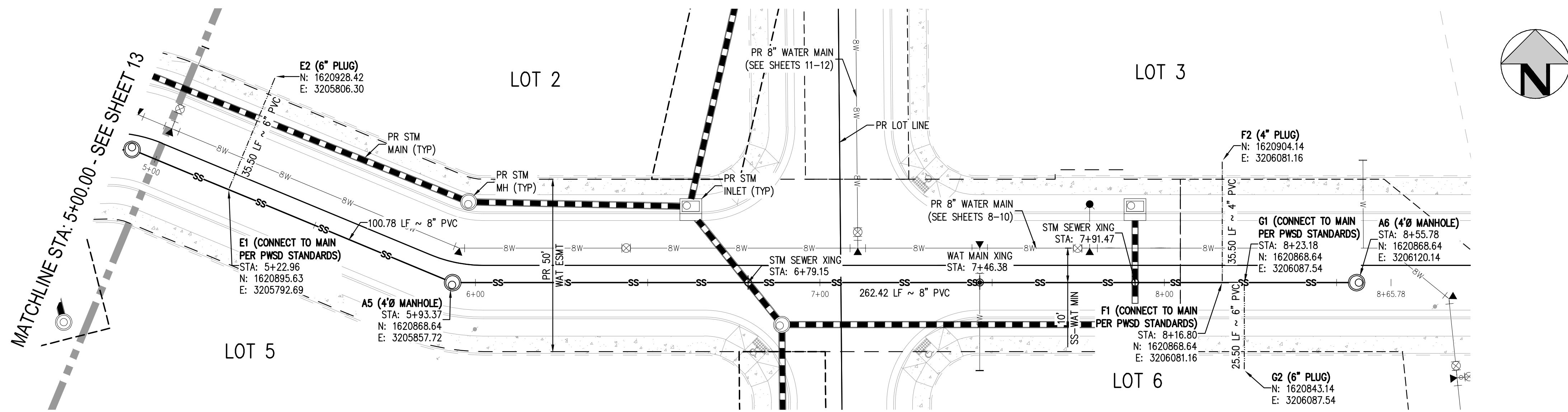
PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
SANITARY PLAN & PROFILE

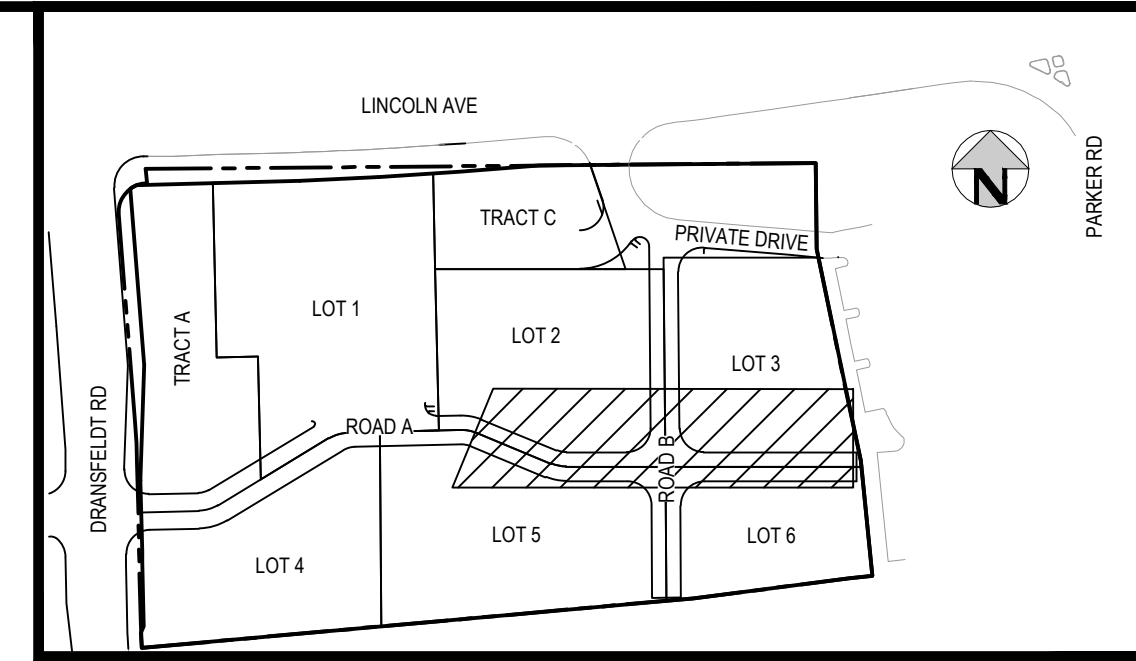


PROJECT #: 200829
SHEET NUMBER
13
13 OF 21

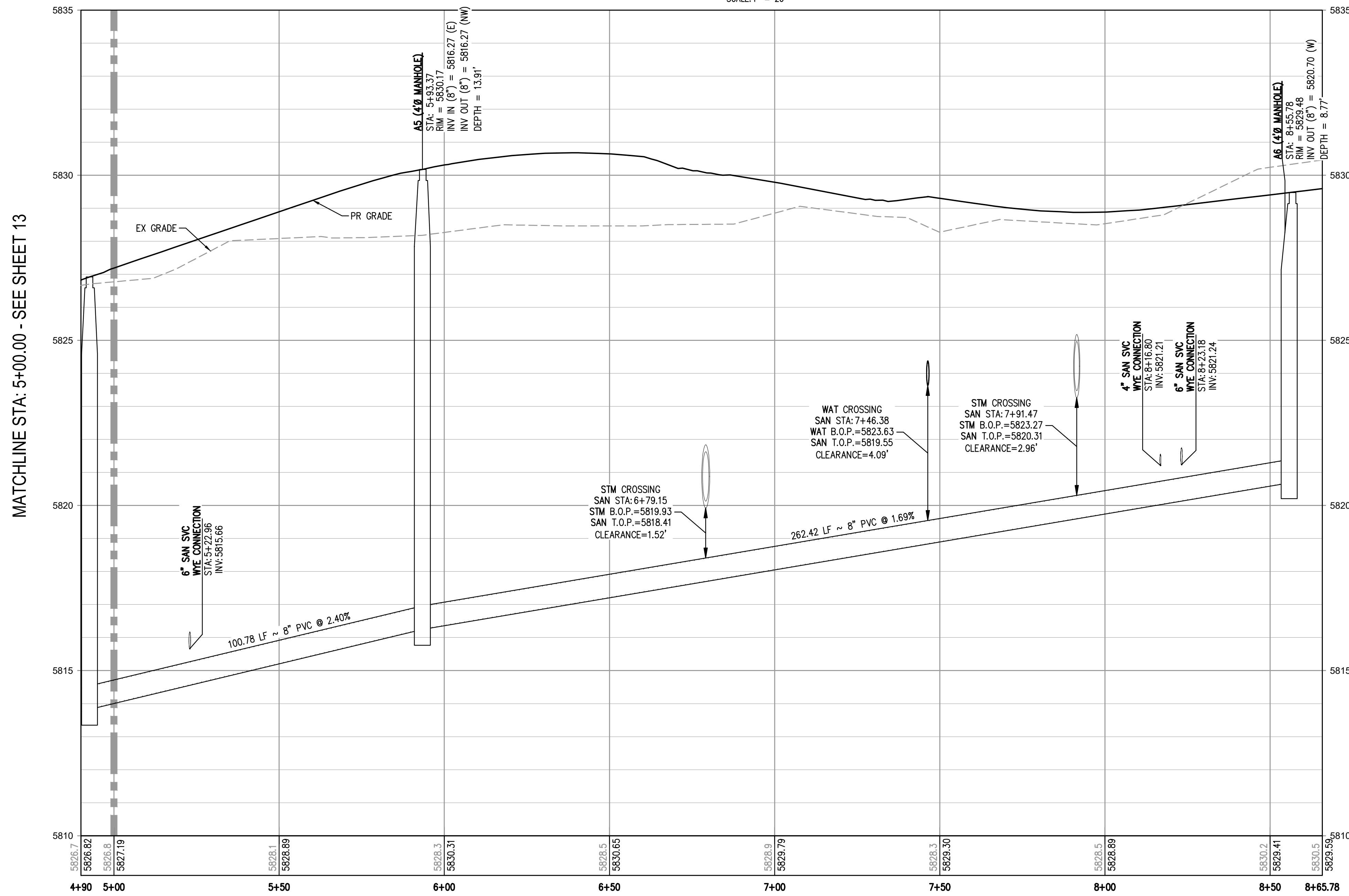
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



SANITARY LINE A PLAN
SCALE: 1" = 20'



KEY MAP
SCALE: 1" = 200'

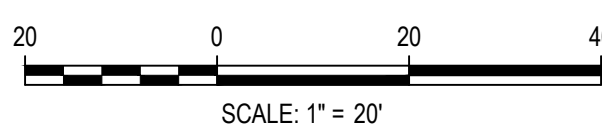


SANITARY LINE A PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

GENERAL SANITARY 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. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
4. PIPE LENGTHS ARE MEASURED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
5. ALL WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY THE UTILITY PROVIDER'S REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN THERE IS A LACK OF ADHERENCE TO STANDARD CONSTRUCTION PRACTICES.
6. MAINTAIN A MINIMUM OF TEN FEET OF HORIZONTAL SEPARATION BETWEEN ALL SANITARY SEWER AND DOMESTIC WATER MAINS AND SERVICES IN ACCORDANCE WITH STATE OF COLORADO AND JURISDICTIONAL UTILITY PROVIDER SPECIFICATIONS.
7. FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
8. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
9. ALL SANITARY SERVICE CLEANOUTS LOCATED ADJACENT TO A BUILDING SHALL BE TWO-WAY CLEANOUTS.
10. THE CONTRACTOR IS RESPONSIBLE FOR:
 - a. OBTAINING ALL APPLICABLE LICENSES, BONDS, PERMITS, STANDARDS AND SPECIFICATIONS FOR SEWER MAIN INSTALLATION.
 - b. VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES AND NOTIFYING THE ENGINEER OF ANY DISCREPANCIES.
 - c. RESTORING ALL DISTURBED AREAS TO ORIGINAL CONDITION, OR AS INDICATED ON THE PLANS.
11. A MINIMUM OF 18" VERTICAL CLEARANCE MUST BE PROVIDED BETWEEN ALL UTILITIES AT CROSSINGS.
12. THE PROPOSED UTILITY CONNECTION WILL REQUIRE A TOWN OF PARKER RIGHT-OF-WAY PERMIT PRIOR TO COMMENCING CONSTRUCTION. THE TOWN REQUIRES CONNECTIONS TO BE BORED TO THE EXTENT POSSIBLE AND ANY STREET CUT ALLOWED BY THE TOWN WILL BE REQUIRED TO BE RESTORED 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.

FILEPATH: K:\200829\ENGINEERING\UTILITIES\SANITARY\W&S - SANITARY PLAN & PROFILE.DWG LAYOUT: LAYOUT1 (2)
DESIGNED BY: MJS
CHECKED BY: RCP
PLOTTED: FRI 04/28/23 10:07:16A BY: OLIVIA MCCracken



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

ISSUE DATE: 08-16-2021	REVISION COMMENTS
DATE	
11-17-2021	PER PWSD COMMENTS
04-12-2022	PER PWSD COMMENTS
07-21-2022	PER PWSD COMMENTS
11-22-2022	PER PWSD COMMENTS
01-18-2023	PER PWSD COMMENTS
03-09-2023	PER PWSD COMMENTS
04-27-2023	PERMIT SET



PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
SANITARY PLAN & PROFILE



PROJECT #: 200829
SHEET NUMBER

14

14 OF 21

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

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 PWSD 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 PWSD 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
"V" 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 PWSD PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.

PARKER WATER & SANITATION DISTRICT
DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICES

SCALE: NONE DATE: 2/96
APPROVED: 1/04 1/16 10/16
PVR
DIRECTOR OF ENGINEERING

2016 REVISION SHEET W1.1

TYPICAL PLAN

NOTES:

1. SEE "TYPICAL STREET CROSS SECTION - TYPICAL STREET Q PROFILE" DRAWING.
2. ALL FIRE HYDRANTS TO BE LOCATED AT POINTS OTHER THAN CORNER INTERSECTIONS SHALL BE INSTALLED AT A LOT LINE EXTENDED.

PARKER WATER & SANITATION DISTRICT
WATER DISTRIBUTION SYSTEM
TYPICAL PLAN

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

2016 REVISION SHEET W2.1

TYPICAL STREET CROSS SECTION

TYPICAL STREET Q PROFILE

PARKER WATER & SANITATION DISTRICT
TYPICAL STREET CROSS SECTION
TYPICAL STREET Q PROFILE

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

2016 REVISION SHEET W2.2

TYPICAL PLAN FOR CURVED STREETS

NOTE: WATER AND SEWER MAY NEVER BE CLOSER THAN 10' HORIZONTALLY AND MUST MAINTAIN A MINIMUM OF 5' FROM THE LIP OF PAN ON THE GUTTER.

PARKER WATER & SANITATION DISTRICT
WATER DISTRIBUTION SYSTEM
TYPICAL PLAN FOR CURVED STREETS

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

2016 REVISION SHEET W2.3

PREFERRED FIRE HYDRANT LOCATION

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 NOT BE IN THE WALK AREA
4. FIRE HYDRANT EXTENSIONS MAY NOT BE IN THE WALK AREA

PARKER WATER & SANITATION DISTRICT
FIRE HYDRANTS
LOCATION & INSTALLATION

SCALE: NONE DATE: 2/96
APPROVED: 4/01 10/16 01/02 12/07 1/16
PVR
DIRECTOR OF ENGINEERING

2016 REVISION SHEET W2.5

PIPE LOCATION SYSTEM

PLAN

SECTION VIEW @ FIRE HYDRANT

NOTES:

1. FOR USE ON ALL DUCTILE IRON AND PVC WATER MAINS.
2. LOCATOR STATION POSITION MAY BE ADJUSTED AT THE DISCRETION OF THE DISTRICT ENGINEER.
3. A CONTINUITY TEST WILL BE REQUIRED PRIOR TO PROBABILIARY ACCEPTANCE.

PARKER WATER & SANITATION DISTRICT
LOCATOR WIRE DETAILS

SCALE: NONE DATE: 2/96
APPROVED: 4/01 01/02 01/16 10/16
PVR
DIRECTOR OF ENGINEERING

2016 REVISION SHEET W2.6



Know what's below.
Call before you dig.

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 08-16-2021	REVISION COMMENTS
11-17-2021	PER PWSD COMMENTS
04-12-2022	PER PWSD COMMENTS
07-21-2022	PER PWSD COMMENTS
11-22-2022	PER PWSD COMMENTS
01-18-2023	PER PWSD COMMENTS
03-09-2023	PER PWSD COMMENTS
04-27-2023	PERMIT SET

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
WATER DETAILS

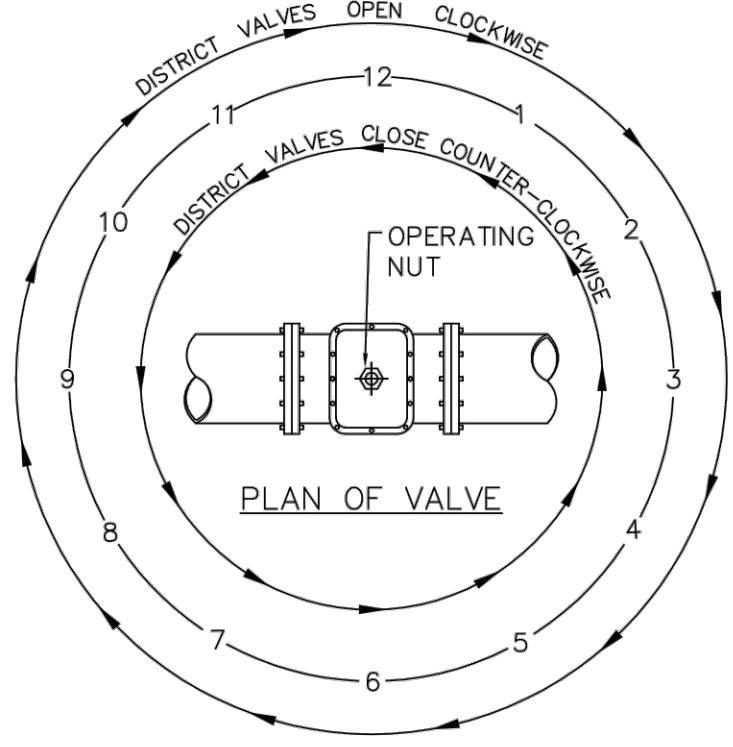
PROJECT #: 200829
SHEET NUMBER

15

15 OF 21

FILEPATH: K:\200829\ENGINEERING\GUTLITES\WATER&S - DETAILS.DWG LAYOUT: 12 SEWER DETAILS
NO SCALE:
PLOTTED: FR 04/28/23 10:07:20A BY: OLIVIA MCCracken

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



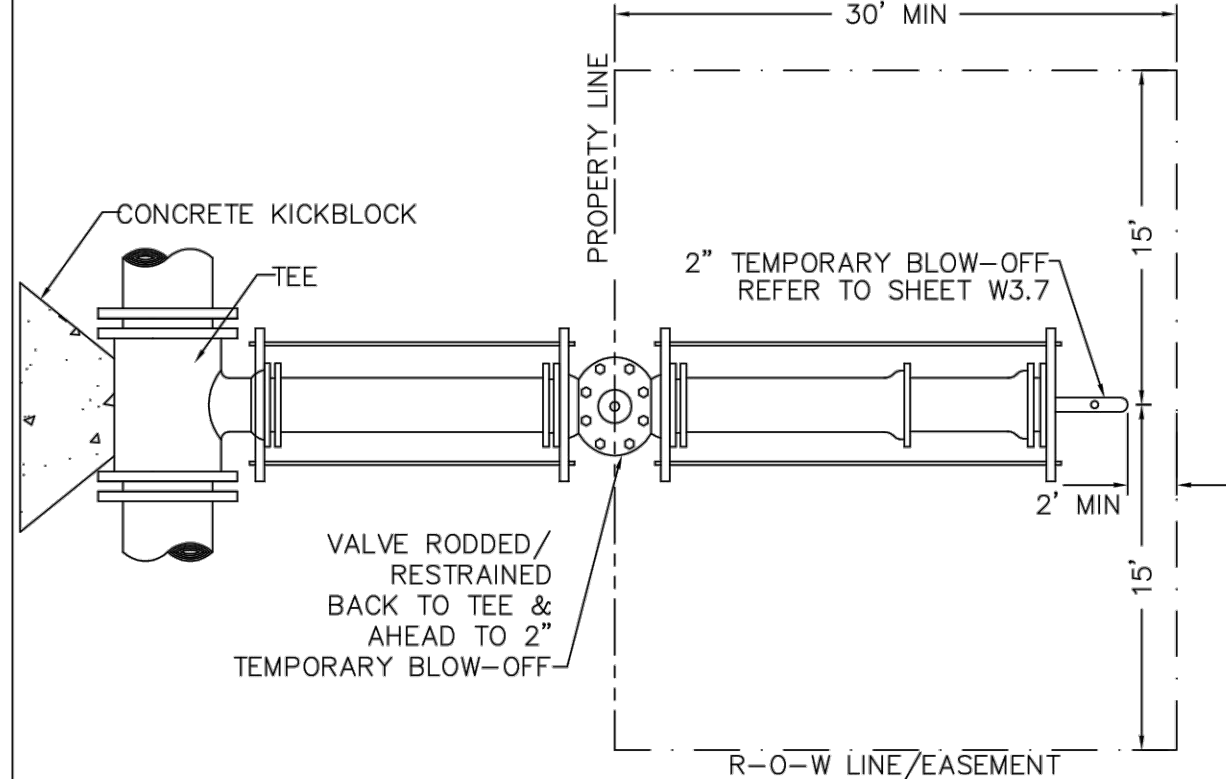
NOTE:
ONLY RIGHT HAND OPENING
VALVES ALLOWED.

VALVE OPENING & CLOSING PROCEDURE

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

2016 REVISION

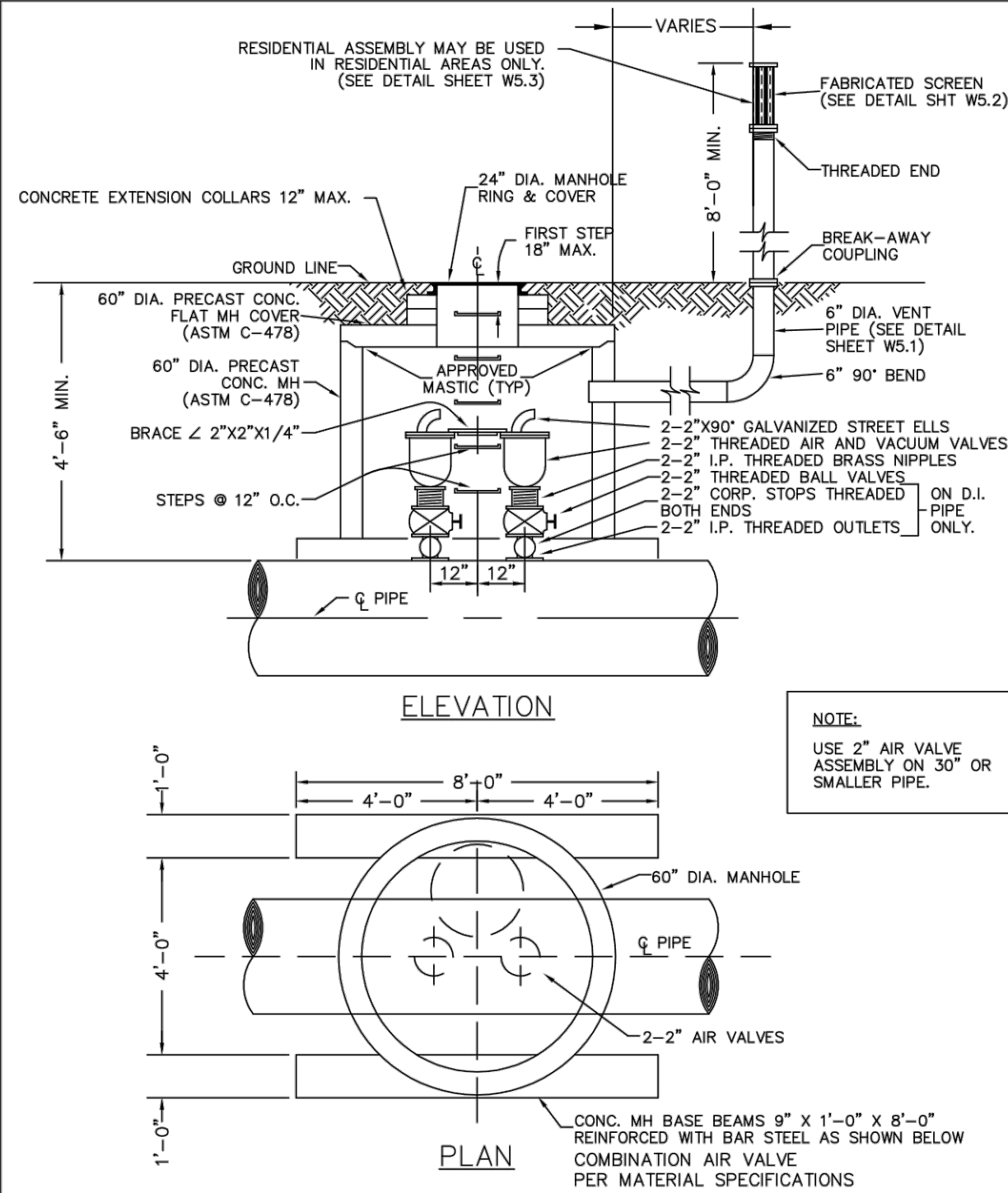
SHEET W3.4



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

2016 REVISION

SHEET W3.5

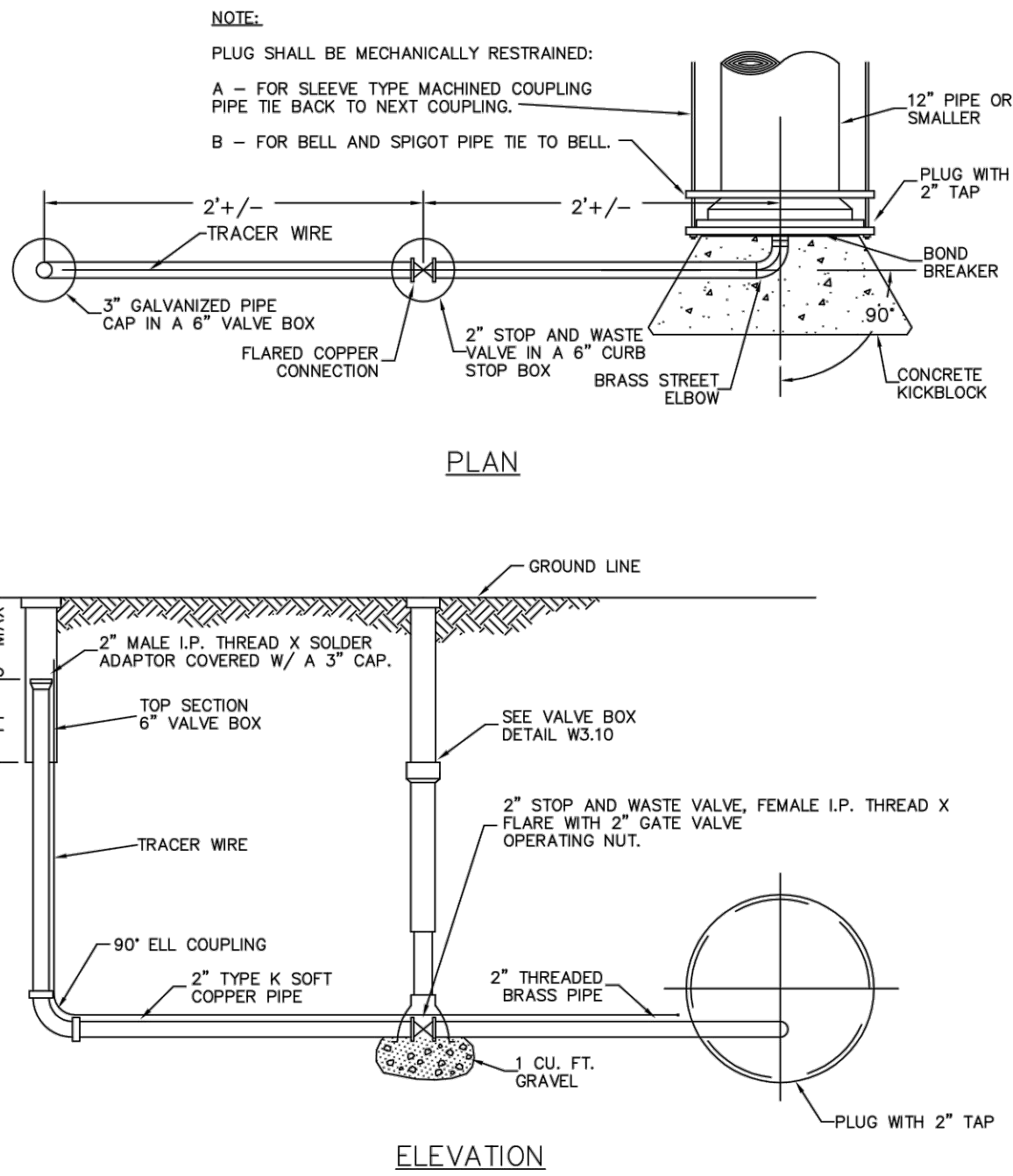


NOTE:
USE 2" AIR VALVE
ASSEMBLY ON 30" OR
SMALLER PIPE.

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

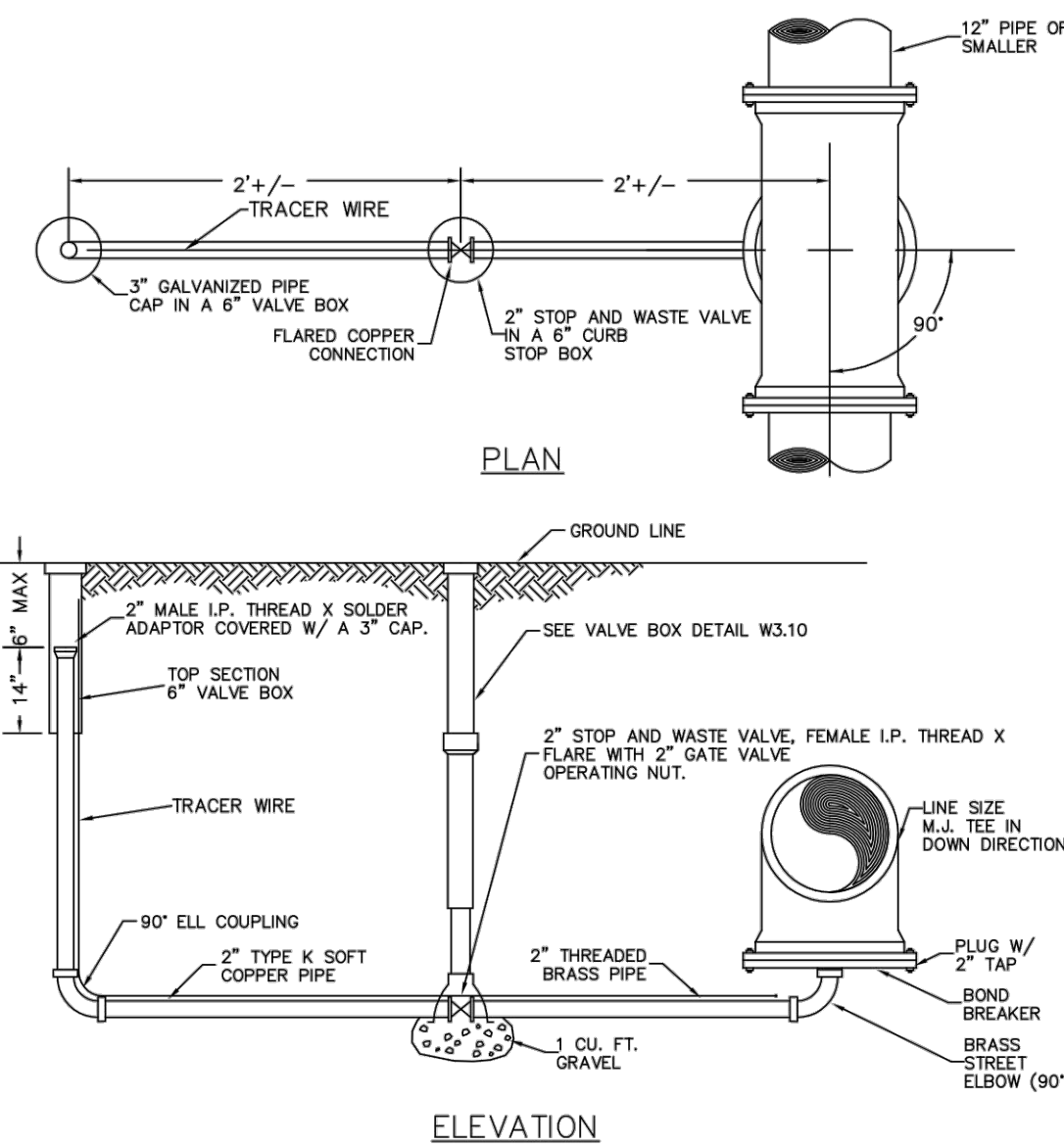
SHEET W3.6



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

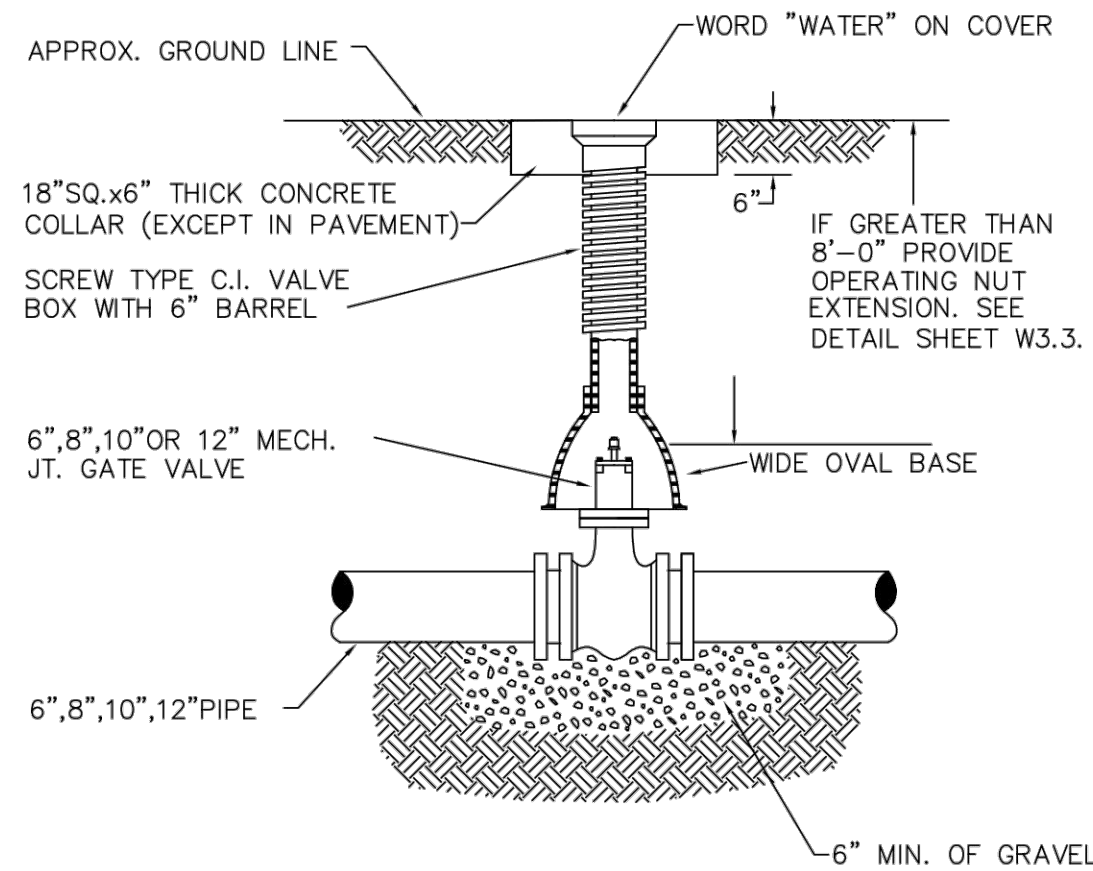
SHEET W3.7



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



- NOTES:
1. ALL C.I. SHALL BE WRAPPED WITH 8 MIL. MIN. THICKNESS POLYETHYLENE.
 2. VALVE NUT SHALL BE CENTERED.
 3. VALVE BOX SHALL BE PLUMB.
 4. 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: PVR	5/98
DIRECTOR OF ENGINEERING	10/16
	8/99
	12/07
	1/16

2016 REVISION

SHEET W3.10



DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 08-16-2021

DATE	REVISION COMMENTS
11-17-2021	PER PWSD COMMENTS
04-12-2022	PER PWSD COMMENTS
07-21-2022	PER PWSD COMMENTS
11-22-2022	PER PWSD COMMENTS
01-18-2023	PER PWSD COMMENTS
03-09-2023	PER PWSD COMMENTS
04-27-2023	PERMIT SET



PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
WATER DETAILS

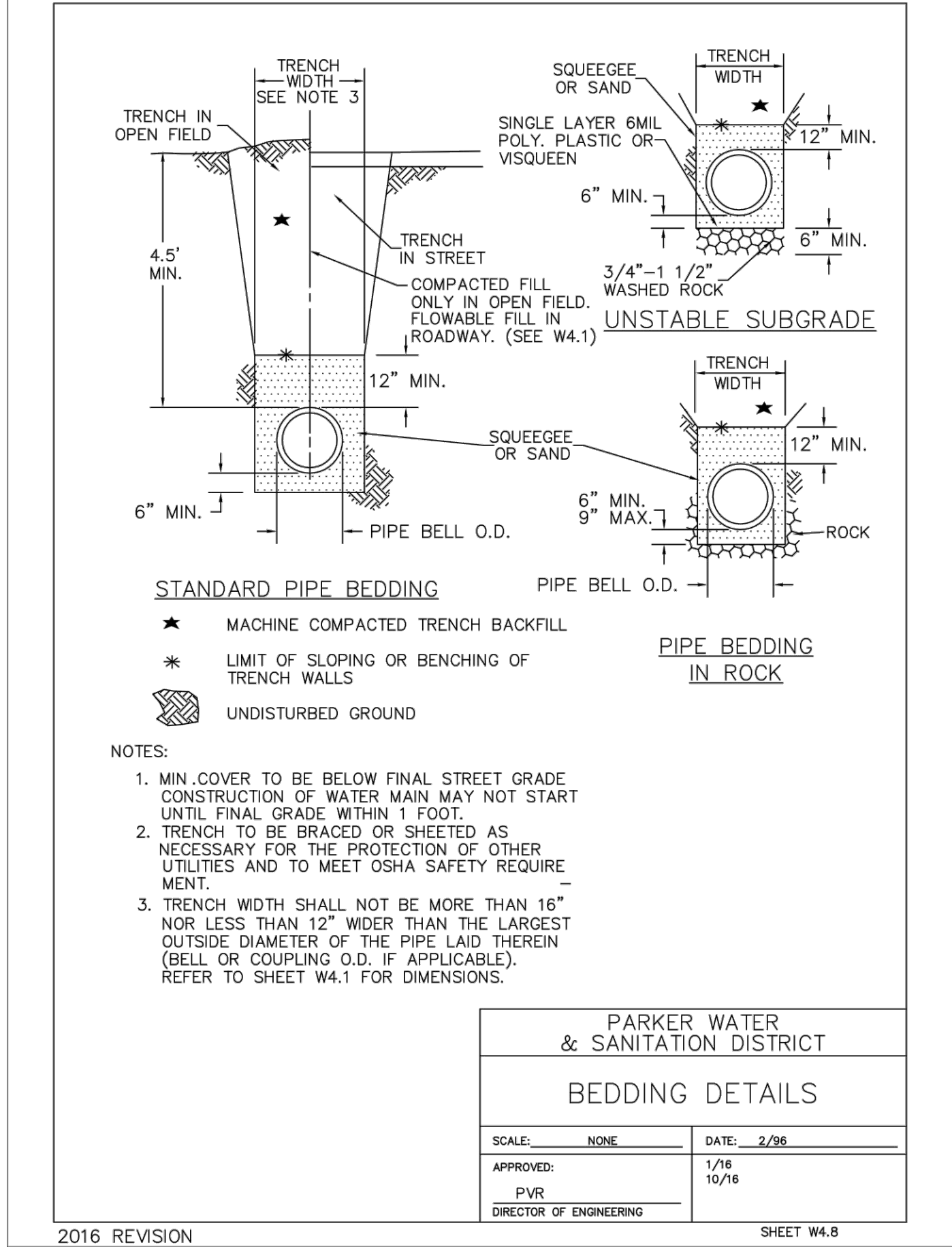
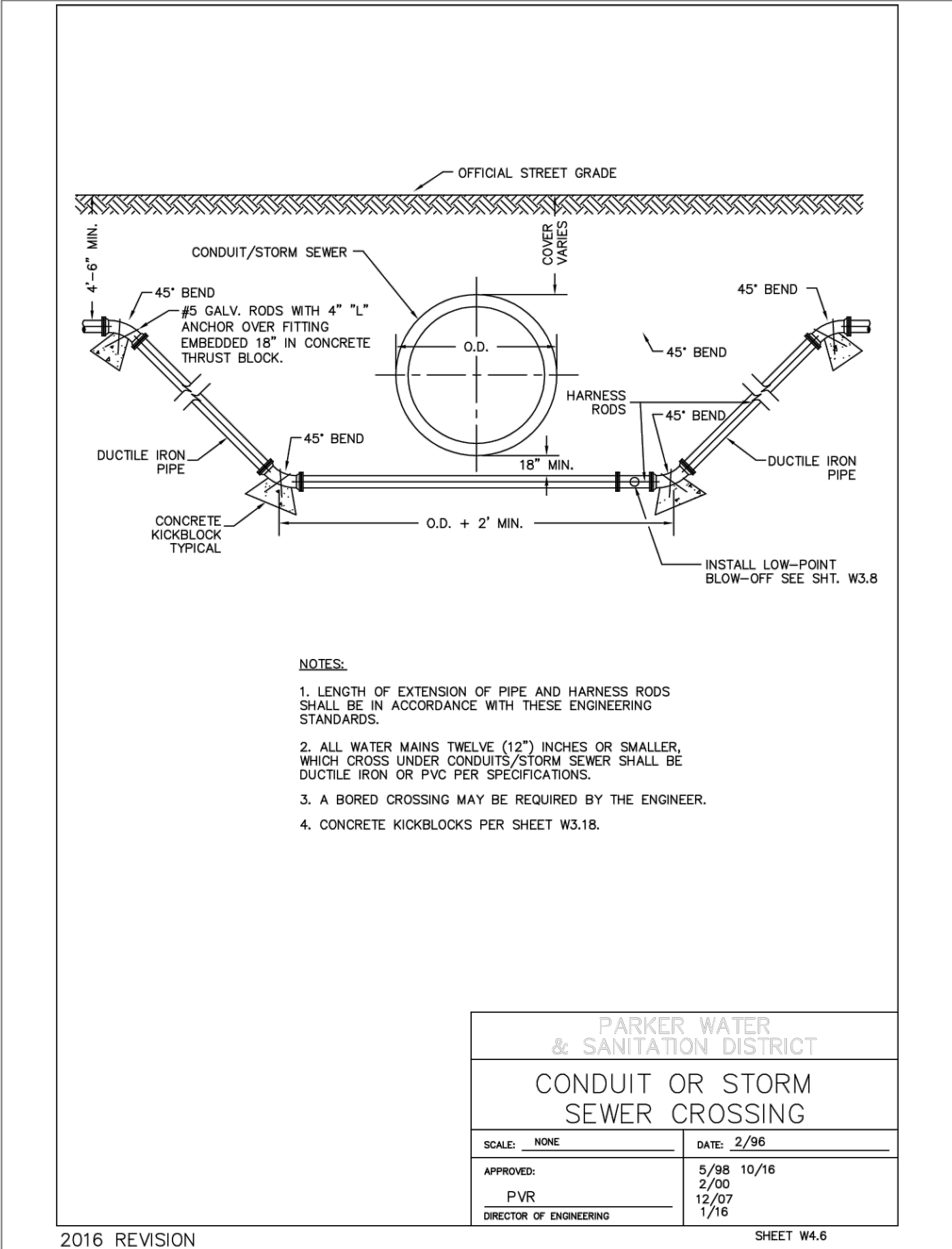
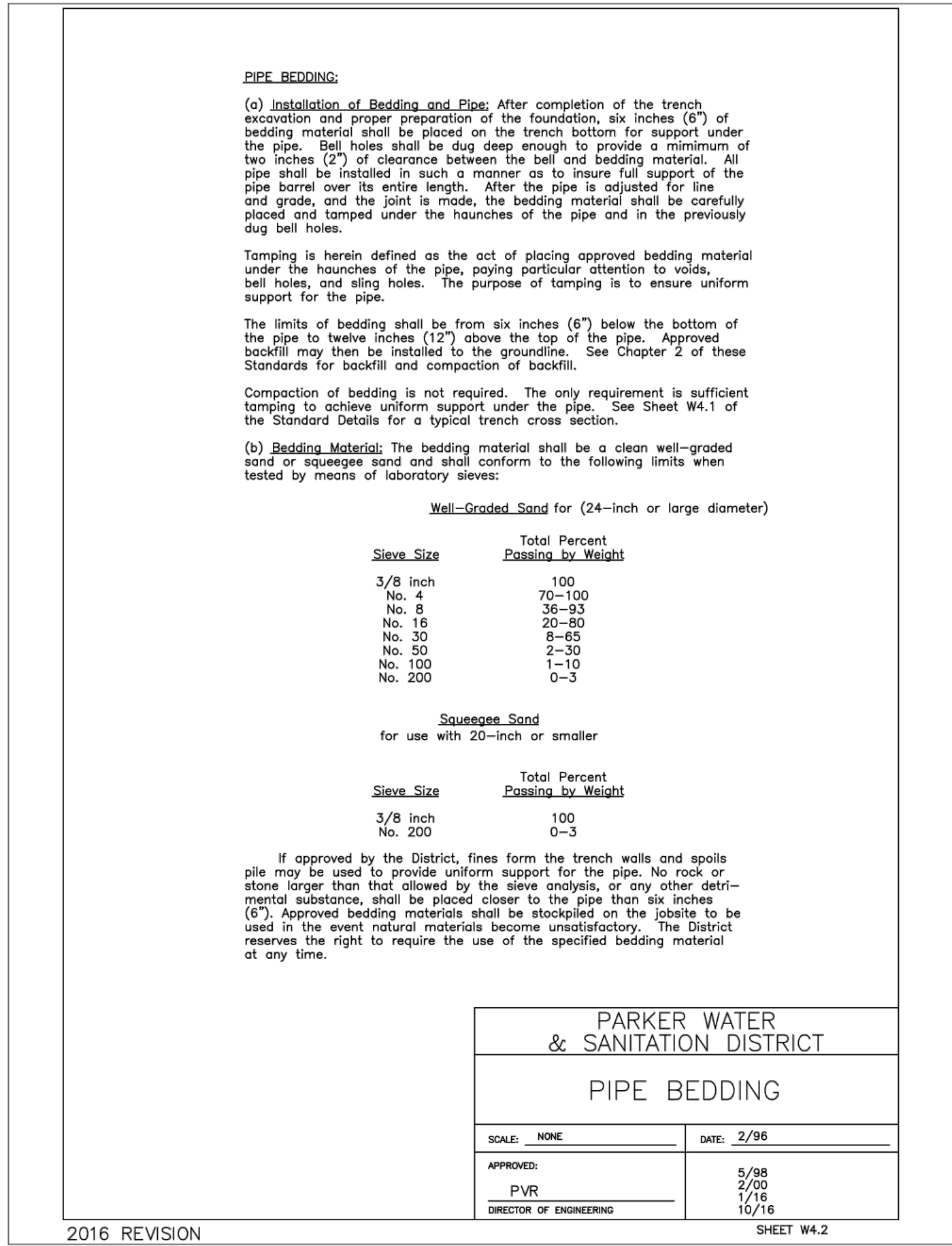
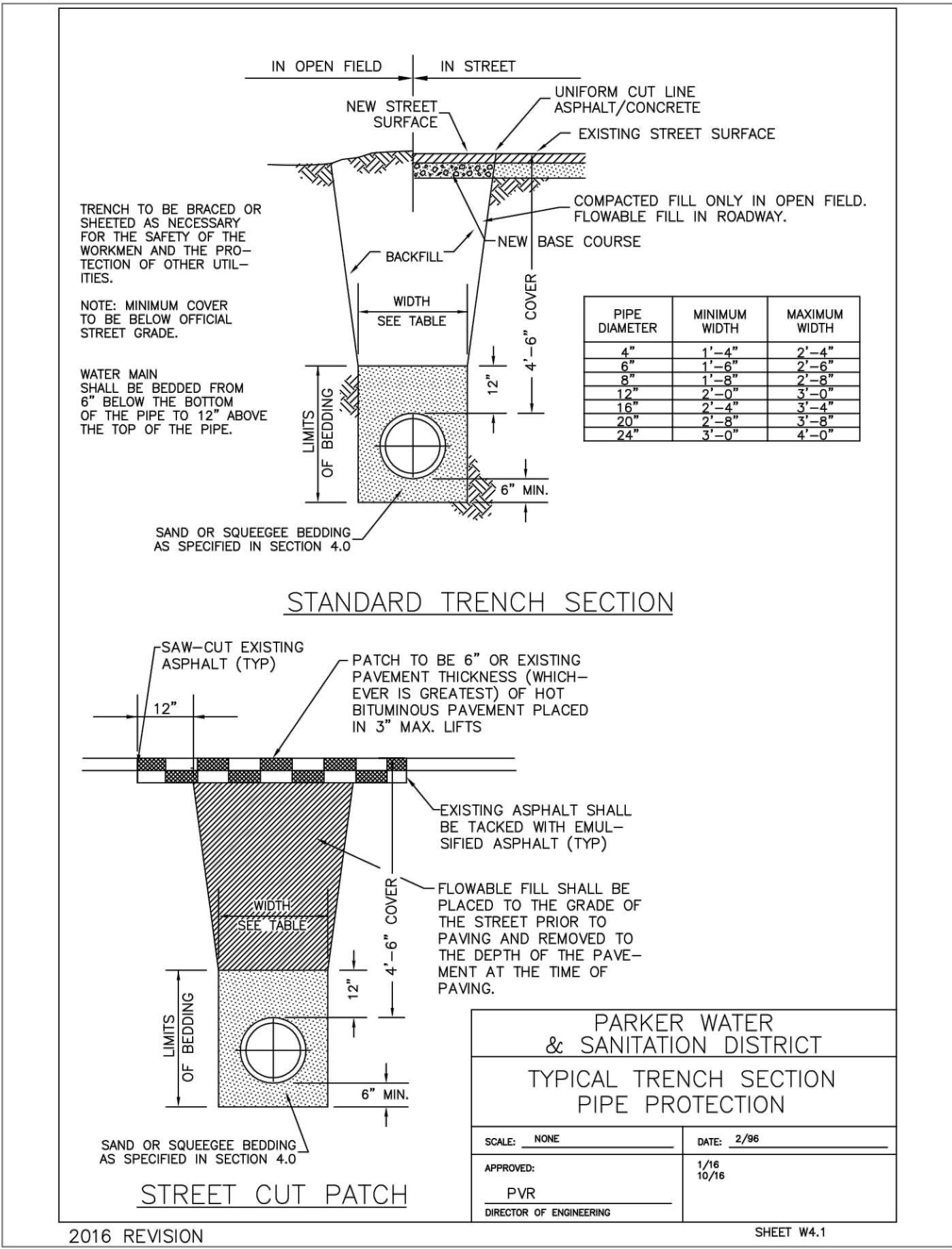
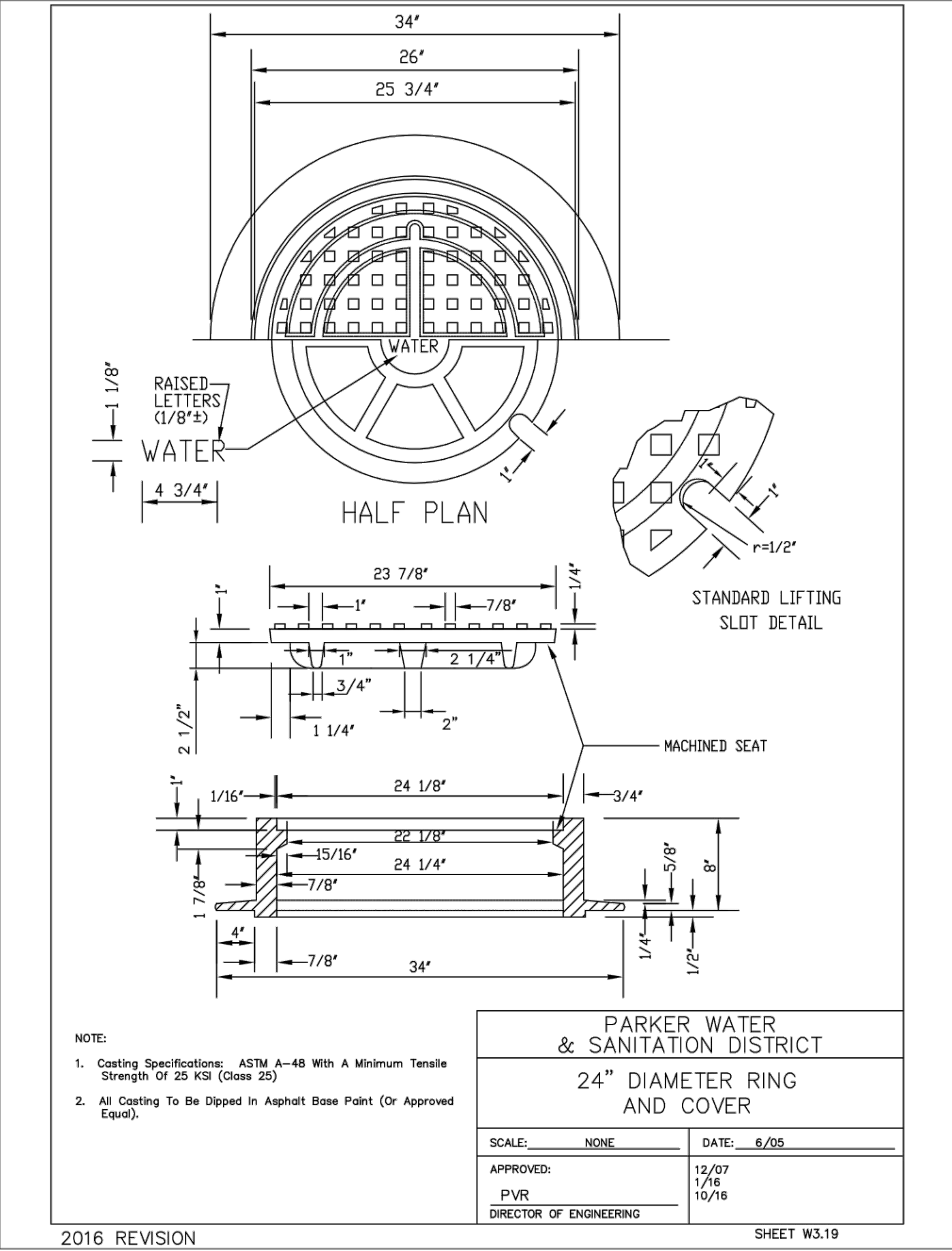
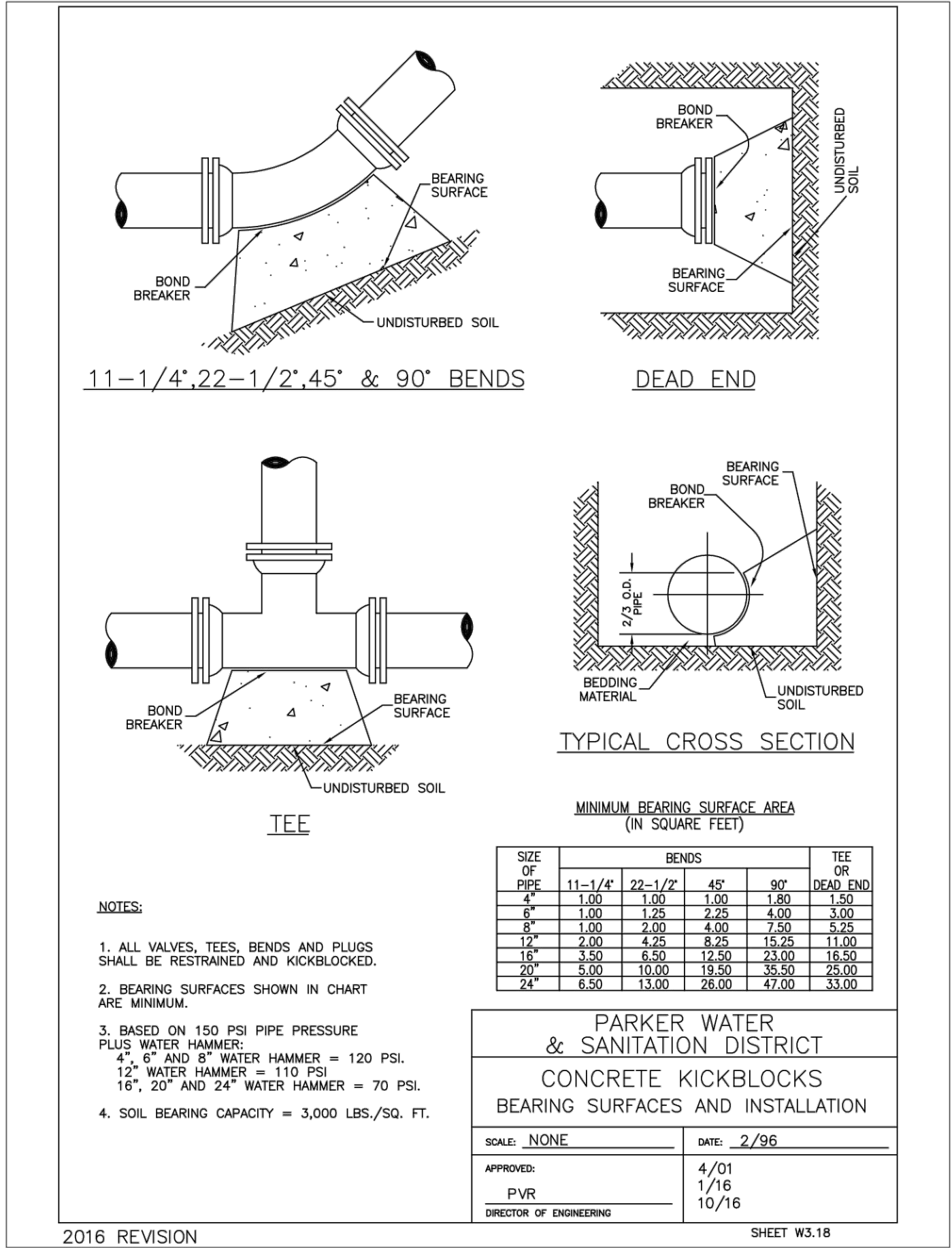
PROJECT #: 200829

SHEET NUMBER

16

16 OF 21

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



FILE PATH: K:\200829\ENGINEERING\GUTILITIES\WATER&S - DETAILS.DWG LAYOUT: 10 WATER DETAILS (2)
NO SCALE:
PLOTTED: FR 04/28/23 10:07:29A BY: OLIVIA MCCracken



Know what's below.
Call before you dig.

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: ##-##-202#	
DATE	REVISION COMMENTS
03-09-2023	PER PWSD COMMENTS
04-27-2023	PERMIT SET



PLAZA STREET PARTNERS

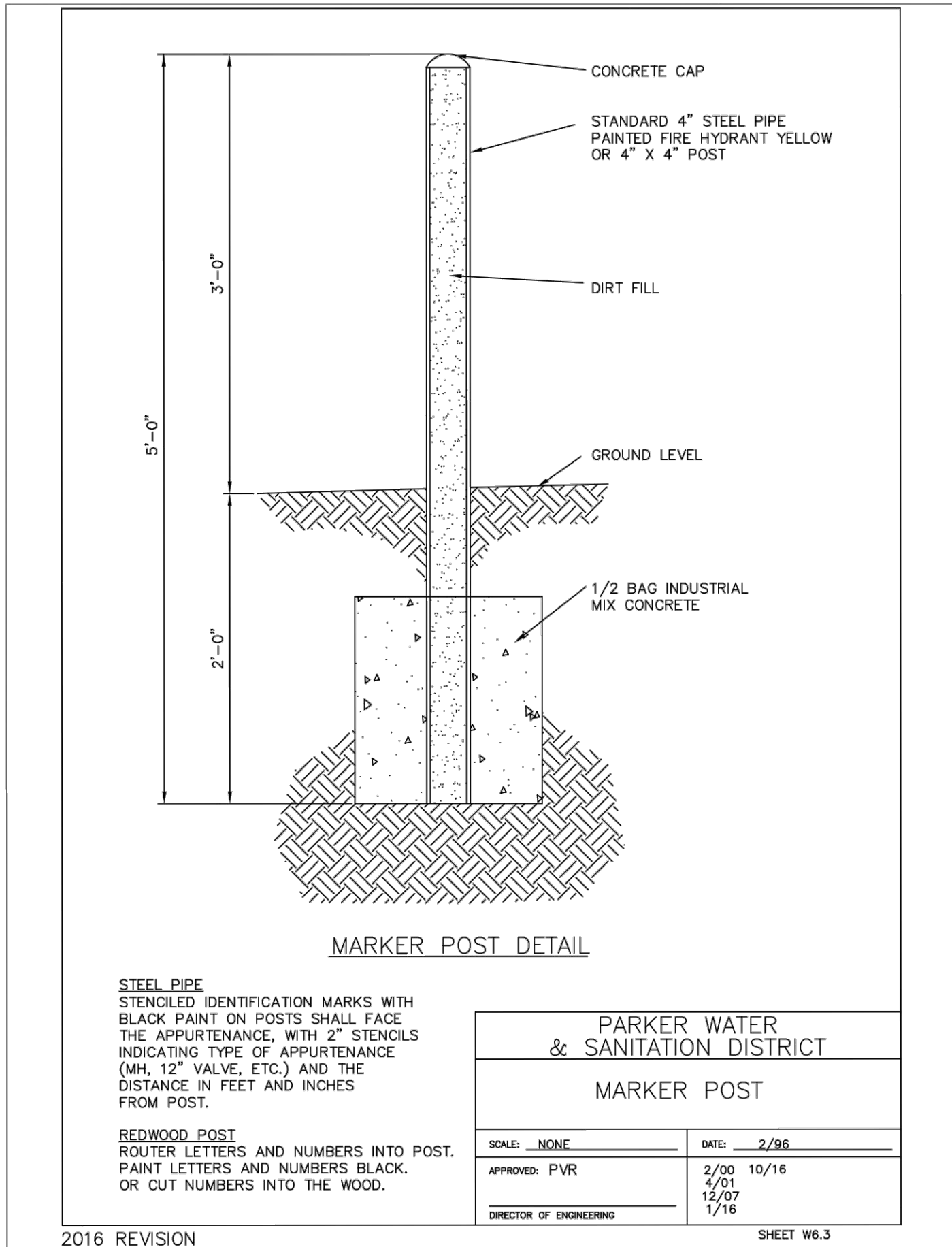
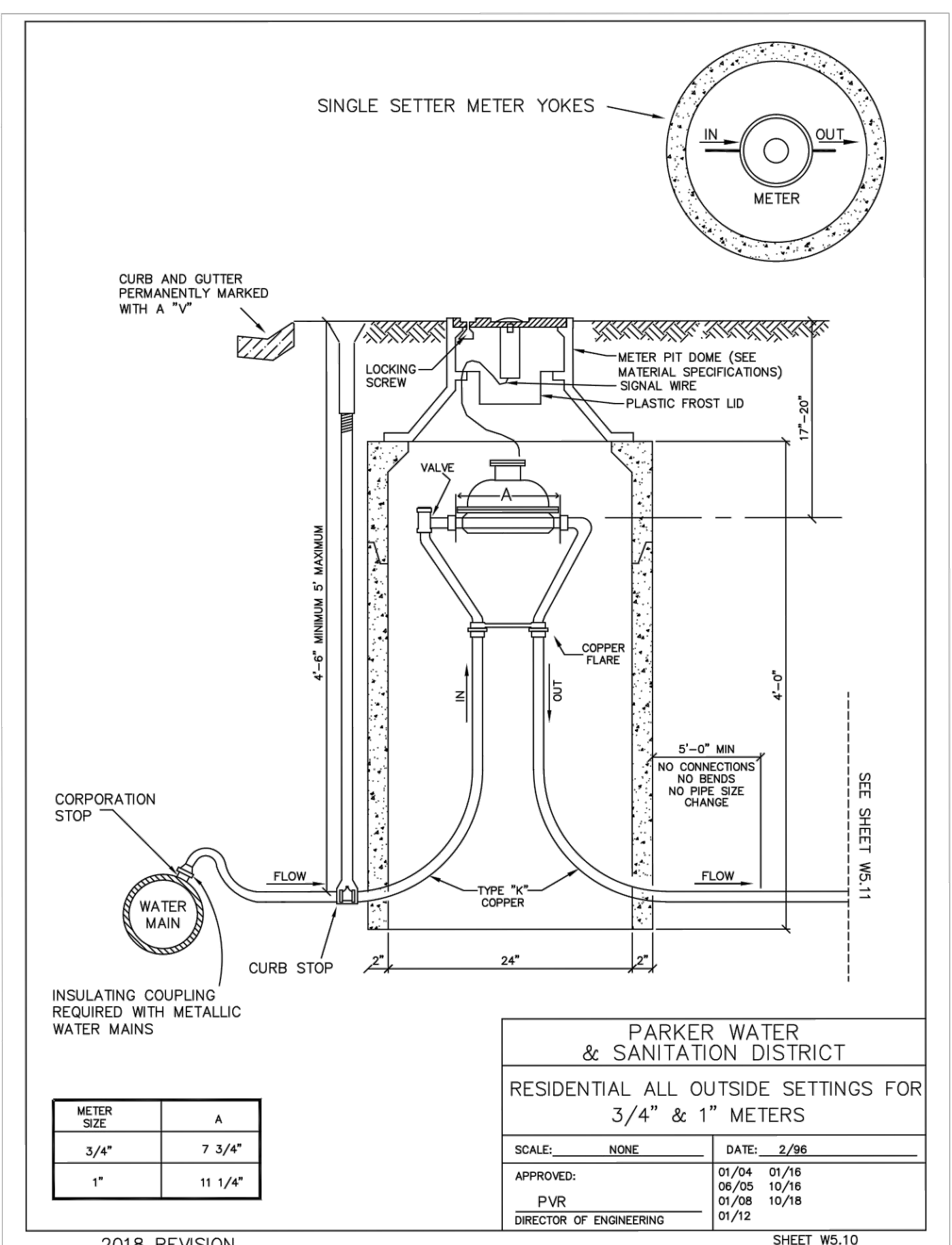
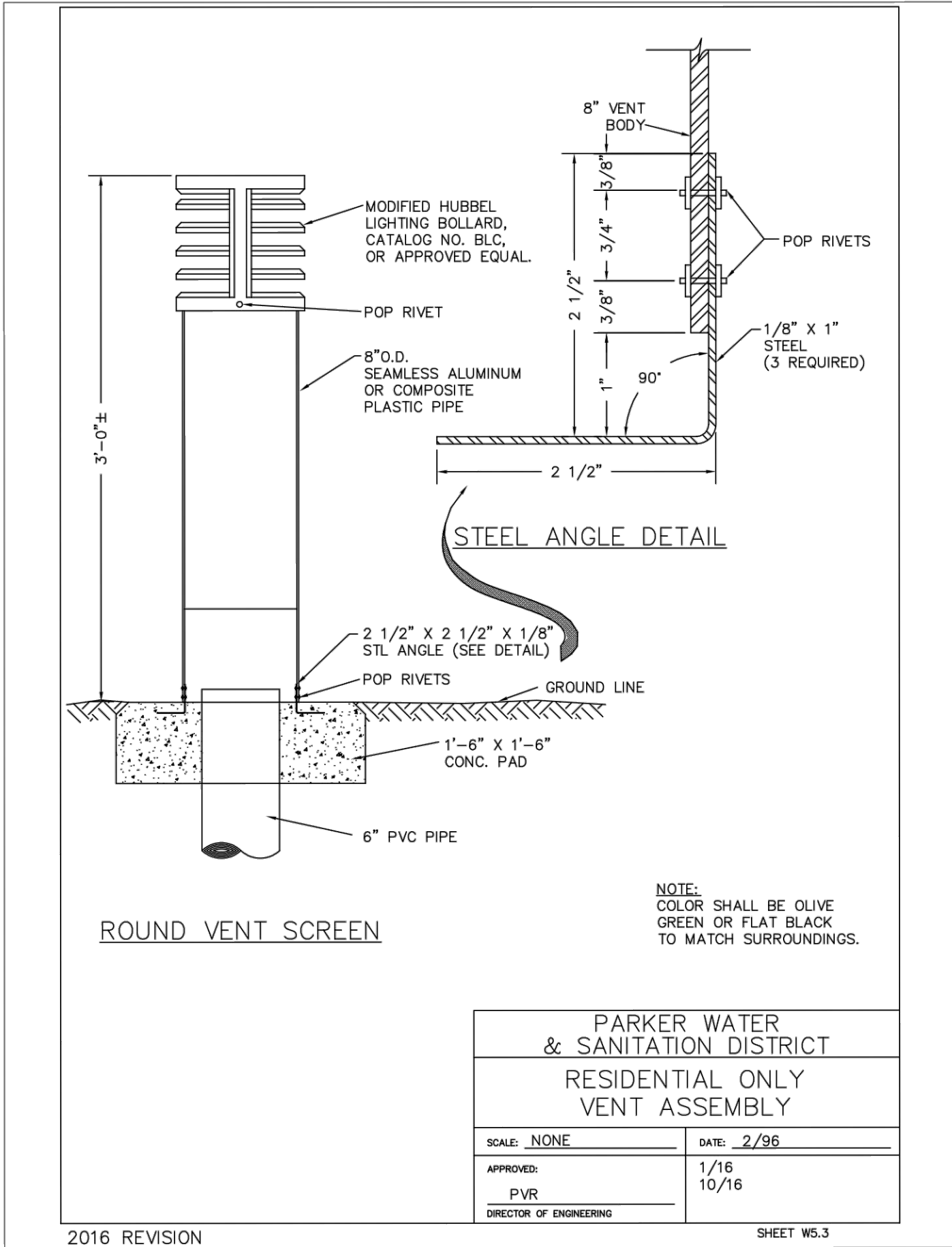
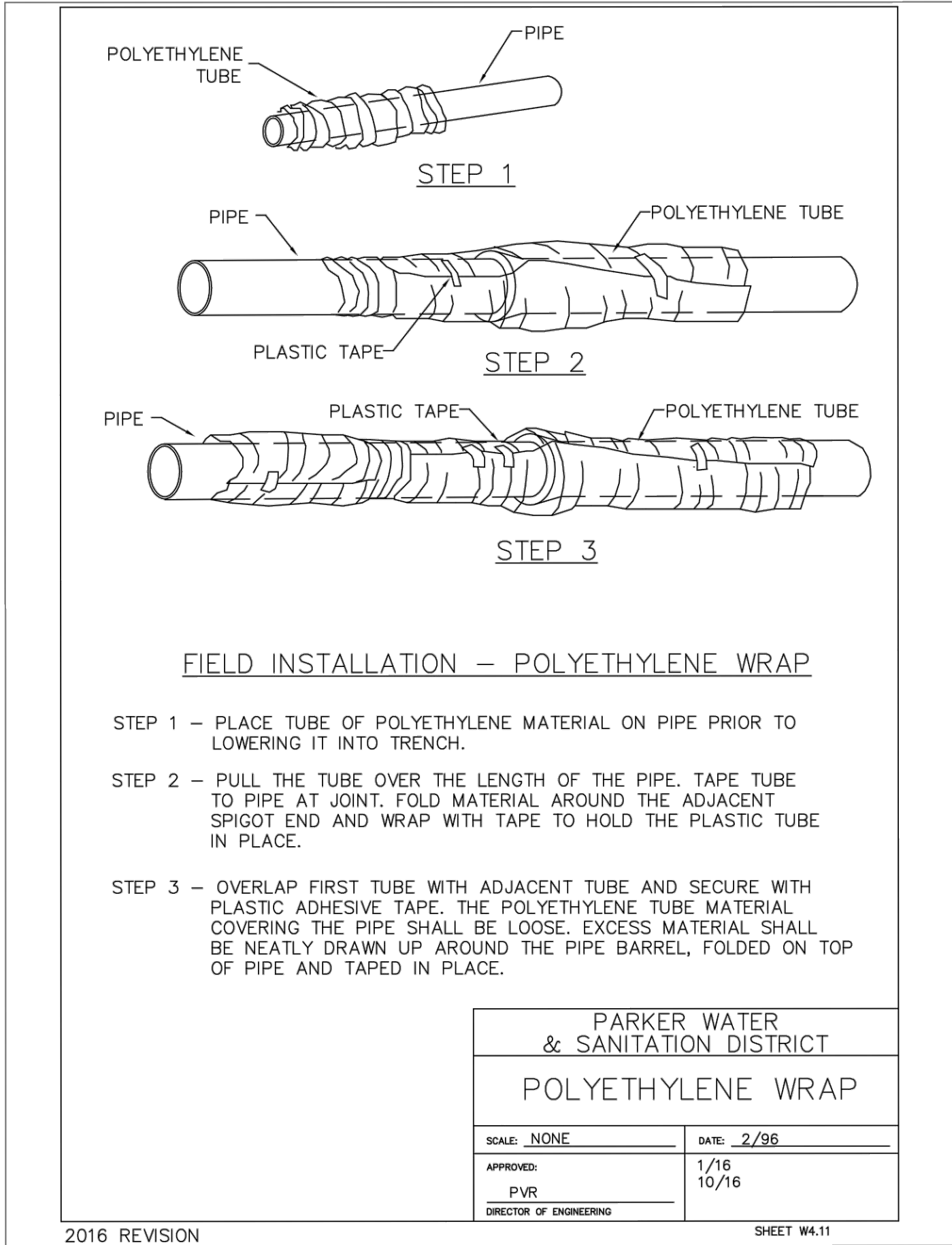
LINCOLN & DRANSFELDT
WATER DETAILS

PROJECT #: 200829
SHEET NUMBER

17

17 OF 21

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



FILE PATH: K:\200829\ENGINEERING\UTILITIES\WATER&S - DETAILS.DWG LAYOUT: 10 WATER DETAILS (3)
NO SCALE
PLOTTED: FR 04/28/23 10:07:34A BY: OLIVIA MCCracken



Know what's below.
Call before you dig.

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: ##-##-202#

DATE REVISION COMMENTS

03-09-2023 PER PWSD COMMENTS
04-27-2023 PERMIT SET



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

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
WATER DETAILS

PROJECT #: 200829
SHEET NUMBER

18

18 OF 21

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

INSPECTION POLICY:

- ALL SERVICE INSPECTIONS MUST BE SCHEDULED WITH THE DISTRICT OFFICE AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
- IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE, A RE-INSPECTION WILL HAVE TO BE SCHEDULED IN ACCORDANCE WITH NOTE 1 ABOVE AND A RE-INSPECTION FEE CHARGED.
- SHOULD THE SERVICE LINES BE DAMAGED BY LATER CONSTRUCTION, AN INSPECTION OF THE REPAIR WILL BE REQUIRED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE.
- THE CONTRACTOR SHALL LEAVE ALL PIPE AND FITTINGS EXPOSED FOR THE INSPECTOR TO OBSERVE. INSPECTORS WILL NOT ENTER ANY EXCAVATIONS TO CHECK MATERIALS. THE TOP LAYER OF BEDDING CAN BE ADDED AFTER THE INSPECTION HAS BEEN COMPLETED.
- ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
- LOTS WITHOUT BUILDING ADDRESSES OR LOT AND BLOCK NUMBERS BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
- CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION UNLESS COORDINATED WITH DISTRICT INSPECTOR.

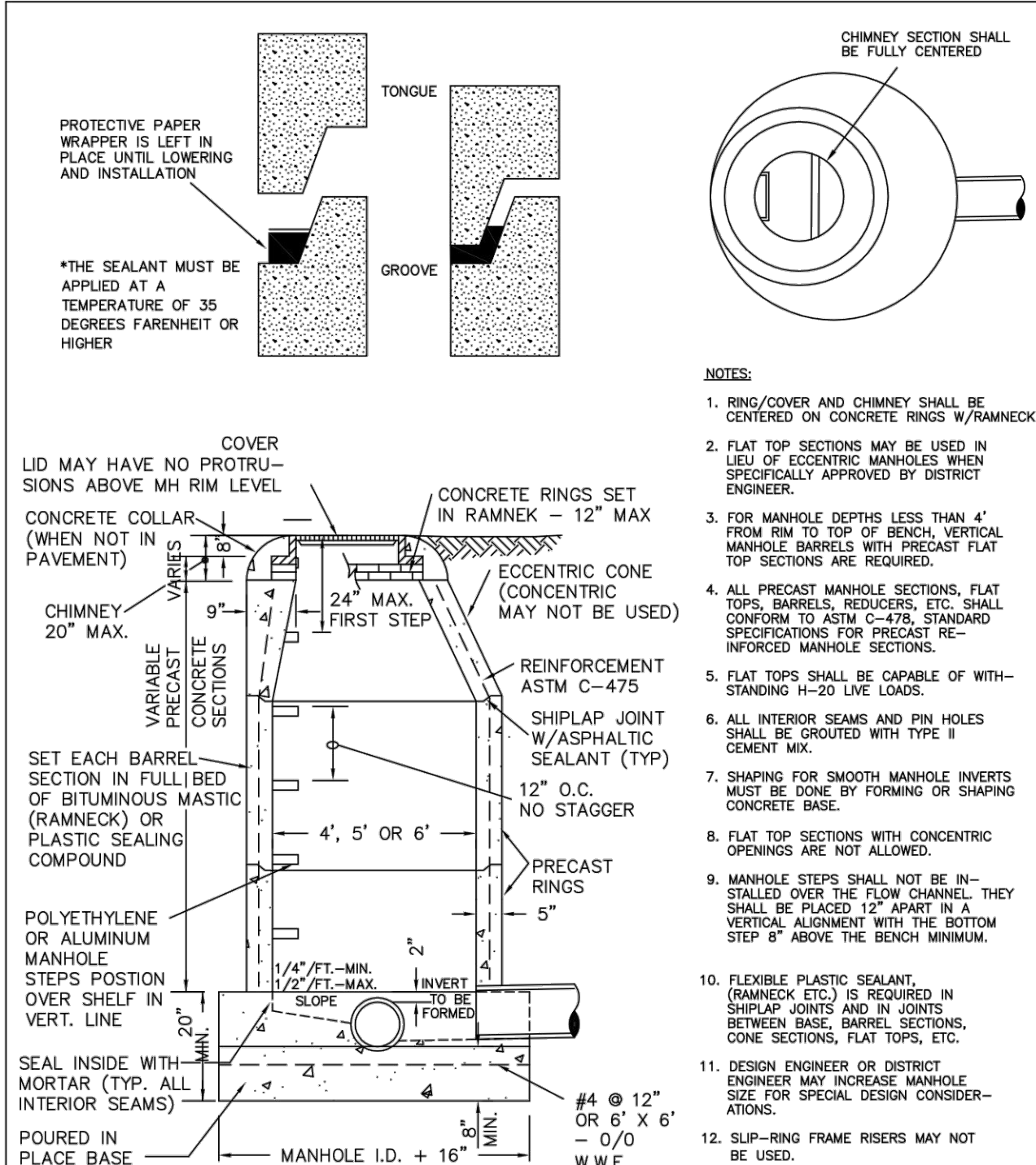
INSTALLATION NOTES:

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

PARKER WATER & SANITATION DISTRICT			
DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICES			
SCALE: NONE	DATE: 2/96		
APPROVED: PVR	01/02 01/08 1/16	10/16	
DIRECTOR OF ENGINEERING			

2016 REVISION

SHEET S3.1

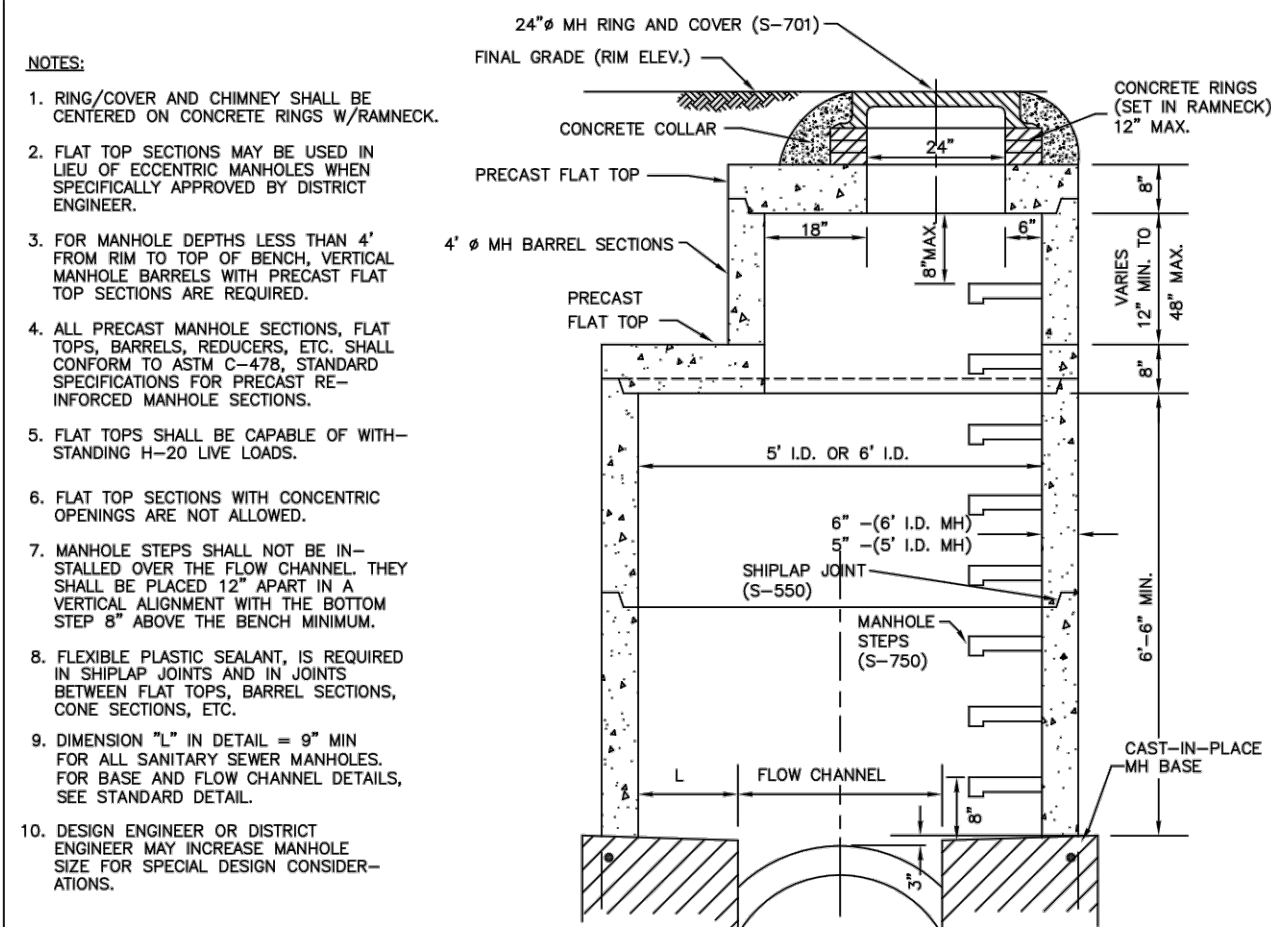


PIPE I.D.	MANHOLE I.D.
18" & SMALLER	4'-0"
21" TO 48"	5'-0"
54"	6'-0"
60" & LARGER	SPECIAL DESIGN

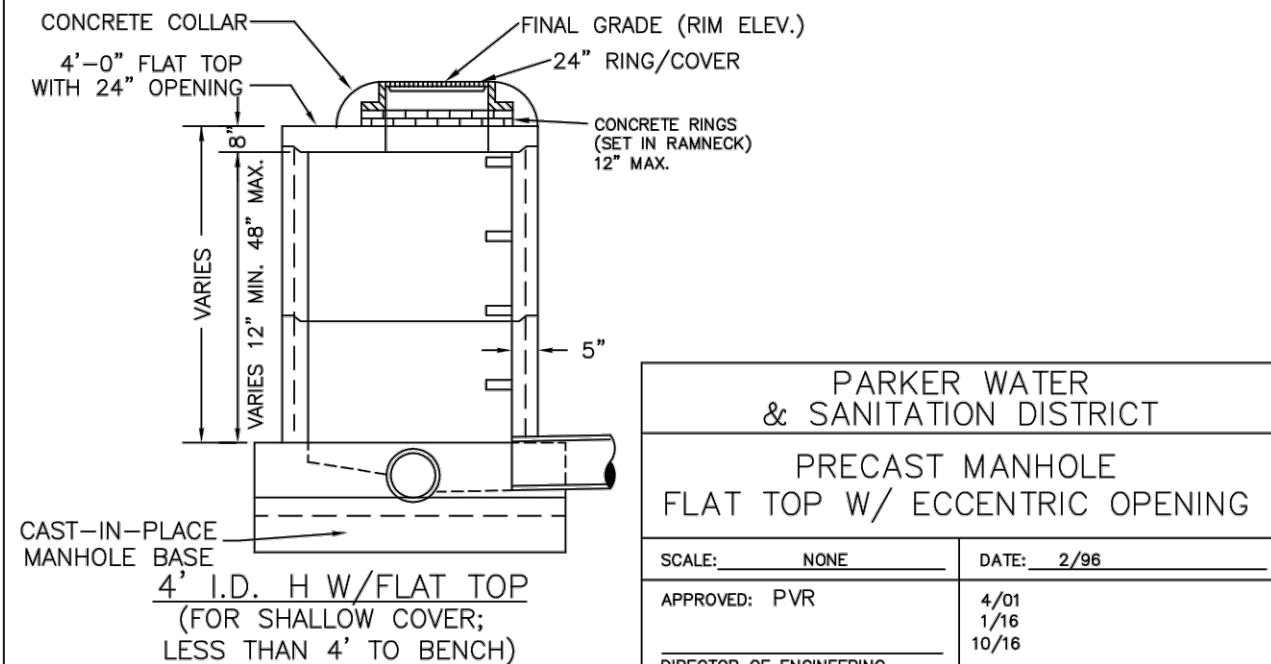
PARKER WATER & SANITATION DISTRICT			
PARKER MANHOLE ECCENTRIC CONE			
SCALE: NONE	DATE: 2/96		
APPROVED: PVR	4/01 01/02 1/08 1/16	10/16	
DIRECTOR OF ENGINEERING			

2016 REVISION

SHEET S3.1



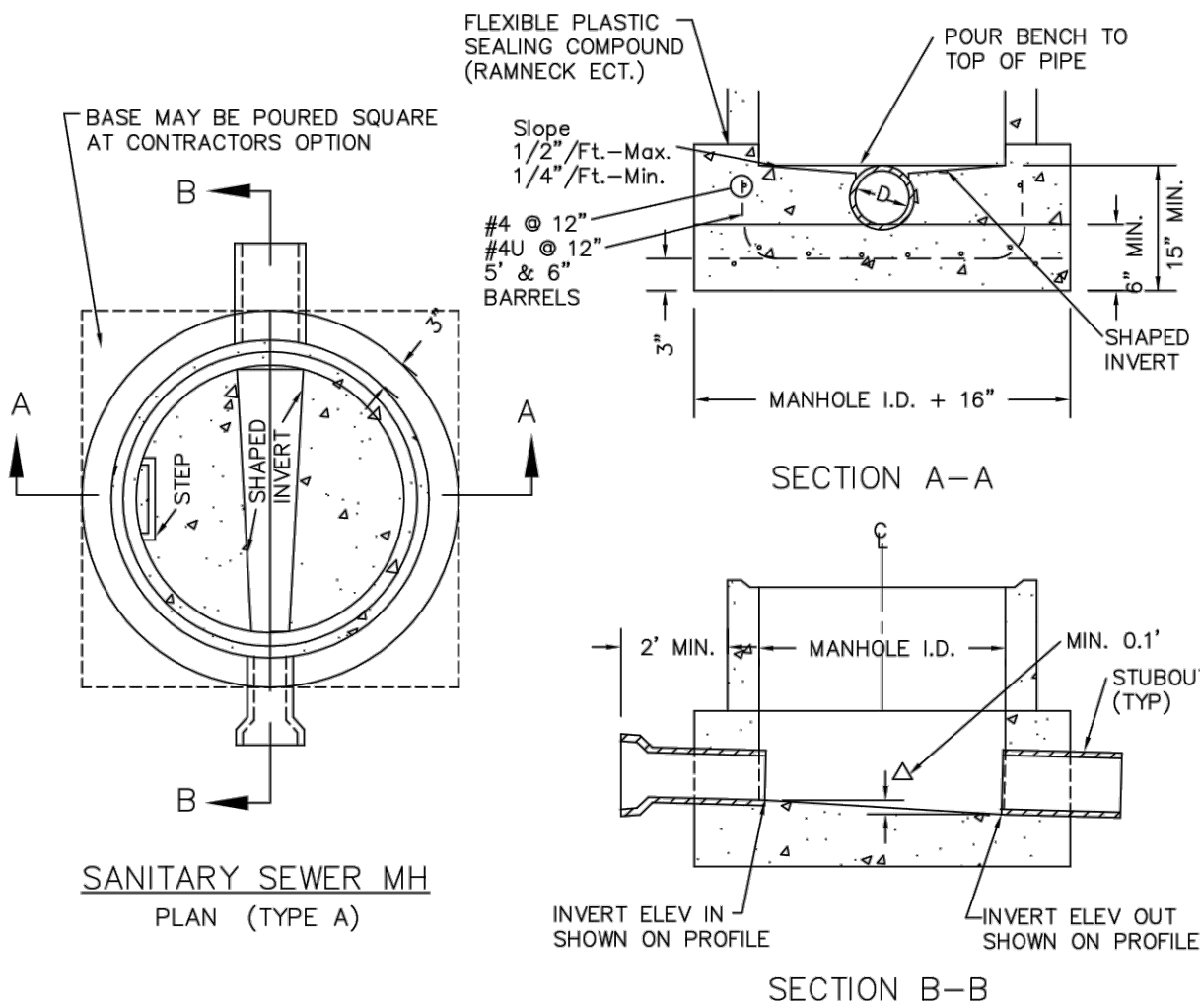
FLAT TOP WITH ECCENTRIC OPENING
5' I.D. MANHOLE OR 6' I.D. MANHOLE
(33" # - 42" # PIPE) (48" # PIPE)



PARKER WATER & SANITATION DISTRICT			
PRECAST MANHOLE FLAT TOP W/ ECCENTRIC OPENING			
SCALE: NONE	DATE: 2/96		
APPROVED: PVR	4/01 01/02 1/08 1/16	10/16	
DIRECTOR OF ENGINEERING			

2016 REVISION

SHEET S3.2



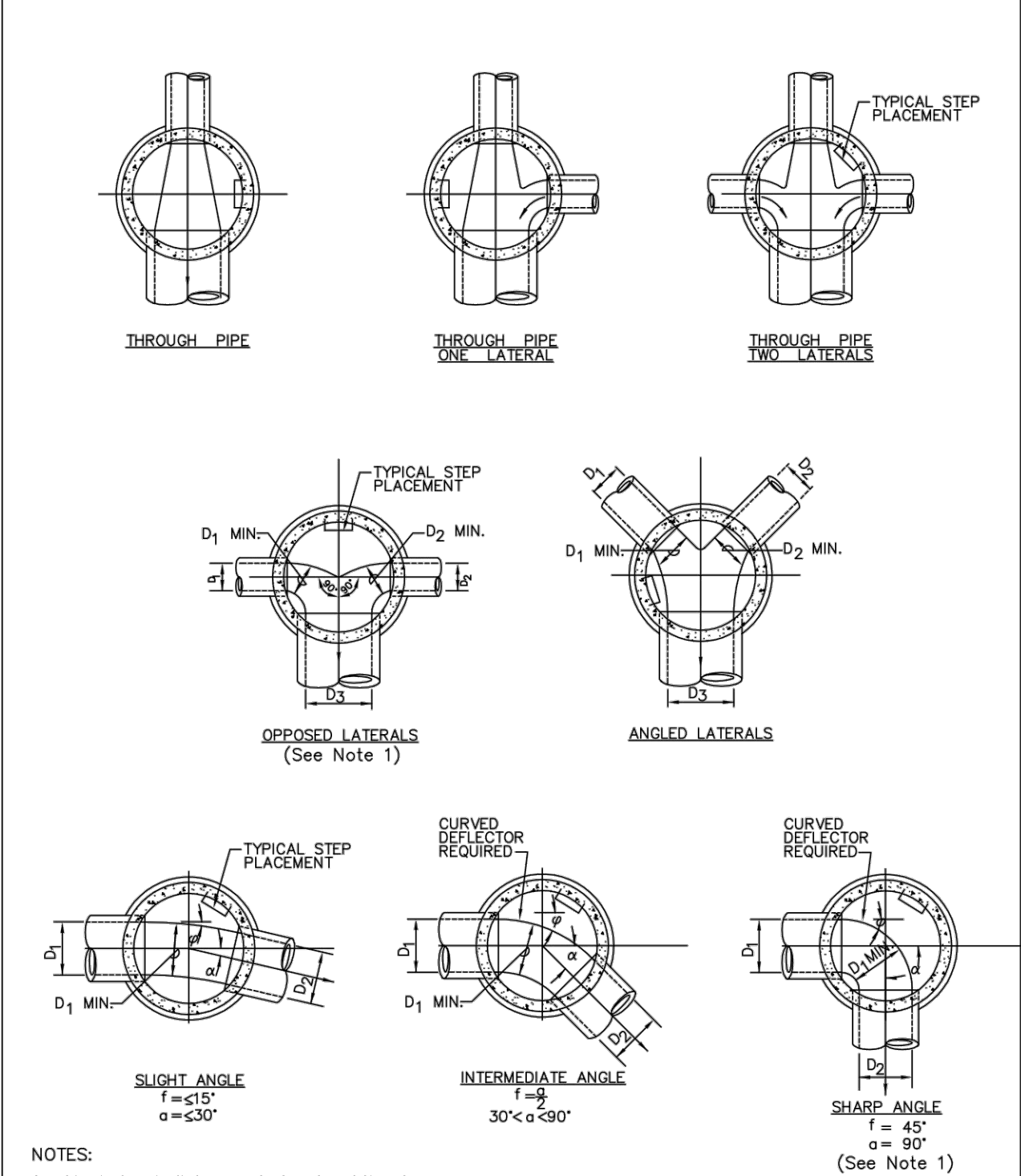
NOTES:

- Manhole barrel min. thickness to be 5".
- Shaping for smooth manhole inverts may be done by forming or shaping with cement mortar (San. Sewer).
- The manhole steps shall conform to District Standards and Specifications.
- Precast sections to conform to A.S.T.M C-478.
- All dead-end manholes, that call out a stub out, shall be thru at 0.40% minimum slope.
- Stub outs shall extend 2'-0" minimum past manhole O.D. and be satisfactorily plugged.
- Reinforcing in base required for manhole.
- Slope of bench = 1/2"/Ft.-Max. 1/4"/Ft.-Min.
- Δ = invert drop thru MH (if $\Delta > 18"$, outside drop MH required). Min. 0.1' for all straight through MH and 0.2' for all angled MH.

PARKER WATER & SANITATION DISTRICT			
CAST-IN-PLACE MANHOLE BASE DETAIL			
SCALE: NONE	DATE: 2/96		
APPROVED: PVR	01/02 01/16 10/16		
DIRECTOR OF ENGINEERING			

2016 REVISION

SHEET S3.5



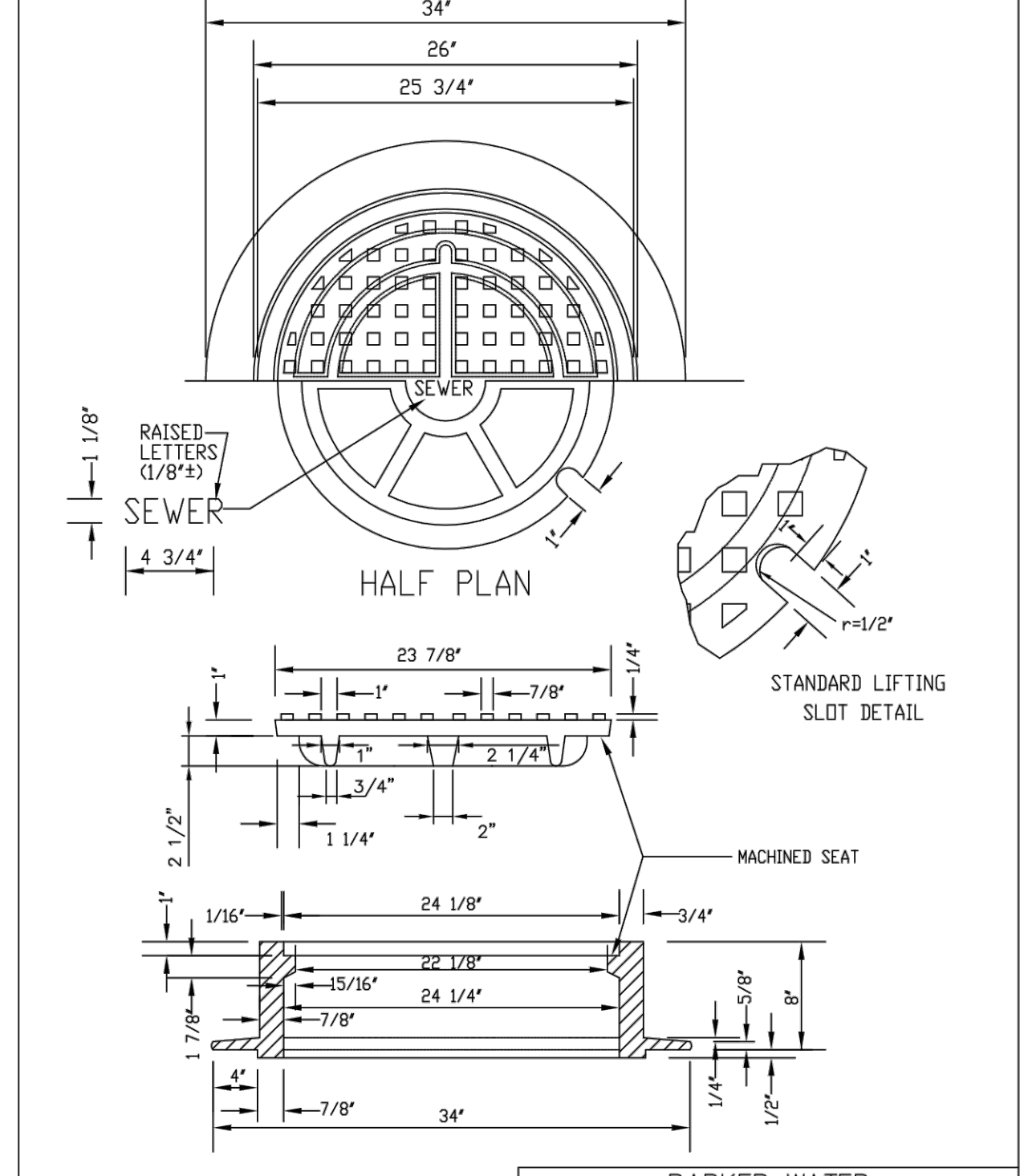
NOTES:

- Manhole shall be coated using bituminous mastic (ramneck) or plastic sealing compound.

PARKER WATER & SANITATION DISTRICT			
TYPICAL BASE CHANNELIZATION DETAILS			
SCALE: NONE	DATE: 2/96		
APPROVED: PVR	01/16 10/16		
DIRECTOR OF ENGINEERING			

2016 REVISION

SHEET S3.7



NOTE:

- Casting Specifications: ASTM A-48 With A Minimum Tensile Strength Of 25 KSI (Class 25) (Or Approved Equal).
- All Casting To Be Dipped In Asphalt Base Paint.
- No other manhole lids will be accepted without prior approval from the District Engineer.

PARKER WATER & SANITATION DISTRICT			
24" DIAMETER RING AND COVER			
SCALE: NONE	DATE: 2/96		
APPROVED: PVR	01/16 10/16		
DIRECTOR OF ENGINEERING			

2016 REVISION

SHEET S3.9



Know what's below.
Call before you dig.

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 08-16-2021	
DATE	REVISION COMMENTS
11-17-2021	PER PWSD COMMENTS
04-12-2022	PER PWSD COMMENTS
07-21-2022	PER PWSD COMMENTS
11-22-2022	PER PWSD COMMENTS
01-18-2023	PER PWSD COMMENTS
03-09-2023	PER PWSD COMMENTS
04-27-2023	PERMIT SET



PLAZA STREET PARTNERS

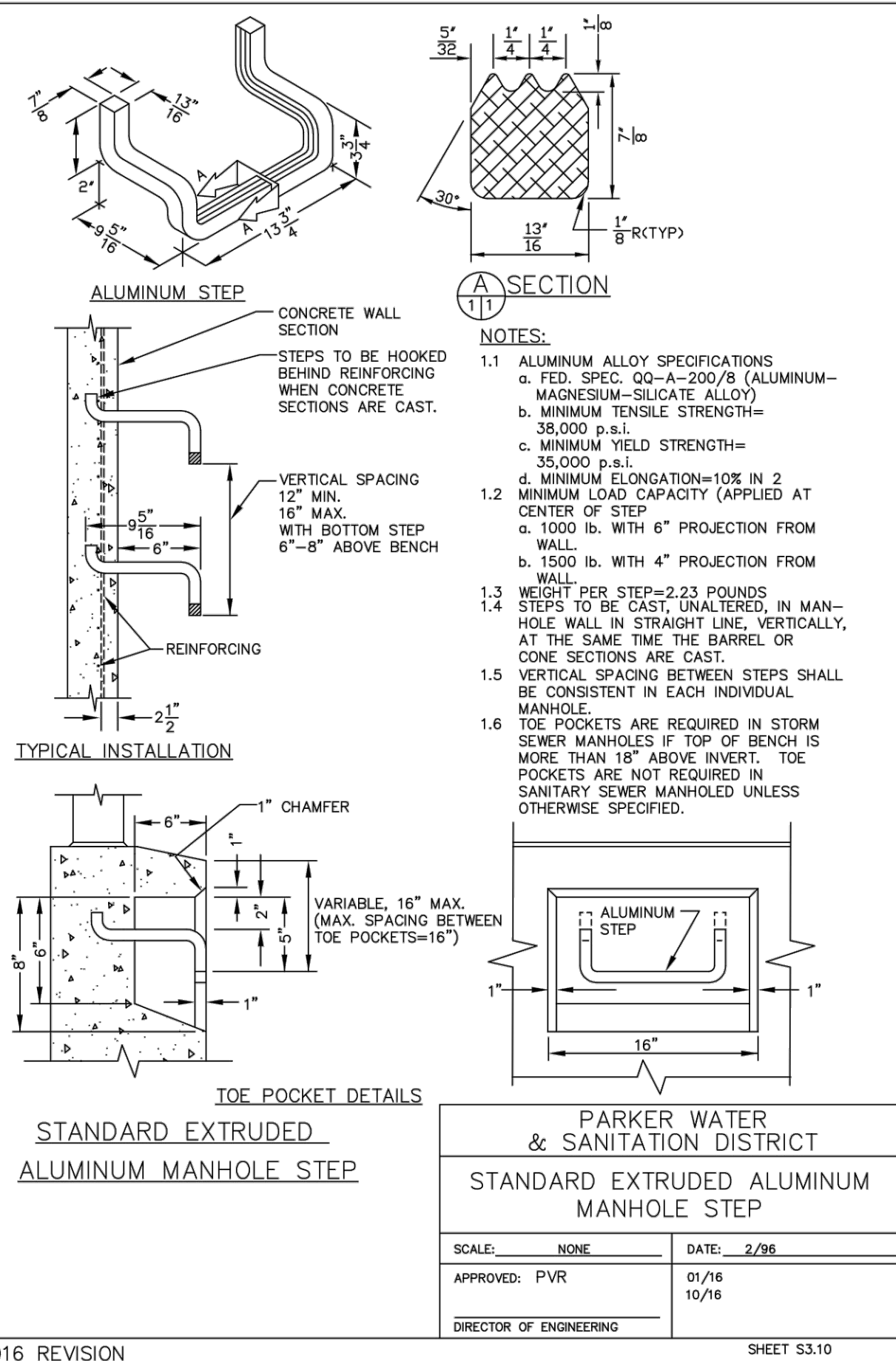
LINCOLN & DRANSFELDT
SANITARY DETAILS

PROJECT #: 200829
SHEET NUMBER

19

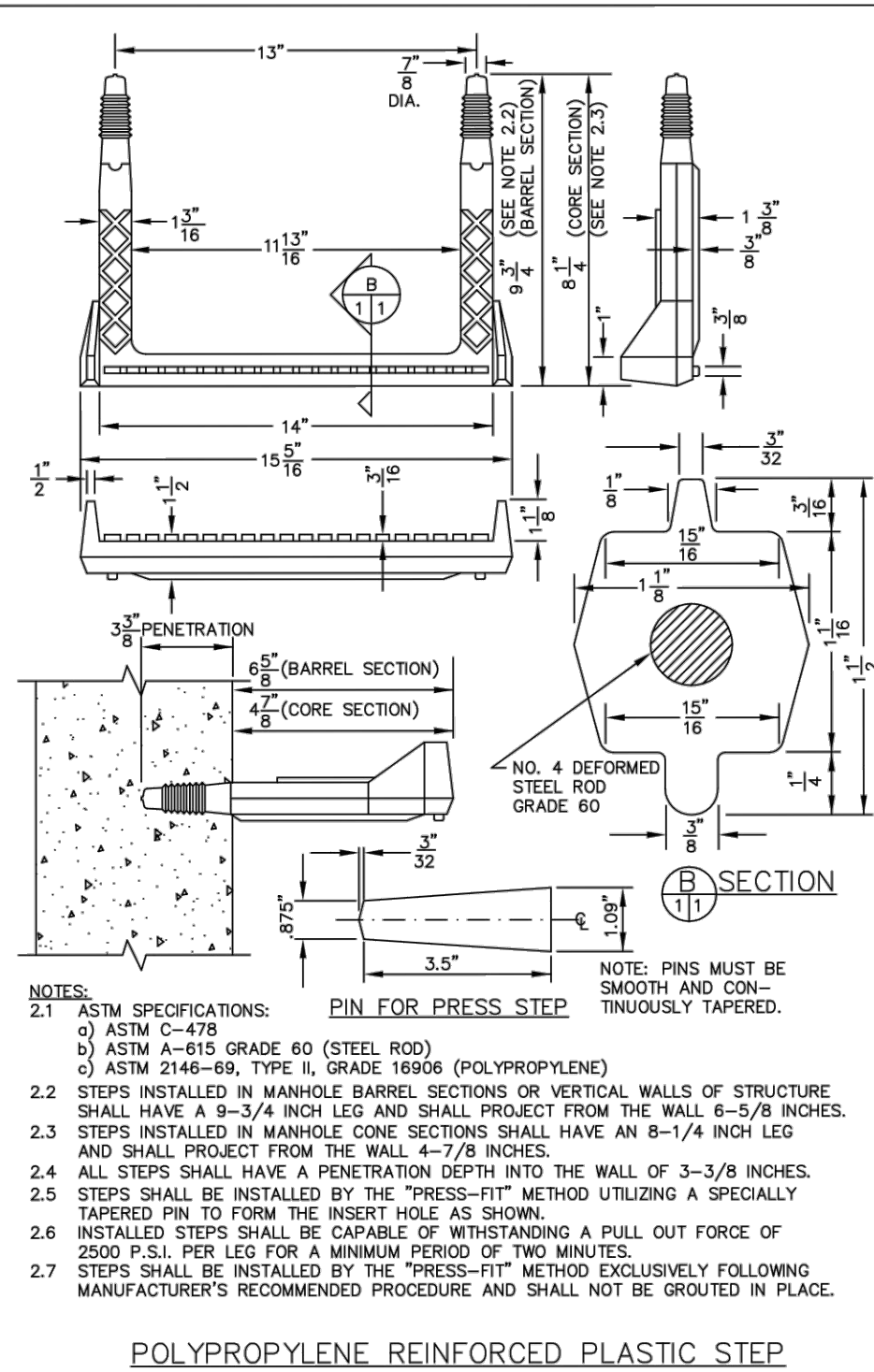
19 OF 21

FILE PATH: K:\200829\ENGINEERING\GUT\UTILITIES\WATER&S - DETAILS\DWG - LAYOUT-11 WATER DETAILS
NO SCALE:
PLOTTED: FR 04/28/23 10:07:39A BY: OLIVIA MCCracken



2016 REVISION

SHEET S3.10

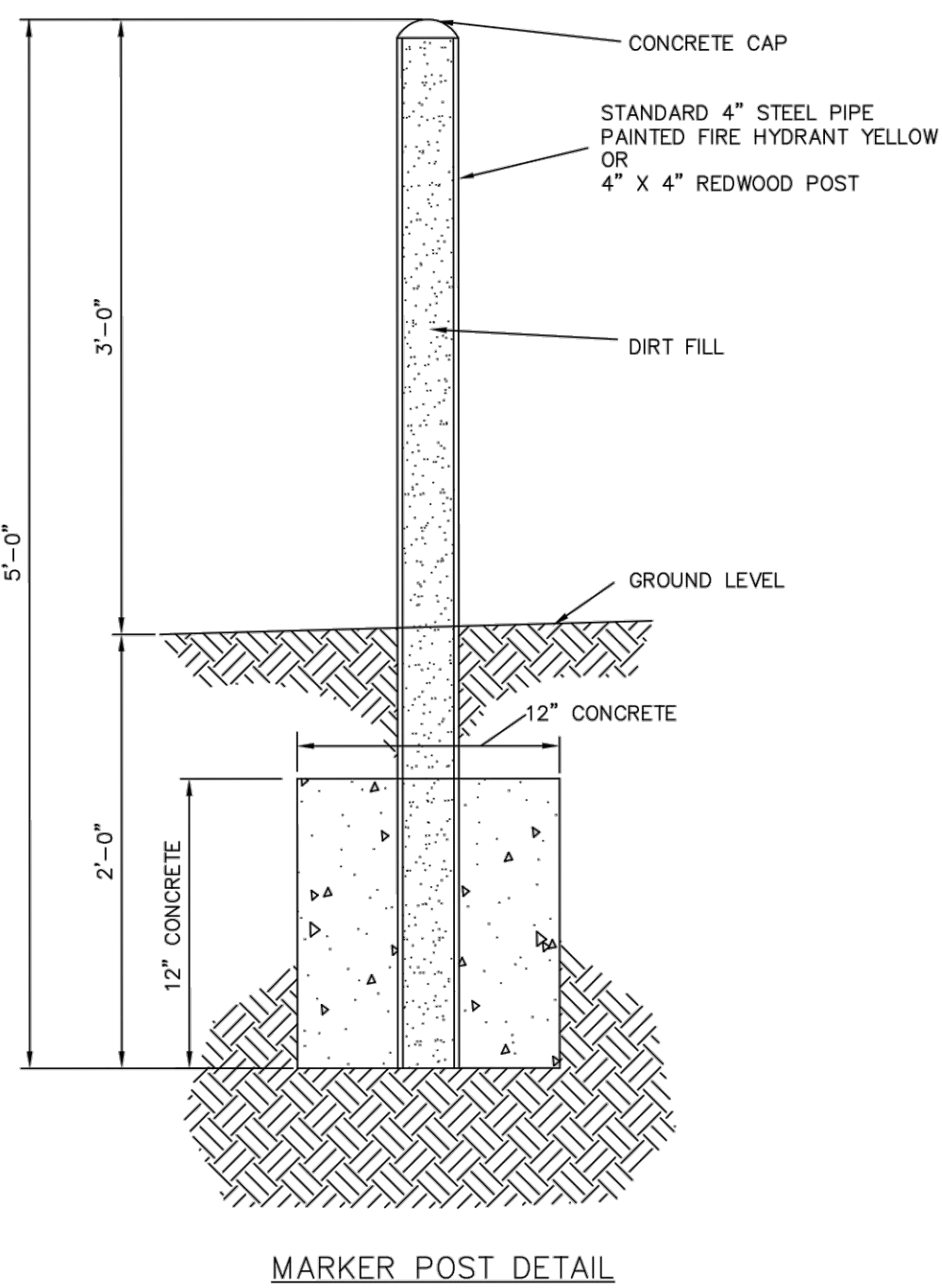


POLYPROPYLENE REINFORCED PLASTIC STEP

PARKER WATER
& SANITATION DISTRICT
POLYPROPYLENE REINFORCED
PLASTIC MANHOLE STEP

SCALE: <u>NONE</u>	DATE: <u>2/00</u>
APPROVED: PVR	01/16 10/16
<u>DIRECTOR OF ENGINEERING</u>	

SHEET S3.1



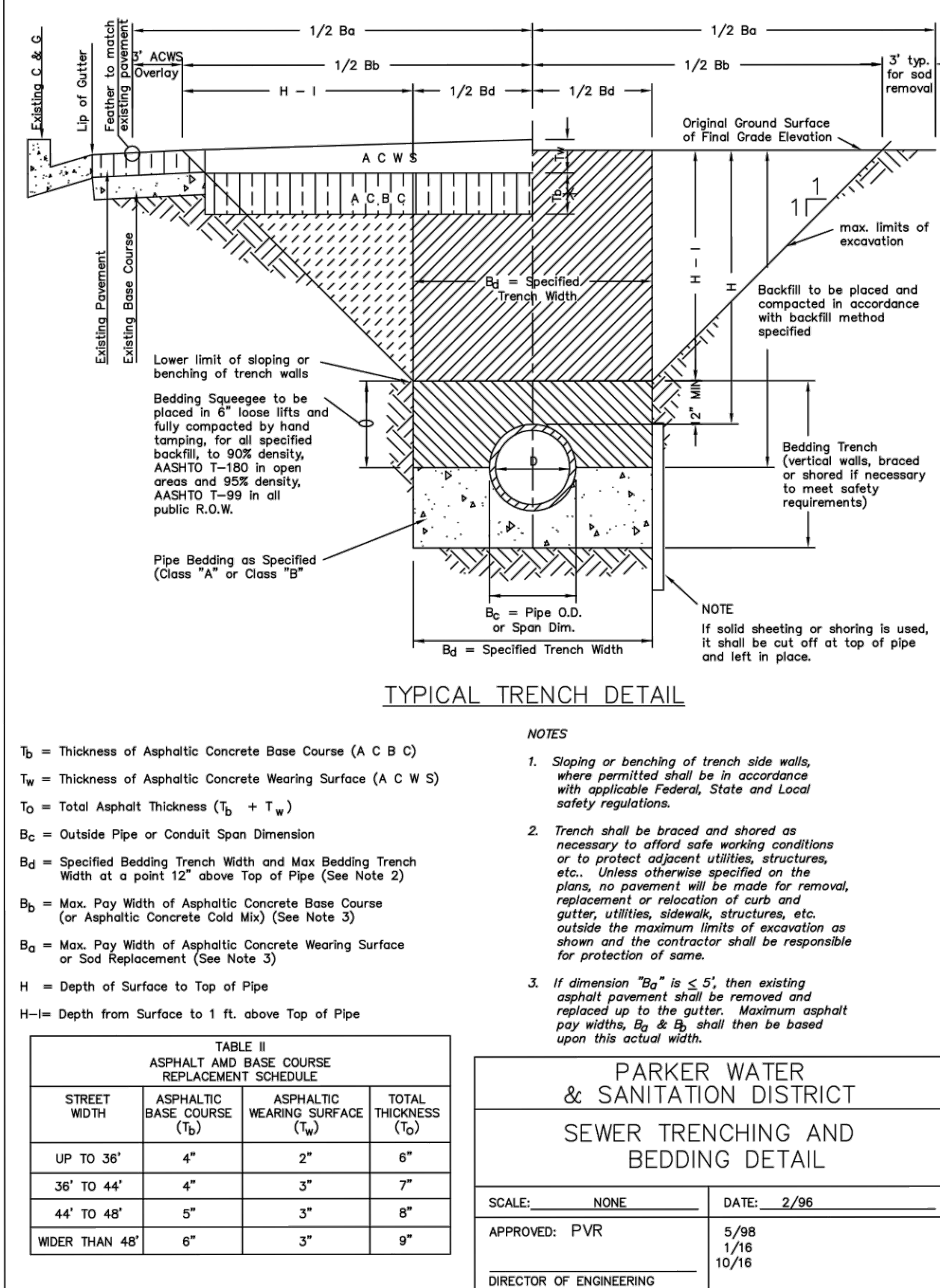
MARKER POST DETAIL

STEEL PIPE
STENCILED IDENTIFICATION MARKS
ON POSTS SHALL FACE THE
APPURTENANCE WITH 2" STENCILS
INDICATING TYPE OF APPURTENANCE
(MH, 12" VALVE, ETC.) AND THE
DISTANCE IN FEET AND INCHES
FROM POST.

REDWOOD POST
ROUTER LETTERS AND NUMBERS INTO POST
PAINT LETTERS AND NUMBERS BLACK.

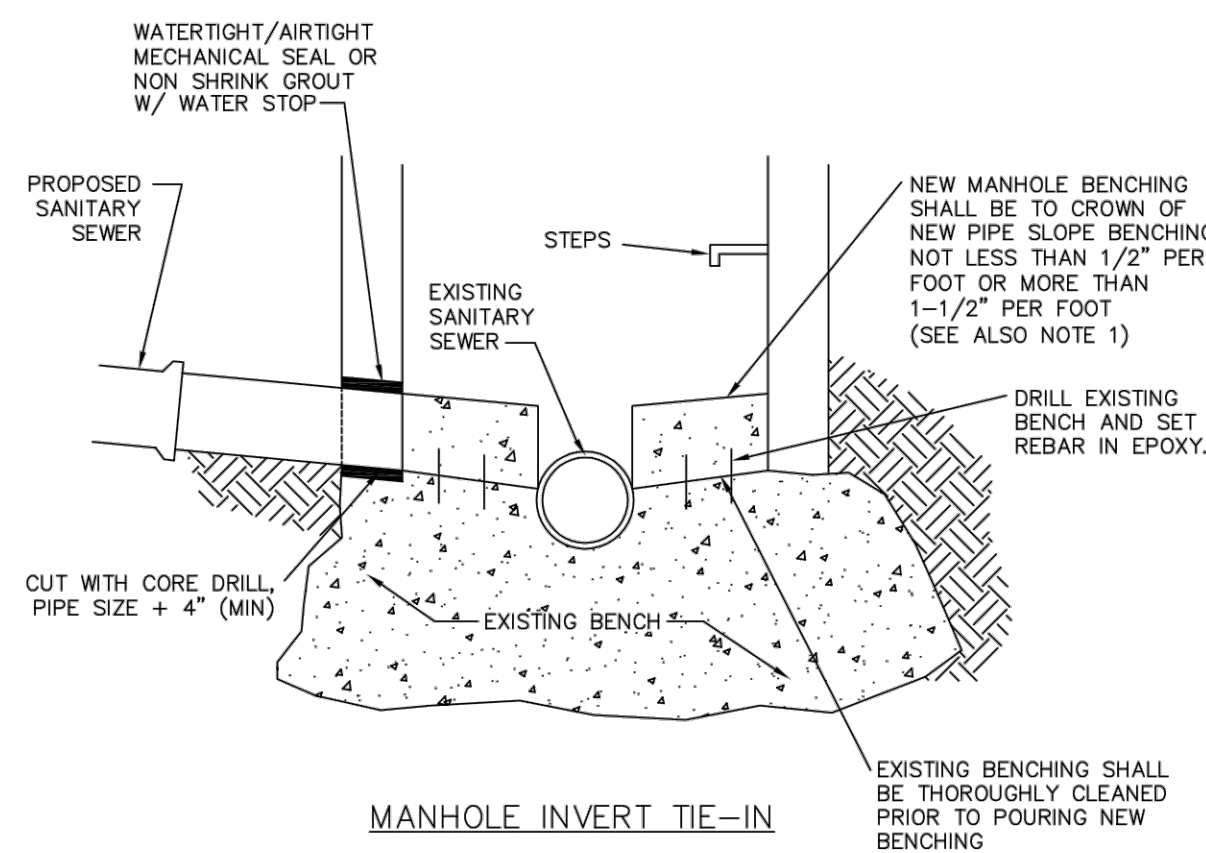
2016 REVISION

SHEET S3.13



2016 REVISION

SHEET S4.1



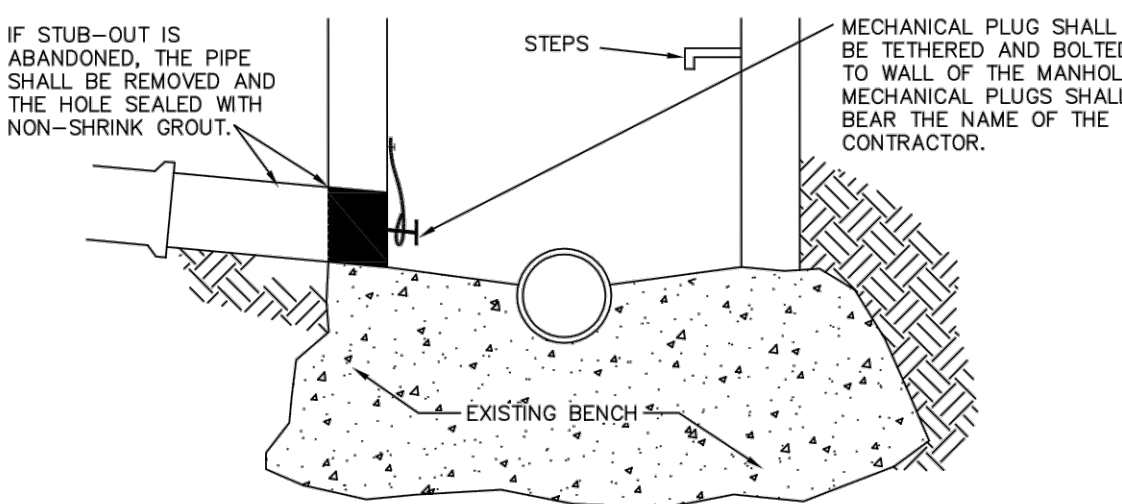
MANHOLE INVERT TIE-IN

PARKER WATER
SANITATION DISTRICT

MANHOLE INVERT
TIE-IN DETAIL

SCALE: <u>NONE</u>	DATE: <u>2/96</u>
APPROVED: PVR _____ DIRECTOR OF ENGINEERING	1/16 10/16

SHEET S4.9



MANHOLE STUB-OUT DETAIL

PARKER WATER
& SANITATION DISTRICT
MANHOLE STUB-OUT
DETAIL

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

SHEET S4.1C



Know what's below.
Call before you dig.

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: ##-##-202#	
DATE	REVISION COMMENTS
03-09-2023	PER PWSD COMMENTS
04-27-2023	PERMIT SET



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

PLAZA STREET PARTNERS

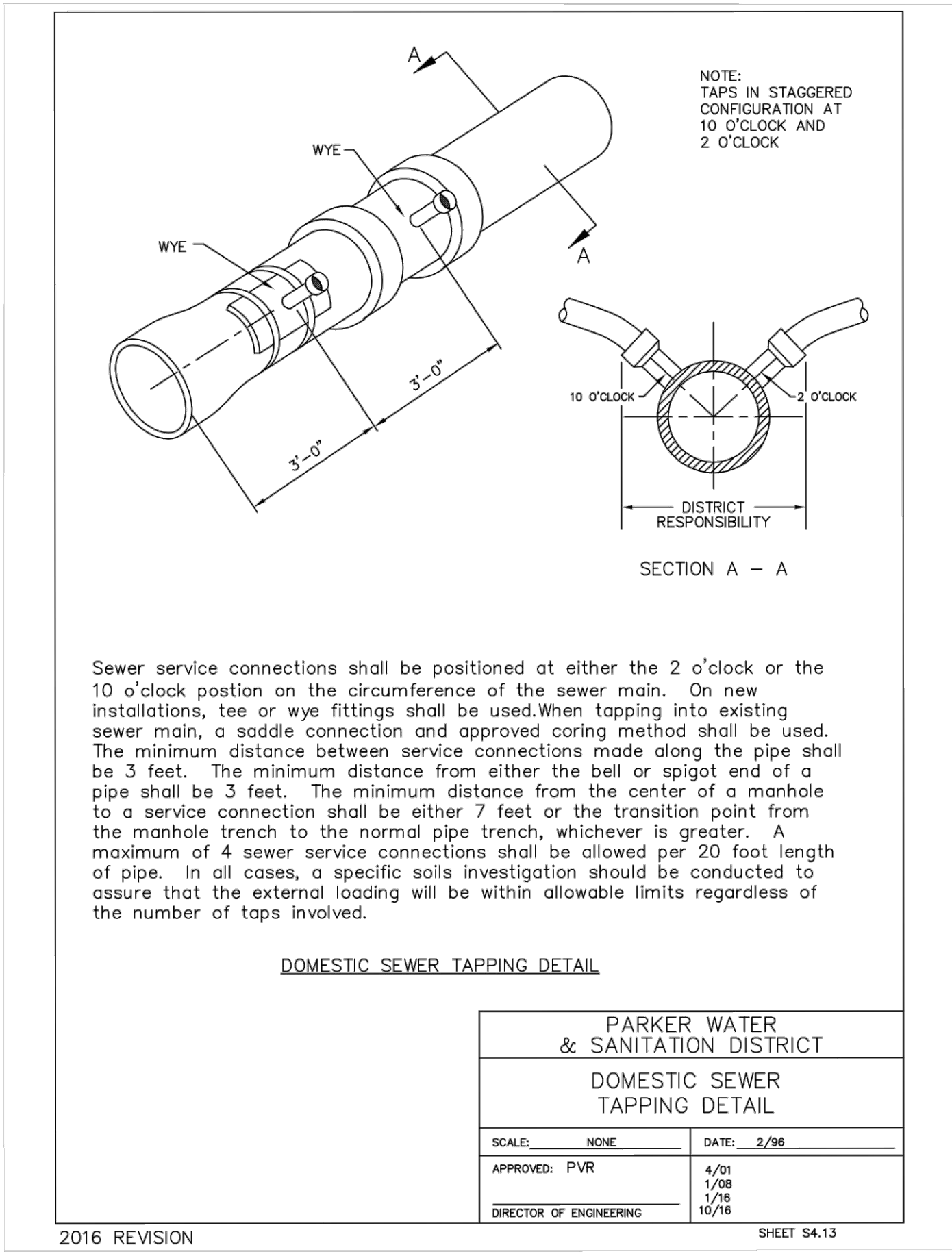
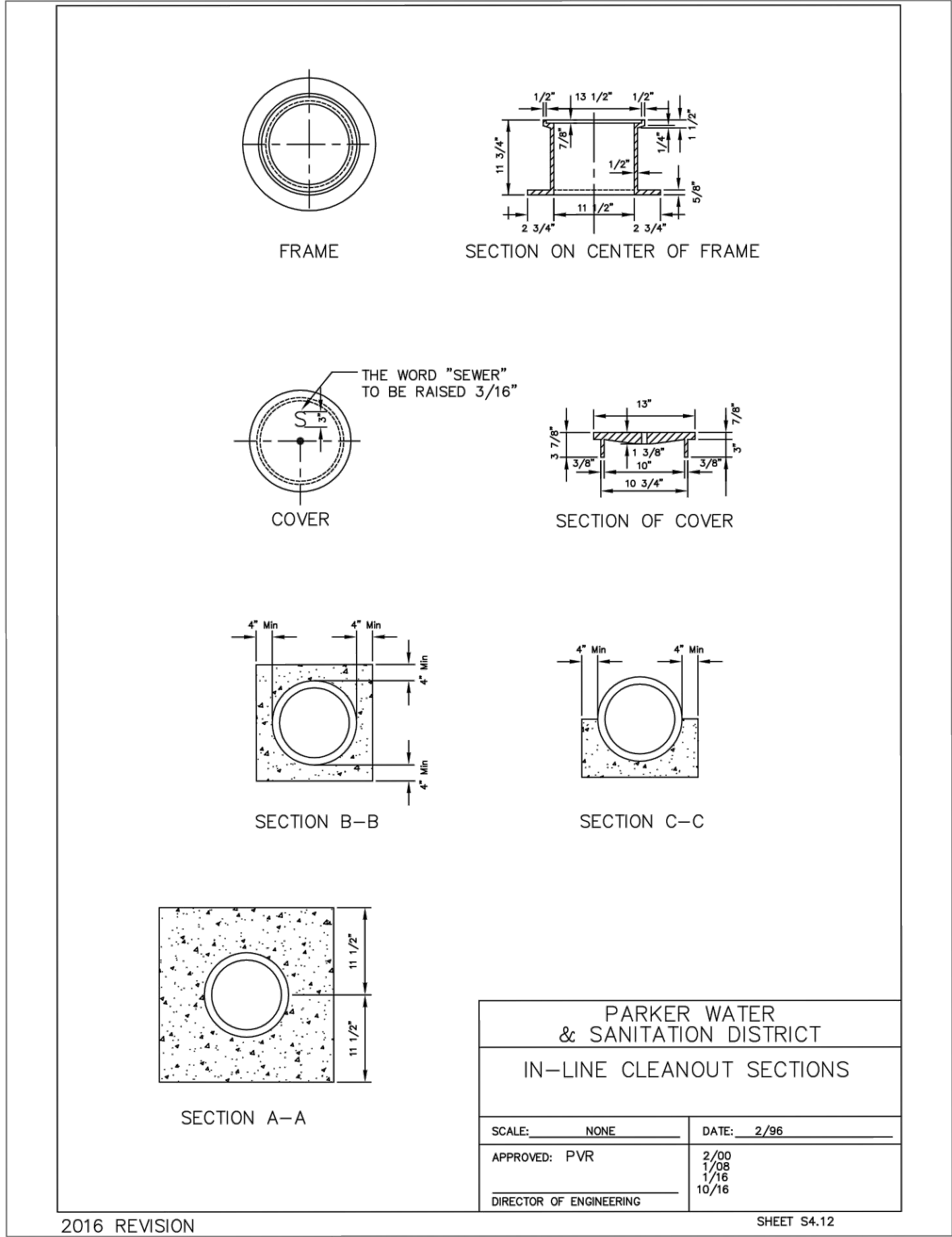
LINCOLN & DRANSFELDT SANITARY DETAILS

PROJECT #:	200829
SHEET NUMBER	

20

20 OF 21

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



FILE PATH: K:\200829\ENGINEERING\UTILITIES\WATER&S - DETAILS.DWG LAYOUT: 11 WATER DETAILS (3)
NO SCALE
PLOTTED: FR 04/28/23 10:07:49A BY: OLIVIA MCCracken



Know what's below.
Call before you dig.

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: ##-##-202#

DATE REVISION COMMENTS

03-09-2023 PER PWSD COMMENTS
04-27-2023 PERMIT SET



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

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
SANITARY DETAILS

PROJECT #: 200829
SHEET NUMBER

21

21 OF 21